



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 #

MLD0068-25

RECEIVED:

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david.fisher, 11/6/2025, 7:49:50 AM

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Arden Industrial

APPLICANT INFORMATION:

Landowner's name: Skye Kuprienko

Mailing address: Po Box 343

City: Sagle

State: ID

Zip code: 83860

Telephone: 208 304 6181

Fax:

E-mail: shawn@ardenironworks.com

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: Russell Badgley

Company name: James A. Sewell & Associates, LLC

Mailing address: 1319 N Division Ave

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-263-4160

Fax:

E-mail: rbadgley@jasewell.com

PARCEL INFORMATION:

Section #: 31

Township: 54N

Range: 4W

Parcel acreage: 6.77

Parcel # (s): RP01402001060C0A

Legal description: Lot 6C "Replat of Lot 11 Spirit Valley Industrial Park"

Current zoning: Industrial

Current use: Industrial

What zoning districts border the project site?

North: Industrial	East: Industrial
South: Industrial	West: Industrial
Comprehensive plan designation: Transition	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 2.2 acre Industrial lot w/ structures	
South: Coyote Ave ROW; Spirit Lake WWTP Property	
East: 0.6 and 2.0 acre industrial lots with outbuildings	
West: 10 acres undeveloped industrial	
Within Area of City Impact: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: <u>Travel Northwest from the City of Spirit Lake for approximate 0.5 miles; turn left onto Industrial Park Ave. and continue around the 90 degree right hand turn and the property will be on the right hand side at the intersection of Coyote Ave.</u>	
<hr/> <hr/> <hr/>	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: Replat of Lot 11 Spirit Valley Industrial Park - INST 714935

This application is for : Minor Land Division

Proposed lots:4	Depth to Width Ratio (D:W)
Lot #1	Proposed acreage: 2.26
Lot #2	Proposed acreage: 2.26
Lot #3	Proposed acreage: 1.22
Lot #4	Proposed acreage: 1.03
Remainder	Proposed acreage: <input type="text"/> N/A

Describe the land division proposal and resulting acreage: The proposal would split the parent 6.77 acre lot into four individual lots.

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:
Flat (slight downward slope to the northwest)

Water courses (lakes, streams, rivers & other bodies of water): None

Springs & wells: None

Existing structures (size & use): None

Land cover (timber, pastures, etc): Very few trees

Are wetlands present on site? Yes No Source of information: NGS Wetland Mapper

Flood Hazard Zones located on site: X D A AE DFIRM MAP: 16017C1325E

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:

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: 60' Right-of-Way of Industrial Park Ave for Lots 1 and 3; 60' Right-of-Way of Coyote Ave for Lot 2

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.
#17752, 210171, 336623, 406439, 658818, 689159

SERVICES:

Sewage disposal will be provided by:

<input checked="" type="checkbox"/>	<u>Existing Community System</u> - List name of sewer district or provider and type of system: Spirit Lake Industrial Park
<input type="checkbox"/>	<u>Proposed Community System</u> – List type & proposed ownership: _____
<input type="checkbox"/>	<u>Individual system</u> – 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:

<input checked="" type="checkbox"/>	<u>Existing public or community system</u> - List name of provider: Spirit Lake Industrial Park
<input type="checkbox"/>	<u>Proposed Community System</u> – List type & proposed ownership: _____
<input type="checkbox"/>	<u>Individual well</u>

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

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

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: 11/5/2025

Rep.

Landowner's signature:

Date: _____

PRELIMINARY PLAT "ARDEN INDUSTRIAL"
SECTION 31, TOWNSHIP 54 NORTH, RANGE 4 WEST, B.M., BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "ARDEN INDUSTRIAL" 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.

CHAIR, BOARD OF COUNTY COMMISSIONERS

CITY COUNCIL APPROVAL

THIS PLAT HAS BEEN ACCEPTED AND APPROVED BY THE CITY OF SPIRIT LAKE CITY COUNCIL ON THE ____ DAY OF _____, 2025.

