



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 #

MLD0048-25

RECEIVED:

5/16/25

PROJECT DESCRIPTION:

Name of Minor Land Division plat: McKinley Addition

APPLICANT INFORMATION:

Landowner's name: McKinley Family LLC

Mailing address: 756 Herrmann Lake Rd

City: Sagle

State: ID

Zip code: 83860

Telephone:

Fax:

E-mail:

REPRESENTATIVE'S INFORMATION:

Representative's name: Steve Masterson, MCIT (Trustee of the McKinley Family Trust)

Company name: Trust Solutions, Inc.

Mailing address: PO Box 138

City: Sagle

State: ID

Zip code: 83860

Telephone: 208.755.3704

Fax:

E-mail: samasterson61@gmail.com

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Bart North, PE

Company name: North Engineering

Mailing address: PO Box 2486

City: Hayden

State: ID

Zip code: 83835

Telephone: 208.755.6255

Fax:

E-mail: bartdnorth@gmail.com

PARCEL INFORMATION:

Section #: 35

Township: 57N

Range: 3W

Parcel acreage: 19.558

Parcel # (s): RP008150000140A

Current zoning: R5

Current use: 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 x	Proposed acreage: 7.14	Remainder	Proposed acreage: 19.558 Acres
Lot #2 x	Proposed acreage: 5.04	Do the proposed lots meet the required depth to width ratio and applicable angle of intersection per BCRC 12-621:	
Lot #3 X	Proposed acreage: 7.37		
Lot #4	Proposed acreage:		
		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

SITE INFORMATION:

Does the property contain steep slopes of 15% or greater per the USGS maps?	<input checked="" type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Yes <input 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 type="checkbox"/> X <input type="checkbox"/> D <input type="checkbox"/> A <input type="checkbox"/> AE	DFIRM MAP: 16017C0925E
Other pertinent information (attach additional pages if needed): _____ No Flood Hazard is located on the parcel. _____ _____ _____	

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: <u>Gravel Surfaced Road, variable width 17'-20' wide.</u> _____ _____	
List existing access and utility easements on the subject property. <u>Power, Muskrat Road</u> _____ _____	

SERVICES:

Which power company will serve the project site? Northern Lights

Which fire district will serve the project site? Selkirk 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: _____

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: Steve Masterson, Manager of Mckinley Family LLC (see next page) Date: 5/15/25

Landowner's signature: _____ Date: _____

SERVICES:

Which power company will serve the project site? Northern Lights

Which fire district will serve the project site? Selkirk 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: _____

