



BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
planning@bonnercountyid.gov (email) www.bonnercountyid.gov (web page)

MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

| | |
|--------------------------|-----------------------------|
| FILE # MLD0037-25 | RECEIVED: 05/15/2025 |
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PROJECT DESCRIPTION:

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| Name of Minor Land Division plat: Grove's Division |
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APPLICANT INFORMATION:

| | | |
|-------------------------------|-----------|-----------------|
| Landowner's name: Claud Grove | | |
| Mailing address: [REDACTED] | | |
| City: Priest River | State: ID | Zip code: 83856 |
| Telephone: [REDACTED] | Fax: | |
| E-mail: [REDACTED] | | |

REPRESENTATIVE'S INFORMATION:

| | | |
|---|-----------|-----------------|
| Representative's name: Jesse Bailey | | |
| Company name: James A. Sewell & Associates, LLC | | |
| Mailing address: 600 4th Street West | | |
| City: Newport | State: WA | Zip code: 99156 |
| Telephone: 509-447-3626 | Fax: | |
| E-mail: jbailey@jasewell.com | | |

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

| | | |
|-----------------------------------|--------|-----------|
| Name/Relationship to the project: | | |
| Company name: | | |
| Mailing address: | | |
| City: | State: | Zip code: |
| Telephone: | Fax: | |
| E-mail: | | |

PARCEL INFORMATION:

| | | | |
|--|---------------|--------------------------|-----------------------|
| Section #: 23 | Township: 56N | Range: 5W | Parcel acreage: 13.83 |
| Parcel # (s): RP56N05W230606A | | | |
| Legal description: TAX 170 | | | |
| Current zoning: Suburban | | Current use: Residential | |
| What zoning districts border the project site? | | | |

| | |
|--|---------------|
| North:R-5 | East:Suburban |
| South:Suburban | West:Suburban |
| Comprehensive plan designation: Transition | |
| Uses of the surrounding land (describe lot sizes, structures, uses): | |
| North:Residential 10.3 acre parcel with structures | |
| South:Residential 10 acre lot w/ structures; undeveloped 5 acre parcels | |
| East:residential 8 acre parcel w/ structures; undeveloped 6 acre parcel | |
| West:5 acre residential w/ structures; Bodie Canyon Road | |
| Within Area of City Impact: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> If yes, which city?: | |
| Detailed Directions to Site: Travel North on Bodie Canyon Road from the intersection of Highway 2 closest to Priest River; commence travel for approx. 0.9 miles. Property will be on the right hand side. | |
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ADDITIONAL PROJECT DESCRIPTION:

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|---|----------------------------|------|
| Existing plat recording information: | | |
| This application is for : Minor Land Division | | |
| Proposed lots:2 | Depth to Width Ratio (D:W) | |
| Lot #1 | Proposed acreage: 8.54 | 1:17 |
| Lot #2 | Proposed acreage: 5.30 | 2:00 |
| Lot #3 | Proposed acreage: | |
| Lot #4 | Proposed acreage: | |
| Remainder | Proposed acreage: | N/A |
| Describe the land division proposal and resulting acreage: The proposal would split the parent parcel into two individual lots. Lot 1 would be 8.54 acres and accessed via Ringtail Trail or Bodie Canyon Road using the right-of-way frontage. | | |
| Lot 2 would be 5.30 acres and access via Ring Tail Trail | | |

SITE INFORMATION:

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| Please provide a detailed description of the following land features: |
| Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc: Fairly Flat |
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| Water courses (lakes, streams, rivers & other bodies of water):None |
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| Springs & wells: None |
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| |

Existing structures (size & use): Garage and structures on Lot 1; Existing house w/ outbuildings on Lot 2

Land cover (timber, pastures, etc): Moderate timber coverage

Are wetlands present on site? ☐ Yes ☒ No

Source of information:

Flood Hazard Zones located on site: ☒ X ☐ D ☐ A ☐ AE

DFIRM MAP:

Other pertinent information (attach additional pages if needed): None

ACCESS INFORMATION:

Please check the appropriate boxes:

☒ Private Easement ☒ Existing ☐ Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and easement width. Include recorded instrument number for existing easements & name, if existing: Lot 1 would access via Ringtail Trail or road row frontage of Bodie Canyone Road); Lot 2 would access using existing 60' easement known as Ring Tail Trail (Easement #509446)

☒ Public Road ☒ Existing ☐ Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: Bodie Canyon Road; 50' Public Right-of-Way, paved

☐ Combination of Public Road/Private Easement ☐ Existing ☐ Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and right-of-way/easement width and road name, if existing: _____

Is public road dedication proposed as part of this minor land division?

☐ Yes ☒ No

List existing access and utility easements on the subject property.
509446, 615052, 722629, 735642, 1012907

SERVICES:

Sewage disposal will be provided by:

☒ Existing Community System - List name of sewer district or provider and type of system:
Existing system on Lot 2☐ Proposed Community System – List type & proposed ownership: _____☒ Individual system – List type: Septic Tank & DrainfieldExplain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Individual Residential Septic Tank and Drainfield as approved per PHD on Lot 1

Will the sanitary restriction be lifted by the Panhandle Health District?

