

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 #

MLD0045-25

RECEIVED:

5/15/25

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Lou's Sixpak

APPLICANT INFORMATION:

Landowner's name: Luis (Lou) and Lisa Munilla

Mailing address: [REDACTED]

City: Sandpoint

State: ID

Zip code: 83864

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED]

REPRESENTATIVE'S INFORMATION:

Representative's name: Travis Haller

Company name: 7B Engineering

Mailing address: 414 Church Street, Suite #203

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-263-0623

Fax:

E-mail: travis@7bengineering.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 #: 30

Township: 56N

Range: 3W

Parcel acreage: 9.67

Parcel # (s): RP56N03W305002A

Current zoning: Suburban

Current use: residential

Comprehensive plan designation: Transition

Within Area of City Impact:

☐

Yes

☒

No

If yes, which city?:

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

Lot #1	Proposed acreage: 7.308	Remainder	Proposed acreage: N/A
Lot #2	Proposed acreage: 2.369	Do the proposed lots meet the required depth to width ratio and applicable angle of intersection per BCRC 12-621: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Lot #3	Proposed acreage:		
Lot #4	Proposed acreage:		

SITE INFORMATION:

Does the property contain steep slopes of 15% or greater per the USGS maps?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are wetlands present on site per the U.S. Fish and Wildlife Service National Wetland Inventory Maps?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the subdivision designed around identified natural hazards per BCRC 12-626 (A)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Do existing structures meet required setbacks to proposed lot lines per BCRC Title 12 Chapter 4.1?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are proposed lots split by city, county, zoning, or public R-O-W boundaries?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Flood Hazard Zones located on site: <input checked="" type="checkbox"/> X <input type="checkbox"/> D <input type="checkbox"/> A <input type="checkbox"/> AE DFIRM MAP: 16017C0895E	
Other pertinent information (attach additional pages if needed): _____ _____ _____ _____	

ACCESS INFORMATION:

Please check the appropriate boxes:	
<input checked="" type="checkbox"/> Private Easement	<input type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed
<input checked="" type="checkbox"/> Public Road	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed
<input type="checkbox"/> Combination of Public Road/Private Easement	<input type="checkbox"/> Existing <input type="checkbox"/> 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: North Riley Creek Road - paved portion, 60 wide ROW. And new proposed 20' wide access along northern property line for benefitting Lot 2 _____ _____	
List existing access and utility easements on the subject property. See plat notes. _____ _____	

SERVICES:

Which power company will serve the project site? Avista

Which fire district will serve the project site? Westside 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

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: Laclede Public Water 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.