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

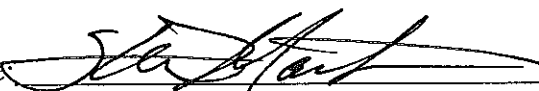
☐ Proposed Community System

☒ 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:  Date: 5/15/25

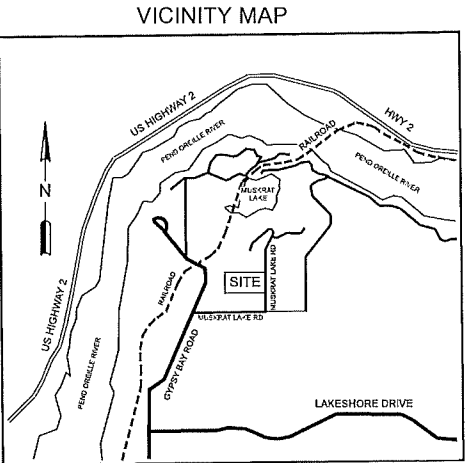
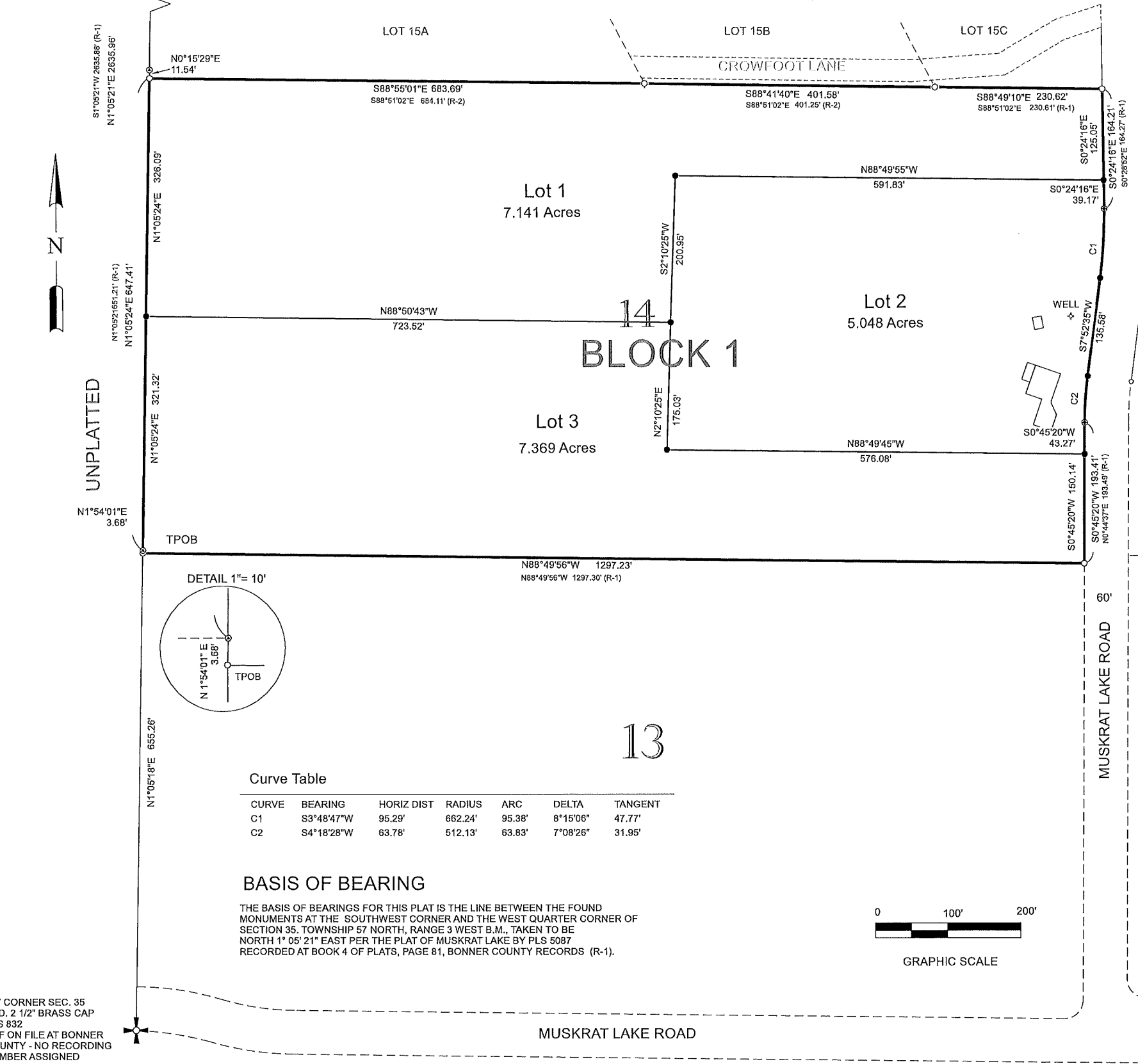
Landowner's signature: _____ Date: _____

McKINLEY ADDITION

A REPLAT OF LOT 14 OF MUSKRAT LAKE
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 35,
TOWNSHIP 57 NORTH, RANGE 3 WEST, B.M.
BONNER COUNTY, IDAHO

