

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 **28th** day of **July 2026**.


Maya Johnson, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, July 28, 2026**.

NOTICE IS HEREBY GIVEN that the Bonner County Hearing Examiner will hold a public hearing at **10:00 am** on **Thursday, August 27, 2026**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following requests:

File S0001-26 – Preliminary Plat Subdivision – Meadow Ridge Estates First Addition: Request to subdivide ±78.17 acres into eight 9.77 acre lots. The property is zoned A/F-10 and Rural-10. The project is located off Wrenco Loop in Section 28/33 Township 57 North, Range 3 West, Boise-Meridian.

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 August 13, 2026, at 5:00 PM. 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

A PRELIMINARY PLAT OF MEADOW RIDGE ESTATES FIRST ADDITION

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 57 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

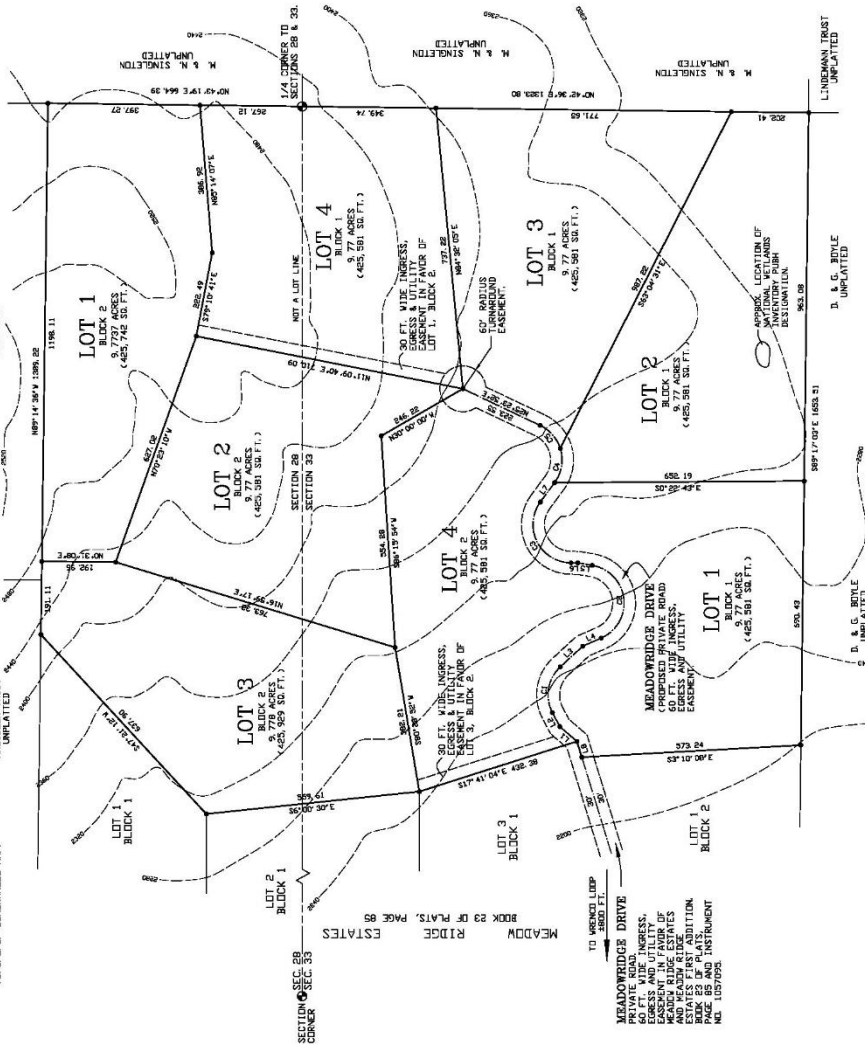


NORTH

SCALE 1" = 150 FEET

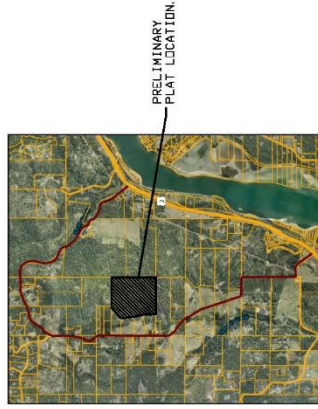
CONTOUR INTERVAL = 40 FEET

(U.S.G.S. QUADRANGLE MAP)



