



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 #

MLD0010-25

RECEIVED:

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david.fisher , 3/11/2025, 1:20:08 PM

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Ringtail Trail Division

APPLICANT INFORMATION:

Landowner's name: John Iwanow

Mailing address: 1506 Bodie Canyone Road

City: Priest River

State: ID

Zip code: 83856

Telephone: 208-661-1889

Fax:

E-mail: johnsrockpit@gmail.com

REPRESENTATIVE'S INFORMATION:

Representative's name: Jesse Bailey

Company name: James A. Sewell & Associates, LLC

Mailing address: 600 4th Street West

City: Newport

State: WA

Zip code: 99156

Telephone: 509-447-3626

Fax:

E-mail: jbailey@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 #: 23

Township: 56

Range: 5W

Parcel acreage: 10

Parcel # (s): RP028880000020A & RP028880000030A

Legal description: Lots 2 and 3 "Hampton's Rest"

Current zoning:

Current use: None

What zoning districts border the project site?

North: Suburban	East: Suburban
South: Suburban	West: Suburban
Comprehensive plan designation: Suburban	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Residential, 13.8 acres, residential structures	
South: Residential, 2.5 acres, undeveloped & residential w/ structures	
East: Residential, 6-8 acres, residential structure w/ outbuildings & undeveloped	
West: Residential, 10 acre lots, residential structures	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: Starting at the intersection of Highway 2 and Bodie Canyon Road closest to the City of Priest River; travel North on Bodie Canyon Road for approximately 0.8 mile, turn right on Ringtail Trail; continue to end of driveway and property will be on the Right	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: Hamptons' Rest (Inst. 1012907)		
This application is for : Minor Land Division to create two additional parcels		
Proposed lots: 2	Depth to Width Ratio (D:W)	
Lot #1 (2A)	Proposed acreage: 2.5	(321:341) = 1.06
Lot #2 (2B)	Proposed acreage: 2.5	(321:341) = 1.06
Lot #3 (3A)	Proposed acreage: 2.5	(321:337) = 1.05
Lot #4 (3B)	Proposed acreage: 2.5	(321:337) = 1.05
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>The proposal would be to split the existing 5.0 acres lots in half resulting in four 2.5 acre 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: The ground is relatively flat with some timber.
Water courses (lakes, streams, rivers & other bodies of water):
n/a
Springs & wells:
n/a

Existing structures (size & use): _____
n/a

Land cover (timber, pastures, etc): _____
minor timber coverage

Are wetlands present on site? ☐ Yes ☒ No

Source of information: Wetland Mapper

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: 60' wide access easement across existing gravel driveway. Inst. No 509446 (Ringtail Trail)

☐ 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.
60' wide access easement (Inst. 509446);

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: Individual Septic Tank w/ Leach Field

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: Individual Residential Well

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.

Representative's signature:



Date: 3-3-25

Landowner's signature:

Date:

RINGTAIL TRAIL DIVISION

SECTION 23, TOWNSHIP 56 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "RINGTAIL TRAIL DIVISION" 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 _____, 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 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 _____, 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 JOHN R. IWANOW, A SINGLE MAN, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAID PROPERTY TO BE SPLIT INTO LOTS, THE SAME TO BE KNOWN AS "RINGTAIL TRAIL DIVISION", LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOTS 2 & 3 OF "HAMPTON'S REST", RECORDED AS INSTRUMENT NO. 1012907 IN BOOK 19 OF PLATS, PAGE 59 BY PLS NO. 20538, RECORDS OF BONNER COUNTY, IDAHO.

CONTAINING APPROXIMATELY 10.00 ACRES.

POTABLE WATER WILL BE FROM INDIVIDUAL PRIVATE WELLS AT THE FUTURE LOT BUYER'S EXPENSE.

SANITARY SEWAGE TREATMENT WILL BE BY CONVENTIONAL SEPTIC TANKS AND SUBSURFACE DRAINFIELD OR AS REQUIRED BY PANHANDLE HEALTH DISTRICT.

THE EASEMENTS & THEIR PURPOSES AS SHOWN ON SHEET 2 ARE HEREBY DEDICATED.

