



# BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)  
[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) (email) [www.bonnercountyid.gov](http://www.bonnercountyid.gov) (web page)

## MINOR LAND DIVISION APPLICATION

### FOR OFFICE USE ONLY:

FILE # MLD0046-25	RECEIVED:  May 19, 2025
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### PROJECT DESCRIPTION:

Name of Minor Land Division plat: Acorn Project
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### APPLICANT INFORMATION:

Landowner's name: Eric Wildenberg		
Mailing address: [REDACTED]		
City: Priest River	State: ID	Zip code: 83856
Telephone: [REDACTED]	Fax:	
E-mail: [REDACTED]		

### REPRESENTATIVE'S INFORMATION:

Representative's name: Daniel Inloes		
Company name: H&M Engineering		
Mailing address: 3882 N. Schreiber Way, Suite 104		
City: Coeur d'Alene	State: ID	Zip code: 83815
Telephone: 208.416.9975	Fax:	
E-mail: <a href="mailto:dinloes@hmf-llc.com">dinloes@hmf-llc.com</a>		

### ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project:		
Company name:		
Mailing address:		
City:	State:	Zip code:
Telephone:	Fax:	
E-mail:		

### PARCEL INFORMATION:

Section #: 21	Township: 56N	Range: 4W	Parcel acreage: 20
Parcel # (s): RP56N04W216750A			
Current zoning: R10		Current use: Residential	
Comprehensive plan designation: Ag forest land			
Within Area of City Impact:		If yes, which city?:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

**ADDITIONAL PROJECT DESCRIPTION:**

<b>This application is for :</b>			
Lot #1	Proposed acreage: 9.400	Remainder	Proposed acreage:
Lot #2	Proposed acreage: 10.165	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) <b>Note:</b> submerged lands shall not be counted for determining density in a subdivision per BCRC 12-622.	<input checked="" type="checkbox"/> Yes <input 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?	<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: 16017C0890E
Other pertinent information (attach additional pages if needed): _____ _____ _____ _____	

**ACCESS INFORMATION:**

Please check the appropriate boxes:	
<input checked="" type="checkbox"/> Private Easement	<input checked="" type="checkbox"/> Existing <input 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: <small>Gravel road and improved road, 10--15' widths, private easements per Inst. No. 40386, 117065 196050 &amp; 671206</small> _____ _____	
List existing access and utility easements on the subject property. <small>Blanket Avista Corp easement for underground electric per Instr. No. 559569</small> _____ _____	

**SERVICES:**

Which power company will serve the project site? Avista

Which fire district will serve the project site? West Pend Oreille

**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: Septic and drain field

**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: Individual well installed on Lot 2. Well to be installed by new owner for Lot 1

