

RESCHEDULED

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 **May 2025**.

Janna Brown

Janna Brown, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Friday, May 23, 2025**.

NOTICE IS HEREBY GIVEN that the Bonner County Hearing Examiner will hold a public hearing at **1:30 pm** on **Wednesday, June 18, 2025** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File V0011-25 - Variance - Lot Size Minimum

The applicant is requesting a 37% lot size minimum variance to create a 6.329-acre lot where 10-acres are required. The 19.390-acre property is zoned Rural 5. The project site is located off Still Meadows Lane in Sections 19 & 20, Township 57 North, Range 04 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.

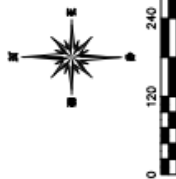
During the hearing for this application, the public will be given an opportunity to provide testimony and/or evidence regarding how the proposal does or does not comply with the applicable approval criteria of the Bonner County Revised Code. At the close of the public hearing, the governing body will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

LYING IN A PORTION OF SECTION 20,
TOWNSHIP 57 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND



SECTIONAL CORNER. AS NOTED.

- ☒ SET 5/8" X 24" REBAR AND CAP, PLS 14879
☒ FOUND PREVIOUSLY SET 5/8" REBAR AND CAP, PLS 14879
☒ FOUND 5/8" REBAR, NO CAP
☐ CALCULATED POINT, NOTHING SET
 (PT)



FRESHWATER EMERGENT WETLANDS AS CATEGORIZED BY U.S. FISH & WILDLIFE SERVICE'S NATIONAL WETLANDS INVENTORY WETLAND MAPPER



FRESHWATER FORESTED/SHRUB WETLANDS AS CATEGORIZED BY U.S. FISH & WILDLIFE SERVICE'S NATIONAL WETLANDS INVENTORY WETLAND MAPPER

GENERAL NOTES

- (3) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.

RIVER ESTATES

CLARK & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 303 Church Street
 Sandpoint, Idaho 83864
 208-285-4474
 208-285-4474

Not Done 2/7/2008

PROJECT # 21-219 DAWG
DRAWING NAME: 21-219_DWG_M.D-A-17.0

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525494, 525495, 5

LEASEMENT AND INSTRUMENT NO.

SURVEYOR'S NARRATIVE

1. THIS SURVEY MAKES NO REPRESENTATION OF OWNERSHIP, NOR ATTEMPTS TO SHOW ALL EASEMENTS OR RECORDS IN VIEW. NOR DOES IT ATTEMPT TO SHOW ALL EASEMENTS OR RECORDS IN VIEW. NOR DOES IT ATTEMPT TO SHOW ALL EASEMENTS OR RECORDS IN VIEW.
2. THE PURPOSE OF THIS SURVEY WAS TO PERFORM A SHORT PLAT OF THE TRACT DESCRIBED ABOVE, AND TO SHOW THE LOCATION OF THE EXISTING CORNER MONUMENTS, AS SHOWN, WITHIN ACCEPTABLE SURVEY TOLERANCES AS BEING THE INDICATED CORNERS.
3. THIS SURVEY WAS PERFORMED USING TRIMBLE RTK GPS RECEIVERS AND DATA LOGGING SOFTWARE. THE DATA WAS ACQUIRED BY THE SURVEYOR USING A TRIMBLE RTK GPS RECEIVER, WHICH WAS CALIBRATED BY THE SURVEYOR USING A TRIMBLE RTK GPS RECEIVER, WHICH WAS CALIBRATED BY THE SURVEYOR USING A TRIMBLE RTK GPS RECEIVER.
4. STILL MEADOWS LANE IS A 30' WIDE HIGHWAY, EGRESS, AND UTILITIES ARE SHOWN AS SHOWN ON THE ADJACENT PLAT, BUT NOT SHOWN ON THIS PLAT. THE ADJACENT PLAT IS SHOWN ON THE ADJACENT PLAT, BUT NOT SHOWN ON THIS PLAT.

BASIS OF BEARING

THE BASES OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY OPS CENTER CHARTERS, 1963, AND THE FRAME OF MARY, 2010 (VPOC-2010-0001) AT BEARINGS REFERRING TO THE ILMHO COGNITIVE SYSTEM OF 1983, 2000, 1103 (1103) USE SURVEY F1, REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED.