

# 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 **28<sup>th</sup>** day of **April 2026**.

*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, April 28, 2026**.

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**NOTICE IS HEREBY GIVEN** that the Bonner County Commissioners will hold a public hearing at **10:00 AM on Thursday, June 4, 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 Zoning Commission 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 comments must be submitted to the Planning Department record no later than May 21, 2026.** 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.

**RECORDER'S CERTIFICATE**  
 FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025, AT \_\_\_\_\_  
 BY \_\_\_\_\_ STEARNS SURVEYING, L.L.C.  
 INSTRUMENT NUMBER \_\_\_\_\_ FEE: \_\_\_\_\_

BONNER COUNTY RECORDER

**PRELIMINARY PLAT OF  
 PACK ACRES**

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

**INTENDED USE STATEMENT**  
 THE SUBDIVISION IS DESIGNED TO SUPPORT A RANGE OF LIGHT TO MODERATE  
 INDUSTRIAL AND COMPATIBLE COMMERCIAL USES CONSISTENT WITH BONNER  
 COUNTY ZONING ORDINANCES. ANTICIPATED USES INCLUDE LIGHT MANUFACTURING, WAREHOUSE STORAGE,  
 CONTRACTOR YARDS, MACHINE SHOPS, AND SMALL-SCALE PROFESSIONAL OR  
 SERVICE FACILITIES IN ADDITION TO INDUSTRIAL OPERATIONS.

**10 NEW LOTS**

**ZONE INDUSTRIAL**

**SUBDIVISION AREA SUMMARY**  
 TOTAL AREA..... 12.747 AC  
 DEDICATED R.O.W..... 0.000 AC  
 LARGEST LOT SIZE..... 3.000 AC  
 AVERAGE LOT SIZE..... 1.000 AC

**REFERENCE:**

PEAK ACRES  
 MINOR LAND DIVISION  
 RECORDED IN BK 23, PG 42

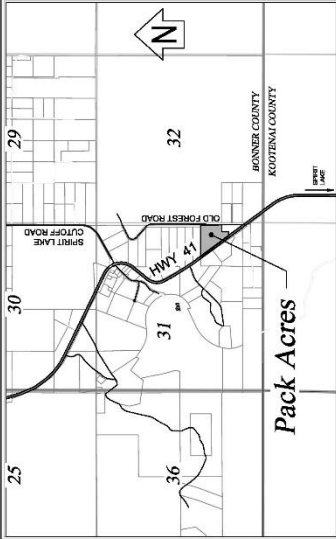
- NOTES**
- ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO AND OR PIONEER TITLE COMPANY COMMITMENT ORDER NO. 582786, DATED SEPTEMBER 17, 2024.
  - NO WETLANDS ARE ON THIS SUBDIVISION PER NATIONAL NO. 582786.
  - NO WATERCOURSES OR BASE FLOOD ELEVATIONS ARE ON THIS SUBDIVISION PER NATIONAL NO. 582786.
  - NO WETLANDS ARE ON THIS SUBDIVISION PER NATIONAL NO. 582786.

**SURVEY LEGEND**

- MARKED STEARNS SURVEYING CAP AS NOTED
- CAP MARKED STEARNS SURVEYING
- ⊗ TO BE SET BY BACK TO BEGINNING ALUMINUM CAP MARKED "1000" PACK ACRES PLS 8798 2067
- PERIMETER BOUNDARY LINE OF THE PLAT

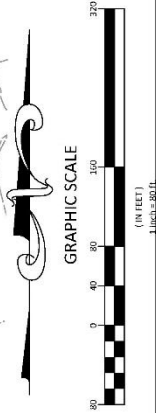
**KEY NOTES**

- EXISTING 36' EASEMENT FOR INGRESS, EGRESS, AND UTILITIES
- NEW 40' WIDE ACCESS, DRAINAGE, & UTILITY EASEMENT
- NEW 40' WIDE ACCESS, DRAINAGE, & UTILITY EASEMENT
- NEW 40' WIDE ACCESS, DRAINAGE, & UTILITY EASEMENT - SEE DETAIL SHEET 2.
- NEW DRAINAGE EASEMENT - SEE DETAIL SHEET 2.
- EXISTING 36' EASEMENT FOR UNDERGROUND ELECTRIC DISTRIBUTION
- EXISTING 36' EASEMENT FOR PROPOSED WELL
- SECTION CORNER MONUMENT MARKED "748" CAP PIST. NO. 999788
- QUARTER CORNER MONUMENT MARKED "761" CAP PIST. NO. 998787
- CORNER MONUMENT MARKED "748" CAP PIST. NO. 999788
- EXISTING 40' WIDE INGRESS AND EGRESS EASEMENT. INST. NO. 53293, RECORDED IN 1998.



**VICINITY MAP**

N.T.S.



PROFESSIONAL LAND SURVEYOR  
 PREPARED FOR  
**PRELIMINARY**  
 DATE \_\_\_\_\_

**STEARNS SURVEYING**  
 WWW.STEARNSURVEYING.COM

**verdis**  
 PLANNING | DESIGN | ENGINEERING | CONSTRUCTION  
 WWW.VERDIS.COM

**PRELIMINARY PLAT**

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

DATE SURVEYED: 04-2025  
 DRAFTED BY: DJW  
 CHECKED BY: JS  
 PROJECT No.: 25-1878D  
 SHEET 1 3

