



BONNER COUNTY PLANNING DEPARTMENT

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MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE # MLD0017-23	RECEIVED: 4/3/2023
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Living Water
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APPLICANT INFORMATION:

Landowner's name: Aaron Fenton		
Mailing address: P.O. Box 1417		
City: Priest River	State: ID	Zip code: 83856
Telephone: 206-412-1096	Fax:	
E-mail: fenton06a1@gmail.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: Scott Comfort		
Company name: James A Sewell and Associates		
Mailing address: 1319 N. Division Ave		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-263-4160	Fax:	
E-mail: scomfort@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 #: 3	Township: 55N	Range: 4W	Parcel acreage: 16.96
Parcel # (s): RP55N04W038101A			
Legal description: 3-55N-4W E2 Tax 20 w 35ft of Tax23			
Current zoning: R-5	Current use: Residential		
What zoning districts border the project site?			

North: Pend Oreille River	East: R-5
South: Agricultural/forestry 20 (A/f-20)	West: R-5
Comprehensive plan designation: Rural Residential	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Pend Oreille River	
South: 20 acres - Vacant	
East: 1.85 acres - Residential, 1.5 acres - vacant, 5.2 acres - vacant, 4.4 acres - residential MH	
West: 16.63 acres - 534-Resid improv on cat 12	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: _____ From Priest River, South on Wisconsin St. Turn left on Dufort Rd. 6 miles, Driveway to lot is on the left	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: N/A		
This application is for : Minor Land Division		
Proposed lots:	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 2.94	1:1
Lot #2	Proposed acreage: 6.52	2.1:1
Lot #3	Proposed acreage: 6.54	2.1:1
Lot #4	Proposed acreage: 1.93	2.6:1
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: _____ Dividing 16.9 acre parcel into 4 lots (2.94, 6.52, 6.54, 1.93 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: Subject parcel is mostly flat. Topography starts to rise at far south edge of lot	

Water courses (lakes, streams, rivers & other bodies of water): _____ Pend Oreille River to North	

Springs & wells: Well on proposed Lot 4.	

Existing structures (size & use): Existing Residence on site (4,000 sqft), Out building 50'X30', Out building 60'X40'

Land cover (timber, pastures, etc): Mostly Timber

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):

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:

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: Dufort Road, 66' ROW, paved.
25' gravel driveway, Instrument # 432262

Is public road dedication proposed as part of this minor land division?
 Yes No

List existing access and utility easements on the subject property.
25' ingress & egress easemnet Instr. # 432262

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: _____

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: _____

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: 3/3/23

Landowner's signature: _____ Date: _____

FENTON ????

SECTION 3, TOWNSHIP 55 NORTH, RANGE 4 WEST, B.M., BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "FENTON ????" 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 _____, 2023.

BONNER COUNTY SURVEYOR

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS ___ DAY OF _____, 2023.

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 _____, 2023.

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 _____, 2023.

BONNER COUNTY TREASURER

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT AARON M. FENTON AND LANIECE P. FENTON, AS CO-TRUSTEES OF THE A & L FAMILY LIVING TRUST, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS AS SHOWN HEREON AND TO BE KNOWN AS "FENTON ????", LOCATED IN SECTION 3, TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION SECTION 3, TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 3, N88°49'42"W, 1852.04 FEET TO A 5/8" REBAR MARKING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE, N88°49'42"W, 370.20 FEET TO A 5/8" REBAR FROM WHICH THE SOUTH 1/4 CORNER OF SAID SECTION 3 BEARS N88°49'42"W, 418.93 FEET; THENCE LEAVING SAID SOUTH LINE, N0°42'28"W, 1932.71 FEET TO A 5/8" REBAR; THENCE S89°17'32"W, 236.50 FEET TO A 5/8" REBAR; THENCE N0°42'28"W, 480.00 FEET TO A 5/8" REBAR; THENCE CONTINUING N0°42'28"W TO THE ORIGINAL ORDINARY HIGH WATER MARK OF THE PEND OREILLE RIVER; THENCE EASTERLY ALONG SAID HIGH WATER MARK TO A POINT THAT IS N0°42'28"W OF A 5/8" REBAR; THENCE S0°42'28"E TO THE PREVIOUSLY MENTIONED 5/8" REBAR; THENCE CONTINUING S0°42'28"E, 440.00 FEET TO A 5/8" REBAR; THENCE N89°17'32"E, 431.00 FEET TO A 5/8" REBAR; THENCE S0°42'28"E, 1964.85 FEET TO THE POINT OF BEGINNING. LESS THE 66 FOOT WIDE RIGHT-OF-WAY OF DUFORT ROAD.

