



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 #

MLD0070-25

RECEIVED:

PROJECT DESCRIPTION:

Name of Minor Land Division plat:

APPLICANT INFORMATION:

Landowner's name: Loren & Christina Webb

Mailing address:

City: Priest River

State: Idaho

Zip code: 83856

Telephone:

Fax:

E-mail:

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:

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project:

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section #: 19

Township: 54N

Range: 2W

Parcel acreage: 20 acres

Parcel # (s): RP54N02W190001A

Current zoning: R-5

Current use: Rural Residential (5-10 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: 5.01	Remainder	Proposed acreage: 20.04 acres
Lot #2	Proposed acreage: 5.01	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: 5.01		
Lot #4	Proposed acreage: 5.01		

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 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:
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 type="checkbox"/> Public Road	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed
<input checked="" type="checkbox"/> Combination of Public Road/Private Easement	<input checked="" type="checkbox"/> Existing <input checked="" 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>30' road with 30' radius cul de sac, name to be recorded</u> _____ _____	
List existing access and utility easements on the subject property. _____ <u>Access to property from Lost in the Woods Lane</u> _____ _____	

SERVICES:

Which power company will serve the project site? Idaho Power

Which fire district will serve the project site? Timberlake 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: Individual Septic System

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

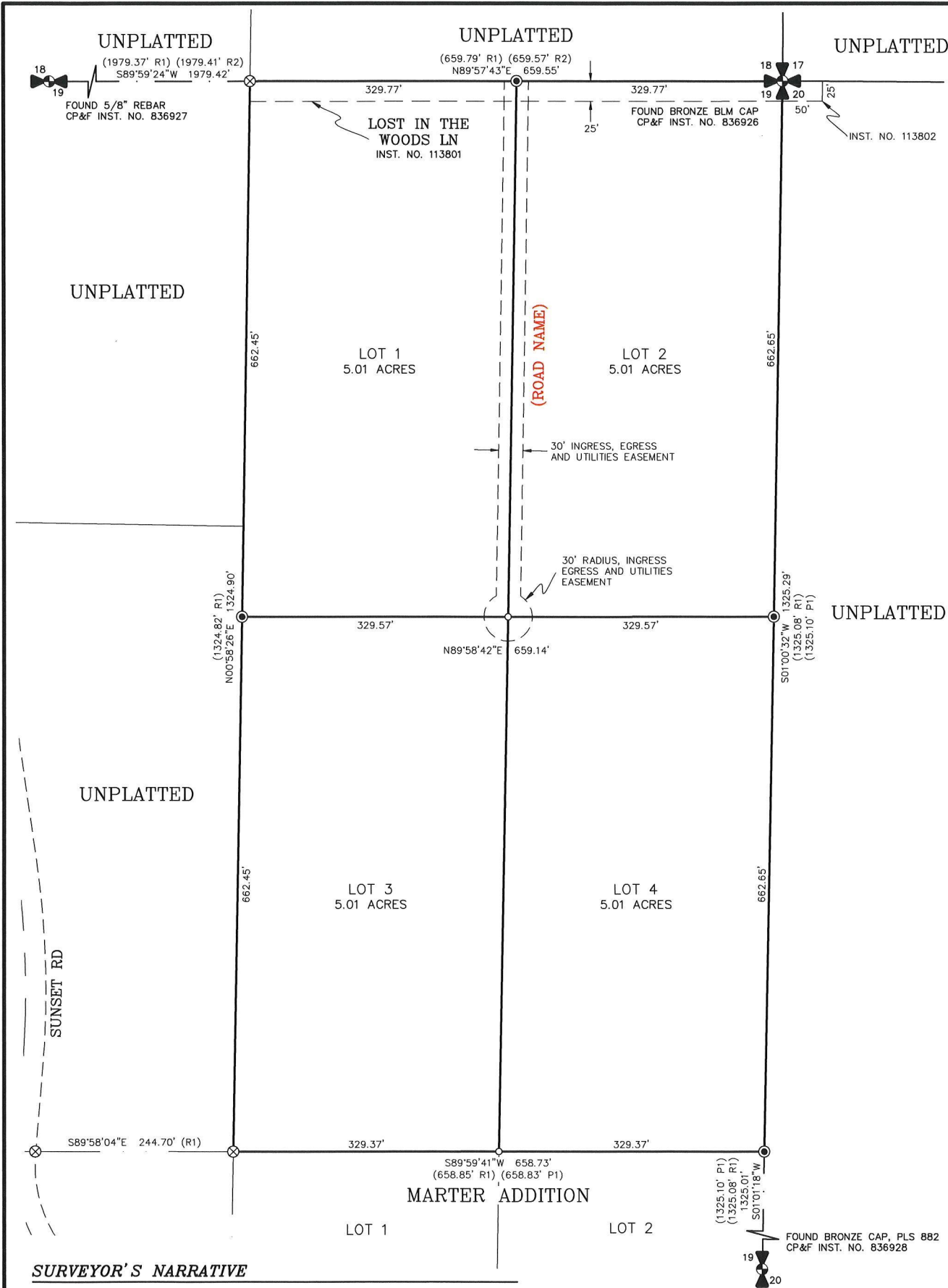
Please explain the water source, name of provider, proposed ownership, capacity, system maintenance plan, storage and delivery system and other details: Individual well water system

