



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 # MLD00045-22	RECEIVED: RECEIVED MAY 10 2022 BONNER COUNTY PLANNING DEPARTMENT
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: LIGHTNING CREEK ESTATES

APPLICANT INFORMATION:

Landowner's name: Alexis Meredith Kelley and Steven Devon Kelley		
Mailing address: 9925 E Snowy Ln		
City: Athol	State: ID	Zip code: 83801
Telephone: 208-217-7243	Fax:	
E-mail: amkelley1217@outlook.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: John Stearns, PLS		
Company name: Stearns Surveying, LLC		
Mailing address: 1869 E Seltice Way #353		
City: Post Falls	State: ID	Zip code: 83854
Telephone: 208-696-2017	Fax:	
E-mail: John@StearnsSurveying.com		

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: n/a		
Company name:		
Mailing address:		
City:	State:	Zip code:
Telephone:	Fax:	
E-mail:		

PARCEL INFORMATION:

Section #: 26	Township: 56N	Range: 02E	Parcel acreage: 56.07
Parcel # (s): RP56N02E260600A (Parent Parcel prior to Deed Split)			Instrument No.
Legal description: W/2 NE/4 Section 26, NW 1/4 of County Road			
Current zoning: R-10		Current use: vacant rural, forest	
What zoning districts border the project site? R-5, R-10, A/F-20			

North:R-5	East:R-10, A/F-20
South:A/F-20	West:R-10
Comprehensive plan designation:n/a	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:5.01-5.36 ac rural residential (houses, outbuildings)	
South:125 ac ag/ forestry (forested parcel)	
East:20 ac parcels ag/ forestry and rural residential (houses, outbuildings, forested parcels)	
West:10-20 ac rural residential (houses, outbuildings, forested parcels)	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site:SE side of creek access: Hwy 200 E to Clark Fork, Left/ NE on N Main St, curve right/ E onto Mosquito Creek Rd, Left/ N on Lightning Creek Rd, ±1.5 miles to property. NW side of creek access: Hwy 200 E, left/ NE on E Spring Creek Rd, Right/ E on Mountain View Rd, Right/ S onto easement before driveway of 582 Mountain View Rd, ±665' to property.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:

This application is for :proposed MLD Lightning Creek Estates

Proposed lots:3		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage:29.16	0.2:1 (If wrongly using W:D, ratio = 3.8:1 and still passes.)
Lot #2	Proposed acreage:14.31	1.44:1
Lot #3	Proposed acreage:12.60	3.27:1 (more than 300' in width)
Lot #4	Proposed acreage:n/a	n/a
Remainder	Proposed acreage:n/a	N/A

Describe the land division proposal and resulting acreage: Lots 1, 2 and 3 (completely within the R-10 zone) will be used as rural residential Lots.

All Lots have at least 3.5 ac above top of Creek bank, out of Regulatory Floodway, and without Wetlands.

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:

Lot 1: Lightning Creek floodway and wetlands (flat) give way to steep slope up (toward SE property line/ ROW), including

miscellaneous pads and trails. ±30% slope from ROW to Creek bed.

Lot 2 and 3 are generally flat to rolling with ±4 ac above the top of the Lightning Creek bank (bench) and the remainder in creek bed terrain.

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

Lightning Creek runs through it. Related floodways and wetlands are shown on MLD.

Springs & wells: None identified or found.

Existing structures (size & use): none

Land cover (timber, pastures, etc): Except for the Creek bed areas, entirety of the rest of all three Lots are timbered.

Are wetlands present on site? Yes No Source of information: National Wetlands Inventory

Flood Hazard Zones located on site: X D A AE DFIRM MAP: 16017C1016E

Other pertinent information (attach additional pages if needed): Lot layout leaves adequate acreage for residences.
See MLD for approximate locations of wetlands and flood zones.
300' setback line (for septic systems and drainfields, distance from top of Creek bank) is shown on MLD and
The County created a non-contiguous Parcel when Lightning Creek Rd was changed from Easement to public Right-of-Way. Deed Split has been
completed to separate Parcels SE'ly of Road ROW from MLD (overall) land NW'ly of Road ROW.

