



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 # **MLD0030-24**

RECEIVED:

RECEIVED

By Alex Feyen at 1:45 pm, Jun 26, 2024

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Replat of Lot 5, First Addition to River Run Estates

APPLICANT INFORMATION:

Landowner's name: Jacob Wray

Mailing address: 217 Cedar St. #185

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-610-9572

Fax:

E-mail: jake@sunrayenterprises.com

REPRESENTATIVE'S INFORMATION:

Representative's name:

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Scott Comfort (Rep)

Company name: James A. Sewell and Associates

Mailing address: 1319 N. Division

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-263-4160

Fax:

E-mail: scomfort@jasewell.com

PARCEL INFORMATION:

Section #: 30

Township: 56N

Range: 3W

Parcel acreage: 9.91

Parcel # (s): RP027070000050A

Legal description: RIVER RUN ESTATES LOT 5 1ST ADD

Current zoning: Suburban

Current use: Transition (<=2.5 AC)

What zoning districts border the project site?

North: Suburban	East: Suburban
South: Suburban	West: Suburban
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Hwy 2	
South: Residential Improvement - 4.4 acres	
East: Campbell Pt. Road	
West: Non Res Improvement - 2.3 acres	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: <u>In Laclede at corner of Hwy 2 and Campbell Pt. Rd</u>	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for :MLD		
Proposed lots:		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage: 1.0	1:1.5
Lot #2	Proposed acreage: 6.78	1.6:1
Lot #3	Proposed acreage: 1.01	1:2.1
Lot #4	Proposed acreage: 1.12	1:2
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>Proposed MLD will divide lot 5 into 4 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:	
Water courses (lakes, streams, rivers & other bodies of water):	
None	
Springs & wells:	
None	

Existing structures (size & use): _____

100'x80' Barn, 125'x60" shop

Land cover (timber, pastures, etc): _____

mostly pasture

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: 30' gravel

☐ 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.

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: Laclede 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: _____

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: [Signature] (REP) Date: 6/11/24

Landowner's signature: _____ Date: _____

REPLAT OF LOT 5, FIRST ADDITION TO RIVER RUN ESTATES

SECTION 30, TOWNSHIP 56 NORTH, RANGE 3 WEST, B.M., BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "PLAT NAME" 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. IN

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

AND ASSOCIATES, LLC. AS INSTRUMENT NO. _____

BONNER COUNTY RECORDER

RECORDER'S
CERTIFICATE

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT JACOB WRAY AND ROCHELLE WRAY, HUSBAND AND WIFE, 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 "REPLAT OF LOT 5, FIRST ADDITION TO RIVER RUN ESTATES", LOCATED IN SECTION 30, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING LOT 5 OF FIRST ADDITION TO RIVER RUN ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 5 OF PLATS, PAGE 98, RECORDS OF BONNER COUNTY.

SEWER SERVICE IS TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEM. THE EFFLUENT LINE AND DRAIN FIELD EASEMENT FOR LOTS 5A, 5C, AND 5D, ARE HEREBY DEDICATED.

WATER SERVICE IS TO BE PROVIDED BY LACLEDE WATER DISTRICT.

THE 30' INGRESS, EGRESS & UTILITIES EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED FOR THE BENEFIT OF ALL THE LOTS.

A PORTION OF THE EXISTING 15' WIDE UTILITIES EASEMENT IS HEREBY VACATED AND REPLACED BY A NEW 15' WIDE UTILITIES EASEMENT DEDICATED HEREON.

A 10' SEWER LINE EASEMENT, ADJACENT TO THE THE 15' WIDE UTILITIES EASEMENT ALONG CAMPBELL POINT RD., IS HEREBY DEDICATED FOR THE BENEFIT OF ALL LOTS AS SHOWN.

JACOB WRAY

ROCHELLE WRAY

OWNERS' ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS ____ DAY OF _____, IN THE YEAR OF 2024, BEFORE ME PERSONALLY APPEARED JACOB WRAY AND ROCHELLE WRAY, 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 THE FOLLOWING

