

## Order Confirmation

**Ad Order Number**

0000402386

**Customer**

CITY OF SANDPOINT

**Payor Customer**

CITY OF SANDPOINT

**PO Number**

**Sales Rep.**

bcbhouse

**Customer Account**

11733

**Payor Account**

11733

**Ordered By**

MM

**Order Taker**

mmoore

**Customer Address**

1123 LAKE ST  
SANDPOINT ID 83864 USA

**Payor Address**

1123 LAKE ST  
SANDPOINT ID 83864 USA

**Customer Fax**

0000000000

**Order Source**

**Customer Phone**

2082633310

**Payor Phone**

2082633310

**Customer EMail**

ap@sandpointidaho.gov

**Special Pricing**

**Tear Sheets**

0

**Proofs**

0

**Affidavits**

1

**Blind Box**

**Promo Type**

**Materials**

**Invoice Text**

#7994 - PS20-0003

**Ad Order Notes**

RUN DATE AUGUST 22, 2020

**Net Amount**

\$99.32

**Tax Amount**

\$0.00

**Total Amount**

\$99.32

**Payment Method**

Invoice

**Payment Amount**

\$0.00

**Amount Due**

\$99.32

Ad Number      Ad Type  
0000402386-01    ID Legal

Production Method      Production Notes  
AdBooker

External Ad Number

Ad Attributes

Ad Released  
No

Pick Up

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Ad Size                      Color  
1 X 116 li

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WYSIWYG Content

**NOTICE OF  
PUBLIC HEARING**

Notice is hereby given that the Sandpoint Planning and Zoning Commission will hold a public hearing at their meeting on Tuesday, September 15, 2020, at 5:30 p.m. in the Council chambers at City Hall, 1123 W. Lake St., Sandpoint, ID, to consider the following:

**PS20-0003:** A request to obtain preliminary approval for a 152 lot subdivision called University Park on 2 parcels (No. RPS00000150751A & RPS00000151250A) totaling approximately 75-acres, which are bounded by E. Mountain View to the north, N. Boyer Ave. to the west, Sand Creek and 5th Ave to the east, and BNSF Railway tracks to the south. This property is legally described as the East half of Section 15, Township 57 North, Range 2 West Boise Meridian, lying West of Sand Creek and North of the present wye or railroad tract connecting the Northern Pacific, the Spokane International, and the Great Northern Railways, less county roads. Also less that parcel conveyed to the State of Idaho by Quitclaim Deed recorded December 15, 1958 under instrument no. 68533 in Book 100 of Deeds, Page 151, Records of Bonner County, Idaho. Also less that parcel conveyed to the Great Northern Railway Company by Correction Deed recorded August 7, 1967 under Instrument No. 112131, in Book 122 of Deeds, Page 213, Records of Bonner County, Idaho.

Those wishing to testify at the hearing may do so by following the public participation instructions that will be provided on or before September 11, 2020, on the Meeting Agendas page on the City website at <https://www.sandpointidaho.gov/your-government/meeting-agendas> and also on the September 15, 2020, Sandpoint Planning and Zoning meeting agenda, which will be posted on or before September 11, 2020, on that page. City Council Chambers and City facilities were reopened to the public for meetings beginning in Stage 3 of Governor Little's Idaho Rebounds Plan. Social distancing measures will be followed, and seat-



AFFIDAVIT OF SERVICE BY MAIL

State of Idaho )  
 ) ss  
County of Bonner )

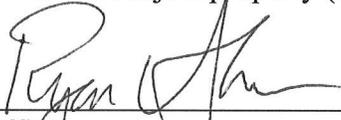
Ryan Shea, being first duly sworn, deposes and states that she is a person over the age of 18 years, is an employee of the City of Sandpoint, is not a party to or interested in the subject matter of the attached letter, and that on the 25th day of August, 2020 a true copy of the said letter pertaining to:

PS20-0003 University Park

**See Attached.**

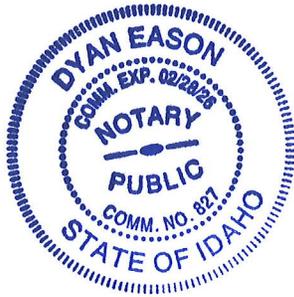
was deposited in the United States mail at Sandpoint, Idaho, postage prepaid, or emailed addressed to:

- Attached list of nearby property owners within 300' of subject property (mailed)

  
\_\_\_\_\_  
Affiant

SUBSCRIBED TO AND SWORN before me, a Notary Public in and for the State of Idaho, on the 25 day of August, 2020.

