

Instrument # 977049

Bonner County, Sandpoint, Idaho

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Recorded for: BOCC

Michael W. Rosedale Fee: \$0.00

Ex-Officio Recorder Deputy

Index to: MISC

CO



Resolution #2021-22

Planning

File No. AM0017-20

Resolution 21- 22

**Adopting
Bonner County Comprehensive Plan
Projected Land Use Map Amendment
Bennett Properties LLC File AM0017-20**

Whereas, Bonner County, pursuant to Idaho Code §67-6508 and §67-6509, did adopt an amendment to the 1978 comprehensive plan projected land use map, hereinafter referred to as “Map,” by resolution of the Board of County Commissioners, Resolution #05-87, on December 13, 2005, recorded at Instrument #694695, Bonner County Records; and

Whereas, Bonner County received an application from Bennett Properties LLC requesting to amend the existing Map from Rural Residential to Resort Community for approximately 11.3 acres identified in Planning Department File AM0017-20; and

Whereas, the Bonner County Planning and Zoning Commission did hold a public hearing on January 21, 2021, on the proposed map amendment and did recommend approval of the application to the Board of Commissioners, finding that it was in accord with the goals and objectives of the Comprehensive Plan; and

Whereas, the Board of County Commissioners did hold a public hearing on February 24, 2021 and approved the application File AM0017-20, finding that the amendment is in accord with the goals and objectives of the Comprehensive Plan, and further called for the preparation of a resolution adopting the amendment to the Map;

Now, therefore be it resolved by the Board of County Commissioners of Bonner County, Idaho, that the amendment to the Map from Rural Residential to Resort Community is hereby adopted for the property described as follows:

The Official Comprehensive Plan Projected Land Use Map of Bonner County, Idaho is hereby amended by the reclassification of the following described lands from Rural Residential to Resort Community:

A portion of the northeast quarter of Section 19, Township 61 North, Range 4 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows:

COMMENCING at the Center of said Section 19, being an Aluminum Cap, USDA PLS 882 and which lies north 89°07'49” West, 2633.61 feet from the East 1/4 corner of said Section 19, marked by a 2.5” Brass Cap PLS 882;

Thence along the South line of said northeast quarter, South 89°07'49” East, 834.84 feet to the

TRUE POINT OF BEGINNING, marked by a 5/8" Rebar, PLS 4193;

Thence North 00° 58' 43" East, 419.93 feet, to the northwest corner of that parcel described in Warranty Deed, Instrument No. 479714, Records of Bonner County, Idaho;

Thence North 19° 20' 28" West, 266.87 feet, to the South line of Reeder Bay Lots, as recorded in Book 2 of Plats, Page 61, Records of Bonner County, Idaho;

Thence along said South line of Reeder Bay Lots, South 88° 49' 00" East, 549.03 feet, to the most westerly point of that parcel described in Quitclaim Deed, Instrument No. 781009, Records of Bonner County, Idaho, marked by an iron pipe;

Thence along the South line of said Instrument No. 781009, South 77° 12' 37" East, 495.48 feet; Thence along the easterly line of said Instrument No. 781009, North 00° 35' 09" East, 24.68 feet, to the westerly line of Pool's Reeder Bay Tracts, as recorded in Book 2 of Plats, Page 152, Records of Bonner County, Idaho, marked by an iron pipe;

Thence along said westerly line, South 54° 07' 05" East, 82.53 feet, to the northwest corner of Lot 1 of said Pool's Reeder Bay Tracts, marked by an iron pipe;

Thence continuing along said westerly line, South 22° 39' 05" West, 584.07 feet, to said South line of the northeast quarter;

Thence along said South line, North 89° 07' 49" West, 793.17 feet to the TRUE POINT OF BEGINNING.

LESS That parcel described in Warranty Deed, Instrument No. 476714, Records of Bonner County, Idaho, and more particularly described as follows:

A tract in Section 19, Township 61 North, Range 4 West, Boise Meridian, Bonner County, Idaho, described as follows:

Beginning at the center of said Section 19;

Thence North along the North-South center line a distance of 417.42 feet, East 834.84 feet to the TRUE POINT OF BEGINNING.

Thence South 208.71 feet;

Thence East 208.71 feet;

Thence North 208.71 feet;

Thence West 208.71 feet.

LESS the plat of Holt's Addition to Reeder Bay Lots, according to the plat thereof, recorded in

Book 12 of Plats, Page 84, Records of Bonner County, Idaho, which is A Replat of Lots 7 and 8, Block 2, Reeder Bay Lots together with a portion of the northeast quarter of Section 19, Township 61 North, Range 4 West, Boise Meridian, Bonner County, Idaho.

Said parcel # RP61N04W192202A containing approximately 11.3 acres.

The official Map and amendment shall be located in the Bonner County Planning Department and shall be available to the public for inspection free of charge during normal business hours.

BE IT FURTHER RESOLVED that, with the recording of this document in the records of Bonner County, Idaho, Section 67-6509(c), of Idaho Code is fulfilled.

Adopted as a resolution of the Board of County Commissioners of Bonner County, Idaho, done this 24th day of February, 2021 upon the following vote:

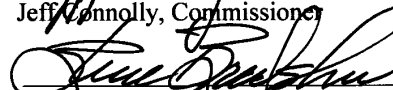
BONNER COUNTY BOARD OF COMMISSIONERS



Dan McDonald, Chairman

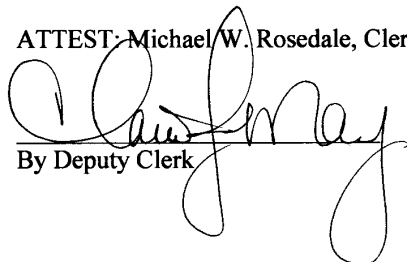


Jeff Connolly, Commissioner



Steve Bradshaw, Commissioner

ATTEST: Michael W. Rosedale, Clerk



By Deputy Clerk

2/24/2021

Date



Legal: _____