

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 **14th** day of **April 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, April 14, 2026**.

NOTICE IS HEREBY GIVEN that the Bonner County Commissioners will hold a public hearing at **10:00 AM** on **Thursday, May 21, 2026**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File ZC0012-25- SixPak LLC - Suburban to Commercial: Request for 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 Zoning Commission, at the public hearing on March 5, 2026, recommended approval of this file.

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 May 7, 2026. 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

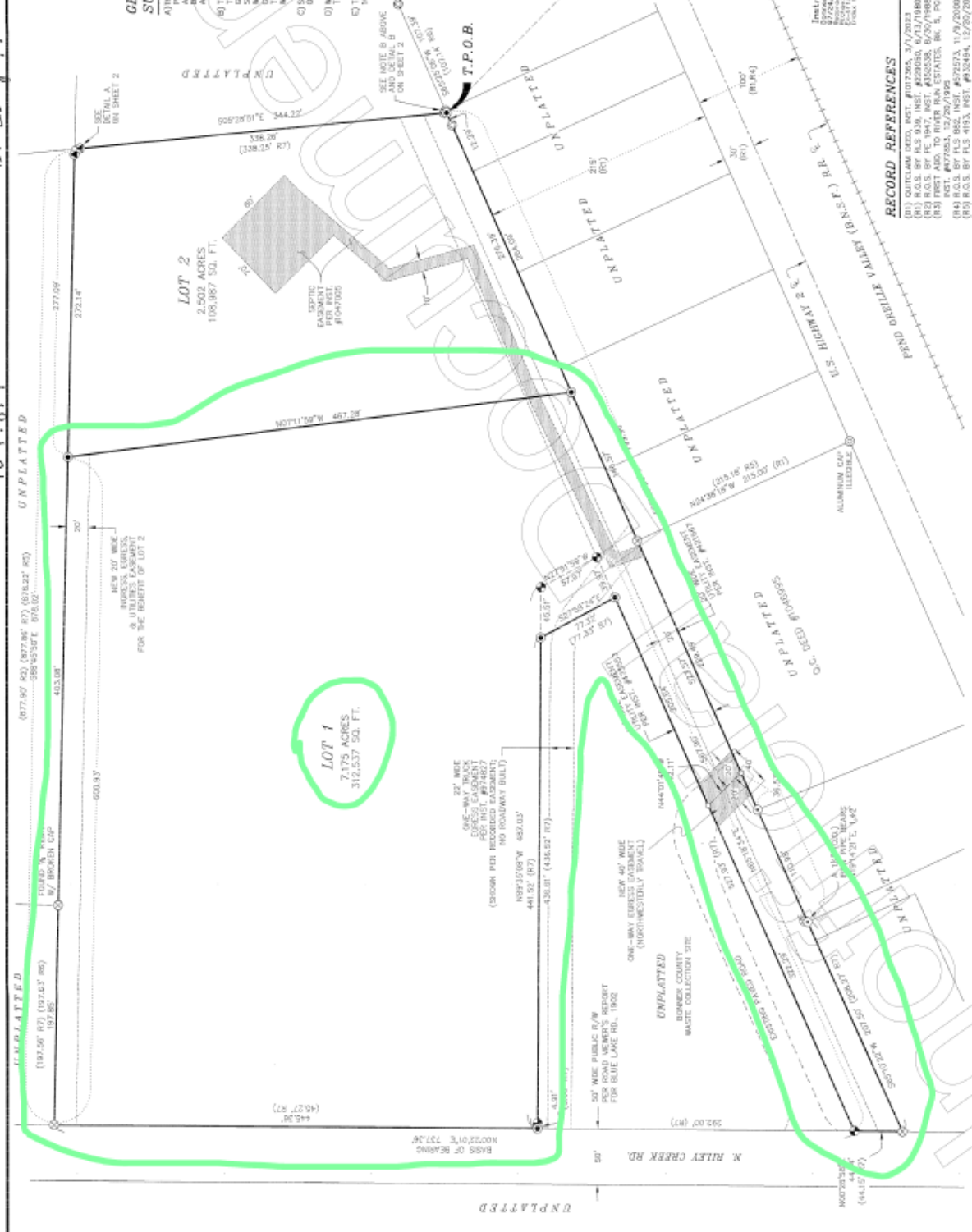
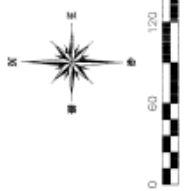
1049814 BK 23 Pg 49 1 of 2

LOU'S SIXPAK

LYING IN THE SW 1/4 OF SECTION 30,
T. 56 N., R. 3 W., B. M.,
BONNER COUNTY, IDAHO

GENERAL NOTES / SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE SUBJECT PROPERTY INTO TWO LOTS, TO BE KNOWN AS LOT 1 AND LOT 2, AND RECORD THEREON THE SURVEY AND RECORD INSTRUMENTS LISTED HEREIN TO DEFINE THE BOUNDARY. ANY MONUMENTS FOUND TO BE OUT OF POSITION ARE NOTED.
- (A) THE EAST LINE OF THE PROPERTY WAS EXTENDED SOUTHWEST TO THE CENTERLINE OF THE ROAD, AND THE PROPERTY LINES SOUTH, THE SOUTH LINE OF THE PROPERTY BEING PARALLEL TO THE CENTERLINE OF THE ROAD. THE PROPERTY LINES WEST AND NORTH, AS SHOWN ON (R1), FOUND MONUMENTS CONFORM WITH THE LOCATION OF THIS OFFSET ROAD RIGHT-OF-WAY WHICH WERE FIELD FOR THIS SURVEY.
- (B) SLOTTED WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- (C) WELANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- (D) THE LOT ARE CATEGORIZED AS ZONE "C" PER FEMA PANEL 150170895A, EFFECTIVE 11/15/2009.



RECORD REFERENCES

- (R1) OUTCLAM DEED, INST. #01795A, 5/1/2023
- (R2) R.O.S. BY FLS 939, INST. #23050, 6/13/1980
- (R3) R.O.S. BY FLS 1947, INST. #103038, 8/29/1988
- (R4) R.O.S. BY FLS 1947, INST. #103038, 8/29/1988
- (R5) R.O.S. BY FLS 1947, INST. #103038, 8/29/1988
- (R6) R.O.S. BY FLS 982, INST. #37251A, 11/9/2000
- (R7) R.O.S. BY FLS 433A, INST. #32064A, 11/27/2018
- (R8) R.O.S. BY FLS 433A, INST. #32064A, 11/27/2018
- (R9) R.O.S. BY FLS 30253A, INST. #01795A, 5/16/2023



LOU'S SIXPAK
GLAM & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
300 Church Street
Shelton, Idaho 83426
308-363-4474
2/2/2008

LEGEND

- SECTIONAL CORNER, AS NOTED.
- SET 5/8" X 24" REBAR & CAP, PLS 14879
- FOUND 5/8" REBAR & CAP, PLS 14879
- FOUND 1" (O.D.) IRON PIPE, OR AS NOTED
- FOUND ALUMINUM CAP, AS NOTED
- FOUND BRASS CAP IN SQUARE CONC. M/PN
- FOUND 5/8" REBAR & CAP, PLS 15516

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS (NAD 83). ALL BEARINGS REFER TO THE BROAD COORDINATE SYSTEM OF 1983, WEST ZONE, (11UD). IF US SURVEY FT. REFER TO THE DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A CORRECTED ADJUSTMENT FACTOR (CAF) OF 1.0000818200. AZIMUTHIC NORTH IS AN ANGULAR DISTANCE OF -0°44'59" AT THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY.