



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 #

MLD0001-23

RECEIVED:

RECEIVED

By Swati Rastogi at 11:56 am, Jan 05, 2023

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Loose Horse Estates

APPLICANT INFORMATION:

Landowner's name: Jamie and Doris Miller

Mailing address: C/O Kayleigh Miller, P.O. Box 187

City: Ponderay

State: Idaho

Zip code: 83852

Telephone: 208-610-5599

Fax:

E-mail: miller.beauchene@gmail.com

REPRESENTATIVE'S INFORMATION:

Representative's name: Kayleigh Miller

Company name:

Mailing address: P.O. Box 187

City: Ponderay

State: Idaho

Zip code: 83852

Telephone: 208-610-5599

Fax:

E-mail: miller.beauchene@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 #: 32 Township: 58N Range: 1W Parcel acreage: 21.45AC

Parcel # (s): RP044170000010A AND RP044170000020A

Legal description: Jamie's Lots, Lot 1 and Lot 2

Current zoning: R-5

Current use: Residential

What zoning districts border the project site?

North:A/F-10

East:A/F-10

South:R-5 and A/F-10

West:A/F- 20

Comprehensive plan designation:Rural Residential

Uses of the surrounding land (describe lot sizes, structures, uses):

North:Single Family Residential

South:Single Family Residential

East:Single Family Residential

West:Single Family Residential and Ag Land

Within Area of City Impact: Yes: No: If yes, which city?:Kootenai

Detailed Directions to Site:Highway 200 heading east from Kootenai, Turn Left on Shingle Mill Rd, Left on Loose Horse Lane

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:Jamie's Lots Plat, Recorded at Book 8, Page 57, Bonner County Records

This application is for : 4 lot MLD

Proposed lots:		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage:5.0 ac	1:3.38
Lot #2	Proposed acreage:5.02 ac	0.9:1
Lot #3	Proposed acreage:5.24 ac	1.85:1
Lot #4	Proposed acreage:6.19	0.74:1
Remainder	Proposed acreage:N/A	N/A

Describe the land division proposal and resulting acreage: Further division of two existing lots of record into 4 lots greater than 5 acres.

Property received comp plan map and zone change approval in 2022

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: Proposed lots 1-3 are primarily flat. Proposed lots 1 and 3 slope down to an intermittent stream at the west boundary. Proposed lot 4 is flat at the north east portions of the lot and slopes down to an intermittent stream in the western portions of the lot.

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

Proposed lots 1,3 and 4 contain intermittent streams and wetlands.

Springs & wells: None

Existing structures (size & use): _____
Proposed lot 1 contains a home and a barn, Lot 2 contains an accessory building and lot 4 contains a mobile home and accessory building. Lot 3 is vacant.

Land cover (timber, pastures, etc): _____
The lots are timbered with open pasture areas and defensible space around the structures. Additional vegetation includes native grasses and brush in the undeveloped areas.

Are wetlands present on site? Yes No Source of information: National wetland inventory maps
Flood Hazard Zones located on site: X D A AE DFIRM MAP: 0730E
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: Loose Horse Lane, ±25-foot gravel travel way located within a 60-foot easement. Road was constructed to Appendix A private rd standards when Jamie's Lots was recorded.

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-ft ingress, egress and utilities easement depicted on the face of the Jamie's Lots Plat

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: Tank and drainfields

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

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: Oden Water

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: Proposed Lots 1 and 4 have existing water hook ups from Oden water with a monthly allotment. Additional hook-ups will be purchased at the time of development

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.