BOOK _____ PAGE _____
INSTRUMENT # _____

WEST 1/4 COR. SEC. 35
FND. 2 1/2" BRASS CAP
PLS 832
CPF ON FILE AT BONNER
COUNTY - NO RECORDING
NUMBER ASSIGNED



LEGEND

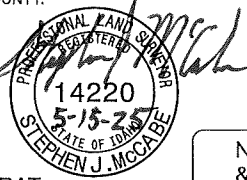
- Found 5/8" Rebar with Yellow Plastic Cap
PLS 5087
- POB Point of Beginning
- Found 5/8" Rebar with 1 1/2" Aluminum Cap
Marked "9905"
- Section Corner
- Set 5/8" X 24" Rebar with Yellow Plastic Cap
PLS 14220
- Set Quarter Corner
- Well
- TPOB True Point of Beginning
- Found 1/2" Rebar with Yellow Plastic Cap Marked
LS 5087, Replaced with 5/8" X 24" Rebar with
Yellow Plastic Cap Marked PLS 14220

REFERENCES

- (R-1) PLAT OF MUSKRAT LAKE BY PLS 5087 RECORDED AT BOOK 4 OF PLATS
PAGE 81, NOVEMBER 1989 RECORDS OF BONNER COUNTY.
- (R-2) PLAT OF REPLAT OF LOT 15 OF MUSKRAT LAKE BY PLS 4565 RECORDED
AT BOOK 12 OF PLATS PAGE 23, JANUARY 2017 RECORDS OF BONNER
COUNTY.
- (R-3) RECORD OF SURVEY BY PLS 9905 RECORDED AS INSTRUMENT
761754, NOVEMBER 2008 RECORDS OF BONNER COUNTY.

SURVEYORS NARRATIVE

THE PURPOSE OF THIS REPLAT IS TO DIVIDE LOT 14 BLOCK 1 OF MUSKRAT LAKE,
RECORDED AT BOOK 4 OF PLATS PAGE 81, RECORDS OF BONNER COUNTY.
THE BOUNDARIES OF THE PLAT WERE THE FOUND MONUMENTS AS PER THE PLAT
OF MUSKRAT LAKE. THIS PLAT WAS PREPARED WITH THE BENEFIT OF PIONEER
TITLE COMPANY LOT REPORT FILE NO. 855192. DECLARATIONS OF COVENANTS
CONDITIONS AND RESTRICTIONS ARE FOUND AT INSTRUMENT # 365084, RECORDS
OF BONNER COUNTY.



NORTH ENGINEERING
& SURVEYING P.L.L.C.

SHEET 1
OF 2

P.O. BOX 2486
HAYDEN, ID 83835
(208) 755-6255

McKINLEY ADDITION

A REPLAT OF LOT 14 OF MUSKRAT LAKE
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 35,
TOWNSHIP 57 NORTH, RANGE 3 WEST, B.M.
BONNER COUNTY, IDAHO

BOOK _____ PAGE _____

INSTRUMENT # _____

OWNER'S CERTIFICATE

BE IT KNOWN BY THESE PRESENTS THAT THE MCKINLEY FAMILY TRUST ARE THE OWNERS OF CERTAIN PROPERTY IN THE SOUTHWEST QUARTER OF SECTION 57, TOWNSHIP 57 NORTH, RANGE 2 WEST, B.M.,, BONNER COUNTY, IDAHO, AND HAVE CAUSED SAID LANDS TO BE SUBDIVIDED INTO LOTS TO BE KNOWN AS "MCKINLEY ADDITION", MORE PARTICULARLY DESCRIBED AS FOLLOWS;

LOT 14 OF MUSKRAT LAKE MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 35 FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 35 BEARS NORTH 1°05'21" EAST , A DISTANCE OF 2635.96 FEET;

THENCE 1° 05' 18" EAST ALONG THE EAST LINE OF SAID SECTION 24 FOR A DISTANCE OF 655.26 FEET TO A FOUND 5/8" REBAR WITH YELLLOW PLASTIC CAP MARKED PLS 5087, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE NORTH 1° 54' 01" EAST, A DISTANCE OF 3.68 FEET TO A FOUND 1.5" ALUMINUM CAP MARKED PLS 9905;

THENCE NORTH 1° 05' 24" EAST, FOR A DISTANCE OF 647.41 FEET TO A FOUND 5/8" REBAR WITH PLS 5087 CAP;

