

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 3rd day of **March 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, March 3, 2026**.

NOTICE IS HEREBY GIVEN that the Bonner County Commissions will hold a public hearing at **2:00 pm on Wednesday, March 25, 2026**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following requests:

File ZC0002-25 - Zone Change – Rural 5 to Suburban: The applicant is requesting a zone change from Rural 5 to Suburban. The 5-acre and 6.56-acre properties are zoned Rural 5 (R 5). The project site is located off Hatcher Road in Section 5, Township 55 North, Range 2 West, Boise Meridian. The property is located within the Sagle Fire District service area. The Zoning Commission, at the June 26, 2025, public hearing, recommended approval of this project to the Board of County Commissioners. The Bonner County Commissioners, at the November 4, 2025 public hearing, denied this file. On February 18, 2026, the Planning Department received a request for reconsideration of the Board of County Commissioner’s decision, citing the following alleged deficiencies:

Conclusions of Law:

- #1 – Is in conflict with the Comprehensive Plan.
- #3 – Is not in accord with the purpose of the Suburban zoning designation, BCRC, Title 12, Chapter

The hearing is limited in scope to the issues raised by Applicant in their Reconsideration request.

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.

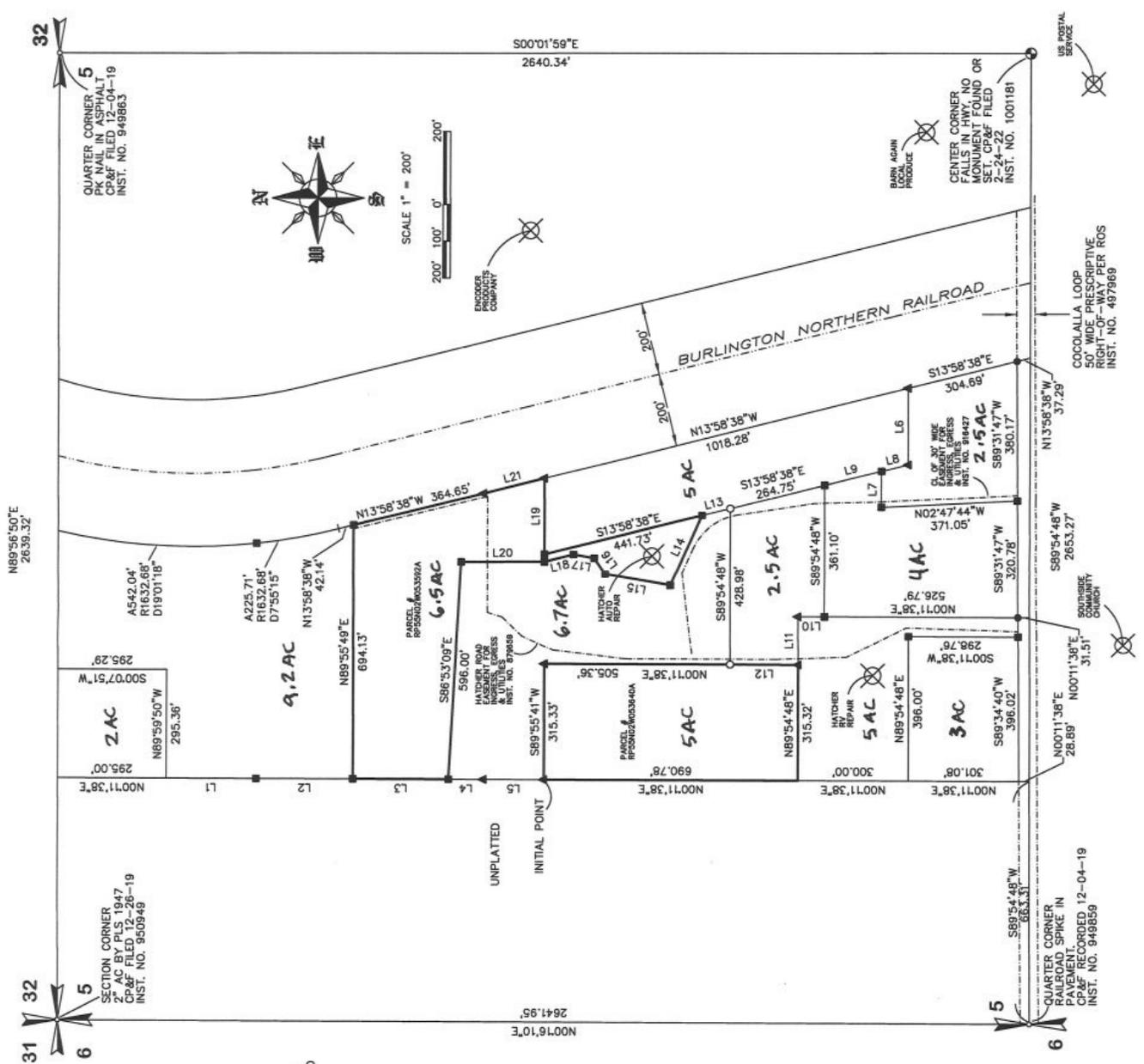
During the hearing for this application, the public will be given an opportunity to provide testimony and/or evidence regarding how the proposal does or does not comply with the applicable approval criteria of the Bonner County Revised Code. At the close of the public hearing, the governing body will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

