



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 # MLD0051-25	RECEIVED: October 3, 2025
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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:		If yes, which city?: N/A	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

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

Lot #1	Proposed acreage: 9.71	Remainder	Proposed acreage: 66.49
Lot #2	Proposed acreage: 10	Do the proposed lots meet the required depth to width ratio and applicable angle of intersection per BCRC 12-621:	
Lot #3	Proposed acreage: 10		
Lot #4	Proposed acreage:		

☒ Yes ☐ No

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 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>Samuels Road, existing public road, 24-foot paved travel way, 60-ft prescriptive right-of-way.</u>	
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

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "SANDCREEK RANCH" AND CHIEF OF TITLE AND REQUISITIONS 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 OTHER STRUCTURE OR FACILITY WITHOUT FIRST OBTAINING THE NECESSARY PERMITS AND 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.

CHAIR, 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.

RECORDER'S CERTIFICATE

FILED THIS ____ DAY OF _____, 2025, AT ____ M. IN

BOOK ____ OF PLATS AT PAGE ____ AT THE REQUEST OF JAMES A. SEWELL AND ASSOCIATES, LLC. AS INSTRUMENT NO. _____

BONNER COUNTY RECORDER

RECORDER'S
CERTIFICATE

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT CHERYL A. SEITZ AND MICHAEL J. SEITZ, WIFE AND HUSBAND, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS AS SHOWN HEREON AND TO BE KNOWN AS "SANDCREEK RANCH", LOCATED IN SECTION 28, TOWNSHIP 59 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 28; THENCE N04°1'13"E ALONG THE WEST LINE OF THE SOUTHEAST 1/4, 2630.54 FEET TO THE CENTER 1/4 CORNER; THENCE N89°24'40"W ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, 669.20 FEET; THENCE N12°14'25"E ALONG A LINE PARALLEL TO AND 110 FEET FROM THE CENTERLINE OF THE SPOKANE INTERNATIONAL RAILROAD, 1347.88 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE S89°26'36"E ALONG THE CENTERLINE OF THE SPOKANE INTERNATIONAL RAILROAD, 1347.88 FEET; THENCE S89°25'21"E ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 1329.05 FEET TO THE NORTHEAST 1/16 CORNER; THENCE S03°37'56"W ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 1320.60 FEET TO THE CENTER-EAST 1/16 CORNER; THENCE N89°24'40"W ALONG THE SOUTH LINE SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 664.70 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4; THENCE S03°39'55"W ALONG THE EAST LINE OF SAID WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4, 2833.37 FEET TO THE SOUTHEAST CORNER OF SAID WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4; THENCE N89°10'01"W ALONG THE SOUTH LINE OF SAID WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4, 665.70 FEET TO THE POINT OF BEGINNING.

SEWER SERVICE IS TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.

WATER SERVICE IS TO BE PROVIDED BY INDIVIDUAL RESIDENTIAL WELL.

THE 60' INGRESS, EGRESS & UTILITY EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC.

CHERYL A. SEITZ

MICHAEL J. SEITZ

OWNERS' ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS ____ DAY OF _____, IN THE YEAR OF 2025, BEFORE ME PERSONALLY APPEARED CHERYL A. SEITZ AND MICHAEL J. SEITZ, WIFE AND HUSBAND, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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

SUBJECT TO THE FOLLOWING

11. AN EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, FOR THE PURPOSES SHOWN HEREON, HAS BEEN GRANTED TO AND SET FORTH IN A/JAN DOCUMENT:
GRANTED TO: UNITED STATES OF AMERICA
PURPOSE: ELECTRIC POWER TRANSMISSION LINE
RECORDED: MARCH 14, 1950
BOOK 16 OF MISCELLANEOUS AT PAGE(S) 591
INSTRUMENT NO.: 34026, RECORDS OF BONNER COUNTY, IDAHO.
12. TERMS AND CONDITIONS CONTAINED IN A/JAN LINE EXTENSION CONTRACT.
RECORDED: AUGUST 6, 1976
BOOK/PAGE: 62 OF MISCELLANEOUS/PAGE 388
INSTRUMENT NO.: 177792, RECORDS OF BONNER COUNTY, IDAHO.
13. AN EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, FOR THE PURPOSES SHOWN HEREON, HAS BEEN GRANTED TO AND SET FORTH IN A DOCUMENT:
GRANTED TO: NORTHERN LIGHTS, INC.
PURPOSE: PUBLIC UTILITIES
RECORDED: JANUARY 19, 1977
INSTRUMENT NO.: 183271, RECORDS OF BONNER COUNTY, IDAHO.
PARTIAL RELEASE OF RIGHT-OF-WAY EASEMENT RECORDED JANUARY 8, 2007 AS INSTRUMENT NO. 720542, RECORDS OF BONNER COUNTY, IDAHO.
14. AN OIL AND GAS LEASE WITH CERTAIN TERMS AND PROVISIONS SET FORTH THEREIN.
BOOK/PAGE: 24 OF MISCELLANEOUS AT PAGE(S) 422, RECORDS OF BONNER COUNTY, IDAHO.
LESSOR: MONMOUTH BRACKEBUSCH AND LILLIAN PUCKETT BRACKEBUSCH, HUSBAND AND WIFE
LESSEE: MOUNTAIN & PLAINS OIL CO.
RECORDED: JUNE 16, 1983
BOOK/PAGE: 6 OF LEASES/PAGE 538
INSTRUMENT NO.: 271116, RECORDS OF BONNER COUNTY, IDAHO.
TOGETHER WITH ALL ASSIGNMENTS OF THE ABOVE-REFERENCED MINERAL AND/OR OIL AND GAS RIGHTS, INCLUDING THE RIGHT TO CONVEY, TO THE LANDS SURROUNDING IN CONNECTION WITH THIS INTEREST, TOGETHER WITH THE APPURTENANT RIGHTS TO USE THE SURFACE. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF THIS INTEREST.
15. AN EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, FOR THE PURPOSES SHOWN HEREON, HAS BEEN GRANTED TO AND SET FORTH IN A DOCUMENT:
GRANTED TO: NORTHERN LIGHTS, INC.
PURPOSE: PUBLIC UTILITIES
RECORDED: AUGUST 5, 2002
INSTRUMENT NO.: 606148, RECORDS OF BONNER COUNTY, IDAHO.
16. ALL MATTERS, AND ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED BY RECORD OF SURVEY RECORDED JULY 24, 2007 AS INSTRUMENT NO. 733580, RECORDS OF BONNER COUNTY, IDAHO.

