



# BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)  
[planning@bonnercountuid.gov](mailto:planning@bonnercountuid.gov) (email) [www.bonnercountuid.gov](http://www.bonnercountuid.gov) (web page)

## MINOR LAND DIVISION APPLICATION

### FOR OFFICE USE ONLY:

FILE #

MLD0027-22

RECEIVED:

**RECEIVED**

By Amy Scott at 10:41 am, Mar 18, 2022

### PROJECT DESCRIPTION:

Name of Minor Land Division plat: Pioneer Estates North

### APPLICANT INFORMATION:

Landowner's name: Mirror Lake, LLC

Mailing address: P.O. Box 55

City: Priest River

State: ID

Zip code: 83856

Telephone: 208-610-4425

Fax:

E-mail: jakeweimer10@gmail.com

### REPRESENTATIVE'S INFORMATION:

Representative's name: Jake Weimer

Company name: Mirror Lake, LLC

Mailing address: P.O. Box 55

City: Priest River

State: ID

Zip code: 83856

Telephone: 208-610-4425

Fax:

E-mail: jakeweimer10@gmail.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 #: 6

Township: 56N

Range: 04W

Parcel acreage: 20

Parcel # (s): RP56N04W069000A

Legal description: N2SESE Section 6 T56N R04W

Current zoning: R-5

Current use: Vacant land

What zoning districts border the project site?

North: R-5	East: R-5
South: R-5	West: R-5
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 20-acre lot with home	
South: 20-acre vacant lot	
East: 20-acre vacant lot	
West: Two 10-acre lots with homes	
Within Area of City Impact: Yes:    No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: _____	
Head north on Eastside Road from Highway 2, after about 2.9 miles turn left on Sanborn Creek Road, another 1-2 miles then right on Pioneer Lane.	
_____	
_____	
_____	

**ADDITIONAL PROJECT DESCRIPTION:**

**Existing plat recording information:**

**This application is for :**

Proposed lots: 4	Depth to Width Ratio (D:W)
Lot #1      Proposed acreage: 5	330:165 = 2:1
Lot #2      Proposed acreage: 5	330:165 = 2:1
Lot #3      Proposed acreage: 5	330:165 = 2:1
Lot #4      Proposed acreage: 5	330:165 = 2:1
Remainder    Proposed acreage:	N/A

Describe the land division proposal and resulting acreage: \_\_\_\_\_

Basic split of a relatively flat 20-acre parcel into 4 rectangular 5-acre parcels.

\_\_\_\_\_

\_\_\_\_\_

**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:**

The land is generally flat to rolling. There are some small rolling pitches with slopes of 10-20% and a few isolated areas that are steeper next to draws, but in general the parcel is comprised of mellow topography for Bonner County.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

There are no water courses on the property and it is well-drained throughout. The bottoms of some of the draws are wet in the spring and can be wet into the summer.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Springs & wells:** \_\_\_\_\_

There are no wells on the property but a property to the west has record of a 50+ gpm well drilled in 1997 indicating good water potential.

\_\_\_\_\_

\_\_\_\_\_

Existing structures (size & use): \_\_\_\_\_

NA

Land cover (timber, pastures, etc): \_\_\_\_\_

The property was selectively logged in 2019 and is covered with mixed sapling-sized white pine, grand fir, and other species.

Are wetlands present on site?  Yes  No

Source of information: walking site, NWI map

Flood Hazard Zones located on site:  X  D  A  AE

DFIRM MAP:

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: The road is graveled on a 60-foot easement      1001176 60-foot driveway easements

413981 60-foot easement on Pioneer Lane off Sanborn Creek Road

414129 60-foot easement on Pioneer Lane connecting to 413981 off Sanborn Creek Road

430254 60-foot easement on Pioneer Lane connecting to 414129

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: \_\_\_\_\_

Sanborn Creek is a good county-maintained road that provides access to Pioneer Lane

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. 1001176 60-foot driveway easements 413981, 414129, 430254 plus several existing easements on the existing road for properties further up Pioneer Lane

**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: septic drainfield

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

No homes are yet on the property. If homes are constructed standard septic tank with drainfield sewage disposal systems will be used in accordance with Panhandle Health and Bonner County rules.

