

# 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 **9<sup>th</sup>** day of **September 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, September 9, 2025**.

---

**NOTICE IS HEREBY GIVEN** that the above mentioned file has been rescheduled and the Bonner County Commissioners will hold public hearing at **1:30 pm** on **Wednesday, October 8, 2025** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

**File S0004-24 – Subdivision– Golden Tee Estates 11th Addition**

The applicants are requesting to divide one (1) 7.57-acre lot into twenty-three (23) residential lots ranging from 0.15-acres to 0.52-acres. The parcel is zoned Recreation. The project site is located within The Idaho Club, off Lower Pack River Road and North Idaho Club Drive, Section 36, Township 58 North, Range 1 West, Boise-Meridian. The project is located within the North Side Fire District, water serviced by TIC Utilities, and sewer serviced by Gem State. The Zoning Commission, at the August 21, 2025 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](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

# REPLAT OF LOT 2, GOLDEN TEE ESTATES - ELEVENTH ADDITION

SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 58 NORTH, RANGE 1 WEST, B.M., BONNER COUNTY, IDAHO

## BASIS OF BEARING

IDAHO STATE PLANE COORDINATE SYSTEM,  
WEST ZONE, NAD83 (2011). DISTANCES ARE  
CONVERTED FROM GRID TO GROUND USING  
A SCALE FACTOR OF 1.00015757986.



SCALE 1"=60'



BLOCK 16A  
A REPLAT OF BLOCKS 15 AND 16 OF THE REPLAT OF  
GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST  
ADDITION AND UNPLATTED LAND, BK. 9, PG. 5.

SCALE 1"=50'

