

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 **28th** day of **July 2026**.


Maya Johnson, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, July 28, 2026**.

NOTICE IS HEREBY GIVEN that the Bonner County Hearing Examiner will hold a public hearing at **10:00 am** on **Thursday, August 27, 2026**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following requests:

File V0006-26 – Variance – Shoreline Setback: Request for a 0' shoreline setback where 40' is required and a 50% bulk increase for the purposes of reconstructing and adding on to an existing grandfathered cabin. The ≈0.904-acre property is zoned Recreation. The project site is located off West Garfield Bay Road in Section 21, Township 56 North, Range 01 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 August 13, 2026, at 5:00 PM. 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

329 WEST GARFIELD BAY ROAD VARIANCE SITE PLAN

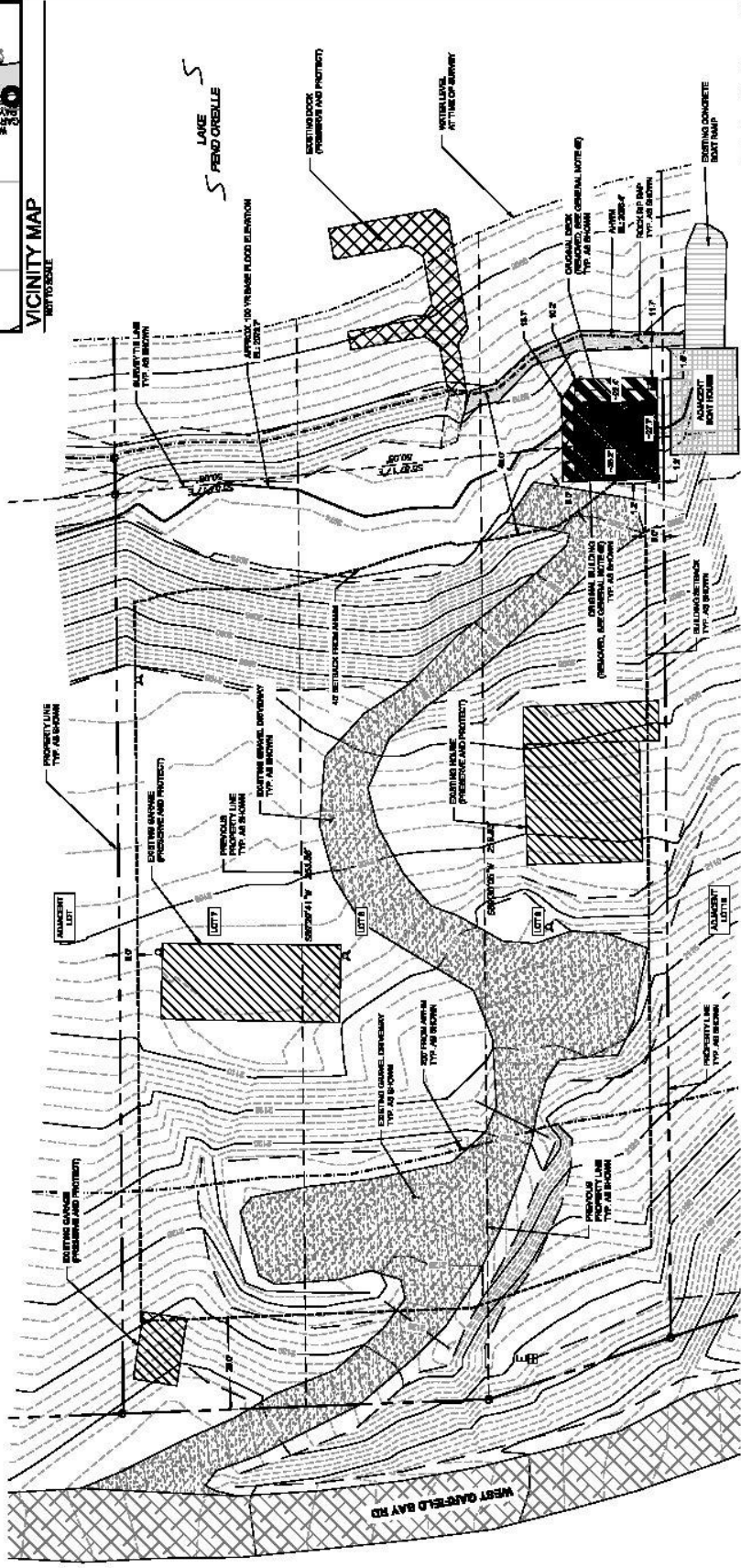
(PARCEL RP00143000007AA, GARFIELD BAY #1, LOTS 7,8,9)
SECTION 21, TOWNSHIP 56 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

