



# BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)  
[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) (email) [www.bonnercountyid.gov](http://www.bonnercountyid.gov) (web page)

## MINOR LAND DIVISION APPLICATION

### FOR OFFICE USE ONLY:

FILE #  <div style="border: 1px solid red; padding: 2px; display: inline-block;">MLD0016-24</div>	RECEIVED:  <div style="border: 1px solid blue; padding: 5px; display: inline-block;"><b>RECEIVED</b> <i>By Rob Winningham at 1:05 pm, Apr 09, 2024</i></div>
---	--

### PROJECT DESCRIPTION:

Name of Minor Land Division plat: L4J Acres
---

### APPLICANT INFORMATION:

Landowner's name: Kenneth & Sharon Hynes		
Mailing address: 912 Dry Creek Road		
City: Oldtown	State: ID	Zip code: 83822
Telephone: 208-920-3202; 208-920-1589	Fax:	
E-mail: ken@l4jranch.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:	
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 #: 6	Township: 55	Range: 5W	Parcel acreage: 30.12
Parcel # (s): RP55N05W067950A; RP55N05W068400A			
Legal description: NW1/4 NW1/4 SE1/4, N1/2 SW1/4 NW1/4 SE1/4; NW1/4 SW1/4 SE1/4, S1/2 SW1/4 NW1/4 SE1/4			
Current zoning: R-5		Current use: Residential	
What zoning districts border the project site?			

North:R-5	East:R-10 & R-5
South:AG-20	West:R-10 & AG-20
Comprehensive plan designation:R-5	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Residential, 10 acres, undeveloped	
South:Residential, 10 acres, residential structures w/ outbuildings	
East:Residential, 20 acres, residential structure w/ outbuildings	
West:Residential, 5 acre lots, residential structures & undeveloped 120 acres of U.S. Gov't Property	
Within Area of City Impact: Yes:    No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: <u>Travel South on Highway 41 from Oldtown, turn Left onto Old Priest River Road, Turn Right on Hoo Doo Loop, Turn Right onto Dry Creek Road and travel for approximatley 0.9 miles subject property will be on the Right.</u>	

**ADDITIONAL PROJECT DESCRIPTION:**

<b>Existing plat recording information:</b> N/A		
<b>This application is for :</b> Minor Land Division to create four platted lots.		
Proposed lots: 2	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 5.02	(663.8:329.4) = 2.0
Lot #2	Proposed acreage: 5.02	(648.4:329.2) = 1.9
Lot #3	Proposed acreage: 15.05	(648.0:987.8) = 0.6
Lot #4	Proposed acreage: 5.02	(662.9:329.3) = 2.0
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>The proposal would be to split the existing parcels into four platted 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: <u>The whole 30 acres is relatively flat. On the north 15 acres there is a slight incline from East to West.</u> <u>On the South 15 acres there is a slight incline from South to North and from East to West.</u>
Water courses (lakes, streams, rivers & other bodies of water): <u>n/a</u>
Springs & wells: <u>n/a</u>

Existing structures (size & use): \_\_\_\_\_  
 Existing house (Approximately 30'x44') \_\_\_\_\_  
 Existing garage (Approximately 22'x32') \_\_\_\_\_  
 Existing barn (Approximately 40'x60') \_\_\_\_\_

Land cover (timber, pastures, etc): \_\_\_\_\_  
 Moderate timber coverage across both properties. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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: 30' wide private access easement across existing gravel driveway. Per Deed dated Jan. 2, 1912, Bk 24, Pg 321 (Dry Creek Road)  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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.  
30' wide access easement Deed dated Jan. 2, 1912, Bk 24, Pg 321 (Dry Creek Road);

**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: Individual Sewer System

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Individual Septic System w/ leach field

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: Individual domestic well to be installed on new lots. Lot 3 Existing residence well ID 440672 (Tag #67990)

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: Kenneth P. Hayes Date: 4/4/2024

Landowner's signature: Sharon L. Hayes Date: 4-4-24

# "L4J ACRES"

## SECTION 6, TOWNSHIP 55 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO

### COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "L4J 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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
BONNER COUNTY SURVEYOR

### PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
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 \_\_\_\_\_, 2024.

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

### RECORDER'S CERTIFICATE

FILED THIS \_\_\_ DAY OF \_\_\_\_\_, 2024, AT \_\_\_\_\_ M. AT THE REQUEST OF JAMES A. SEWELL AND ASSOCIATES, LLC. IN BOOK \_\_\_ AT PAGE \_\_\_.