Landowner's signature:  (REP) Date: 5/15/2025

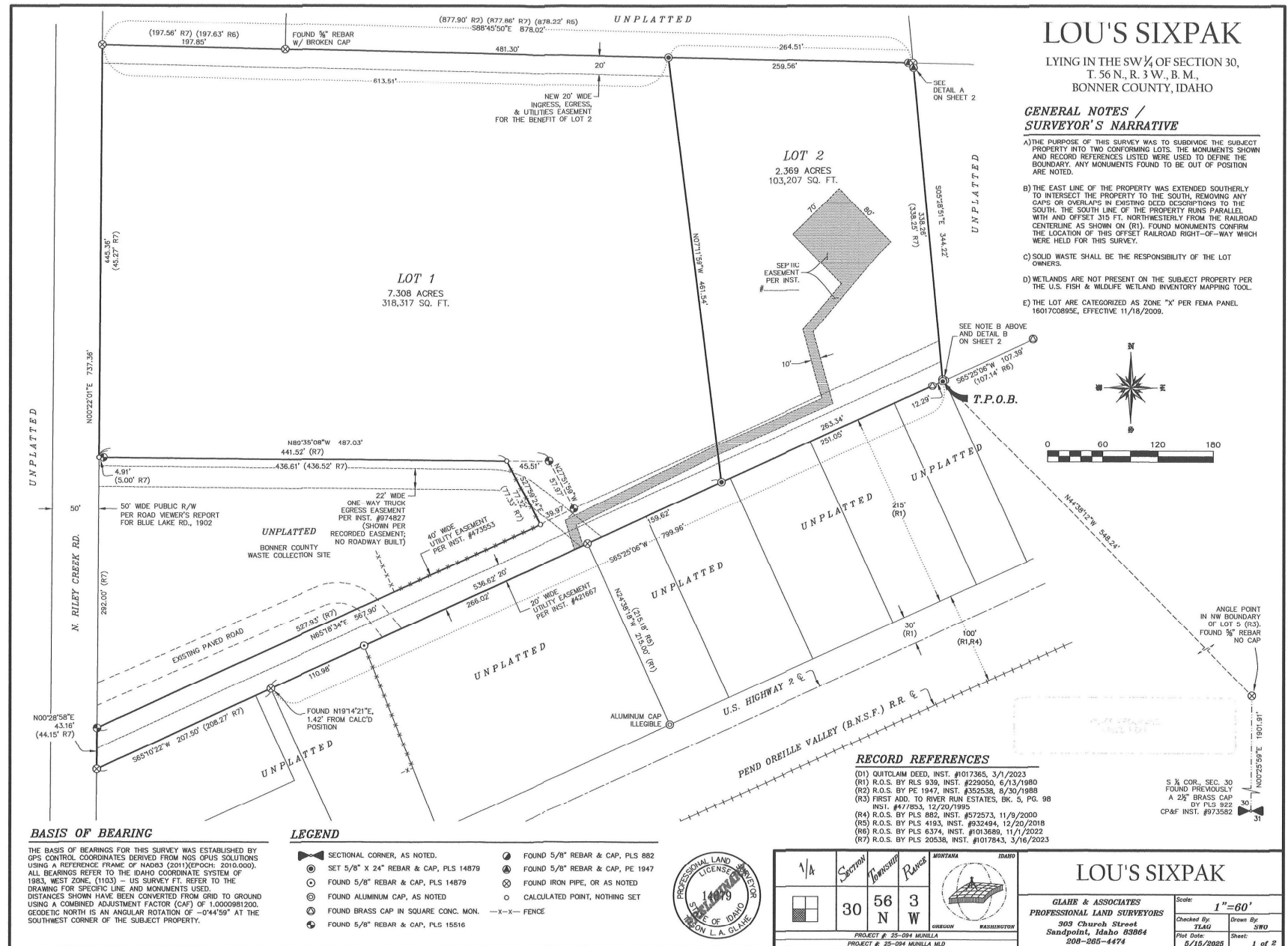
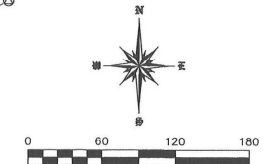
Landowner's signature: _____ Date: _____

LOU'S SIXPAK

LYING IN THE SW 1/4 OF SECTION 30,
T. 56 N., R. 3 W., B. M.,
BONNER COUNTY, IDAHO

GENERAL NOTES / SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE SUBJECT PROPERTY INTO TWO CONFORMING LOTS. THE MONUMENTS SHOWN AND RECORD REFERENCES LISTED WERE USED TO DEFINE THE BOUNDARY. ANY MONUMENTS FOUND TO BE OUT OF POSITION ARE NOTED.
- THE EAST LINE OF THE PROPERTY WAS EXTENDED SOUTHERLY TO INTERSECT THE PROPERTY TO THE SOUTH, REMOVING ANY CAPS OR OVERLAPS IN EXISTING DEED DESCRIPTIONS TO THE SOUTH. THE SOUTH LINE OF THE PROPERTY RUNS PARALLEL WITH AND OFFSET 315 FT. NORTHWESTERLY FROM THE RAILROAD CENTERLINE AS SHOWN ON (R1). FOUND MONUMENTS CONFIRM THE LOCATION OF THIS OFFSET RAILROAD RIGHT-OF-WAY WHICH WERE HELD FOR THIS SURVEY.
- SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- THE LOT ARE CATEGORIZED AS ZONE "X" PER FEMA PANEL 16017C0895E, EFFECTIVE 11/18/2009.



BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011) EPOCH: 2010.000. ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - US SURVEY FT. REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED. DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.000981200. GEODEIC NORTH IS AN ANGULAR ROTATION OF -0°44'59" AT THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY.