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: Existing easement, Instrument Number 1003627, has a width of 12.00',
flat road grade, and travelway that is to be constructed. Easement does not have a name.

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: Lightning Creek Road, paved, ±20' wide travelway, described as Easement Number 248879, but
has since been converted to public Right-of-Way.

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.
Instrument Number 248879.

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: by owner, with Health District approval

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: 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 Community System - List type & proposed ownership: _____

Individual well

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

Which power company will serve the project site? Avista

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~~ ^{Representative's} signature: John Stearns Date: 05 09 22

Landowner's signature: _____ Date: _____

LIGHTNING CREEK ESTATES

A MINOR LAND DIVISION IN SECTION 26,
TOWNSHIP 56 NORTH, RANGE 02 EAST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



RECORDER'S CERTIFICATE

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2022, AT _____, M.,
AT THE REQUEST OF STEARNS SURVEYING, LLC.
INSTRUMENT NUMBER _____ FEE: _____

BONNER COUNTY RECORDER

LEGEND

- FOUND SURVEY MONUMENT (AS NOTED)
- CALCULATION POINT (NOTHING FOUND OR SET)
- ⊙ SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED "STEARNS PLS 8798"
- ⊙ TRUE POINT OF BEGINNING ALUMINUM CAP MARKED "TPOB LCE PLS 8798 2022"
- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED "STEARNS PLS 8798" ON EASEMENT

SURVEY REFERENCES

- R-1 RECORD OF SURVEY LIGHTNING CREEK DIV. 1, INSTRUMENT NUMBER 135778, RLS 725, SADLER, 1971
- R-2 RECORD OF SURVEY, INSTRUMENT NUMBER 551417, RPLS 974, KIEBERT, 1999
- R-3 RECORD OF SURVEY, INSTRUMENT NUMBER 607318, RPLS 5361, LAMBURTH, 2002
- R-4 RECORD OF SURVEY, INSTRUMENT NUMBER 696443, RPLS 5361, LAMBURTH, 2006
- R-5 RECORD OF SURVEY, INSTRUMENT NUMBER 703244, RPLS 5361, LAMBURTH, 2006
- R-6 RECORD OF SURVEY, INSTRUMENT NUMBER 714106, RPLS 5361, LAMBURTH, 2006
- R-7 RECORD OF SURVEY, INSTRUMENT NUMBER 753629, RPLS 5361, LAMBURTH, 2008
- R-8 RECORD OF SURVEY, INSTRUMENT NUMBER 756666, RPLS 5361, LAMBURTH, 2008
- R-9 RECORD OF SURVEY, INSTRUMENT NUMBER 851496, RPLS 5361, LAMBURTH, 2013
- R-10 RECORD OF SURVEY, INSTRUMENT NUMBER 853411, RPLS 5361, LAMBURTH, 2013
- R-11 RECORD OF SURVEY, INSTRUMENT NUMBER 946934, PLS 14879, GLAHE, 2019

NOTES

- 1) ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
- 2) EASEMENT INSTRUMENT NUMBER 1003627.
- 3) <NOT USED>
- 4) EASEMENT INSTRUMENT NUMBER 248879. ROAD HAS SINCE BECOME PUBLIC RIGHT-OF-WAY.
- 5) APPROXIMATE WETLANDS OUTLINE SHOWN PER NATIONAL WETLANDS INVENTORY. WETLANDS CODES, AS SHOWN ON SHEET 3.
- 6) APPROXIMATE FLOODWAY LIMITS SHOWN PER NATIONAL FLOOD HAZARD LAYER (NFHL) VIEWER AND FIRMETTE. ZONES, AS SHOWN ON SHEET 3.
- 7) 20.00' WIDE EASEMENT (EXCEPT WIDER, AS SHOWN BY CURVE DATA) HEREIN DEDICATED FOR THE BENEFITS OF LOTS 1, 2, AND 3 FOR INGRESS, EGRESS, UTILITIES, AND RECREATIONAL USES, ADJACENT TO LOT LINES, AS SHOWN.

