

NOTICE OF PUBLIC HEARING
BENEWAH COUNTY PLANNING & ZONING COMMISSION
SILFVAST URBAN SUBDIVISION

NOTICE IS HEREBY GIVEN by Benewah County Planning & Zoning, pursuant to Idaho Code 67-6509 and related statutes, and applicable county ordinances, that a public hearing will be held on Thursday, the 18th day of December, 2025, at 5:00 p.m., or as soon thereafter as it can be heard, in the conference room located in the Federal Building, 222 S. 7th Street, St. Maries, Idaho. The purpose of this hearing is to present evidence and testimony on an application for Preliminary Plat approval to subdivide a parcel of real property into two (2) parcels. The property identified as Benewah County Assessor Parcel No. RP46N02W356610. The real property proposed to be subdivided is owned by Kevin and Sara Silfvast, and is located in unincorporated Benewah County, Section 35, Township 46N Range 2W, consisting of 2.768 acres, more or less, more particularly described as follows:

A parcel in the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of Section 35, Township 46 North, Range 2 West, B.M., Benewah County, Idaho, the boundary of this parcel is described as:

BEGINNING at a point 10 feet westerly from the westerly bank of the existing drainage ditch. From this point the southeast corner of said Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) bears S 89°40'15" E – 241.87 feet and S 00°19'30" E – 626.16 feet. Running thence parallel to and offset 10 feet westerly from the westerly bank of said drainage ditch the following courses:

1. N 37°39'15" E – 112.50 feet;
2. N 33°13'15" E – 108.93 feet;
3. N 11°43'45" E – 88.90 feet;
4. N 40°47'30" W – 166.73 feet;
5. N 01°44'15" E – 279.54 feet;

Thence N 89°40'15" W, parallel to the north line of said Southeast Quarter of the Southwest Quarter (SE1/4SW1/4), a distance of 268.87 feet to a point on the easterly right-of-way boundary of the St. Maries River Railroad – Bovill Branch, said railroad right-of-way runs parallel to the 50 feet offset easterly from the centerline of said railroad track as it currently exists;

Thence S 27°23'15" E, along said railroad right-of-way, a distance of 46.77 feet; thence along a spiral curve right, the chord of which bears S 23°55'45" E – 186.21 feet; thence along a 1,005.37 foot radius curve right, concave to the west, through a central angle of 20°59'15", an arc distance of 368.27 feet, the chord of this curve segment bears S 09°41'30" E – 366.21 feet;

Thence along a spiral curve segment right, the chord of this segment bears S 01°31'15" W – 101.24 feet;

Thence leaving the railroad right-of-way S 89°40'15" E a distance of 66.87 feet to the POINT OF BEGINNING.

In addition to evidence and testimony to be presented by the applicant and staff reports from Benewah County, any person interested may appear at the Public Hearing, and will be given the opportunity to be heard, either for or against the proposed subdivision. Also written testimony may be submitted to the Benewah County Auditor's Office prior to the Public Hearing or at the Public Hearing. Copies of the

application, supporting documents, and records are available for review at the Benewah County Auditor's Office in the Courthouse.

The Benewah County Federal Building is wheelchair accessible. If you are hearing impaired and will require special services, please notify Benewah County at (208) 245-3212 at least three days in advance of the public hearing.

DATED this 26th day of November, 2025.

Benewah County
Planning and Zoning Commission

By: Dori M. Randall
Dori M. Randall, Deputy County Clerk

Publish: 12/03/2025