**Note:** Please attach the necessary proof of urban services if required.

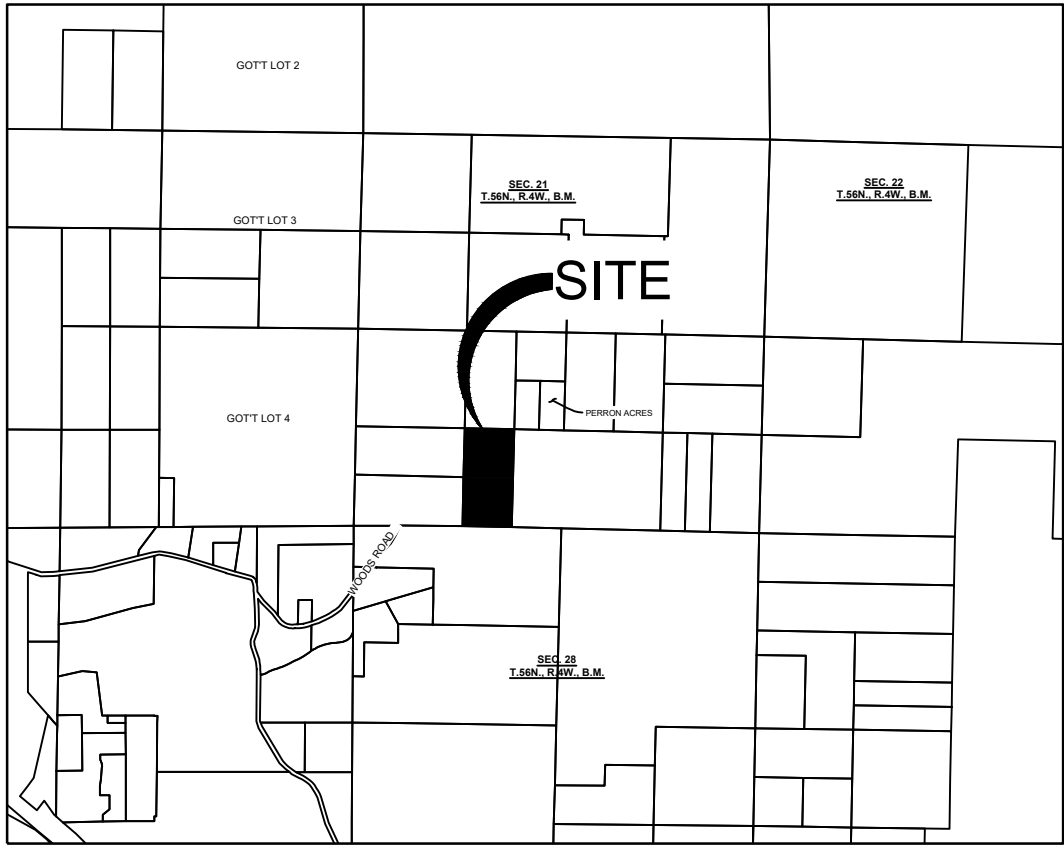
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Landowner's signature:  Date: 5/16/2025

Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_

# WILDENBERG PINES

SITUATE IN THE W1/2 OF THE SE1/4 OF THE SW1/4 OF SECTION 21  
TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO  
2025



## Vicinity Map:

SCALE: N.T.S.

## PANHANDLE HEALTH DISTRICT CERTIFICATE:

SANITARY RESTRICTIONS, AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, ARE IN FORCE. NO OWNERS 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.

THIS PLAT APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

\_\_\_\_\_  
PANHANDLE HEALTH

## COUNTY SURVEYOR'S CERTIFICATE:

I, HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "WILDENBERG PINES" 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
BONNER COUNTY SURVEYOR

## OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT ERIC WILDENBERG IS THE SOLE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATION AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS. THE SAME TO BE KNOWN AS WILDENBERG PINES LOCATED IN A PORTION OF THE EAST 1/2 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 21, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF SAID SECTION 21, BEING A FOUND 2-1/2" BRASS CAP PER CP&F INST. No. 1025769, BONNER COUNTY RECORDS (FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 21, BEING A 2" ALUMINUM CAP PER CP&F INST. No. 1021356, BONNER COUNTY RECORDS, BEARS SOUTH 89°17'09" EAST, 2757.98 FEET DISTANT); THENCE ON THE SOUTH BOUNDARY OF SAID SECTION 21, SOUTH 89°17'09" EAST, 1440.89 FEET TO A SET 5/8"X24" REBAR WITH YELLOW PLASTIC CAP MARKED "INLOES PLS 20888" (HEREINAFTER DESCRIBED AS "AS SET MONUMENT"), BEING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21 AND BEING THE **POINT OF BEGINNING**;

THENCE LEAVING SAID SOUTH BOUNDARY, NORTH 00° 57' 23" EAST, ON THE WEST BOUNDARY OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1293.18 FEET TO THE NORTHWEST CORNER THEREOF, BEING A FOUND 3-1/4" ALUMINUM CAP PER CP&F INST. No. 752186, BONNER COUNTY RECORDS;  
THENCE ON THE NORTH BOUNDARY OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SOUTH 89° 16' 58" EAST, A DISTANCE OF 659.53 FEET TO A FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 17407";  
THENCE LEAVING SAID NORTH BOUNDARY, SOUTH 01° 00' 00" WEST, A DISTANCE OF 1293.15 FEET TO A SET MONUMENT ON THE SOUTH BOUNDARY OF SECTION 21;  
THENCE NORTH 89° 17' 09" WEST, ON THE SOUTH BOUNDARY OF SECTION 21, A DISTANCE OF 658.54 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 19.565 ACRES (±852,234 SQ.FT.)

