



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 # MLD0067-25

RECEIVED:

PROJECT DESCRIPTION:

Name of Minor Land Division plat: The Downen Division

APPLICANT INFORMATION:

Landowner's name: Martin and Laurie Dawn Downen

Mailing address

City: Ponderay

State: ID

Zip code: 83852

Telephone:

Fax:

E-mail:

REPRESENTATIVE'S INFORMATION:

Representative's name: Jake Gabell

Company name:

Mailing address: 432 Wood View Road

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 541-570-5518

Fax:

E-mail: jacob.gabell@gmail.com

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Dan Provolt

Company name: Provolt Land Surveying

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section #: 3

Township: 57N

Range: 2W

Parcel acreage: 16.53

Parcel # (s): RP0396100002A0A

Current zoning: Suburban

Current use: Residential

Comprehensive plan designation: Suburban Growth Area

Within Area of City Impact: ☐ Yes ☐ No

If yes, which city?:

ADDITIONAL PROJECT DESCRIPTION:

This application is for :			
Lot #1	Proposed acreage: 1	Remainder	Proposed acreage:
Lot #2	Proposed acreage: 15.53	Do the proposed lots meet the required depth to width ratio and applicable angle of intersection per BCRC 12-621:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Lot #3	Proposed acreage:		
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 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 checked="" type="checkbox"/> X <input type="checkbox"/> D <input type="checkbox"/> A <input type="checkbox"/> AE	DFIRM MAP: See attached
Other pertinent information (attach additional pages if needed): _____ _____ _____ _____	

ACCESS INFORMATION:

Please check the appropriate boxes:	
<input checked="" type="checkbox"/> Private Easement	<input type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed
<input type="checkbox"/> Public Road	<input 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>Easement established with the new plat, 20' on an existing driveway that will be extended to the building pad.</u> _____ _____	
List existing access and utility easements on the subject property. <u>The neighboring lot has a TC energy pipeline easement, which may extend onto the proposed new lot.</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: _____

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: _____

Northside Water Users Association, see attached will serve letter

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: 11/2/2025

Landowner's signature: _____ Date: _____

DOWNEN ADDITION REPLAT PHASE 2

A REPLAT OF LOT 2, DOWNEN ADDITION REPLAT

SECTION 3, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

BASIS OF BEARING

BASIS OF BEARING IS THE PLAT OF "DOWNEN ADDITION", RECORDED IN BOOK 19 OF PLATS, PAGE 87, RECORDS OF BONNER COUNTY, IDAHO.

SURVEYOR'S NOTE

THIS SURVEY WAS PERFORMED USING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF CLOSURE MEETS OR EXCEEDS REQUIREMENTS OF THE STATE OF IDAHO.

SURVEY REFERENCES

1. PLAT OF DOWNEN ADDITION, BK. 19, PG. 87
2. DOWNEN PLAT, BK. 10, PG. 44
3. DOWNEN ADDITION REPLAT, BK. 23, PG. 26

PURPOSE OF SURVEY/NARRATIVE

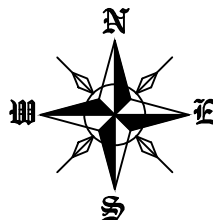
THE PURPOSE OF THIS SURVEY IS TO SHOW A REPLAT OF LOT 2 OF THE PLAT OF DOWNEN ADDITION REPLAT. REFERENCED SURVEYS, FOUND MONUMENTS AND DEEDS WERE USED TO CALCULATE BOUNDARIES.

NOTE A

THE LEGAL DESCRIPTION OF AN EXCLUSIVE EASEMENT FOR PACIFIC GAS TRANSMISSION COMPANY AT INST. NO. 378761 HAS CONFLICTING DISTANCE AND REFERENCE CALLS. IRON RODS IN CONCRETE WERE HELD FOR THE DESCRIBED BOUNDARY, HOWEVER THE DESCRIPTION ALSO REFERENCED THE NORTHERLY RIGHT OF WAY OF "WOODLAND ROAD" AND THE WESTERLY RIGHT OF WAY OF THE PGT GAS LINE EASEMENT (BK. 26, PG. 325) AS QUALIFIERS. COLORED FLAGS WERE TIED AND HELD FOR THE PGT GAS LINE EASEMENT WHICH LEFT A GAP BETWEEN THE EXCLUSIVE EASEMENT (378761) AND SAID GAS LINE EASEMENT AS WELL AS BETWEEN THE NORTHERLY RIGHT OF WAY OF SAID ROAD AND THE EASEMENT (378761). THE HATCHED AREA SHOWS THE GAPS AND IT IS BELIEVED THAT THE INTENT OF THE EASEMENT IS TO INCLUDE THIS AREA.