☐ Yes ☒ No

Water will be supplied by:

☒ Existing public or community system - List name of provider: Existing Well on Lot 2☐ Proposed Community System – List type & proposed ownership: _____☒ Individual well Well will supply 2-3Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: Individual Domestic Well to be installed on Lot 1

_____Which power company will serve the project site? Avista

I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Representative's signature: Jesse Bailey Date: 5-9-25

Landowner's signature: _____ Date: _____

GROVE'S DIVISON

SECTION 23, TOWNSHIP 56 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "GROVE'S DIVISON" AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS ____ DAY OF _____, 2025.

BONNER COUNTY SURVEYOR

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS ____ DAY OF _____, 2025.

BONNER COUNTY PLANNING DIRECTOR

PANHANDLE HEALTH DISTRICT 1

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO.

DATED THIS ____ DAY OF _____, 2025.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 20____.

APPROVED THIS ____ DAY OF _____, 2025.

BONNER COUNTY TREASURER

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT CLAUD D. GROVE AND DEBRA L. GROVE, TRUSTEES OF THE CLAUD & DEBRA GROVE LIVING TRUST DATED AUGUST 21, 2007, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAID PROPERTY TO BE SPLIT INTO LOTS, THE SAME TO BE KNOWN AS "GROVE'S DIVISON", LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 23; THENCE S87°03'59"E, ALONG THE NORTH SECTION LINE OF SAID SECTION 23, 445.02 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING S87°03'59"E, ALONG SAID NORTH SECTION LINE, 878.60 FEET; THENCE S2°39'21"W, 659.80 FEET; THENCE N87°04'23"W, 1263.84 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF BODIE CANYON ROAD; THENCE N2°39'52"E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF BODIE CANYON ROAD, 60.00 FEET; THENCE S87°04'23"E, 385.01 FEET; THENCE N2°40'29"E, 599.90 FEET TO THE **POINT OF BEGINNING**.

CONTAINING APPROXIMATELY 13.83 ACRES.

POTABLE WATER WILL BE FROM AN EXISTING INDIVIDUAL PRIVATE WELL.

SANITARY SEWAGE TREATMENT WILL BE BY CONVENTIONAL SEPTIC TANKS AND SUBSURFACE DRAINFIELD OR AS REQUIRED BY PANHANDLE HEALTH DISTRICT.

DEBRA L. GROVE, TRUSTEE

CLAUD D. GROVE, TRUSTEE

OWNER'S ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS ____ DAY OF _____, IN THE YEAR OF 2025, BEFORE ME PERSONALLY APPEARED CLAUD D. GROVE, TRUSTEE OF THE CLAUD & DEBRA GROVE LIVING TRUST DATED AUGUST 21, 2007, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF: _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

OWNER'S ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS ____ DAY OF _____, IN THE YEAR OF 2025, BEFORE ME PERSONALLY APPEARED DEBRA L. GROVE, TRUSTEE OF THE CLAUD & DEBRA GROVE LIVING TRUST DATED AUGUST 21, 2007, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF: _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

