



BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
planning@bonnercountyd.id.gov (email) www.bonnercountyd.id.gov (web page)

MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE #

MLD0043-24

RECEIVED:

RECEIVED

By Rob Winningham at 7:03 am, Aug 14, 2024

PROJECT DESCRIPTION:

Name of Minor Land Division plat: PRAR (Priest River Animal Rescue)

APPLICANT INFORMATION:

Landowner's name: The Ranch Club LLC

Mailing address: PO Box 430

City: Priest River

State: Idaho

Zip code: 83856

Telephone: 208-946-2974

Fax:

E-mail: johnvickerspga@yahoo.com

REPRESENTATIVE'S INFORMATION:

Representative's name: Tom Yeiser

Company name: True Line Surveying

Mailing address: 11358 N Government Way

City: Hayden

State: Idaho

Zip code: 83835

Telephone: 208-691-2974

Fax:

E-mail: tom@truelineonline.com

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Shawn Leavitt

Company name: True Line Surveying

Mailing address: 11358 N Government Way

City: Hayden

State: Idaho

Zip code: 83835

Telephone: 208-6 67-1044

Fax:

E-mail: shawn@truelineonline.com

PARCEL INFORMATION:

Section #: 22

Township: 56N

Range: 5W

Parcel acreage: 36.9251

Parcel # (s): RP56N05W229301A

Current zoning: Suburban

Current use: Golf Course, Horse/Goat Pasture

Comprehensive plan designation:

Within Area of City Impact: ☐ Yes ☒ No

If yes, which city?:

ADDITIONAL PROJECT DESCRIPTION:**This application is for :**

Lot #1	Proposed acreage: 3.00	Remainder	Proposed acreage:
Lot #2	Proposed acreage: 33.9251	Do the proposed lots meet the required depth to width ratio and applicable angle of intersection per BCRC 12-621:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Lot #3	Proposed acreage:		
Lot #4	Proposed acreage:		

SITE INFORMATION:

Does the property contain steep slopes of 15% or greater per the USGS maps?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any water courses present on site per the NHD maps? (lakes, streams, rivers & other bodies of water) Note: submerged lands shall not be counted for determining density in a subdivision per BCRC 12-622.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are wetlands present on site per the U.S. Fish and Wildlife Service National Wetland Inventory Maps?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the subdivision designed around identified natural hazards per BCRC 12-626 (A)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Do existing structures meet required setbacks to proposed lot lines per BCRC Title 12 Chapter 4.1?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are proposed lots split by city, county, zoning, or public R-O-W boundaries?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Flood Hazard Zones located on site: <input checked="" type="checkbox"/> X <input type="checkbox"/> D <input type="checkbox"/> A <input type="checkbox"/> AE	DFIRM MAP: 16017C0865E
Other pertinent information (attach additional pages if needed): <small>The east line of proposed Lot 2 is near the base of of slope that slopes upward in and easterly direction that exceeds more than 15% for a short distance. This slope does not appear in USGS mapping and has been field located.</small>	
<small>With county code setbacks this should not impact any future building or road building.</small>	

ACCESS INFORMATION:

Please check the appropriate boxes:	
<input type="checkbox"/> Private Easement	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed
<input checked="" type="checkbox"/> Public Road	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed
<input type="checkbox"/> Combination of Public Road/Private Easement	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, easement/right of way width, road grade. Include recorded instrument number for existing easements/roads & name, if existing: <small>Frontage, U.S. Highway 2 (paved)</small>	
List existing access and utility easements on the subject property. <small>Easement for Access Road in Book 31 of Misc., Page 624. (NOT READABLE)</small>	
<small>Easement for Right of Way in Book 62 of Deeds, Page 451 (BLANKET EASEMENT). // Unrecorded easements for power lines along the west and north boundary lines as disclosed by prior inspection.</small>	
<small>Easement for Right of Way in Book 16 of Misc., Page 390. (POWER LINES SHOWN ON PLAT) // Easement for no build area as Instrument No. 657508 (WELL SETBACK).</small>	

SERVICES:Which power company will serve the project site? AvistaWhich fire district will serve the project site? West Pend Oreille Fire**Sewage disposal will be provided by:**☐ Existing Community System☐ Proposed Community System☒ Individual system

Explain the type of sewage system (LSAS, community drain field, individual septic, ect.) capacity, maintenance plan, location of facilities, name of facilities/provider, proposed ownership, if applicable, and other details: Lot 1 currently has septic and a drainfield installed.

Lot 2 to install septic/drainfield**Note:** Please attach the necessary proof of urban services if required.

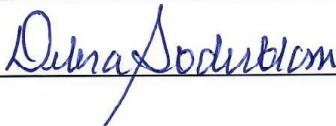
Will the sanitary restriction be lifted by the Panhandle Health District?

