




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 **27th** day of **May 2025**.



Jenna Brown, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, May 27, 2025**.

NOTICE IS HEREBY GIVEN that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm on Thursday, June 26, 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 service area of Spirit Lake Fire District.

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 board 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

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°51'03" EAST.

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE LAND DESCRIBED IN TWO (2) QUITCLAIM DEEDS RECORDED UNDER INSTRUMENT NUMBERS 954792 AND 954793, RECORDS OF BONNER COUNTY, IDAHO.

THE MONUMENTED LINES AS DEPICTED ARE BASED ON THE FOUND AND REVEALED 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.

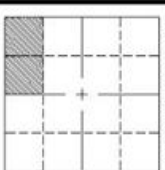
(PER RECORDS OF BONNER COUNTY, UNLESS OTHERWISE NOTED)
(GLO) THE SUBDIVISION OF TOWNSHIP 54 NORTH, RANGE 3 WEST -
SURVEYED BY OSCAR SONNENWALB UNDER CONTRACT NO 130
COMPLETED SEPTEMBER 3, 1892.

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| (P1) | PHASE 94 OF ECHENBERG - 3; RECORDED IN BOOK 4 OF PLATS
PAGE 94, BY ALAN V. HIEBERT, PLS 9714, DATED JULY 25, 1990 |
| (P2) | SANBULK ESTATES, RECORDED IN BOOK 15 OF PLATS, PAGE 96
BY MARCO V. DUTHER, PLS 9902, DATED NOVEMBER 22, 2020 |
| (P3) | SANBULK ESTATES FIRST ADDITION, RECORDED IN BOOK 17 OF
PLATS, PAGE 50, BY RON C. HEIDEMANN, PLS 17407, DATED
SEPTEMBER 21, 2021 |
| (P4) | SANBULK FOREST, RECORDED IN BOOK 21 OF PLATS, PAGE 22;
RON C. HEIDEMANN, PLS 17407, DATED DECEMBER 7, 2023 |
| (P1) | RECORD OF SURVEY, BY ALAN V. HIEBERT, PLS 9714, FILED AS
INSTRUMENT NO. 261141, DATED OCTOBER 22, 1992 |
| (P2) | RECORD OF SURVEY, BY LAWRENCE A. GUYHE, PLS 9713, FILED AS
INSTRUMENT NO. 570964, DATED OCTOBER 4, 2000 |
| (P3) | RECORD OF SURVEY, BY RON C. HEIDEMANN, PLS 17407, FILED AS
INSTRUMENT NO. 994569, DATED OCTOBER 2, 2021 |

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



5-5-24



LOCATED WITHIN THE SOUTHWEST 1/4 OF SECTION 10,
TOWNSHIP 64 NORTH, RANGE 4 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO



560 W. CANFIELD AVE, STE. 200
COEUR D'ALENE, IDAHO 83813
(208) 714 - 4544

SAWTOOTH
WWW.SAWTOOTHLS.COM

DATE:	DRAWN BY:	CHECKED BY:	ROOM:	CMO:	SHEET:
5-5-2024	CMA	RM	222006	222006 SAWBUCK 2ND ADO-FLAT	2 / 2