

**NOTICE OF PUBLIC HEARING  
BENEWAH COUNTY PLANNING & ZONING COMMISSION  
RAGAN ESTATES RURAL SUBDIVISION**

NOTICE IS HEREBY GIVEN by Benewah County Planning & Zoning, pursuant to Idaho Code 67-6509 and related statutes, and applicable county ordinances, that a public hearing will be held on Thursday, the 20th day of November, 2025, at 5:00 p.m., or as soon thereafter as it can be heard, in the conference room located in the Federal Building, 222 S. 7<sup>th</sup> Street, St. Maries, Idaho. The purpose of this hearing is to present evidence and testimony on an application for Preliminary Plat approval to subdivide a parcel of real property into three (3) parcels. The property identified as Benewah County Assessor Parcel No. RP46N04W30240F. The real property proposed to be subdivided is owned by Ragan's Rentals LLC, Charyl Ragan, and is located in unincorporated Benewah County, Section 30, Township 46N Range 4W, consisting of 29 acres, more or less, more particularly described as follows:

**That portion of the East Half of the Northwest Quarter of the Northwest Quarter and the West Half of the Northeast Quarter of the Northwest Quarter of Section 30, Township 46 North, Range 4 West of the Boise Meridian, Benewah County, Idaho, lying northerly of the following described line:**

**Commencing at the northeast corner of said West Half;**

**Thence South 0° 01' 37" West along the easterly line of said West Half 1164.24 feet to the true point of beginning;**

**Thence North 72° 34' 17" West 837.67 feet;**

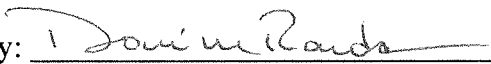
**Thence South 89° 42' 37" West 455.50 feet to a point on the westerly line of said East Half, said point also being on the easterly line of Government Lot 7 as created by the Bureau of Land Management survey of said section in 2011 and is the terminus of said described line.**

In addition to evidence and testimony to be presented by the applicant and staff reports from Benewah County, any person interested may appear at the Public Hearing, and will be given the opportunity to be heard, either for or against the proposed subdivision. Also written testimony may be submitted to the Benewah County Auditor's Office prior to the Public Hearing or at the Public Hearing. Copies of the application, supporting documents, and records are available for review at the Benewah County Auditor's Office in the Courthouse.

The Benewah County Federal Building is wheelchair accessible. If you are hearing impaired and will require special services, please notify Benewah County at (208) 245-3212 at least three days in advance of the public hearing.

DATED this 30th day of October, 2025.

Benewah County  
Planning and Zoning Commission

By:   
Dori M. Randall, Deputy County Clerk

Publish: 11/05/2025