



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 #	RECEIVED:
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Hundred Acre Wood First Addition
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APPLICANT INFORMATION:

Landowner's name: Candace Stephens		
Mailing address: 816 Ponderosa Ranch Road		
City: Sagle	State: Idaho	Zip code: 83860
Telephone: 830-624-4367	Fax:	
E-mail: expressdeliveryb@gmail.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: Joel Andring		
Company name: Glahe & Associates Inc.		
Mailing address: 303 Church Street		
City: Sandpoint	State: Idaho	Zip code: 83864
Telephone: 208-265-4474	Fax:	
E-mail: jandring@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 #: 16	Township: 56N	Range: 3W	Parcel acreage: 24.5 Acres
Parcel # (s): RP061220000020A, RP061220000030A			
Legal description: Lots 2 & 3, Hundred Acre Wood, Bk. 15 of plats, Pg. 53			
Current zoning: Rural-5	Current use: Residential		
What zoning districts border the project site?			

North: Rural-5	East: Rural-5
South: Rural-5	West: Rural-5
Comprehensive plan designation: Rural Residential	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 2 to 16 ac parcels with timber and residences	
South: 5 ac vacant parcels with timber, meadows	
East: 5 ac parcels with timber, meadows and residences	
West: Pend Oreille River and 5 ac parcel with timber and residence	
Within Area of City Impact: Yes: No: ☒ If yes, which city?:	
Detailed Directions to Site: From Sandpoint go South on US-95. Turn right onto Lakeshore Drive. Go approximately 8.2 miles, and turn right onto Evergreen Road. Project site is at the end of Evergreen Road on the left. Site is also accessed via Ponderesa Ranch Road. Continue on Lakeshore Dr 0.5 miles past Evergreen. Right on Ponderesa. 0.4 miles to site on right.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: Hundred Acre Wood, Bk 15, Pg 53		
This application is for : creating four lots from two existing lots		
Proposed lots: 4	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 5.1	2.7:1
Lot #2	Proposed acreage: 5.0	2.4:1
Lot #3	Proposed acreage: 5.0	2.3:1
Lot #4	Proposed acreage: 9.4	0.9:1
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>We are starting with a 5 ac lot, whose boundary remains unchanged and a 19.4 ac lot, which has a d:w ratio of 4.9:1. By splitting this long lot into 3 lots, they become more regularly shaped and meet county code for d:w ratio.</u>		
<u>All the resulting lots range from 5 to 9.4 acres.</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: <u>The land is quite flat. Estimated maximum slope is 1%.</u>
Water courses (lakes, streams, rivers & other bodies of water): <u>A creek flows through the site from east to west. It is classified as a freshwater emergent wetlands area.</u>
Springs & wells: <u>A well exists in the northwest portion of proposed lot 2.</u>

Existing structures (size & use): A 3400 sq ft home resides on the proposed lot 1, with a detached garage, a detached greenhouse and a dock.

No structures exist on proposed lots 2, 3 and 4.

Land cover (timber, pastures, etc): Half timber and half meadow or lawn.

Are wetlands present on site? ☒ Yes ☐ No

Source of information: USFWS Wetlands Mapper

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

DFIRM MAP: 16017C09250E

Other pertinent information (attach additional pages if needed): N/A

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: _____

☒ 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: _____

Ponderosa Ranch Road is a private 60' wide gravel road as shown on plat of Hundred Acre Wood, Bk 15, Pg 53. Evergreen Road is a public 50' wide gravel road that is county maintained as shown on plat of River Ranch Estates, Bk 4, Pg 45.

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. 398279, 560005, 560783, 785810, 787698, 881039, 959478 927403, 933335, 785810

SERVICES:

Sewage disposal will be provided by:

☒ Existing Community System - List name of sewer district or provider and type of system:
Shared drain field. See Inst. No. 391157, 396838, 486285, 504369, 560783, 785810 & 967405☐ Proposed Community System - List type & proposed ownership: _____☐ Individual system - List type: Lots 2 through 4 also have the option of individual underground septic systems:

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

Proposed lot 1 has an individual septic tank with a shared drain field. Proposed lots 2 through 4 may do the same or may install their own underground individual systems.

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 lot 1 shares a well with Lot 1 of Hundred Acre Wood.☐ Proposed Community System - List type & proposed ownership: _____☒ Individual well Proposed lots 2 through 4.Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: Proposed lot 1 shares an existing well with Lot 1 of Hundred Acre Wood. See Inst. No. 787697, 881039, 952075 & 959478.Proposed lots 2 through 4 will have their own typical underground well systems.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: Candace Stephens Date: 08.15.2022

Landowner's signature: _____ Date: _____



Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (208) 265-1463

Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov

MINOR LAND DIVISION CHECKLIST

Instructions:

1. Prior to submittal of this application, the applicant is encouraged discuss the proposal with a Planner.
2. Digital submission is encouraged.
3. The following items shall be submitted together with the Minor Land Division application:

- ☒ A copy of the Minor Land Division plat, prepared and stamped by an Idaho licensed surveyor and containing all required information and plat certifications per Bonner County Revised Code. If submission is not digital please submit a reduced 11X17 copy of the plat.
- ☒ Boundary closures.
- ☒ A copy of plat certificate/preliminary title report.
- ☒ A copy of the currently recorded deed for the subject property.
- ☒ If within an existing plat, applications shall include an additional copy of the plat, currently recorded, marked with distinguishable lines so as to clearly indicate the existing and proposed lot lines.
- ☐ Additional information reasonably required for a thorough review of the application, as may be requested by the Planning Director.
- ☐ Any other information the applicant believes should be considered in the application.
- ☐ Application filing fee. The application cannot be accepted by the planning department unless accompanied by the appropriate fees. (BCRC 12-265)

A REPLAT OF LOTS 2 & 3 OF HUNDRED ACRE WOOD, BK 15, PG 53,
LYING IN A PORTION OF SECTION 16, TOWNSHIP 56 NORTH, RANGE 3 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



