



# BONNER COUNTY PLANNING DEPARTMENT

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

## MINOR LAND DIVISION APPLICATION

### FOR OFFICE USE ONLY:

FILE #

RECEIVED:

**RECEIVED**

By Rob Winningham at 10:10 am, Jul 15, 2024

### PROJECT DESCRIPTION:

Name of Minor Land Division plat:

### APPLICANT INFORMATION:

Landowner's name: Tom Low

Mailing address:

City: Nordman

State: ID

Zip code: 83846

Telephone:

Fax:

E-mail: none

### REPRESENTATIVE'S INFORMATION:

Representative's name: Scott Comfort

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

### ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project:

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

### PARCEL INFORMATION:

Section #: 13

Township: 61N

Range: 5W

Parcel acreage: 23.43

Parcel # (s): RP61N05W139501A

Legal description: 13-61N-5W S2S2SE N OF CO RD LESS W 630

Current zoning: Agricultural/forestry 10 (A/f-10)

Current use: Prime Ag/Forest Land (20+ AC)

What zoning districts border the project site?



North:US Government Land	East:Rural 5
South:Ag/Forest 20	West:Ag/Forest 20
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:US Government	
South: 131-Land-ag/timb w/resid Imp - 27.5 acres	
East:Land-ag/timb w/non-res imp - 12.13 acres	
West:Land-ag/timb w/resid Imp - 8.02 acres	
Within Area of City Impact: Yes:      No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site:From Priest River, Head north on ID-57 N for 36.4 miles, turn right onto Reeder Bay Rd 1.1 miles, site is on Left.	

### ADDITIONAL PROJECT DESCRIPTION:

<b>Existing plat recording information:</b>		
<b>This application is for :</b>		
Proposed lots:	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage:12.04 Acres	2.3:1
Lot #2	Proposed acreage:10.01 Acres	1.2:1
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: _____		
Dividing Lot in _____		

### 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: Site has slopes greater 30% in areas	
Water courses (lakes, streams, rivers & other bodies of water):	
None	
Springs & wells:	
None	



Existing structures (size & use): \_\_\_\_\_

None

Land cover (timber, pastures, etc): \_\_\_\_\_

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: Reeder Bay Rd. 50" wide R/W Paved

☐ 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:☐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:

7/3/24

Landowner's signature:

Date:



# PO-TATER ACRES

## SECTION 13, TOWNSHIP 61 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO

### COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "PO-TATER 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. 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 TOM LOW JR., IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS AS SHOWN HEREON AND TO BE KNOWN AS "PO-TATER ACRES", LOCATED IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 61 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 61 NORTH, RANGE 5 WEST, BOISE MERIDIAN; THENCE S0°03'03"W ALONG THE EAST LINE OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4, 542.66 FEET TO A 5/8" REBAR ON THE NORTHERLY RIGHT-OF-WAY OF REEDER BAY ROAD;

THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FOUR(4) COURSES: 73.28 FEET ALONG A 2365.21 FOOT RADIUS, NON-TANGENT, CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 1°40'31", AND A CHORD WHICH BEARS N83°45'14"W 73.28 FEET TO A 5/8" REBAR; N84°38'29"W 1059.87 FEET TO A 5/8" REBAR; 649.64 FEET ALONG A 2525.00 FOOT RADIUS, CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 1°44'42", AND A CHORD WHICH BEARS S87°59'16"W 647.85 FEET TO A 5/8" REBAR; S80°37'02"W 253.25 FEET TO A 5/8" REBAR;

THENCE LEAVING SAID RIGHT-OF-WAY, N20°41'31"E 508.44 FEET TO A 5/8" REBAR ON THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4; THENCE S89°45'14"E ALONG SAID NORTH LINE, 2025.22 FEET TO THE POINT OF BEGINNING.

SEWER SERVICE IS TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.

WATER SERVICE IS TO BE PROVIDED BY INDIVIDUAL RESIDENTIAL WELL.

TOM LOW JR.

### OWNERS' ACKNOWLEDGMENT

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

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

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2024, BEFORE ME PERSONALLY APPEARED TOM LOW JR., KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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

- EASEMENT FOR RIGHT-OF-WAY GRANTED TO GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC., INST. #169950. (DOESN'T AFFECT THE SUBJECT PROPERTY)
- EASEMENT FOR RIGHT-OF-WAY GRANTED TO NORTHERN LIGHTS, INC., INST. #846928.

### SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE BOUNDARY OF BONNER COUNTY PARCEL NUMBER RP61N05W13801A (DEED INST. NO. 1018663), AND TO DIVIDE SAID PARCEL INTO TWO (2) SEPARATE PARCELS AS SHOWN HEREON. THE CENTERLINE OF REEDER BAY ROAD WAS DEFINED BY THE SURVEYED CENTERLINE OF THE EXISTING ROADWAY. THE RIGHT-OF-WAY OF REEDER BAY ROAD WAS DEFINED AS 50' WIDE PER COMMISSIONERS REPORT FOR ROAD #281, APPROVED 5/12/1914.

### 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 13, TOWNSHIP 61 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.

RUSSELL E. BADGLEY  
12458  
PLS 12458

SECTION 13, TWP 61N, R5G 5W, B.M.	SHEET TITLE: PO-TATER ACRES	DATE: 8-20-24
		OWNER: NONE
		DRAWN: REB
		CHECKED: SC
		PREPARED BY: JAS
		DATE: 8-20-24
		SCALE: 1"=40'
		BY: JAS
		DATE: 8-20-24
		SH1 of 2



SECTION 13, TWP 61N, RND 5W, S.W.	SHEET TITLE:	<b>PO-TATER ACRES</b>	PG-20-24 DATE = 2007 DRAWN BY CHECKED BY RECD FILE NO. SCALE = LOW - MILD SHEET 2 OF 2
		<b>James A. Sewell and Associates, LLC</b> ENGINEERS - SURVEYORS - PLANNERS SANDPOINT, ID, 83864, (208)263-4160	