MAYOR

CITY CLERK

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

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT SKYE KUPIRENKO, TRUSTEE OF THE SKYE KUPIRENKO LIVING TRUST, IS THE RECORD OWNER 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 "ARDEN INDUSTRIAL", A REPLAT OF LOT 6C OF THE REPLAT OF LOT 11 OF THE SPIRIT VALLEY INDUSTRIAL PARK AND REPLAT OF LOT 6A OF THE REPLAT OF LOTS 7, 15 AND VACATED ALLEY SPIRIT VALLEY INDUSTRIAL PARK AND LOT 6, BLOCK 1 AND LOTS 1 & 2, BLOCK 2 SPIRIT LAKE INDUSTRIAL PARK, LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 54 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT 6C OF THE REPLAT OF LOT 11 OF THE SPIRIT VALLEY INDUSTRIAL PARK AND REPLAT OF LOT 6A OF THE REPLAT OF LOTS 7, 15 AND VACATED ALLEY SPIRIT VALLEY INDUSTRIAL PARK AND LOT 6, BLOCK 1 AND LOTS 1 & 2, BLOCK 2 SPIRIT LAKE INDUSTRIAL PARK, RECORDED AS INSTRUMENT NO. 714935 IN BOOK 8 OF PLATS, PAGE 83 BY PLS NO. 10677, RECORDS OF BONNER COUNTY, IDAHO.

SAID PARCEL CONTAINING APPROXIMATELY 6.77± ACRES

WATER WILL BE PROVIDED BY THE SPIRIT LAKE INDUSTRIAL PARK.

SEWER WILL BE PROVIDED BY THE SPIRIT LAKE INDUSTRIAL PARK.

SKYE KUPIRENKO (TRUSTEE)

OWNER'S ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS ____ DAY OF _____, IN THE YEAR OF 2025, BEFORE ME PERSONALLY APPEARED SKYE KUPIRENKO, TRUSTEE OF THE SKYE KUPIRENKO LIVING TRUST, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME ON THE BEHALF OF THE SKYE KUPIRENKO LIVING TRUST.

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. IN BOOK ____ OF PLATS AT PAGE ____ AT THE REQUEST OF JAMES A. SEWELL AND ASSOCIATES, LLC. UNDER RECORDER'S No. _____

BONNER COUNTY RECORDER

RECORDER'S
CERTIFICATE

SUBJECT TO INSTRUMENT NO.

17752	PUBLIC UTILITY EASEMENT RECORDED: JUNE 17, 1911
210171	RIGHT-OF-WAY EASEMENT RECORDED: JANUARY 23, 1979
336623	RIGHT-OF-WAY EASEMENT RECORDED: JUNE 24, 1987
406439	RIGHT-OF-WAY EASEMENT RECORDED: MAY 28, 1992
658818	GRiffin SEWER AGREEMENT RECORDED: SEPTEMBER 8, 2004
689159	RIGHT-OF-WAY EASEMENT RECORDED: OCTOBER 7, 2005
10566	CONDITION OF THE ORIGINAL PLAT RECORDED: 1986 IN BOOK 4 OF PLATS, PAGE 51
714935	CONDITIONS OF THE REPLAT RECORDED: OCTOBER 11, 2006

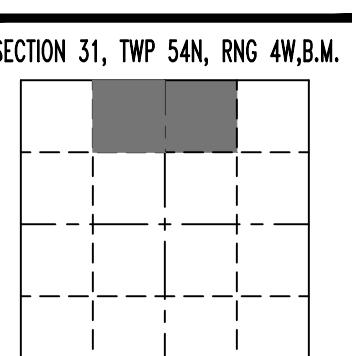
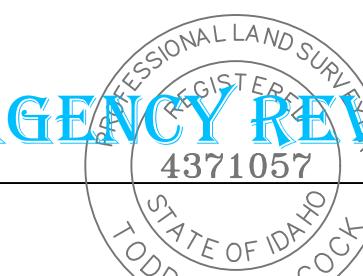
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 31, TOWNSHIP 54 NORTH, RANGE 4 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.