1. RIGHT-OF-WAY EASEMENT FOR ELECTRIC DISTRIBUTION LINE, BK. 2, PG. 481, INST. #9277.
2. RIGHT-OF-WAY EASEMENT FOR ELECTRIC DISTRIBUTION LINE, BK. 3, PG. 42, INST. #13612.
3. RIGHT-OF-WAY EASEMENT FOR ELECTRIC DISTRIBUTION LINE, BK. 3, PG. 44, INST. #13613.
4. RIGHT-OF-WAY EASEMENT FOR ELECTRIC DISTRIBUTION LINE, BK. 34, PG. 128, INST. #101885.
5. RIGHT-OF-WAY EASEMENT FOR ELECTRIC DISTRIBUTION LINE, INST. #141590.
6. EASEMENT GRANTED TO THE UNITED STATES OF AMERICA GRANTING THE RIGHT TO BACK AND HOLD WATER UPON AND FLOOD AND OVERFLOW WITH WATER SAID LAND, INST. #42976.
7. EASEMENT GRANTED TO THE UNITED STATES OF AMERICA GRANTING THE RIGHT TO BACK AND HOLD WATER UPON AND FLOOD AND OVERFLOW WITH WATER SAID LAND, INST. #73699.
8. ALL MATTERS AS DELINEATED ON THE PLAT OF "FIRST ADDITION TO RIVER RUN ESTATES", BK. 5 OF PLATS, PG. 98, INST. #477853.
9. COVENANTS, CONDITIONS AND RESTRICTIONS, INST. #473740.
10. DECLARATION OF EASEMENT FOR SEPTIC EFFLUENT LINES AND LEACH FIELD, INST. #750984.
11. NORTHERN LIGHTS RIGHT-OF-WAY EASEMENT FOR ELECTRIC DISTRIBUTION LINE, INST. #872971.
12. NORTHERN LIGHTS RIGHT-OF-WAY EASEMENT FOR ELECTRIC DISTRIBUTION LINE, INST. #1003388.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE LOT 5, FIRST ADDITION TO RIVER RUN ESTATES, INTO FOUR (4) SEPARATE PARCELS AS SHOWN HEREON. THE BOUNDARY WAS DEFINED FROM FOUND MONUMENTS PER R1.

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 33, TOWNSHIP 56 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 _____, 2022.

RUSSELL E. BADGLEY
12458
PLS 12458

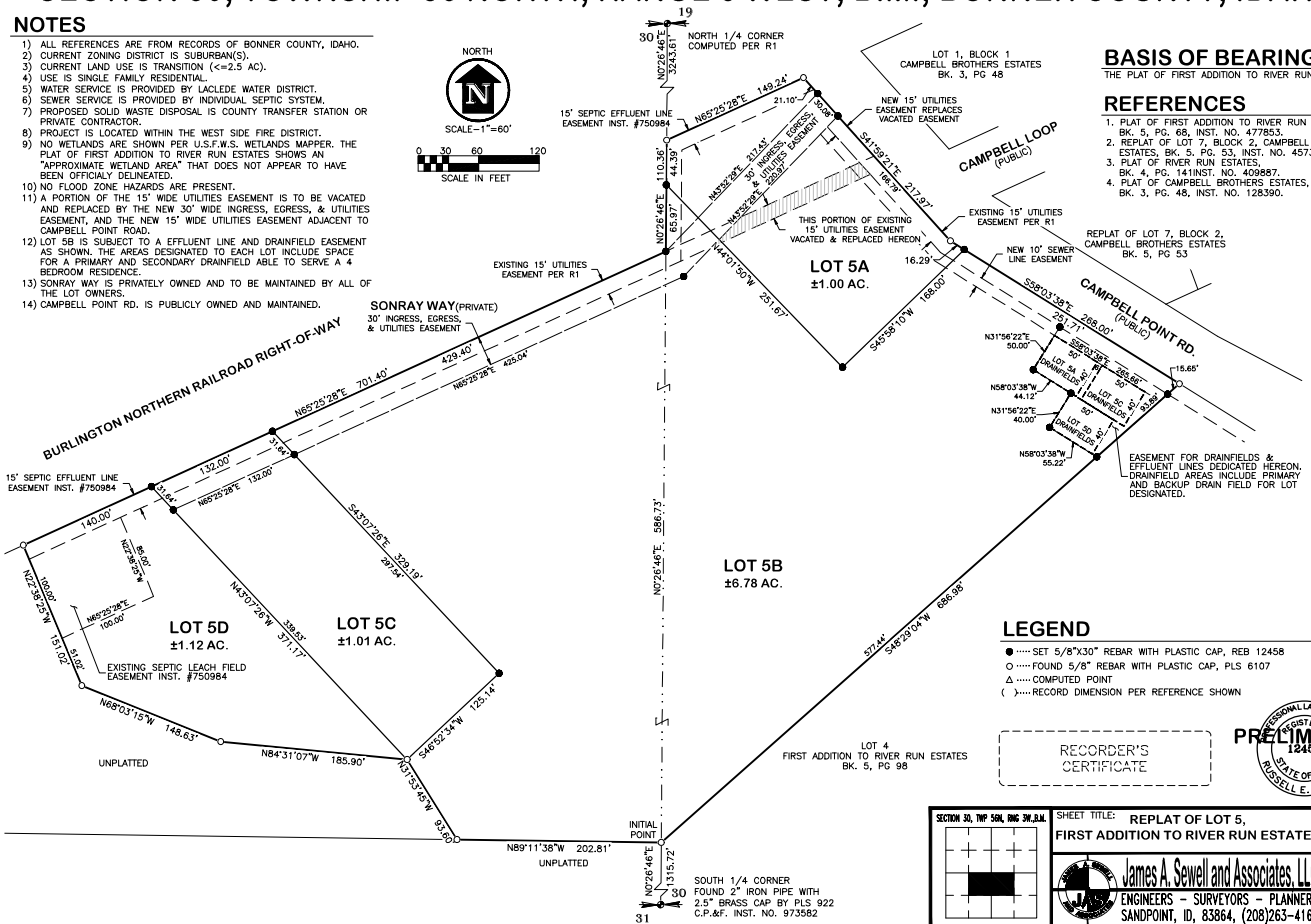
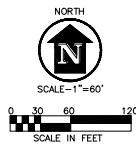


