

# Bonner County Planning Department

*"Protecting property rights and enhancing property value"*

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (866) 537-4935

Email: [planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) - Web site: [www.bonnercountyid.gov](http://www.bonnercountyid.gov)



## Blue-line Collective Report Memorandum

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To: J&J General Contractor's Inc.

From: Kyle Snider, Planner

Date: March 17, 2025

**Subject: Blue-line review for MLD0004-25: Silver Mountain Tracts**

Attached are the comments from various agencies that have completed the preliminary review of the referenced plat.

The blue-line copy of the plat containing corrections and comments has been forwarded to your representative: **Mary Ann Jones**.

Please submit payment of **\$308.14** covering the County Surveyor's fee of for the review of the plat and the fee for a conformed copy. Please make checks payable to Bonner County Planning Department.

### **WHEN THE FINAL PLAT MYLAR IS SUBMITTED, THE FOLLOWING MUST BE COMPLETED:**

- |  |   |
|--|---|
| ✓ All plat corrections.  | ✓ Letters of approval for roads, water, sewer, or any other conditions or improvements required for the plat.                               |
| ✓ Endorsement by the County Treasurer of the Treasurer's certificate. All taxes must be paid in full for entire current tax year, both June and December, to obtain the Treasurer's endorsement. | ✓ All conditions of approval must be met.   |
| ✓ County surveyor fee paid to the Bonner County Planning Department.   | ✓ Endorsement of owner's certificate and acknowledgments, project surveyor certificate and all lienholder certificates and acknowledgments. |
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### **REMEMBER TO RETURN CORRECTED BLUE-LINE WITH MYLARS.**

Please contact the Bonner County Planning Department if you have any questions regarding this plat or the review process.

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## Blueline Review Routing Form

Plat Name: <b>Silver Mountain Tracts</b>		File No: <b>MLD0004-25</b>
Received by: Kyle Snider, Planner	Received from: Mary Ann Jones	Date Received: 02/03/2025

### Blueline Review

Completed	Date	Initial	Department/ Office
X	03/12/2025	KS	Bonner County Planning Department
X	02/14/2025	AB	Assessor's Office
Comments on blueline	02/14/2025	MM	Bonner County Road & Bridge Department
X	02/11/2025	MC	GIS Department
X	03/12/2025	TG	County Surveyor



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### MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

**FILE #:** MLD0004-25 **DATE OF REPORT:** 3/17/2025  
**APPLICANT:** J&J General Contractors Inc Mary Ann Jones **PARCEL #:** RP56N06W255120A

**SUBDIVISION NAME/LOTS:** Silver Mountain Tracts

#### SUMMARY OF PROPOSAL:

Divide one (1) 7.27-acre parcel into one (1) 5.00-acre lot and one (1) 2.27-acre lot.

**THE APPLICATION** IS consistent, subject to conditions, with Bonner County Revised Code as evidenced in the record submitted up to the time the staff report was prepared, with the addition of findings and conditions listed in this staff report, subject to the conclusions required by BCRC.

#### CONDITIONS OF APPROVAL:

1. A final plat shall be recorded.
2. The preliminary plat of a minor land division shall be valid for a period not to exceed two (2) calendar years from the date of approval. Within two (2) years of the approval of the preliminary plat, the applicant shall submit the final plat to the Planning Director. At any time prior to the expiration date of the preliminary plat, an applicant may make a written request to the Planning Director for an extension of the preliminary plat for a period up to two (2) years. The Planning Director may consider such request for extension. The extension request must be approved or denied prior to the expiration date of the preliminary plat.
3. Proof of urban services is required to create a lot below 2.5 acres in the Suburban (S) zone. Please submit a will-serve letter from Solar Acres Water showing that a water connection is available for all proposed lots.
4. Per BCRC 12-412, Note 19, the sanitary restrictions shall be lifted by Panhandle Health District.

#### STANDARDS REVIEW:

**DOES PROJECT MEET ZONING DISTRICT MINIMUMS?** 1-acre Suburban (S)  
12-660 (D) (2) (f) Site area minimum: **No** Urban services: **Yes**

## **DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?**

Has the applicant had Panhandle Health District  
lift the sanitary restrictions on the property?: **No**

12-660 (D) (2) (a) Alignment with  
existing/planned roads/easements: **Yes**

12-660 (D) (2) (g) Not divided by city, county,  
zoning, or public R-O-W boundaries: **Yes**

In an area of City impact: **Yes**

12-621 Depth to width/ Angle of  
intersection: **Yes**

12-622 Submerged Lands: **No**

12-626.A Environmental Features: **No**

## **FINDINGS:**

1. This proposal was reviewed for compliance with the criteria and standards set forth at Section 12-600, et seq., Bonner County Revised Code.
2. The proposed lots are zoned Suburban (S).
3. The proposed lots are located off Silver Mountain Lane, a privately owned and privately maintained road.
4. The proposed lots are served by individual septic, Solar Acres water system, West Pend Oreille Fire District, and Avista for power; however, a will-serve for water has not been provided.
5. The proposed lots are within SFHA Zone X per FIRM Panel Number 16017C0850E, Effective Date 11/18/2009.
6. The proposed lots do not contain mapped slopes or mapped wetlands.