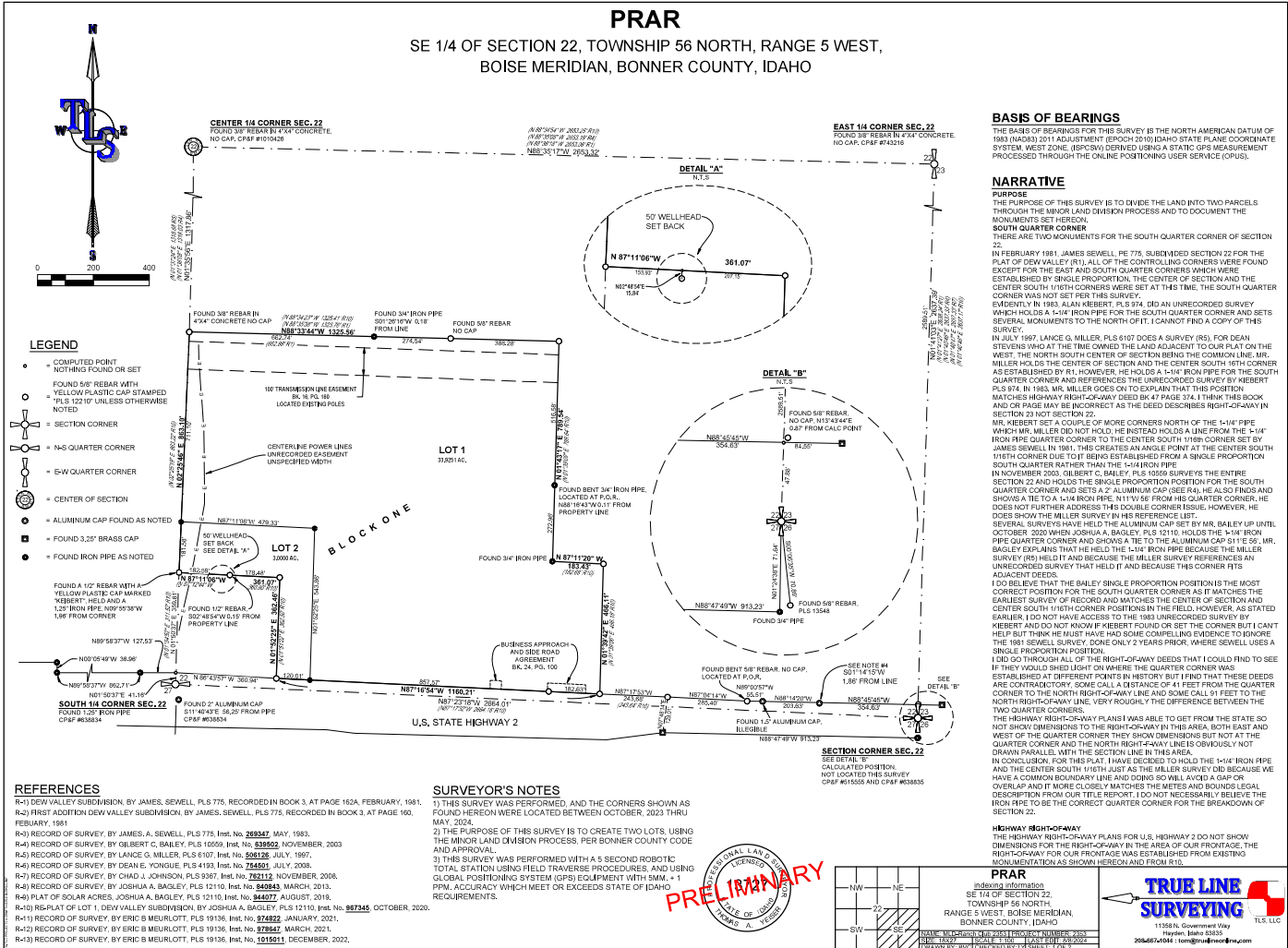
☐ Yes ☒ No**Water will be supplied by:**☐ Existing public or community system☐ Proposed Community System☒ Individual well

Please explain the water source, name of provider, proposed ownership, capacity, system maintenance plan, storage and delivery system and other details: Lot 2 is served by an existing well.

Lot 1 will drill a new well.**Note:** Please attach the necessary proof of urban services if required.

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:  John Vickers Date: 8/2/24Landowner's signature:  Duane Soderblom Date: 8/2/2024



PRAR

SE 1/4 OF SECTION 22, TOWNSHIP 56 NORTH, RANGE 5 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, HILL CREST GOLF SHOP, L.L.C., A COLORADO LIMITED LIABILITY COMPANY, HEREBY CERTIFY THAT THEY OWN THE PROPERTY HEREINAFTER DESCRIBED AND INCLUDES SAID PROPERTY IN A PLAT TO BE KNOWN AS "PRAR".