THENCE SOUTH 88° 55' 01" EAST, FOR A DISTANCE OF 683.69 FEET TO A FOUND 5/8" REBAR WITH PLS 4565 CAP;

THENCE SOUTH 88° 41' 40" EAST, FOR A DISTANCE OF 401.58 FEET TO A FOUND 5/8" REBAR WITH PLS 4565 CAP;

THENCE SOUTH 88° 49' 10" EAST, FOR A DISTANCE OF 230.62 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF MUSKRAT ROAD MARKED BY A FOUND 5/8" REBAR WITH PLS 5087 CAP;

THENCE SOUTH 00° 24' 16" EAST, FOR A DISTANCE OF 164.21 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 662.24 FEET AND A CENTRAL ANGLE OF 08° 15' 06" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 3° 48' 47" WEST 95.29 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, A DISTANCE OF 95.38 FEET;

THENCE SOUTH 7° 52' 35" WEST, FOR A DISTANCE OF 135.58 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE;

THENCE SOUTHERLY A DISTANCE OF 63.83 FEET ALONG THE CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 512.13 FEET AND A CENTRAL ANGLE OF 07° 08' 26", WITH A CHORD THAT BEARS SOUTH 4°18'28" WEST FOR A DISTANCE OF 63.78 FEET;

THENCE SOUTH 00° 45' 20" WEST, FOR A DISTANCE OF 193.41 FEET TO A FOUND 5/8" REBAR WITH PLS 5087 CAP;

THENCE LEAVING SAID WEST RIGHT OF WAY LINE OF MUSKRAT ROAD NORTH 88° 49' 56" WEST, FOR A DISTANCE OF 1297.23 FEET TO THE TRUE POINT OF BEGINNING, SAID PARCEL 19.558 ACRES MORE OR LESS.

BE IT FURTHER KNOWN THAT:

1. WATER SERVICE TO EACH LOT SHALL BE PROVIDED BY PRIVATE WELLS.
2. SEWER SERVICE TO EACH LOT SHALL BE PROVIDED BY INDIVIDUAL ON-SITE SUBSURFACE SEWAGE DISPOSAL IN ACCORDANCE WITH PANHANDLE HEALTH DISTRICT.

MCKINLEY FAMILY LLC
STEVE MASTERSON, MANAGER

DATE

NOTARY PUBLIC CERTIFICATE

STATE OF IDAHO
COUNTY OF KOOTENAI

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS
_____ DAY OF _____, 20____

BY: STEVE MASTERSON
TRUSTEE OF THE MCKINLEY FAMILY TRUST

NOTARY PUBLIC FOR THE STATE OF IDAHO

MY COMMISSION EXPIRES _____



COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS,

BONNER COUNTY, IDAHO, THIS _____ DAY OF _____, 20____

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THIS _____ DAY OF _____, 20____,

THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS CERTIFICATE

HAVE BEEN PAID THROUGH _____

BONNER COUNTY TREASURER

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.

RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO,

INSTRUMENT NO. _____

BOOK _____, PAGE _____

STATE OF IDAHO
COUNTY OF BONNER

AT THE REQUEST OF NORTH ENGINEERING & SURVEYING, PLLC

THIS _____ DAY OF _____, 20____

AT _____ MINUTES PAST _____ O'CLOCK ____ M.

BONNERI COUNTY CLERK:

BY: _____
DEPUTY CLERK

FEE: _____

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____

DAY OF _____, 20____

BONNER COUNTY PLANNING DIRECTOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 20____

THAT I EXAMINED THIS PLAT OF MCKINLEY ADDITION AND APPROVE THE SAME FOR RECORDING.

BONNER COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

I, STEPHEN J. MCCABE, PLS 14220, DO HEREBY CERTIFY THAT I AM A LAND SURVEYOR REGISTERED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF MCKINLEY ADDITION, AS DESCRIBED IN THE CERTIFICATE OF OWNERS, WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



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SHEET 2
OF 2