



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 **21st** day of **January 2026**.



Jeannie Welter, Systems Technician

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Wednesday, January 21, 2026**.

NOTICE IS HEREBY GIVEN that the Bonner County Planning Commission will hold a public hearing at **4:30 pm on Tuesday, March 3, 2026**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following requests:

File AM0020-25 –Comprehensive Plan Map Amendment – Ag/Forest to Rural Residential: The applicants are requesting a comprehensive map amendment from Ag/ Forest Land to Rural Residential on ±73.72 acres. The property is zoned A/F-10. The project is located off N. Kootenai Road in Section 31 Township 58 North, Range 1 West, Boise-Meridian. The project site is within Northside Fire District.

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 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 _____



N 89°50'58" E 1323.52'
1070.10'

EXHIBIT MAP
FOR
GVD COMMERCIAL
PROPERTIES
LYING IN A PORTION OF THE
SE 1/4 OF SECTION 31,
TOWNSHIP 58 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

GVD PARCEL
50.47 AC.
LESS RD. R/W

LINE	BEARING	DISTANCE
L1	N 29°00'33" E	12.48'
L2	N 44°59'27" E	75.51'
L3	N 05°40'55" W	146.21'
L4	N 04°59'18" W	90.90'
L5	N 20°34'19" E	64.91'
L6	N 16°13'53" W	146.08'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	366.52'	15.81'	15.81'	N 28°05'44" E	2°28'16"
C2	175.00'	48.81'	48.66'	S 37°00'00" W	15°58'55"
C3	295.00'	260.90'	252.48'	N 19°39'16" E	50°40'22"
C4	255.00'	113.76'	112.82'	N 07°47'31" E	25°33'37"
C5	305.00'	195.91'	192.56'	N 02°10'13" E	36°48'12"

1" = 200'

N 89°49'46" W 485.83'
27.59'
N 29°19'52" E 175.90'

N 01°05'00" E 1360.64'

THOMAS PARCEL
20.97 AC.
LESS RD. R/W

S 01°52'27" E 1509.98'

25' EACH SIDE PER PLAT
OF DUNCAN ESTATE

S 01°03'45" W 2624.23'

N 89°31'04" W 655.31'

S 01°52'27" E 22.60'

N 89°31'04" W 668.92'

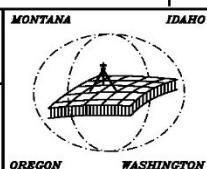


1/4

SECTION

TOWNSHIP

RANGE



31 58 N 1 W

PROJECT # 25-024 GVD PROPERTIES - PORATH RD

DRAWING NAME: 25-024 GVD PROPERTIES-PORATH RD_1_5346_9473.DWG

EXHIBIT MAP
FOR
GVD COMMERCIAL
PROPERTIES

GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208-265-4474

Scale: 1"=200'

Checked By: TLAG Drawn By: TLAG

Plot Date: 1/30/2025 Sheet: 1 of 1