



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 #

MLD0054-25

RECEIVED:

RECEIVED

kyle.snider , 10/9/2025, 4:05:38 PM

PROJECT DESCRIPTION:

Name of Minor Land Division plat:

APPLICANT INFORMATION:

Landowner's name: Jim Prior

Mailing address:

City: Priest River

State: ID

Zip code: 83856

Telephone:

Fax:

E-mail:

REPRESENTATIVE'S INFORMATION:

Representative's name: Tyson Glahe, PLS

Company name: Glahe and Associates

Mailing address: 303 Church St

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208 265 4474

Fax: 208 265 0675

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 #: 22

Township: 56N

Range: 5W

Parcel acreage: 20 Acres

Parcel # (s): RP56N05W220150A

Legal description: 22-56N-5W W2NENE LESS TAX 21; TAX 22 1997 CHAMPION 27 X 56 RP

Current zoning: Rural 5

Current use: Residence

What zoning districts border the project site?

North: Rural 5	East: Rural 5
South: Rural 5	West: Rural 5
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 11.85 ac vacant lot, 2.25 ac vacant lot	
South: 1.17 ac 1 story house and shop, 3.72ac vacant sub lot,	
East: 4.99 ac 1 story house 2 unknown stuctures, 5.03ac vacant sub lot	
West: 4.83 ac 1 story house, 4.78 ac 3 structures, 9.54 ac 3 structures	
Nearest city: Priest River	Distance to the nearest city: 2.6 mi
Detailed Directions to Site: Take US-2 /Pine St. ~23 mi, turn right Bodie Canyon Rd ~1.5 mi, continue straight onto Kacy Bear Lane ~.3mi	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:	
This application is for : Minor Land Division of 20 acres	
Proposed lots: 4	
Lot #1	Proposed acreage: 5.02
Lot #2	Proposed acreage: 5.02
Lot #3	Proposed acreage: 5.01
Lot #4	Proposed acreage: 5.02
Describe the land division proposal and resulting acreage: _____	

SITE INFORMATION:

Please provide a detailed description of the following land features:
Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc: <u>Northeast corner has a slope of 0% to 30 %, In the Western half slopes vary between 0% to above 30%, going to the south Southeast corner which has slope over most of the section above 30%.</u>
Water courses (lakes, streams, rivers & other bodies of water): <u>NA</u>
Springs & wells: <u>Well</u>
Existing structures (size & use): _____

<u>single story house with garage</u> 	
Land cover (timber, pastures, etc): <u>Mostly dirt with about 30% scattered forest and brush</u> 	
Are wetlands present on site? ☐ Yes ☒ No	Source of information: <u>Bonner County</u>
Flood Hazard Zones located on site: ☐ X ☐ D ☐ A ☒ AE	DFIRM MAP:
Other pertinent information (attach additional pages if needed): 	

ACCESS INFORMATION:

Please check the appropriate boxes:	
☒	<u>Private Easement</u> ☒ <u>Existing</u> ☒ <u>Proposed</u> Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and easement width. Include recorded instrument number for existing easements & name, if existing: <u>Kacy Bear Lane existing 45 ft wide ingress, Egress & utilities Easement , Inst. No. 808763</u> <u>New 30 ft wide Ingress, Egress, & Utilities Easement for the benefits of lots 3 & 4</u>
☐	<u>Public Road</u> ☐ <u>Existing</u> ☐ <u>Proposed</u> Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing:
☐	<u>Combination of Public Road/Private Easement</u> ☐ <u>Existing</u> ☐ <u>Proposed</u> Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and right-of-way/easement width and road name, if existing:
Is public road dedication proposed as part of this minor land division? ☐ Yes ☒ No	
List existing access and utility easements on the subject property. <u>Same as above</u>	

SERVICES:

Sewage disposal will be provided by:

☐ Existing Community System - List name of sewer district or provider and type of system: _____

☐ Proposed Community System – List type & proposed ownership: _____

☒ Individual system – List type: septic

 Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: _____

Will the sanitary restriction be lifted by the Panhandle Health District?

☐ Yes ☒ No

Water will be supplied by:

☐ Existing public or community system - List name of provider: _____

☐ Proposed Community System – List type & proposed ownership: _____

☒ Individual well

 Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: _____

Distance (in miles) to the nearest:

Public/Community Sewer System:

Solid Waste Collection Facility:

Public/Community Water System:

Fire Station: ~4 - 6 mi

Elementary School: 1.3 mi

Secondary Schools: ~3 - 5 mi.

