



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 **16th day of December 2025**.

Jeannie L. Welter
Jeannie Welter, Systems Technician

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, December 16, 2025**.

NOTICE IS HEREBY GIVEN that the Zoning Commission will hold a public hearing at **5:30 pm** on **Thursday, January 22, 2026**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File S0004-25 –Preliminary Plat Subdivision - Pack Acres: The applicants are proposing to divide a 12.747-acre lot into 10 lots, ranging from 1-3.003-acres. The property is zoned Industrial. The project is located off Old Forest Road in Section 31, Township 54 North, Range 04 West, Boise-Meridian. The project is located within the Spirit Lake Area of Impact and the service area of Spirit Lake Fire District, and Avista Utilities.

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 _____

PRELIMINARY PLAT OF PACK ACRES

A REPLAT OF LOT 4, BLOCK ONE, PLAT OF PEAK ACRES, IN THE SE $\frac{1}{4}$ SEC 31, T 54 N, R 4 W, B.M., BONNER COUNTY, IDAHO

RECORDED
FILED THIS DAY OF
AT THE REQUEST OF STEARNS SURVEYING, LLC.
INSTRUMENT NUMBER: _____
FEE: _____
BONNER COUNTY RECORDER

INTENDED USE STATEMENT
THE SUBDIVISION IS SUBJECT TO SUBDIVISION ORDERS CONSISTENT WITH BONNER
COUNTY CODE SECTIONS 12-233 AND 12-234.
ANTICIPATED USES INCLUDE LIGHT MANUFACTURING, WAREHOUSES/STORAGE,
CONTRACTOR YARDS, MACHINE SHOPS, AND SMALL-SCALE PROFESSIONAL OR
SERVICE FACILITIES ASSOCIATED TO INDUSTRIAL OPERATIONS.

10 NEW LOTS

ZONE: INDUSTRIAL

SUBDIVISION AREA SUMMARY
TOTAL AREA: 12,477 AC
DEDICATED R.O.W. 0.000 AC
LARGEST LOT SIZE 3.003 AC
AVERAGE LOT SIZE 1,000 AC

REFERENCE
FEET ACRES
MINOR LAND DIVISION
RECORDED IN BK 23, PG 42

SECTION
FORMERLY
LOT 4, BLOCK ONE, PEAK ACRES
(SEE REFERENCE)

SURVEY LEGEND

- FOUND 20' REAR WITH YELLOW PLASTIC CAB
MARKED "STEARNS SURVEYING" AS NOTED
- TO BE SET 20' OF REAR WITH YELLOW PLASTIC
- CAP MARKED STEARNS PL 739
- MARKED FOUND 20' REAR
- MARKED FOUND 20' REAR
- PERIMETER BOUNDARY LINE OF THE PLAT

50 RADIUS SETBACK FOR PROPOSED WELL
SEE DETAIL SHEET 2
SECTION CORNER CAP MONUMENT MARKED "743"
CAP INST. NO. 98788
CROSS INDEX 2-5
QUARTER CORNER CAP MONUMENT MARKED "8019"
CAP INST. NO. 98787
% CORNER
MONUMENT MARKED "743"
INST. NO. 98788
INST. NO. 98787
INST. NO. 98786



N.T.S.

NOTES

- 1) ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO AND ON PIONEER TITLE COMPANY COMMITMENT ORDER, NO. 98108, DA 07/17/1987.
- 2) NO WETLANDS ARE ON THIS SUBDIVISION PER NATIONAL WETLANDS INVENTORY.
- 3) NO WATERFORDS OR BASE FLOOR ELEVATIONS ARE ON THIS SUBDIVISION. PER FEIA AND BONNER COUNTY GAS MAP, FLOODPLAIN IS IN THE VIEWER AND BONNER COUNTY GAS MAP, FLOODPLAIN IS EFFECTIVE 11/1/2019.
- 4) VERTICAL DATUM: NAV28.

