



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 # MLD0039-25	RECEIVED: May 15, 2025
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Otis Grove
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APPLICANT INFORMATION:

Landowner's name: Taylor J. Wampler		
Mailing address: [REDACTED]		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: [REDACTED]	Fax:	
E-mail: [REDACTED]		

REPRESENTATIVE'S INFORMATION:

Representative's name: Truxton Glahe		
Company name: Glahe & Associates, Inc.		
Mailing address: 303 Church St		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: (208) 265-4474	Fax:	
E-mail: truxton@glahinc.com		

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Tyson Glahe, PLS		
Company name: Glahe & Associates, Inc.		
Mailing address: 303 Church St		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-265-4474	Fax:	
E-mail: tglahe@glahinc.com		

PARCEL INFORMATION:

Section #: 10	Township: 59N	Range: 1W	Parcel acreage: 40.27 Acres
Parcel # (s): RP59N01W106000A			
Current zoning: Rural 5		Current use: Rural Residential (5-10 AC)	
Comprehensive plan designation:			
Within Area of City Impact:		If yes, which city?:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

ADDITIONAL PROJECT DESCRIPTION:

This application is for :			
Lot #1	Proposed acreage: 5.01	Remainder	Proposed acreage:
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:	
Lot #3	Proposed acreage: 5.01		
Lot #4	Proposed acreage: 25.24		
		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

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:
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>New private easement (Otis Lane) connected to Elmira Rd (30' R/W with 30' radius cul de sac)</u> _____ _____	
List existing access and utility easements on the subject property. _____ _____ _____	

SERVICES:

Which power company will serve the project site?

Which fire district will serve the project site? North Side

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

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

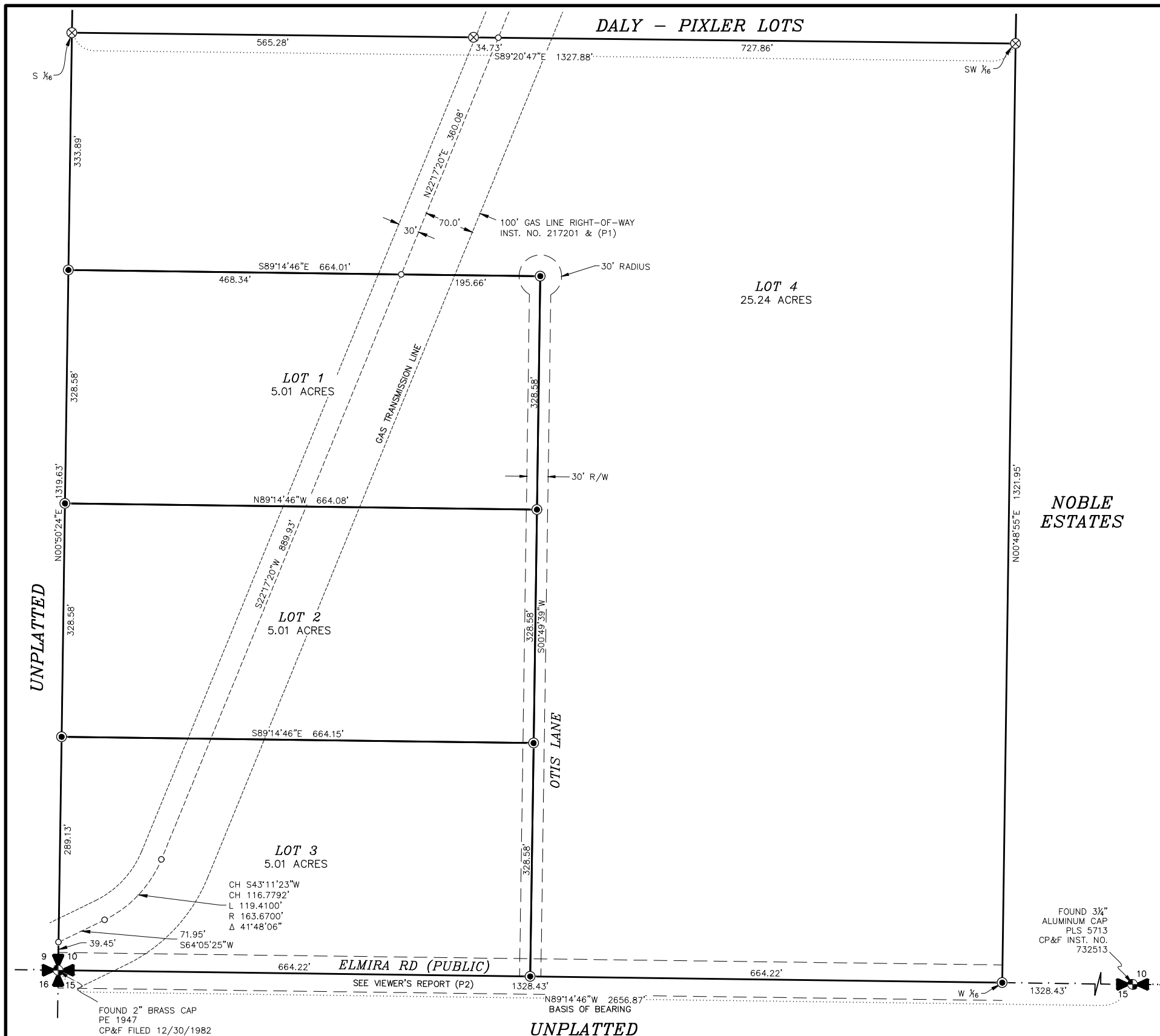
Please explain the water source, name of provider, proposed ownership, capacity, system maintenance plan, storage and delivery system and other details: Individual Well

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.

