



BONNER COUNTY PLANNING DEPARTMENT

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planning@bonnercountyid.gov (email) www.bonnercountyid.gov (web page)

MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE #

MLD0052-25

RECEIVED:

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david.fisher, 10/9/2025, 11:01:18 AM

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Stuck Plat

APPLICANT INFORMATION:

Landowner's name: David Stuck

Mailing address: [REDACTED]

City: Priest Lake

State: Idaho

Zip code: 83856

Telephone: [REDACTED]

Fax: [REDACTED]

E-mail: [REDACTED]

REPRESENTATIVE'S INFORMATION:

Representative's name: Truxton Glahe

Company name: Glahe & Associates, Inc.

Mailing address: 303 Church St

City: Sandpoint

State: Idaho

Zip code: 83864

Telephone: (208) 265-4474

Fax: [REDACTED]

E-mail: truxton@glaheinc.com

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project:

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax: [REDACTED]

E-mail:

PARCEL INFORMATION:

Section #: 36

Township: 60N

Range: 5W

Parcel acreage: 20.04

Parcel # (s): RP60N05W363160A

Current zoning: Suburban

Current use: Neighborhood Commercial

Comprehensive plan designation:

Within Area of City Impact:

Yes No

If yes, which city?:

ADDITIONAL PROJECT DESCRIPTION:

This application is for :

Lot #1	Proposed acreage: 15.02	Remainder	Proposed acreage:	
Lot #2	Proposed acreage: 5.02	Do the proposed lots meet the required depth to width ratio and applicable angle of intersection per BCRC 12-621:		
Lot #3	Proposed acreage:			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Lot #4	Proposed acreage:			

SITE INFORMATION:

Does the property contain steep slopes of 15% or greater per the USGS maps?	<input checked="" type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> D <input type="checkbox"/> A <input type="checkbox"/> AE	DFIRM MAP: FEMA NFHL Viewer
Other pertinent information (attach additional pages if needed): <hr/> <hr/> <hr/>	

ACCESS INFORMATION:

Please check the appropriate boxes:			
<input checked="" type="checkbox"/>	Private Easement	<input checked="" type="checkbox"/> Existing	<input checked="" type="checkbox"/> Proposed
<input type="checkbox"/>	Public Road	<input type="checkbox"/> Existing	<input checked="" type="checkbox"/> Proposed
<input type="checkbox"/>	Combination of Public Road/Private Easement	<input type="checkbox"/> Existing	<input checked="" 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: <u>Lark Ln, 60' wide, gravel, private access & public utility easement (Inst. No. 452389 & 458802)</u> . Also, proposed 30' ingress, egress, & utility easement, 30' wide. <hr/> <hr/>			
List existing access and utility easements on the subject property. <hr/> <hr/>			

SERVICES:

Which power company will serve the project site? Northern Lights

Which fire district will serve the project site? West Priest Lake 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: Outlet Bay Sewer District

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: Typical individual well 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: _____ Date: _____

Landowner's signature: _____ Date: _____