## **NOTICE OF ADMINISTRATIVE DECISION:**

Planning Director has determined that the above-cited application is in accord with Section 12-661, Bonner County Revised Code, as set forth in the findings and conclusions contained herein. This determination may be appealed to the Board of County Commissioners by notifying the Planning Director in writing of the intent to appeal within ten (10) working days from the date of the determination. Upon receipt of an appeal, the Planning Director will schedule a meeting with the Board within ten (10) working days to hear the appeal and will provide written notice to the appellant of the time and place of the meeting. The Planning Director and appellant will be provided an opportunity to present the relevant issues to the Board at that meeting. The Board's decision shall be final and further recourse of the appellant shall be to the Courts as provided by law. If no appeal is filed, the Planning Director's decision will be deemed effective.

NOTE: Following any final decision concerning a site-specific land use request, the applicant has a right to request a regulatory taking analysis pursuant to Section 67-8003, Idaho Code (Idaho Code §67-6535(c)).

Sincerely,

Planning Department

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## Blueline Review Letter

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March 17, 2025

Mary Ann Jones  
166 Silver Mountain Lane  
Oldtown, ID 83822

**SUBJECT: MLD0004-25: Silver Mountain Tracts**

Dear Mary,

**The above referenced project has been reviewed. The following conditions should be addressed:**

- Submit the fee for the County Surveyor and the Recorder.
- Submit the digital file (.dwg format) for the Final Plat at time of Mylar submittal.
- Complete the corrections and additions included with the blue-line review attached with this letter.
  - Planning
    - See Conditions on Planning Department's Administrative Staff Report/ Decision Letter.
  - Floodplain
    - KS 02/27/2025: Parcel is within SFHA Zone X per FIRM Panel Number 16017C0850E Effective Date 11/18/2009. No further floodplain review is required on this proposal.
  - Assessors
    - See letter from Assessor.
  - GIS
    - See letter from GIS.
  - County Surveyor
    - See letter from County Surveyor.
  - Road and Bridge
    - See comments on plat.

Thank you for your submittal and the opportunity to review.

Sincerely,

Kyle Snider  
Planner



Office of  
Dennis Engelhardt  
**Bonner County Assessor**  
1500 Hwy 2, Suite 205  
Sandpoint, ID 83864  
Phone 208-265-1440

February 14, 2025

Bonner County Planning Dept  
SILVER MOUNTAIN TRACTS  
MLD0004-25  
SECTION 25, TOWNSHIP 56 NORTH, RANGE 6 WEST  
RP56N06W255120A

To whom this may concern:

I have reviewed the Owners' Certificate of the above named plat and did not find any obvious errors with the ownership.

Please verify ownership again when this plat goes to mylar.

Thank you,

Andrea Ballard  
Cadastral Technician  
Bonner County Land Records  
208-265-1469  
[landrecords@bonnercountyid.gov](mailto:landrecords@bonnercountyid.gov)



## **Bonner County Geographic Information Systems**

1500 Highway 2 Suite 115 • Sandpoint, ID 83864 • Phone: (208) 255-3630 ext. 1469  
E-mail: [gisgroup@bonnercountyid.gov](mailto:gisgroup@bonnercountyid.gov)

Tuesday, February 11, 2025

Bonner County Planning Department

**RE: PLAT REVIEW – SILVER MOUNTAIN TRACTS (MLD0004-25)  
SECTION 25, TOWNSHIP 56N, RANGE 6W**

To Whom It May Concern:

After reviewing the proposed plat I have found no errors in road naming. All names are either existing roads within Bonner County or have been reserved.