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: \_\_\_\_\_

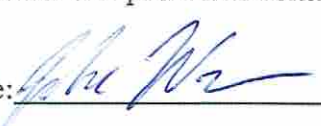
Individual well

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: \_\_\_\_\_

No wells exist on site yet.

Which power company will serve the project site? Northern Lights

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:  Jake Weimer  
President, Mirror Lake, LLC Date: 12/16/2021

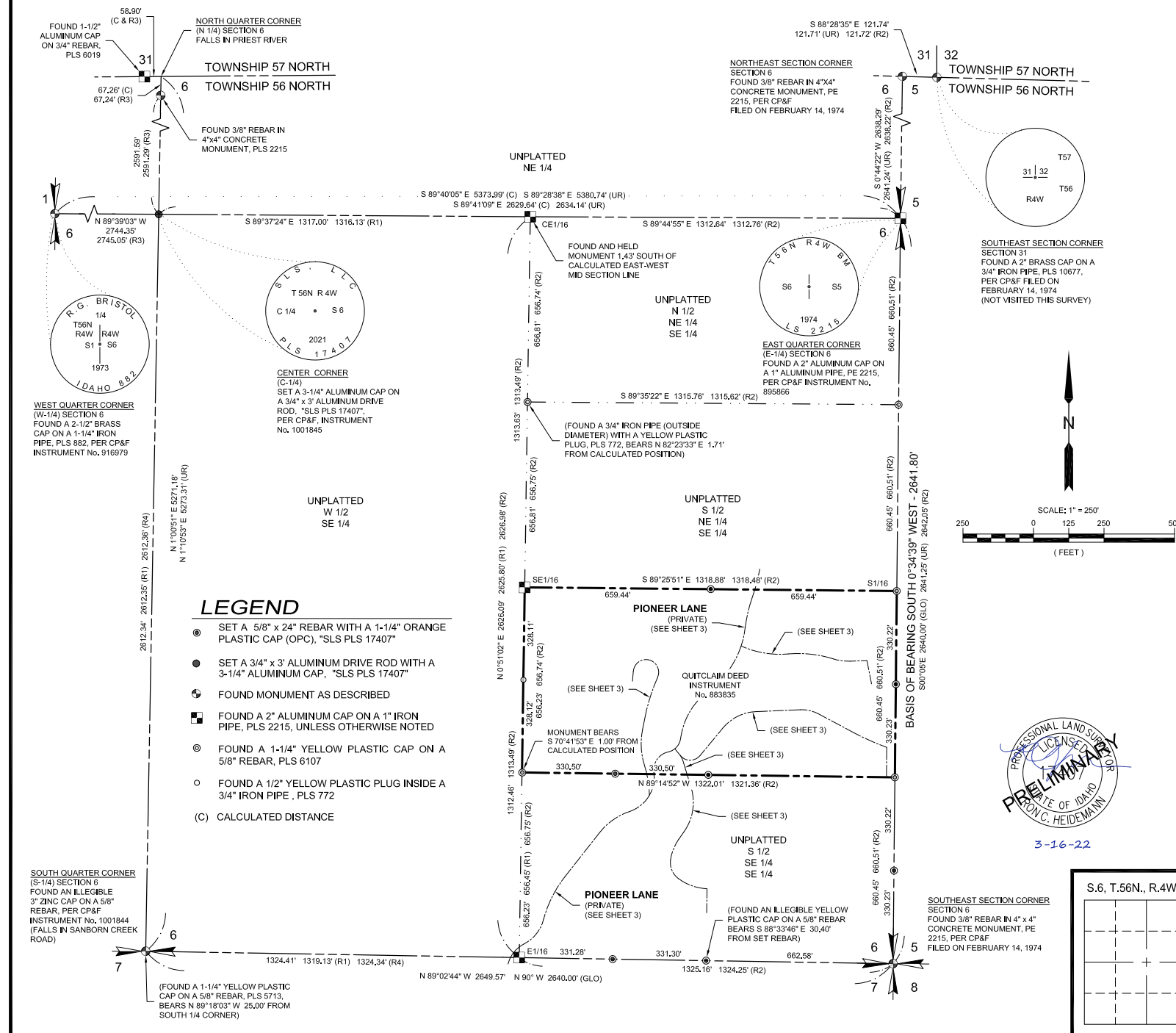
Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_