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:  Signed by: 5F8203C08966438... Date: 11/7/2025

Landowner's signature:  Signed by: BA90B3B268264AF Date: 11/7/2025



SURVEYOR'S NARRATIVE

- 1) THE PURPOSE OF THIS SURVEY WAS TO CONDUCT A MINOR LAND DIVISION OF THE PROPERTY DESCRIBED IN WARRANTY DEED INST. NO. 1054633, RECORDED AT BONNER COUNTY, TAKING THE E½ OF THE NE¼ OF THE NE¼ OF SECTION 19, TOWNSHIP 54 NORTH, RANGE 2 WEST, AND DIVIDING INTO FOUR (4) CONFORMING LOTS.
- 2) THIS SURVEY WAS PERFORMED USING TRIMBLE R10 & R12 GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER.



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO	WEBB RETREAT	
19	19	54 N	2 W			GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	
PROJECT #: 25-222 WEBB DRAWING NAME: 25-222 WEBB MLD TDLG.DWG				Plot Date: 11/7/2025	Scale: 1"=100'	Checked By: TLAG	Drawn By: TDLG
						Sheet: 1 of 2	

WEBB RETREAT

THE E½ OF THE NE¼ OF THE NE ¼ OF SECTION 19,
TOWNSHIP 54 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT LOREN WEBB AND CHRISTINA WEBB, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1-4, THE SAME TO BE KNOWN AS 'WEBB RETREAT' BEING A PORTION OF SECTION 19, TOWNSHIP 54 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 54 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

THE NEW 30' INGRESS & EGRESS EASEMENT, AND TURNAROUND AREA, AS SHOWN ON THE FACE OF THE PLAT IS HEREBY DEDICATED FOR THE BENEFIT OF LOTS 1-4 OF THIS PLAT.

LOREN WEBB

DATE

CHRISTINA WEBB

DATE

COUNTY COMMISSIONERS' CERTIFICATE

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

PLANNING DIRECTOR

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

PLANNING DIRECTOR

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER TITLEONE PLAT CERTIFICATE, FILE NO. 25578106, DATED OCTOBER 28, 2025.

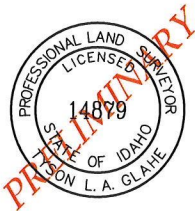
1. A ROADWAY EASEMENT FOR INGRESS AND EGRESS. DECEMBER 6, 1967, INST. NO. 113801, 113802.
2. A PUBLIC UTILITIES EASEMENT GRANTED TO NORTHERN LIGHTS, INC. JULY 1, 1975, INST NO. 166756.
3. AN EXCLUSIVE EASEMENT FOR ALL PURPOSES INCLUDING RIGHT OF FENCING, GRANTED TO MERRITT BROTHERS LUMBER COMPANY, INC. NOVEMBER 18, 1982, INST. NO. 262585.
4. A PUBLIC UTILITIES EASEMENT GRANTED TO NORTHERN IDAHO RURAL ELECTRICAL REHABILITATION ASSOCIATION, INC. FEBRUARY 29, 2019, INST. NO. 934722.

SURVEYOR'S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO. DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 19, TOWNSHIP 54 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

TYSON L.A. GLAHE, PLS 14879

DATE



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "WEBB RETREAT" AND 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

SANITARY RESTRICTION

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.

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY INDIVIDUAL WELL WATER SYSTEM
SEWER SERVICE: SEWAGE DISPOSAL BY INDIVIDUAL SEPTIC SYSTEM

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

RECORDER'S CERTIFICATE

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

\$ ____
FEE

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS ____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LOREN WEBB, 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: _____



ON THIS ____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHRISTINA WEBB, 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: _____

1/4	Section	Township	Range	MONTANA IDAHO	WEBB RETREAT	
	19	54 N	2 W			
PROJECT #: 25-222 WEBB DRAWING NAME: 25-222 WEBB MLD TDLG.DWG				Plot Date: 11/19/2025	GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	Scale: N/A Checked By: TLAG Drawn By: TDLG Sheet: 2 of 2