



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 **September 2024**.

A handwritten signature in cursive script that reads "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, September 3rd, 2024**.

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

File V0020-24 - Variance - Property Line Setback/Impervious Surface Area

The applicant is requesting a property line setback of 6.5' where 10' is required and an impervious surface area of 13,266 ft² where 9,453 ft² is required. The 1.23 acre property is zoned Rural 5 (R-5). The project site is located off Lariat Ct in Section 28/29, Township 56 North, Range 3 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 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. 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

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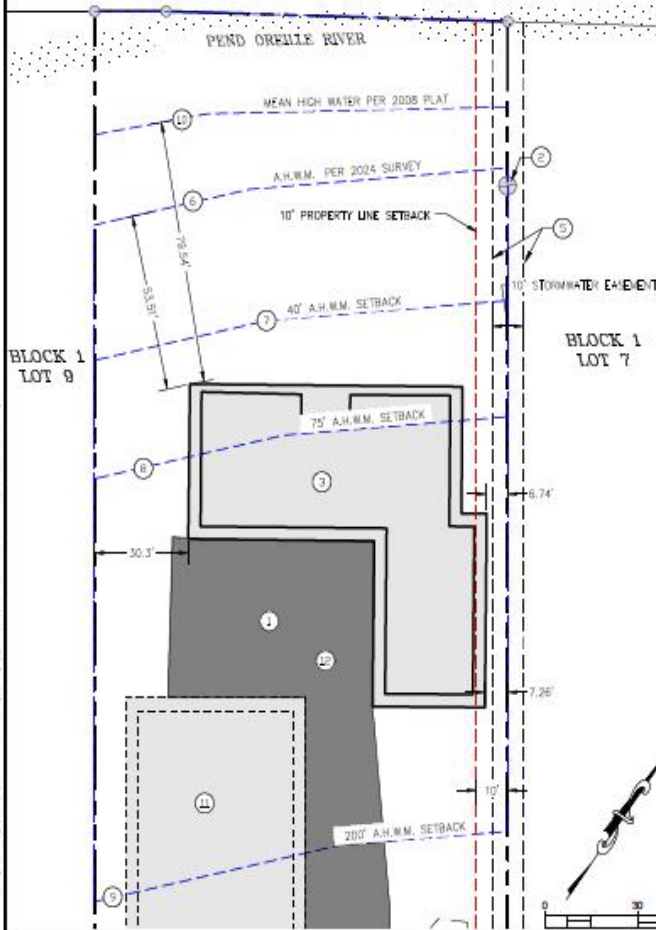
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1. HOUSE SETBACK SITE PLAN
2. THE RANCH AT RIVERBEND 2008 PLAT

BUILDING SETBACK SITE PLAN FOR CAMELOT LANE II LLC

RPD61100010080A

AKA LOT 8, BLOCK 1 OF THE RANCH AT RIVERBEND 1ST ADDITION - P.U.D.
SECTION 28/29, TOWNSHIP 56, RANGE 3 WEST, BOISE MERIDIAN
BONNER COUNTY, IDAHO



KEYNOTES

1. BLOCK 1, LOT 8 OF RANCH AT RIVERBEND 1ST ADDITION - P.U.D.
2. EXISTING SURVEY MONUMENTS
3. EXISTING HOUSE
4. EXISTING DRIVEWAY
5. 10' FT EXISTING STORMWATER EASEMENT (5 FT EACH SIDE OF PROPERTY LINE)
6. ARTIFICIAL HIGH WATER MARK (A.H.W.M.) - PER 2024 SURVEY
7. 40' A.H.W.M. SETBACK
8. 75' A.H.W.M. SETBACK
9. 200' A.H.W.M. SETBACK
10. MEAN HIGH WATER PER 2008 PLAT
11. EXISTING SHOP
12. EXISTING DRIVEWAY

SHORELAND TABLE

SQUARE FOOTAGE OF LOT WITHIN 200' OF SHORELAND	35%	ALLOWABLE IMPERVIOUS AREA
27,009 SF	0.35	9,453.15 SF
EXISTING IMPERVIOUS SURFACE AREA		
ROOF	DRIVEWAY	TOTAL
9,084.89 SF	4,181.08 SF	13,265.77 SF
PERCENTAGE OF IMPERVIOUS COVERAGE		49.12%
SQUARE FOOTAGE OF LOT WITHIN 200' OF SHORELAND	52.5% (BONUS FOR ALL STRUCTURES 75' BACK FROM A.H.W.M.)	ALLOWABLE IMPERVIOUS AREA
27,009 SF	0.525	14,179.73 SF



VICINITY MAP NTP

LEGEND

- R/W RIGHT OF WAY
- PROPOSED BUILDING
- PROPERTY PARCEL
- SETBACK LINE
- SHORE LAND SETBACK LINE
- EASEMENT LINE
- UNDERGROUND POWER LINES
- OVERHEAD POWER LINES
- DRAINAGE DITCH/FLOW LINE
- FENCE
- STORM PIPE/ CULVERT
- EXISTING CULVERT
- FINISHED GRADE 4' CONTOUR
- FINISHED GRADE 1' CONTOUR
- EXISTING GRADE 5' CONTOUR
- EXISTING GRADE 1' CONTOUR



PROJECT # 2161
DRAWN BY: JMW
CHECKED BY: DNL

NOT VALID OR APPROVED
WHEN ELECTRONIC
SIGNATURE DOES NOT
COVER THIS NOTE

SCALE: 1"=30'
(ONLY FOR 11"x17" PRINTS ONLY)
SHEET 1 OF 2



DRAWING DATE: 6/24/2024
PROJECT: CAMELOT LANE II LLC
PROJECT: WOODKE
BONNER COUNTY, IDAHO