Sincerely,

Address Administrator  
Bonner County GIS Department,  
A Division of the Bonner County Assessor  
Bonner County, ID  
1500 Highway 2 Suite 115 Sandpoint, ID 83864  
Website: <https://www.bonnercountyid.gov/departments/GIS/gis>

SECTION 26, TWP 56N, R9E GR 24A	SHEET TITLE:	DATE: 27-25
	<b>SILVER MOUNTAIN TRACTS</b>	SCALE:
		NOTES: NONE
		OWNER: JMB
		REB:
	CHORDS:	
	 <b>James A. Sewell and Associates, LLC</b>	PRODUCT:
	<b>ENGINEERS - SURVEYORS - PLANNERS</b>	10001-24-001
	<b>NEWPORT, WASHINGTON, 99156, (509) 447-3626</b>	DATE: 12-25
		DATE: 12-25
		SHT. OF 2



# Summary of comments: MLD0004-25 Blueline Plat.pdf

Page:1



Number: 1 Author: Kyle Snider Subject: Highlight Date: 2025-03-17 08:03:31

Solar Acres



Number: 2 Author: Kyle Snider Subject: Highlight Date: 2025-03-17 08:03:03

If you have Urban water, sanitary restrictions must be lifted and PHD will need to sign the plat. BCRC 12-412 (19)

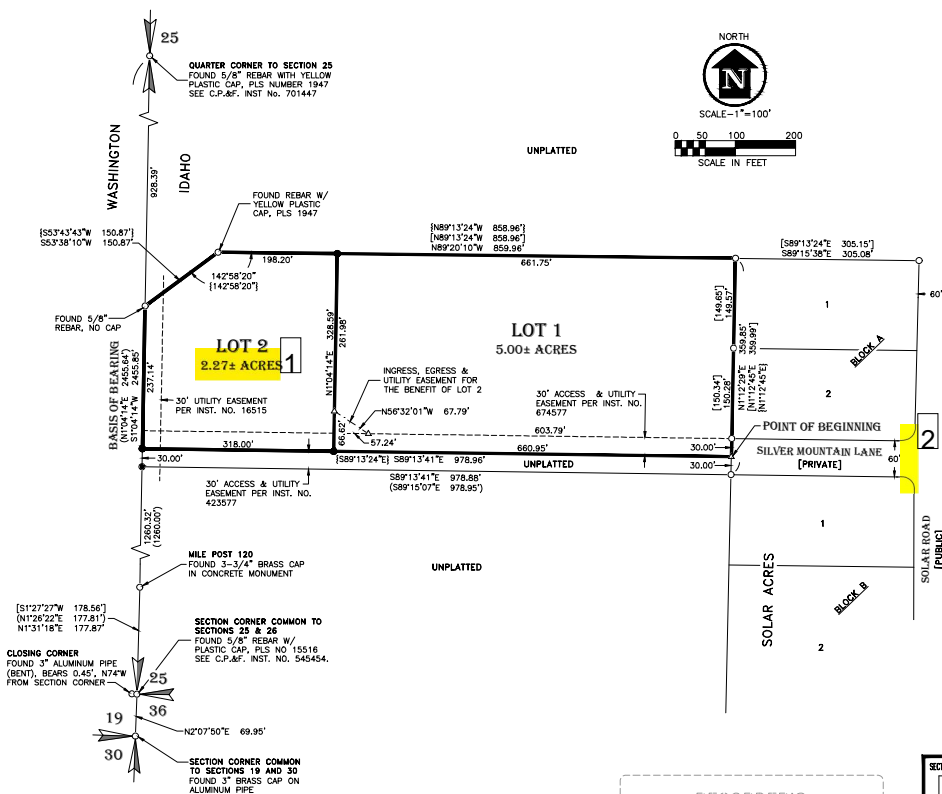


Number: 3 Author: Kyle Snider Subject: Highlight Date: 2025-03-17 08:01:44

Please change to "Chair"

# "SILVER MOUNTAIN TRACTS"

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





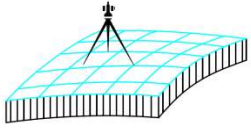
Number: 1 Author: Kyle Snider Subject: Highlight Date: 2025-03-17 08:02:41

A will-serve showing urban water will be required to create a lot below 2.5 acres.



Number: 2 Author: Matt Mulder Date: 2025-02-14 07:10:40

Show a dividing line between Silver Mtn Lane private ROW and the public ROW of Solar Rd.



## GLAHE & ASSOCIATES, INC. Professional Land Surveyors

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303 Church St.  
P.O. Box 1863  
Sandpoint, ID 83864

Phone: (208) 265-4474  
Fax: (208) 265-0675  
E-mail: [manager@glaheinc.com](mailto:manager@glaheinc.com)  
Website: [www.glaheinc.com](http://www.glaheinc.com)

March 3, 2025

Bonner County Planning Dept.  
1500 Hwy. 2, Suite 208  
Sandpoint, ID 83864

Re: Plat Review – MLD0004-25 Silver Mtn Tracts

Dear Planning Dept.,

I have examined the above-mentioned plat and find the following corrections or additions to be made:

- 1) No Comment

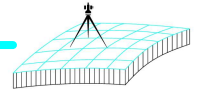
When these items have been addressed, the plat should be ready for signature.

