

# BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)  
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## MINOR LAND DIVISION APPLICATION

### FOR OFFICE USE ONLY:

FILE #  MLD0107-22	RECEIVED:  9/2/2022 Entered 11/17/2022
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### PROJECT DESCRIPTION:

Name of Minor Land Division plat: Moore Acres
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### APPLICANT INFORMATION:

Landowner's name: Paul and Rachel Moore		
Mailing address: 12984 E Hellroaring Rd		
City: Athol	State: Idaho	Zip code: 83801
Telephone: 208 597-0734	Fax:	
E-mail: rachelselfsmoore@gmail.com		

### REPRESENTATIVE'S INFORMATION:

Representative's name: Jesse Bailey		
Company name: James A Sewell and Associates		
Mailing address: 600-4th Street West		
City: Newport	State: WA	Zip code: 99156
Telephone: (208) 437-2641	Fax:	
E-mail: jbailey@jasewell.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 #: 24	Township: 55	Range: 6WBM	Parcel acreage: 10
Parcel # (s): RP55N06W241950A			
Legal description: The North Half of the North Half of the Southeast Quarter of the Northeast Quarter of Section 24, Township 55 North, Range 6, West, Boise Meridian, Bonner County, Idaho, lying West of the Spirit Lake FAS 156 E(1) Highway Survey			
Current zoning: Rural 5		Current use: Residential	
What zoning districts border the project site?			

North:Rural 5	East:AF20
South:Rural 5	West:Rural5
Comprehensive plan designation:Rural Residential	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:5 Acres with residential housing	
South:10 Acres vacant land	
East:20 Acres vacant land	
West:10 Acres vacant land	
Within Area of City Impact: Yes:    No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: Hwy 41 to Mansours ( approx. 6 miles south of Newport )	

**ADDITIONAL PROJECT DESCRIPTION:**

<b>Existing plat recording information:</b>		
<b>This application is for :</b>		
Proposed lots:		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage:4.82	634.29 : 331.07
Lot #2	Proposed acreage:5.00	660.00 : 330.10
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>Split the current 10 acres into 2 lots, resulting</u> in one lot of 4.82 acres and one lot of 5 acres.		

**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:	
Level	
Water courses (lakes, streams, rivers & other bodies of water):	
No Water	
Springs & wells:	
Well (tag # D0010462) at 172', GPM of 25 No springs	

Existing structures (size & use): 1974 14 X 70 Mobile Home with Pole Building Roof and Well House, both on Proposed Lot 2

Land cover (timber, pastures, etc): Timber (small) covering approximately 60% of current acreage

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

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

Other pertinent information (attach additional pages if needed):

There is a discrepancy between what the surveyor is saying and Bonner County Planning who says the existing parcel is 10 acres.  
We are awaiting a final answer on this but we wanted to get this application submitted asap in the hope that we can expedite the process. .  
Thank you for taking this into consideration

**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: Private Road: Mansours Lane-Gravel, very well maintained

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:

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.  
60' easement to Rural 5 property to the south (instrument # 210333) 10' easement (#5026)

Water will be supplied by:

Existing public or community system - List name of provider: \_\_\_\_\_

Proposed Community System - List type & proposed ownership: \_\_\_\_\_  
Shared well with Lot 2 owned by Rachel and Paul Moore

Individual well: \_\_\_\_\_

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: Existing 25 GPM well on Lot 2 to have water run to Lot 1 and a shared well agreement put in effect in the future.

Distance (in miles) to the nearest:

Public/Community Sewer System: 6 miles

Solid Waste Collection Facility: 5.7 miles

Public/Community Water System: 6 miles

Fire Station: 11.3 miles

Elementary School: 5.5 miles

Secondary Schools: 11.4 miles

County Road: 0.3 miles

County Road Name: Hwy 41

Which fire district will serve the project site? West Pend Oreille Fire Department

Which power company will serve the project site? Avista

**How is the use/plan in accordance with the general and specific objectives of the Comprehensive Plan? (Copy of goals and objectives attached)**

Property Rights: \_\_\_\_\_

Population: \_\_\_\_\_

School facilities & Transportation: \_\_\_\_\_

Economic Development: \_\_\_\_\_

Land Use: \_\_\_\_\_

Natural Resources: \_\_\_\_\_

Hazardous Areas: \_\_\_\_\_

Public Services: \_\_\_\_\_

Transportation: \_\_\_\_\_

**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

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: on proposed lot 2 where existing mobile is located (1000 gallon)  
\_\_\_\_\_  
\_\_\_\_\_

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: 25 GPM well providing water to proposed lot 2  
\_\_\_\_\_  
\_\_\_\_\_

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.

