

# NOTICE OF PUBLIC HEARING



I hereby certify that a true and correct copy of this "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **14th** day of **May 2024**.

*J Crone*

Jenna Crone, Hearing Coordinator

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, May 14, 2024**.

**NOTICE IS HEREBY GIVEN** that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm** on **Thursday, June 20, 2024** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

**File CUP0005-24 - Conditional Use Permit - Eagle Estates PUD (S0001-24).** The applicant is requesting a large scale planned unit development in conjunction with a total of 110 residential lots on a 39.4-acre parcel. The overall density will be 1 residential home per 15, 484 square feet. The 39.4- acre property is zoned Rural Service Center. The project site is located off U.S. Highway 57 in Section 25, Township 60 North, Range 5 West, Boise-Meridian.

For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at [www.bonnercountyid.gov/departments/Planning](http://www.bonnercountyid.gov/departments/Planning). Staff reports are available online or may be viewed at the planning department approximately a week before the scheduled hearing.

**Written statements must be submitted to the planning department record no later than seven (7) days prior to the public hearing.** Written statements not exceeding one standard letter sized, single spaced page may be submitted at the public hearing. Statements can be sent to the Bonner County Planning Department at 1500 Highway 2, Suite 208, Sandpoint, Idaho 83864; faxed to 866-537-4935 or e-mailed to [planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov). The referenced start time stated above reflects the beginning of the hearing. Specific file start time and hearing duration vary.

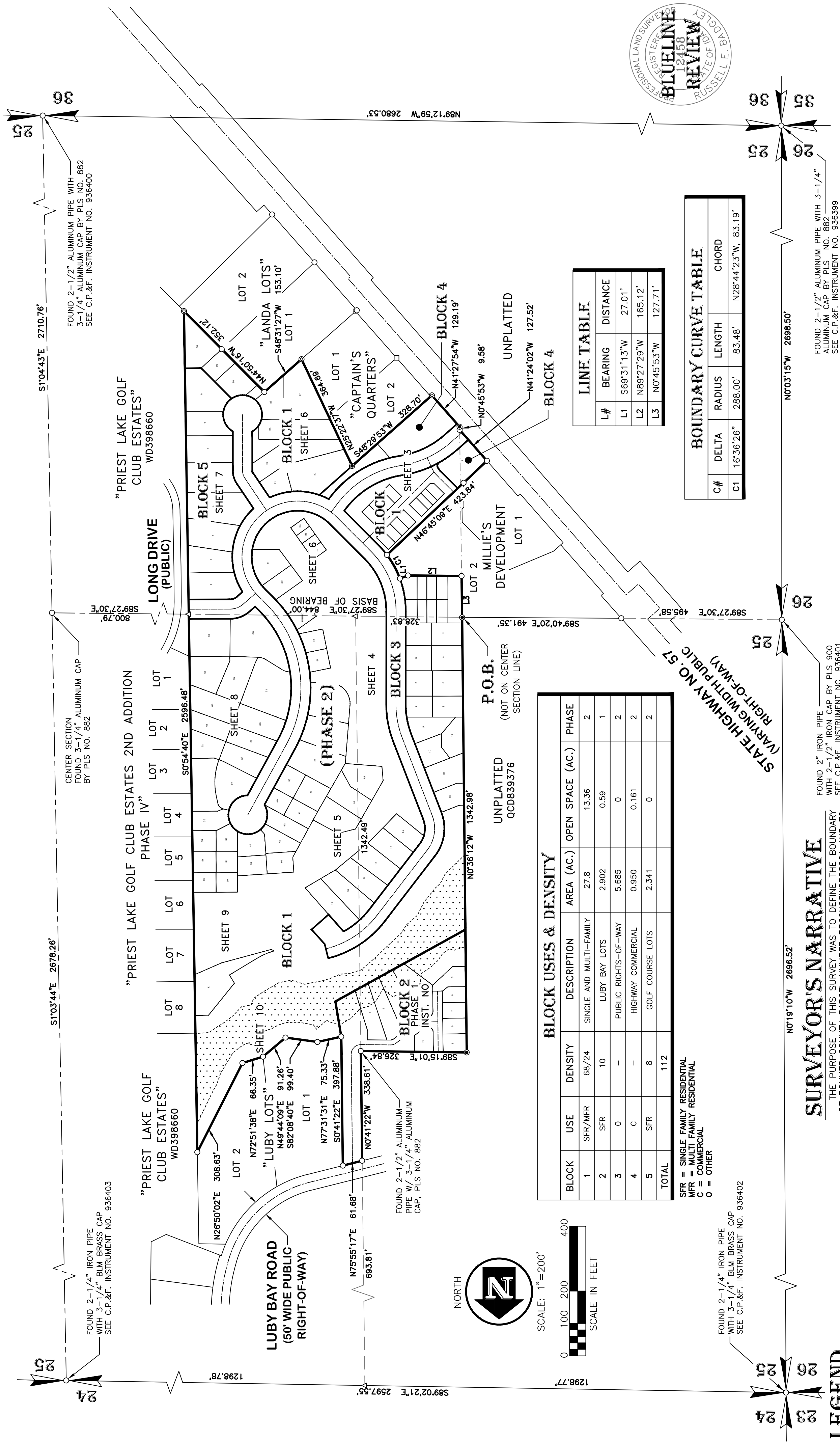
During the hearing for this application, the public will be given an opportunity to provide testimony and/or evidence regarding how the proposal does or does not comply with the applicable approval criteria of the Bonner County Revised Code. At the close of the public hearing, the governing body will make a decision on the application that may include, but is not limited to, approval, denial, remand, or continuance of the public hearing. Any person needing special accommodations to participate in the public hearing should contact the Bonner County Planning Department at (208) 265-1458 at least 48 hours prior to the scheduled hearing.