PRELIMINARY PLAT NOTES

1. OWNER/DEVELOPER: WENDY LOOP, LLC. JOHN GILLHAM AND JOHN HERRIN, MEMBERS. P.O. BOX 2824, SANDPOINT, IDAHO.
2. THE PROPERTY IS ZONED RURAL-1D IN SECTION 28 AND AGRICULTURAL-FIRESTORY 1D (A/F 1D) IN SECTION 33.
3. THE PROPOSED PLAT DESIGNATION IS RURAL-RESIDENTIAL (C-10) ACRES IN SECTION 28 AND AG/FOREST LAND (C10-80) ACRES IN SECTION 33.
4. WATER SUPPLY WILL BE PROVIDED BY INDIVIDUAL WELLS.
5. SEWERAGE WILL BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS.
6. SOLID WASTE DISPOSAL WILL BE PROVIDED BY EACH LOT OWNER AT THE NEAREST SOLID WASTE DISPOSAL FACILITY.
7. ASSESSOR'S PARCEL NUMBER: 857903087058A.
8. THE SUBJECT PROPERTY IS WITHIN SSHA ZONE 2 PER FIRM NUMBER 16070896E, EFFECTIVE DATE 11/18/2009.
9. THE SUBJECT PROPERTY IS WITHIN SSHA ZONE 2 PER FIRM NUMBER 16070896E, EFFECTIVE DATE 11/18/2009.
10. THE SUBJECT PROPERTY IS WITHIN SSHA ZONE 2 PER FIRM NUMBER 16070896E, EFFECTIVE DATE 11/18/2009.
11. A PRELIMINARY SOIL ANALYSIS WAS PERFORMED BY PANHANDLE HEALTH DISTRICT, PRELIMINARY SOIL ANALYSIS NO. 1027095, DATED 11/14/2009. ANALYSIS FOUND THE SITE APPEARS SUITABLE FOR A STANDARD SEPTIC SYSTEM ON EACH LOT.
12. A PRE-APPLICATION MEETING FOR THIS PRELIMINARY PLAT WAS HELD AT THE BONNER COUNTY PLANNING DEPARTMENT ON 01/23/2016.
13. LOT SIZE OF 9.77 ACRES IS ALLOWED BY ADMINISTRATIVE EXCEPTION GRANTED BY THE BONNER COUNTY PLANNING DEPARTMENT.



VICINITY MAP

NOT TO SCALE

LINE TABLE

LINE	LENGTH	BEARING
1	25.00	N67°20'41"E
2	25.00	N67°20'41"E
3	25.00	N67°20'41"E
4	25.00	N67°20'41"E
5	25.00	N67°20'41"E
6	25.00	N67°20'41"E
7	25.00	N67°20'41"E
8	25.00	N67°20'41"E
9	25.00	N67°20'41"E
10	25.00	N67°20'41"E

CURVE TABLE

CURVE	CHORD	ARC LENGTH	AREA
1	100.00	157.08	157.08
2	100.00	157.08	157.08
3	100.00	157.08	157.08
4	100.00	157.08	157.08
5	100.00	157.08	157.08
6	100.00	157.08	157.08
7	100.00	157.08	157.08
8	100.00	157.08	157.08
9	100.00	157.08	157.08
10	100.00	157.08	157.08

LEGEND

- COMPUTED POSITION
- MONUMENTATION AS NOTED

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF MEADOW RIDGE ESTATES FIRST ADDITION, BONNER COUNTY, IDAHO, RECORDS OF BONNER COUNTY, IDAHO.



01-20-06

LANCER G. MILLER, P.L.S.
704E UPPER PINE RIVER ROAD
PO BOX 255-153
2009