BASIS OF BEARINGS

BASIS OF BEARINGS IS N 00°11'59" E, PER R-3, R-5, R-6, AND R-8.

John Stearns
JOHN STEARNS, PLS
05.10.22
DATE
PRELIMINARY



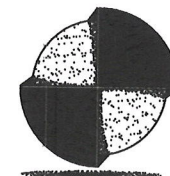
S-T-R
26-56N-02E

CLIENT
KELLEY

DATE
MAY, 2022

PROJECT
2021.075

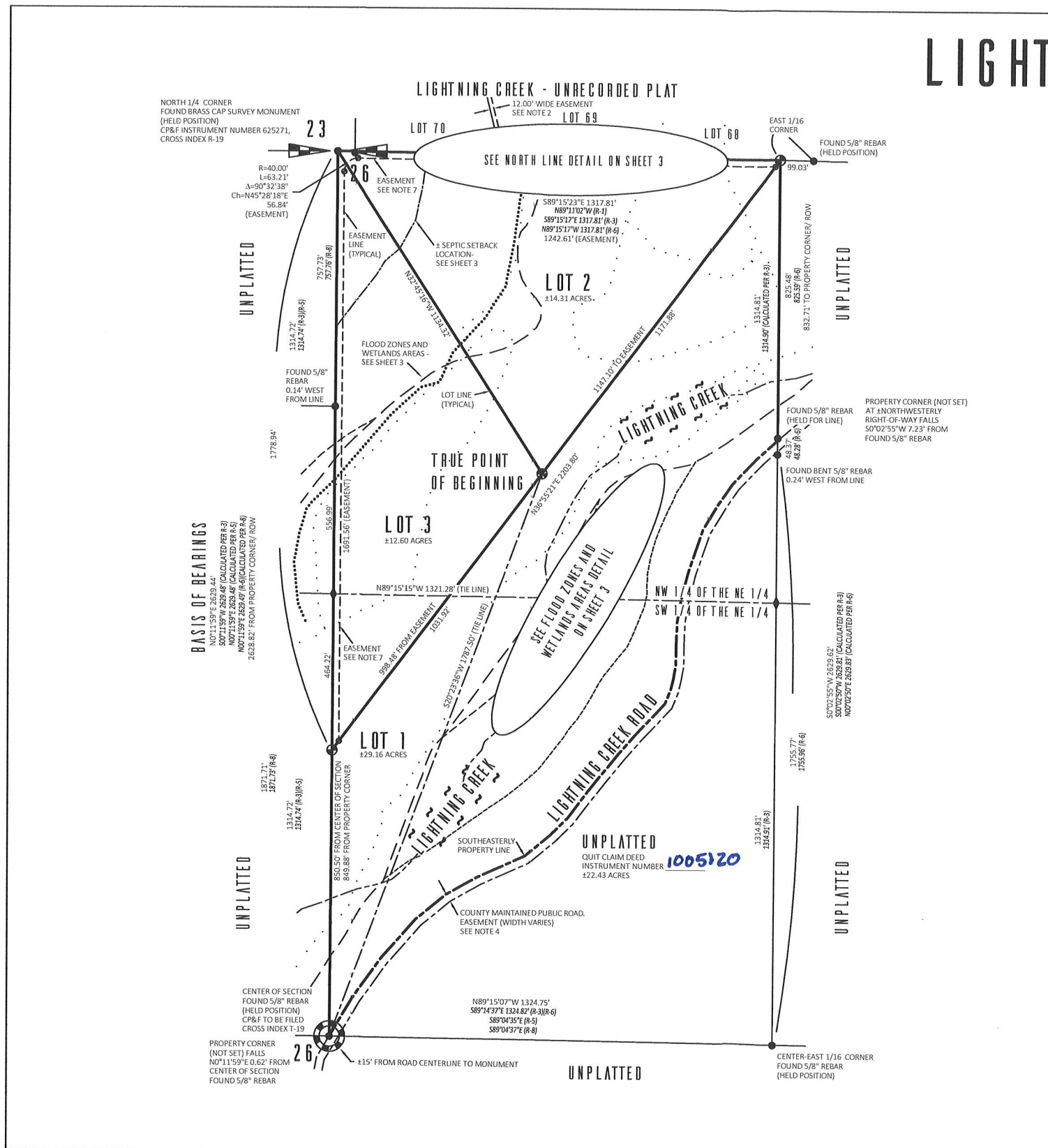
PHONE
208.696.2017



STEARNS
SURVEYING

WWW.STEARNSSURVEYING.COM

SHEET 1 OF 3



LIGHTNING CREEK ESTATES

A MINOR LAND DIVISION IN SECTION 26,
TOWNSHIP 56 NORTH, RANGE 02 EAST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

RECORDER'S CERTIFICATE

RECORDER'S CERTIFICATE

FILED THIS ____ DAY OF _____, 2022, AT _____ M.,
IN BOOK ____ OF PLATS AT PAGE _____, AT THE REQUEST OF STEARNS SURVEYING, LLC.
INSTRUMENT NUMBER _____ FEE: _____
BONNER COUNTY RECORDER

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT, STEVEN DEVON KELLEY AND ALEXIS MEREDITH KELLEY, HUSBAND AND WIFE, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED HEREON, AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS, AND BLOCK(S) TO BE KNOWN AS "LIGHTNING CREEK ESTATES", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 56 NORTH, RANGE 02 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED IN QUIT CLAIM DEED, INSTRUMENT NUMBER 100521, AS FOLLOWS:

"THAT PORTION OF THE WEST HALF OF SAID NORTHEAST QUARTER NORTHWESTERLY OF THE LIGHTNING CREEK COUNTY ROAD NORTHWESTERLY RIGHT OF WAY."

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SET MONUMENT, BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION BEARS N32°45'16"W, 1134.32 FEET, AND FROM WHICH THE CENTER OF SAID SECTION CORNER BEARS S20°23'36"W, 1787.50 FEET;

THENCE N32°45'16"W, 1134.32 FEET TO A FOUND SURVEY MONUMENT BEING THE NORTH QUARTER CORNER OF SAID SECTION AND BEING THE NORTHWEST CORNER OF PROPERTY;
THENCE ALONG THE NORTH LINE OF SAID SECTION, S89°15'23"E, 1317.81 FEET TO A SET SURVEY MONUMENT BEING THE EAST 1/16 CORNER ON THE NORTH LINE OF SAID SECTION AND BEING THE NORTHEAST CORNER OF PROPERTY,
FROM WHICH THE CENTER-EAST 1/16 CORNER OF SAID SECTION BEARS S0°02'55"W, 2629.62 FEET;
THENCE LEAVING SAID NORTH LINE, ALONG THE NORTH-SOUTH EAST 1/16 LINE, S0°02'55"W, 832.71 FEET THROUGH A FOUND SURVEY MONUMENT TO THE NORTHWESTERLY RIGHT-OF-WAY OF LIGHTNING CREEK COUNTY ROAD, AND BEING THE SOUTHEAST CORNER OF PROPERTY;
THENCE LEAVING SAID EAST 1/16 LINE, SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY APPROXIMATELY 2313 FEET TO A POINT ON THE NORTH-SOUTH CENTER OF SECTION LINE BEING THE SOUTHWEST CORNER OF PROPERTY,
FROM WHICH A FOUND SURVEY MONUMENT BEING THE CENTER CORNER OF SAID SECTION BEARS S0°11'59"W, 0.62 FEET FROM WHICH SAID CENTER-EAST 1/16 CORNER BEARS S89°15'07"E ALONG THE EAST-WEST CENTER OF SECTION LINE, 1324.75 FEET;
THENCE LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY, ALONG SAID NORTH-SOUTH CENTER OF SECTION LINE, N0°11'59"E, 2628.82 FEET TO SAID NORTH QUARTER CORNER;
THENCE LEAVING SAID NORTH-SOUTH CENTER OF SECTION LINE, S32°45'16"E, 1134.32 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

COMPRISING 56.07 ACRES, MORE OR LESS, SUBJECT TO ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD OR APPEARING ON SAID TRACT.

SEWER TO BE BY INDIVIDUAL SEPTIC AND DRAIN FIELD SYSTEMS.

WATER SERVICE TO BE BY INDIVIDUAL WELLS.

SIGNATURE: STEVEN DEVON KELLEY DATE: _____

SIGNATURE: ALEXIS MEREDITH KELLEY DATE: _____

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 2022, BY

NOTARY PUBLIC FOR THE STATE OF _____
RESIDING AT _____
MY COMMISSION EXPIRES: _____

SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED USING A 3 SECOND TOTAL STATION AND/ OR RTK GPS EQUIPMENT FOR THE CLIENT(S) FOR THE PURPOSE(S) OF: SUBDIVIDING PARCEL ACCORDING TO BONNER COUNTY REQUIREMENTS FOR MINOR LAND DIVISIONS. A COMBINATION OF FOUND SURVEY MONUMENTS, DEEDS, TITLE COMPANY RESEARCH REPORT, RECORDS OF SURVEYS AND PLATS, AND OTHER BONNER COUNTY RECORDS WERE UTILIZED TO RESOLVE BOUNDARY ANALYSIS.

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS ____ DAY OF _____, 2022.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED.

DATED THIS ____ DAY OF _____, 2022.

BONNER COUNTY PLANNING DIRECTOR, ET AL.

COUNTY TREASURER'S AFFIDAVIT

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

DATED THIS ____ DAY OF _____, 2022.

BONNER COUNTY TREASURER

SANITARY RESTRICTION

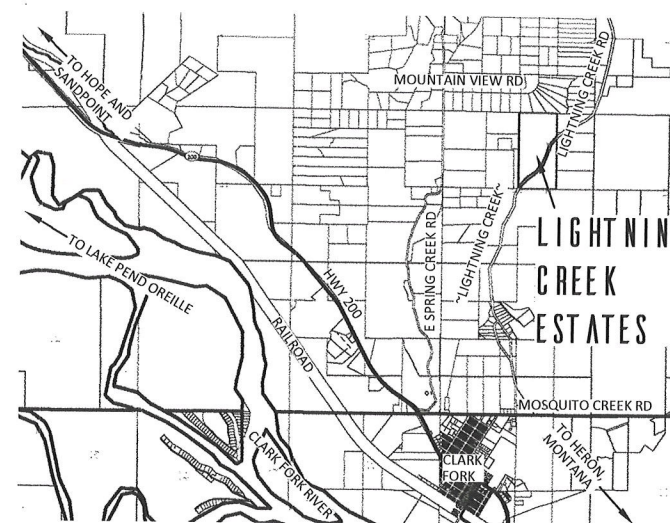
SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT 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 ____ DAY OF _____, 2022.

BONNER COUNTY SURVEYOR



VICINITY MAP

NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, JOHN M. STEARNS, PLS 8798, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; AND THAT ALL MONUMENTS HAVE BEEN SET AS DEPICTED ON THIS PLAT, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AS PERTAINING TO PLATS AND SURVEYS.

