



Janna Brown <janna.brown@bonnercountyid.gov>

Re: Bonner County Planning - VA0005-25 Agency Review - Variance - Administrative - Property Line Setback

1 message

'Sam Ross' via Mail-Planning <planning@bonnercountyid.gov>

Reply-To: Sam Ross <sam.ross@nli.coop>

To: Bonner County Planning <planning@bonnercountyid.gov>

Cc: Dan Scholz <Dan.Scholz@nli.coop>, Kristin Burge <kristin.burge@nli.coop>

Hi Janna,

NLI has a primary underground powerline spanning south to north along the western property boundary of Lot 1A. Mr. Johnson moved the powerline further west towards the property boundary line in 2023.



NLI records and county plat Inst. #1033693 (attached) indicate that the powerline is within the property line setback and that easement.

So long as all parts of the permanent structure are at least 10-ft from the powerline, and do not encroach into the platted utility easement, NLI does not oppose the admr

Thank you for allowing NLI to review and comment on the project--sincerely,

Samuel Ross

Engineering Assistant I

Northern Lights, INC.

Email: Sam.ross@nli.coop

Office: 208.255.7183

Cell: 208.946.7787

NWPPA Certified Staking Technician


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ADDRESSES

HEADQUARTERS

 421 Chevy St
Sagle, ID 83860

MAILING ADDRESS

 PO Box 269
Sagle, ID 83860

PHONE NUMBERS

MAIN OFFICE

(208) 263-5141


TOLL-FREE

(800) 326-9594

REPORT AN OUTAGE

OUTAGE HOTLINE

(866) 665-4837

CALL BEFORE YOU DIG

 Know what's below.
Call before you dig.

From: Bonner County History Museum <hannah@bonnercountyhistory.org>

Sent: Tuesday, March 11, 2025 1:44 PM

To: Bonner County Planning <planning@bonnercountyid.gov>

Cc: Kyle Snider <kyle.snider@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Ambe <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Brenna Garro <Brenna.Gar@gmail.com>; Chace Bell <chace.bell@idwr.idaho.gov>; Chief Debbie Carpenter <chief@spirittakefire.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Oldtown <cityofoldtown@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of cityclerk@spirittakeid.gov <cityclerk@spirittakeid.gov>; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Connie Nelson <connien@inlandpower.com>; Coo <coolinfirechief@gmail.com>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; Dan Brown <dbrown@idl.idaho.gov>; Dan McCracken <Dan.McCrDavis@deandavis@sd83.org>; DEQ - Kristie McEnroe <kristie.mcenroe@deq.idaho.gov>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastfederalaviationadministration@heather.pate@faa.gov>; Frankie Dunn <Frankiejduhn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sev <ggilcrease@sandpointidaho.gov>; Horsmon,Merritt <merritt.horsmon@idfg.idaho.gov>; ID State Historical Society - Dan Everhart <dan.everhart@ishs.idaho.gov>; Idaho Depa Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; ITD - Robert Beachler <robert.beachler@itd.idaho.gov>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jack Sche <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyjoekren@sd83.org>; Jordan Brooks <coolinsewer@gmail.com>; Kayleigh Miller <kmliller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Kenny Huston <kenny.huston@hobson@kimberly.hobson@itd.idaho.gov>; Laclede Water District <info@lacledewaterdistrict.org>; 272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Ma <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.org>; Natural Resource Conservation Service - Greg Becker <greg.glynis.casey@navy.mil>; North of the Narrows Fire District <Huckbay2501@gmail.com>; Kristin Burge <kristin.burge@nli.coop>; Clint Brewington <Clint.Brewington@nli.coop>; PHD <El@plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <rzandhuisen@idl.idaho.saglewatersewer@gmail.com>; Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Selkirk Association of Realtors <danielle@selkirkagranitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidahc@selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone.legg@itd.idaho.gov <Symone.legg@itd.idaho.gov>; TransCanada <US_crossings@tceiDecker@huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmailRenzi@epifdchief@gmail.com>; Wildlife Services <fw1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire Dis

Subject: Bonner County Planning - VA0005-25 Agency Review - Variance - Administrative - Property Line Setback

No comment

Hannah Combs
Bonner County Historical Society & Museum

Sent with Hive

On Tuesday, Mar 11, 2025 at 11:59 am Bonner County Planning <planning@bonnercountyid.gov> wrote:

