

# 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 **26th** day of **March 2024**.

*J Crone*

Jenna Crone, Hearing Coordinator

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday March 26, 2024**.

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**NOTICE IS HEREBY GIVEN** that the Bonner County Commissioners will hold a public hearing at **1:30 P.M.** on **Wednesday April 10, 2024** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

**Appeal of File V0024-23 - Variance - Lot size minimum.** The applicant is requesting a minimum lot size variance of 1.35-acres and 0.42-acres where 2.5-acres is required. The 1.77 property is zoned Commercial (C). The project is located off U.S. Hwy 95 in Section 16, Township 56 North, Range 2 West, Boise-Meridian. On December 29, 2023, the Hearing Examiner recommended the Zoning Commission conduct a public hearing on this file. On March 21, 2024, the Planning Department received a letter of appeal requesting this file be sent to the Board of County Commissioners to be heard de novo.

For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at [www.bonnercountyid.gov/departments/Planning](http://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.

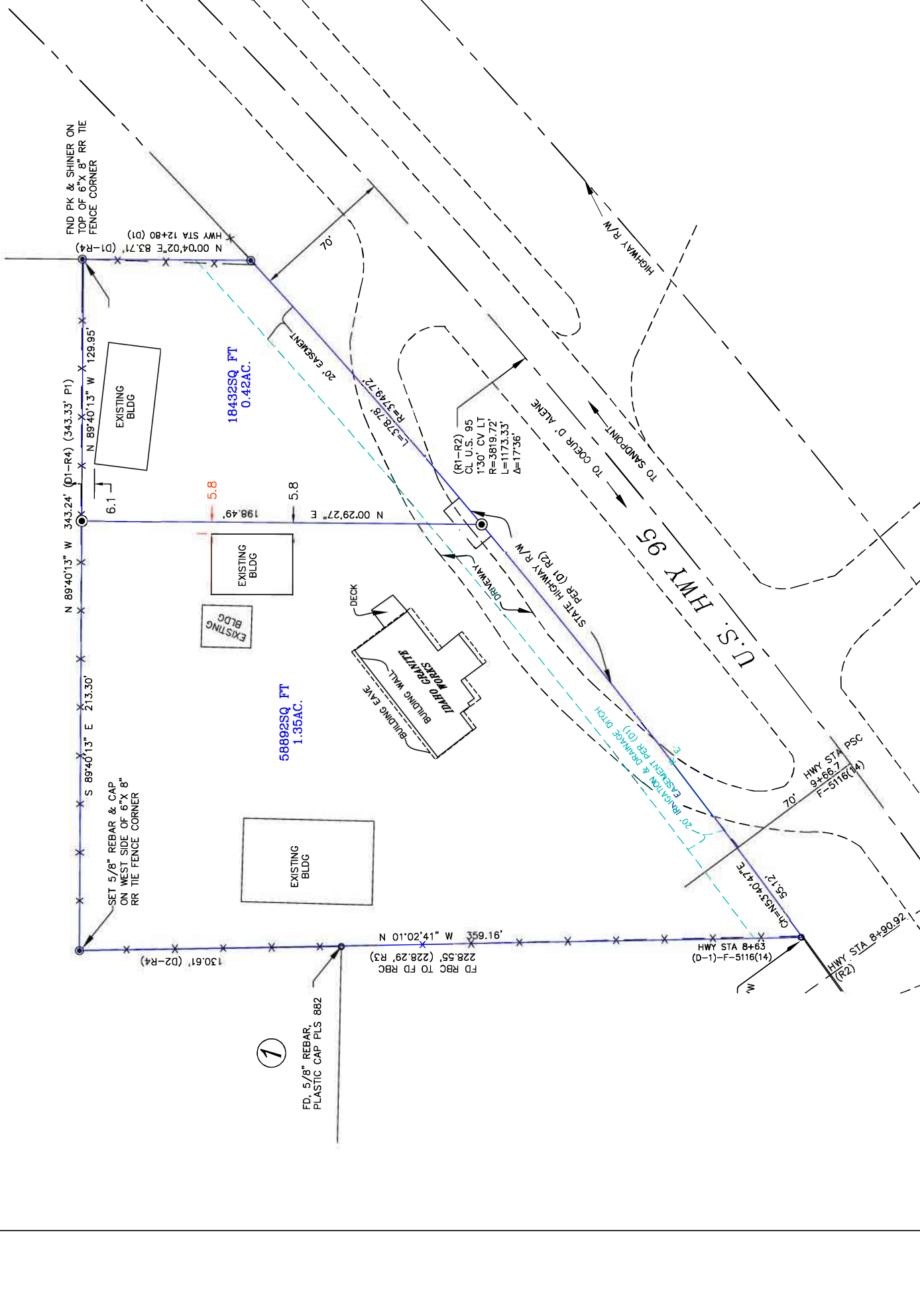
**Written statements must be submitted to the planning department record no later than seven (7) days prior to the public hearing.** Written statements not exceeding one standard letter sized, single spaced page may be submitted at the public hearing. Statements can be sent to the Bonner County Planning Department at 1500 Highway 2, Suite 208, Sandpoint, Idaho 83864; faxed to 866-537-4935 or e-mailed to [planning@bonnercountyid.gov](mailto: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



FND PK & SHINER ON TOP OF 6"X 8" RR TIE FENCE CORNER

N 89°40'13" W 343.24' (D1-R4) (343.33' P1)

N 89°40'13" W 129.95'

N 00°04'02"E 83.71'

EXISTING BLDG

18432SQ. FT  
0.42AC.

EXISTING BLDG

5.8

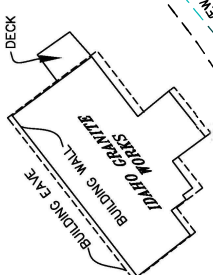
EXISTING BLDG

5.8

EXISTING BLDG

56892SQ. FT  
1.35AC.

EXISTING BLDG



(R1-R2)  
CL U.S. 95  
1'30' CV LT  
R=3819.72  
L=1173.33'  
Δ=17'36"

TO COEUR D'ALENE

U.S. HWY 95

STATE HIGHWAY R/W

HWY STA 8+99.92

HWY STA 9+66.7

HWY STA 8+99.92

SET 5/8" REBAR & CAP ON WEST SIDE OF 6"X 8" RR TIE FENCE CORNER

N 89°40'13" E 213.30'

S 89°40'13" W 130.61' (D2-R4)

FD RBC TO FD RBC (228.29' R3)

N 141°20'10" W 359.16'

HWY STA 9+8

(+1)9115-F-(1)-(D)

ON=153'40'47"E

55.12'

HWY STA 9+66.7

PSC F-5116(14)

70'

20'

EASEMENT PER (D1)

20'

REPARATION & DAMAGE DITCH

20'

EASEMENT PER (D1)

20'

DANNEY'S

20'

STATE HIGHWAY R/W

20'

TO SANDPOINT

20'

HIGHWAY R/W

20'

1

FD, 5/8" REBAR, PLASTIC CAP PLS 882