



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 #

MLD0034-25

RECEIVED:

RECEIVED

david.fisher, 5/13/2025, 11:27:42 AM

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Steamboat Acres

APPLICANT INFORMATION:

Landowner's name: Jack & Laura Toepfer

Mailing address: [REDACTED]

City: Bozeman

State: Montana

Zip code: 59718

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED]

REPRESENTATIVE'S INFORMATION:

Representative's name: Tyson Glahe, PLS

Company name: Glahe & Associates

Mailing address: 303 Church St.

City: Sandpoint

State: Idaho

Zip code: 83864

Telephone: 208-265-4474

Fax:

E-mail: tglahe@glaheinc.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 #: 27

Township: 60N

Range: 4W

Parcel acreage: 3.5

Parcel # (s): RP60N04W273750A

Current zoning: Recreation

Current use: <=2.5 AC

Comprehensive plan designation:

Within Area of City Impact: ☐ Yes ☒ No

If yes, which city?:

ADDITIONAL PROJECT DESCRIPTION:

This application is for :			
Lot #1	Proposed acreage: 2.5AC.	Remainder	Proposed acreage:
Lot #2	Proposed acreage: 1.52AC.	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 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 type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/> Yes <input 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: 16017C0225F
Other pertinent information (attach additional pages if needed): _____ _____ _____ _____	

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>Steamboat Bay Road</u> _____ _____	
List existing access and utility easements on the subject property. <u>Easement over said land for a right of way and easement over, under, and across together with the right to install, inspect and maintain all of the facilities necessary to provide communication service, power service and incidental purposes, as granted to General Telephone company of the Northwest, Inc. in deed recorded #532621</u> _____	

SERVICES:

Which power company will serve the project site? Northern Lights Electric

Which fire district will serve the project site? Coolin Cavanaugh Bay 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: Sewage disposal by individual septic and Coolin Sewer District

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: *Tosper, Laura* Date: 5/13/2025

Signed by:

C5501A8116FF4C2...

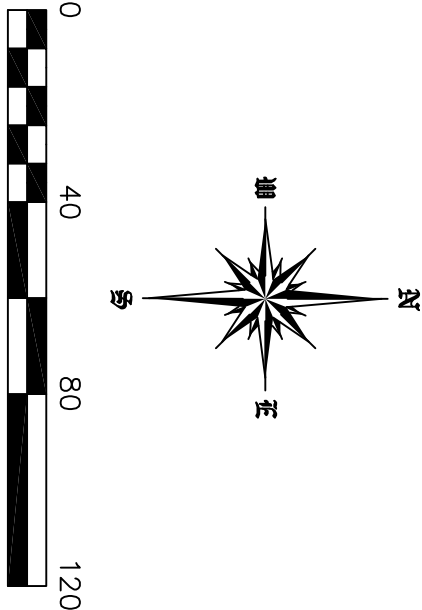
Landowner's signature: *Tosper, Jack* Date: 5/13/2025

Signed by:

C02A95E04D2F41C...

STEAMBOAT ACRES

LYING IN A PORTION OF SECTION 27,
TOWNSHIP 60 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- SECTIONAL CORNER, AS NOTED.
- SET 5/8" X 24" REBAR AND CAP, PLS 14879
 - FOUND 5/8" REBAR & CAP, PLS 7156.
 - FOUND MONUMENTATION, AS NOTED.
 - FOUND 1-1/2" IRON PIPE
 - MONUMENT OF RECORD (R1) - NOT TIED THIS SURVEY
 - CALCULATED POINT, NOTHING SET
 - RECORD OF SURVEY BY PLS 7156, INST. NO. 929887, 10/22/2018 (R1)

GENERAL NOTES

- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- B) WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- C) THE LOTS ARE CATEGORIZED AS ZONE 'AE' PER FEMA PANEL 16017C0225F, EFFECTIVE 7/7/2014.

