



# 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 #

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: 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. |                  |
|  |                  |
|  |                  |
|  |                  |

### ADDITIONAL PROJECT DESCRIPTION:

|  |                        |                            |
|--|------------------------|----------------------------|
| <b>Existing plat recording information:</b> Replat of Lot 11 Spirit Valley Industrial Park - INST 714935                                       |                        |                            |
| <b>This application is for :</b> Minor Land Division   |                        |                            |
| Proposed lots: 4   |                        | Depth to Width Ratio (D:W) |
| Lot #1   | Proposed acreage: 2.26 | 2.20:1                     |
| Lot #2   | Proposed acreage: 2.26 | 2.3:1                      |
| Lot #3   | Proposed acreage: 1.22 | 2.5:1                      |
| Lot #4   | Proposed acreage: 1.03 | 2.3:1                      |
| Remainder  | Proposed acreage:      | N/A                        |
| Describe the land division proposal and resulting acreage: <u>The proposal would split the parent 6.77 acre lot into four individual lots.</u> |                        |                            |
|  |                        |                            |
|  |                        |                            |

### 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:<br><u>Flat (slight downward slope to the northwest)</u> |
|   |
|   |
|   |
| Water courses (lakes, streams, rivers & other bodies of water): <u>None</u>   |
|   |
|   |
|   |
| Springs & wells: <u>None</u>  |
|   |
|   |

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:

Existing Community System - List name of sewer district or provider and type of system:  
Spirit Lake Industrial ParkProposed 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: Spirit Lake Industrial ParkProposed Community System - List type & proposed ownership: \_\_\_\_\_Individual wellPlease 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: \_\_\_\_\_

Rep.

Date: \_\_\_\_\_

11/5/2025

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 KUPRIENKO, TRUSTEE OF THE SKYE KUPRIENKO 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 KUPRIENKO (TRUSTEE)

OWNER'S ACKNOWLEDGMENT

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2025, BEFORE ME PERSONALLY APPEARED SKYE KUPRIENKO, TRUSTEE OF THE SKYE KUPRIENKO 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 KUPRIENKO 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

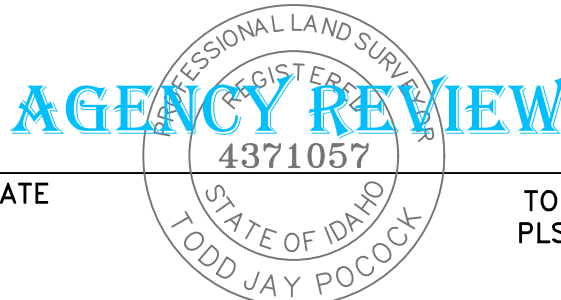
RECORDER'S  
CERTIFICATE

SUBJECT TO INSTRUMENT NO.

