NOTICE OF ADMINISTRATIVE PLAT REVIEW

NOTICE IS HEREBY GIVEN that the Bonner County Planning Department is in receipt of a preliminary plat (subdivision) application for the following:

File SS0019-26 – Short Subdivision – Paulsen/Garfield: Request to subdivide a 74.18-acre parcel into one 64.17-acre lot and one 10.01-acre lot. The property is zoned Rural-10. The project is located off Garfield Bay Cutoff in Section 10, Township 56 North, Range 1 West, Boise-Meridian.

Bonner County Revised Code Section 12-651 authorizes this application to be considered administratively, allowing time for agency and public comment.

You are invited to comment on this application. Written comments must be received by the Bonner County Planning Department by 5 p.m. **December 3, 2026**. Comments can be sent to the Bonner County Planning Department, 1500 Highway 2, Suite 208, Sandpoint, Idaho 83864; faxed to (866) 537-4935 or e-mailed to planning@bonnercountyid.gov . Additional information is available at the Bonner County Planning Department.

A report regarding this application will be available at the close of the comment period on the Planning Department web site at www.bonnercountyid.gov or by contacting the department. The applicant or interested parties may provide additional comment no later than 10 days after the issuance of the staff report. Following the 10 day response period, the planning director may take action on the proposed subdivision. Any determination made by the planning director in the administration of this short plat may be appealed to the Board of County Commissioners in writing within 10 days of the date of administrative determination.

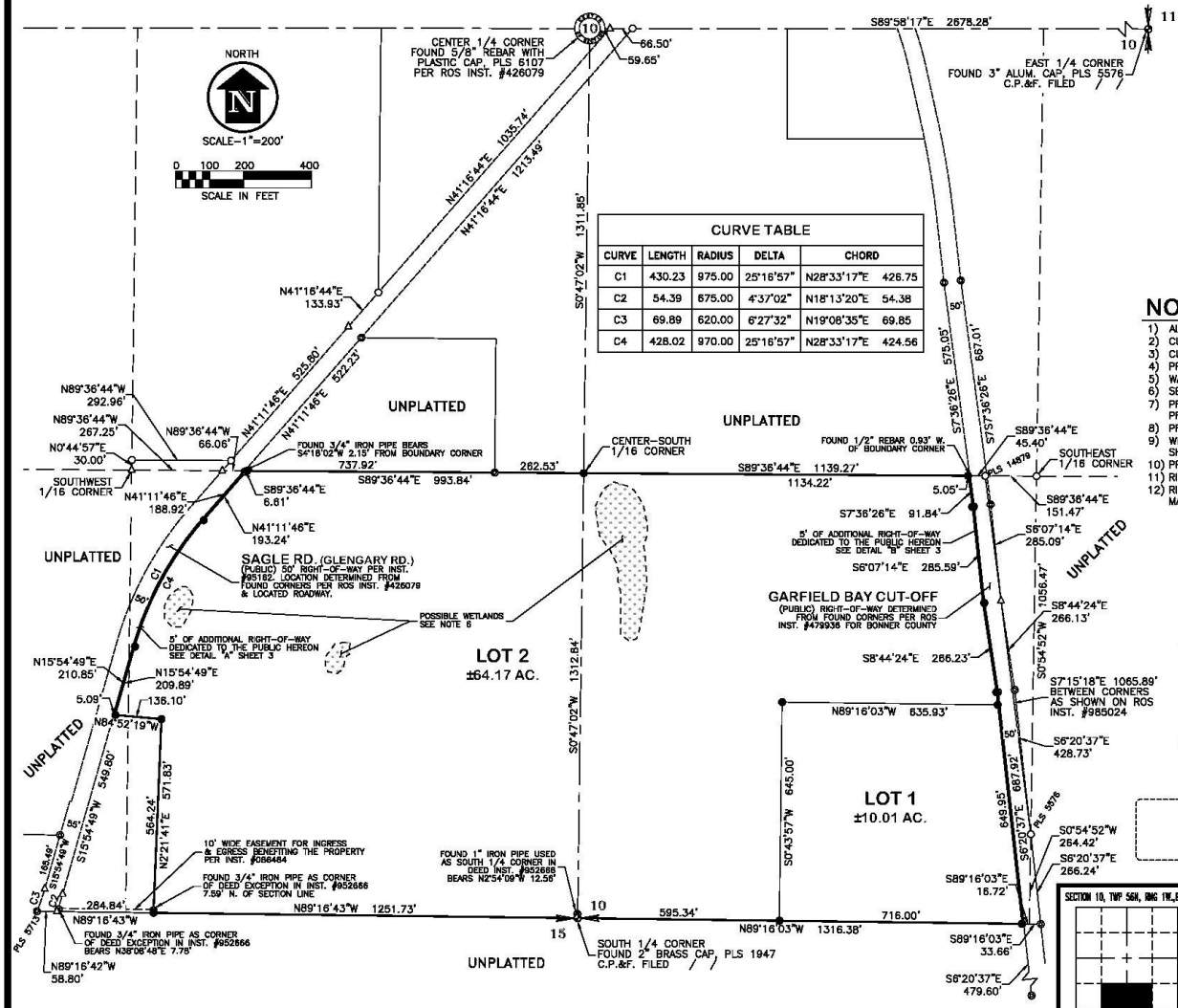
I hereby certify that a true and correct copy of the foregoing "Notice of Administrative Plat Review" was mailed (postage prepaid) on this 3rd day of November 2026.