John Stearns
JOHN STEARNS, PLS
05 10 22
DATE
PRELIMINARY
PROFESSIONAL LAND SURVEYOR
REGISTERED
8798
STATE OF IDAHO
JOHN STEARNS

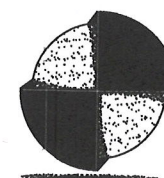
S-T-R
26-56N-02E

CLIENT
KELLEY

DATE
MAY, 2022

PROJECT
2021.075

PHONE
208.696.2017



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SURVEYING

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SHEET 2 OF 3

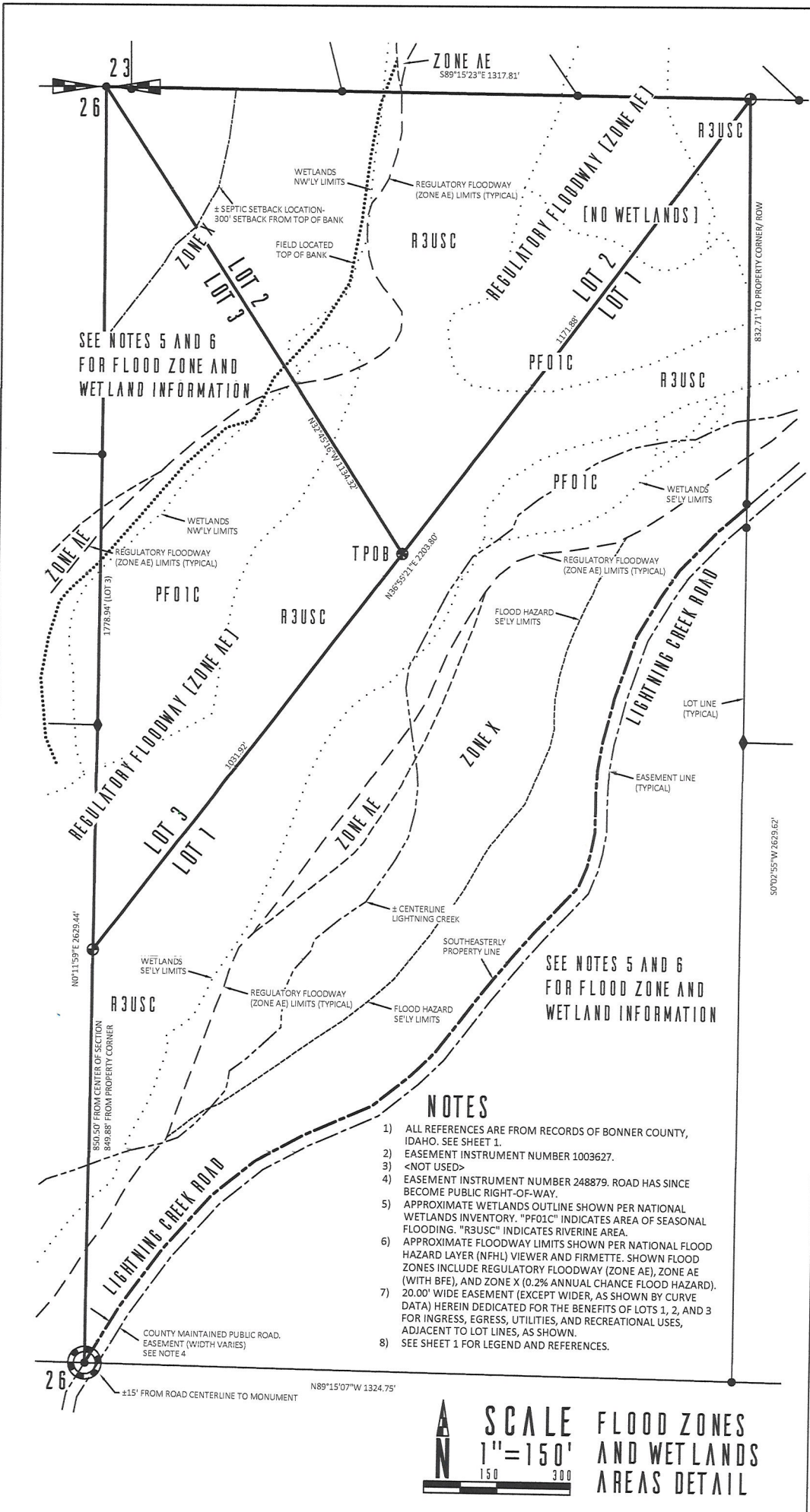
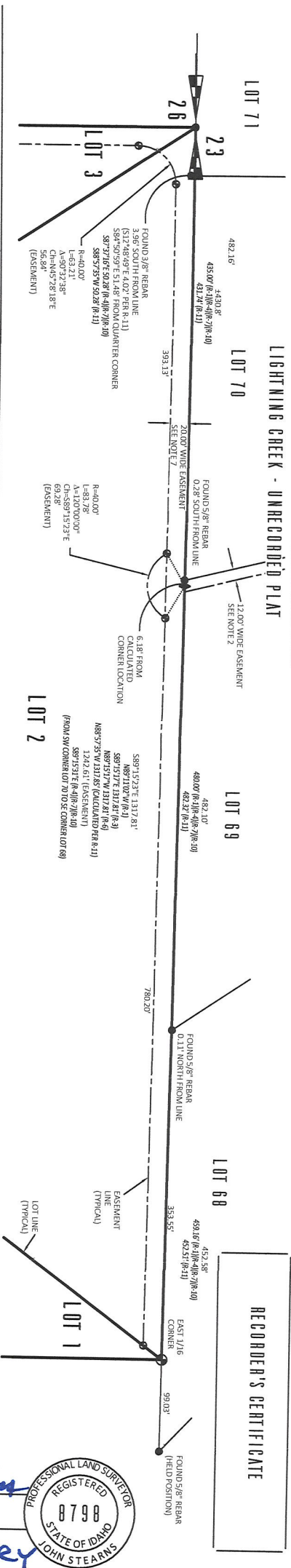
100521

