

# 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 **25th** day of **April 2025**.

A handwritten signature in cursive script that reads "Jessica Montgomery".

Jessica Montgomery, Hearing Coordinator

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Friday, April 25, 2025**.

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**NOTICE IS HEREBY GIVEN** that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm on Thursday May 22, 2025** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

**File S0005-24 Bahia Del Sol 2<sup>nd</sup> Addition** The applicants are requesting to plat an approximately 6.77-acre lot into 23 residential lots. The property is zoned Suburban. The project is located off Bottle Bay Road in Section 02, Township 56 North, Range 2 West, Boise-Meridian. The project proposes to be served by Mountain Springs Water Corp for water services, Southside Water & Sewer District for sewer services and Avista Utilities. The project is located within the Sagle Fire District.

For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at [www.bonnercountyyid.gov/departments/Planning](http://www.bonnercountyyid.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@bonnercountyyid.gov](mailto:planning@bonnercountyyid.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.

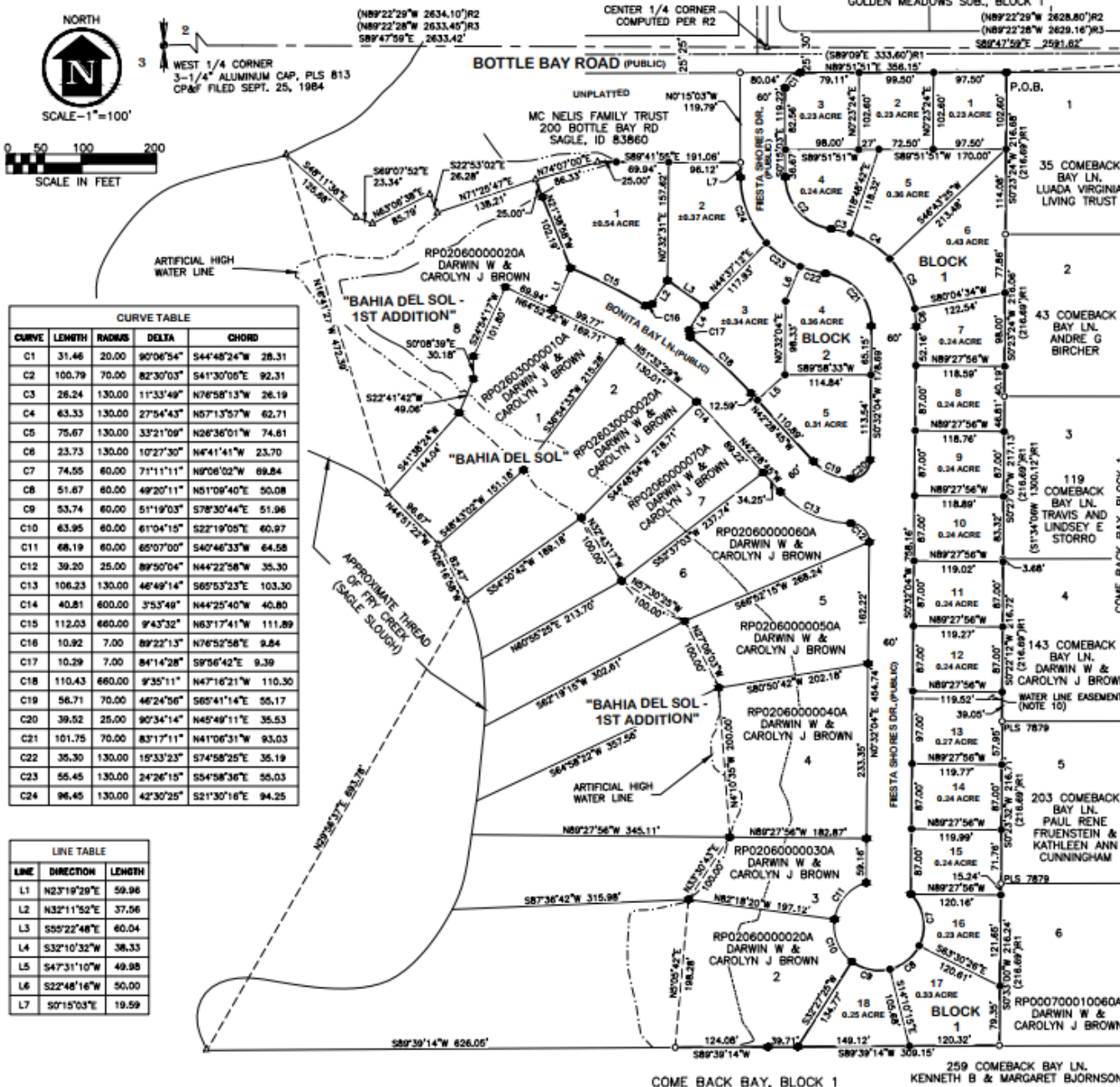
**If you have no comment or response, you may indicate below and return this form to the Planning Department.**