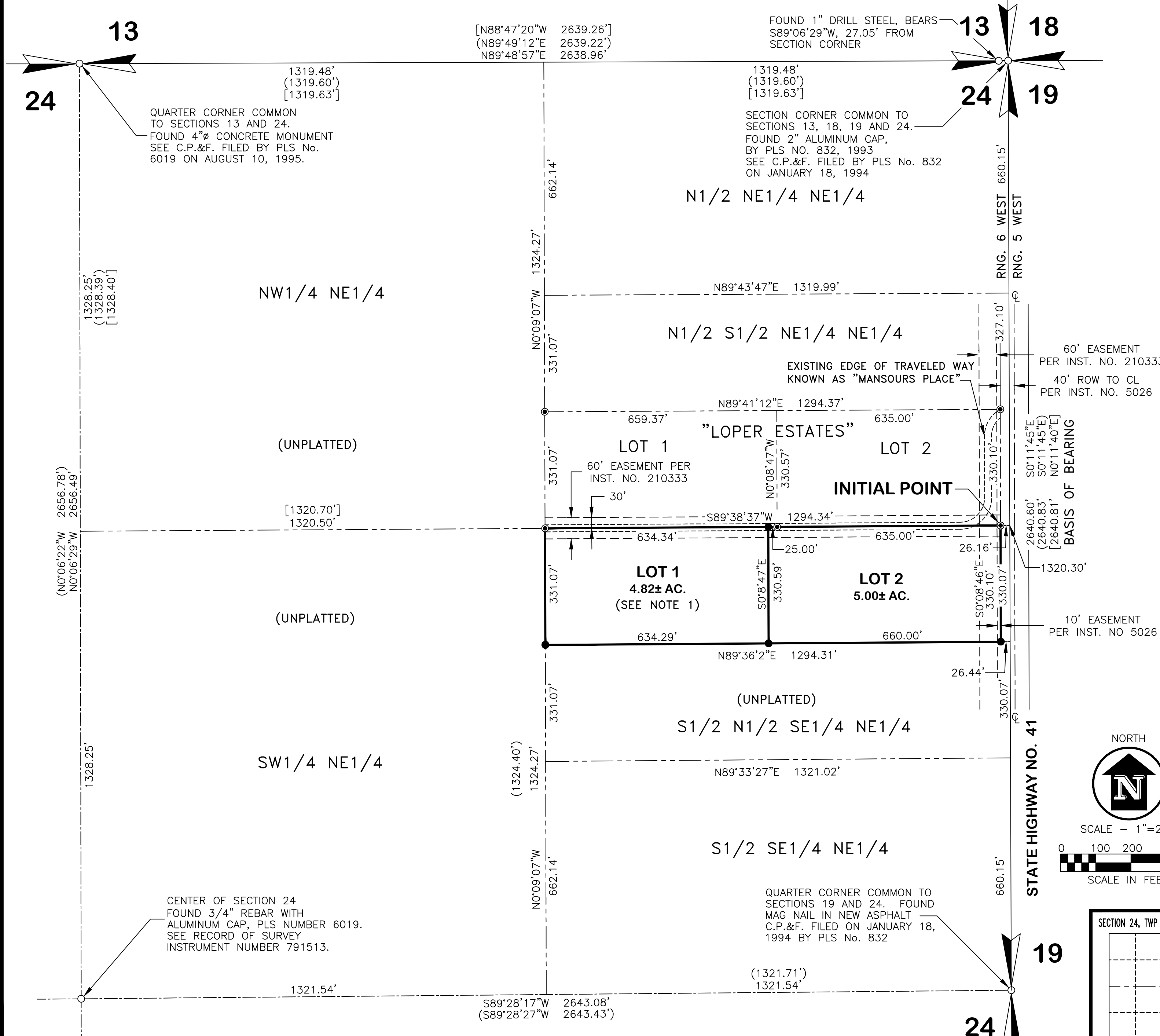
Landowner's signature: Rachel Moore Date: 8/25/22