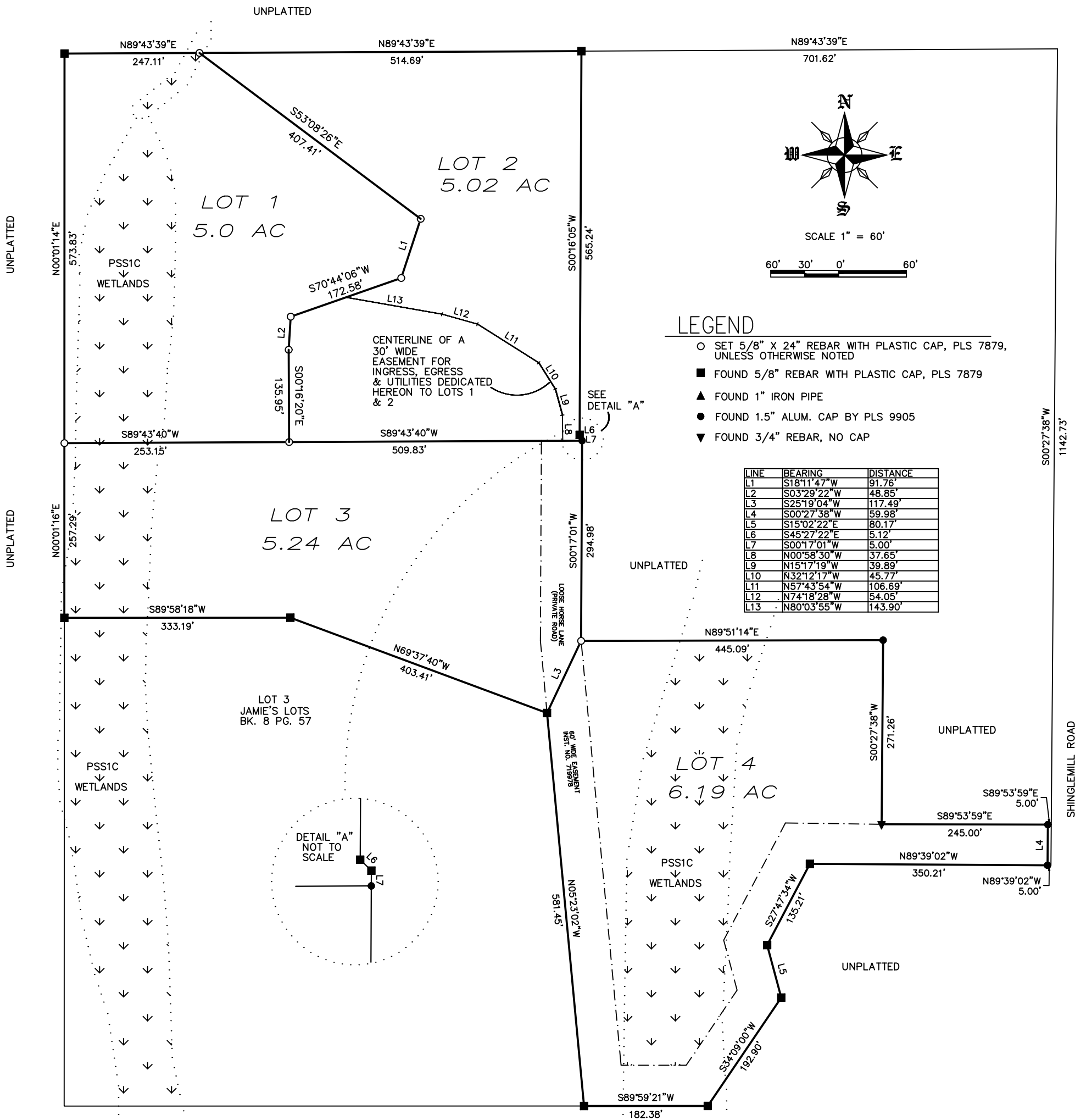
Landowner's signature:  Rep Date: 12/29/22

Landowner's signature: _____ Date: _____

LOOSE HORSE ESTATES

A REPLAT OF LOTS 1 & 2, JAMIE'S LOTS

SECTION 32, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 7879
- ▲ FOUND 1" IRON PIPE
- FOUND 1.5" ALUM. CAP BY PLS 9905
- ▼ FOUND 3/4" REBAR, NO CAP