JOHN R. IWANOW

OWNERS' ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS ____ DAY OF _____, IN THE YEAR OF 2025, BEFORE ME PERSONALLY APPEARED JOHN R. IWANOW, A SINGLE MAN, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON 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

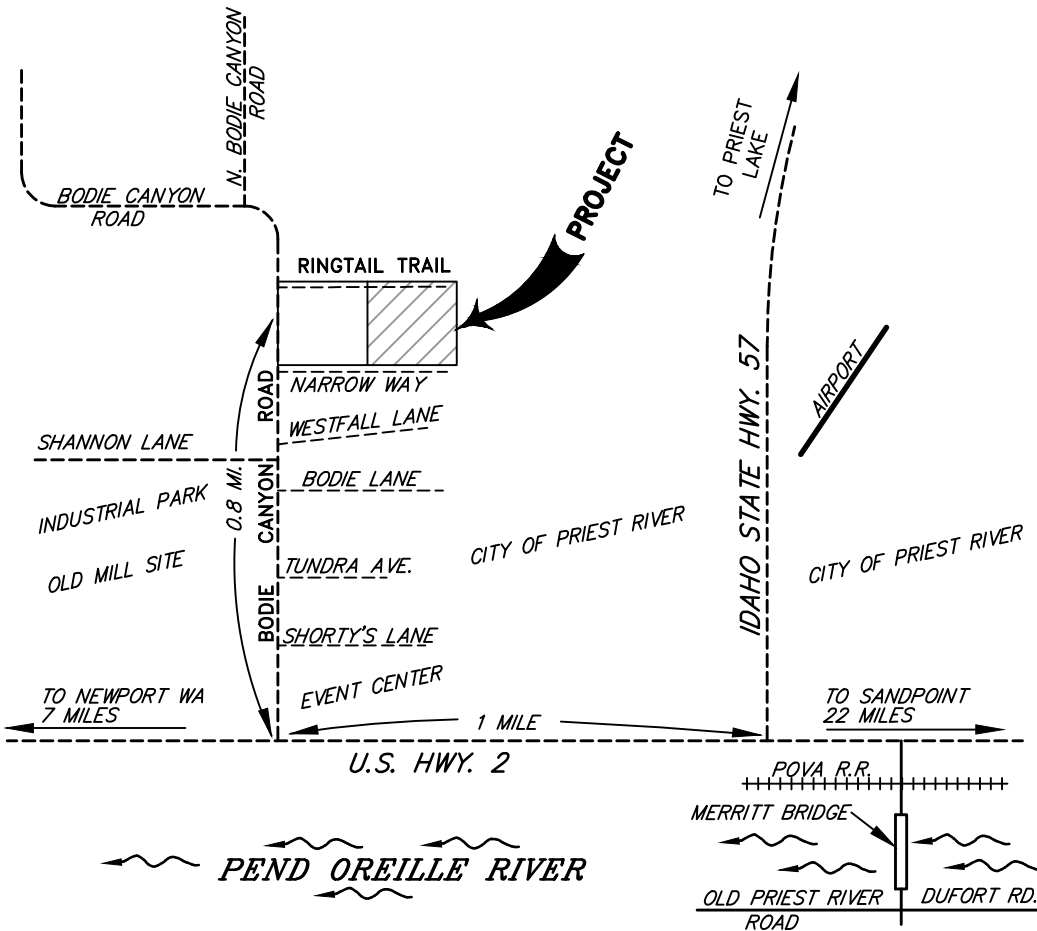
RECORDER'S CERTIFICATE

FILED THIS ____ DAY OF _____, 2025, AT _____.M. AT THE REQUEST OF JAMES A. SEWELL AND ASSOCIATES, LLC. IN BOOK ____ AT PAGE ____.

INSTRUMENT NO. _____ FEE: _____

BONNER COUNTY RECORDER

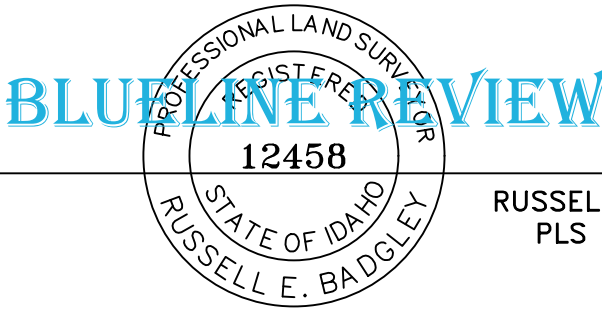
RECORDER'S
CERTIFICATE



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 23, TOWNSHIP 56 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 _____, 2025.

