



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 # MLD0047-25

RECEIVED: May 19, 2025

PROJECT DESCRIPTION:

Name of Minor Land Division plat: BEAR PASS SUBDIVISION

APPLICANT INFORMATION:

Landowner's name: Tammy Mear and Kathryn Wack

Mailing address: [REDACTED]

City: Sandpoint

State: Idaho

Zip code: 83864

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED]

REPRESENTATIVE'S INFORMATION:

Representative's name: James R. Staples

Company name: J.R.S. Surveying, Inc.

Mailing address: P.O. Box 3099

City: Bonners Ferry

State: Idaho

Zip code: 83805

Telephone: (208) 267-7555

Fax:

E-mail: dstaples@jrssurveying.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: 57N

Range: 3W

Parcel acreage: 20.56

Parcel # (s): RP57N03W231200A

Current zoning: Rural R5

Current use: Rural Residential

Comprehensive plan designation: Rural Residential

Within Area of City Impact: ☐ Yes ☒ No

If yes, which city?:

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

Lot #1	Proposed acreage: 5.20 Ac.	Remainder	Proposed acreage:
Lot #2	Proposed acreage: 5.33 Ac.	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: 5.03 Ac.		
Lot #4	Proposed acreage: 5.00 Ac.		

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: 16017CO695E
Other pertinent information (attach additional pages if needed): <u>THIS PLAT WAS PREVIOUSLY APPROVED IN 2021 AND EXPIRED. THE CURRENT PROPOSED LOT CONFIGURATION IS THE SAME AS THAT OF 2021.</u>	

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: <u>River View Ridge Road is a private 60 foot easement with a 15' wide gravel path. There is a proposed 30 foot easement through Lots 1 and 2 for access to Lots 3 and 4</u>	
List existing access and utility easements on the subject property. <u>River View Ridge Road - 60 foot easement per Inst. No. 469854 and 470143</u>	

SERVICES:

Which power company will serve the project site? Northern Lights

Which fire district will serve the project site? Northside Fire District????

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 with drianfield

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: _____

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: James R. Stepler (Representative) Date: 5/19/25

Landowner's signature: _____ Date: _____

BEAR PASS SUBDIVISION

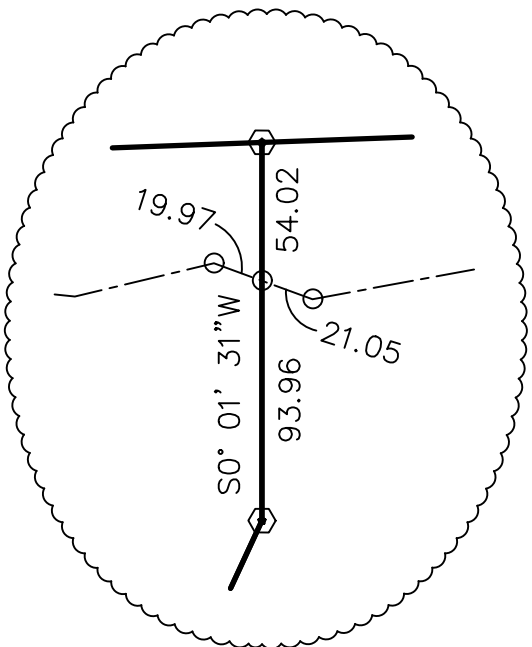
IN THE
NE1/4 SECTION 23
TOWNSHIP 57 NORTH, RANGE 3 WEST, B.M.
BONNER COUNTY, IDAHO
Sheet 1 of 2

LINE TABLE

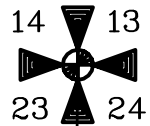
LINE	BEARING	DISTANCE
L1	N08°28'10"E	74.51
L2	N06°31'50"W	101.42
L3	N05°28'10"E	100.01
L4	N28°28'10"E	101.32
L5	N17°28'10"E	47.50
L6	N75°28'10"E	34.54
L7	N51°28'10"E	26.61
L8	N23°28'10"E	27.61
L9	N42°28'10"E	26.81
L10	N06°28'10"E	51.66
L11	N16°54'21"E	44.47
L12	N11°21'11"E	70.38
L13	N68°59'13"E	40.26
L14	N21°31'00"E	54.16
L15	N00°51'54"W	113.29
L16	N51°42'33"W	37.92
L17	N55°21'21"W	85.03

