



# BONNER COUNTY PLANNING DEPARTMENT

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

## MINOR LAND DIVISION APPLICATION

### FOR OFFICE USE ONLY:

FILE #

MLD0055-25

RECEIVED:

October 10, 2025

### PROJECT DESCRIPTION:

Name of Minor Land Division plat: Greystone Divide

### APPLICANT INFORMATION:

Landowner's name: James Knight - JK Greystone, LLC

Mailing address: 1026 Hall Rd

City: Viola

State: ID

Zip code: 83872

Telephone: 208-669-1515

Fax:

E-mail: [jkgreystone@gmail.com](mailto:jkgreystone@gmail.com)

### REPRESENTATIVE'S INFORMATION:

Representative's name: Tyson Glahe, PLS

Company name: Glahe and Associates

Mailing address: 303 Church St

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208 265 4474

Fax: 208 265 0675

E-mail: [tglahe@glaheinc.com](mailto:tglahe@glaheinc.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 #: 22 Township: 56N Range: 2W Parcel acreage: 10.13 acres

Parcel # (s): RP56N02W226701A

Legal description: 22-56N-2W TAX 12 LESS TAX 19 TAX 18

Current zoning: Rural 5 Current use:

What zoning districts border the project site? Rural 5

North: Rural 5	East: Rural 5
South: Rural 5	West: Rural 5
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 10.02 ac 1 story residence, shop	
South: 80 ac Vacant, Trees	
East: 40 ac 1 Story Residence	
West: 5 ac 2 Story residence , 5 acres 1 story house 2 other structures	
Nearest city: Sagle, ID	Distance to the nearest city: ~2 mi
Detailed Directions to Site: <u>From Sandpoint, merge onto US-95 for ~5mi, turn left onto Algoma Spur ~1.3mi , turn left on Wild Fawn Rd ~.4 mi, destination will be on right</u>	
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**ADDITIONAL PROJECT DESCRIPTION:****Existing plat recording information:****This application is for :** 2 residential lots

Proposed lots: 2

Lot #1	Proposed acreage: 5
Lot #2	Proposed acreage: 5
Lot #3	Proposed acreage: _____
Lot #4	Proposed acreage: _____

Describe the land division proposal and resulting acreage: \_\_\_\_\_

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**SITE INFORMATION:**

Please provide a detailed description of the following land features:

Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc:  
Running South West to North East, a slope of 30%


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Water courses (lakes, streams, rivers & other bodies of water): N/A


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Springs & wells: Well


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Existing structures (size & use): N/A


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Land cover (timber, pastures, etc): ~ 40% coverage of timber.

Are wetlands present on site?  Yes  No Source of information: Bonner County

Flood Hazard Zones located on site:  X  D  A  AE DFIRM MAP:

Other pertinent information (attach additional pages if needed):

#### 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:

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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:

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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:

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

Yes  No

List existing access and utility easements on the subject property.

**SERVICES:**

Sewage disposal will be provided by:

Existing Community System - List name of sewer district or provider and type of system:  
 \_\_\_\_\_  
 \_\_\_\_\_

Proposed Community System – List type & proposed ownership: \_\_\_\_\_  
 \_\_\_\_\_

Individual system – List type: \_\_\_\_\_

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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: \_\_\_\_\_  
 \_\_\_\_\_

Proposed Community System – List type & proposed ownership: \_\_\_\_\_  
 \_\_\_\_\_

Individual well

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: \_\_\_\_\_  
 \_\_\_\_\_

Distance (in miles) to the nearest:

