

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 **20th** 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 **Tuesday, January 20, 2026**.

NOTICE IS HEREBY GIVEN that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm** on **Thursday, February 26, 2026**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following requests:

File ZC0012-25– SixPak LLC - Suburban to Commercial: The applicants are requesting a zone change from Suburban to Commercial on ± 7.175 acres. The property is zoned Suburban. The project is located off N. Riley Creek Road in Section 30 Township 56 North, Range 3 West, Boise-Meridian. The project site is within the service areas of Westside Fire District and Laclede Water District. The Zoning Commission, at the public hearing on October 23, 2025, unanimously voted to postpone this file until a full Zoning Commission was appointed.

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

1052

LOU'S SIXPAK

T. 56 N., R. 3 W., B. M.,
BONNER COUNTY, IDAHO

GENERAL NOTES /
SURVEYOR'S NARRATIVE

A) THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE SUBJECT PROPERTY INTO TWO CONFORMING LOTS, THE MONUMENTS SHOWN AND RECORD REFERENCES LISTED WERE USED TO DEFINE THE BOUNDARY. ANY MONUMENTS FOUND TO BE OUT OF POSITION

b) THE EAST LINE OF THE PROPERTY WAS EXTENDED SOUTHERLY TO INTERSECT THE PROPERTY TO THE SOUTH, REMOVING ANY GAPS OR CAVELAYS IN EXISTING GZD DESCRIPTIONS TO THE SOUTH. THE SOUTH LINE OF THE PROPERTY RUNS PARALLEL WITH AND OFFSET 315 FT. NORTHEASTERLY FROM THE RAILROAD CENTERLINE AS SHOWN ON (R1). FOUND MONUMENTS CONFIRM THE LOCATION OF THIS OFFSET RAILROAD RIGHT-OF-WAY WHICH WERE HELD FOR THIS SURVEY.

c) ~~SOLD~~ WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.

D) WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.

E) THE LOT ARE CATEGORIZED AS ZONE "X" PER FEMA PANEL 160120095E, EFFECTIVE 11/18/2020.



RECORD REFERENCES

(R1) QUITCLAW CREED, INST. #1017365, 3/1/2023
 (R2) R.O.S. BY PLS 939, INST. #290050, 6/13/1980
 (R3) R.O.S. BY PE 1947, INST. #350538, 6/30/1988
 (R4) FIRST ADD. TO RIVER RUN ESTATES, BK. 5, PG. 8
 INST. #177633, 12/30/1995
 (R5) R.O.S. BY PLS 862, INST. #572573, 11/9/2000
 (R6) R.O.S. BY PLS 4193, INST. #324494, 12/30/2018
 (R7) R.O.S. BY PLS 6374, INST. #1013694, 11/3/2022
 (R8) R.O.S. BY PLS 26536, INST. #101764, 1/6/2022

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NAD 83 OPUS 2010000, USING A REFERENCE FRAME OF NAD83 (2011) OPUS 2010000. ALL BEARINGS REFER TO THE DIPO COORDINATE SYSTEM OF THE TRANSVERSE MERCATOR PROJECTION, AND HORIZONTAL DISTANCES WERE CONVERTED FROM GRID TO GRIDLAND USING A CORRECTED ADJUSTMENT FACTOR (CAF) OF 1.0000861200. GEODETIC NORTH IS AN ANGULAR ROTATION OF $-04^{\circ}49'$ AT THE OUTWATER CORNER. THE SUBJECT PROPERTY.

LEGEND

- SECTIONAL CORNER, AS NOTED.
- FOUND 5/8" REBAR & CAP, PLS SEE 2
 - Ⓐ FOUND 5/8" REBAR & CAP, PE 1947
 - Ⓢ SET 5/8" X 5" REBAR & CAP, PLS 14879
 - Ⓢ FOUND 5/8" REBAR & CAP, PLS 14879
 - Ⓢ FOUND 1" (0.6") IRON PIPE, OR AS NOTED
 - Ⓢ FOUND ALUMINUM CAP, AS NOTED
 - Ⓢ FOUND BRASS CAP IN SQUARE CONC. M.N.
 - Ⓢ FOUND 5/8" REBAR & CAP, PLS 15516
 - CALCULATED POINT, NOTHING SET



W/V	30	56	3		KOSOVAN	KOSOVAN
	30	56	3			

LOU'S SIXPAK

GLARE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	Scale: $1" = 60'$ Checked By: JLAG Drawn By: JWG Plot Date: 7/9/2005 Sheet: 1 of 2
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