LINE TABLE

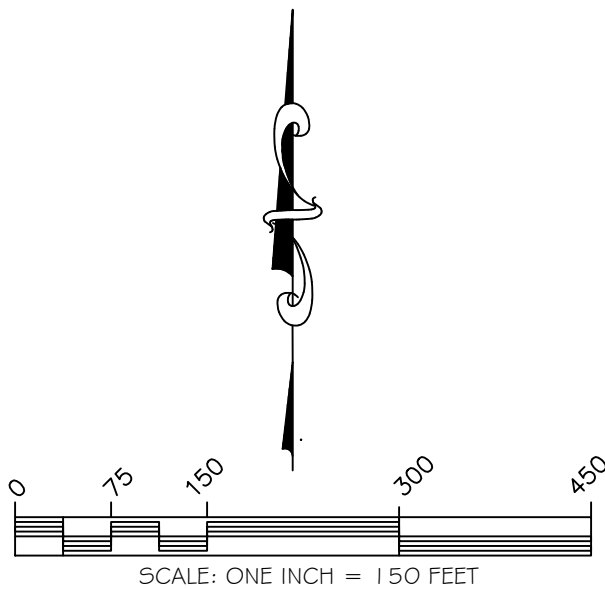
LINE	BEARING	DISTANCE
L18	N67°40'11"W	40.77
L19	N45°58'04"W	75.79
L20	N87°08'36"W	143.06
L21	S79°34'30"W	138.65
L22	N69°57'56"W	41.01
L23	S76°31'16"W	55.83
L24	N84°09'09"W	68.99
L25	S02°35'59"E	71.86
L26	S43°38'45"W	49.17
L27	S17°59'43"W	82.46
L28	S52°14'16"W	41.90
L29	S29°32'40"W	110.58
L30	S00°55'20"W	35.54
L31	N87°22'15"E	148.09
L32	S31°34'13"W	71.47
L33	S31°34'13"W	71.57



DETAIL 'A'