**If you have no comment or response, you may indicate below and return this form to the Planning Department.**

NO COMMENT \_\_\_\_\_  
Name

\_\_\_\_\_  
Date

**EAGLE SUBDIVISION PLANNED UNIT DEVELOPMENT (PHASE 2)**  
**SECTION 25, TOWNSHIP 60 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO**



BLOCK USES & DENSITY						
BLOCK	USE	DENSITY	DESCRIPTION	AREA (AC.)	OPEN SPACE (AC.)	PHASE
1	SFR/MFR	68/24	SINGLE AND MULTI—FAMILY	27.8	13.36	2
2	SFR	10	LUBY BAY LOTS	2.902	0.59	1
3	0	—	PUBLIC RIGHTS—OF—WAY	5.685	0	2
4	C	—	HIGHWAY COMMERCIAL	0.950	0.161	2
5	SFR	8	GOLF COURSE LOTS	2.341	0	2
TOTAL		112				

LINE TABLE		
L#	BEARING	DISTANCE
L1	S69°31'13"W	27.01'
L2	N89°27'29"W	165.12'
L3	N0°45'53"W	127.71'

BOUNDARY CURVE TABLE				
C#	DELTA	RADIUS	LENGTH	CHORD
C1	16°36'26"	288.00'	83.48'	N28°44'23"W, 83.19'

# SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE BOUNDARY OF BONNER COUNTY PARCEL NUMBER RP60N05W252802A AND TO DIVIDE SAID PARCEL INTO LOTS, BLOCKS AND EASEMENTS SHOWN HEREON. PHASE 2 DESIGNATED LOTS ONLY.

# BASIS OF BEARING

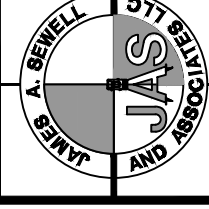
THE BEARING FROM WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 60N, RANGE 5W, TO THE CENTER QUARTER CORNER OF SAID SECTION 25 AS SHOWN ON RECORD OF SURVEY BY PLS NO. 9905. RECORDED NOVEMBER 2, 2020 AS INSTRUMENT NO. 969122. RECORDS OF BONNER COUNTY, IDAHO.

## LEGEND

- ..... SET 5/8" X 24" REBAR WITH PLASTIC CAP,  
PLS NO. 12458
- ..... FOUND 5/8" REBAR WITH PLASTIC CAP,  
PLS NO. 9905, UNLESS OTHERWISE NOTED
- ..... FOUND 3/4" REBAR WITH ALUMINUM CAP,  
PLS NO. 775
- ..... FOUND 3/4" REBAR, NO CAP
- ..... FOUND 3/4" REBAR WITH ALUMINUM CAP,  
PLS NO. 6019
- ▲ ..... CALCULATED POINT, NOTHING SET

SECTION 25, TWP 60N, RNG 5W., B.M.

# EAGLE SUBDIVISION PLANNED UNIT DEVELOPMENT (PHASE 2)



**James A. Sewell and Associates, LLC**

ENGINEERS - SURVEYORS - PLANNERS  
NEWPORT, WASHINGTON, 99156, (509)447-3626

DATE:	02-20-24
SCALE:	1"=200'

CHECKED:	REB
PROJ.NO.:	13420-20-001
CAD FILE NO	

MILLIE'S S-PUD-2023  
SHT2 OF 11