Maya Johnson, Administrative Assistant III

This notice was mailed to property owners within 1400 feet of the subject parcel and the media on Tuesday, November 3, 2026.

PAULSEN-GARFIELD

SECTION 10, TOWNSHIP 56 NORTH, RANGE 1 WEST, B.M., BONNER COUNTY, IDAHO



BASIS OF BEARING

BEARINGS ARE BASED ON IDAHO COORDINATE SYSTEM, WEST ZONE, NAD83 (2011)(EPOCH 2010.0000). DISTANCES ARE CONVERTED FROM GRID TO GROUND USING A SCALE FACTOR OF 1.000146011022.

REFERENCES

1. RECORD OF SURVEY INST. #426079
2. RECORD OF SURVEY INST. #401654
3. RECORD OF SURVEY INST. #479936
4. RECORD OF SURVEY INST. #528915
5. RECORD OF SURVEY INST. #693786
6. RECORD OF SURVEY INST. #985024

NOTES

1) ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
2) CURRENT ZONING DISTRICT IS RURAL 10 (R-10).
3) CURRENT LAND USE IS RURAL RESIDENTIAL (5-10 AC).
4) PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
5) WATER SERVICE IS PROVIDED BY RESIDENTIAL WELL.
6) SEWER SERVICE IS PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.
7) PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
8) PROJECT IS LOCATED WITHIN THE SAGLE FIRE DISTRICT
9) WETLANDS MAY BE PRESENT PER THE U.S.F.W.S. WETLANDS MAPPER AS SHOWN. NO WETLANDS DELINEATION WAS PERFORMED.
10) PROJECT IN FLOOD ZONE ZONE X PER FIRM PANEL 16017C0975E.
11) RIGHT-OF-WAY OF SAGLE ROAD IS PUBLIC, AND COUNTY MAINTAINED.
12) RIGHT-OF-WAY OF GARFIELD BAY CUT-OFF IS PUBLIC, AND COUNTY MAINTAINED.

LEGEND

- ●····· SET 5/8"X30" REBAR WITH PLASTIC CAP, REB 12458
- ●····· FOUND 3/4" IRON PIPE
- ●····· FOUND 5/8" REBAR WITH NO CAP
- O····· FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 6107 UNLESS OTHERWISE NOTED
- △····· COMPUTED POINT
- ( )···· RECORD DIMENSION PER REFERENCE SHOWN

RECORDER'S CERTIFICATE

PRELIMINARY

PROFESSIONAL LAND SURVEYOR 12458 STATE OF IDAHO RUSSELL E. BADGLEY

SECTION 10, TWP 56N, RNG 1W, B.M.

SHEET TITLE: PAULSEN-GARFIELD

DATE: 09-03-25
SCALE: 1"=200'
DRAWN: REB
CHECKED: REB
PROJ.NO.: 11035-26-002
CAD FILE NO.: C-PAULSEN-PLAT

James A. Sewell and Associates, LLC
ENGINEERS - SURVEYORS - PLANNERS
SANDPOINT, ID, 83864, (208)263-4160

SHT. 2 OF 3