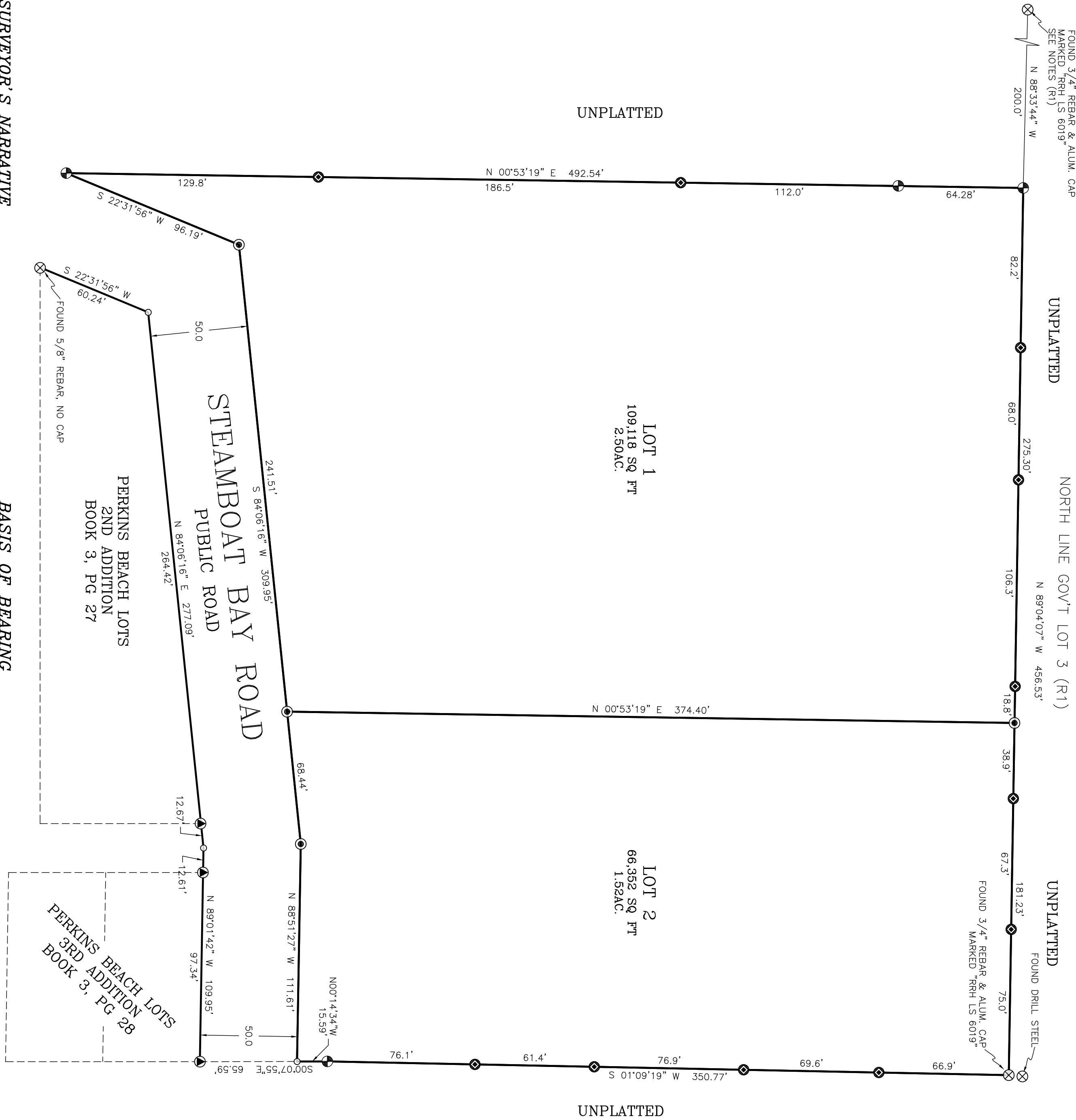
DOCUMENTS AND EASEMENTS OF RECORD

- THE FOLLOWING DOCUMENTS OF RECORD PER FIRST AMERICAN TITLE CO. ORDER NO.: N-67849, GUARANTEE NO.: 5010500-0020024E, DATED NOVEMBER 6, 2024.
- AN EASEMENT OVER SAID LAND FOR A PERPETUAL RIGHT OF WAY AND EASEMENT OVER, UNDER, ABOVE AND ACROSS TOGETHER WITH THE RIGHT TO INSTALL, INSPECT AND MAINTAIN ALL OF THE FACILITIES NECESSARY TO PROVIDE COMMUNICATION SERVICE, POWER SERVICE AND INCIDENTAL PURPOSES, AS GRANTED TO GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC. A CORPORATION, IN DEED RECORDED OCTOBER 13, 1998, AS (INSTRUMENT) 532621, OFFICIAL RECORDS.
 - RECORD OF SURVEY RECORDED OCTOBER 22, 2018, AS (INSTRUMENT) 929887, BONNER COUNTY RECORDS.

