

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 **26th** day of **July 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 **Friday July 26, 2024**.

NOTICE IS HEREBY GIVEN that the Bonner County Commissioners will hold a public hearing at **1:30 p.m.** on **Wednesday, August 14, 2024** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File MOD0002-24 - Modification - Providence Subdivision (Modification of S0002-23). The applicant is requesting a modification of an existing Preliminary Plat Approval to move a fire access easement and modify associated condition of approval. The $\pm$ 40-acre property is zoned Suburban. The project is located off Providence Road in Section 01, Township 57 North, Range 2 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. 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. 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

SITUATE IN THE NE1/4 OF THE SE1/4 & THE S1/2 OF THE NE1/4 OF SECTION 1
TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN
BONNER COUNTY, IDAHO



THIS PLAT WAS PREPARED AT THE REQUEST OF HG FAMILY, LLC, AND EQUITY TRUST COMPANY CUSTODIAN FBO LEONARD BAUM ROTH IRA.

- THE BASIS OF BEARING WAS ESTABLISHED FROM FOUND MONUMENTS AT THE EAST QUARTER CORNER AND SOUTH-EAST CORNER OF SECTION 1.
- ALL FOUND MONUMENTS SUBSTANTIALLY MATCHED RECORD AND WERE HELD EXCEPT THOSE

(R1) WARRANTY DEED INSTRUMENT NO. 851584, 2013
(R2) FORTHY-THREE ACRES, BOOK 2, PAGE 269, LANCE MILLER, PLS 6107, 2005.
(R3) 1ST ADDITION TO SEVEN SISTERS PHASES 2 & 3, BOOK 12 PAGE 45, RECORDED
(R4) UNDER INSTRUMENT NO. 905042, MARK DUFFNER, PLS 9905, 2015.
(R5) RECORD OF SURVEY INSTRUMENT NO. 1013762, TYSON GLAHE, PLS 148798
(R6) RECORD OF SURVEY INSTRUMENT NO. 617991, GILBERT BAILEY, PLS 105478
(R7) RECORD OF SURVEY INSTRUMENT NO. 552497, RICHARD TUCKER, PE 1947
(R8) 60% INTEREST IN EGRESS & UTILITY EASEMENT INSTRUMENT NO. 533986,
(R9) OWNER'S SUBURBAN TRACTS, BOOK 1, PAGE 132, J.H. CAVE, LS 1908, 1911.

_____ SUBJECT PROPERTY BOUNDARY
 _____ ADJACENT PROPERTY BOUNDARY
 _____ SECTION LINE
 _____ EASEMENT LINE
 _____ RIGHT OF WAY LINE
 _____ R/W _____
 _____ ROAD CENTERLINE

HMMH
engineering

476864 Highway 95, Suite 3
Ponderay, ID 83852
(208) 635-5825

CD21033

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HMH
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OWNERS, THE EXTENSION OF SEVEN SISTERS DRIVE IS NOT BEING CONSTRUCTED AS A PART OF THIS PLAT.

17. 25.00' WIDE PUBLIC UTILITY EASEMENT AND FIRE ACCESS EASEMENT. PURSUANT TO IDAHO CODE 50-1304(2)(1), PER PIPELINE AND HAZARDOUS MATERIALS SAFETY ADMINISTRATIONS NATIONAL PIPELINE MAPPING SYSTEM, THERE ARE NO EXISTING INTERSTATE NATURAL GAS TRANSMISSION PIPELINES OR INTERSTATE PETROLEUM PRODUCTS PIPELINES WITHIN 1000 FEET OF THIS DEVELOPMENT.

18. PURSUANT TO IDAHO CODE 50-1333, THE INTERIOR MONUMENT FOR THIS SUBDIVISION WERE NOT SET PRIOR TO RECORDING THIS PLAT BUT WILL BE SET