FD, 2" ALUM. CAP
P.E. #1947
C.P.# F. FILED 2-22-94

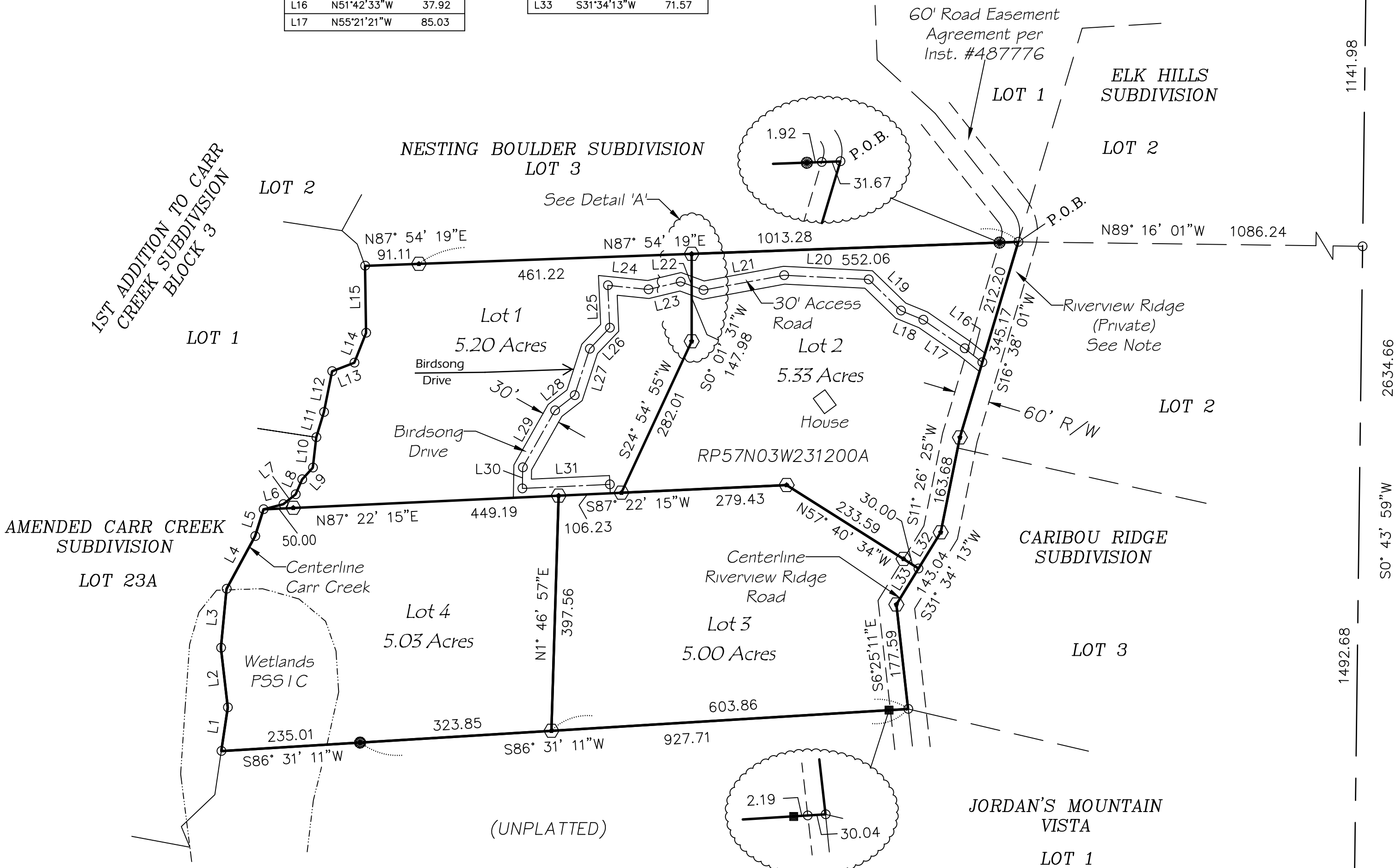


BASIS OF BEARINGS

Bearings are based on Idaho State Plane West Zone (1103),
NAD83 Scale Factor: 0.9998703169.
All distances shown are converted to ground.

LEGEND

- FOUND CORNER EVIDENCE AS NOTED
- FOUND 5/8" REBAR AND PLASTIC CAP - RLS 974
- FOUND 5/8" REBAR (NO CAP)
- ⊕ SET 5/8" X 30" REBAR AND PLASTIC CAP - PLS 7540
- COMPUTED POINT



NOTE

The location of Riverview Ridge road and the boundary of Parcel 3 were computed utilizing the Carr Creek Three Plat by PLS 974 recorded as Instrument 469854, records of Bonner County, Idaho. Found monumentation along Riverview Ridge and the monument on the south line of Parcel 3 were used to compute the boundary. The Plat shows the original corners along Riverview Ridge as being set on a offset from the the centerline. In the details of the found monuments along the west right of way, shows the distances from the found monuments to where the actual 30 foot right of way lies.

ADJACENT SURVEYS OF RECORD

INSTRUMENT NUMBER 397491
INSTRUMENT NUMBER 442705
INSTRUMENT NUMBER 617151
INSTRUMENT NUMBER 630254
INSTRUMENT NUMBER 631176
INSTRUMENT NUMBER 717209



FD, 2" ALUM. CAP
P.E. #1947
C.P.# F. FILED 2-22-94

J.R.S. SURVEYING, INC.

PO BOX 3099-6476 MAIN
BONNERS FERRY, ID. 83805
(208) 267-7555

PLAT

FOR: TAMMY MEAR & KATHRYN WACK	REVISION NO. 1
DWN BY: SJJ/KK	DATE: 06/09/2022
S23, T57N, R3W, B.M.	SHEET 1 OF 2
BONNER COUNTY, IDAHO	JOB NO. 21-84

BEAR PASS SUBDIVISION

IN THE

NE1/4 SECTION 23

TOWNSHIP 57 NORTH, RANGE 3 WEST, B.M.