  
\_\_\_\_\_  
NOTARY PUBLIC - State of Idaho  
Residing in Bonner County, Idaho  
My Commission Expires: 2/28/26



ANVIL PROPERTIES LLC  
12474 W GINGER CRK DR  
BOISE, ID 83713

BOTTCHER, R DOUGLAS & LINDA J  
506 E MOUNTAIN VIEW DR  
SANDPOINT, ID 83864

KEDISH, GARY L & NORA J  
2224 N BOYER AVE  
SANDPOINT, ID 83864

CAVEN, RICHARD A  
CAVEN, VERN R  
612 E MOUNTAIN VIEW DR  
SANDPOINT, ID 83864-8688

LUTES, VERNA I  
2206 ASPEN WAY  
SANDPOINT, ID 83864-9334

KERN, JOHN & LORI  
2226 ASPEN WAY  
SANDPOINT, ID 83864-9334

BOWMAN, CLAYTON R  
516 E MOUNTAIN VIEW DR  
SANDPOINT, ID 83864

CITY OF PONDERAY  
288 Fourth St  
Ponderay, ID 83852

SLETAGER, RALPH M JR  
SLETAGER, RALPH M & SANDRA J  
120 E LAKE ST  
SANDPOINT, ID 83864

SLETAGER, BRUCE & PATRICIA L  
425 SANDCREEK LN  
SANDPOINT, ID 83864

JOHNSON, NOLAND C & JUDITH A  
98 SHADOW MTN RD  
SANDPOINT, ID 83864

COX, JACQUITA ESTATE  
COX, ALLEN ESTATE  
PO BOX 128  
SANDPOINT, ID 83864

HADLEY, NANCY A  
700 WHISKEY JACK CIRCLE  
SANDPOINT, ID 83864

AIKEN, JAMES R  
HADLEY, NANCY A  
700 WHISKEY JACK CIRCLE  
SANDPOINT, ID 83864-8859

WRIGHT, RICHARD A & SHARLENE  
WRIGHT, BRYAN A  
418 CEDAR RIDGE RD  
SANDPOINT, ID 83864

SANDPOINT CHRISTIAN CENTER  
1925 N BOYER  
SANDPOINT, ID 83864

REINBOLD, MARVIN D & JULIE L  
604 E MOUNTAIN VIEW DR  
SANDPOINT, ID 83864

DUSTMAN, JAMES & WESLEY A  
2224 SAND CREEK LN  
SANDPOINT, ID 83864

BEAZLEY, DEBORAH M  
420 E MOUNTAIN VIEW DR  
SANDPOINT, ID 83864

KNIGHT, AARON B & DIANE L  
103 CHARDONNAY DR  
BLANCHARD, ID 83804-5004

KRESGE, KERRY  
2117 N BOYER AVE  
SANDPOINT, ID 83864

HEALY TRUST  
HEALY, JAMES W TRUSTEE  
609 LAKEVIEW BLVD  
SANDPOINT, ID 83864

NORTH CONGREGATION  
SANDPOINT IDAHO CONGREGATION  
1715 N BOYER AVE  
SANDPOINT, ID 83864-7457

M & W HOLDINGS LLC  
809 W MAIN STE 303  
SPOKANE, WA 99201

K-M ENTERPRISES OF IDAHO LLC  
PO BOX 373  
SANDPOINT, ID 83864

LEVEL I LLC  
25362 MONTE VERDE DR  
LAGUNA NIGUEL, CA 92677-1537

Bonner County Housing Agency  
120 S Second Ave, Ste B  
Sandpoint, ID 83864

Humble, Jacob & Black, James  
107B N First Ave  
Sandpoint, ID 83864

Jan & Paul Rumore  
214 Hunt Lane  
Sandpoint, ID 83864

Jeroma, Jessica & Piraino, Chad  
PO Box 822  
Ponderay, ID 83852

**CITY OF SANDPOINT PLANNING AND ZONING COMMISSION  
NOTICE OF PUBLIC HEARING**

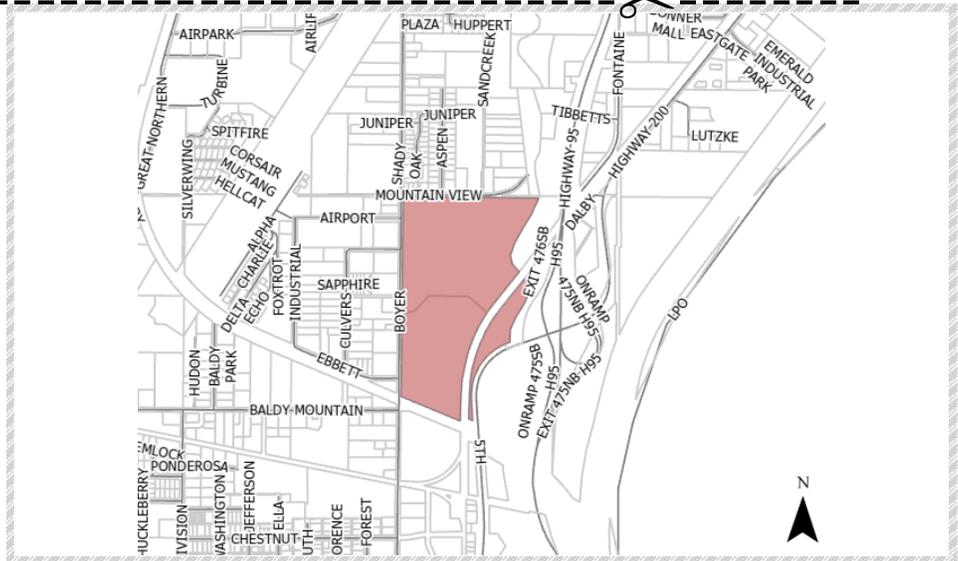
**Notice is hereby given** that the Sandpoint Planning and Zoning Commission will hold a public hearing at their meeting on **Tuesday, September 15, 2020, at 5:30 p.m.** in the City Council Chambers at City Hall, 1123 Lake Street, Sandpoint, ID, to consider the following:

**PS20-0003:** A request to obtain preliminary approval for a 152 lot subdivision called University Park on 2 parcels (No. RPS00000150751A & RPS00000151250A) totaling approximately 75-acres, which are bounded by E. Mountain View to the north, N. Boyer Ave to the west, Sand Creek and 5th Ave to the east, and BNSF Railway tracks to the south. This