



Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (208) 265-1463

Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov

MINOR LAND DIVISION CHECKLIST

Instructions:

1. Prior to submittal of this application, the applicant is encouraged discuss the proposal with a Planner.
2. Digital submission is encouraged.
3. The following items shall be submitted together with the Minor Land Division application:
 - ☒ A copy of the Minor Land Division plat, prepared and stamped by an Idaho licensed surveyor and containing all required information and plat certifications per Bonner County Revised Code. If submission is not digital please submit a reduced 11X17 copy of the plat.
 - ☒ Boundary closures.
 - ☒ A copy of plat certificate/preliminary title report.
 - ☒ A copy of the currently recorded deed for the subject property.
 - ☒ If within an existing plat, applications shall include an additional copy of the plat, currently recorded, marked with distinguishable lines so as to clearly indicate the existing and proposed lot lines.
 - ☐ Additional information reasonably required for a thorough review of the application, as may be requested by the Planning Director.
 - ☒ Any other information the applicant believes should be considered in the application.
D:W Calculations
 - ☐ Application filing fee. The application cannot be accepted by the planning department unless accompanied by the appropriate fees. (BCRC 12-265)
Tech/Processing Fee: \$30.00
GIS Review Fee: \$40.00
Floodplain Review Fee: \$25.00
MLD Application Fee: \$600.00 (\$500 \$25/lot created - large remainder parcel not included)
County Surveyor Review: TBD after review
TOTAL FEES DUE: \$695.00



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 #

MLD0043-25

RECEIVED:

May 15, 2025

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Heartland Acres

APPLICANT INFORMATION:

Landowner's name: Gail McPherson

Mailing address: [REDACTED]

City: Sandpoint

State: ID

Zip code: 83864

Telephone: [REDACTED]

Fax: n/a

E-mail: [REDACTED]

REPRESENTATIVE'S INFORMATION:

Representative's name: Tess Vogel, Associate Planner

Company name: Ruen-Yeager & Associates, Inc.

Mailing address: 219 Pine Street

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-265-4629, ext. 208

Fax: n/a

E-mail: tvogel@ruenyeager.com

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Steve Sprague, PLS - Project Surveyor

Company name: Ruen-Yeager & Associates, Inc.

Mailing address: 3201 North Huetter Road, Suite 102

City: Coeur d'Alene

State: ID

Zip code: 83814

Telephone: 208-292-0820, ext. 122

Fax: n/a

E-mail: srs@ruenyeager.com

PARCEL INFORMATION:

Section #: 15

Township: 59N

Range: 1W

Parcel acreage: 30.00

Parcel # (s): RP59N01W156001A

Current zoning: Rural-5

Current use: Vacant

Comprehensive plan designation: Rural Residential

Within Area of City Impact: ☐ Yes ☒ No

If yes, which city?: n/a

ADDITIONAL PROJECT DESCRIPTION:**This application is for :**

Lot #1	Proposed acreage: 5 acres	Remainder	Proposed acreage: Absorbed into parcel RP59N01W156150A
Lot #2	Proposed acreage: 5 acres	Do the proposed lots meet the required depth to width ratio and applicable angle of intersection per BCRC 12-621:	☒ Yes ☐ No
Lot #3	Proposed acreage: 5 acres		
Lot #4	Proposed acreage: 5 acres		

SITE INFORMATION:

Does the property contain steep slopes of 15% or greater per the USGS maps?	☒ Yes ☐ No
Are there any water courses present on site per the NHD maps? (lakes, streams, rivers & other bodies of water) Note: submerged lands shall not be counted for determining density in a subdivision per BCRC 12-622.	☐ Yes ☒ No
Are wetlands present on site per the U.S. Fish and Wildlife Service National Wetland Inventory Maps?	☐ Yes ☒ No
Is the subdivision designed around identified natural hazards per BCRC 12-626 (A)?	☒ Yes ☐ No
Do existing structures meet required setbacks to proposed lot lines per BCRC Title 12 Chapter 4.1?	☒ Yes ☐ No
Are proposed lots split by city, county, zoning, or public R-O-W boundaries?	☐ Yes ☒ No
Flood Hazard Zones located on site: ☒ X ☐ D ☐ A ☐ AE	DFIRM MAP: C0505E
Other pertinent information (attach additional pages if needed): _____ _____ _____ _____	

ACCESS INFORMATION:

Please check the appropriate boxes:	
☒ Private Easement	☐ Existing ☒ Proposed
☒ Public Road	☒ Existing ☐ Proposed
☐ Combination of Public Road/Private Easement	☐ Existing ☐ Proposed
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, easement/right of way width, road grade. Include recorded instrument number for existing easements/roads & name, if existing: <u>Jenkins Road and Bowen Arrow Road are both Bonner County public roads that all three parcels directly front along for access.</u> <u>Proposed 30-foot-wide private easement to serve lots 1-4.</u> _____ _____	
List existing access and utility easements on the subject property. _____ _____ _____	

SERVICES:

Which power company will serve the project site? Northern Lights, Inc.

