

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 **23rd** day of **April 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 **Wednesday, April 23, 2025**.

NOTICE IS HEREBY GIVEN that the Bonner County Hearing Examiner will hold a public hearing at **1:30 pm** on **Wednesday, May 21, 2025** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File V0005-25 - Variance – Property Line and Waterfront Setback

The applicant is requesting a variance to the setback standards to allow for a 1-foot property line setback where 5 feet is required, and a shoreline setback of 16 feet where 40 feet is required. The 0.684-acre property is zoned Suburban. The project site is located off River Birch Road in Section 29, Township 56 North, Range 3 West, Boise-Meridian.

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.

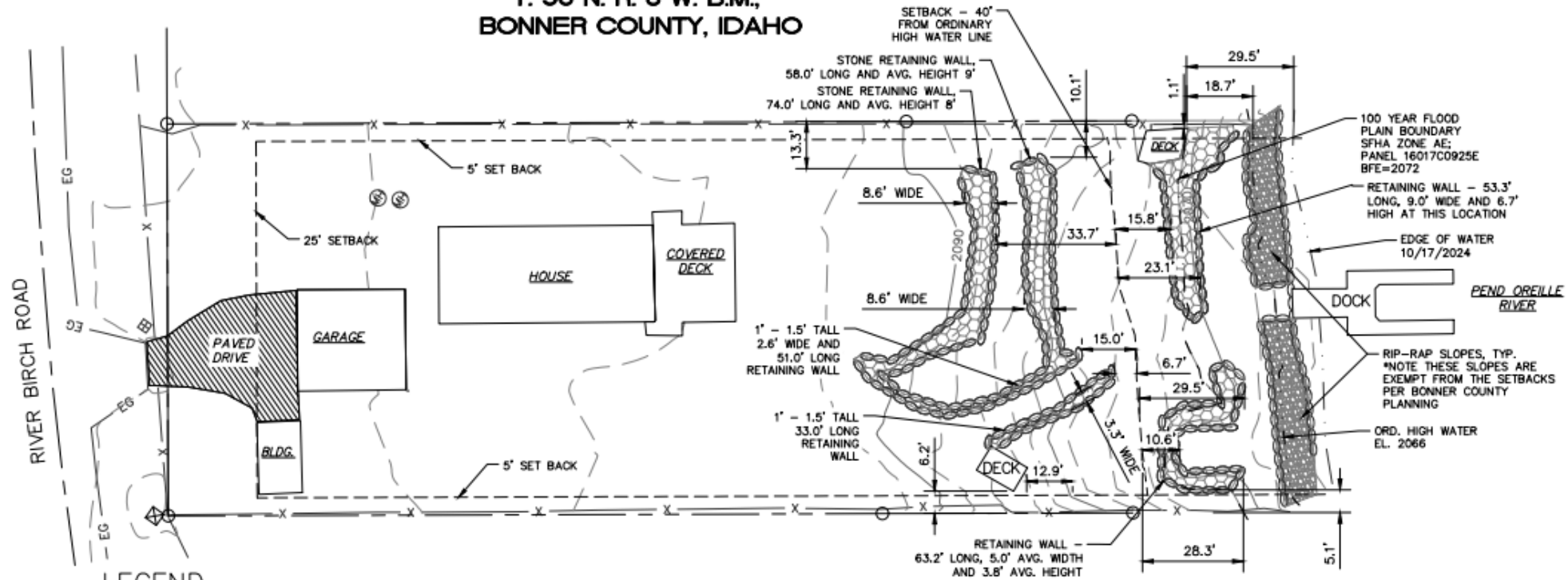
During the hearing for this application, the public will be given an opportunity to provide testimony and/or evidence regarding how the proposal does or does not comply with the applicable approval criteria of the Bonner County Revised Code. At the close of the public hearing, the governing body will 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

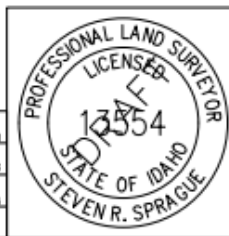
Date

**LOT 8 IN SECTION 29
T. 56 N. R. 3 W. B.M.,
BONNER COUNTY, IDAHO**



LEGEND

○	FOUND MONUMENT	---	C-PROP-LINE
⊗	ELECTRICAL JUNCTION BOX	---	EDGE OF WATER
⊕	WATER METER	---	DTM CONTOUR MINOR
⊙	SANITARY SEWER MANHOLE	---	DTM CONTOUR MAJOR
EG	EDGE OF GRAVEL	GSS	SAN SEWER GRAVITY LINE
⊗	RETAINING WALL	SD	STORM DRAIN GRAVITY LINE
---	REQUIRED SETBACK LINE	---	EXISTING CENTERLINE
---	BFE 2072, FEMA AE BOUNDARY	---	EDGE OF CONCRETE
---	ORDINARY HIGH WATER EL. 2066	---	DITCH LINE
		x	FENCE LINE



NO.	REVISION	BY	DATE	DESIGN BY	RUEN-YEAGER & ASSOCIATES, INC. CONSULTING ENGINEERS - LAND SURVEYORS - PLANNERS  3201 N. HUETTER RD., STE. #102, COEUR D'ALENE, IDAHO 83814 (208)292-0820 219 PINE ST. SANDPOINT, IDAHO 83864 (208)265-4629	EMILY AND CHRIS SCARLETT 177 RIVER BIRCH ROAD, LACLEDE, IDAHO SITE TOPOGRAPHY	PROJECT:	P230571
				DRAWN BY:			FILE NAME:	P230571_SITE.DWG
				CHECKED BY:			PLAT DATE:	03-04-2025
				SCALE:			SHEET NUMBER:	1 OF 1