

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 #	RECEIVED:
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Millie's Development
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APPLICANT INFORMATION:

Landowner's name: Millie's 1943 Jess/Burk, LLC		
Mailing address: 28544 Highway 57		
City: Priest Lake	State: ID	Zip code: 83856
Telephone: 208-651-8332	Fax:	
E-mail: toddburke@gmail.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: Jesse Bailey		
Company name: James A. Sewell & Associates, LLC		
Mailing address: 600 4th Street West		
City: Newport	State: WA	Zip code: 99156
Telephone: 509-447-3626	Fax: 509-447-2112	
E-mail: jbailey@jasewell.com		

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Kevin Koesel, P.E. - Project Engineer		
Company name: James A. Sewell & Associates, LLC		
Mailing address: 600 4th Street West		
City: Newport	State: WA	Zip code: 99156
Telephone: 509-447-3626	Fax: 509-447-2112	
E-mail: kkoesel@jasewell.com		

PARCEL INFORMATION:

Section #: 25	Township: 60N	Range: 5W	Parcel acreage: 3.36 (146,362 sf)
Parcel # (s): RP60N05W255425A			
Legal description: See Warranty Deed 954025 attached			
Current zoning: Rural Service Center	Current use: Commercial Restaurant & Multifamily Housing		
What zoning districts border the project site? RSC and Rural 5			

North:Rural Service Center	East:Rural Service Center
South:Rural Service Center	West:Rural Service Center & Rural 5
Comprehensive plan designation:Neighborhood Commercial	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:Pasture	
South:Lamb Creek Rural Service Center (retail, etc.)	
East:Forest Land - Future Eagle PUD Subdivision	
West:Lamb Creek Rural Service Center (retail, etc.)	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: From Priest River proceed north of State Highway 57 to 28441 Hwy 57. Project is within the Lamb Creek community on the east side of the State Highway.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: Unplatted		
This application is for : Minor Land Division		
Proposed lots:3	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage:1.27	
Lot #2	Proposed acreage:2.79	
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:39.36	N/A
Describe the land division proposal and resulting acreage: <u>The proposed land division includes two parcels.</u> <u>It is the intent to end up with three parcels. Lots 1 is being created for the Millie's restaurant use. Lot 2 is being created for multi-family residential home construction to serve as work force housing. The remainder parcel will eventually be subdivided for additional residential housing.</u>		

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: <u>The site increases in elevation from the west / State Highway 57 border toward the east. The site is relatively flat with maximum slopes around 2%.</u> <u>There are no rock outcropping on this parcel.</u>
Water courses (lakes, streams, rivers & other bodies of water): None
Springs & wells: <u> </u> <u>The proposed lot 1 includes one public well that serves the Millies Restaurant and current workforce housing units.</u>

Existing structures (size & use): Millie's Restaurant (commercial use), 8-plex housing unit (40'x175' dwelling), temporary mobile home (26.5'x60' dwelling), storage shed (33' x 44' support commercial use).

Land cover (timber, pastures, etc):

The site is vegetated with mixed evergreens and ornamental landscaping.

Are wetlands present on site? Yes No

Source of information:USFWS

Flood Hazard Zones located on site: X D A AE

DFIRM MAP:16017C0200F

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:

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: Lots 1 and 2 share an existing ITD approved approach to highway 57. The remainder lot also fronts on Highway 57 and includes an approved ITD approach.

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.

Easement for sewer utility operation and maintenance (Outlet Bay Sewer District), Easement for electrical utility operation and maintenance (Northern Lights)

SERVICES:

Sewage disposal will be provided by:

- Existing Community System - List name of sewer district or provider and type of system:
Outlet Bay Sewer District, Municipal sewer collection and treatment system regulated by IDEQ.
- Proposed Community System - List type & proposed ownership: _____
- Individual system - List type: _____

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: The Outlet Bay Sewer District collection system will be extended within the proposed lots to provide sewer service.