AGENCY REVIEW
4371057

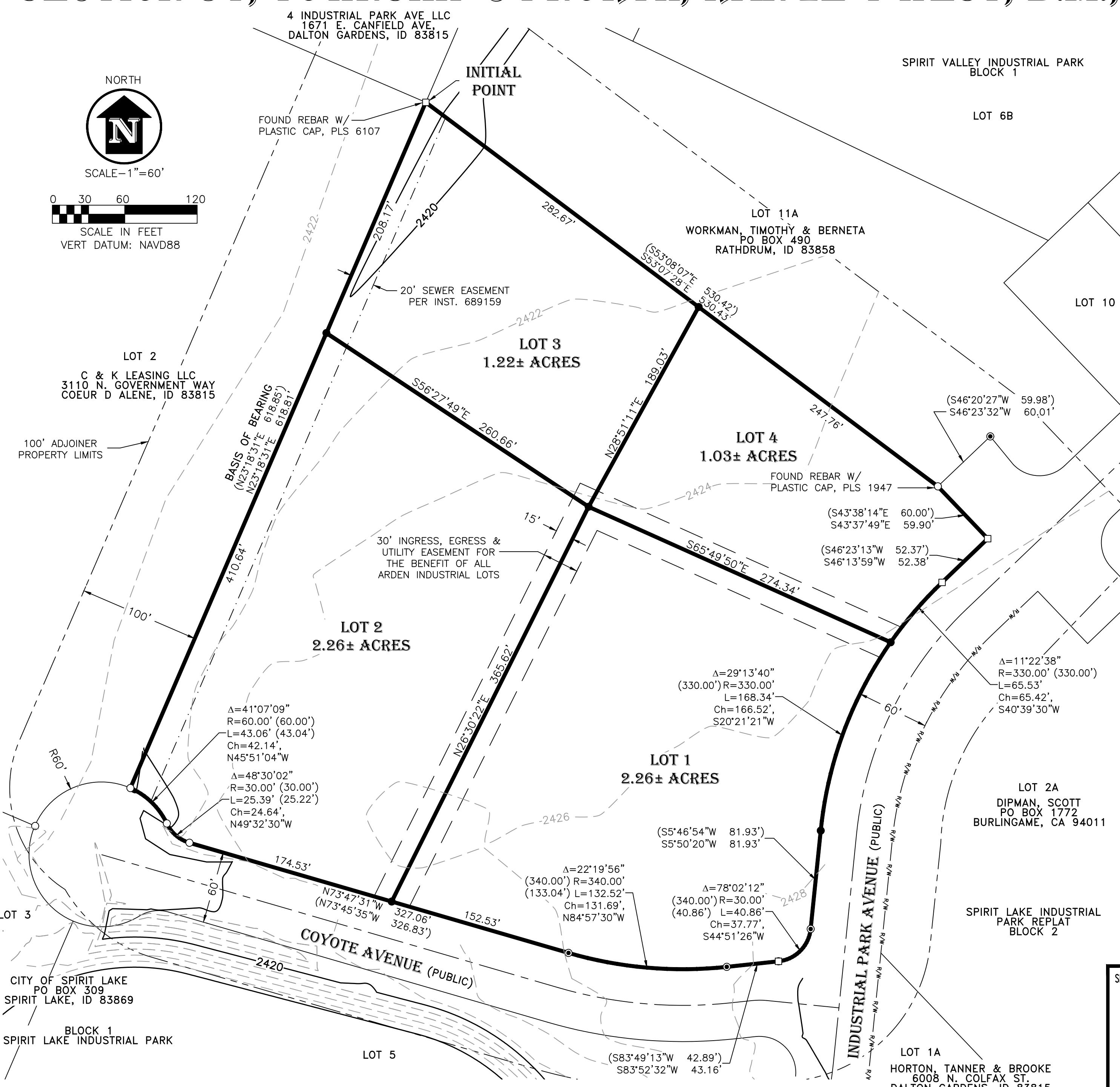
DATE

TODD J. POCOCK
PLS No. 4371057



SECTION 31, TWP 54N, RNG 4W, B.M.	SHEET TITLE: "ARDEN INDUSTRIAL"	DATE: 11-05-25
JAMES A. SEWELL AND ASSOCIATES, LLC		SCALE: NONE
James A. Sewell and Associates, LLC		DRAWN: JMB
ENGINEERS - SURVEYORS - PLANNERS		CHECKED: TJP
NEWPORT, WASHINGTON, 99156, (509)447-3626		PROJ. NO.: 11232-25-001
		CAD FILE NO.: KUPIRENKO-MLD-2025
		SHT 1 OF 2

PRELIMINARY PLAT "ARDEN INDUSTRIAL"
SECTION 31, TOWNSHIP 54 NORTH, RANGE 4 WEST, B.M., 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 16017C1325E EFFECTIVE DATE 11/18/2009.
- 2) THE INTENDED USE OF THE PROPOSED PARCELS WOULD BE INDUSTRIAL.
- 3) SOLID WASTE REMOVAL WOULD BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- 4) THERE ARE NO RECOGNIZED WETLANDS ON THE PROPERTY.

BÅSIS OF BEARING

BEING THE WESTERLY LINE OF LOT 6C AS SHOWN ON THE REPLAT OF LOT 11 OF THE SPIRIT VALLEY INDUSTRIAL PARK AND REPLAT OF LOT 6A OF THE REPLAT OF LOTS 7, 15 AND VACATED ALLEY SPIRIT VALLEY INDUSTRIAL PARK AND LOT 6, BLOCK 1 AND LOTS 1 & 2, BLOCK 2 SPIRIT LAKE INDUSTRIAL PARK, RECORDED AS INSTRUMENT NO. 714935 IN BOOK 8 OF PLATS, PAGE 83 BY PLS NO. 10677, RECORDS OF BONNER COUNTY, IDAHO.

ACCURACY STATEMENT

