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 **3rd** day of **November 2026**.

Maya Johnson, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 2800 feet of the subject property, and the media on **Tuesday, November 3, 2026**.

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

File S0003-26 – Subdivision – Sandcreek Ranch 1st Addition: Request to divide two parcels with a combined acreage of approximately 96-acres into nine residential lots ranging from 10.07-acres to 16.18-acres. The parcels are zoned Agricultural/Forestry-10. The project site is located off Longbow Lane in Section 28, Township 59 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 November 25, 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.

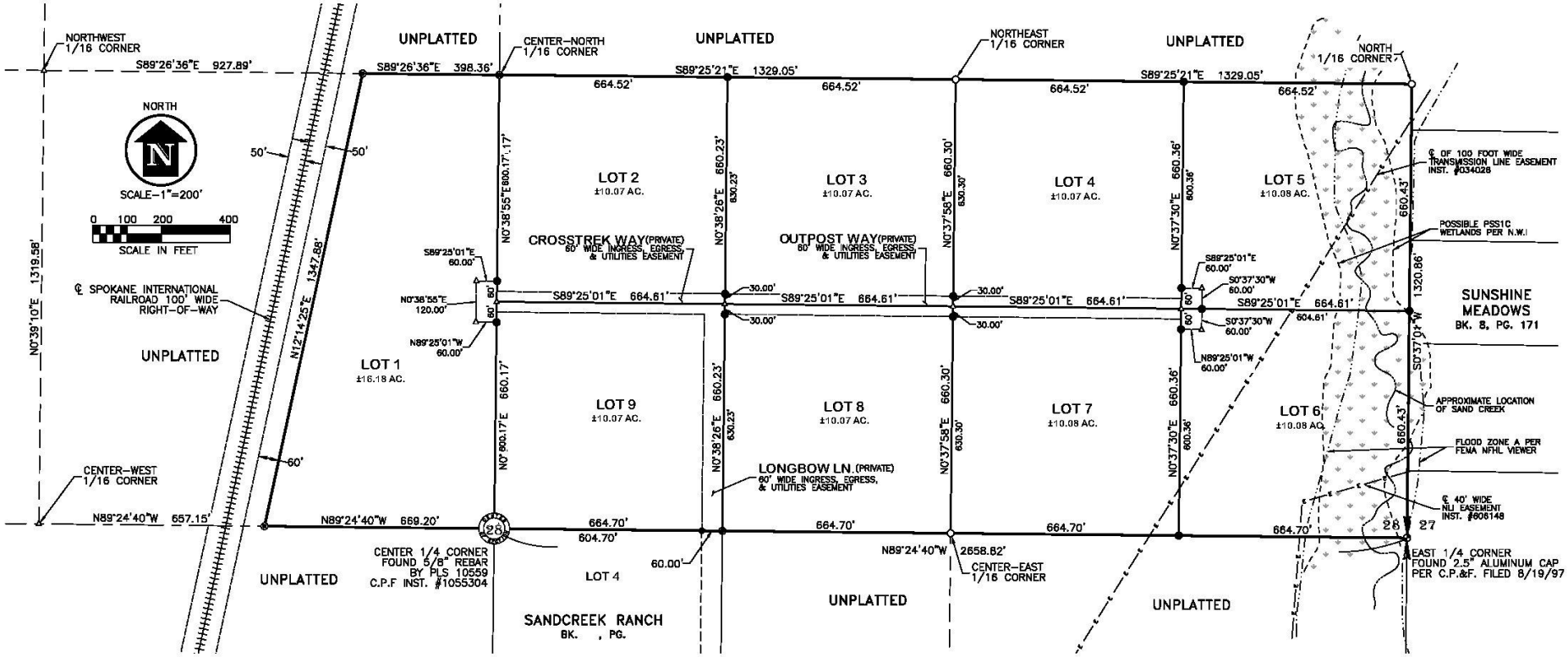
If you have no comment or response, you may indicate below and return this form to the Planning Department.

NO COMMENT_____ _____

Name Date

SANDCREEK RANCH 1ST ADDITION

SECTION 28, TOWNSHIP 59 NORTH, RANGE 1 WEST, B.M., BONNER COUNTY, IDAHO



BASIS OF BEARING

IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE, BASED ON AN OPUS SOLUTION ON A LOCAL CONTROL POINT. DISTANCES WERE CONVERTED FROM GRID TO GROUND USING A SCALE FACTOR OF 1.000131537689.

NOTES

1) ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
2) CURRENT ZONING DISTRICT IS AGRICULTURAL/FORESTRY (A/F-10).
3) CURRENT LAND USE IS AG/FOREST LAND (10-20 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 NORTH SIDE FIRE DISTRICT
6) WETLANDS ARE POSSIBLY PRESENT PER THE U.S.F.W.S. NWI WETLANDS MAPPER.
7) A PORTION OF LOTS 5 & 6 ARE IN FLOOD ZONE A PER FIRM PANELS 16017C0515E & 16017C0505E, EFFECTIVE DATE: 11-18-2009.
8) XXXXXXXX WAY IS PRIVATE AND PRIVATELY MAINTAINED.
9) LONGBOW LANE IS PRIVATE AND PRIVATELY MAINTAINED.
10) THE INGRESS, EGRESS, AND UTILITIES EASEMENT IS FOR THE BENEFIT OF ALL OF THE LOTS.

REFERENCES

1. RECORD OF SURVEY INST. #228168
2. RECORD OF SURVEY INST. #700409
3. RECORD OF SURVEY INST. #733580
4. RECORD OF SURVEY INST. #860850
5. RECORD OF SURVEY INST. #989470
6. RECORD OF SURVEY INST. #1024878
7. RECORD OF SURVEY INST. #1030861
8. RECORD OF SURVEY INST. #1052799

LEGEND

- ● ····· SET 5/8"X30" REBAR WITH PLASTIC CAP, REB 12458
- ● ····· SET 1/2"X24" REBAR WITH PLASTIC CAP, REB 12458
- ◉ ····· PREVIOUSLY SET 5/8" REBAR WITH PLASTIC CAP, REB 12458
- ○ ····· FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 10599
- ⊗ ····· FOUND 2" BRASS CAP WITNESS CORNERS
- △ ····· COMPUTED POINT

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO TO DIVIDE THE PROPERTY INTO 9 SEPARATE LOTS AS SHOWN HEREON.

RECORDER'S CERTIFICATE

PRELIMINARY

PROFESSIONAL LAND SURVEYOR REGISTERED 12458 STATE OF IDAHO RUSSELL E. BADGLEY

SECTION 28, TWP 59N, RNG 1W, B.M.

SHEET TITLE: SANDCREEK RANCH 1ST ADDITION

DATE: 3-5-26
SCALE: 1"=200'
DRAWN: REB
CHECKED: REB
PROJ.NO.: 19657-25-001
CAD FILE NO.: S-SUBZ-SHORT PLAT
SHT 2 OF 2

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