Landowner's signature: Paul [Signature] Date: 8.25.22



# "MOORE ACRES"

## SECTION 24, TOWNSHIP 55 NORTH, RANGE 6 WEST, B.M., BONNER COUNTY, IDAHO



### LEGEND

- ..... SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS No. 20538.
- ..... FOUND CORNER AS NOTED.
- ⊙..... FOUND 5/8" X 24" REBAR WITH PLASTIC CAP, PLS No. 15516 PER "LOPER ACRES", RECORDED AT INST. NO. 980968 ON JULY 16, 2020. RECORDS OF BONNER COUNTY, IDAHO.
- ( )..... INFORMATION AS SHOWN ON RECORD OF SURVEY INSTRUMENT NUMBER 791513 BY PLS No. 6019, RECORDED APRIL 28th, 2010.
- [ ]..... INFORMATION AS SHOWN ON RECORD OF SURVEY INSTRUMENT NUMBER 898180 BY PLS No. 14879, RECORDED NOVEMBER 18th, 2016.

### BASIS OF BEARING

RECORD OF SURVEY INSTRUMENT NUMBER 791513 AS RECORDED BY PLS No. 6019 ON APRIL 28th, 2010.

### SURVEYOR'S NOTE

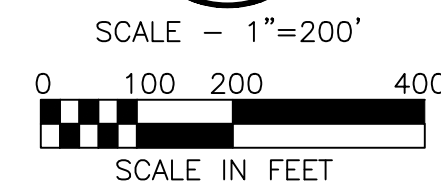
THIS SURVEY WAS PERFORMED UTILIZING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. MULTIPLE CHECKS WERE UTILIZED DURING THE COURSE OF THIS SURVEY AND PROCEDURES MEET THE REQUIREMENTS OF THE STATE OF IDAHO.

### NOTES

1. SUBJECT TO VARIANCE ADMINISTRATION EXCEPTION

### SURVEY REFERENCES

1. RECORD OF SURVEY INSTRUMENT NO. 642649, PLS NO. 6019 RECORDED JUNE 22nd, 2004.
2. RECORD OF SURVEY INSTRUMENT NO. 791513, PLS NO. 6019 RECORDED APRIL 28th, 2010.
3. RECORD OF SURVEY INSTRUMENT NO. 785155, PLS NO. 15516 RECORDED JUNE 18th, 2015.
4. RECORD OF SURVEY INSTRUMENT NO. 898180, PLS NO. 14879 RECORDED NOVEMBER 18th, 2016.
5. PLAT OF "LOPER ESTATES", INSTRUMENT NO. 960968, PLS NO. 15516, RECORDED JULY 16th, 2020.
6. PLAT OF "MCDONALD CREEK", INSTRUMENT NO. 983064, PLS NO. 16268, RECORDED ON MAY 18th, 2021.
7. PLAT OF "LARSON ADDITION", INSTRUMENT NO. 984212, PLS NO. 14220, RECORDED ON JUNE 1st, 2021.
8. PLAT OF "BROOKS ACRES", INSTRUMENT NO. 998206, PLS NO. 12110, RECORDED ON DECEMBER 28th, 2021.
9. PLAT OF "BROOKS GROTHJOHN ACRES", INSTRUMENT NO. 1004796, PLS NO. 12110, RECORDED ON MAY 3rd, 2022.
10. C.P. & F. CROSS INDEX N-21, PLS NO. 6019, DATED 8-10-95
11. C.P. & F. CROSS INDEX N-23, PLS NO. 6019, DATED 8-10-95
12. C.P. & F. CROSS INDEX N-25, PLS NO. 832, DATED 1-28-92
13. C.P. & F. CROSS INDEX P-25, PLS NO. 832, DATED 1-18-94