INITIAL POINT

30' WIDE STORM DRAINAGE  
EASEMENT DEDICATED HEREON

30' WIDE PRESSURE  
SEWER MAIN EASEMENT  
PER INST. NO. 400070

30' WIDE PRESSURE  
SEWER MAIN EASEMENT  
PER INST. NO. 400070

30' WIDE PRESSURE  
SEWER MAIN EASEMENT  
PER INST. NO. 400070

30' WIDE PRESSURE  
SEWER MAIN EASEMENT  
PER INST. NO. 400070

30' WIDE PRESSURE  
SEWER MAIN EASEMENT  
PER INST. NO. 400070

30' WIDE PRESSURE  
SEWER MAIN EASEMENT  
PER INST. NO. 400070

30' WIDE PRESSURE  
SEWER MAIN EASEMENT  
PER INST. NO. 400070

30' WIDE PRESSURE  
SEWER MAIN EASEMENT  
PER INST. NO. 400070

30' WIDE PRESSURE  
SEWER MAIN EASEMENT  
PER INST. NO. 400070

30' WIDE PRESSURE  
SEWER MAIN EASEMENT  
PER INST. NO. 400070

30' WIDE PRESSURE  
SEWER MAIN EASEMENT  
PER INST. NO. 400070

30' WIDE PRESSURE  
SEWER MAIN EASEMENT  
PER INST. NO. 400070

30' WIDE PRESSURE  
SEWER MAIN EASEMENT  
PER INST. NO. 400070

30' WIDE PRESSURE  
SEWER MAIN EASEMENT  
PER INST. NO. 400070

30' WIDE PRESSURE  
SEWER MAIN EASEMENT  
PER INST. NO. 400070

30' WIDE PRESSURE  
SEWER MAIN EASEMENT  
PER INST. NO. 400070

30' WIDE PRESSURE  
SEWER MAIN EASEMENT  
PER INST. NO. 400070

30' WIDE PRESSURE  
SEWER MAIN EASEMENT  
PER INST. NO. 400070

30' WIDE PRESSURE  
SEWER MAIN EASEMENT  
PER INST. NO. 400070

30' WIDE PRESSURE  
SEWER MAIN EASEMENT  
PER INST. NO. 400070

30' WIDE PRESSURE  
SEWER MAIN EASEMENT  
PER INST. NO. 400070

30' WIDE PRESSURE  
SEWER MAIN EASEMENT  
PER INST. NO. 400070

30' WIDE PRESSURE  
SEWER MAIN EASEMENT  
PER INST. NO. 400070

30' WIDE PRESSURE  
SEWER MAIN EASEMENT  
PER INST. NO. 400070

30' WIDE PRESSURE  
SEWER MAIN EASEMENT  
PER INST. NO. 400070

30' WIDE PRESSURE  
SEWER MAIN EASEMENT  
PER INST. NO. 400070

30' WIDE PRESSURE  
SEWER MAIN EASEMENT  
PER INST. NO. 400070

30' WIDE PRESSURE  
SEWER MAIN EASEMENT  
PER INST. NO. 400070

30' WIDE PRESSURE  
SEWER MAIN EASEMENT  
PER INST. NO. 400070

30' WIDE PRESSURE  
SEWER MAIN EASEMENT  
PER INST. NO. 400070

30' WIDE PRESSURE  
SEWER MAIN EASEMENT  
PER INST. NO. 400070

## REFERENCES

1. PLAT OF GOLDEN TEE ESTATES - ELEVENTH ADDITION, BK. 17, PG. 34, INST. NO. 990251
2. PLAT OF GOLDEN TEE ESTATES - 8TH ADDITION, BK. 9, PG. 7, INST. NO. 736074
3. REPLAT OF BLOCKS 15 AND 16 OF THE REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, BK. 9, PG. 5, INST. NO. 736072
4. PLAT OF HIDDEN LAKES, BK. 4, PG. 64, INST. NO. 344969.

## LINE TABLE

LINE	DIRECTION	LENGTH
L1	S89°01'43"E	5.00
L2	N87°34'03"W	47.31
L3	N88°55'23"E	55.25
L4	N85°54'06"E	25.00
L5	N4°05'54"W	30.00
L6	N85°54'06"E	25.00
L7	S4°05'54"E	50.14
L8	S62°17'38"E	4.50
L9	S85°54'06"W	30.00
L10	N4°05'54"W	39.57

## CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	56.77	150.00	22°26'59"	58.57°05'W 58.40
C2	174.63	89.56	11°14'42"	N41°19'44"E 148.26
C3	121.53	206.62	33°41'59"	S2°19'53"W 119.78
C4	98.03	166.62	33°42'38"	S2°20'12"W 96.62
C5	252.61	129.58	11°14'42"	N41°19'44"E 214.47
C6	78.16	110.00	40°42'49"	S78°49'11"W 76.53
C7	96.98	70.00	79°22'46"	S87°50'51"E 89.41
C8	60.61	80.00	43°24'35"	N65°51'46"W 59.17
C9	34.10	230.00	8°29'42"	S83°19'12"E 34.07
C10	161.68	210.00	44°06'40"	S57°01'01"E 157.71
C11	200.40	540.00	21°15'47"	N25°38'34"E 199.25
C12	104.14	425.00	14°02'24"	N7°59'28"E 103.88
C13	141.64	379.61	21°22'43"	S25°31'13"W 140.82

## CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD
C14	39.87	20.00	11°13'09"	N35°19'22"E 33.59
C15	422.52	565.00	42°50'48"	S07°14'48"E 412.74
C16	191.01	435.00	25°09'29"	N8°28'51"E 189.47
C17	31.42	20.00	90°00'00"	N49°05'54"W 28.28
C18	31.42	20.00	90°00'00"	N49°05'54"W 28.28
C19	204.18	465.00	25°09'29"	N8°28'51"E 202.54
C20	431.46	535.00	48°12'27"	S2°02'38"E 419.87
C21	33.03	185.00	10°13'48"	S30°41'47"E 32.99
C22	27.09	120.00	12°55'58"	N50°37'28"W 27.03
C23	41.56	30.00	79°22'46"	S83°50'51"E 38.32
C24	47.81	150.00	18°15'50"	S65°35'41"W 47.81
C25	40.08	430.00	5°20'24"	N7°11'00"E 40.06
C26	39.97	430.00	5°19'31"	N7°11'26"E 39.95

## LEGEND

- SET 5/8"x30" REBAR WITH PLASTIC CAP, REB 12458
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 17407
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 6107
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 3628
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 5713
- △ COMPUTED POINT
- ( ) RECORD DIMENSION PER REFERENCE SHOWN
- W.C. WITNESS CORNER ON LINE STATED DISTANCE

RECORDER'S  
CERTIFICATE



SHEET TITLE: REPLAT OF LOT 2,  
GOLDEN TEE ESTATES - 11TH ADDITION

DATE: 10/15/2013

BY: James A. Sewell and Associates, LLC

ENGINEERS - SURVEYORS - PLANNERS

SANDPOINT, ID. 83864, (208)263-4160

SCALE: 1"=60'

SHT. 2 OF 2