# PIONEER ESTATES NORTH

LOCATED WITHIN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

RECORDER'S  
CERTIFICATE



### BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE THE NORTH AMERICAN DATUM OF 1983 (NAD83) 2011 ADJUSTMENT (EPOCH: 2010), IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE (ISPCS-W) USING REAL TIME KINEMATIC (RTK) GPS MEASUREMENTS AS MEASURED ALONG THE EAST SECTION LINE FROM THE EAST QUARTER CORNER OF SECTION 6 TO THE SOUTHEAST SECTION CORNER (E-1/4) OF SECTION 6, SAID LINE BEARS: SOUTH 0° 34' 39" WEST.

A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.00008322 WAS USED TO CONVERT GRID COORDINATES TO GROUND COORDINATES AND APPLIED AT THE ORIGIN POINT OF (N=2393701.7 E=2348498.7)

### REFERENCES

- (PER RECORDS OF BONNER COUNTY, UNLESS OTHERWISE NOTED)
- (GLO) THE FRACTIONAL NORTH, WEST AND SOUTH EXTERIOR OF TOWNSHIP 56 NORTH, RANGE 4 WEST WAS SURVEYED BY AMOS D. ROBINSON AND JAMES E. DIKE, CONTRACT No. 144 AND COMPLETED JUNE 10, 1893.
  - THE SUBDIVISION AND MEANDERS OF FRACTIONAL TOWNSHIP 56 NORTH RANGE 4 WEST RESULTED IN THE SUBDIVISION OF SECTIONS 4-8, NORTH HALF OF 9, 17-19, WEST HALF OF 20, 25, 29, 30, 32-36 BY AMOS D. ROBINSON AND JAMES E. DIKE, CONTRACT No.144 AND COMPLETED JUNE 16, 1893.
  - (UR) UNRECORDED SURVEY BY DONALD K. ELLERSICK, PE 2215, DATED FEBRUARY 2, 1974.
  - (R1) RECORD OF SURVEY BY GALE R. DAHLMAN, PLS 7879, FILED AS INSTRUMENT No. 237604, DATED JANUARY 13, 1981.
  - (R2) RECORD OF SURVEY BY LANCE G. MILLER, PLS 6107, FILED AS INSTRUMENT No. 430254, DATED AUGUST 17, 1993.
  - (R3) RECORD OF SURVEY BY JAMES A. SEWELL, PLS 6019, FILED AS INSTRUMENT No. 745938, DATED FEBRUARY 11, 2008.
  - (R4) RECORD OF SURVEY BY LAWRENCE A. GLAHE, PLS 5713, FILED AS INSTRUMENT No. 756473, DATED AUGUST 7, 2008.

### SURVEY NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE LAND DESCRIBED IN THE QUITCLAIM DEED RECORDED UNDER INSTRUMENT NUMBER 883835, RECORDS OF BONNER COUNTY, IDAHO, AS SHOWN HEREON.

THE MONUMENTED LINES DEPICTED HEREON ARE BASED ON THE FOUND AND HELD MONUMENTS DESCRIBED AS SHOWN. UN-MONUMENTED LINES SHOWN HEREON ARE BASED ON CALCULATED POSITIONS AND ARE SHOWN FOR REFERENCE ONLY. MONUMENTATION WAS SET FOR THE NEW LOTS AS SHOWN.

THIS SURVEY WAS PERFORMED USING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT.