BE IT FURTHER KNOWN THAT THE OWNER OF SAID PARCEL HEREBY DEDICATES:

- AN INGRESS EGRESS AND UTILITY EASEMENT OVER AND ACROSS A 15.00' WIDE STRIP RUNNING FROM WOODS ROAD OVER AN EXISTING DRIVEWAY TO LOT 1, AS ILLUSTRATED ON SHEET 2.

DOMESTIC WATER FOR THIS PLAT IS SUPPLIED BY INDIVIDUAL WELLS  
SANITARY SEWER DISPOSAL IS PROVIDED BY INDIVIDUAL SEPTIC & DRAINFIELDS.

ERIC WILDENBERG - OWNER \_\_\_\_\_ DATE \_\_\_\_\_

## NOTARY PUBLIC CERTIFICATE:

ACKNOWLEDGEMENT

STATE OF IDAHO }  
COUNTY OF \_\_\_\_\_ }SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2025, BEFORE ME PERSONALLY APPEARED ERIC WILDENBERG, KNOW OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

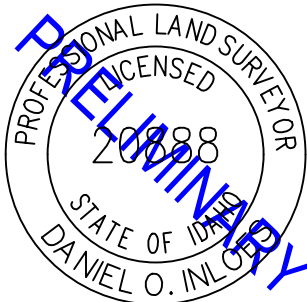
NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## SURVEYOR'S CERTIFICATE:

THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION, AND IS BASED UPON AN ACTUAL FIELD SURVEY, IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 13, TITLE 50 OF THE IDAHO CODE. I HEREBY CERTIFY THAT ALL CORNERS AND MONUMENTS SHOWN HEREON HAVE BEEN ESTABLISHED ON THE GROUND; THAT ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCE HAVE BEEN COMPLIED WITH.

\_\_\_\_\_  
DANIEL O. INLOES, PLS 20888:



DATE: 5.15.2025

## RECORDER'S CERTIFICATE:

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025,  
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF PLATS AT PAGE \_\_\_\_\_.  
AT THE REQUEST OF HMH ENGINEERING  
INSTRUMENT NO. \_\_\_\_\_ FEE: \_\_\_\_\_.

\_\_\_\_\_  
DEPUTY

## COUNTY COMMISSIONER'S CERTIFICATE:

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

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2025.

\_\_\_\_\_  
CHAIRMAN OF THE BOARD OF COMMISSIONERS

## PLANNING AND ZONING ADMINISTRATOR:

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE APPLICABLE ZONING AND SUBDIVISION CODES AND APPROVED.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2025.

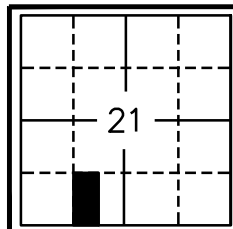
\_\_\_\_\_  
BONNER COUNTY PLANNING DIRECTOR, ET AL

## COUNTY TREASURER'S CERTIFICATE:

I, 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



3882 North Schreiber Way Suite 104  
Coeur d'Alene, ID 83815  
(208) 635-5825



# WILDENBERG PINES

SITUATE IN THE W1/2 OF THE SE1/4 OF THE SW1/4 OF SECTION 21  
TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO  
2025

## LEGEND:

	FOUND ALUMINUM CAP
	FOUND BRASS CAP
	FOUND 5/8" REBAR, AS DESCRIBED
	SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP
	STAMPED "INLOS PLS 20888"
	ELECTRIC METER
	ELECTRIC MARKER
	ELECTRIC JUNCTION BOX
	GAS VALVE
	TELEPHONE MARKER
	WELL
	WATER SPIGOT
	SUBJECT PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	SECTION LINE
	EASEMENT LINE

## BASIS OF BEARING:

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. DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0001109296.

## REFERENCES:


- (R1) PERRON ACRES, BOOK 9 OF PLATS AT PAGE 107, INST. No. 756484, RECORDED AUGUST 8TH, 2008 BY DEAN YONGUE, PLS 4193, BONNER COUNTY RECORDS.
- (R2) RECORD OF SURVEY INST. No. 752180, RECORDED MAY 27, 2008 BY ROBERT LAMBURTH, PLS 5361, BONNER COUNTY RECORDS.
- (R3) RECORD OF SURVEY INST. No. 976071, RECORDED FEBRUARY 10, 2021 BY RON HEIDEMANN, PLS 17407, BONNER COUNTY RECORDS.