LEGEND

- PREVIOUSLY SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879 UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 12110
- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879
- ▨ PACIFIC GAS TRANS. CO. EASEMENT AREA OF INTENT, SEE NOTE A
- ▨ EASEMENT FOR INGRESS, EGRESS & UTILITIES INST. NO. 1047834



SCALE 1" = 100'

100' 50' 0' 100'



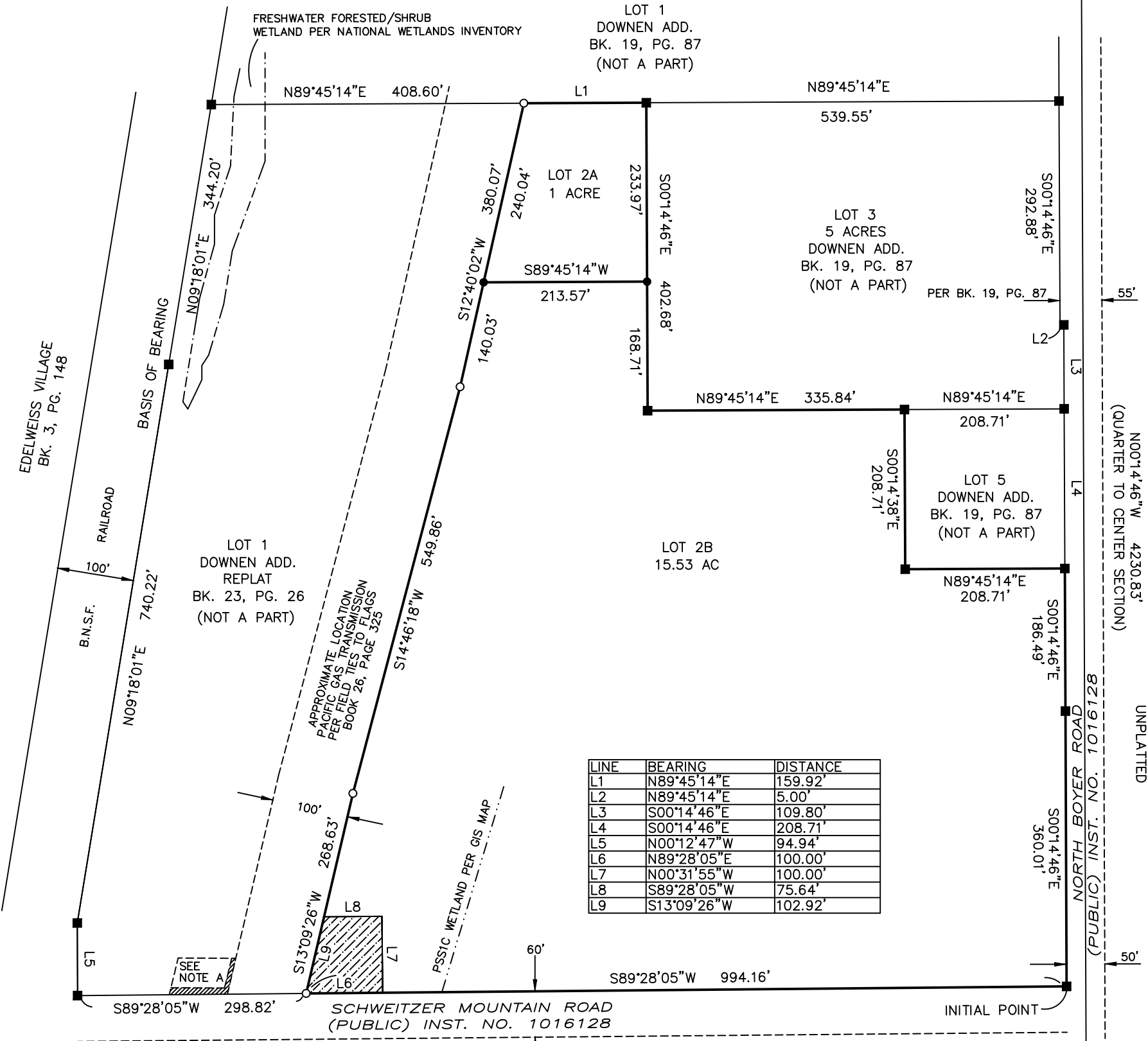
WATER/SEWER NOTE

WATER SERVICE PROVIDED BY INDIVIDUAL WELLS
SEWER SERVICE PROVIDED BY INDIVIDUAL SEPTIC

DOWNEN ADDITION REPLAT PHASE 2

PROVOLT LAND SURVEYING, INC
P.O. BOX 580 PONDERAY, ID. 83852
(208) 290-1725

DATE: 11-3-25
SCALE: 1"=100'
PROJ. NO.: 1571
SHT 1 OF 2



DOWNEN ADDITION REPLAT PHASE 2

A REPLAT OF LOT 2, DOWNEN ADDITION REPLAT

SECTION 3, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

SANITARY RESTRICTIONS

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 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 _____, 20____.