- ### LEGEND
- SET A 5/8" x 24" REBAR WITH A 1-1/4" ORANGE PLASTIC CAP (OPC), "SLS PLS 17407"
  - SET A 3/4" x 3" ALUMINUM DRIVE ROD WITH A 3-1/4" ALUMINUM CAP, "SLS PLS 17407"
  - ⊕ FOUND MONUMENT AS DESCRIBED
  - FOUND A 2" ALUMINUM CAP ON A 1" IRON PIPE, PLS 2215, UNLESS OTHERWISE NOTED
  - ⊙ FOUND A 1-1/4" YELLOW PLASTIC CAP ON A 5/8" REBAR, PLS 6107
  - FOUND A 1/2" YELLOW PLASTIC PLUG INSIDE A 3/4" IRON PIPE, PLS 772
  - (C) CALCULATED DISTANCE



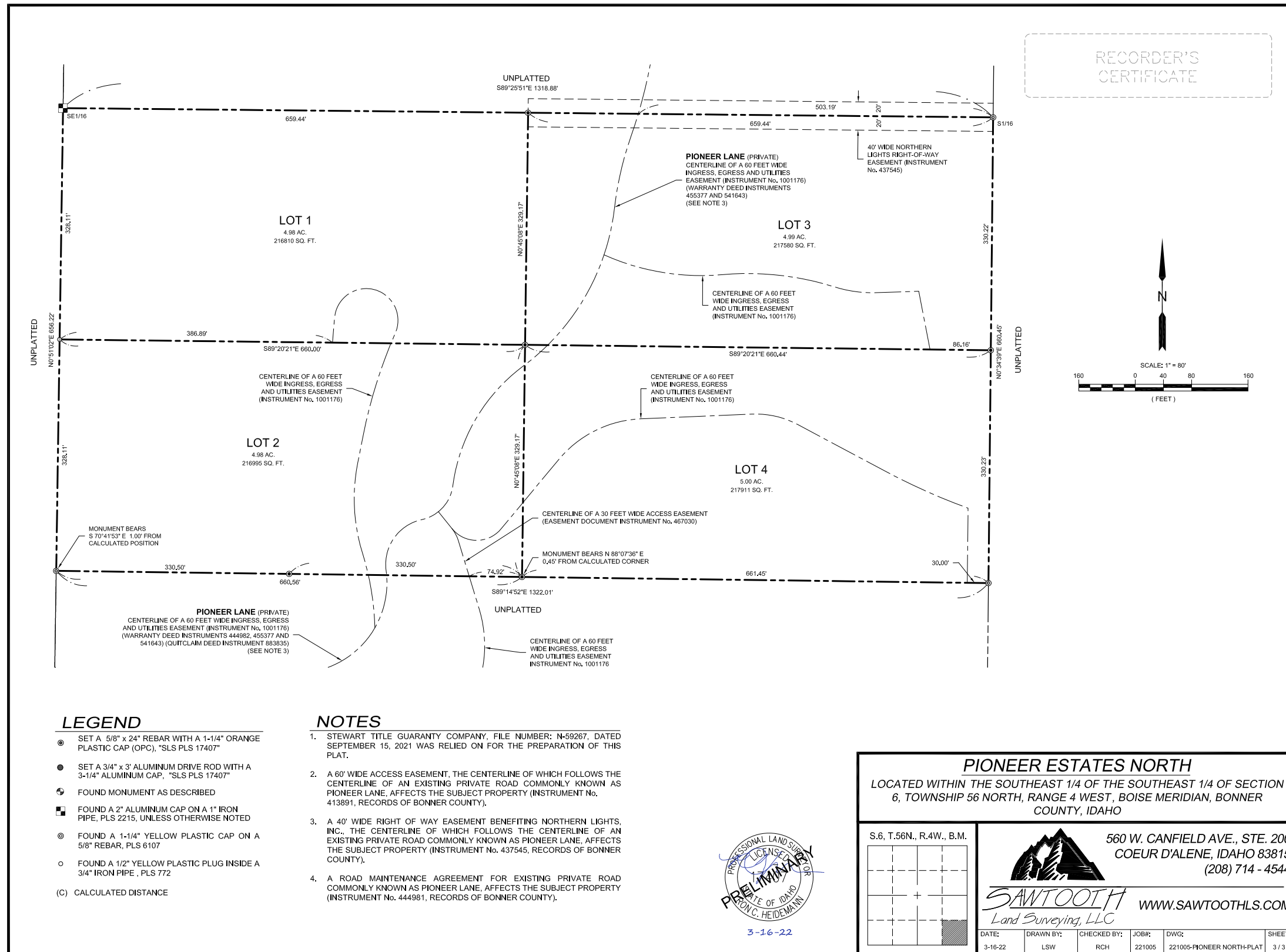
S.6, T.56N., R.4W., B.M.