The above-named application has been submitted to the Bonner County Planning Department for processing.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections. Please see attached for details

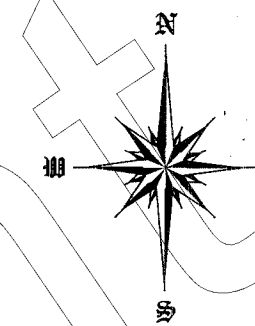
Thank you,
Janna Brown, Administrative Assistant III
Bonner County Planning Department
208-265-1458 ext - 1252

[CAUTION: This email originated from outside of Northern Lights Inc. Do not click links or open attachments unless you recognize the sender and know the content is safe]

 1033693-1.pdf
546K

IRONSTONE RANCH REPLAT

A REPLAT OF LOT 1 OF IRONSTONE RANCH,
LYING IN THE WEST 1/2 OF THE NW 1/4 OF SECTION 28,
TOWNSHIP 57 NORTH, RANGE 3 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- ⊕ FOUND 5/8" REBAR AND CAP, PLS 5713
- ⊙ WELLHEAD
- CALCULATED POINT, NOTHING SET
- SET 1/2" REBAR AND CAP, MARKED GLAHE EASEMENT
- (P1) IRONSTONE RANCH PLAT, BK. 8 OF PLATS, PG. 59, INST. NO. 711390

GENERAL NOTES

- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- B) WETLANDS CLASSIFIED AS PSSIC ARE PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD ARE PER TITLEONE PLAT CERTIFICATE, FILE NO. 21428868, POLICY NO. 2470-0-21428868, DATED SEPTEMBER 30, 2021.

- AN EASEMENT FOR PUBLIC UTILITIES, GRANTED TO NORTHERN IDAHO RURAL ELECTRICAL REHABILITATION ASSOCIATION, INC., RECORDED NOVEMBER 3, 1936, INSTRUMENT NO. 91845.
- AN EASEMENT FOR PUBLIC UTILITIES, GRANTED TO GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC., A CORPORATION, RECORDED APRIL 5, 1989, INSTRUMENT NO. 360146.
- TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND OBLIGATIONS, IF ANY, CONTAINED IN WARRANTY DEED, RECORDED JULY 8, 2006, INSTRUMENT NO. 681215.
- EASEMENTS, RESERVATIONS, RESTRICTIONS, AND DEDICATIONS AS SHOWN ON THE OFFICIAL PLAT OF IRONSTONE RANCH
- COVENANTS, CONDITIONS, AND RESTRICTIONS, AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, TO THE EXTENT THAT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604 (C) OR ANY OTHER ORDINANCE, STATUTE, OR REGULATION. RECORDED AUGUST 23, 2006, INSTRUMENT NO. 711391.
- AN EASEMENT FOR PUBLIC UTILITIES, GRANTED TO NORTHERN LIGHTS, INC. RECORDED DECEMBER 18, 2007, INSTRUMENT NO. 742970.

Instrument # 1033693 B: 21 P: 86
Bonner County, Sandpoint, Idaho
05/23/2024 03:32:58 PM No. of Pages: 1
Recorded for: GLAHE & ASSOCIATES
Michael W. Rosedale
Ex-Officio Recorder Deputy
Index to: PLATS

PREPARED FOR:
BRIAN JOHNSON
P.O. BOX 834
EASTON, WA 98925

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011) (EPOCH: 2010.000). ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - U.S. SURVEY FT. BASED AROUND MONUMENT SET AT SOUTHERNMOST CORNER OF SUBJECT PROPERTY.

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.00012095. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°43'22" AT THE SOUTHERN CORNER OF LOT 1 OF IRONSTONE RANCH HILL.

SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS SURVEY WAS TO REPLAT THE BOUNDARY AS DESCRIBED IN WARRANTY DEED, RECORDED AS INSTRUMENT NO. 992653, RECORDS OF BONNER COUNTY IDAHO SHOWING A WIDTH CHANGE IN THE ORIGINALLY PLATTED EASEMENT ALONG THE WEST LINE OF THE SUBJECT PROPERTY.
- EXISTING CORNERS WERE FOUND AS SHOWN ON THE DRAWING. THE POSITION OF THESE CORNERS FELL WITHIN ACCEPTABLE SURVEY TOLERANCES AS BEING THE INDICATED CORNERS OR SHOWN AND NOTED WHERE NOT WITHIN ACCEPTABLE SURVEY TOLERANCES, AND TO ADJUST THE EASEMENT ALONG THE WEST PROPERTY LINE.



