



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 # MLD0046-23

RECEIVED:

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By Alex Feyen at 10:10 am, Sep 27, 2023

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Up The Road Ranch

APPLICANT INFORMATION:

Landowner's name: Richard and Laura Rains

Mailing address: [REDACTED]

City: Kootenai

State: Idaho

Zip code: 83840

Telephone [REDACTED]

Fax:

E-mail: [REDACTED]

REPRESENTATIVE'S INFORMATION:

Representative's name: Lance Miller

Company name: Lance G. Miller, P.L.S.

Mailing address: PO Box 2523

City: Sandpoint

State: Idaho

Zip code: 83864

Telephone: 208-263-1533

Fax:

E-mail: lancetrue@gmail.com

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Surveyor

Company name: Lance G. Miller, P.L.S.

Mailing address: Same as above

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section #: 1

Township: 57 North

Range: 2 West

Parcel acreage: 5.14 acres

Parcel # (s): RP57N02W012480A

Legal description: See attached Deed

Current zoning: Suburban

Current use: Bare land

What zoning districts border the project site?

North: Suburban	East: Suburban
South: Suburban	West: Suburban
Comprehensive plan designation: Urban (0-2.5 acres)	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 3.4 acres, residence and outbuildings.	
South: 4.2 acres, bare land.	
East: 10 acres, residence and outbuildings.	
West: 15 acres, bare land.	
Within Area of City Impact: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	If yes, which city?: Kootenai
Detailed Directions to Site: West side of Kootenai road, 537 feet south of the Tee in the road.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: NA		
This application is for : Minor Land Division of a 5.14 acre parcel into two 2.57 acre Lots.		
Proposed lots:	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 2.57 acres	3.46:1
Lot #2	Proposed acreage: 2.57 acres	3.46:1
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>Divide a 5.14 acre parcel into two 2.57 acre Lots.</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:	
Level land.	
Water courses (lakes, streams, rivers & other bodies of water):	
None present.	
Springs & wells: <u>None present.</u>	

Existing structures (size & use): None present.

Land cover (timber, pastures, etc): Pasture on the east three-fourths. Trees on the west quarter of the parcel.

Are wetlands present on site? Yes No

Source of information: USF&WS Map

Flood Hazard Zones located on site: X D A AE

DFIRM MAP: NA

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: Both Lots have frontage on North Kootenai Road, a 50 ft. wide 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.
See attached Subdivision Guarantee. Access is on North Kootenai Road.

SERVICES:

Sewage disposal will be provided by:	
<input type="checkbox"/>	<u>Existing Community System - List name of sewer district or provider and type of system:</u> _____
<input type="checkbox"/>	<u>Proposed Community System - List type & proposed ownership:</u> _____
<input checked="" type="checkbox"/>	<u>Individual system - List type:</u> <u>Septic tank and drainfield.</u>
Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: <u>Septic tank and drainfield.</u> _____ _____	
Will the sanitary restriction be lifted by the Panhandle Health District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Water will be supplied by:	
<input checked="" type="checkbox"/>	<u>Existing public or community system - List name of provider:</u> <u>Oden water association.</u>
<input type="checkbox"/>	<u>Proposed Community System - List type & proposed ownership:</u> _____
<input type="checkbox"/>	<u>Individual well</u>
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: <u>Oden water association</u> _____ _____	
Which power company will serve the project site? <u>Northern Lights Inc.</u>	

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: _____

Landowner's signature: _____ Date: _____

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 tank and drainfield.

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Septic tank and drainfield.

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 association.

Proposed Community System - List type & proposed ownership: _____

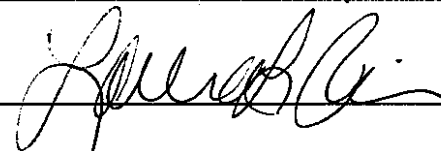
Individual well

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

Which power company will serve the project site? Northern Lights Inc.

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: 9/22/2023

Landowner's signature:  Date: 9/28/23

UP THE ROAD RANCH

A MINOR LAND DIVISION

LOCATED IN A PORTION OF GOVERNMENT LOT 3, SECTION 1, TOWNSHIP 57 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY AND A SUBDIVISION OF LAND LOCATED IN SECTION 1, T. 57 N., R. 2 W., BM., BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREIN AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES.

