



BONNER COUNTY PLANNING DEPARTMENT

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MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE #

MLD0051-25

RECEIVED:

October 3, 2025

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Sandcreek Ranch

APPLICANT INFORMATION:

Landowner's name: Mike and Cheryl Seitz

Mailing address: [REDACTED]

City: Tavares

State: FL

Zip code: 32778

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED]

REPRESENTATIVE'S INFORMATION:

Representative's name: B. Scott Brown, PE

Company name: James A. Sewell & Associates, LLC

Mailing address: 1319 N. Division Ave.

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-263-4160

Fax:

E-mail: sbrown@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 #: 28

Township: 59N

Range: 01W

Parcel acreage: 100.5

Parcel # (s): RP59N01W281201A

Current zoning: Agricultural/Forestry 10

Current use: Vacant Ag/Forest Land

Comprehensive plan designation: Ag/Forest Land (10-20 ac)

Within Area of City Impact:

Yes No

If yes, which city?: N/A

ADDITIONAL PROJECT DESCRIPTION:

This application is for :

| | | | |
|--------|------------------------|-----------|---|
| Lot #1 | Proposed acreage: 9.71 | Remainder | Proposed acreage: 66.49 |
| Lot #2 | Proposed acreage: 10 | | |
| Lot #3 | Proposed acreage: 10 | | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Lot #4 | Proposed acreage: | | |

SITE INFORMATION:

| | |
|--|---|
| Does the property contain steep slopes of 15% or greater per the USGS maps? | <input type="checkbox"/> Yes <input checked="" 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Do existing structures meet required setbacks to proposed lot lines per BCRC Title 12 Chapter 4.1? N/A - There are NO existing structures on the property. | <input 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: N/A |
| Other pertinent information (attach additional pages if needed): The original property description is based on aliquot parts which extended to the section line that is now the apparent center line of Samuels Rd. There are no documents of record that show a transferring of property to the county to create a 60-ft right of way. Therefore, it has been assumed the right of way is considered prescriptive. Based on this assumption, the taking of 30-ft of the south property boundary of proposed Lot 1 reduced the aliquot size from 10-ac to 9.71-ac. | |

ACCESS INFORMATION:

| | | | |
|-------------------------------------|---|--|--|
| Please check the appropriate boxes: | | | |
| <input type="checkbox"/> | Private Easement | <input type="checkbox"/> Existing | <input checked="" 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 checked="" 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: Samuels Road, existing public road, 24-foot paved travel way, 60-ft prescriptive right-of-way.

| |
|---|
| List existing access and utility easements on the subject property. <u>100-ft wide transmission line easement (Inst #034026).</u> |
| |

SERVICES:

Which power company will serve the project site? Northern Lights, Inc.

Which fire district will serve the project site? North Side Fire

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: Proposed Panhandle Health District approved, individual septic tank and drain field systems.

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: Proposed individual groundwater wells installed by a licensed well driller.

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: 10/3/25

Landowner's signature:

Date: 10/3/25

SANDCREEK RANCH

SECTION 28, TOWNSHIP 59 NORTH, RANGE 1 WEST, B.M., BONNER COUNTY, IDAHO

BASIS OF BEARING

IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE, BASED ON AN OPUS SOLUTION ON A LOCAL CONTROL POINT. DISTANCES AND SPHERICAL ANGLES ARE RELATIVE TO GROUND USING A SCALE FACTOR OF 1.0000131537689.

SIBVEYOR'S NARRATIVE

SURVEYOR NAKKARI
THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE BOUNDARY OF BONNER COUNTY PARCEL NUMBER RP59101W281201A AND TO DIVIDE SAID PARCEL INTO THREE SEPARATE PARCELS AND THE REMAINDER AS SHOWN HEREON.

NOTES

1) ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
2) CURRENT ZONING DISTRICT IS AGRICULTURAL/FORESTRY (A/F-10).
3) CURRENT LAND USE IS AG/FOREST LAND (10-20 AC).
4) PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
5) WATER SERVICE PROVIDED BY RESIDENTIAL WELL.
6) SEWER SERVICE IS PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.
7) PROPOSED SOIL WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
8) PROJECT IS LOCATED WITHIN THE NORTH SIDE FIRE DISTRICT
9) WETLANDS ARE POSSIBLY PRESENT FOR THE U.S.I.W.S. NW WETLANDS MAPPER.
10) PROJECT IS IN ZONE X PER FIRM PANELS 16017C0515& - 16017C0505
11) 80% RIGHT-OF-WAY OF SAMUELS RD. IS PUBLIC, AND COUNTY MAINTAINED.
12) 90% SANDCREK RANCH RD. IS PRIVATE AND PRIVATELY MAINTAINED.
13) THE INGRESS, EGRESS, AND UTILITIES EASEMENT IS FOR THE BENEFIT OF THE
14) ALL OF THE LOTS, THE REMAINDER, AND THE SOUTHEAST 1/4 OF THE
15) NORTHEAST 1/4 OF SECTION 28.

REFERENCES

1. RECORD OF SURVEY INST. 1228168
2. RECORD OF SURVEY INST. 1735309
3. RECORD OF SURVEY INST. 1860850
4. RECORD OF SURVEY INST. 1989478
5. RECORD OF SURVEY INST. 11024878
6. RECORD OF SURVEY INST. 11030861
7. RECORD OF SURVEY INST. 11052299
8. RECORD OF SURVEY INST. 11052299

LEGEND

- SET 5 1/8"X30" REBAR WITH PLASTIC CAP, REB 12458
- PREVIOUSLY SET 5 1/8" REBAR WITH PLASTIC CAP, REB 12458
- FOUND 5 1/8" REBAR WITH PLASTIC CAP, PLS 10599
- FOUND 2" BRASS CAP WITNESS CORNERS
- △ COMPUTED POINT

REORDERER'S
CERTIFICATE