SEWER SERVICE IS TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.

WATER SERVICE IS TO BE PROVIDED BY INDIVIDUAL RESIDENTIAL WELL.

THE INGRESS, EGRESS & UTILITIES EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED.

AARON M. FENTON - TRUSTEE
A & L FAMILY LIVING TRUST

LANIECE P. FENTON - TRUSTEE
A & L FAMILY LIVING TRUST

OWNERS' ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS ___ DAY OF _____, IN THE YEAR OF 2023, BEFORE ME PERSONALLY APPEARED AARON M. FENTON AND LANIECE P. FENTON, AS CO-TRUSTEES OF THE A & L FAMILY LIVING TRUST, 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 INSTRUMENT NO.

- RIGHT OF WAY EASEMENT, BK. 27 OF MISC., PG. 297, INST. NO. 76410. (THE DESCRIPTION OF THIS EASEMENT DOES NOT FALL WITH THE BOUNDARY OF THIS PLAT)
- EASEMENT FOR INGRESS, EGRESS, & UTILITIES, INST. NO. 354338, AND AMENDED BY EASEMENT AGREEMENT INST. NO. 432262.
- EASEMENT FOR INGRESS, EGRESS, & UTILITIES WITHIN WARRANTY DEED INST. NO. 444026.

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 3, TOWNSHIP 55 NORTH, RANGE 4 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.

DATED THIS ___ DAY OF _____, 2023.



RUSSELL E. BADGLEY

PLS 12458

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE BOUNDARY OF THAT PARCEL DESCRIBED IN DEED INST. NO. 977033 TO DIVIDE SAID PARCEL INTO FOUR (4) SEPARATE LOTS AS SHOWN HEREON. THE DEED DIMENSIONS WERE SET AT THE FOUND 5/8" REBAR AT THE NORTHEAST CORNER OF LOT 3 AND ROTATED TO FIT THE FOUND 2" IRON PIPE ON THE EAST LINE OF LOT 2 NEAR THE DUFORT ROAD RIGHT-OF-WAY. THIS ALSO FIT WITH THE FOUND 3/4" IRON PIPE NORTH OF THE SAID 5/8" REBAR. THIS FITS WELL WITH OCCUPATION LINES AND PREVIOUS SURVEYS OF RECORD. DEED INST. NO. 977033 AND THE ADJOINER'S DEED INST. NO. 851969 HAVE CALLS FOR THE MEANDER LINE OF THE PEND OREILLE RIVER, BUT THE DIMENSIONS DO NOT FOLLOW THE ACTUAL MEANDER LINE. THE INTENTION WITHIN THE DEEDS, TAXES, USE AND OCCUPATION, THE PARCEL IS INTENDED TO BE WATERFRONT AND HAVE LITTORAL RIGHTS. THIS SURVEY SHOWS THE BOUNDARY GOING TO THE ORIGINAL ORDINARY HIGH WATER MARK OF THE PEND OREILLE RIVER. DUFORT ROAD RIGHT-OF-WAY IS SHOWN PER HIGHWAY RIGHT-OF-WAY PLANS FOR FEDERAL AID PROJECT NO. S5780(1), AND FOUND RIGHT-OF-WAY MONUMENTS AS SHOWN

RECORDER'S CERTIFICATE

FILED THIS ___ DAY OF _____, 2023, AT _____ M. IN

BOOK ___ AT PAGE ___ AT THE REQUEST OF JAMES A. SEWELL

AND ASSOCIATES, LLC. AS INSTRUMENT NO. _____

BONNER COUNTY RECORDER



SECTION 3, TWP 55N, RNG 4W, B.M.	SHEET TITLE: MINOR LAND DIVISION FOR AARON FENTON	DATE: 2-27-23
		James A. Sewell and Associates, LLC CONSULTING ENGINEERS SANDPOINT, ID, 83864, (208)263-4160
		DRAWN: REB
		CHECKED: REB
		PROJ. NO.: 06146-23-001
		CAD FILE NO. S-FENTON-MLD
		SHT 1 OF 2