LINE	BEARING	DISTANCE
L1	S18°11'47"W	91.76'
L2	S03°29'22"W	48.85'
L3	S25°19'04"W	117.49'
L4	S00°27'38"W	59.98'
L5	S15°02'22"E	80.17'
L6	S45°27'22"E	5.12'
L7	S00°17'01"W	5.00'
L8	N00°58'30"W	37.65'
L9	N15°17'19"W	39.89'
L10	N32°12'17"W	45.77'
L11	N57°43'54"W	106.69'
L12	N74°18'28"W	54.05'
L13	N80°03'55"W	143.90'

BASIS OF BEARING

BASIS OF BEARING IS THE PLAT OF "JAMIE'S LOTS", RECORDED IN BOOK 8 OF PLATS, PAGE 57, RECORDS OF BONNER COUNTY, IDAHO.

PURPOSE OF SURVEY/NARRATIVE

TO SHOW A REPLAT OF LOTS 1 & 2. THE PLAT OF JAMIE'S LOTS AND FOUND MONUMENTS THEREON WERE USED TO CALCULATE THE NEW LOT LINES. AN EASEMENT FOR INGRESS, EGRESS & UTILITIES TO SHOWN LOT 1A IS DEDICATED TO SAID LOT HEREON.

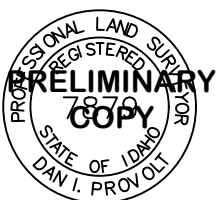
SURVEYOR'S NOTE

THIS SURVEY WAS PERFORMED USING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF CLOSURE MEETS OR EXCEEDS REQUIREMENTS OF THE STATE OF IDAHO.

SURVEY REFERENCES

1. PLAT OF JAMIE'S LOTS, BOOK 8 OF PLATS, PAGE 57, RECORDS OF BONNER COUNTY, IDAHO.
2. PLAT OF CERVIN SUBDIVISION, BOOK 7 OF PLATS, PAGE 50, RECORDS OF BONNER COUNTY, IDAHO.

SURVEYOR'S CERTIFICATE
 I, DAN I. PROVOLT, IDAHO LAND SURVEYOR NO. 7879, DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY SUPERVISION IN CONFORMANCE WITH THE LAWS OF THE STATE OF IDAHO (IDAHO CODE 31-2709, 1973) AND ACCEPTED METHODS AND PROCEDURES OF SURVEYING.



LOOSE HORSE ESTATES PROVOLT LAND SURVEYING, INC P.O. BOX 580 PONDERAY, ID. 83852 (208) 290-1725	DATE:	11-22-22
	SCALE:	1"=60'
	PROJ. NO.:	1-4-1-1
	SHT. 1 OF 2	

LOOSE HORSE ESTATES

A REPLAT OF LOTS 1 & 2, JAMIE'S LOTS

SECTION 32, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

NOTES

SUBJECT TO THE FOLLOWING;

