



NOTICE OF ADMINISTRATIVE PLAT REVIEW

I hereby certify that a true and correct copy of this "Notice of Administrative Plat Review" was digitally transmitted or mailed (postage prepaid) on this **30th** day of **June 2026**.

Jenna Brown

Jenna Brown, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, June 30, 2026**.

File SS0014-26 – Short Subdivision – McKinnion Ranch: Request to subdivide one ±194-acre lot into three lots ranging in size, ±.035-acres to ±190-acres. The property is zoned Recreation. The project is located off Highway 200 in Section 31 Township 58 North, Range 1 East, and Section 36 Township 58 North, Range 1 West Boise-Meridian.

To review this application, go to the Planning Department web site at bonnercountyid.gov/current-projects. If you experience difficulties visiting the project web page, try an alternative browser (Mozilla Firefox or Google Chrome) for access. If you prefer to receive hard copies of the application or have any difficulties reaching this web site, please contact the planning department as soon as possible.

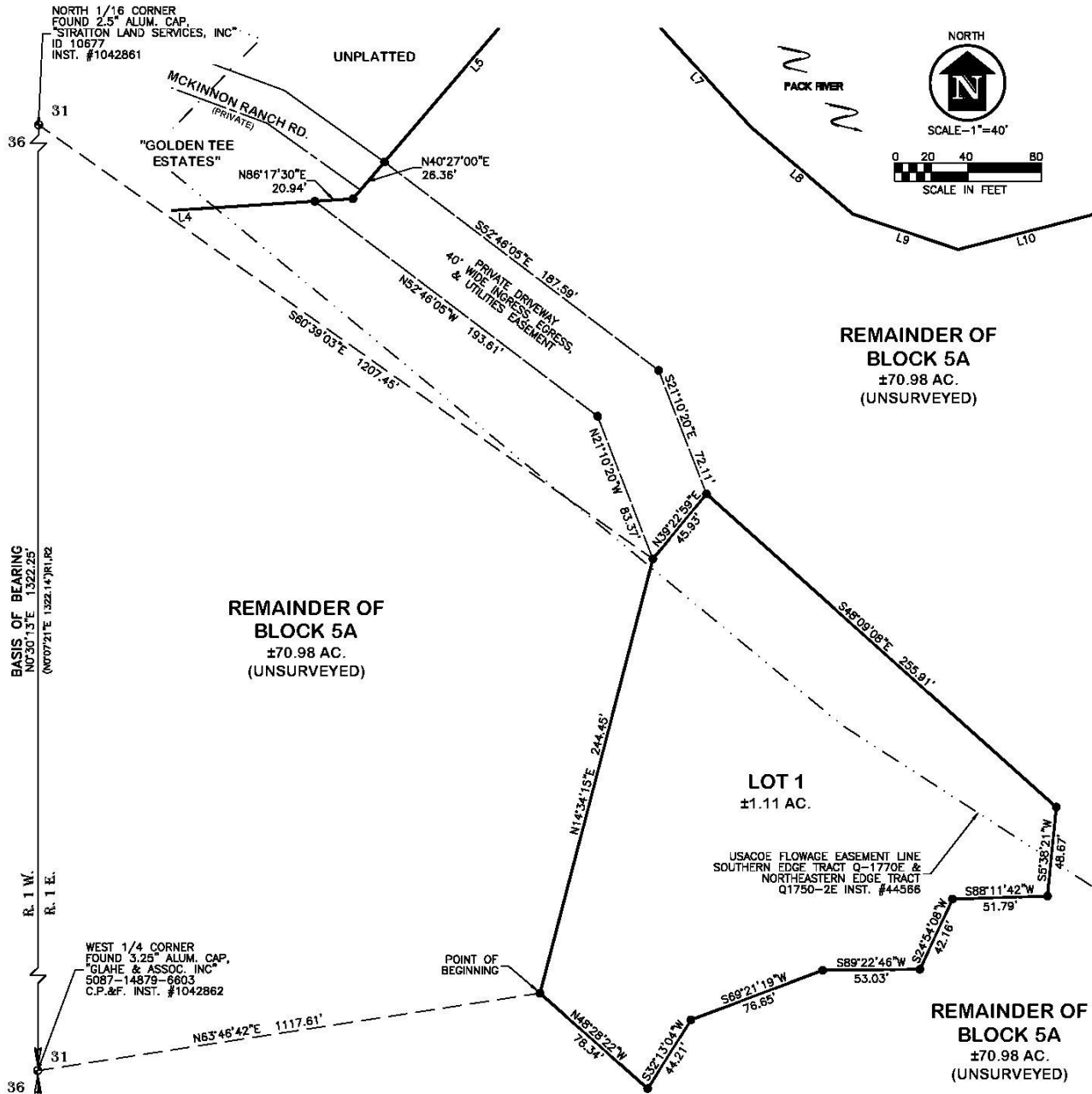
Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections by **July 30, 2026, at 5 p.m.** If your agency requires any additional information from the applicant, please advise the planning department in writing allowing ample time for applicant response. All comments will be forwarded to the applicant and representatives. If no response is provided, staff will conclude your agency has no objections to the project or recommended conditions.

