

# 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 #

RECEIVED:

### PROJECT DESCRIPTION:

Name of Minor Land Division plat: Replat of Lot 1, Block 1 of Pineview

### APPLICANT INFORMATION:

Landowner's name: Tom Wehrle

Mailing address

City: Sandpoint

State: ID

Zip code: 83864

Telephone:

Fax:

E-mail

### REPRESENTATIVE'S INFORMATION:

Representative's name: Steven Binnall, Professional Land Surveyor

Company name: GO Land Surveying, PLLC

Mailing address: 414 Euclid Ave.

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-946-9203

Fax:

E-mail: [stevenb@golandsurveying.com](mailto:stevenb@golandsurveying.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 #: 20

Township: 57N

Range: 2W

Parcel acreage: 2.92 AC.

Parcel # (s): RP036630010010A

Current zoning: Suburban (S)

Current use: Suburban Growth Area (2.5-5 AC)

Comprehensive plan designation: Suburban Residential (from Bonner County "Recommended Comprehensive Land Use Plan Map)

Within Area of City Impact: ☒ Yes ☐ No

If yes, which city?: Sandpoint

**ADDITIONAL PROJECT DESCRIPTION:****This application is for :**

|           |                            |   |   |
|-----------|----------------------------|---|---|
| Lot #1 1A | Proposed acreage: 1.46 AC. | Remainder   | Proposed acreage:   |
| Lot #2 1B | Proposed acreage: 1.46 AC. | 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 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 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 type="checkbox"/> Yes <input checked="" 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: 16017C0714E  |
| Other pertinent information (attach additional pages if needed): <u>No existing structures</u>   |   |
|  |   |
|  |   |
|  |   |

**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>The northern boundary of Lot 1 (proposed Lots 1A and 1B) adjoins Pinecrest Loop. Pinecrest Loop is a 22' wide paved road, owned and maintained by Bonner County. The 25' portion of the road right-of-way that falls within Section 20, was dedicated to the public per the Pineview Subdivision (Book 2 of Plats, Page 133). Iris Hilltop (north), dedicates 5' (though monuments are found set at 25'). The Replat of Lot 2, does not dedicate an additional 5'. Pine View Subd. Block1-A dedicates additional 5'.</u> |  |
| List existing access and utility easements on the subject property. <u>See Subdivision Guarantee.</u>  |  |
|  |  |
|  |  |



**SERVICES:**

Which power company will serve the project site? Avista

Which fire district will serve the project site? West Side 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: Panhandle Health has approved a septic drainfield for lot 1B per file #  
Lot 1A has not been evaluated.

**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

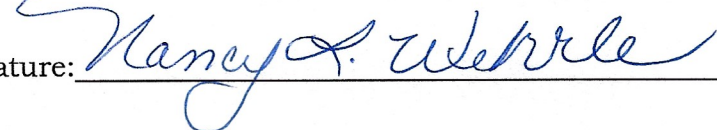
☐ Individual well

Please explain the water source, name of provider, proposed ownership, capacity, system maintenance plan, storage and delivery system and other details: Syringa Heights Water District-  
A single water stub is currently on site. See 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: 4 Nov 25

Landowner's signature:  Date: 4 Nov 25

# REPLAT OF LOT 1, BLOCK 1 OF PINEVIEW

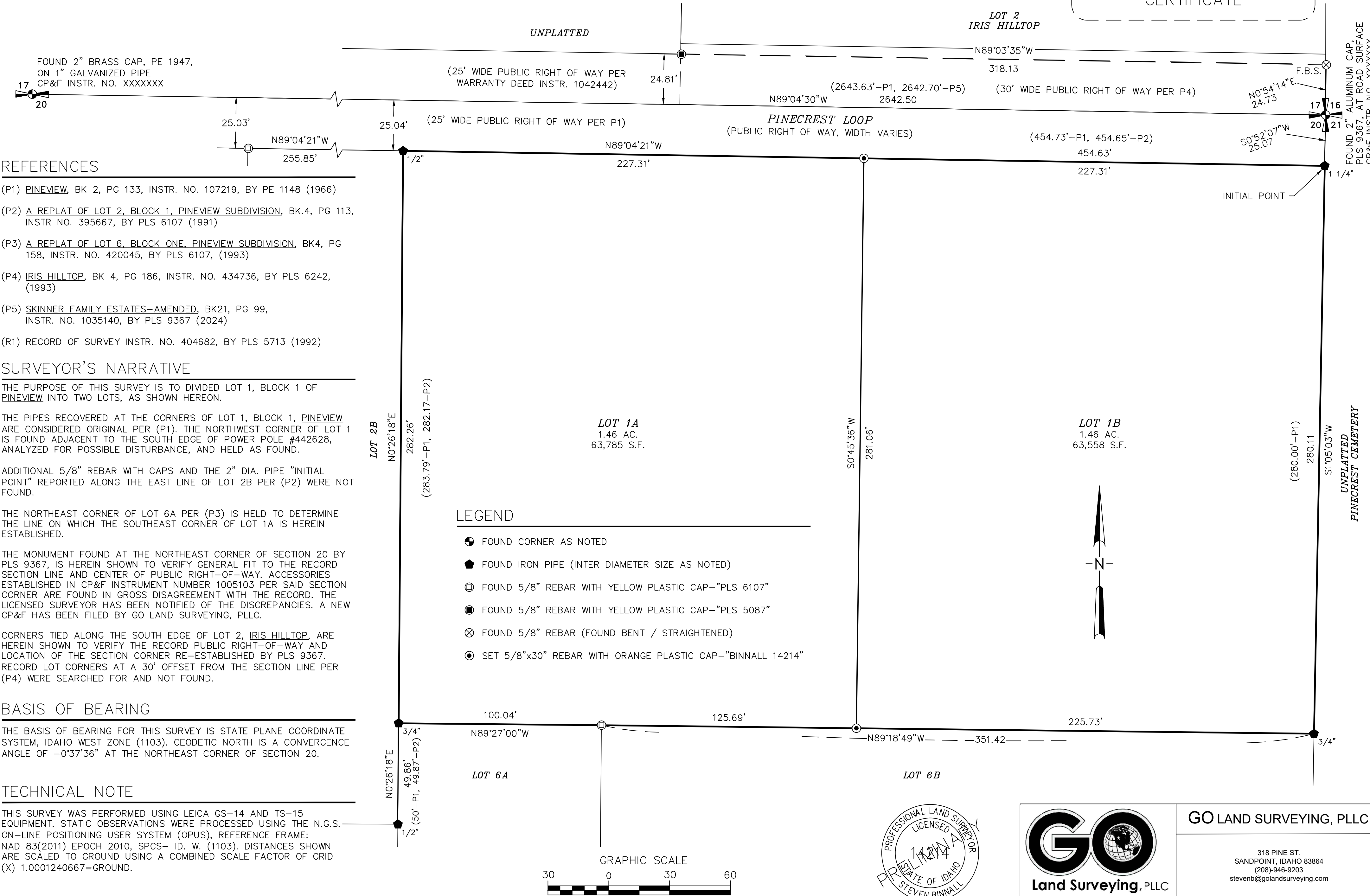
LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF  
SECTION 20, TOWNSHIP 57 NORTH, RANGE 2 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