SURVEYOR'S CERTIFICATE

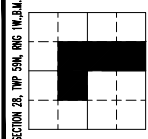
I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A SURVEY CONDUCTED BY ME OR UNDER MY DIRECTION, AND THAT THE MONUMENTS SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS ____ DAY OF _____, 2025.



RUSSELL E. BADGLEY

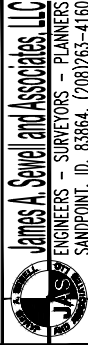
PLS 12458



SHEET TITLE:

SECTION 28, TWP 59N, R16W, S14E

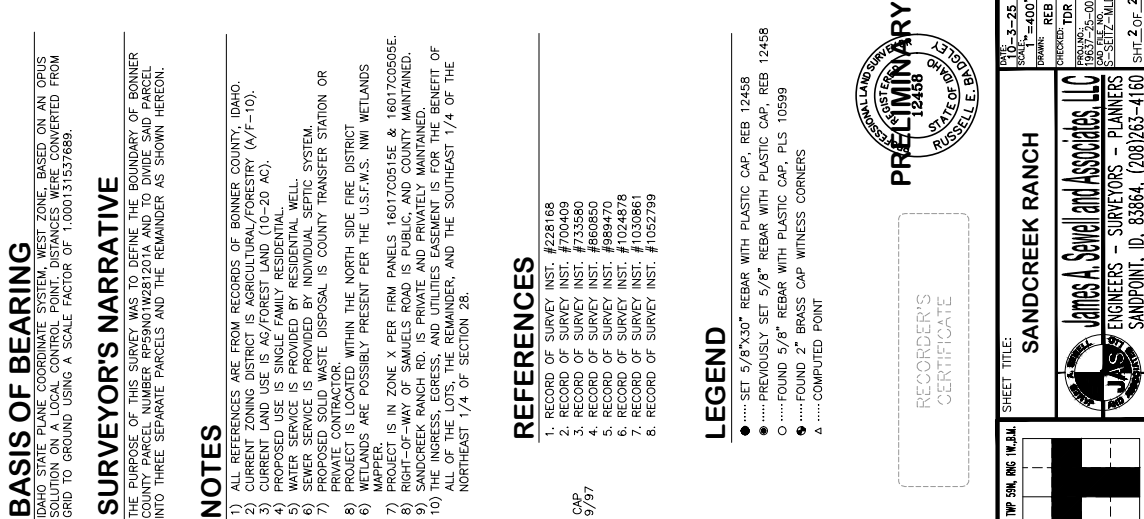
SANDCREEK RANCH



James A. Sewell and Associates, LLC
ENGINEERS - SURVEYORS - PLANNERS
SANDPOINT, ID, 83864, (208)263-4160

10-3-25
SAC: NONE
DRAWN: REB
CHECKED: TDR
PLANNED: 1987-75-001
S-SETT-2-MID
SHT_1 of 2

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



PRELIMINARY

SECTION 25, TWP 54N, R16E, N14E			ENGINEERS - SURVEYORS - PLANNERS SANDPOINT, ID. 83864. (208) 263-160	DATE: 3-23-2006 DRAWN BY: JAS CHECKED FOR: JAS PROJECT: SE-17-M-160 SHEET NO. OF 2
			SHEET TITLE: SANDCREEK RANCH	DATE: 3-23-2006 DRAWN BY: JAS CHECKED FOR: JAS PROJECT: SE-17-M-160 SHEET NO. OF 2