Will the sanitary restriction be lifted by the Panhandle Health District?
 Yes No

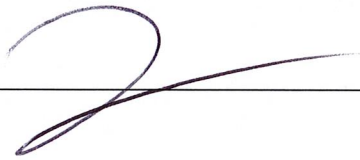
Water will be supplied by:

- Existing public or community system - List name of provider: Golf Course Estates Water Assoc.
- 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: The Priest Lake Golf Course Estates Water Association will provide water service to the proposed lots. That system currently serves the Priest Lake Golf Course, which is adjacent to the site and directly east. The existing system will be extended to this area.

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:  Date: 9-28-22

Landowner's signature: _____ Date: _____

MILLIE'S DEVELOPMENT

SECTION 25, TOWNSHIP 60 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF MILLIE'S DEVELOPMENT 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

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS ___ DAY OF _____, 2022.

BONNER COUNTY PLANNING DIRECTOR

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.

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 COUNTY COMMISSIONERS

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 20___.

APPROVED THIS ___ DAY OF _____, 2022.

BONNER COUNTY TREASURER

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT MILLIE'S 1943 JESS/BURK LLC, AN IDAHO LIMITED LIABILITY COMPANY (AS TO MILLIE'S DEVELOPMENT) AND L.T. PARTNERSHIP, LTD, A TEXAS LIMITED PARTNERSHIP (AS TO THE UNPLATTED REMAINING), ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE ADJUSTED AND DIVIDED INTO LOTS AS SHOWN HEREON AND TO BE KNOWN AS "MILLIE'S DEVELOPMENT", LOCATED IN SECTION 25, TOWNSHIP 60 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT BEARS S89°27'30"E, 495.59 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 25; THENCE S89°40'21"E, 491.34 FEET; THENCE S0°46'38"E, 127.71 FEET; THENCE S89°27'29"E, 165.25 FEET; THENCE N69°31'13"E, 27.01 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, 83.48 FEET (DELTA = 16°36'26", RADIUS = 288.00 FEET, CHORD = S28°44'23"E, 83.19 FEET); THENCE S46°45'09"W, 423.84 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF STATE HIGHWAY NO. 57; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY OF STATE HIGHWAY NO. 57 THE FOLLOWING SEVEN (7) COURSES:

- 1) N41°23'58"W, 145.13 FEET, 2) S48°36'02"W, 9.45 FEET, 3) N41°23'58"W, 200.00 FEET, 4) N48°36'02"E, 10.00 FEET, 5) N41°23'58"W, 199.71 FEET, 6) N48°21'31"E, 10.00 FEET, AND 7) N41°38'29"W, 94.01 FEET TO THE POINT OF BEGINNING.

SEWER SERVICE IS TO BE PROVIDED BY OUTLET BAY SEWER DISTRICT.

WATER SERVICE IS TO BE PROVIDED BY MILLIE'S PUBLIC WATER SYSTEM.

THE PARKING EASEMENT AREA FOR THE BENEFIT OF LOT 1 AS SHOWN HEREON IS HEREBY DEDICATED TO LOT 1.

FIRST MIDDLE LAST
INSERT TITLE
MILLIES 1943 JESS/BURK LLC
(AS TO MILLIE'S DEVELOPMENT)

FIRST MIDDLE LAST
INSERT TITLE
L.T. PARTNERSHIP, LTD
(AS TO UNPLATTED REMAINING)

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS ___ DAY OF _____, IN THE YEAR OF 2022,
BEFORE ME PERSONALLY APPEARED _____, KNOWN OR IDENTIFIED TO ME TO BE THE _____ OF THE MILLIE'S 1943 JESS/BURK LLC, AN IDAHO LIMITED LIABILITY COMPANY, WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT [HE] EXECUTED THE SAME ON BEHALF OF THE LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY 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

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS ___ DAY OF _____, IN THE YEAR OF 2022,
BEFORE ME PERSONALLY APPEARED _____, KNOWN OR IDENTIFIED TO ME TO BE THE _____ OF THE MILLIE'S 1943 JESS/BURK LLC, AN IDAHO LIMITED LIABILITY COMPANY, WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT [HE] EXECUTED THE SAME ON BEHALF OF THE LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY 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

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 25, TOWNSHIP 60 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.



