



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 **15th** day of **July 2025**.

A handwritten signature in black ink that reads "Dylan Young".

Dylan Young, Hearing Coordinator

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, July 15, 2025**.

NOTICE IS HEREBY GIVEN that the Bonner County Commissioners will hold a public hearing at **1:30 pm** on **Wednesday August 13, 2025** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File S0003-24 - Long Plat - Sawbuck Estates 2nd Addition

The applicant is requesting to subdivide and plat two parcels totaling approximately 45-acres into nine (9) residential lots of approximately five (5) acres each. The property is zoned Rural 5. The project is located off Sawbuck Rd, in Section 10, Township 54 North, Range 4 West, Boise Meridian, Bonner County Idaho. The property is located within the Spirit Lake Fire District service area. The Zoning Commission, at the June 26, 2021, public hearing, recommended approval of this project to the Board of County Commissioners.

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

BASIS OF BEARING

THE BASIS OF BEARING AS MEASURED BETWEEN THE SOUTHWEST SECTION CORNER OF SECTION 10, COMMON TO SECTIONS 9, 10, 15, AND 16 AND THE WEST QUARTER CORNER OF SECTION 10, SAID LINE BEARS NORTH 00°51'05" EAST.

SURVEY NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE LAND DESCRIBED IN TWO (2) QUOTABLE DEEDS RECORDED UNDER INSTRUMENT NUMBERS 954782 AND 954793, RECORDS OF BONNER COUNTY, IDAHO. THE MONUMENTED LINES AS SHOWN HEREON ARE BASED ON THE FOUND AND HELD MONUMENTS AS DESCRIBED. UNMONUMENTED LINES SHOWN HEREON ARE BASED ON CALCULATED POSITIONS AND ARE SHOWN FOR REFERENCE ONLY. MONUMENTATION WAS SET FOR THE NEW LOTS AS SHOWN.

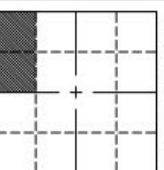
THIS SURVEY WAS PERFORMED USING A ONE SECOND TOTAL STATION AND REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT.

REFERENCES

- (PER RECORDS OF BONNER COUNTY, UNLESS OTHERWISE NOTED)
(GLO) THE SUBDIVISION OF TOWNSHIP 54 NORTH, RANGE 3 WEST, SURVEYED BY OSCAR SONNENKALB UNDER CONTRACT NO. 130, COMPLETED SEPTEMBER 3, 1882.
- (P1) PHASE ONE OF EDGEMERE - 3, RECORDED IN BOOK 4 OF PLATS, PAGE 94, BY ALAN V. KIEBERT, PLS 974, DATED JULY 26, 1990.
(P2) SAWBUCK ESTATES, RECORDED IN BOOK 15 OF PLATS, PAGE 96, BY MARK W. DUFFNER, PLS 9905, DATED NOVEMBER 25, 2020.
(P3) SAWBUCK ESTATES FIRST ADDITION, RECORDED IN BOOK 17 OF PLATS, PAGE 30, BY RON C. HEIDEMANN, PLS 17407, DATED SEPTEMBER 21, 2021.
(P4) SAWBUCK FOREST, RECORDED IN BOOK 21 OF PLATS, PAGE 22, BY RON C. HEIDEMANN, PLS 17407, DATED DECEMBER 1, 2023.
(R1) RECORD OF SURVEY BY ALAN V. KIEBERT, PLS 974, FILED AS INSTRUMENT NO. 261441, DATED OCTOBER 22, 1982.
(R2) RECORD OF SURVEY BY LAWRENCE A. GLAHE, PLS 5713, FILED AS INSTRUMENT NO. 570664, DATED OCTOBER 4, 2000.
(R3) RECORD OF SURVEY BY RON C. HEIDEMANN, PLS 17407, FILED AS INSTRUMENT NO. 994558, DATED OCTOBER 2, 2021.

RECORDER'S
CERTIFICATE

S.10 T.54N. R.4W. B.M.



2-7-25

SAWBUCK ESTATES SECOND ADDITION

LOCATED WITHIN THE SOUTHWEST 1/4 OF SECTION 10,
TOWNSHIP 54 NORTH, RANGE 4 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

560 W. CANFIELD AVE., STE. 200
COEUR D'ALENE, IDAHO 83815
(208) 714-4544

SAWTOOTH
Land Surveying, LLC
www.sawtoothlls.com

DATE: 2-1-2025
DRAWN BY: JDM
CHECKED BY: JDM
DATE: 22/06/2025
BY: JDM
SHEET: 2/2

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	100.68'	70.00'	89°45'47"	5.48'±0.23' W 86.17'
C2	118.35'	70.00'	90°19'13"	5.44'±0.28' E 89.27'
C3	102.08'	130.00'	44°59'23"	N 68°03'37" E 89.48'

LEGEND

- SET A 1-1/4" ORANGE PLASTIC CAP ON A 5/8" REBAR, SLS PLS 17407
- SET A 1-1/4" ORANGE PLASTIC CAP ON A 5/8" REBAR, SLS PLS 17407 (WITNESS CORNER)
- FOUND A 1-1/4" ORANGE PLASTIC CAP ON A 5/8" REBAR, SLS PLS 17407
- FOUND A 1-1/4" ORANGE PLASTIC CAP ON A 5/8" REBAR, SLS PLS 17407 (WITNESS CORNER)
- FOUND A 1-1/4" YELLOW PLASTIC CAP ON A 5/8" REBAR, SLS PLS 9905
- FOUND ALUMINUM CAP AS DESCRIBED
- COMPUTED POINT, NOTHING FOUND OR SET
- FOUND SECTION MONUMENT AS DESCRIBED