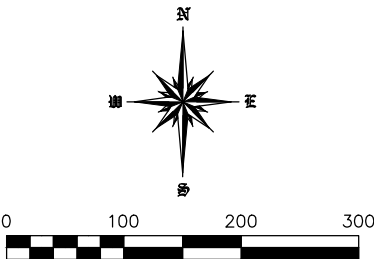
Signed by:  Date: 5/15/2025
Landowner's signature: _____ Date: _____
E5D2ACAB9E9749D...

Landowner's signature: _____ Date: _____



OTIS GROVE

LYING IN A PORTION OF THE SW¹/₄ OF SECTION 10,
TOWNSHIP 59 NORTH, RANGE 1 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 AND CAP, PLS 6603 |
| | FOUND MONUMENTATION, AS NOTED. |
| | CALCULATED POINT, NOTHING SET |
| (P1) | DALY-FIXLER LOTS, BK. 13 OF PLATS, PG. 20, 6/5/2018. |
| (P2) | NOBLE ESTATES, BK. 21 OF PLATS, PG. 62, 3/20/2024. |

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 LOT ARE CATEGORIZED AS ZONE "X" PER FEMA PANEL 16017C0925EE, EFFECTIVE 11/18/2009.

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER TITLEONE PLAT CERTIFICATE,
FILE NO. 25550006, DATED APRIL 22, 2025.

1. RESERVATIONS AND EXCEPTIONS IN A UNITED STATES PATENT, AND IN THE ACT AUTHORIZING THE ISSUANCE THEREOF. RECORDED JANUARY 19, 1904, BOOK 53, PG. 498, RECORDS OF BONNER COUNTY, IDAHO. NOT SHOWN ON MAP
2. A GAS PIPELINE AND APPURTENANCES EASEMENT GRANTED TO PACIFIC GAS TRANSMISSION COMPANY. RECORDED NOVEMBER 13, 1959, INST. NO. 73276. SHOWN ON MAP
- 2.1. A NOTICE OF LOCATION. RECORDED MARCH 9, 1962, INST. NO. 84313
3. ALL MATTERS, AND ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSES BY DALY-PIXLER LOTS. RECORDED JUNE 5, 2018, INST. NO. 922596. NOT SHOWN ON MAP
4. TERMS AND CONDITIONS CONTAINED IN A MUTUAL EASEMENT (ROADWAY AND FENCE) BY AND BETWEEN THE MORRIS FAMILY, LLC, THE DONALD MORRIS REVOCABLE INTER VIVOS TRUST AND BLACK RAIL RIDGE, LLC. RECORDED FEBRUARY 8, 2024, INST. NO. 1030203. NOT SHOWN ON MAP

PREPARED FOR:
TAYLOR WAMPLER
10130 ONTARIO ST
SANDPOINT, ID 83864



BASIS OF BEARING

THE SOUTH LINE OF THE SW¼ OF SECTION 10 PER ROS INST. NO. 908483, 7/20/2017.

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. 1043211, RECORDED AT BONNER COUNTY, TAKING SAID PARCEL AND DIVIDING IT INTO FOUR (4) LOTS.



1/4	SECTION	TOWNSHIP	RANGE		OTIS GROVE			
	10	59 N	1 W		GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474		Scale: 1"=100'	Checked By: TLAG Drawn By: TDLG
PROJECT #: 25-091 WAMPLER DRAWING NAME: 2-091 Wampler MLD TDLG					Plot Date: 5/14/2025 Sheet: 1 of 2			

OTIS GROVE

LYING IN A PORTION OF THE SW¼ OF SECTION 10,
TOWNSHIP 59 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNER’S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT TAYLOR J. WAMPLER, AN UNMARRIED MAN, HEREBY CERTIFIES THAT HE IS THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS 1–4, THE SAME TO BE KNOWN AS 'OTIS GROVE' BEING A PORTION OF SECTION 10, TOWNSHIP 59 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 59 NORTH, RANGE 1 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.

TAYLOR J. WAMPLER

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.

CHAIR, BOARD OF BONNER COUNTY COMMISSIONERS

COUNTY SURVEYOR’S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND APPROVE THE SAME FOR RECORDING 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.

PLANNING DIRECTOR

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

PLANNING DIRECTOR

WATER AND SEWER NOTE

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

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, 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 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 _____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 TAYLOR J. WAMPLER, 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: _____



PREPARED FOR:
TAYLOR WAMPLER
10130 ONTARIO ST
SANDPOINT, ID 83864

1/4	SECTION	TOWNSHIP	RANGE	MONTANA IDAHO	OTIS GROVE			
	10	59 N	1 W		GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474			
PROJECT #: 25-091 WAMPLER DRAWING NAME: 2-091 Wampler MLD TDLG					Scale: N/A Checked By: TLAG Plot Date: 5/14/2025			
					Drawn By: TDLG Sheet: 2 of 2			