property is legally described as the East half of Section 15, Township 57 North, Range 2 West Boise Meridian, lying West of Sand Creek and North of the present wye or railroad tract connecting the Northern Pacific, the Spokane International, and the Great Northern Railways, less county roads. Also less that parcel conveyed to the State of Idaho by Quitclaim Deed recorded December 15, 1958 under instrument no. 68533 in Book 100 of Deeds, Page 151, Records of Bonner County, Idaho. Also less that parcel conveyed to the Great Northern Railway Company by Correction Deed recorded August 7, 1967 under Instrument No. 112131, in Book 122 of Deeds, Page 213, Records of Bonner County, Idaho.

Those wishing to testify at the hearing may do so by following the public participation instructions that will be provided on or before September 11, 2020, on the Meeting Agendas page on the City website at <https://www.sandpointidaho.gov/your-government/meeting-agendas> and also on the September 15, 2020, Sandpoint Planning and Zoning meeting agenda, which will be posted on or before September 11, 2020, on that page. City Council Chambers and City facilities were reopened to the public for meetings beginning in Stage 3 of Governor Little’s Idaho Rebounds Plan. Social distancing measures will be followed, and seating is placed at 6-foot separation, therefore limiting capacity. In-person seating is available on a first-come, first-served basis until reduced capacity is reached. If you wish to address the commission in person, you will be afforded the opportunity. Any individuals who may not be able to be seated will be given the opportunity to present from the podium and allowed entrance to Chambers during the time of their presentation. An option for remote participation online or by phone will also be provided. Copies of the complete files for the above are available for review online at <https://www.sandpointidaho.gov/PS20-0003>. **Any written testimony of more than two pages to be considered at this meeting must be delivered to City Hall at 1123 W. Lake St., Sandpoint, Idaho, or by email to [cityplanning@sandpointidaho.gov](mailto:cityplanning@sandpointidaho.gov) before 5:00 p.m. on September 10, 2020.** Any person needing special accommodations to view the application files or participate in the above noticed meeting should contact the City of Sandpoint seven days prior to the meeting by email at the above email address or by calling **208-263-3370**.

*Please detach before mailing and save this portion for a reminder of the meeting*

You can send us your opinion in writing by using the space provided at the bottom of this notice, faxing your response to 208-263-3678, emailing us at [cityplanning@sandpointidaho.gov](mailto:cityplanning@sandpointidaho.gov), calling us at 208-263-3370, or you can come to the public hearing and voice your concern or your support. **Please note** that written comments must include your name and address to be placed in the public record.