DESIGNER'S ASSURANCE:
BEFORE LAND CALCULATIONS ARE MADE ON PROPOSED CONDITIONS, THE TOTAL AREA THAT DOES NOT MEET COUNTY REQUIREMENTS FOR FLOOD DAMAGE REDUCTION SHALL BE 714.6 SF (APPROX. FROM AERIAL PHOTO) OF WHICH THE FOLLOWING ARE INCLUDED:
EXISTING GARAGE - 1,000 SF
EXISTING BARN - 1,000 SF
EXISTING PARTIALLY COMPLETED BUILDING - 1,000 SF
TOTAL NON-CONFORMING AREA - 3,000 SF
TOTAL NON-CONFORMING AREA - 3,000 SF

FLOODPLAIN NOTES:
THE PROPOSED BUILDING IS LOCATED IN THE SPECIAL FLOOD HAZARD ZONE (SFHZ) OF THE FLOOD INSURANCE RATE MAP (FIRM) 17037-01-0001, DATED 08/01/2017. THE FIRM SHOWS A 1% ANNUAL FLOOD PLAIN (AFP) OF 10.75' AND A 50% ANNUAL FLOOD PLAIN (AFP) OF 10.75'. THE PROPOSED BUILDING SHALL BE FLOOD DAMAGE RESISTANT MATERIALS AND ALL ELECTRICAL, PLUMBING AND HVAC SHALL BE ABOVE THE FIRM.

EXISTING CONDITIONS:
THE PROPOSED BUILDING IS LOCATED IN THE SPECIAL FLOOD HAZARD ZONE (SFHZ) OF THE FLOOD INSURANCE RATE MAP (FIRM) 17037-01-0001, DATED 08/01/2017. THE FIRM SHOWS A 1% ANNUAL FLOOD PLAIN (AFP) OF 10.75' AND A 50% ANNUAL FLOOD PLAIN (AFP) OF 10.75'. THE PROPOSED BUILDING SHALL BE FLOOD DAMAGE RESISTANT MATERIALS AND ALL ELECTRICAL, PLUMBING AND HVAC SHALL BE ABOVE THE FIRM.

PROPOSED CONDITIONS:
THE PROPOSED BUILDING IS LOCATED IN THE SPECIAL FLOOD HAZARD ZONE (SFHZ) OF THE FLOOD INSURANCE RATE MAP (FIRM) 17037-01-0001, DATED 08/01/2017. THE FIRM SHOWS A 1% ANNUAL FLOOD PLAIN (AFP) OF 10.75' AND A 50% ANNUAL FLOOD PLAIN (AFP) OF 10.75'. THE PROPOSED BUILDING SHALL BE FLOOD DAMAGE RESISTANT MATERIALS AND ALL ELECTRICAL, PLUMBING AND HVAC SHALL BE ABOVE THE FIRM.



(4) ORIGINAL SITE PLAN
SCALE: AS SHOWN



NO.	DATE	DESCRIPTION
1	08/01/2017	DESIGN DEVELOPMENT
2	08/01/2017	DESIGN DEVELOPMENT
3	08/01/2017	DESIGN DEVELOPMENT
4	08/01/2017	DESIGN DEVELOPMENT
5	08/01/2017	DESIGN DEVELOPMENT
6	08/01/2017	DESIGN DEVELOPMENT
7	08/01/2017	DESIGN DEVELOPMENT
8	08/01/2017	DESIGN DEVELOPMENT
9	08/01/2017	DESIGN DEVELOPMENT
10	08/01/2017	DESIGN DEVELOPMENT
11	08/01/2017	DESIGN DEVELOPMENT
12	08/01/2017	DESIGN DEVELOPMENT
13	08/01/2017	DESIGN DEVELOPMENT
14	08/01/2017	DESIGN DEVELOPMENT
15	08/01/2017	DESIGN DEVELOPMENT
16	08/01/2017	DESIGN DEVELOPMENT
17	08/01/2017	DESIGN DEVELOPMENT
18	08/01/2017	DESIGN DEVELOPMENT
19	08/01/2017	DESIGN DEVELOPMENT
20	08/01/2017	DESIGN DEVELOPMENT

James A. Small and Associates, LLC
1318 NORTH DIVISION AVENUE
SANDPOINT, IDAHO 83864
(208) 253-4180



329 WEST GARFIELD BAY RD
BONNER COUNTY, IDAHO
PROJECT:
ORIGINAL SITE PLAN

NO.	DATE	DESCRIPTION
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18	08/01/2017	DESIGN DEVELOPMENT
19	08/01/2017	DESIGN DEVELOPMENT
20	08/01/2017	DESIGN DEVELOPMENT

SCALE: AS SHOWN
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