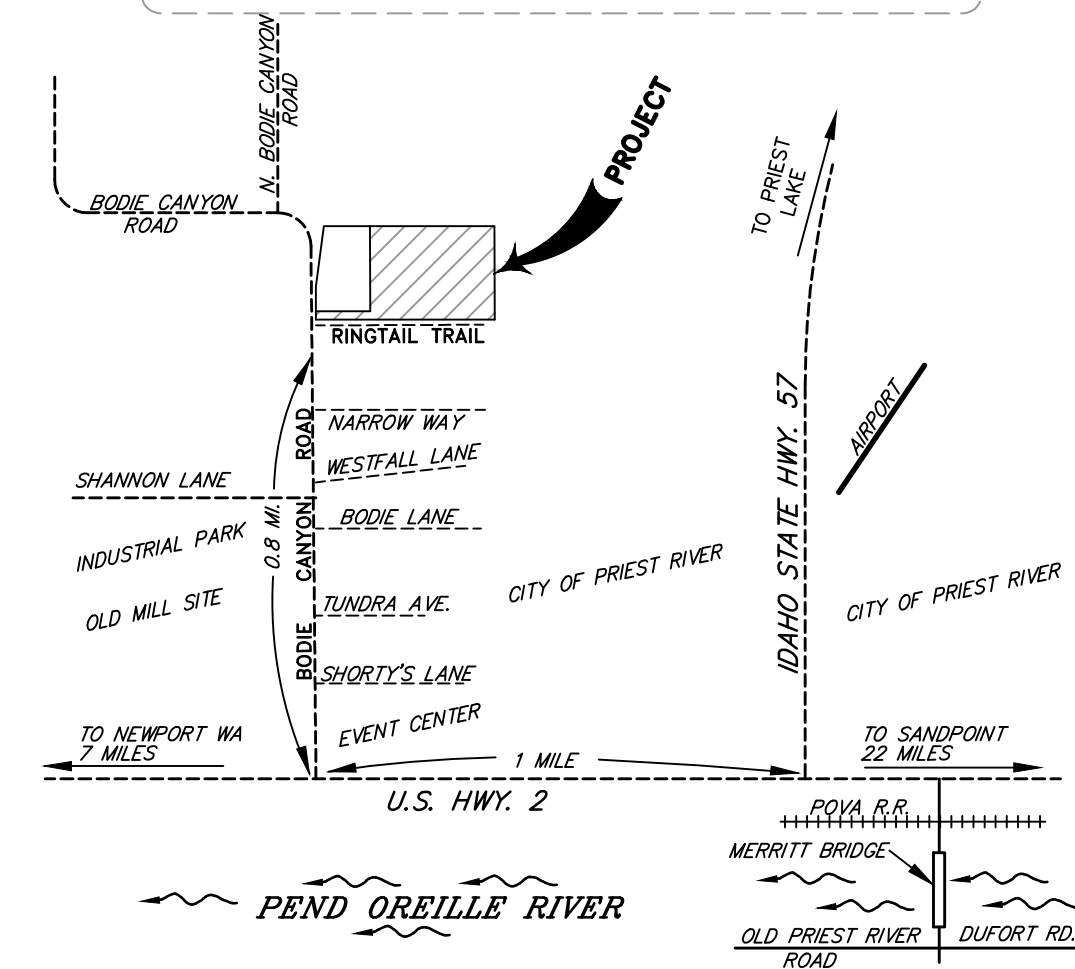
RECORDER'S CERTIFICATE

FILED THIS ____ DAY OF _____, 2025, AT _____.M. AT THE REQUEST OF JAMES A. SEWELL AND ASSOCIATES, LLC.
IN BOOK _____ AT PAGE _____.

INSTRUMENT NO. _____ FEE: _____

BONNER COUNTY RECORDER

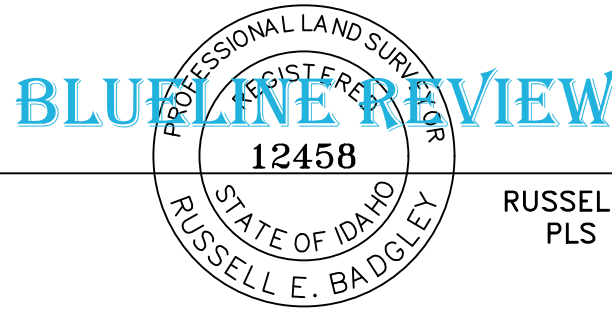
RECORDER'S
CERTIFICATE



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 23, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS ____ DAY OF _____, 2025.



RUSSELL E. BADGLEY
PLS No. 12458

| | | |
|--|--|---|
| SECTION 23, TWP 56N, RNG 5W., B.M. | SHEET TITLE: GROVE'S DIVISON | DATE: 05-12-25 SCALE: NONE DRAWN: JMB CHECKED: REB |
| | | PROJ. NO.: 07012-25-001 CAD FILE NO.: GROVE-MLD-2025 SHT 1 OF 2 |
| James A. Sewell and Associates, LLC ENGINEERS - SURVEYORS - PLANNERS NEWPORT, WASHINGTON, 99156, (509)447-3626 | | |

GROVE'S DIVISION

SECTION 23, TOWNSHIP 56 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO

NOTE

INGRESS & EGRESS TO LOT 1 IS TO BE FROM RINGTAIL TRAIL OR FROM DIRECT ACCESS TO BODIE CANYON ROAD VIA RIGHT-OF-WAY FRONTAGE OF LOT 1 ONLY. THE EXISTING ACCESS ROAD IS TO BE ABANDONED.

BASIS OF BEARING

BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 23 AS SHOWN ON RECORD OF SURVEY INSTRUMENT NO. 721423 BY PLS 6019. RECORDS OF BONNER COUNTY, IDAHO.

SURVEYOR'S NOTES

- 1) THE PROPERTY CONTAINED WITHIN THE DISTINCTIVE BOUNDARY SHOWN HEREON LIES IN FEMA ZONE X, DEPICTED ON THE FIRM PANEL 16017C0858E EFFECTIVE DATE 18 NOVEMBER, 2009.
- 2) THERE ARE NO FEDERALLY RECOGNIZED WETLANDS ON THE PROPERTY CONTAINED WITHIN THE BOUNDS OF "GROVES DIVISION" AS DEPICTED HEREON ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAP FOR THE AREA.

SECTION CORNER COMMON TO SECTIONS 13, 14, 23 AND 24 FOUND 1-1/4" STEEL PIN SEE C.P.&F. BY PLS 997 RECORDED 10-30-1979.