If you have no comment or response, you may indicate below and return this form to the Planning Department.

NO COMMENT _____
Name Date

MCKINNON RANCH

REPLAT OF A PORTION OF BLOCK 5A "REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND"
SECTION 31, TOWNSHIP 58 NORTH, RANGE 1 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



BASIS OF BEARING

BETWEEN THE WEST 1/4 CORNER AND THE NORTH 1/16 CORNER OF SECTION 31, TOWNSHIP 58 NORTH, RANGE 1 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO. BEARINGS ARE BASED ON IDAHO COORDINATE SYSTEM, WEST ZONE, NAD83 (2011)(EPOCH 2010.0000). DISTANCES ARE CONVERTED FROM GRID TO GROUND USING A SCALE FACTOR OF 1.00013737986.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A NEW PARCEL THAT IS COMPLETELY WITHIN BLOCK 5A OF THE "REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND". THE REMAINDER OF BLOCK 5A WAS NOT SURVEYED AND THE DIMENSIONS SHOWN HEREON WERE COMPUTED FROM PLAT RECORDS.

NOTES

- ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
- CURRENT ZONING DISTRICT IS RECREATION (REC.).
- CURRENT LAND USE IS RESORT COMMUNITY (0-2.5 AC).
- PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
- SEWER SERVICES ARE PROVIDED BY GEM STATE WATER, LLC.
- WATER SERVICES ARE PROVIDED BY TIC UTILITIES, LLC.
- PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
- PROJECT IS LOCATED WITHIN THE NORTHSIDE FIRE DISTRICT.
- NO WETLANDS ARE PRESENT WITHIN THE PLAT BOUNDARY.
- THE PROJECT IS COMPLETELY WITHIN FLOOD ZONE AE PER FEMA MAP PANEL 16017C0735E.
- MCKINNON RANCH ROAD IS PRIVATELY OWNED AND MAINTAINED.
- THERE IS A 40' WIDE INGRESS, EGRESS, & UTILITIES EASEMENT FOR THE BENEFIT OF LOT 1 DEDICATED HEREON.

REFERENCES

- THE PLAT OF "GOLDEN TEE ESTATES", BK. 6, PG. 108, INST. #570645
- THE PLAT OF "GOLDEN TEE ESTATES 1ST ADDITION", BK. 6, PG. 114, INST. #573718
- THE "REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND", BK. 8, PG. 77, INST. #714738
- "REPLAT OF LOTS 20 AND 21, BLOCK 2, REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION", BK. 9, PG. 81, INST. #749699.
- THE PLAT OF "JIM BROWN WAY", BK. 16, PG. 31, INST. #877538.

LEGEND

- SET 5/8"X30" REBAR WITH PLASTIC CAP, REB 12458
- FOUND 2.5" ALUMINUM CAP BY PLS 10677
- ()..... RECORD DIMENSION PER REFERENCE SHOWN

RECORDER'S
CERTIFICATE



SECTION 31, TWP 58N, RANG 1E, B.M.	SHEET TITLE: MCKINNON RANCH	DATE: 8/09/28
	SCALE: 1"=40'	DRAWN: REB
		CHECKED: REB
	James A. Sewell and Associates, LLC	PROJ. NO.: 22043-25-002
	ENGINEERS - SURVEYORS - PLANNERS	CAD. FILE NO.: 22043-25-002
SANDPOINT, ID, 83864, (208)263-4160		SHT. 4 OF 4