LEGAL DESCRIPTION

THAT PORTION OF THE SW1/4 OF THE SE1/4 OF SECTION 22, TOWNSHIP 56 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 22;
THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22, N87°23'18"W 2664.01 FEET TO A 1-1/4" IRON PIPE MARKING THE SOUTH QUARTER CORNER OF SECTION 22, AS SHOWN ON RECORD OF SURVEY RECORDED AS INSTRUMENT NO. 558128, BONNER COUNTY RECORDS;
THENCE ALONG THE NORTH SOUTH CENTERLINE OF SAID SECTION 22, N02°14'37"E 400.74 FEET TO THE **TRUE POINT OF BEGINNING**;
THENCE CONTINUING ALONG SAID NORTH SOUTH CENTERLINE OF SECTION 22, N02°14'37"E 863.13 FEET TO A 3/8" REBAR IN CONCRETE MARKING THE CENTER SOUTH 1/16TH CORNER OF SAID SECTION 22, ALSO BEING THE SOUTHWEST CORNER OF LOT 12 OF THE DEW VALLEY SUBDIVISION FILED AS INSTRUMENT NO. 238525, BONNER COUNTY RECORDS;
THENCE ALONG THE SOUTH LINE OF SAID DEW VALLEY SUBDIVISION, S88°33'44"E 1325.56 FEET TO A 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "H2 PLS 12110";
THENCE LEAVING SAID SOUTH LINE, S01°43'17"W 789.54 FEET TO A 3/4" IRON PIPE;
THENCE S87°11'07"E 103.43 FEET TO THE NORTHWEST CORNER OF LOT 1A OF THE REPLAT OF LOT 1, DEW VALLEY SUBDIVISION FILED AS INSTRUMENT NO. 967345, BONNER COUNTY RECORDS, MARKED BY A 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "H2 PLS 12110";
THENCE ALONG THE WEST LINE OF SAID LOT 1A, S01°39'42"W 468.11 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1A, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 2, MARKED BY A 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "H2 PLS 12110";
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N87°18'54"W 1160.21 FEET TO A 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "H2 PLS 12110";
THENCE LEAVING SAID RIGHT-OF-WAY LINE, N01°52'25"E 382.46 FEET TO A 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "H2 PLS 12110";
THENCE N87°11'06"W 356.26 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 36.90 ACRES.

SANITARY SEWER SERVICE SHALL BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS
WATER SERVICE SHALL BE PROVIDED BY INDIVIDUAL WELLS.

SIGNATURE _____ DATE _____

PRINT NAME _____

TITLE _____

NOTARY PUBLIC

ACKNOWLEDGMENT
STATE OF _____
COUNTY OF _____
THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, IN THE YEAR 20____, BY _____ AS A MEMBER OF THE HILLCREST GOLF SHOP, L.L.C.,

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

PLANNING DIRECTOR'S CERTIFICATE

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

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE PROPERTY DESCRIBED WITHIN THE OWNERS CERTIFICATE HAVE BEEN PAID THROUGH THIS _____ DAY OF _____, 20____.

BONNER COUNTY TREASURER

HEALTH DISTRICT APPROVAL

SANITARY RESTRICTION(S), 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.

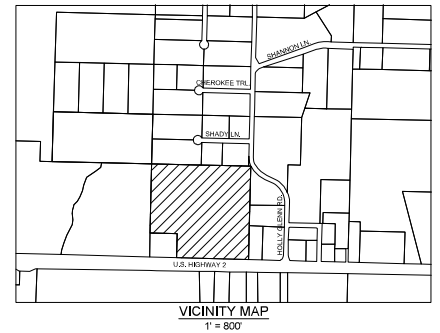
COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF PRESTON RIVER ROAD ESTATES 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____.

RECORDER'S CERTIFICATE

THIS MAP WAS FILED AT THE OFFICE OF THE RECORDER, COUNTY OF BONNER, STATE OF IDAHO, AT THE REQUEST OF TRUE LINE SURVEYING, TLS, LLC.
ON THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M.,
RECORDED IN PLAT BOOK _____ AT PAGES _____
AS INSTRUMENT NO. _____
FEE: _____
COUNTY CLERK/RECORDER: MICHAEL ROSEDALE

BY: _____ DEPUTY



SURVEYOR'S CERTIFICATE

I, THOMAS A. YEBER, PLS 13727, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME, OR UNDER THE DIRECT SUPERVISION, AND THAT APPLICABLE CORNER RECORDS HAVE BEEN FILED, IN COMPLIANCE WITH THE LAWS OF THE STATE OF IDAHO.

THOMAS A. YEBER, PLS 13727 DATE _____

NW	NE
SW	SE
22	
5	
W	
E	

PRAR
indexing information
SE 1/4 OF SECTION 22,
TOWNSHIP 56 NORTH,
RANGE 5 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO
NAME: HILLCREST GOLF SHOP, L.L.C. INSTRUMENT NO. 238525
DATE: 10/27/2017 SCALE: 1"=800' PLAT BOOK: 238525
DRAWN BY: MICHAEL ROSEDALE, PLS 13727