PLACE RECORDING
LABEL HERE

STEAMBOAT ACRES

1/4	Section	27	Township	60 N	Range	4 W	MONTEANA	IDAHO	WASHINGTON	ONEACON	Plot Date: 5/12/2025	GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	Scale: 1" = 40'	Checked By: TLG	Drawn By: TLG
27															Sheet: 1 of 2



SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS SURVEY WAS TO CONDUCT A MINOR LAND DIVISION OF THE PROPERTY DESCRIBED IN WARRANTY DEED INST. NO. 920641, RECORDS OF BONNER COUNTY, IDAHO, INTO 2 CONFORMING LOTS.
- THE PERMETER BOUNDARY OF THIS PLAT RELIES ON THAT BOUNDARY SHOWN ON PREVIOUS SURVEY OF PLS 7156 (R1).
- THIS SURVEY WAS PERFORMED USING TRIMBLE R10 & R12 GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER.
- THIS SURVEY MAKES NO REPRESENTATION OF OWNERSHIP, NOR ATTEMPTS TO SHOW ALL EASEMENTS OF RECORD OR IN VIEW, NOR PHYSICAL FEATURES AND IMPROVEMENTS OF THE PROPERTY.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011)(EPOCH: 2010.000). ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - US SURVEY FT. REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED.

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAE) OF 1.0001050741. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°49'20" AT THE NORTHEAST CORNER OF THE SUBJECT PROPERTY, A 3/4" REBAR AND CAP.



A REPLAI OF LOTS 4 & THE WEST 10 FEET OF LOT 5
IN BLOCKS 1 & 2 OF NORTH BAY ADDITION.

LYING IN A PORTION OF SECTION 27, TOWNSHIP 60 NORTH,
RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

THE WEST HALF OF GOVERNMENT LOT 3, SECTION 27, TOWNSHIP 60 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

LESS THE WEST 200 FEET THEREOF.

AND LESS THE PLAT OF PERKINS BEACH LOTS, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 2 OF PLATS PAGE 132, BONNER COUNTY RECORDS.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD

JACK A. TOEPFER

DATE _____

LAURA M. TOEPFER

DATE _____

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 2025.

2025-

PLANNING DIRECTOR

STATE OF _____
COUNTY OF _____
ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE
UNDERSIGNED NOTARY PUBLIC, _____
IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING
INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE
UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LAURA M. TOEPPER, KNOWN
OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING
INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, BONNER COUNTY, IDAHO.

DATED THIS _____ DAY OF _____, 2025.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "STEAMBOAT ACRES" AND HAVE CHECKED THE REPLAT 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 _____, 2025.

BONNER COUNTY SURVEYOR

IN PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

WATER SERVICE:	WATER IS PROVIDED BY INDIVIDUAL WELL
SEWER SERVICE:	SEWAGE DISPOSAL BY INDIVIDUAL SEPTIC & COOLIN SEWER
DISTRICT	

_____ HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR _____.

DATED THIS _____ DAY OF _____, 2025

BONNER COUNTY TREASURER

FILED THIS ____ DAY OF ____, 2025, AT ____ O'CLOCK __M.,
IN BOOK ____ OF PLATS AT PAGE ____ AT THE REQUEST OF

GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. _____

COUNTY RECORDER BY DEPUTY

FREE

<div style="display: flex; justify-content: space-between;"> <div> <p>PROJECT # 24-212 TOGETHER</p> <p>DRAWING NAME: 24-212-TOGETHER-REV2.DWG</p> </div> <div> <p>1/4</p> <p>Section</p> </div> <div> <p>27</p> <p>60 N</p> <p>4 W</p> </div> </div>		<div style="display: flex; justify-content: space-between;"> <div> <p>TOWNSHIP</p> <p>RANGE</p> </div> <div> </div> </div>	<div style="display: flex; justify-content: space-between;"> <div> <p>MONTANA</p> <p>IDAHO</p> </div> <div> </div> </div>
<p>OREGON</p> <p>WASHINGTON</p>		<p>Plot Date: 6/16/2023</p>	
<p>GLIHE & ASSOCIATES</p> <p>PROFESSIONAL LAND SURVEYORS</p> <p>303 Church Street</p> <p>Sandpoint, Idaho 83864</p> <p>208-285-4474</p>			
<p>Scale: N/A</p>		<p>Checked By: TLG</p> <p>Drawn By: TLG</p>	
<p>Sheet: 2 of 2</p>			