THIS SURVEY WAS PERFORMED UTILIZING A TOPCON GM-52 TOTAL STATION AND REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF CLOSURE OF THE RANDOM TRAVERSE, PRIOR TO ANY ADJUSTMENT, MEETS OR EXCEEDS THE REQUIREMENTS OF THE STATE OF IDAHO.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO IDENTIFY THE BOUNDARY OF BONNER COUNTY PARCEL NUMBER RP0140200106COA AND TO DIVIDE SAID PARCEL INTO LOTS AS SHOWN HERON

LOT 12
SPIRIT VALLEY INDUSTRIAL PARK"
BATES, DAVID & CHERYL
120 WALNUT LANE
SPIRIT LAKE, ID 83869

LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS No. 4371057
- FOUND REBAR W/ YELLOW PLASTIC CAP, PLS NO. 10677,
UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR, NO CAP
- FOUND REBAR W/ YELLOW PLASTIC CAP, PLS NO. 6107
- () INFORMATION AS SHOWN ON THE REPLAT OF LOT 11 OF THE SPIRIT
VALLEY INDUSTRIAL PARK AND REPLAT OF LOT 6A OF THE REPLAT
OF LOTS 7, 15 AND VACATED ALLEY SPIRIT VALLEY INDUSTRIAL
PARK AND LOT 6, BLOCK 1 AND LOTS 1 & 2, BLOCK 2 SPIRIT
LAKE INDUSTRIAL PARK, RECORDED AS INSTRUMENT NO. 714935 IN
BOOK 8 OF PLATS, PAGE 83 BY PLS NO. 10677, RECORDS OF
BONNER COUNTY, IDAHO

RECORDER'S
CERTIFICATE



SECTION 31, TWP 54N, RNG 4W,B.M.		SHEET TITLE:	DATE: 11-05-25
		"ARDEN INDUSTRIAL"	SCALE: 1"=60'
			DRAWN: JMB
			CHECKED: TJP
			PROJ.NO.: 11232-25-001
			CAD FILE NO. KUPIENKO-MLD-2025
			SHT 2 OF 2