A MINOR LAND DIVISION IN SECTION 26,
TOWNSHIP 56 NORTH, RANGE 02 EAST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

SCALE NORTH
1" = 75'
75
150
DETAIL

LIGHTNING CREEK ESTATES

RECORDER'S CERTIFICATE

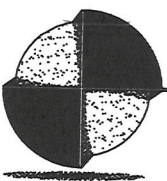


NOTES

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- 2) EASEMENT INSTRUMENT NUMBER 1003627.
- 3) <NOT USED>
- 4) EASEMENT INSTRUMENT NUMBER 248879. ROAD HAS SINCE BECOME PUBLIC RIGHT-OF-WAY.
- 5) APPROXIMATE WETLANDS OUTLINE SHOWN PER NATIONAL WETLANDS INVENTORY. "PF01C" INDICATES AREA OF SEASONAL FLOODING. "R3USC" INDICATES RIVERINE AREA.
- 6) APPROXIMATE FLOODWAY LIMITS SHOWN PER NATIONAL FLOOD HAZARD LAYER (NFHL) VIEWER AND FIRMETTE. SHOWN FLOOD ZONES INCLUDE REGULATORY FLOODWAY (ZONE AE), ZONE AE (WITH BFE), AND ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD). 20.00' WIDE EASEMENT (EXCEPT WIDER, AS SHOWN BY CURVE DATA) HEREIN DEDICATED FOR THE BENEFITS OF LOTS 1, 2, AND 3 FOR INGRESS, EGRESS, UTILITIES, AND RECREATIONAL USES, ADJACENT TO LOT LINES, AS SHOWN.
- 7) SEE SHEET 1 FOR LEGEND AND REFERENCES.

SCALE
1" = 150'
150 300

FLOOD ZONES
AND WETLANDS
AREAS DETAIL



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WWW.STEARNSSURVEYING.COM

John Stearns
JOHN STEARNS, PLS
05.10.22
DATE
PRELIMINARY



S-T-B
26-56N-02E
CLIENT
KELLEY
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SHEET 3 OF 3