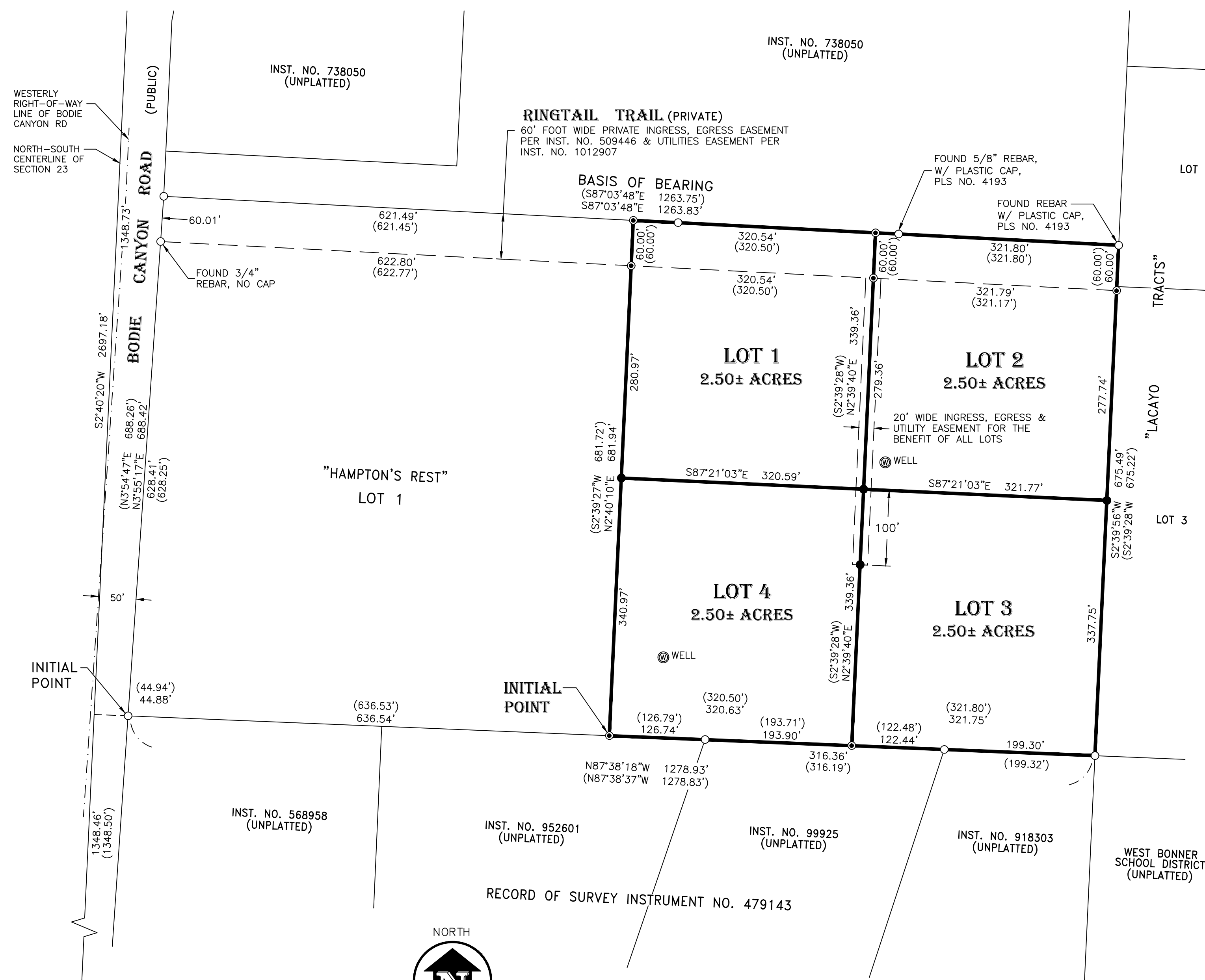


RUSSELL E. BADGLEY
PLS No. 12458

SECTION 23, TWP 56N, RNG 5W., B.M. 	SHEET TITLE: RINGTAIL TRAIL DIVISION James A. Sewell and Associates, LLC ENGINEERS - SURVEYORS - PLANNERS NEWPORT, WASHINGTON, 99156, (509)447-3626	DATE: 3-10-25 SCALE: NONE DRAWN: JMB CHECKED: REB PROJ. NO.: 09034-25-001 CAD FILE NO. IWANOW-MLD-2025
		SHT 1 OF 2