Which fire district will serve the project site? North Side Fire District

Sewage disposal will be provided by:

☐ Existing Community System

☐ Proposed Community System

☒ Individual system

Explain the type of sewage system (LSAS, community drain field, individual septic, ect.) capacity, maintenance plan, location of facilities, name of facilities/provider, proposed ownership, if applicable, and other details: Individual septic systems existing on the subject parcels and would be used for any additional lots

Note: Please attach the necessary proof of urban services if required.

Will the sanitary restriction be lifted by the Panhandle Health District? ☐ Yes ☒ No

Water will be supplied by:

☐ Existing public or community system

☐ Proposed Community System

☒ Individual well

Please explain the water source, name of provider, proposed ownership, capacity, system maintenance plan, storage and delivery system and other details: Individual wells or shared well system

Note: Please attach the necessary proof of urban services if required.

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.

Tess Vogel MS, Associate
Land Use Planner

Digitally signed by Tess Vogel
MS, Associate Land Use Planner
Date: 2025.05.15 13:55:59 -07'00'

Landowner's signature: _____ Date: _____

Landowner's signature: _____ Date: _____

UNIPILATREID

LOT 3A (P2)

UNPLATTED
18.49-ACRES

LEGEND

PURPOSE OF SURVEY
THE PURPOSE OF THIS SURVEY IS FOR A PROPOSED ZONE CHANGE FROM RURAL-10 TO RURAL-5 FOR APPROXIMATELY 79.5 ACRES IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 59 NORTH, RANGE 1 WEST, B.M., BONNER COUNTY, IDAHO.

○ SET 5/8" x 30" REBAR WITH A PLASTIC CAP, MARKED RUEN YEAGER PLS 13554, UNLESS OTHERWISE NOTED.

- CALCULATED POINT
- ◆ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED LS 5713
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED LS 9905

APPROXIMATE DRAW

SECTION LINE

BOUNDARY LINE

PROPERTY LINE

RIGHT-OF-WAY

FENCE LINE

(P1) OLD KOOTENAI TRAIL ESTATES, RECORDED MAY 2, 2000 IN BOOK 6 OF PLATS, PAGE 86 AS INSTRUMENT NO. 563172, RECORDS OF BONNER COUNTY.

(P2) LOT LINE ADJUSTMENT REPLAT OF LOTS 3 & 5 COMMON AREA OF OLD KOOTENAI TRAIL ESTATES, RECORDED MAY 26, 2010 IN BOOK 10 OF PLATS, PAGE 24 AS INSTRUMENT NO. 792986.

- (R1) RECORDS OF BONNER COUNTY, MISSISSIPPI, RECORDED BY JENNIFER MEYER, RECORDED JULY 10, 2007, AS INSTRUMENT NO. 731463, RECORDS OF BONNER COUNTY.
- (R2) RECORD OF SURVEY FOR DOUGLAS AND DIANE WAINMAN, RECORDED AUGUST 9, 2007, AS INSTRUMENT NO. 731443, RECORDS OF BONNER COUNTY.
- (R3) RECORD OF SURVEY BY M. DUFFNER, RECORDED OCTOBER 9, 2007, AS INSTRUMENT NO. 8805339, RECORDS OF BONNER COUNTY.
- (D1) WARRANTY DEED RECORDED JUNE 15, 2023 AS INSTRUMENT NO. 1021416, RECORDS OF BONNER COUNTY.
- (D2) WARRANTY DEED RECORDED JULY 17 AS INSTRUMENT NO. 148189, RECORDS OF BONNER COUNTY.

BEARINGS SHOWN ARE BASED ON THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, USING A TRANSVERSE MERCATOR PROJECTION OF THE NORTH AMERICAN DATUM OF 1983 AND A PROJECT REFERENCE FRAME BASED ON NAD83 (2011) EPOCH 2010. GROUND DISTANCES ARE SHOWN IN US FEET UNITS. PROJECT CONTROL WAS ESTABLISHED USING GPS MEASUREMENTS TO THE FOLLOWING CORP. STATIONS:

PID	DESIGNATION	LONGITUDE
DG9747	M1V FLAT HEAD COMMU	W141936.542
DG7408	CORS ARP	N481338.890
DG7408	P020 DRYLNDLSSH_W42004	N470007.933
DG9092	CORS ARP	W183356.712
DG9092	WASK SFOKANE WA	W172514.016