DATE

EVAN A. PAGE
PLS NO. 20538

SUBJECT TO INSTRUMENT NO.

(MILLIE'S DEVELOPMENT) PER PRELIMINARY RESEARCH REPORT ISSUED BY TITLEONE, A TITLE & ESCROW CO., FILE NO. 22455113, DATED MAY 12, 2022

1. TELEPHONE EASEMENT, RECORDED ON FEBRUARY 27, 1940. (BOOK 11 OF MISC., PAGE 376, RECORDS OF BONNER COUNTY, IDAHO). AFFECTS ALL OF THE SOUTHWEST QUARTER OF SECTION 25.
2. COVENANTS, CONDITIONS & RESTRICTIONS RECORDED ON MARCH 13, 1947. (BOOK 69 OF DEEDS, PAGE 644, RECORDS OF BONNER COUNTY, IDAHO). GRANT OF LANDS FOR HIGHWAY RIGHT-OF-WAY; C,C&R'S PERTAINING TO STRUCTURES, DITCHES, FENCES AND SIGNAGE.
3. PUBLIC UTILITY EASEMENT, RECORDED ON APRIL 22, 2020. (INSTRUMENT NO. 956003, RECORDS OF BONNER COUNTY, IDAHO). APPLIES TO ALL OF LOT 1 AND THAT PORTION OF LOT 2 AS SHOWN ON SHEET 3 HEREON WEST OF THE "ORIGINAL BOUNDARY LINE"
4. CONDITIONAL USE PERMIT, RECORDED ON AUGUST 6, 2020. (INSTRUMENT NO. 962535, RECORDS OF BONNER COUNTY, IDAHO).
5. PUBLIC UTILITY EASEMENT, RECORDED ON NOVEMBER 16, 2020. (INSTRUMENT NO. 970208, RECORDS OF BONNER COUNTY, IDAHO). APPLIES TO ALL OF LOT 1 AND THAT PORTION OF LOT 2 AS SHOWN ON SHEET 3 HEREON WEST OF THE "ORIGINAL BOUNDARY LINE"

(UNPLATTED REMAINING) PER PRELIMINARY RESEARCH REPORT ISSUED BY TITLEONE, A TITLE & ESCROW CO., FILE NO. 22455115, DATED MAY 12, 2022

1. CONDITIONS OF LANDA LOTS PLAT, RECORDED ON MAY 28, 2019. (INSTRUMENT NO. 939028, RECORDS OF BONNER COUNTY, IDAHO).
2. CONDITIONS OF LUBY LOTS PLAT, RECORDED ON MAY 28, 2019. (INSTRUMENT NO. 939027, RECORDS OF BONNER COUNTY, IDAHO).
3. INFORMATION ON RECORD OF SURVEY, RECORDED ON NOV 2, 2020. (INSTRUMENT NO. 969122, RECORDS OF BONNER COUNTY, IDAHO).

RECORDER'S CERTIFICATE

FILED THIS ___ DAY OF _____, 2022, AT _____ .M. AT THE REQUEST OF JAMES A. SEWELL AND ASSOCIATES, LLC.

