



BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
planninaldbonnercountuid.aav (email) www.bonnercountuid.gov (web page)

MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE #

MLD0004-25

RECEIVED:

February 3, 2025

Kyle Snider

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Silver Mountain Tracts

APPLICANT INFORMATION:

Landowner's name: J&J General Contractor's Inc

Mailing address: 166 Silver Mountain Lane

City: Oldtown

State: Idaho

Zip code: 83822

Telephone: 509-671-0193

Fax:

E-mail: maryann@maryannjones.net

REPRESENTATIVE'S INFORMATION:

Representative's name: Mary Ann Jones

Company name: J&J General Contractors, Inc.

Mailing address: 166 Silver Mountain Lane

City: Oldtown

State: Idaho

Zip code: 83822

Telephone: 509-671-0193

Fax:

E-mail: maryann@maryannjones.net

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: President of company

Company name: same as above

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section#: 25

Township: 56N

Range: 6W

Parcel acreage: 7.27

Parcel # (s): RP56N06W255120A

Current zoning: suburban

Current use: residential & vacant land

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: 5.00	Remainder	Proposed acreage:
Lot #2	Proposed acreage: 2.57	Do the proposed lots meet the required depth to width ratio and applicable angle of intersection per BCRC 12-621:	☒ Yes ☐ 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?	☐ Yes ☒ 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.	☐ Yes ☒ No
Are wetlands present on site per the U.S. Fish and Wildlife Service National Wetland Inventory Maps?	☐ Yes ☒ No
Is the subdivision designed around identified natural hazards per BCRC 12-626 (A)?	☐ Yes ☒ No
Do existing structures meet required setbacks to proposed lot lines per BCRC Title 12 Chapter 4.1?	☒ Yes ☐ No
Are proposed lots split by city, county, zoning, or public R-O-W boundaries?	☐ Yes ☒ No
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
☐ Public Road	☐ Existing ☐ Proposed
☐ Combination of Public Road/Private Easement	☐ Existing ☐ 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: gravel road 30' wide

List existing access and utility easements on the subject property. power & water easement for Solar Acres Water system for existing home

SERVICES:

Which power company will serve the project site? Avista

Which fire district will serve the project site? West Bonner

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: septic system

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: _____

Solar Acres Water system serves the home at 191 Silver Mountain Lane.

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: Mary Ann Jones, President Date: 01/28/25

Landowner's signature: _____ Date: _____

"SILVER MOUNTAIN TRACTS"

SECTION 25, TOWNSHIP 56 NORTH, RANGE 6 WEST, B.M., BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "SILVER MOUNTAIN TRACTS" AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND FOUND THAT THE SAME COMPLY WITH THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS ____ DAY OF _____, 2025.

BONNER COUNTY SURVEYOR

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS ____ DAY OF _____, 2025.

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 OTHER STRUCTURE OR USE ANY PREMISES OR LAND THEREON WITHOUT FIRST OBTAINING A SANITARY RESTRICTION PERMIT FROM THE DISTRICT. THE DISTRICT'S SANITARY RESTRICTIONS 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 _____, 2025.

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 _____, 2025.

BONNER COUNTY TREASURER

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT J & J GENERAL CONTRACTORS, INC., AN IDAHO CORPORATION, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAID PROPERTY TO BE SPLIT INTO TWO (2) PLATS. THE SAID PLATS ARE BEING RECORDED IN BOOK 4 OF PLATS, PAGE 4, RECORDS OF BONNER COUNTY, IDAHO; THENCE N1°12'29"E, 30.00 FEET TO THE POINT OF BEGINNING; THENCE N1°12'29"E, 100.89 FEET TO THE POINT OF BEGINNING; THENCE S89°13'41"E, 978.96 FEET TO THE POINT OF BEGINNING.

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 8, OF SAID SUBDIVISION, BEING THE PLAT HEREON, RECORDED IN BOOK 4 OF PLATS, PAGE 4, RECORDS OF BONNER COUNTY, IDAHO; THENCE N1°12'29"E, 30.00 FEET TO THE POINT OF BEGINNING; THENCE N1°12'29"E, 100.89 FEET TO THE POINT OF BEGINNING; THENCE S89°13'41"E, 978.96 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN INGRESS, EGRESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOT 2 AS SHOWN HEREON.

