

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 **4th** day of **March 2025**.

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, March 4, 2025**.

NOTICE IS HEREBY GIVEN that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm** on **April 3, 2025** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference and YouTube Livestream to consider the following request:

File CUP0030-21 – Conditional Use Permit - Idaho Land LLC-RV Park

The applicant is requesting a conditional use permit for a 20-unit RV Park on 4.17 acres. The property is zoned Rural-5. The project is located off Clagstone Road and Al's Welding Road in Section 24, Township 54 North, Range 5 West, Boise-Meridian. On November 15, 2024, the District Court vacated the previous approval and remanded the file back to Bonner County for further proceedings. (See Reverse for Map)

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



40' 10'

1 inch on map equals 40 feet.

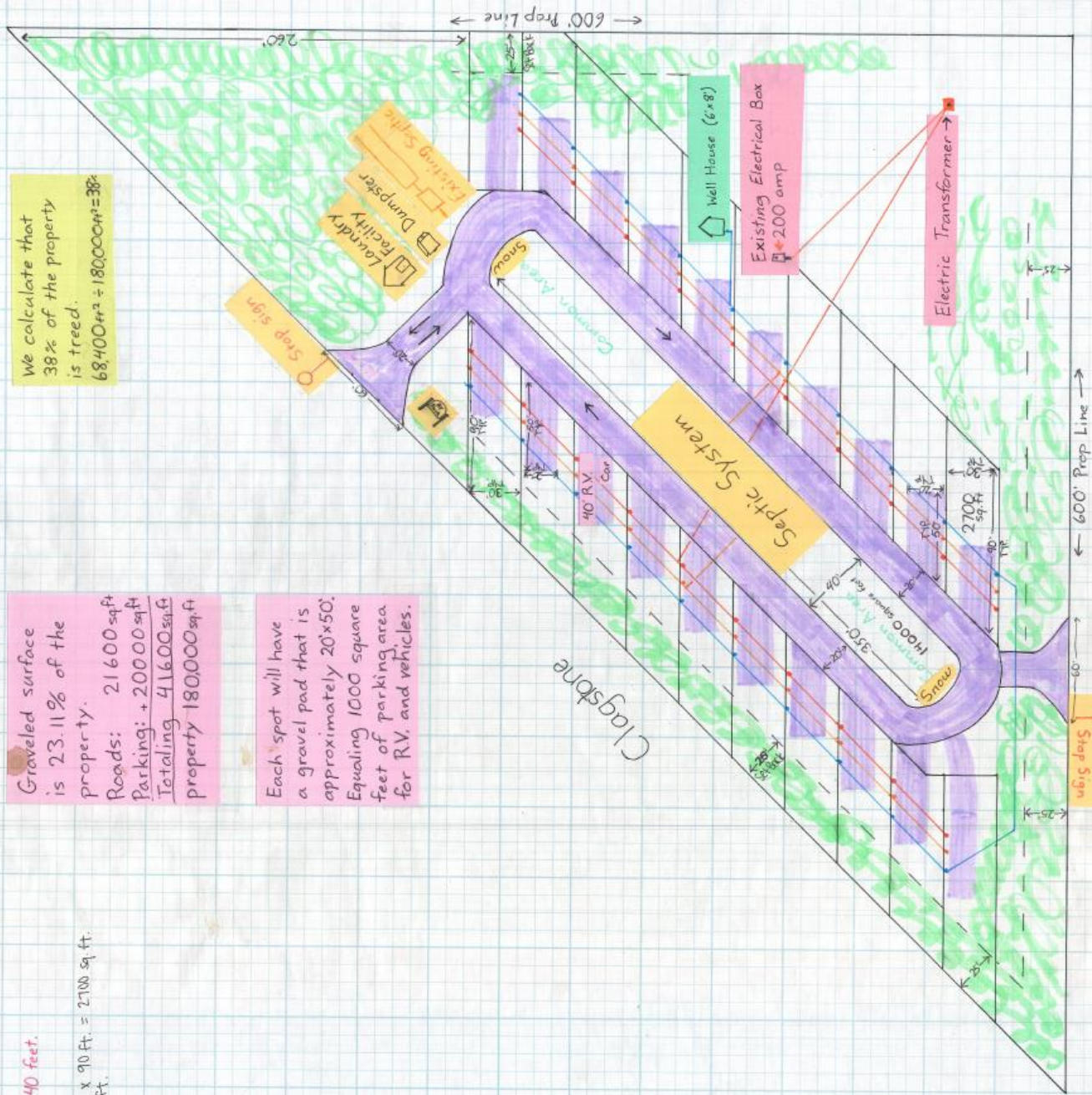
Property is 4.17 acres
Spaced Dimensions: 90 ft. x 90 ft. = 2700 sq. ft.
Distance Between Rst: 20 ft.



Graveled surface
is 23.11% of the
property.
Roads: 21600 sq ft
Parking: +20000 sq ft
Totaling 41600 sq ft
property 180000 sq ft

Each spot will have
a gravel pad that is
approximately 20'x50'.
Equaling 1000 square
feet of parking area
for RV, and vehicles.

We calculate that
38% of the property
is treed.
 $68400 \div 180000 = 38\%$



Al's Welding

RECEIVED

JUN 2 2022

Butler County
Planning Department

RECEIVED

FEB 11 2022

Butler County
Planning Department