PLEASE RESPOND:

SUPPORT
  DO NOT SUPPORT
  NEUTRAL

COMMENTS:

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NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

### **Procedure for written submissions and oral testimony**

1. Written testimony of more than two pages must be delivered to the Planning staff by September 10, 2020.
2. Public hearings follow this order of events:
  - a) Outline of procedure.
  - b) Explanation of subject of the hearing by City staff (may be in written form).
  - c) Presentation by applicant.
  - d) Testimony from audience in favor and/or against proposal.
  - e) Questioning of involved parties by the City Council/Planning Commission.
  - f) Rebuttal by applicant.
  - g) Discussion of hearing subject among Council members/Commissioners.
  - h) Conclusion of hearing process.
3. Procedures:
  - a) Speakers sign in.
  - b) Each speaker is recognized by the chairperson.
  - c) Public hearings are recorded electronically and speakers need to speak into the microphone so that the recorded testimony or remarks will be accurate and complete.
  - d) At the commencement of the public hearing, the City Council/Planning Commission may establish a time limit to be observed by all speakers. The time limit is established depending on the number of speakers who sign up for each public hearing and applies only to the speaker's comments. Any spokesman for a group that requires additional time must make arrangements with Planning and Building Services at least Six (6) days in advance. There is no time limit for questions from the Council/Commission to the applicant.
  - e) The City Council/Planning Commission may suspend or amend any of these rules by vote.
  - f) More information regarding public participation will be provided on or before September 11, 2020, on the Meeting Agendas page on the City website at <https://www.sandpointidaho.gov/your-government/meeting-agendas> and also on the September 15, 2020, Sandpoint Planning and Zoning meeting agenda, which will be posted on or before September 11, 2020, on that page.
4. You are invited to review the application and record at the following website: <https://www.sandpointidaho.gov/PS20-0003>.
5. Staff reports are available for review the Friday preceding the hearing date at <https://www.sandpointidaho.gov/your-government/meeting-agendas>.

City of Sandpoint  
Planning and Building Services  
1123 Lake Street  
Sandpoint, ID 83864

## Ryan Shea

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**From:** Ryan Shea  
**Sent:** Wednesday, August 26, 2020 8:24 AM  
**To:** Army Corps of Engineers; Avista; BC Airport Board; Bonner County Commissioners; Bonner County EMS; Bonner County Planning; City of Dover; City Planner; City of Ponderay; Dave Schuck; David Sims; Director East Bonner Co Library District; Div of Environmental Quality; ID Dept of Water Resources; Idaho Department of Lands ; Independent Hwy District; ITD - Bill Roberson; Joelle Hofer; Kari - Ting; Kelly Fisher - LPOSD; Kristie McEnroe; LPOSD Superintendent; Michelle Morris; Monica Carash; Northern Lights; Northside Fire District; Panhandle Health District; Rob Sherrill; Stacy Simkins; Ziplly Fiber  
**Subject:** Request for Comment (City of Sandpoint, #PS20-0003)

Good morning,

Please let me know if you have any comments on the following application by September 8th.

- Subdivision application #PS20-0003: A request to obtain preliminary approval for a 152 lot subdivision called University Park on 2 parcels (No. RPS00000150751A & RPS00000151250A) totaling approximately 75-acres, which are bounded by E. Mountain View to the north, N. Boyer Ave. to the west, Sand Creek and 5th Ave to the east, and BNSF Railway tracks to the south. To view the application materials [please visit this page](#).

The City [maintains a GIS map](#) with a variety of layers that may be helpful in processing this request. If you have any questions please let me know.

Thank you,

-----  
Ryan Shea  
Associate Planner  
1123 Lake Street  
Sandpoint, ID 83864  
(208) 946-2087  
[rshea@sandpointidaho.gov](mailto:rshea@sandpointidaho.gov)



**From:** [Ryan Shea](#)  
**To:** "[bruce@fatbeam.com](mailto:bruce@fatbeam.com)"  
**Subject:** FW: Request for Comment (City of Sandpoint, #PS20-0003)  
**Date:** Friday, August 28, 2020 2:13:32 PM  
**Attachments:** [image001.png](#)

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Hi Bruce, I received your contact info from Amanda Wilson. We maintain an agency list that includes a variety of agencies that would likely comment on land use files like the one mentioned below. May I add you to that list? Also, if you have any comments on the below app please let me know by September 8<sup>th</sup>.

- Subdivision application #PS20-0003: A request to obtain preliminary approval for a 152 lot subdivision called University Park on 2 parcels (No. RPS00000150751A & RPS00000151250A) totaling approximately 75-acres, which are bounded by E. Mountain View to the north, N. Boyer Ave. to the west, Sand Creek and 5th Ave to the east, and BNSF Railway tracks to the south. To view the application materials [please visit this page](#).

The City [maintains a GIS map](#) with a variety of layers that may be helpful in processing this request. If you have any questions please let me know.

Thank you,

-----  
Ryan Shea  
Associate Planner  
1123 Lake Street  
Sandpoint, ID 83864  
(208) 946-2087  
[rshea@sandpointidaho.gov](mailto:rshea@sandpointidaho.gov)



PS20-0003 Notice sign posted at 1904 N Boyer Ave.



PS20-0003 Notice sign posted at northwest corner of parcel (Boyer Ave & E Mountain View Dr)



PS20-0003 Notice sign posted on northern boundary, next to E Mountain View Dr and Aspen Way intersection.

