

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 **18th** day of **November 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 **Tuesday, November 18, 2025**.

NOTICE IS HEREBY GIVEN that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm** on **Thursday, December 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 V0035-25 - Variance – Property Line Setback

The applicants are requesting a variance for a property line setback of 2 feet where 10 feet is required. The property is 1.46 acres and zoned Rural-5. The project is located off Evergreen Road in Section 9 Township 56 North, Range 3 West, Boise-Meridian. The project site is within Sagle Fire District.

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

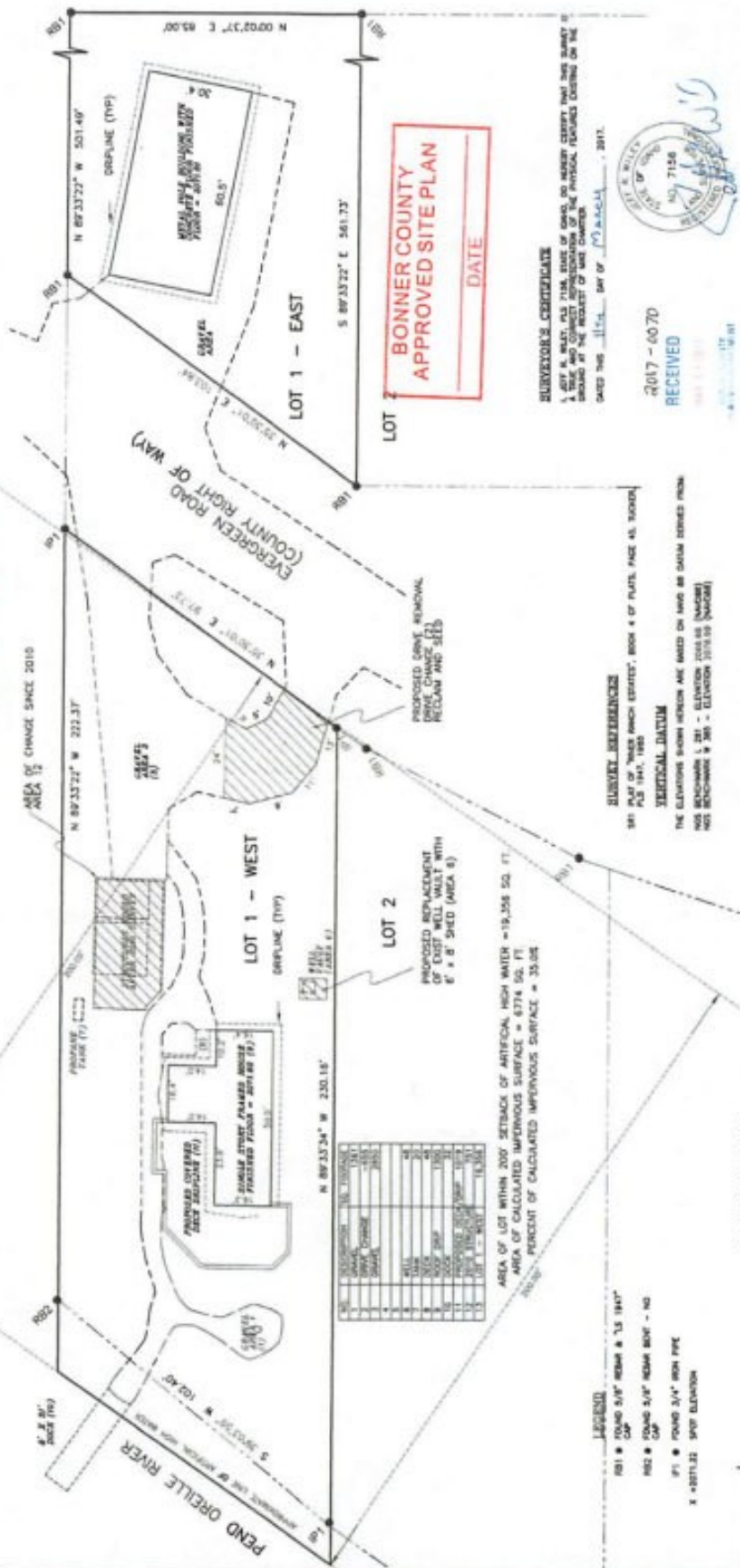
Date

SURVEY EXHIBIT

IMPERVIOUS SURFACES

LOT 1, RIVER RANCH ESTATES, SECTION 9, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

COPY



BONNER COUNTY
APPROVED SITE PLAN
 DATE

SURVEYOR'S CERTIFICATE
 I, JEFF A. WILEY, PLS 7156, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS SURVEY IS
 A TRUE AND CORRECT REPRESENTATION OF THE PHYSICAL FEATURES EXISTING ON THE
 DATE THIS 11th DAY OF MARCH, 2017.



2017 - 6070
 RECEIVED

JEFF A. WILEY, PLS 7156 SHEET 1 OF 1

Wiley Land Surveying
 P.O. Box 542
 Pocatello, ID 83402
 208-255-9965

INDEX DATA KEY

BONNER COUNTY	SECTION	TOWNSHIP	RANGE	PORTION
	9	T56N	R03W BM	SW 1/4

JOB NO. 170609

2017 SURVEYOR'S NOTES

- 1) THE SURVEY WAS CONDUCTED ON 03/11/2017.
- 2) THE SURVEY WAS CONDUCTED ON 03/11/2017.
- 3) THE SURVEY WAS CONDUCTED ON 03/11/2017.
- 4) THE SURVEY WAS CONDUCTED ON 03/11/2017.
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- 19) THE SURVEY WAS CONDUCTED ON 03/11/2017.
- 20) THE SURVEY WAS CONDUCTED ON 03/11/2017.

BASE OF BEARINGS
 THE BEARINGS OF THE NORTH LINE OF LOT 1 ARE:

SURVEYOR'S NOTES

- 1) SQUARE FOOTAGE WAS NOT CALCULATED FOR AREAS WITHIN THE 200' SETBACK OF ARTIFICIAL HIGH WATER.
- 2) SQUARE FOOTAGE WAS NOT CALCULATED FOR AREAS WITHIN THE 200' SETBACK OF ARTIFICIAL HIGH WATER.
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