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

\_\_\_\_\_  
Date

# BAHIA DEL SOL - 2ND ADDITION PRELIMINARY PLAT

## SECTION 2, TOWNSHIP 56 NORTH, RANGE 2 WEST, B.M., BONNER COUNTY, IDAHO



### BASIS OF BEARING

THE GEODETIC BEARING OF THE EAST-WEST CENTER SECTION LINE OF SECTION 2, FROM THE WEST 1/4 CORNER TO THE EAST 1/4 CORNER, BEING S89°47'59"E BASED ON GNSS OBSERVATIONS.

### NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE LOT 1 OF BAHIA DEL SOL - 1ST ADDITION INTO LOTS AS SHOWN.

### NOTES

- 1) ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
- 2) CURRENT ZONING DISTRICT IS SUBURBAN (S).
- 3) CURRENT LAND USE IS TRANSITION (<=2.5 AC).
- 4) PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
- 5) WATER SERVICE IS PROVIDED BY MOUNTAIN SPRINGS WATER CORP.
- 6) SEWER SERVICE IS PROVIDED BY SOUTHSIDE WATER & SEWER DISTRICT.
- 7) PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
- 8) PROJECT IS LOCATED WITHIN THE SAGLE FIRE DISTRICT
- 9) WETLANDS ARE NOT PRESENT WITHIN THE PLAT BOUNDARY PER LETTER FROM TOM DUEBENDORFER.
- 10) ALL OF THE LOTS ARE WITHIN FLOOD ZONE X PER FIRM PANEL 16017C0950E.
- 11) BOTTLE BAY ROAD IS PUBLIC, AND COUNTY MAINTAINED.
- 12) BONITA BAY LANE AND FIESTA SHORES DRIVE ARE PRIVATELY MAINTAINED PUBLIC ROADS AND WILL BE CONSTRUCTED TO THE PRIVATELY MAINTAINED PUBLIC ROADS COUNTY STANDARDS. THESE ROADS SHALL BE MAINTAINED AT THE SOLE EXPENSE OF THE PROPERTY OWNERS UNTIL SUCH TIME AS THEY ARE IMPROVED TO COUNTY STANDARDS FOR PUBLIC MAINTENANCE, AT WHICH TIME IT MAY BE CONSIDERED FOR ACCEPTANCE INTO THE COUNTY MAINTENANCE SYSTEM BY THE BONNER COUNTY BOARD OF COMMISSIONERS.
- 13) LOT 13, BLOCK 1, IS SUBJECT TO A 10' WIDE EASEMENT ADJACENT TO THE NORTH LINE FOR THE INSTALLATION, MAINTENANCE, AND REPAIR OF A WATER LINE.

### REFERENCES

1. PLAT OF COME BACK BAY SUBDIVISION, BK. 3, PG. 52, INST. NO. 128846
2. PLAT OF GOLDEN MEADOWS SUBDIVISION, BK. 5, PG. 50, INST. NO. 456945
3. PLAT OF BELLA VIEW, BK. 8, PG. 133, INST. NO. 722003
4. RECORD OF SURVEY INST. NO. 758031
5. PLAT OF BAHIA DEL SOL, BK. 21, PG. 87, INST. NO. 1033704
6. PLAT OF BAHIA DEL SOL - 1ST ADDITION

### LEGEND

- SET 5/8"x30" REBAR WITH PLASTIC CAP, REB 12458
- PREVIOUSLY SET 5/8"x30" REBAR WITH PLASTIC CAP, REB 12458
- FOUND 1/2" REBAR PER DEED INST. NO. 921987 UNLESS OTHERWISE NOTED
- FOUND 1/2" REBAR WITH NO CAP PER R1, UNLESS OTHERWISE NOTED
- △ COMPUTED POINT
- ( ) RECORD DIMENSION PER REFERENCES
- P.O.B. POINT OF BEGINNING

RECORDER'S  
CERTIFICATE

PRELIMINARY  
12458  
STATE OF IDAHO  
RUSSELL E. BADLEY

SECTION 2, TWP 56N, R2E 2W, J4N

SHEET TITLE:

BAHIA DEL SOL - 2ND ADDITION

James A. Swell and Associates, LLC  
CONSULTING ENGINEERS  
SANDPOINT, ID, 83864, (208)263-4160

12-51-24  
SCALE: 1"=100'  
DRAWN: REB  
CHECKED: BSB  
DATE: 2024-09-01  
BY: JAS  
SHT.2 OF 2