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



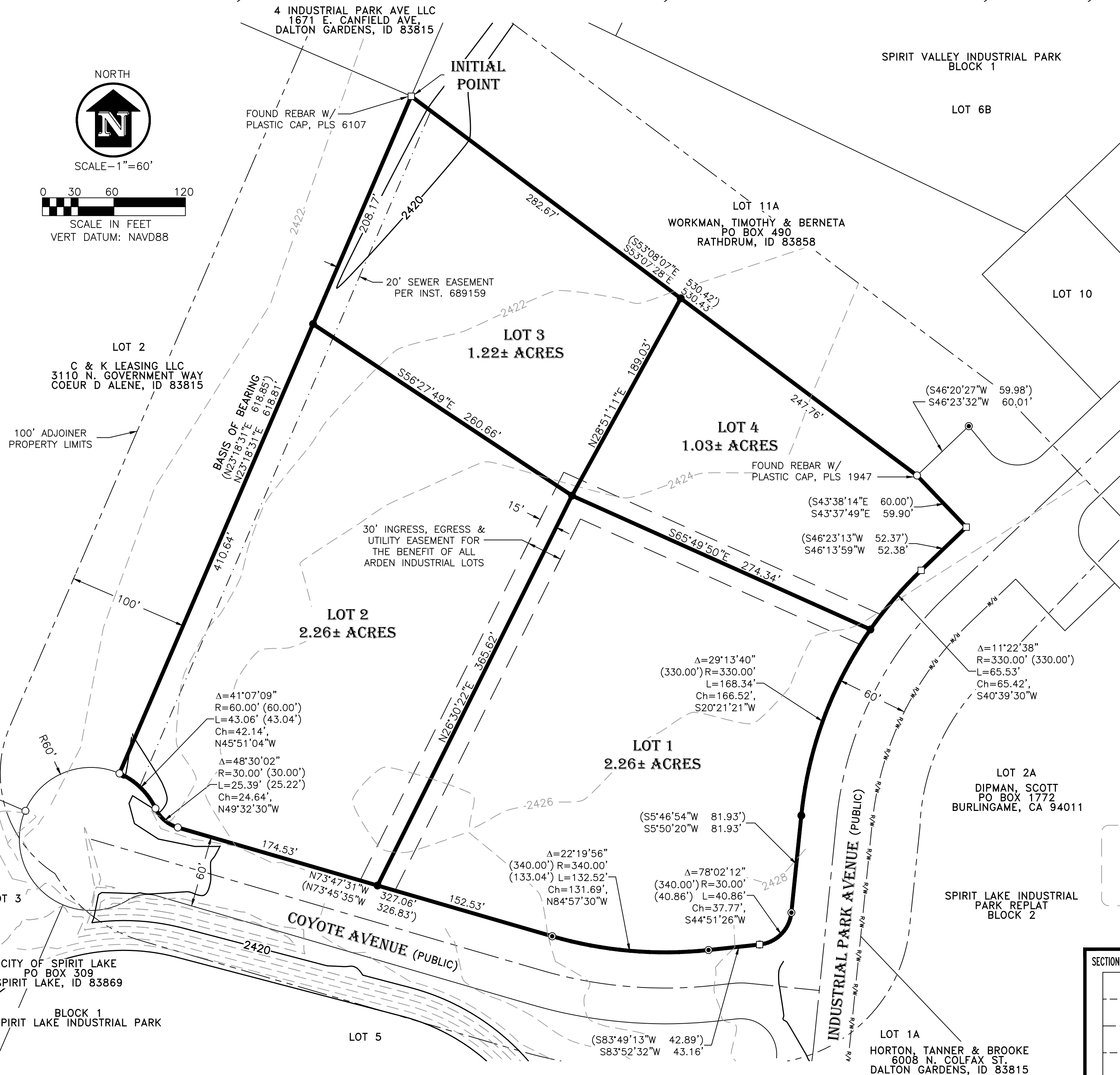
DATE

TODD J. POCOCK  
PLS No. 4371057

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



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.

## BASIS 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

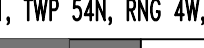
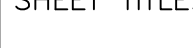
THE PURPOSE OF THIS SURVEY WAS TO IDENTIFY THE BOUNDARY OF BONNER COUNTY PARCEL NUMBER RP0140200106COA AND TO DIVIDE SAID PARCEL INTO LOTS AS SHOWN HEREON.

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. 106777,  
 UNLESS OTHERWISE NOTED  
 ● ..... FOUND 5/8" REBAR, NO CAP  
 □ ..... FOUND REBAR W/ YELLOW PLASTIC CAP, PLS NO. 6107  
 ( ) ..... INFORMATION AS SHOWN ON THE REPEAT OF LOT 11 OF THE SPIRIT  
 VALLEY INDUSTRIAL PARK AND REPEAT OF LOT 6A OF THE REPEAT  
 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. 106777, RECORDS OF  
 BONNER COUNTY, IDAHO

RECORDED'S  
CERTIFICATE

|   |  |  |
|---|--|--|
| SECTION 31, TWP 54N, RNG 4W,B.M.<br><br> | SHEET TITLE:<br><br><h2 style="text-align: center; margin: 0;">"ARDEN INDUSTRIAL"</h2> <div style="display: flex; align-items: center; justify-content: center;">  <div style="text-align: center;"> <h1 style="margin: 0;">James A. Sewell and Associates, LLC</h1> <p style="margin: 0;">ENGINEERS – SURVEYORS – PLANNERS</p> <p style="margin: 0;">NEWPORT, WASHINGTON, 99156, (509)447-3626</p> </div> </div> | DATE: 11-05-25<br>SCALE: 1"=60'<br>DRAWN: JMB<br>CHECKED: TJP<br>PROJ. NO.: 1232-25-001<br>CAD FILE NO. KUPRIENKO-MLD-2025<br>SHT <u>2</u> OF <u>2</u> |
|---|--|--|