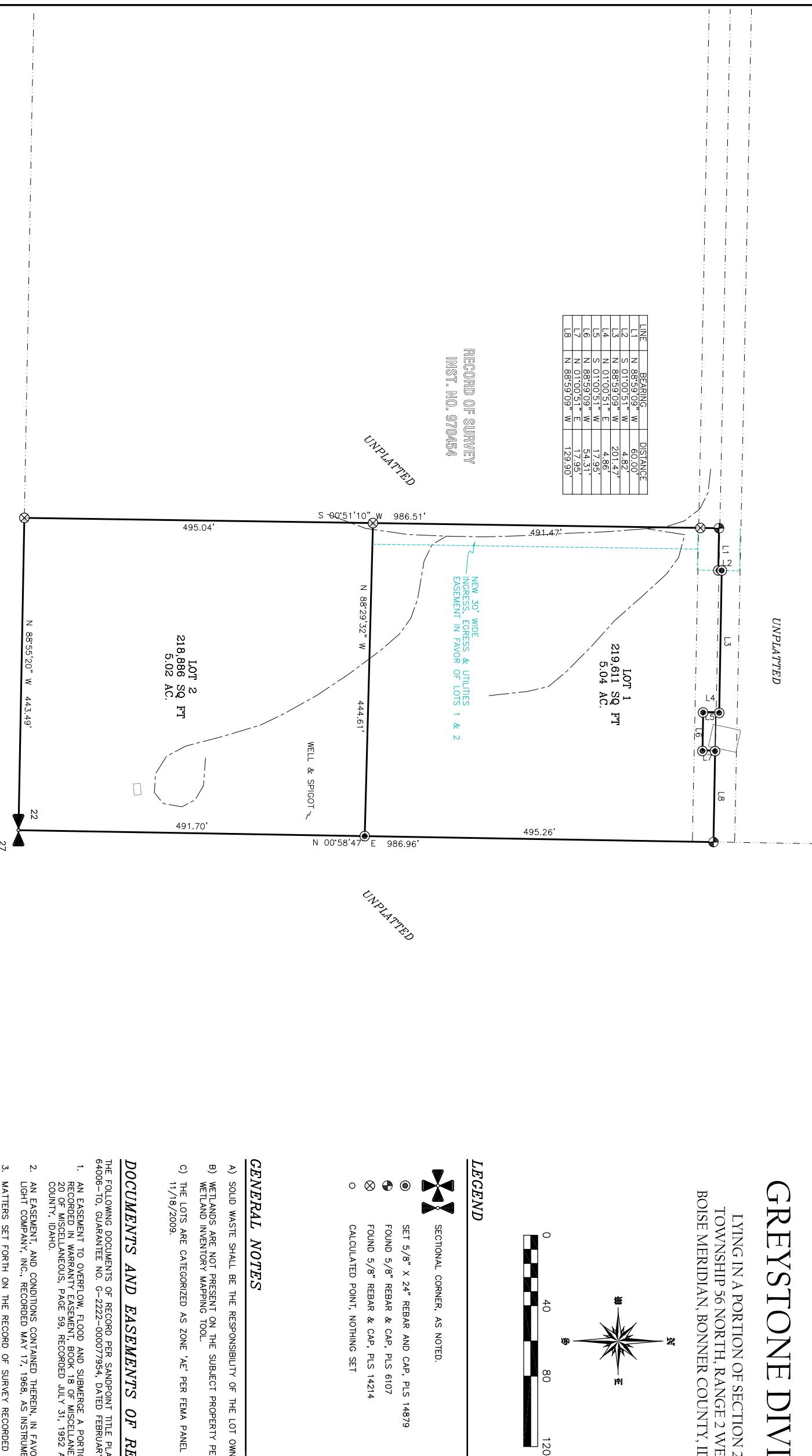
Public/Community Sewer System:	Solid Waste Collection Facility: 3.3 mi
Public/Community Water System:	Fire Station: Sagle Fire 2.1mi
Elementary School: 2.5 mi	Secondary Schools: 7.9 mi
County Road: .4mi	County Road Name: Algoma Spur
Which fire district will serve the project site? <u>Sagle Fire</u>	
Which power company will serve the project site? <u>Northern Lights Inc</u>	

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: James knight 38DFCD51A6BA4F3... Date: 10/9/2025

## GREYSTONE DIVIDE

LYING IN A PORTION OF SECTION 22,  
TOWNSHIP 56 NORTH, RANGE 2 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO



**SURVEYOR'S NARRATIVE**

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**BASIS OF BEARING**

THE BASIS OF BEARINGS FOR THIS SURVEY DERIVED FROM NGS OPUS SOLUTIONS (100,000.00). ALL BEARINGS REFER TO (1103) - US SURVEY FT. REFER TO DISTANCES SHOWN HAVE BEEN CONSIDERED ADJUSTMENT FACTOR (CAF) OF 1.0000. AT THE SOUTH 1/4 CORNERS -036005°

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) IEPoch: (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 1.0001242750. GEODETIC NORTH IS AN ANGULAR ROTATION OF -036°05" AT THE SOUTH 1/4 CORNER OF SAID SECTION 22.

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## BASIS OF BEARING

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03-3605: AT THE SOUTH 1/4 CORNER OF SAID SECTION 22.



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO	
PROJECT #: 25-147 (19-13) KNIGHT - GROUND DIVIDE	DRAWING NAME: 25-147 (19-13) KNIGHT - GROUND DIVIDE	Prof. Date: 10/8/2025	ORIGIN:	ORIGIN:	ORIGIN:	
<b>GLAITE &amp; ASSOCIATES PROFESSIONAL LAND SURVEYORS</b> 303 Church Street Sandpoint, Idaho 83864 208-265-4474						Scale: <b>1"=100'</b> Checked By: <b>TLAG</b> Drawn By: <b>TLAG</b> Sheet: <b>1 of 2</b>

