

# 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 **15th** day of **October 2024**.

*Jessica Montgomery*

Jessica Montgomery, Hearing Coordinator

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, October 15, 2024**.

**NOTICE IS HEREBY GIVEN** that the Bonner County Commissioners will hold a public hearing at **1:30 pm** on **Thursday, November 14, 2024** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

**File AM0004-24 - Comprehensive Plan Map Amendment - Rural Residential to Resort Community.** The applicant is requesting a Comprehensive Plan Map Amendment from Rural Residential to Resort Community. The 1.81-acre property is zoned Rural 5. The project site is located off Creekside Lane and Highway 200 in Section 21, Township 57 North, Range 1 East, Boise-Meridian.

The Planning Commission at the August 6, 2024, public hearing, recommended approval of this file to the Bonner County Commissioners.

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 board 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

SECTION 21, TOWNSHIP 57 NORTH, RANGE 1 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

17 16  
20 21

N87°32'19"W 945.66'  
N87°32'19"W 93.15'  
N87°32'19"W 109.75'

N87°30'21"W  
827.06'

### BASIS OF BEARING

BASIS OF BEARING IS DEED INSTRUMENT NO. 908434,  
RECORDS OF BONNER COUNTY, IDAHO

### SURVEYOR'S NOTE

THIS SURVEY WAS PERFORMED USING REAL TIME KINEMATIC (RTK)  
GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF  
CLOSURE MEETS OR EXCEEDS REQUIREMENTS OF THE STATE OF IDAHO.

### SURVEY REFERENCES

1. RECORD OF SURVEY INST. NO. 713277
2. RECORD OF SURVEY INST. NO. 694620
3. RECORD OF SURVEY INST. NO. 950950
4. RECORD OF SURVEY INST. NO. 913272
5. RECORD OF SURVEY INST. NO. 938740
6. RECORD OF SURVEY INST. NO. 850624

### PURPOSE OF SURVEY/NARRATIVE

TO SHOW THE PROPOSED LAYOUT OF A STORAGE UNIT FACILITY. SUFFICIENT  
SPACE IS PROVIDED FOR UTILITIES, SOLID WASTE STORAGE AND TRAVEL  
THROUGH THE FACILITY.

### LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879,  
UNLESS OTHERWISE NOTED
- FOUND ALUMINUM CAP BY PLS 8655
- ▲ FOUND 1" IRON PIPE
- FOUND 5/8" REBAR, NO CAP.
- ▼ FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 5713

TOTAL PARCEL  
1.81 AC

LINE	BEARING	DISTANCE
L1	S22°06'30"E	25.10'
L2	S73°07'04"W	21.97'
L3	S02°25'55"W	29.75'
L4	N22°01'56"W	25.09'
L5	N22°01'57"W	25.09'
L6	S22°03'30"E	28.54'
L7	S41°05'10"E	50.67'

PRELIMINARY

#### SURVEYOR'S CERTIFICATE

I, DAN I. PROVOLT, IDAHO LAND SURVEYOR NO. 7879,  
DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE  
AND CORRECT REPRESENTATION OF A SURVEY MADE BY ME  
OR UNDER MY SUPERVISION IN CONFORMANCE WITH THE  
LAWS OF THE STATE OF IDAHO (IDAHO CODE 31-2709, 1973)  
AND ACCEPTED METHODS AND PROCEDURES OF SURVEYING.

#### SITE PLAN "A"

DATE:  
06-27-24

SCALE:  
1"=60'

PROJ. NO.:  
1295

SHT. 1 OF 1

PROVOLT LAND SURVEYING, INC  
P.O. BOX 580 PONDERAY, ID. 83852  
(208) 290-1725