EXHIBIT FOR ZONE CHANGE APPLICATION

SECTION 5, TOWNSHIP 55 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



BASIS OF BEARING

BASIS OF BEARING IS THE RECORD OF SURVEY INST. NO. 916426, RECORDS OF BONNER COUNTY, IDAHO.

SURVEYOR'S NOTE

THIS SURVEY WAS PERFORMED USING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF CLOSURE MEETS OR EXCEEDS REQUIREMENTS OF THE STATE OF IDAHO.

SURVEY REFERENCES

1. RECORD OF SURVEY INST. NO. 916426, RECORDS OF BONNER COUNTY, IDAHO.

PURPOSE OF SURVEY/NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE BOUNDARIES OF 2 PARCELS FOR A PROPOSED ZONE CHANGE. THE PLAT OF HATCHER FLATS WAS USED TO CALCULATE THE PROPERTIES IN QUESTION.

LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 7879
- ▲ FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 1947
- FOUND 5/8" REBAR, NO CAP.

LINE	BEARING	DISTANCE
1	N0011.38°E	243.81'
2	N0011.38°E	262.97'
3	N0011.38°E	259.50'
4	N0011.38°E	84.50'
5	N0011.38°E	165.00'
6	N89°55'49"E	208.15'
7	N89°55'49"E	95.57'
8	N89°55'49"E	142.77'
9	S13°58'38"W	74.27'
10	N0011.38°E	71.87'
11	S89°54'48"W	132.69'
12	N0011.38°E	186.33'
13	S13°58'38"W	78.74'
14	S65°54'42"E	209.79'
15	S09°44'36"W	180.02'
16	S55°20'01"W	52.91'
17	S10°06'45"W	96.97'
18	S13°58'38"W	81.82'
19	S89°54'48"W	208.15'
20	S89°54'48"W	170.02'
21	N13°58'38"W	170.02'



SURVEYOR'S CERTIFICATE
 I, DAN I. PROVOLT, IDAHO LAND SURVEYOR NO. 7879, DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY SUPERVISION IN CONFORMANCE WITH THE LAWS OF THE STATE OF IDAHO (IDAHO CODE 31-2709, 1973) AND ACCEPTED METHODS AND PROCEDURES OF SURVEYING.

ZONE CHANGE EXHIBIT

DATE: 02-05-25
 SCALE: 1"=200'
 PROJ. NO.: 1545
 SHT. 1 OF 1

PROVOLT LAND SURVEYING, INC
 P.O. BOX 580 PONDERAY, ID. 83852
 (208) 290-1725