LEGEND

- SECTIONAL CORNER, AS NOTED.
- SET 5/8" X 24" REBAR & CAP, PLS 14879
- FOUND 5/8" REBAR & CAP, PLS 14879
- FOUND ALUMINUM CAP, AS NOTED
- FOUND BRASS CAP IN SQUARE CONC. MON.
- FOUND 5/8" REBAR & CAP, PLS 15516
- FOUND 5/8" REBAR & CAP, PLS 882
- FOUND 5/8" REBAR & CAP, PE 1947
- FOUND IRON PIPE, OR AS NOTED
- CALCULATED POINT, NOTHING SET
- X—X— FENCE

RECORD REFERENCES

- (D1) QUITCLAIM DEED, INST. #017365, 3/1/2023
- (R1) R.O.S. BY PLS 838, INST. #229050, 6/13/1980
- (R2) R.O.S. BY PE 1947, INST. #352538, 8/30/1988
- (R3) FIRST ADD. TO RIVER RUN ESTATES, BK. 5, PG. 98 INST. #171833, 12/20/1989
- (R4) R.O.S. BY PLS 882, INST. #572573, 11/9/2000
- (R5) R.O.S. BY PLS 4193, INST. #932494, 12/20/2018
- (R6) R.O.S. BY PLS 6374, INST. #013689, 11/1/2022
- (R7) R.O.S. BY PLS 20538, INST. #017843, 3/16/2023

S 1/4 COR., SEC. 30
FOUND PREVIOUSLY
A 25" BRASS CAP
BY PLS 922, 30"
CPAF INST. #973582



1/4	Section	Range	Montana	Idaho
30	56	3		
	N	W		
PROJECT # 25-094 MUNILLA				
PROJECT # 25-094 MUNILLA M.D.				

LOU'S SIXPAK		Scale: 1"=60'
GLAHR & ASSOCIATES PROFESSIONAL LAND SURVEYORS		Checked By: TLAG
303 Church Street Sandpoint, Idaho 83864		Drawn By: SWG
208-266-4474		Plot Date: 6/16/2025
		Sheet: 1 of 2

LOU'S SIXPAK

LYING IN THE SW 1/4 OF SECTION 30,
T. 56 N., R. 3 W., B. M.,
BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT LUIS MUNILLA and LISA MUNILLA, HUSBAND AND WIFE, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATED INTO LOTS 1 & 2, THE SAME TO BE KNOWN AS 'LOU'S SIXPAK' BEING THAT PARCEL DESCRIBED IN QUITCLAIM DEED, INSTRUMENT #1017365, RECORDS OF BONNER COUNTY, IDAHO, IN SECTION 30, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 30, MARKED WITH A 2 1/2" BRASS CAP BY PLS 922;

THENCE ALONG THE NORTH-SOUTH SECTION CENTER LINE OF SAID SECTION 30, NORTH 00°25'59" EAST, 1901.91 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY OF THE PEND OUELLE VALLEY RAILROAD (FORMERLY THE BURLINGTON NORTHERN RAILROAD), COMMON WITH THE NORTHWESTERLY BOUNDARY OF LOT 5 OF FIRST ADDITION TO RIVER RUN ESTATES, AS RECORDED IN BOOK 5 OF PLATS, PAGE 98, RECORDS OF BONNER COUNTY, IDAHO, AND MARKED WITH A 5/8" REBAR;

THENCE LEAVING SAID SOUTHEASTERLY RAILROAD RIGHT-OF-WAY AND SAID NORTHWESTERLY BOUNDARY, NORTH 44°38'12" WEST, 548.24 FEET TO A POINT 315 FEET FROM THE CENTERLINE OF SAID RAILROAD RIGHT-OF-WAY WHEN MEASURED AT A RIGHT ANGLE, MARKED WITH A 3/8" REBAR AND CAP BY PLS 14879;

THENCE RUNNING PARALLEL WITH SAID RAILROAD CENTERLINE, SOUTH 65°25'06" WEST, 799.96 FEET;

THENCE SOUTH 65°25'06" WEST, 207.08 FEET TO THE EAST RIGHT-OF-WAY LINE OF RILEY CREEK ROAD, A PUBLIC ROAD, MARKED WITH AN IRON PIPE;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°28'58" EAST, 43.16 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED IN QUITCLAIM DEED, INSTRUMENT #1017363, RECORDS OF BONNER COUNTY, IDAHO, MARKED WITH A 3/8" REBAR AND CAP BY PLS 15516;

THENCE ALONG THE BOUNDARY OF SAID QUITCLAIM DEED #1017363 PARCEL, THE FOLLOWING THREE (3) COURSES:

1. NORTH 65°18'34" EAST, 527.93 FEET;
2. NORTH 27°58'24" WEST, 77.32 FEET;
3. NORTH 88°35'08" WEST, 441.52 FEET, RETURNING TO SAID EAST RIGHT-OF-WAY LINE;

THENCE LEAVING SAID PARCEL BOUNDARY AND ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°22'01" EAST, 445.36 FEET, MARKED WITH AN IRON PIPE;

THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, SOUTH 88°45'50" EAST, 878.02 FEET, MARKED WITH A 1/2" REBAR INSIDE AN IRON PIPE;

THENCE SOUTH 05°28'51" EAST, 344.22 FEET TO THE TRUE POINT OF BEGINNING.

