

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**.

A handwritten signature in cursive script, appearing to read "Maya Johnson".

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 S0002-26 – Preliminary Plat Subdivision – Golden Tee Estates Eleventh Addition: Request to divide one 7.57-acre lot into twenty-three residential lots ranging from 0.15-acres to 0.52-acres. The parcel is zoned Recreation. The project site is located off N. Idaho Club Drive, Section 36, Township 58 North, Range 1 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

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



1. PLAT OF GOLDEN TEE ESTATES - ELEVENTH ADDITION, BK. 9, PG. 34, INST. NO. 990255 - 8TH ADDITION, BK. 9, PG. 34, INST. NO. 990254
2. PLAT OF GOLDEN TEE ESTATES - 8TH ADDITION, BK. 9, PG. 34, INST. NO. 736574
3. 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, INST. NO. 736072
4. PLAT OF HIDDEN LAKES, BK. 4, PG. 64, INST. NO. 344989.

LINE TABLE		
LINE	DIRECTION	LENGTH
L11	S85°54'06"W	93.14
L12	N44°09'28"W	19.93
L13	N44°09'28"W	21.89
L14	S12°25'12"W	42.86
L15	S82°33'41"E	30.08
L16	N82°48'25"W	30.07
L17	N8°33'17"E	121.94
L18	N85°54'06"E	89.67
L19	N82°48'25"W	5.00

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	58.77	150.00	22°28'59"	S85°57'05"W 58.40
C2	174.63	89.58	N11°19'44"E 148.26	
C3	121.53	206.62	33°14'39"	S2°19'53"W 119.76
C4	98.03	166.62	33°42'58"	S2°20'12"W 96.62
C5	252.61	128.58	11°11'42"	N41°18'44"E 214.47
C6	78.16	110.00	40°42'48"	S76°49'11"W 76.53
C7	96.98	70.00	7°22'48"	S63°50'51"E 89.41
C8	60.61	80.00	43°24'35"	N65°51'46"W 59.17
C9	34.10	230.00	F29°42"	S83°19'12"E 34.07
C10	181.68	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					CHORD
CURVE	LENGTH	RADIUS	DELTA		
C14	39.87	20.00	114°13'08"	N36°19'22"E	33.59
C15	422.52	565.00	42°50'48"	S02°14'56"E	418.74
C16	191.01	435.00	25°09'29"	N28°55'54"E	189.47
C17	31.42	20.00	90°00'00"	N62°55'54"W	28.28
C18	31.42	20.00	90°00'00"	N40°54'08"E	28.28
C19	204.18	465.00	25°09'29"	N28°55'54"E	202.54
C20	431.48	535.00	46°12'27"	S20°32'38"E	419.87
C21	33.03	185.00	10°13'48"	N50°41'47"E	32.96
C22	27.09	125.00	12°55'56"	N50°47'28"W	27.03
C23	41.56	30.00	79°22'46"	S63°50'51"E	36.32
C24	47.81	150.00	18°15'50"	S65°35'41"W	47.81
C25	40.08	430.00	5°20'24"	N71°10'06"E	40.08
C26	36.97	430.00	5°19'31"	N71°11'26"E	36.95

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
 UNLESS OTHERWISE NOTED
 ● FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 5713
 Δ COMPLETED POINT
 J RECORD DIMENSION PER REFERENCE SHOWN
 WC WITNESS CORNER ON LINE STATED DISTANCE

RECORDED'S
CERTIFICATE

SECTION 30, TWP. 50N, R10E, 1000' AS 1/4	SHEET TITLE: REPEAT OF LOT 2, GOLDEN TEE ESTATES - 11TH ADDITION DATE: 05-2-24 DRAWN BY: "BO" TOWN: REB COUNTY: SC
	James A. Sewell and Associates, LLC ENGINEERS - SURVEYORS - PLANNERS SANDPOINT, ID. 83864, (208) 263-4160 PROJ. NO. 14129-53-401 SHEET NO. 1111 DATE: 05-02-24 SHT. 2 of 2

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