SAID PARCEL CONTAINING APPROXIMATELY 7.27 ACRES

WATER WILL BE PROVIDED BY INDIVIDUAL WELLS

SEWER WILL BE PROVIDED BY INDIVIDUAL SEPTIC TANKS AND LEACH FIELDS

MARY ANN JONES, PRESIDENT
J & J GENERAL CONTRACTORS, INC.

OWNERS' ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS ____ DAY OF _____ IN THE YEAR OF 2025,
BEFORE ME PERSONALLY APPEARED MARY ANN JONES, PRESIDENT OF J & J GENERAL CONTRACTORS INC., KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME.

I HAVE HERETO 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 _____, 2025, AT _____ M. AT THE OFFICE OF JAMES A. SEWELL AND ASSOCIATES, LLC.

IN BOOK ____ AT PAGE ____ FEE: _____

INSTRUMENT NO. _____

BONNER COUNTY RECORDER

RECORDER'S
CERTIFICATE

SUBJECT TO INSTRUMENT NO.

PER TITLE COMMITMENT ISSUED BY TITELONE TITLE & ESCROW INSURANCE CO., FILE NO. 25534600, DATED JANUARY 13, 2025.

16515 PUBLIC UTILITY EASEMENT
RECORDED: FEBRUARY 21, 1911

423577 ACCESS & UTILITY EASEMENT
RECORDED: APRIL 27, 1983

525643 PUBLIC UTILITY EASEMENT
RECORDED: JUNE 13, 1993

674577 ACCESS & UTILITY EASEMENT
RECORDED: APRIL 16, 2005

983606 CONDITION AS SHOWN ON THE OFFICIAL PLAT "LACEY ACRES"

RECORDED: MAY 26, 2021

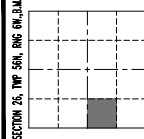
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 25, TOWNSHIP 56 NORTH, RANGE 6 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO. THE SURVEY WAS CONDUCTED BY ME OR UNDER MY DIRECTION 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 _____, 2025.



RUSSELL E. BADGLEY
PLS No. 12458



SHEET TITLE:

SILVER MOUNTAIN TRACTS

JAMES A. SEWELL AND ASSOCIATES, LLC

ENGINEERS - SURVEYORS - PLANNERS

NEWPORT, WASHINGTON, 99156, (509)447-3626

DATE: 1-27-25
SCALE: NONE
DRAWN: JMB
CHECKED: JMB
PROJECT: REB
10001-24-011
100-24-011
100-24-011
100-24-011

SHT 1 OF 2

SECTION 25, TOWNSHIP 56 NORTH, RANGE 6 WEST, B.M., BONNER COUNTY, IDAHO

2) THERE ARE NO FEDERALLY RECOGNIZED WETLANDS ON THE SUBJECT PROPERTY ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAP.

BEING FROM MILE POST 120 TO THE WEST QUARTER CORNER OF SECTION 25 AS SHOWN ON THE PLAT OF "LACEY ACRES", INSTRUMENT NO. 98-3606, BY PLS NO. 15516, RECORDS OF BONNER COUNTY, IDAHO.

INFORMATION ON SHOWN ON WARRANTY DEED INSTRUMENT NO.
983227, RECORDED MAY 21, 2021. RECORDS OF BONNER COUNTY,
IDAHO.

● SET 5/8" X 30" REBAR WITH PLASTIC CAP, MARKED "REB 12458"
 ○ FOUND REBAR WITH ALUMINUM CAP, PLS NO. 775,
 UNLESS OTHERWISE NOTED
 ● FOUND 5/8" REBAR WITH PLASTIC CAP, PLS NO. 15516
 △ COMPUTED POINT, NOTHING FOUND OR SET
 () INFORMATION AS SHOWN ON THE PLAT OF "LACEY ACRES"
 INSTRUMENT NO. 983806, BY PLS NO. 15516, RECORDS OF
 BONNER COUNTY, IDAHO;
 [] ON THE PLAT OF "SOLAR ACRES",
 INSTRUMENT NO. 10539, BY PLS NO. 775
 { } INFORMATION AS SHOWN ON WARRANTY DEED, INSTRUMENT NO.
 983227, RECORDED ON MAY 21ST, 2021.



SHT2_OF_2