



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 #

MLD0128-21

RECEIVED:

RECEIVED

By Amy Scott at 8:35 am, Jul 22, 2021

PROJECT DESCRIPTION:

Name of Minor Land Division plat:

APPLICANT INFORMATION:

Landowner's name: RICHARD T CURTIS JR, managing member for MORTON SLOUGH ESTATES L.L.C.

Mailing address: 403 S FLORENCE AVE

City: SANDPOINT

State: ID

Zip code: 83864

Telephone: 208-290-2895

Fax:

E-mail: richardtcurtisjr@gmail.com

REPRESENTATIVE'S INFORMATION:

Representative's name: TRAVIS HALLER

Company name: GLAHE & ASSOCIATES

Mailing address: 303 CHURCH ST

City: SANDPOINT

State: ID

Zip code: 83864

Telephone: (208) 265-4474

Fax:

E-mail: THALLER@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 #: 15

Township: 57N

Range: 2W

Parcel acreage: 41.219

Parcel # (s): RP56NO3W150005A - (new deed exists, that would create a new parcel but this is the most current per accessor's office)

Legal description: 15-56N-3W E2 Less Pt Tax 26, All Tax 28, 29 & 30 & Less Plat (Replat of Ledges over Pend Oreille)

Current zoning: A/f-10 (rezone approved, ZC0002-21)

Current use: 106-Productivity Forest Land

What zoning districts border the project site?

North: A/f-20	East: A/f- 20
South: A-f-10 (rezone approved, ZC0002-21)	West: R-5
Comprehensive plan designation: Ag/Forest Land	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 1) pt 27ac L5 B2 Replat of Ledges over Pend Oreille 525-Common Area (2)L5 B2 Replat of Ledges over Pend Oreille 515-Land resid rural sub vac	
South: (1) 20 ac 106-Productivity forest land (2)20 ac 106-Productivity forest land (3) 20 ac 106-Productivity forest land	
East: (1) 37.7 ac 107-Bare forest land (2) 75.4 ac 106-Productivity forest land	
West: Replat Common area (see above) & L4 B2 Replat -5.4 ac 515-Land resid rural subdv vac, L3 b2 Replat 5ac 537 Resid improv on cat 15, cont'd in Detailed Directions	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: FROM US-95, TRVEL WEST ON DUFORT RD FOR 5.7MI. TURN RIGHT AND GO NORTH OF LAKESHORE DR FOR ALMOST 2 MI. TURN RIGHT ON LEDGES DR. Continue straight onto Playa Way (road name reservation application has been submitted) when Ledges Drive turns North. Continue on the new road, Playa Way, for approximately 1 mile. Playa Way goes through all 4 lots.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:

This application is for :

Proposed lots:		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage: 10.517	1:2.2
Lot #2	Proposed acreage: 10.234	1:1.2
Lot #3	Proposed acreage: 10.234	1:3.1 (all sides are over 300')
Lot #4	Proposed acreage: 10.234	1:1.5
Remainder	Proposed acreage:	N/A

Describe the land division proposal and resulting acreage:

The parent parcel is a newly created 41+ acre parcel by a deed, Inst. No. 986409. This parcel is proposed to be divided into 4 new lots.
Each of the 4 lots designed to meet the 10 acre minimum. Lot 1 - 3 are 10.234 acres each with Lot 4 being proposed as 10.517 acres.

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:

Lots are steeply hilly. Each lot has been designed to include a bench of less steeping grade than that overall grades. Maximum slopes are over 30%.

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

NONE

Springs & wells: NONE

Existing structures (size & use): _____

None

Land cover (timber, pastures, etc): _____

Primarily Open timber

Are wetlands present on site? ☐ Yes ☒ No

Source of information: USF&WS WETLAND MAPPER

Flood Hazard Zones located on site: ☒ X ☐ D ☐ A ☐ AE

DFIRM MAP: 16017C0925E

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: LEDGES DRIVE, AN EXISTING PRIVATE GRAVEL ROAD, Inst. No. 865818; WITH PRIVATE MAINTENANCE COMES OFF OF LAKESHORE DR.

Playa Way is proposed to go through Lots 1 and 2 of Block 2 of Replat of the Ledges over Pend O-Reille to access all Lots 1-4.

☐ 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: _____

☐ 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.

Inst. No. 189449, 694767, 734419, 734420, 734421 and 795685

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: Typical individual underground septic system.

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: _____

Typical individual underground water well.Which power company will serve the project site? Northern Lights, Inc.

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: Richard T. Curtis Date: 2/3/21

Landowner's signature: _____ Date: _____