BONNER COUNTY, IDAHO

Sheet 2 of 2

OWNERS' CERTIFICATION

Be it known that Katy Wack and Tammy Mear are the record owners of the real property described herein and have caused the same to be divided into Lot 1 through Lot 4, the same to be known as Bear Pass Subdivision, being a portion of the Northeast Quarter (NE 1/4) of Section 23, Township 57 North, Range 3 West, Boise Meridian, Bonner County, Idaho and more particularly described as follows:

COMMENCING a point on the east line of said NE 1/4, which is S 00°43'59" E, 1141.98 feet from the Northeast corner of the NE 1/4; thence, perpendicular to said east line, N 89°16' 01" W, 1086.24 feet to the centerline of Riverview Ridge, a private road, and the TRUE POINT OF BEGINNING; thence, along said centerline the following 4 courses; S 16°38'01" W, 345.17 feet to a 5/8 inch rebar with plastic cap stamped PL5 7540; thence S 11°26'25" W, 163.68 feet to a 5/8 inch rebar with plastic cap stamped PL5 7540; thence S 31°34'13" W, 143.04 feet to a 5/8 inch rebar with plastic cap stamped PL5 3628; thence S 06°25'11" E, 177.59 feet; thence, leaving said centerline, S 86°31'11" W, 1162.72 feet to the centerline of Carr Creek as shown, Book 4 of Plats, page 117, Instrument Number 469854 in records of Bonner County, Idaho; thence along the centerline of Carr Creek the following 15 courses; N 08°28'10" E, 74.51 feet; thence N 06°31'50" W, 101.42 feet; thence N 05°28'10" E, 100.01 feet; thence N 28°28'10" E, 101.32 feet; thence N 17°28'10" E, 47.50 feet; N 75°28'10" E, 34.54 feet; thence N 51°28'10" E, 26.61 feet; thence N 23°28'10" E, 27.61 feet; thence N 42°28'10" E, 26.81 feet; thence N 06°28'10" E, 51.66 feet; thence N 16°54'21" E, 44.47 feet; thence N 11°21'11" E, 70.38 feet; thence N 68°59'13" E, 40.26 feet; thence N 21°31'00" E, 54.16 feet; thence N 00°51'54" W, 113.29 feet; thence, leaving said centerline, N 87°54'19" E, 1104.39 to the TRUE POINT OF BEGINNING; encompassing an area of 20.57 acres.

Katy Wack Date
Tammy Mear Date

NOTARY PUBLIC ACKNOWLEDGEMENT

State of Idaho)
ss.
County of)
I hereby certify that on this ____ day of _____, 2022, before me the undersigned, a Notary Public in and for the State of Idaho, duly commissioned and sworn, personally appeared Tammy Mear, known to me to be the person(s) who executed the foregoing Owner's Certificate as the owner and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes herein stated.

WITNESS my hand and official seal on the day and year above mentioned.

Notary Public in and for the State of Idaho
Residing at:

NOTARY PUBLIC ACKNOWLEDGEMENT

State of Pennsylvania
County of)
On this, the ____ day of _____, 20____, before me _____, the undersigned officer, personally appeared Katy Wack, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that _____ executed the same for the purposes therein contained.

I witness whereof, I hereunto set my hand and official seals.

Signature
Title of Officer

COUNTY COMMISSIONERS' CERTIFICATE

This plat has been approved and accepted by the Board of County Commissioners' of Bonner County, Idaho.

Dated this ____ day of _____, 2022

Chairman of the Board of County Commissioners

SANITARY RESTRICTION

Sanitary restrnctions 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.

PLANNING DIRECTOR'S CERTIFICATE

This plat has been examined and approved, Dated this ____ day of _____, 2022.

Bonner County Planning Director

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____.

Dated this ____ day of _____, 2022

Bonner County Treasurer

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined the herein Plat of BEAR PASS SUBDIVISION 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 _____, 2022

Bonner County Surveyor

SURVEYOR'S CERTIFICATION

I, Stephen J. Jeske, PL5 7540, State of Idaho, do 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 57 North, Range 3 West, of the Boise Meridian, Bonner County, Idaho; that the distances and angles are shown correctly thereon and that the monuments have been placed and all Lot corners are property set and that the survey is in compliance with all provisions of applicable State Law and Local Ordinances.



COUNTY RECORDER

This Plat was filed for record in the office of the Recorder of Bonner County, Idaho, at the request of J.R.S. Surveying, Inc. this ____ day of _____, 2022, at _____ m., and duly recorded as Instrument No. _____

County Recorder Deputy Recorder

J.R.S. SURVEYING, INC.	
PO BOX 3099-6476 MAIN BONNERS FERRY, ID. 83805 (208) 267-7555	
PLAT	
FOR: TAMMY MEAR & KATHRYN WACK	REVISION NO. 1
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S23, T57N, R3W, B.M.	SHEET 2 OF 2
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