SECTION 30, TWP 56N, R3E 30W, B.M.	SHEET TITLE: REPLAT OF LOT 5, FIRST ADDITION TO RIVER RUN ESTATES	DATE: 8-6-24
		OWNER: NONE
	JAMES A. SEWELL AND ASSOCIATES, LLC	DRAWN: REB
	ENGINEERS - SURVEYORS - PLANNERS	CHECKED: SC
	SANDPOINT, ID, 83864, (208)263-4160	DESIGNED: J.A.S.
		DATE: 8-6-24
		BY: J.A.S.
		FILE NO. 12458
		SHT. 1 of 2

REPLAT OF LOT 5, FIRST ADDITION TO RIVER RUN ESTATES SECTION 30, TOWNSHIP 56 NORTH, RANGE 3 WEST, B.M., BONNER COUNTY, IDAHO

NOTES

- 1) ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
- 2) CURRENT ZONING DISTRICT IS SUBURBAN(S).
- 3) CURRENT LAND USE IS TRANSITION (<=2.5 AC).
- 4) USE IS SINGLE FAMILY RESIDENTIAL.
- 5) WATER SERVICE IS PROVIDED BY LACLEDE WATER DISTRICT.
- 6) SEWER SERVICE IS PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.
- 7) PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
- 8) PROJECT IS LOCATED WITHIN THE WEST SIDE FIRE DISTRICT.
- 9) NO WETLANDS ARE SHOWN PER U.S.F.W.S. WETLANDS MAPPER. THE PLAT OF FIRST ADDITION TO RIVER RUN ESTATES SHOWS AN "APPROXIMATE WETLAND AREA" THAT DOES NOT APPEAR TO HAVE BEEN OFFICIALLY DELINEATED.
- 10) NO FLOOD ZONE HAZARDS ARE PRESENT.
- 11) A PORTION OF THE 15' WIDE UTILITIES EASEMENT IS TO BE VACATED AND REPLACED BY THE NEW 30' WIDE INGRESS, EGRESS, & UTILITIES EASEMENT, AND THE NEW 15' WIDE UTILITIES EASEMENT ADJACENT TO CAMPBELL POINT ROAD.
- 12) LOT 5B IS SUBJECT TO AN EFFLUENT LINE AND DRAINFIELD EASEMENT AS SHOWN. THE AREAS DESIGNATED TO EACH LOT INCLUDE SPACE FOR A PRIMARY AND SECONDARY DRAINFIELD ABLE TO SERVE A 4 BEDROOM RESIDENCE.
- 13) SONRAY WAY IS PRIVATELY OWNED AND TO BE MAINTAINED BY ALL OF THE LOT OWNERS.
- 14) CAMPBELL POINT RD. IS PUBLICLY OWNED AND MAINTAINED.



BASIS OF BEARING

THE PLAT OF FIRST ADDITION TO RIVER RUN ESTATES.

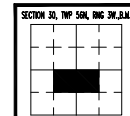
REFERENCES

1. PLAT OF FIRST ADDITION TO RIVER RUN ESTATES, BK. 5, PG. 68, INST. NO. 477853.
2. REPLAT OF LOT 7, BLOCK 2, CAMPBELL BROTHERS ESTATES, BK. 5, PG. 53, INST. NO. 457313.
3. PLAT OF RIVER RUN ESTATES, BK. 4, PG. 141, INST. NO. 400887.
4. PLAT OF CAMPBELL BROTHERS ESTATES, BK. 3, PG. 48, INST. NO. 128390.

LEGEND

- SET 5/8"x30" REBAR WITH PLASTIC CAP, REB 12458
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 6107
- △ COMPUTED POINT
- () RECORD DIMENSION PER REFERENCE SHOWN

RECORDERS
CERTIFICATE



SHEET TITLE: REPLAT OF LOT 5,
FIRST ADDITION TO RIVER RUN ESTATES

James A. Sewell and Associates, LLC
ENGINEERS - SURVEYORS - PLANNERS
SANDPOINT, ID, 83864, (208)263-4160

PLAT NO. 12458
DATE: 12-1-24
DRAWN: REB
CHECKED: SC
APPROVED: JAS
SHEET 2 OF 2