

# 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 **21<sup>st</sup>** day of **January 2026**.

Jeannie L. Welter  
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  $\pm 73.72$  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](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



N 89°50'58" E 1323.52'  
1070.10'

**EXHIBIT MAP**  
FOR  
**GVD COMMERCIAL**  
**PROPERTIES**  
LYING IN A PORTION OF THE  
SE¼ 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'

**THOMAS PARCEL**  
**20.97 AC.**  
**LESS RD. R/W**

25' EACH SIDE PER PLAT  
OF DUNCAN ESTATE



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO	EXHIBIT MAP FOR GVD COMMERCIAL PROPERTIES	
	31	58 N	1 W			GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	
PROJECT # 25-024 GVD PROPERTIES - PORATH RD						Scale: 1"=200'	
DRAWING NAME: 25-024 GVD PROPERTIES-PORATH RD_1_5346_9473.DWG						Checked By: TLAG	Drawn By: TLAG
						Plot Date: 1/30/2025	Sheet: 1 of 1