1. AN EASEMENT GRANTED TO GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC RECORDED OCTOBER 20, 1989 AS INST. NO. 367908
2. AN EASEMENT FOR INGRESS, EGRESS & UTILITIES RECORDED MAY 3, 2001 AS INST. NO. 580853
3. AN EASEMENT FOR INGRESS, EGRESS & UTILITIES RECORDED MAY 3, 2001 AS INST. NO. 580854
4. AN EASEMENT FOR WATER AND SEPTIC DRAINFIELD RECORDED DECEMBER 30, 2002 AS INST. NO. 615665
5. AN EASEMENT GRANTED TO AVISTA UTILITIES RECORDED JULY 16, 2003 AS INST. NO. 629297
6. ALL MATTERS AS DELINEATED ON THE OFFICIAL PLAT OF CERVIN SUBDIVISION RECORDED AS BOOK 7 OF PLATS, PAGE 50, RECORDS OF BONNER COUNTY, IDAHO
7. AN EASEMENT FOR INGRESS, EGRESS & UTILITIES RECORDED AUGUST 14, 2003 AS INST. NO. 631401
8. ALL MATTERS AS DELINEATED ON THE OFFICIAL PLAT OF JAMIE'S LOTS RECORDED AS BOOK 8 OF PLATS, PAGE 57, RECORDS OF BONNER COUNTY, IDAHO
9. A ROAD MAINTENANCE AGREEMENT RECORDED AUGUST 17, 2006 AS INST. NO. 710979
10. AN EASEMENT FOR INGRESS, EGRESS & UTILITIES RECORDED OCTOBER 26, 2007 AS INST. NO. 739872
11. AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF A DRAINAGE PIPE RECORDED MARCH 20, 2017 AS INST. NO. 902956
12. TERMS AND CONDITIONS OF ORDINANCE NO. 664 PLANNING MILLER AND SHAW ZONE CHANGE FILE #ZC0002-22, RECORDED APRIL 23, 2022 AS INST. NO. 1003809
13. TERMS AND CONDITIONS OF RESOLUTION #2022-31 PLANNING PROJECTED LAND USE MAP AMENDMENT FILE #AM0001-22 RECORDED APRIL 13, 2022 AS INST. NO. 1003810
14. LOTS WILL BE SERVED BY PRIVATE WELLS AND PRIVATE SEPTIC

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 32, TOWNSHIP 58 NORTH, RANGE 1 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 ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS ____ DAY OF _____, 20__.

DAN I. PROVOLT, PLS 7879



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "LOOSE HORSE ESTATES" 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 _____, 20__.

BONNER COUNTY SURVEYOR

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 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 _____, 20__.

BONNER COUNTY TREASURER

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS ____ DAY OF _____, 20__.

BONNER COUNTY PLANNING DIRECTOR

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS ____ DAY OF _____, 20__.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

RECORDER'S CERTIFICATE

FILED THIS ____ DAY OF _____, 20__, AT _____, M., AT THE REQUEST OF PROVOLT LAND SURVEYING, INC.

INSTRUMENT No. _____ FEE: _____

BOOK _____ PAGE _____

COUNTY RECORDER

BY DEPUTY

RECORDER'S CERTIFICATE

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT JAMIE MILLER AND DORIS MAE MILLER ALSO TITLED AS DORIS MILLER, HUSBAND AND WIFE ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS "LOOSE HORSE ESTATES" LOCATED IN A PORTION OF SECTION 32, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

LOT 1 JAMIE'S LOTS ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN BOOK 8 OF PLATS, PAGE 57 RECORDS OF BONNER COUNTY, IDAHO.

AND

LOT 2 JAMIE'S LOTS ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN BOOK 8 OF PLATS, PAGE 57 RECORDS OF BONNER COUNTY, IDAHO.

TOGETHER WITH AND SUBJECT TO AN EASEMENT 30' IN WIDTH FOR INGRESS, EGRESS AND UTILITIES GRANTED TO LOTS 1 & 2 AND DEDICATED HEREON.

JAMIE MILLER

DORIS MAE MILLER (DORIS MILLER)

ACKNOWLEDGMENT

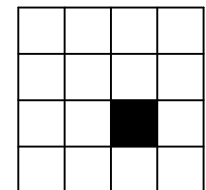
STATE OF _____
COUNTY OF _____

ON THIS ____ DAY OF _____, 20__, BEFORE ME PERSONALLY APPEARED JAMIE MILLER AND DORIS MAE MILLER, (AKA DORIS MILLER), 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

S.32, T.58N., R.1W., B.M.



LOOSE HORSE ESTATES

PROVOLT LAND SURVEYING, INC
P.O. BOX 580 PONDERAY, ID. 83852
(208) 290-1725

DATE: 11-22-22
SCALE: NONE
DRAWN: JP
PROJ. NO.: 1411
CAD FILE: S-MID-MILLER NORTH
SHT 2 OF 2