INSTRUMENT NO. _____ FEE: _____

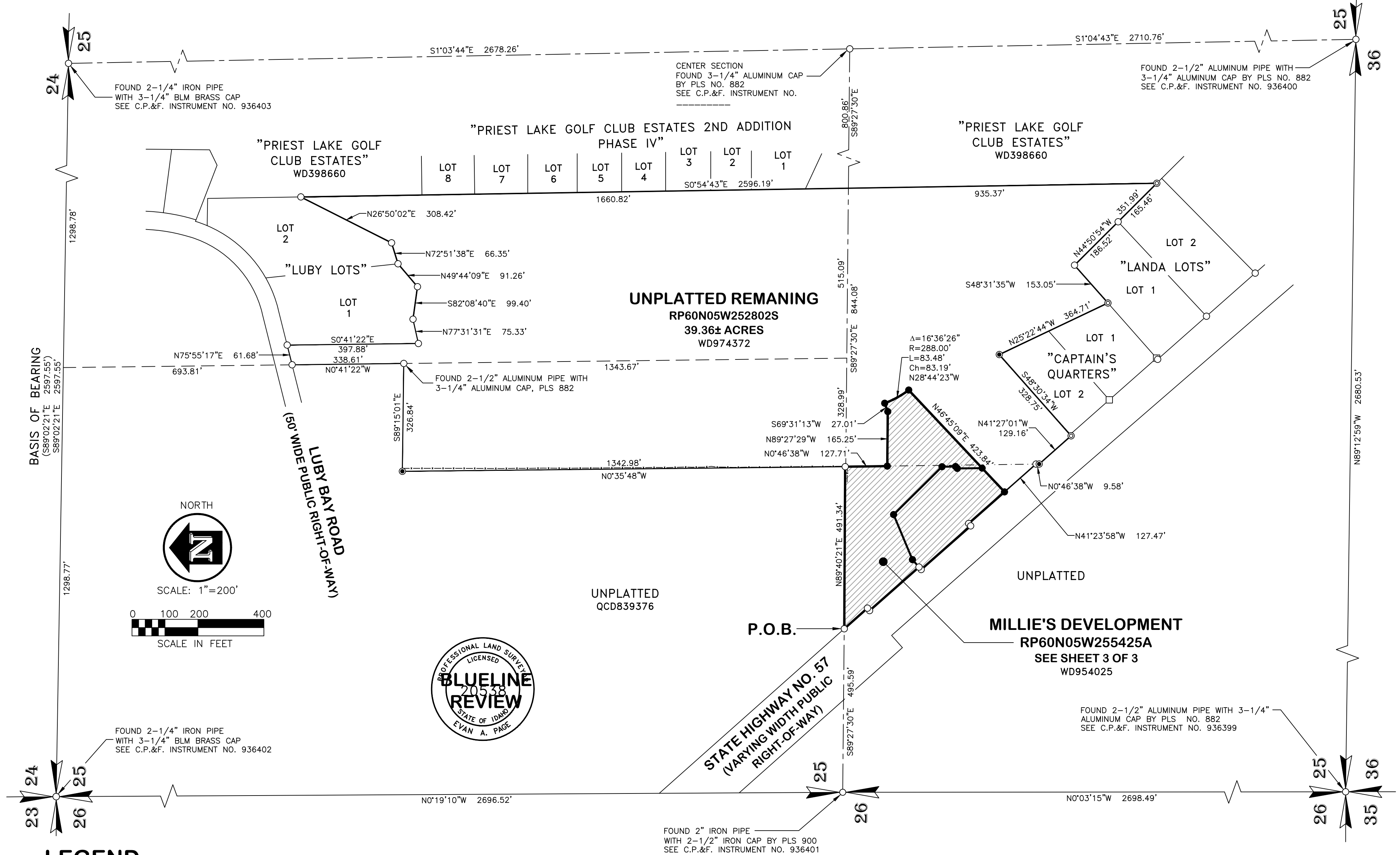
BONNER COUNTY RECORDER



SECTION 25, TWP 60N, RNG 5W, B.M.	SHEET TITLE:	DATE: 11-18-22
	MILLIE'S DEVELOPMENT	SCALE: NONE
	James A. Sewell and Associates, LLC	DRAWN: JMB
	CONSULTING ENGINEERS	CHECKED: EAP
NEWPORT, WASHINGTON, 99156, (509)447-3626	PROJ. NO.: 13420-20-001	CAD FILE NO. MILLIE'S-MLD-2022
		SHT 1 OF 3