BONNER COUNTY TREASURER

BY:

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS ____ DAY OF _____, 20____.

BONNER COUNTY PLANNING DIRECTOR

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO.
DATED THIS ____ DAY OF _____, 20____.

CHAIR, BOARD OF COUNTY COMMISSIONERS

RECORDER'S CERTIFICATE

FILED THIS ____ DAY OF _____, 20____, AT _____, M.,
AT THE REQUEST OF PROVOLT LAND SURVEYING, INC.

INSTRUMENT No. _____ FEE: _____

BOOK ____ PAGE ____

COUNTY RECORDER

BY DEPUTY

RECORDER'S
CERTIFICATE

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE DOWNEN FAMILY TRUST IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS "DOWNEN ADDITION REPLAT," LOCATED IN A PORTION OF SECTION 3, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

LOT 2, DOWNEN ADDITION REPLAT, AS RECORDED IN BOOK 23 OF PLATS, PAGE 26, RECORDS OF BONNER COUNTY, IDAHO.

MARTIN LEE DOWNEN – TRUSTEE, THE DOWNEN FAMILY TRUST

LAURIE DAWN DOWNEN – TRUSTEE, THE DOWNEN FAMILY TRUST

NOTES

SUBJECT TO THE FOLLOWING:

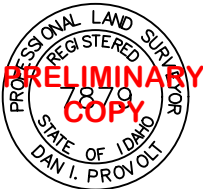
- THE RIGHT OF THE PUBLIC IN AND TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY FOR ANY AND ALL PUBLIC ROADS NOW ESTABLISHED OR EXISTING ON SAID PREMISES; OR ANY PART THEREOF AS RESERVED BY HUMBIRD LUMBER COMPANY, A CORPORATION, IN DEED RECORDED NOVEMBER 7, 1942 AS INST. NO. 9544
- EASEMENT FOR RIGHT OF WAY FOR ROAD GRANTED TO BONNER COUNTY, RECORDED NOVEMBER 7, 1963 IN BOOK 112 OF DEEDS, PAGE 348, INST. NO. 92871
- EASEMENT FOR GAS PIPELINE GRANTED TO PACIFIC GAS TRANSMISSION COMPANY, RECORDED DECEMBER 2, 1959, INST. NO. 73438
- NOTICE OF LOCATION RECORDED MARCH 9, 1962 AS INST. NO. 84334 IN BOOK 29 OF MISC. PAGE 514
- CORRECTION AGREEMENT AMENDING DESCRIPTION OF EXISTING RIGHT OF WAY RECORDED OCTOBER 16, 1978 AS INST. NO. 206564
- EASEMENT FOR UTILITIES GRANTED TO PACIFIC GAS TRANSMISSION COMPANY, RECORDED AUGUST 7, 1990, AS INST. NO. 378761
- EASEMENT FOR POWER LINE GRANTED TO NORTHERN LIGHTS, INC. RECORDED MAY 13, 2010 AS INST. NO. 792304
- DOWNEN ADDITION RECORDED IN BOOK 19 OF PLATS, PAGE 87, 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 AN ACTUAL SURVEY LOCATED IN SECTION 3, TOWNSHIP 57 NORTH, RANGE 2 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 ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS ____ DAY OF _____, 20____.

DAN I. PROVOLT, PLS 7879



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "DOWNEN ADDITION REPLAT PHASE 2" 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 _____, 20____.

BONNER COUNTY SURVEYOR

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

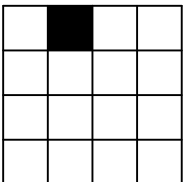
ON THIS ____ DAY OF _____, IN THE YEAR OF 20____,
BEFORE ME PERSONALLY APPEARED MARTIN LEE DOWNEN & LAURIE DAWN DOWNEN, KNOWN OR IDENTIFIED TO ME TO BE THE TRUSTEES OF THE DOWNEN FAMILY TRUST, WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID TRUST, AND ACKNOWLEDGED TO ME THAT SUCH TRUST EXECUTED 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

S.3, T.57N., R.2W., B.M.



DOWNEN ADDITION REPLAT
PHASE 2

PROVOLT LAND SURVEYING, INC
P.O. BOX 580 PONDERAY, ID. 83852
(208) 290-1725

DATE: 11-3-25
SCALE: NONE
DRAWN: JP
PROJ. NO.: 1571
CAD FILE: S-11A-DOWNEN
SHT. 2 OF 2