RECORDER'S CERTIFICATE

BOOK \_\_\_\_\_ OF PLATS, PAGE \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_

RECORDER'S  
CERTIFICATE





# REPLAT OF LOT 1, BLOCK 1 OF PINEVIEW

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF  
SECTION 20, TOWNSHIP 57 NORTH, RANGE 2 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

## OWNERS' CERTIFICATE

IN SIGNING IT IS HEREBY CERTIFIED THAT THOMAS L. WEHRLE AND NANCY L. WEHRLE, HUSBAND AND WIFE, ARE THE OWNERS OF LOT 1, BLOCK 1 OF PINEVIEW SUBDIVISION OF BONNER COUNTY, IDAHO, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 2 OF PLATS, PAGE 133, RECORDS OF BONNER COUNTY, IDAHO, AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS AS SHOWN HEREON, TO BE KNOWN AS REPLAT OF LOT 1, BLOCK 1 OF PINEVIEW.

THOMAS L. WEHRLE \_\_\_\_\_ DATE \_\_\_\_\_

NANCY L. WEHRLE \_\_\_\_\_ DATE \_\_\_\_\_

## ACKNOWLEDGEMENT

STATE OF IDAHO  
COUNTY OF BONNER

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THOMAS L. WEHRLE AND NANCY L. WEHRLE, HUSBAND AND WIFE, KNOWN OR IDENTIFIED TO ME, TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL.

\_\_\_\_\_  
NOTARY PUBLIC FOR THE STATE OF IDAHO

RESIDING AT \_\_\_\_\_.

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

## PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE ZONING AND SUBDIVISION CODES AND APPROVED THIS \_\_\_\_, DAY OF \_\_\_\_\_, IN THE YEAR OF 2025.

BONNER COUNTY PLANNING DIRECTOR \_\_\_\_\_

## PANHANDLE HEATH DISTRICT 1

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 THE SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

## NOTES

1. WATER SERVICE WILL BE PROVIDED SYRINGA HEIGHTS WATER DISTRICT.
2. SEWAGE DISPOSAL WILL BE INDIVIDUAL SEPTIC DRAINFIELD.
3. SOLID WASTE WILL BE DISPOSED OF AT THE LOCAL COUNTY APPROVED COLLECTION FACILITY, AND IS THE RESPONSIBILITY OF THE LOT OWNERS.
4. THE INTENDED LAND USE OF THE LOTS IS RESIDENTIAL.

## COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
CHAIR, BOARD OF COUNTY COMMISSIONERS

## 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 \_\_\_\_\_, IN THE YEAR OF 2025.

BONNER COUNTY TREASURER \_\_\_\_\_

## COUNTY RECORDER'S CERTIFICATE

I HEREBY CERTIFY THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO, AT THE REQUEST OF GO LAND SURVEYING, PLLC FOR THOMAS L. WEHRLE AND NANCY L. WEHRLE.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_\_M.,

AND DULY RECORDED IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_,

INSTRUMENT NO. \_\_\_\_\_.

FEE: \$ \_\_\_\_\_.

BONNER COUNTY RECORDER \_\_\_\_\_ DEPUTY CLERK \_\_\_\_\_

RECORDER'S  
CERTIFICATE

## COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF REPLAT OF LOT 1, BLOCK 1 OF PINEVIEW 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 \_\_\_\_\_

## SURVEYOR'S CERTIFICATE

I, STEVEN J. BINNALL, PLS NO. 14214, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME OR UNDER MY DIRECTION, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF THOMAS L. WEHRLE AND NANCY L. WEHRLE.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

STEVEN J. BINNALL, \_\_\_\_\_



GO LAND SURVEYING, PLLC

318 PINE ST.  
SANDPOINT, IDAHO 83864  
(208)-946-9203  
stevenb@golandsurveying.com

|                       |                       |                                  |                    |                 |
|-----------------------|-----------------------|----------------------------------|--------------------|-----------------|
| DRAWN BY<br>SJB / LEM | PROJECT NO.<br>250901 | DRAWING NO.<br>250901_WEHRLE.dwg | DATE<br>11/10/2025 | SHEET<br>2 of 2 |
|-----------------------|-----------------------|----------------------------------|--------------------|-----------------|