SECTION 24, TWP 55N, RNG 6W, B.M.	SHEET TITLE:	DATE:
	<b>"MOORE ACRES"</b>	8-11-22
		SCALE:
	James A. Sewell and Associates, LLC CONSULTING ENGINEERS NEWPORT, WASHINGTON, 99156, (509)447-3626	1"=200'
CHECKED: EAP DRAWN: JMB		DRAWN:
PROJ. NO.: 13472-22-001 CAD FILE NO.: MOORE-PLAT-2022		DATE:
SHT. 2 OF 2		

# "MOORE ACRES"

## SECTION 24, TOWNSHIP 55 NORTH, RANGE 6 WEST, B.M., BONNER COUNTY, IDAHO

### COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "MOORE ACRES", 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

### COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT TAXES ON THIS PLAT HAVE BEEN FULLY PAID TO AND INCLUDING THE YEAR \_\_\_\_\_. DATED THIS \_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
BONNER COUNTY TREASURER

### PANHANDLE HEALTH DISTRICT 1

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'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
BONNER COUNTY PLANNING DIRECTOR

### COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF BONNER COUNTY, IDAHO, THIS \_\_\_ DAY OF \_\_\_\_\_ 2022.

\_\_\_\_\_  
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

### OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT PAUL AND RACHEL MOORE, HUSBAND AND WIFE; ARE THE RECORD OWNERS OF THE REAL PROPERTIES DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAID PROPERTY TO BE SPLIT INTO LOTS, THE SAME TO BE KNOWN AS "MOORE ACRES", LOCATED IN A PORTION OF SECTION 24, TOWNSHIP 55 NORTH, RANGE 6 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24. LYING WEST OF THE SPIRIT LAKE FAS 156 E(1) HIGHWAY SURVEY.

WATER WILL BE PROVIDED BY INDIVIDUAL WELLS

SEWER WILL BE PROVIDED BY INDIVIDUAL SEPTIC TANKS AND LEACH FIELDS

\_\_\_\_\_  
PAUL MOORE

\_\_\_\_\_  
RACHEL MOORE

### ACKNOWLEDGMENT

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON THIS \_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2022, BEFORE ME PERSONALLY APPEARED PAUL AND RACHEL MOORE, HUSBAND AND WIFE, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_

RESIDING AT: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

### SUBJECT TO THE FOLLOWING

PER ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE CO. FILE NO. 1050367-C, DATED 5-13-22.

- INSTRUMENT NUMBER 5026. FOR HIGHWAY RIGHT OF WAY AND ADJACENT IRRIGATION & DRAINAGE EASEMENT. RECORDED: JUNE 27, 1941.
- INSTRUMENT NUMBER 210333. 60' ACCESS & UTILITY EASEMENT RECORDED: JANUARY 29, 1979.

### SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE THE N1/2 N1/2 SE1/4 NE1/4 INTO TWO PARCELS AS SHOWN HEREON.

### RECORDER'S CERTIFICATE

FILED THIS \_\_\_ DAY OF \_\_\_\_\_, 2022, AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF PLATS AT PAGE \_\_\_\_\_ AT THE REQUEST OF JAMES A. SEWELL AND ASSOCIATES, LLC. UNDER RECORDER'S No. \_\_\_\_\_

\_\_\_\_\_  
BONNER COUNTY RECORDER

RECORDER'S  
CERTIFICATE

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 24, TOWNSHIP 55N., RANGE 6W., B.M., BONNER COUNTY, IDAHO. 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.

DATE \_\_\_\_\_



EVAN A. PAGE  
PLS No. 20538

SECTION 24, TWP 55N, RNG 6W., B.M.	SHEET TITLE: <b>"MOORE ACRES"</b>	DATE: 8-11-22 SCALE: 1"=200' DRAWN: JMB CHECKED: EAP PROJ. NO.: 13472-22-001 CAD FILE NO.: MOORE-PLAT-2022 SHT. 1 OF 2