DATED THIS 13th DAY OF September, 2023.

Lance G. Miller
LICENSED SURVEYOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF UP THE ROAD RANCH 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

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____.

DATED THIS _____ DAY OF _____, 20____.

BONNER COUNTY TREASURER

PLANNING DIRECTOR'S CERTIFICATE

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

BONNER COUNTY PLANNING DIRECTOR

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

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 THE SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT RICHARD A. RAINS AND LAURA L. RAINS, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS UP THE ROAD RANCH, LOCATED IN A PORTION OF GOVERNMENT LOT 3, SECTION 1, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 3; THENCE SOUTH 0°20'25" WEST (RECORD = SOUTH ALONG THE EAST LINE OF SAID GOVERNMENT LOT 3 A DISTANCE OF 537.65 FEET); THENCE NORTH 89°30'48" WEST (RECORD = WEST) A DISTANCE OF 25.00 FEET TO A POINT ON THE WEST RIGHT OF WAY OF NORTH KOOTENAI ROAD, A COUNTY ROAD, SAID POINT BEING THE INITIAL POINT; THENCE SOUTH 0°20'25" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 358.96 FEET; THENCE LEAVING SAID RIGHT OF WAY NORTH 89°30'48" WEST (RECORD = WEST) A DISTANCE OF 623.89 FEET; THENCE NORTH 0°20'16" EAST A DISTANCE OF 358.96 FEET (RECORD = NORTH, 358.75 FEET); THENCE SOUTH 89°30'48" EAST (RECORD = EAST) A DISTANCE OF 623.90 FEET TO THE INITIAL POINT.

RICHARD A. RAINS

LAURA L. RAINS

WATER AND SEWER SERVICE NOTES:

- 1.) WATER SERVICE FOR THESE LOTS WILL BE PROVIDED BY THE ODEN WATER ASSOCIATION.
- 2.) SEWAGE DISPOSAL FOR THESE LOTS WILL BE PROVIDED BY INDIVIDUAL SEPTIC TANK AND DRAINFIELD.

DOCUMENTS AND EASEMENTS OF RECORD:

- 1.) THIS PLAT IS SUBJECT TO AN EASEMENT FOR ROAD RIGHT OF WAY AS RECORDED IN BOOK 24 OF DEEDS, PAGE 360, RECORDS OF BONNER COUNTY, IDAHO.
- 2.) THIS PLAT IS SUBJECT TO AN EASEMENT IN FAVOR OF WASHINGTON WATER POWER COMPANY, AS RECORDED IN INSTRUMENT NO. 37149, RECORDS OF BONNER COUNTY, IDAHO.
- 3.) THIS PLAT IS SUBJECT TO AN EASEMENT IN FAVOR OF NORTHERN LIGHTS, INC., AS RECORDED IN INSTRUMENT NO. 140646, RECORDS OF BONNER COUNTY, IDAHO.
- 4.) THIS PLAT IS SUBJECT TO A PIPELINE EASEMENT, AS RECORDED IN INSTRUMENT NO. 116779, RECORDS OF BONNER COUNTY, IDAHO.
- 5.) THIS PLAT IS SUBJECT TO AN EASEMENT FOR A SEWAGE LAGOON, SEWAGE PIPELINE AND INGRESS AND EGRESS AS SET FORTH IN DEED, AS RECORDED IN INSTRUMENT NUMBERS 183676 AND 183699, RECORDS OF BONNER COUNTY, IDAHO.
- 6.) THIS PLAT IS SUBJECT TO TERMS AND PROVISIONS IN THE DOCUMENT ENTITLED ADMINISTRATIVE VARIANCE, AS RECORDED IN INSTRUMENT NO. 1023734, RECORDS OF BONNER COUNTY, IDAHO.

ACKNOWLEDGEMENT

STATE OF _____ ss
COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR OF _____, BEFORE ME PERSONALLY APPEARED RICHARD A. RAINS AND LAURA L. RAINS, HUSBAND AND WIFE, KNOWN OR IDENTIFIED TO ME (OR PROVED TO ME ON THE OATH OF _____), 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

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____, AT _____ M. IN BOOK _____ OF PLATS AT PAGE _____

AT THE REQUEST OF _____

BONNER COUNTY RECORDER