INSTRUMENT NO. \_\_\_\_\_ FEE: \_\_\_\_\_

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

RECORDER'S  
CERTIFICATE

### OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT KENNETH P. HYNES AND SHARON L. HYNES, HUSBAND AND WIFE, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAID PROPERTY TO BE SPLIT INTO LOTS, THE SAME TO BE KNOWN AS "L4J ACRES", LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 55 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6.

SAID PARCEL CONTAINING APPROXIMATELY 30.12 ACRES

WATER WILL BE PROVIDED BY INDIVIDUAL WELLS

SEWER WILL BE PROVIDED BY INDIVIDUAL SEPTIC TANKS AND LEACH FIELDS

\_\_\_\_\_  
KENNETH P. HYNES

\_\_\_\_\_  
SHARON L. HYNES

### OWNERS' ACKNOWLEDGMENT

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

ON THIS \_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2024, BEFORE ME PERSONALLY APPEARED KENNETH P. HYNES AND SHARON L. HYNES, 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 INSTRUMENT NO.

24365	UNITED STATES PATENT RECORDED: DECEMBER 24TH, 1906
115809	RESERVATION OF ROADS PER QUIT CLAIM DEED RECORDED: APRIL 30TH, 1968
214401	PUBLIC AND PRIVATE ROADWAYS PER WARRANTY DEED RECORDED: MAY 23RD, 1979
874681	CERTIFICATE OF COMPLIANCE FILE CC267-15 RECORDED: JUNE 10, 2015
1006672	ZONE CHANGE ORDINANCE ZC0001-22 RECORDED: JUNE 8TH, 2022

### 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 6, TOWNSHIP 55 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.

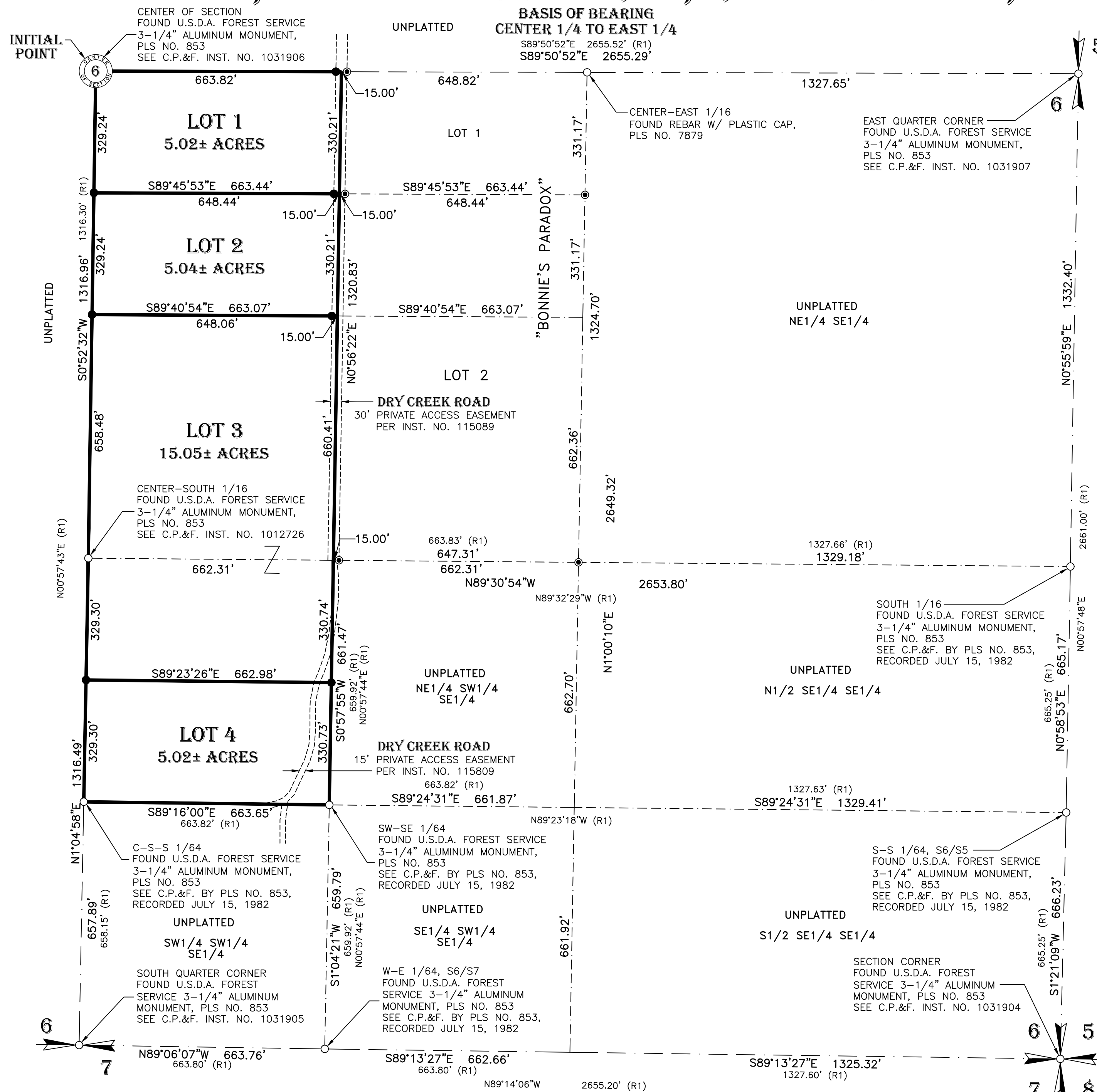
DATED THIS \_\_\_ DAY OF \_\_\_\_\_, 2024.