RUEN-YEAGER & ASSOCIATES, INC.
CONSULTING ENGINEERS - LAND SURVEYORS
PLANNERS

3201 N. HUETTER RD., STE. #102
COEUR D'ALENE, IDAHO 83814 (208)292-0820
219 PINE ST.
SANDPOINT, IDAHO 83864 (208)265-4629

DRAWN BY	PROJECT NO.	DRAWING NO.	SHEET
BC	P230614	5/15/2025	

1/2

HEARTLAND ACRES
A SUBDIVISION OF A PORTION OF THE
SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 59 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE AND DEDICATION

THIS IS TO CERTIFY THAT GAIL BRIGGS MOPHERSON, AN UNMARRIED WOMAN, OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS AS HEREIN PLATTED, TO BE KNOWN AS "HEARTLAND ACRES" BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 59 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, STATE OF IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 15;

THENCE NORTH 00° 34' 56" EAST, 656.70 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15 TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 15;

THENCE SOUTH 88° 39' 37" EAST, 664.10 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15 TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 15;

THENCE NORTH 00° 46' 15" EAST, 657.38 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15 TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 88° 02' 07" EAST, 654.13 FEET ALONG THE NORTH LINE OF SAID NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15 TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH 00° 46' 27" WEST, 1316.11 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15 TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 88° 55' 07" WEST, 1328.13 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15 TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION WITHIN THE ROAD RIGHT-OF-WAY.

CONTAINING 29.26 ACRES MORE OR LESS.

TOGETHER WITH AND SUBJECT TO:

EXISTING RIGHT-OF-WAY AND EASEMENTS OF RECORD AND OR APPEARING ON SAID ABOVE DESCRIBED PARCEL.

BE IT FURTHER KNOWN THAT:

WATER SERVICES FOR ALL LOTS WILL BE INDIVIDUAL PRIVATE WELLS.
SEWER SERVICES FOR ALL LOTS WILL BE INDIVIDUAL ON SITE SEPTIC SYSTEMS.

GAIL BRIGGS MOPHERSON, OWNER

DATE

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF

COUNTY OF

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED GAIL BRIGGS MOPHERSON, AN UNMARRIED WOMAN, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE 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

TITLE REPORT

SUBDIVISION GUARANTEE

PREPARED BY: COMANOWEALTH LAND TITLE INSURANCE COMPANY.
GUARANTEE NO.: 71953-24-14953-2023-81075-231004946
DATE: OCTOBER 4, 2023

USED IN PREPARATION OF THIS PLAT AND CONSIDERED A PART
HEREOF BY REFERENCE.

(1) EASEMENT PUBLIC ROADS AND UTILITY PURPOSES

RECORDED: JUNE 29, 1972

INST. NO.: 141433

(2) GRANTED TO: BONNER COUNTY

PURPOSE: PUBLIC ROADS

RECORDED: APRIL 5, 1973

INST. NO.: 148189

(3) GRANTED TO: NORTHERN LIGHTS

PURPOSE: PUBLIC UTILITIES

RECORDED: SEPTEMBER 29, 1977

INST. NO.: 192003

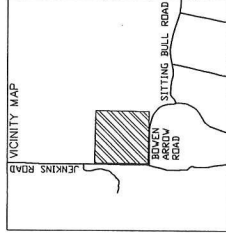
(4) GRANTED TO: NORTHERN LIGHTS

PURPOSE: PUBLIC UTILITIES

RECORDED: JANUARY 25, 2005

INST. NO.: 668933

VICINITY MAP



SANITARY RESTRICTION

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

COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "HEARTLAND ACRES" AND CHECKED THE PLAT 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 _____, 20____

BONNER COUNTY SURVEYOR

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____, AT _____ M.
AT THE REQUEST OF RUEN YEAGER & ASSOCIATES, INC.
BOOK _____ OF PLATS, PAGE _____
INSTRUMENT NO. _____ FEE: \$ _____

BONNER COUNTY RECORDER

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE YEAR 20____.
APPROVED THIS _____ DAY OF _____, 20____

BONNER COUNTY TREASURER

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED
THIS _____ DAY OF _____, 20____

BONNER COUNTY PLANNING DIRECTOR

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO.
DATED THIS _____ DAY OF _____, 20____

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY AND A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 59 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND THAT THE PLAT CONFORMS WITH ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES.

DATED THIS _____ DAY OF _____, 20____

STEVEN R. SPRAGUE, PLS 13554



RUEN-YEAGER & ASSOCIATES, INC.
CONSULTING ENGINEERS, LAND SURVEYORS
PLANNERS

3901 N. HUNTER, SUITE 403
OCEUR DALE, IDAHO 83814 (208)392-0820
219 PINE ST.
SANDPOINT, IDAHO 83864 (208)855-4629



DRAWN BY	BC	PROJECT NO.	238614	SHEET	2/2
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