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
	28	57 N	3 W		
PROJECT #: 23-271 JOHNSON DRAWING NAME: 23-271 JOHNSON REPLAT TDG					

IRONSTONE RANCH REPLAT

GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208-265-4474

Scale: 1"=100'
Checked By: TLAG
Drawn By: TDG
Plot Date: 4/17/2024
Sheet: 1 of 2

IRONSTONE RANCH REPLAT

A REPLAT OF LOT 1 OF IRONSTONE RANCH,
LYING IN THE WEST 1/2 OF THE NW 1/4 OF SECTION 28,
TOWNSHIP 57 NORTH, RANGE 3 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT BRIAN T. JOHNSON, HEREBY CERTIFIES THAT HE IS THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE PLATTED INTO LOT 1A, THE SAME TO BE KNOWN AS 'IRONSTONE RANCH REPLAT' BEING A PORTION OF SECTION 28, TOWNSHIP 57 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

LOT 1, IRONSTONE RANCH, AS RECORDED IN BOOK 8 OF PLATS, PAGE 59, INST. NO. 711390, RECORDS OF BONNER COUNTY IDAHO.

THE 40' UTILITY EASEMENT ALONG THE WEST LINE OF THE ORIGINAL LOT 1, SAID IRONSTONE RANCH, IS HEREBY RECONFIGURED AS SHOWN ON THE FACE OF THIS PLAT.

Brian T. Johnson
JOHNSON, BRIAN T.

4-17-24
DATE

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, BONNER COUNTY, IDAHO.

DATED THIS 2nd DAY OF May, 2024.

Lois R. Rader
CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "IRONSTONE RANCH REPLAT" 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 1 DAY OF MAY, 2024.

Joel L. Andring
BONNER COUNTY SURVEYOR / JOEL L. ANDRING, PLS 13548

SANITARY RESTRICTION

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.

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS 1st DAY OF May, 2024.

Paul Schull
PLANNING DIRECTOR

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY PRIVATELY OWNED WELL WATER SYSTEM
SEWER SERVICE: SEWAGE DISPOSAL BY INDIVIDUAL ON-SITE SEPTIC SYSTEMS

ACKNOWLEDGMENT

STATE OF Idaho
COUNTY OF Bonner

ON THIS 17th DAY OF April, 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BRIAN T. JOHNSON, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

Kendra Rader
NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF Idaho

RESIDING AT: Sandpoint

MY COMMISSION EXPIRES: 4-6-2029

KENDRA RADER
Notary Public - State of Idaho
Commission Number 20231823
My Commission Expires 04-06-2029

SURVEYOR'S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

Tyson L.A. Glahe
TYSON L.A. GLAHE, PLS 14879

4-23-24
DATE

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 2023.

DATED THIS 24th DAY OF April, 2024.

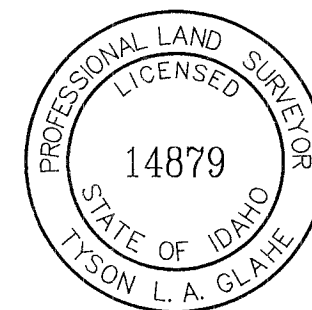
Clarissa Foster by Michael W. Rosedale Chief Deputy
BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS 23rd DAY OF May, 2024, AT 3:23 O'CLOCK P.M., IN BOOK 21 OF PLATS AT PAGE 86 AT THE REQUEST OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. 1033693

M. Rosedale Cynthia Brannon
COUNTY RECORDER BY DEPUTY

\$ 11.00
FEE



PREPARED FOR:
BRIAN JOHNSON
P.O. BOX 834
EASTON, WA 98925

1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
	28	57 N	3 W		
PROJECT #: 23-271 JOHNSON DRAWING NAME: 23-271 JOHNSON REPLAT TDLG				IRONSTONE RANCH REPLAT	
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474				Scale: N/A Checked By: TLAG Drawn By: TDLG Plot Date: 4/17/2024 Sheet: 2 of 2	