SECTION 6, TWP 55N, RNG 5W, B.M.	SHEET TITLE: <b>"L4J ACRES"</b>	DATE: 04-04-24
	<b>James A. Sewell and Associates, LLC</b> ENGINEERS - SURVEYORS - PLANNERS NEWPORT, WASHINGTON, 99156, (509)447-3626	SCALE: NONE
		DRAWN: JMB CHECKED: REB

# "L4J ACRES"

## SECTION 6, TOWNSHIP 55 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO



### SURVEYOR'S NOTES

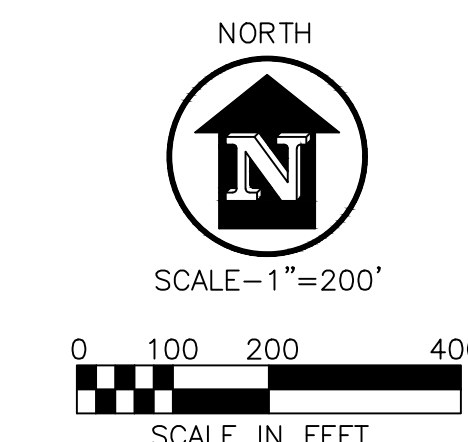
- 1) THE PROPERTY CONTAINED WITHIN THE DISTINCTIVE BOUNDARY SHOWN HEREON LIES IN FEMA ZONE X, DEPICTED ON THE FIRM PANEL 16017C0850E EFFECTIVE DATE 11/18/2009.
- 2) THERE ARE NO FEDERALLY RECOGNIZED WETLANDS ON THE SUBJECT PROPERTY ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAP.

### BASIS OF BEARING

BEING FROM THE CENTER OF SECTION 6 TO THE EAST QUARTER CORNER OF SECTION 6 AS SHOWN ON U.S.D.A. FORESTRY SURVEY INSTRUMENT NUMBER 257563, BY PLS NO. 853. RECORDS OF BONNER COUNTY, IDAHO.

### SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO IDENTIFY THE BOUNDARY OF BONNER COUNTY PARCEL NUMBER RP55N05W067950A AND RP55N05W068400A AND TO DIVIDE SAID PARCELS INTO LOTS AS SHOWN HEREON.



### LEGEND

- ..... SET 5/8" X 24" REBAR WITH PLASTIC CAP, MARKED "REB 12458"
- ..... FOUND MONUMENT AS NOTED
- ⊙ ..... FOUND 5/8" REBAR WITH PLASTIC CAP, PLS NO. 12458
- ( ) ..... INFORMATION AS SHOWN ON U.S.D.A. FORESTRY SURVEY INSTRUMENT NO. 257563, BY PLS NO. 853. RECORDS OF BONNER COUNTY, IDAHO.

RECORDER'S  
CERTIFICATE



SECTION 6, TWP 55N, RNG 5W, B.M.	SHEET TITLE: <b>"L4J ACRES"</b>	DATE: 04-04-24
		SCALE: 1" = 200'
	<b>James A. Sewell and Associates, LLC</b>	DRAWN: JMB
	ENGINEERS - SURVEYORS - PLANNERS	CHECKED: REB
	NEWPORT, WASHINGTON, 99156, (509)447-3626	PROJ. NO.: 02280-23-001
		CAD FILE NO.: BLISS-MLD-2024
		SHT. 2 OF 2