MILLIE'S DEVELOPMENT

SECTION 25, TOWNSHIP 60 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO



LEGEND

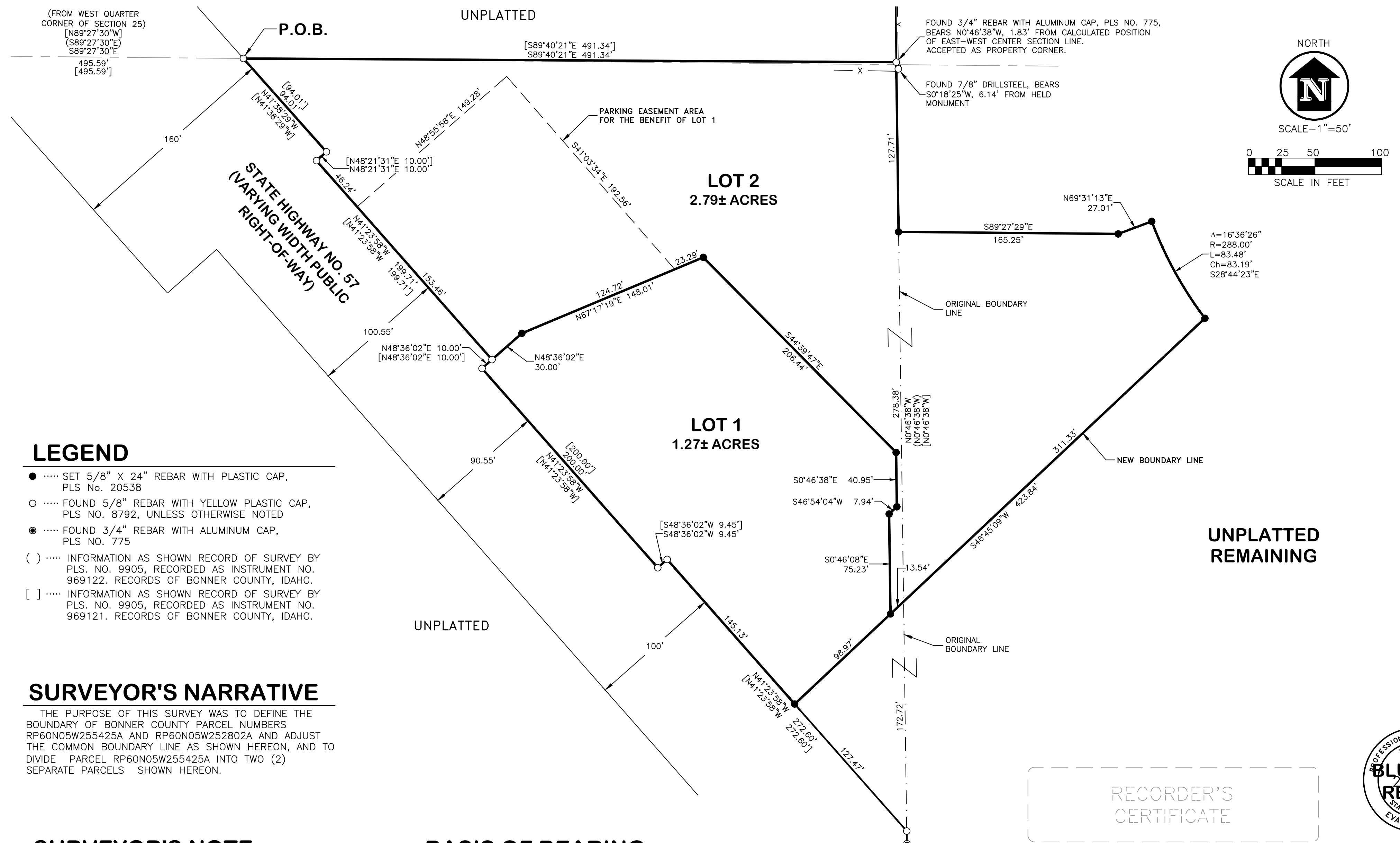
- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS No. 20538
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS NO. 9905, UNLESS OTHERWISE NOTED
- FOUND 3/4" REBAR WITH ALUMINUM CAP, PLS NO. 775
- ◎ FOUND 3/4" REBAR, NO CAP
- FOUND 3/4" REBAR WITH ALUMINUM CAP, PLS NO. 6019
- () INFORMATION AS SHOWN RECORD OF SURVEY BY PLS. NO. 9905, RECORDED AS INSTRUMENT NO. 969122. RECORDS OF BONNER COUNTY, IDAHO.
- [] INFORMATION AS SHOWN RECORD OF SURVEY BY PLS. NO. 9905, RECORDED AS INSTRUMENT NO. 969121. RECORDS OF BONNER COUNTY, IDAHO.