A NEW 20 FT. WIDE EASEMENT ALONG THE NORTH LINE OF LOT 1, AS SHOWN, IS HEREBY DEDICATED FOR THE BENEFIT OF LOT 2 FOR INGRESS, EGRESS, AND UTILITIES.

LUIS MUNILLA _____ DATE _____
LISA MUNILLA _____ DATE _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____
ON THIS _____ DAY OF _____, 20____, BEFORE
ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED
LUIS MUNILLA, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO
EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC _____
NOTARY PUBLIC FOR THE STATE OF _____
RESIDING AT: _____
MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____
ON THIS _____ DAY OF _____, 20____, BEFORE
ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED
LISA MUNILLA, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO
EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC _____
NOTARY PUBLIC FOR THE STATE OF _____
RESIDING AT: _____
MY COMMISSION EXPIRES: _____

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS _____ DAY OF _____, 20____.

CHAIR, BOARD OF BONNER COUNTY COMMISSIONERS

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER PRELIMINARY RESEARCH REPORT ISSUED BY TITLE ONE, FILE NO. 23550016, DATED APRIL 22, 2025:

1. UTILITY EASEMENT GRANTED TO GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INST. #107766, 9/12/1966, FOR TELEPHONE POLES AND LINE CROSSING THE PROPERTY, NOT SHOWN; LOCATION NOT SPECIFIC.
2. A 20' WIDE UTILITY EASEMENT GRANTED TO GTE NORTHWEST INC., INST. #421667, 3/23/1993, AS SHOWN HEREON.
3. A 40' WIDE UTILITY EASEMENT GRANTED TO NORTHERN LIGHTS, INC., INST. #472553, 10/4/1995, AS SHOWN HEREON.
4. ALL MATTERS AS DISCLOSED BY RECORD OF SURVEYS, INST. #932494, 12/20/2018, #1013689, 11/1/2022, AND #1017843, 3/16/2023.
5. A UTILITY EASEMENT GRANTED TO NORTHERN LIGHTS, INC., INST. #996791, 12/2/2021, NOT SHOWN HEREON; BLANKET EASEMENT.

PLANNING DIRECTOR

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

PLANNING DIRECTOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND APPROVE THE SAME FOR RECORDING THIS _____ DAY OF _____, 20____.

BONNER COUNTY SURVEYOR

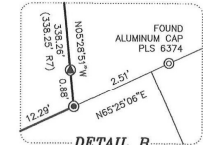
SURVEYOR'S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY. THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

TYSON L.A. GLAHE, PLS 14879 _____ DATE _____



DETAIL A
NOT TO SCALE



DETAIL B
NOT TO SCALE

SANITARY RESTRICTION

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.

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY LACLEDE WATER DISTRICT
SEWER SERVICE: SEWAGE DISPOSAL BY INDIVIDUAL SEPTIC SYSTEMS

COUNTY TREASURER'S CERTIFICATE

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

DATED THIS _____ DAY OF _____, 20____.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____, AT _____ M.,
IN BOOK _____ OF PLATS AT PAGE _____ AT THE REQUEST
OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. _____

COUNTY RECORDER _____ BY DEPUTY _____

\$ _____
FEE

PREPARED FOR:
LOU MUNILLA
193 N RILEY CREEK RD
LACLEDE, ID



1/4	Section	Township	Range	MONTANA	IDAHO
	30	56	3		
		N	W		
PROJECT # 25-094 MUNILLA PROJECT # 25-094 MUNILLA MLD					

LOU'S SIXPAK			
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS		Scale:	N/A
303 Church Street Sandpoint, Idaho 83864 208-265-4474		Checked By: TLG	Drawn By: SWO
		Plot Date: 8/15/2025	Sheet: 2 of 2