



BONNER COUNTY PLANNING DEPARTMENT

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MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE # MLD0059-22	RECEIVED: RECEIVED JUN 03 2022 BONNER COUNTY PLANNING DEPARTMENT
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Wood View Acres

APPLICANT INFORMATION:

Landowner's name: Jacob Gabell		
Mailing address: 432 Wood View Road		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 541-570-5518	Fax:	
E-mail: jacob.gabell@gmail.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: Dan Provolt		
Company name: Provolt Land Surveying, Inc.		
Mailing address: PO Box 580		
City: Ponderay	State: ID	Zip code: 83852
Telephone: 208-290-1725	Fax:	
E-mail: provoltlandsurveying@gmail.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 #: 18	Township: 57N	Range: 2W	Parcel acreage: 6.27
Parcel # (s): RP57N02W187375A			
Legal description: 18-57N-2W NWNESE S & W OF ACCESS RD CPWRS			
Current zoning: Suburban		Current use: Suburban Growth Area	
What zoning districts border the project site?			

North: Suburban	East: Suburban
South: Suburban	West: Suburban
Comprehensive plan designation: Suburban Growth Area	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Residential, 4.04 acres	
South: Residential, 9.57 acres	
East: Residential, 10.52 acres	
West: Residential, 4.76 acres	
Within Area of City Impact: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> If yes, which city?: Sandpoint	
Detailed Directions to Site: Baldy Mountain Road to Wood View, 1/2 mile down Wood View then the house is on the right.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for : Lot split into four lots.		
Proposed lots:		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage: 1.06	
Lot #2	Proposed acreage: 1.0	
Lot #3	Proposed acreage: 1.0	
Lot #4	Proposed acreage: 3.49	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: _____		
Original parcel of 6.27 acres, lot split into four lots resulting in a 1.06 acre lot, 1.0 acre lot, 1.0 acre lot, and a 3.49 acre lot.		

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: Some slope along the northwester side, lot 1, of 15% or less. The remainder of the property is relatively flat.	
Water courses (lakes, streams, rivers & other bodies of water): _____	
None	
Springs & wells: _____	
None	

Existing structures (size & use): _____
One single family dwelling, 2000 Square feet. One detached garage 20x25 feet.

Land cover (timber, pastures, etc): _____
Mostly timber with some cleared ares and access paths.

Are wetlands present on site? Yes No

Source of information:

Flood Hazard Zones located on site: X D A AE

DFIRM MAP: 16017C0715E

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: _____

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: Public gravel and dirt road, privatively maintained. 60 and 100 foot wide right of way, travel way of 25 feet.

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.
None

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: Individual septic and drain fields on each lot. _____

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: Shared well to serve lots 1, 2 and 3 _____
- Individual well Individual well on lot 4 will continue to serve lot 4 _____

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: Lot 4 individual well to serve lot 4 at 6 GPM. Shared well to serve lots 1-3, to be drilled summer of 2022. _____

Which power company will serve the project site? Avista

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: Jake Gabell Digitally signed by Jake Gabell
Date: 2022.06.02 10:08:39 -0700 _____ Date: 6/2/2022

Landowner's signature: _____ Date: _____