Sincerely,

Tyson L.A. Glahe, PLS

# GLAHE & ASSOCIATES, INC. , Professional Land Surveyors

303 Church St.  
P.O. Box 1863  
Sandpoint, ID 83864



Phone: (208) 265-4474

Fax: (208) 265-4474

E-mail: [manager@glaheinc.com](mailto:manager@glaheinc.com)

Website: [www.glaheinc.com](http://www.glaheinc.com)

Invoice #	15434
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Bill To:

Sewell

Date
------

3/5/2025

Project / Job #

25-001L Review MLD0004-25 - Silver Mounta

Please submit payment by: 3/20/2025

## INVOICE

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Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0004-25 - Silver Mountain Tracts	

Retainer / Credits: \$0.00

Invoice Amount: \$308.14

Job Total Balance Due: \$308.14



THANK YOU FOR YOUR BUSINESS

ALL INVOICES ARE DUE UPON RECEIPT

BILLS 15 DAYS PAST DUE WILL BE SUBJECT TO A LATE CHARGE OF 1.5% PER MONTH OR AN ANNUAL PERCENTAGE OF 18%

A 3% FEE WILL BE CHARGED ON CREDIT CARD, PAYPAL & VENMO PAYMENTS  
[ PAYMENT AMOUNT x 1.03% ]

## CLOSURES 1-23-25

### Mapcheck 1: SILVER MOUNTAIN TRACTS

#### Closure Summary

Error distance: 0.00'  
Area: 316682.58 Sq. Ft.

#### Side 1: Line

Direction: N1°12'29"E  
Distance: 329.85'

#### Side 2: Line

Direction: N89°20'10"W  
Distance: 859.96'

#### Side 3: Line

Direction: S53°38'10"W  
Distance: 150.87'

#### Side 4: Line

Direction: S1°04'14"W  
Distance: 237.14'

#### Side 5: Line

Direction: S89°13'41"E  
Distance: 978.96'

### Mapcheck 2: LOT 1

#### Closure Summary

Error distance: 0.01'  
Area: 217721.34 Sq. Ft.

#### Side 1: Line

Direction: N1°12'29"E  
Distance: 329.85'

#### Side 2: Line

Direction: N89°20'10"W  
Distance: 661.75'

#### Side 3: Line

Direction: S1°04'14"W  
Distance: 328.59'

#### Side 4: Line

Direction: S89°13'41"E  
Distance: 660.95'

### Mapcheck 3: LOT 2

#### Closure Summary

Error distance: 0.01'

Area: 98953.81 Sq. Ft.

Side 1: Line

Direction: N1°04'14"E

Distance: 328.59'

Side 2: Line

Direction: N89°20'10"W

Distance: 198.20'

Side 3: Line

Direction: S53°38'10"W

Distance: 150.87'

Side 4: Line

Direction: S1°04'14"W

Distance: 237.14'

Side 5: Line

Direction: S89°13'41"E

Distance: 318.00'





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

- 1) THE PROPERTY CONTAINED WITHIN THE DISTINCTIVE BOUNDARY SHOWN HEREON LIES IN FEMA ZONE X, DEPICTED ON THE FIRM PANEL 1601700850E EFFECTIVE DATE 11/18/2009.
- 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. 983606, BY PLS NO. 15516, RECORDS OF BONNER COUNTY, IDAHO.

THE PURPOSE OF THIS SURVEY WAS TO IDENTIFY THE BOUNDARY OF BONNER COUNTY PARCEL NUMBER RP56N06W25S120A AND TO DIVIDE SAID PARCEL INTO LOTS AS SHOWN HEREIN.

INFORMATION ON SHOWN ON WARRANTY DEED INSTRUMENT NO. 9832227, RECORDED MAY 21, 2021, RECORDS OF BONNER COUNTY, IDAHO.

○ FOUND 5/8" X 30" REBAR WITH PLASTIC CAP, MARKED "REB 12458"  
 ○ FOUND 5/8" REBAR WITH ALUMINUM CAP, PLS. NO. 775,  
 ○ UNLESS OTHERWISE NOTED  
 ○ FOUND 5/8" REBAR WITH PLASTIC CAP, PLS. NO. 15516  
 ○ COMPLETED POINT NOTHING FOUND OR SET  
 ○ INFORMATION AS SHOWN ON THE PLAT OF "LACEY ACRES",  
 ○ RECORDED ON MAY 21ST, 2021, BY PLS. NO. 15516, RECORDS OF  
 ○ BONNER COUNTY, IDAHO.  
 ○ INFORMATION AS SHOWN ON THE PLAT OF "SOLAR ACRES",  
 ○ INSTRUMENT NO. 10539, BY PLS. NO. 775,  
 ○ RECORDED ON MAY 21ST, 2021, BY PLS. NO. 15516,  
 ○ RECORDED ON MAY 21ST, 2021, BY PLS. NO. 15516, INSTRUMENT NO.