County Road: 1.7 mi

County Road Name: Bodie Canyon RdWhich fire district will serve the project site? West Pend Oreille FireWhich power company will serve the project site? Avista

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: 10/7/2025

PRIOR ACRES

LYING IN A PORTION OF SECTION 22,
TOWNSHIP 36 NORTH, RANGE 5 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

NE COR SEC.22
FOUND 3/4" IP RPS
CP & F FILED 12-21-07

1328.13'-R1)
1327.86'

S 88°48'59" E

N 88°45'59" W 716.79'

EAST 1/16 COR.
SECTIONS 15 & 22
FOUND 1" IP

663.63'

608.79'

55.04'

278.84'

368.91'

110.91'

663.63'

608.79'

55.04'

278.84'

368.91'

110.91'

663.63'

608.79'

55.04'

278.84'

368.91'

110.91'

663.63'

608.79'

55.04'

278.84'

368.91'

110.91'

663.63'

608.79'

55.04'

278.84'

368.91'

110.91'

663.63'

608.79'

55.04'

278.84'

368.91'

110.91'

663.63'

608.79'

55.04'

278.84'

368.91'

110.91'

663.63'

608.79'

55.04'

278.84'

368.91'

110.91'

663.63'

608.79'

55.04'

278.84'

368.91'

110.91'

663.63'

608.79'

55.04'

278.84'

368.91'

110.91'

663.63'

608.79'

55.04'

278.84'

368.91'

110.91'

663.63'

608.79'

55.04'

278.84'

368.91'

110.91'

663.63'

608.79'

55.04'

278.84'

368.91'

110.91'

663.63'

608.79'

55.04'

278.84'

368.91'

110.91'

663.63'

608.79'

55.04'

278.84'

368.91'

110.91'

663.63'

608.79'

55.04'

278.84'

368.91'

110.91'

663.63'

608.79'

55.04'

278.84'

368.91'

110.91'

663.63'

608.79'

55.04'

278.84'

368.91'

110.91'

663.63'

608.79'

55.04'

278.84'

368.91'

110.91'

663.63'

608.79'

55.04'

278.84'

368.91'

110.91'

663.63'

608.79'

55.04'

278.84'

368.91'

110.91'

663.63'

608.79'

55.04'

278.84'

368.91'

110.91'

663.63'

608.79'

55.04'

278.84'

368.91'

110.91'

663.63'

608.79'

55.04'

278.84'

368.91'

110.91'

663.63'

608.79'

55.04'

278.84'

368.91'

110.91'

663.63'

608.79'

55.04'

278.84'

368.91'

110.91'

663.63'

608.79'

55.04'

278.84'

368.91'

110.91'

663.63'

608.79'

55.04'

278.84'

368.91'

110.91'

663.63'

608.79'

55.04'

278.84'

368.91'

110.91'

663.63'

608.79'

55.04'

278.84'

368.91'

110.91'

663.63'

608.79'

55.04'

278.84'

368.91'

110.91'

663.63'

608.79'

55.04'

278.84'

368.91'

110.91'

663.63'

608.79'

55.04'

278.84'

368.91'

110.91'

663.63'

608.79'

55.04'

278.84'

368.91'

110.91'

663.63'

608.79'

55.04'

278.84'

368.91'

110.91'

663.63'

608.79'

55.04'

278.84'

368.91'

110.91'

663.63'

608.79'

55.04'

278.84'

368.91'

110.91'

663.63'

608.79'

55.04'

278.84'

368.91'

110.91'

663.63'

608.79'

55.04'

278.84'

368.91'

110.91'

663.63'

608.79'

55.04'

278.84'

368.91'

110.91'

663.63'

608.79'

55.04'

278.84'

368.91'

110.91'

663.63'

608.79'

55.04'

278.84'

368.91'

110.91'

663.63'

608.79'

55.04'

278.84'

368.91'

110.91'

663.63'

608.79'

55.04'

278.84'

368.91'

110.91'

663.63'

608.79'

55.04'

278.84'

368.91'

110.91'

663.63'

608.79'

55.04'

278.84'

368.91'

110.91'

663.63'

608.79'

55.04'

278.84'

368.91'

110.91'

663.63'

608.79'

55.04'

278.84'

368.91'

110.91'

663.63'

608.79'

55.04'

278.84'

368.91'

110.91'

663.63'

608.79'

55.04'

278.84'

368.91'

110.91'

663.63'

608.79'

55.04'

278.84'

368.91'

110.91'

663.63'

608.79'

55.