DATE:	DRAWN BY:	CHECKED BY:	JOB#:	DWG:	SHEET:
3-16-22	LSW	RCH	221005	221005-PIONEER NORTH-PLAT	2 / 3

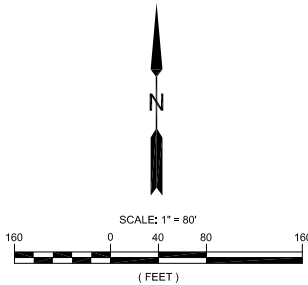
560 W. CANFIELD AVE., STE. 200  
COEUR D'ALENE, IDAHO 83815  
(208) 714 - 4544

**SAWTOOTH**  
Land Surveying, LLC

WWW.SAWTOOTHLS.COM



RECORDER'S  
CERTIFICATE



**LEGEND**

- SET A 5/8" x 24" REBAR WITH A 1-1/4" ORANGE PLASTIC CAP (OPC), "SLS PLS 17407"
- SET A 3/4" x 3' ALUMINUM DRIVE ROD WITH A 3-1/4" ALUMINUM CAP, "SLS PLS 17407"
- FOUND MONUMENT AS DESCRIBED
- FOUND A 2" ALUMINUM CAP ON A 1" IRON PIPE, PLS 2215, UNLESS OTHERWISE NOTED
- FOUND A 1-1/4" YELLOW PLASTIC CAP ON A 5/8" REBAR, PLS 6107
- FOUND A 1/2" YELLOW PLASTIC PLUG INSIDE A 3/4" IRON PIPE, PLS 772
- (C) CALCULATED DISTANCE

**NOTES**

1. STEWART TITLE GUARANTY COMPANY, FILE NUMBER: N-59267, DATED SEPTEMBER 15, 2021 WAS RELIED ON FOR THE PREPARATION OF THIS PLAT.
2. A 60' WIDE ACCESS EASEMENT, THE CENTERLINE OF WHICH FOLLOWS THE CENTERLINE OF AN EXISTING PRIVATE ROAD COMMONLY KNOWN AS PIONEER LANE, AFFECTS THE SUBJECT PROPERTY (INSTRUMENT No. 413891, RECORDS OF BONNER COUNTY).
3. A 40' WIDE RIGHT OF WAY EASEMENT BENEFITING NORTHERN LIGHTS, INC., THE CENTERLINE OF WHICH FOLLOWS THE CENTERLINE OF AN EXISTING PRIVATE ROAD COMMONLY KNOWN AS PIONEER LANE, AFFECTS THE SUBJECT PROPERTY (INSTRUMENT No. 437545, RECORDS OF BONNER COUNTY).
4. A ROAD MAINTENANCE AGREEMENT FOR EXISTING PRIVATE ROAD COMMONLY KNOWN AS PIONEER LANE, AFFECTS THE SUBJECT PROPERTY (INSTRUMENT No. 444981, RECORDS OF BONNER COUNTY).



**PIONEER ESTATES NORTH**  
LOCATED WITHIN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

S.6, T.56N., R.4W., B.M.

560 W. CANFIELD AVE., STE. 200  
COEUR D'ALENE, IDAHO 83815  
(208) 714 - 4544

**SAWTOOTH**  
Land Surveying, LLC  
WWW.SAWTOOTHLS.COM

DATE: 3-16-22	DRAWN BY: LSW	CHECKED BY: RCH	JOB#: 221005	DWG: 221005-PIONEER NORTH-PLAT	SHEET: 3 / 3
------------------	------------------	--------------------	-----------------	-----------------------------------	-----------------