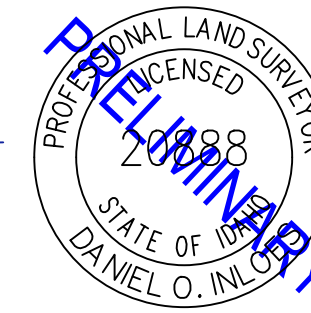
## NOTES:

- THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT ISSUED BY ALLIANCE TITLE AND ESCROW, FILE No. 690259, DATED MAY 8, 2025. THE FOLLOWING SCHEDULE B EXCEPTIONS AFFECT THE SUBJECT PARCEL:
  - INST. No. 40386 DEED No. 21082-W; A PUBLIC EASEMENT FOR ANY PUBLIC ROADS LAID OUT OR ESTABLISHED AND NOW EXISTING OVER AND ACROSS ANY PART OF THE SECTION.
  - DIAMOND INTERNATIONAL CORPORATION RIGHT OF WAY EASEMENT OVER A CERTAIN EXISTING ROAD OVER A PORTION OF THE SE-SW, N1/2SW, S1/2NW, NENW AND N1/2NE OF SECTION 21 PER INST. No. 117065.
  - BLANKET RIGHT OF WAY EASEMENT OVER SECTION 21 FOR EXISTING ROAD PER INST. No. 196050.
  - BLANKET AVISTA CORPORATION UNDERGROUND ELECTRIC DISTRIBUTION LINE EASEMENT PER INST. No. 559569.
  - EASEMENT AGREEMENT FOR WOODS ROAD AS PRESENTLY EXISTS THROUGH THE W1/2-SE-SW OF SECTION 21 FOR THE BENEFIT OF THE N1/2-SW OF SECTION 21 PER INST. No. 671206.
- PER INST. No. 760573, THE CITY OF PRIEST RIVER ENTERED INTO A ROAD MAINTENANCE AGREEMENT THAT STATES THAT THE CITY ASSUMED MAINTENANCE AND ENCROACHMENT PERMIT RESPONSIBILITIES FOR COUNTY MAINTAINED ROADS WITHIN SECTION 21 AFTER OCTOBER 1, 2010.
- PURSUANT TO IDAHO CODE 50-1304(2)(L), PER PIPELINE AND HAZARDOUS MATERIALS SAFETY ADMINISTRATIONS NATIONAL PIPELINE MAPPING SYSTEM, THERE ARE NO EXISTING INTERSTATE NATURAL GAS TRANSMISSION PIPELINES OR INTERSTATE PETROLEUM PRODUCTS PIPELINES WITHIN 1000 FEET OF THIS SUBDIVISION

## SURVEYOR'S NARRATIVE:

THIS PLAT WAS PREPARED AT THE REQUEST OF ERIC WILDENBURG TO DIVIDE THAT CERTAIN PARCEL DESCRIBED IN WARRANTY DEED 968860, DATED OCTOBER 29, 2020, BEING THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, T.56N., R.4W., B.M. INTO TWO LOTS. FOUND MONUMENTS SUBSTANTIALLY FIT RECORD INFORMATION AND WERE HELD TO CONTROL THE SUBJECT BOUNDARY. THE SOUTH BOUNDARY WAS ESTABLISH BY HOLDING GLO RECORD DISTANCES BETWEEN THE SOUTH QUARTER CORNER AND SOUTHWEST QUARTER CORNER.

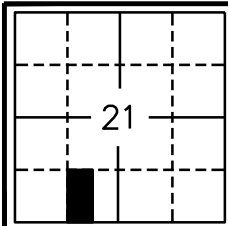
  
DANIEL O. INLOES, PLS 20888:

  
PRELIMINARY  
3888  
2025  
STATE OF IDAHO  
DANIEL O. INLOES

DATE: 5.15.2025

PN:S25116

PAGE 2 OF 2





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