



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 **29th** day of **July 2025**.

A handwritten signature in black ink that reads "Dylan Young".

Dylan Young, Hearing Coordinator

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, July 29, 2025**.

NOTICE IS HEREBY GIVEN Bonner County Hearing Examiner will hold a public hearing at **1:30 pm** on **Wednesday, August 27, 2025** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File ZC0003-25 – Zone Change – Rural 10 to Rural 5

The applicant is requesting a Zone Change from Rural 10 to Rural 5. The 10-acre property is zoned Rural 10. The project site is located off Hidden Valley Road in Section 25, Township 58 North, Range 2 West, Boise-Meridian. The project site is located within the Northside Fire District service area and the City of Ponderay's Area of Impact. The Zoning Commission at the July 24, 2025, public hearing recommended approval of this project to the Board of County Commissioners.

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

HIDDEN VALLEY ROAD

EXISTING HOMESITE
APPROXIMATE

JONES/HENDRICKS
RP58N02W257850A
10 ACRES

DRAINFIELD
AREA

SITE PLAN

WILEY
594 HIDDEN VALLEY ROAD

ABANDONED HOMESITE
APPROXIMATE

WELL

WELL

ELSA'S SUBDIVISION

LOT 1
10 ACRES
DEANE

LOT 2
10 ACRES

BIRCH MEADOWS

LOT 1
5.1 ACRE
BAGWELL

LOT 3
5.1 ACRE
UNDEVELOPED
LUSENBERRY

LOT 4
5.0 ACRE
UNDEVELOPED
THAYER/PIERUSCHKA

SCALE 1"=150'

HOMESITE