KEY NOTES

- 1) EASMENT FOR INGRESS, EGRESS, & UTILITIES
- 2) NEW ACCESS, DRAINAGE, & UTILITY EASEMENT
- 3) NEW ACCESS, DRAINAGE, & UTILITY EASEMENT
- 4) NEW DRAINAGE EASEMENT - SEE DETAIL SHEET 2.
- 5) CASTING IS EASEMENT FOR UNDERGROUND ELLICOTT DISTRIBUTION
- 6) 50 RADIUS SETBACK FOR PROPOSED WELL
- 7) SEE DETAIL SHEET 2
- 8) SECTION CORNER CAP MONUMENT MARKED "743"
- 9) CAP INST. NO. 98788
- 10) QUARTER CORNER CAP MONUMENT MARKED "8019"
- 11) CAP INST. NO. 98787
- 12) % CORNER
- 13) MONUMENT MARKED "743"
- 14) INST. NO. 98786
- 15) INST. NO. 98785
- 16) INST. NO. 98787
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VICINITY MAP

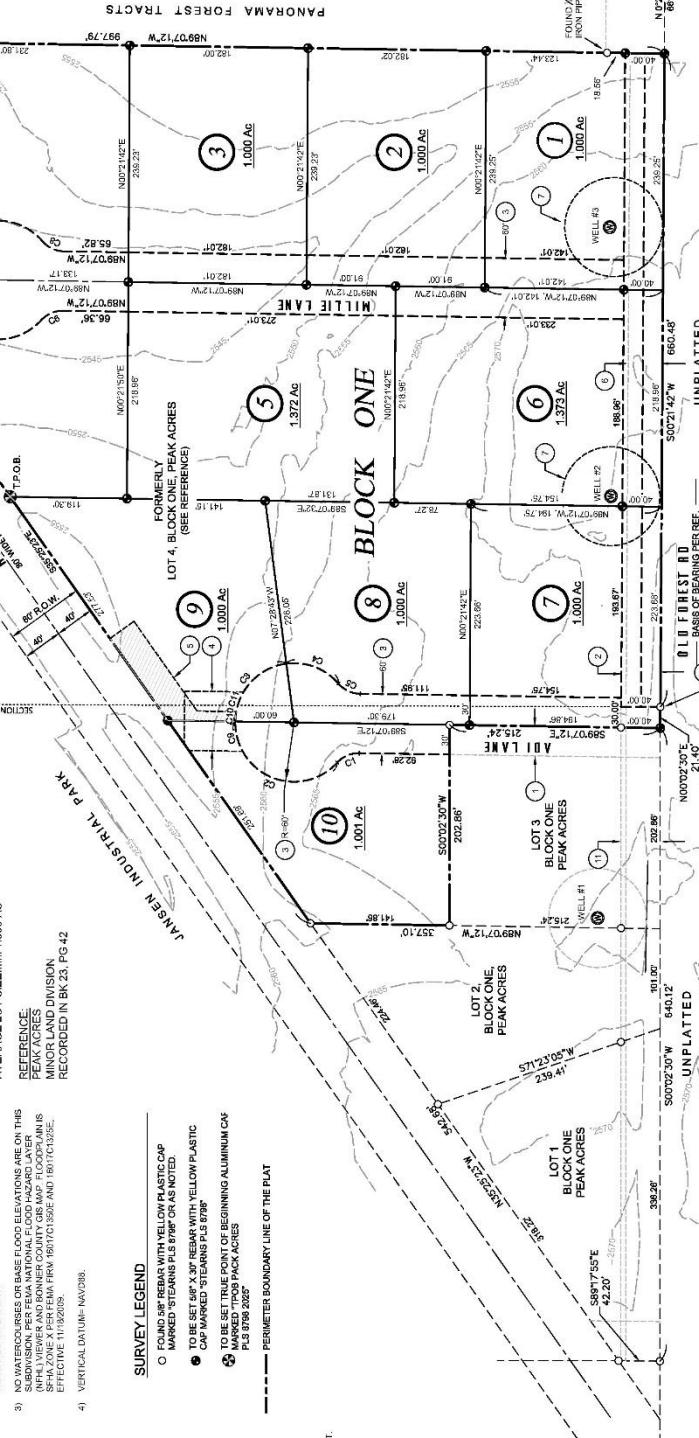
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PANORAMA FOREST TRACTS



PRELIMINARY PLAT

PACK ACRES		SECTION 31, TOWNSHIP 54, NORTH RANGE 4 WEST, ROBIE MERIDIAN, BONNER COUNTY, IDAHO	
DATE SURVEYED: 4-24-2025	DRAFTED BY: E.W.	FILE NAME: 25-1367 PLAT	CHECKED BY: J.S.
			SHEET 3

GRAPHIC SCALE



PACK ACRES		SECTION 31, TOWNSHIP 54, NORTH RANGE 4 WEST, ROBIE MERIDIAN, BONNER COUNTY, IDAHO	
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