RECORDER'S
CERTIFICATE

SECTION 25, TWP 60N, RNG 5W, B.M.	SHEET TITLE:	DATE:
	MILLIE'S DEVELOPMENT	11-18-22
	SCALE:	SCALE:
	1" = 200'	1" = 200'
	CHECKED:	CHECKED:
	JMB	EAP
PROJ. NO.: 13420-20-001 CAD FILE NO.: MILLIE'S-MLD-2022	James A. Sewell and Associates, LLC CONSULTING ENGINEERS NEWPORT, WASHINGTON, 99156, (509)447-3626	SHT 2 OF 3

MILLIE'S DEVELOPMENT

SECTION 25, TOWNSHIP 60 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO



LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS No. 20538
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, PLS NO. 8792, UNLESS OTHERWISE NOTED
- FOUND 3/4" REBAR WITH ALUMINUM CAP, PLS NO. 775
- () INFORMATION AS SHOWN RECORD OF SURVEY BY PLS. NO. 9905, RECORDED AS INSTRUMENT NO. 969122. RECORDS OF BONNER COUNTY, IDAHO.
- [] INFORMATION AS SHOWN RECORD OF SURVEY BY PLS. NO. 9905, RECORDED AS INSTRUMENT NO. 969121. RECORDS OF BONNER COUNTY, IDAHO.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE BOUNDARY OF BONNER COUNTY PARCEL NUMBERS RP60N05W255425A AND RP60N05W252802A AND ADJUST THE COMMON BOUNDARY LINE AS SHOWN HEREON, AND TO DIVIDE PARCEL RP60N05W255425A INTO TWO (2) SEPARATE PARCELS SHOWN HEREON.

SURVEYOR'S NOTE

THIS SURVEY WAS PERFORMED UTILIZING A NIKON DTM-522 TOTAL STATION AND REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF CLOSURE OF THE RANDOM TRAVERSE, PRIOR TO ANY ADJUSTMENT, MEETS OR IS LESS THAN THE REQUIREMENTS OF THE STATE OF IDAHO.

BASIS OF BEARING

THE BEARING FROM NORTHWEST SECTION CORNER OF SECTION 25, TOWNSHIP 60N, RANGE 5W, TO THE NORTH QUARTER CORNER OF SAID SECTION 25 AS SHOWN ON RECORD OF SURVEY BY PLS NO. 9905. RECORDED NOVEMBER 2, 2020 AS INSTRUMENT NO. 969122. RECORDS OF BONNER COUNTY, IDAHO.

RECORDER'S
CERTIFICATE



SECTION 25, TWP 60N, RNG 5W, B.M.	SHEET TITLE:	DATE:
	MILLIE'S DEVELOPMENT	11-18-22
	SCALE:	1"=50'
	James A. Sewell and Associates, LLC CONSULTING ENGINEERS NEWPORT, WASHINGTON, 99156, (509)447-3626	DRAWN:
		CHECKED:
		PROJ. NO.:
		CAD FILE NO.:
		SHT. 3 OF 3