RINGTAIL TRAIL DIVISION

SECTION 23, TOWNSHIP 56 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO



BASIS OF BEARING

BEING THE NORTH BOUNDARY LINE OF "HAMPTON'S REST", INSTRUMENT NO. 1012907. RECORDED ON OCTOBER 14, 2022 BY PLS 20538. RECORDS OF BONNER COUNTY, IDAHO.

SURVEY REFERENCES

- PLATS**
HAMPTONS REST BY PLS 20538 INST. NO. 1012907
- RECORDS OF SURVEY (ROS):**
(R1) ROS BY PE 775 INST. NO. 254491
(R2) ROS BY PE/LS 775 INST. NO. 349843
(R3) ROS BY PLS 6019 INST. NO. 479143
(R4) ROS BY PLS 10345 INST. NO. 706437
(R5) ROS BY PLS 4193 INST. NO. 721217
(R6) ROS BY PLS 6019 INST. NO. 721423
(R7) ROS BY PLS 4193 INST. NO. 782129
(R8) ROS BY PLS 4193 INST. NO. 714693
- PERTINENT DEEDS:**
(D1) WARRANTY DEED INST. NO. 1013728
- EASEMENTS**
(E1) GRANT OF EASEMENT INST. NO. 509446

SURVEYOR'S NOTES

- THE PROPERTY CONTAINED WITHIN THE DISTINCTIVE BOUNDARY SHOWN HEREON LIES IN FEMA ZONE X, DEPICTED ON THE FIRM PANEL 16017C0858E EFFECTIVE DATE 18 NOVEMBER, 2009.
- THERE ARE NO FEDERALLY RECOGNIZED WETLANDS ON THE PROPERTY CONTAINED WITHIN THE BOUNDS OF "HAMPTON'S REST" AS DEPICTED HEREON ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAP FOR THE AREA.

LEGEND

- SET 5/8" X 30" REBAR WITH PLASTIC CAP, PLS No. 12458
- FOUND 3/4" REBAR WITH ALUMINUM CAP STAMPED "PE/LS 775", UNLESS OTHERWISE NOTED.
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS No. 20538
- () INFORMATION AS SHOWN ON "HAMPTON'S REST", INSTRUMENT NO. 1012907. RECORDED ON OCTOBER 14, 2022 BY PLS 20538. RECORDS OF BONNER COUNTY, IDAHO.

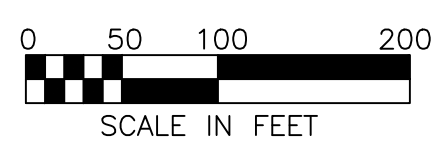


23

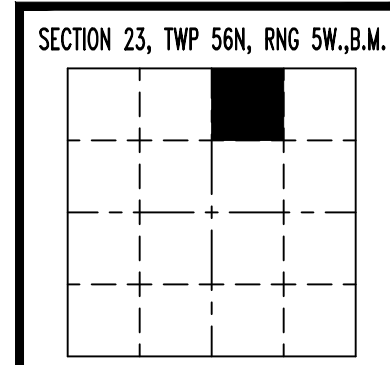
CENTER OF SECTION
FOUND 3/4" I.D. PIPE
SEE RECORD OF SURVEY
INST. NO. 254491



SCALE - 1" = 100'



RECORDER'S
CERTIFICATE



SECTION 23, TWP 56N, Rng 5W, B.M.	SHEET TITLE: RINGTAIL TRAIL DIVISION	DATE: 3-10-25
		SCALE: 1"=100'
		DRAWN: JMB
		CHECKED: REB
		PROJ. NO.: 09034-25-001
		CAD FILE NO.: 1WAW-MD-2025
		SHT. 2 OF 2

James A. Sewell and Associates, LLC
ENGINEERS - SURVEYORS - PLANNERS
NEWPORT, WASHINGTON, 99156, (509)447-3626