

**BONNER COUNTY PLANNING DEPARTMENT
HEARING EXAMINER
STAFF REPORT FOR November 6, 2024**



Project Name: Rapier Airstrip

File: CUP0010-24

Request: The applicant is requesting a conditional use permit for an airstrip and airplane hangar

Legal Description: 29-55N-4W N2NE 1978 SKYLINE 14X56 MH

Location: 399 Steadfast Way, Priest River, Idaho

Parcel Number: RP55N04W290001A

Parcel Size: Approximately 80 acres

Applicant and Property Owner: Bill Rapier
399 Steadfast Way
Priest River ID 83856

Project Representatives: N/A

Application filed: September 9, 2024

Notice provided: Mail: October 8, 2024
Site Posting: October 8, 2024
Published in newspaper: October 8, 2024

Enclosure: Annex A – Notice of Public Hearing Record of Mailing

Site Plan



Project summary:

The applicant is requesting a Conditional Use Permit for a private airstrip and associated hanger. The 80-acre property is zoned Agricultural/Forestry 20. The project site is located off Steadfast Way in Section 29, Township 55 North, Range 04 West, Boise-Meridian.

Applicable laws:

The following sections of BCRC, Title 12, apply to this project:

BCRC 12-220, et seq, Conditional use permit, application and standards
BCRC 12-335, Public Use Table, Airstrip
BCRC 12-4.2, Performance standards for all uses
BCRC 12-4.3, Parking standards
BCRC 12-4.4, Sign standards
BCRC 12-4.5, Design standards
BCRC 12-4.6, Landscaping and screening standards
BCRC 12-7.2, Grading, stormwater management and erosion control
BCRC 12-7.3, Wetlands
BCRC 12-7.6, Hillsides

Background:

A. Site data:

- Unplatted
- Size: Approximately 80-acres
- Zone: Agricultural/Forestry-20
- Land Use: Ag/Forest Land

B. Access:

- Steadfast Way is a privately owned and maintained road.

C. Environmental factors:

- Site does contain mapped slopes. (USGS)
- Site does contain mapped wetlands. (USFWS)
- Site does not contain any frontage to a waterbody.
- Parcels RP55N04W290001A are within SFHA Zone X & D per FIRM Panel Number 16017C1125E, Effective Date 11/18/2009

D. Services:

- Water: Individual well
- Sewage: Individual septic system
- Fire: Spirit Lake Fire District
- Power: Off-Grid

- School District: West Bonner School District #83

E. Comprehensive Plan, Zoning and Current Land Use:

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Ag/ Forest Land	A/F-20	Residential/Outbuildings/ 80-acres
North	Ag/ Forest Land	A/F-20	Residential/ 320-acres
East	Ag/ Forest Land	A/F-10	Vacant/ two (2) 20-acres
South	Ag/ Forest Land	A/F-20	Residential/ 40 acres
West	Ag/ Forest Land	A/F-20	Residential/ 15 acres

F. Agency Review

The application was routed to agencies for comment on October 8, 2024. A full list of the agencies routed is attached as Annex A in the staff report.

The following agencies commented:

Bonner County Road & Bridge Department- see attached letter
Spirit Lake Fire District-See letter for comment

The following agencies replied "No Comment":

Idaho Department of Environmental Quality
Idaho Department of Fish & Game
Kootenai-Ponderay Sewer District

No other agencies, notified of the request, replied.

Public Notice & Comments

As of the date of this staff report, no public comment was received for this proposal.

Standards Review and Staff Analysis:

12-223: CONDITIONAL USE PERMITS, STANDARDS FOR REVIEW OF APPLICATIONS, PROCEDURES:

The Hearing Examiner shall review the particular facts and circumstances of each proposal submitted. To grant a conditional use permit, the Hearing Examiner must find that the proposal is not in conflict with the policies of the comprehensive plan, as found in the adopted Implementation Component, and that the proposed use will neither create a hazard nor be dangerous to persons on or adjacent to the property.

The application was considered complete on September 09, 2024.

BCRC 12-335 Public Use Table

Use	Zoning District								
	F	A/F	R	S	C	I	RSC	REC	AV
Airports (1)(2) (airstrip)		C (3)	C (3)	C	P	P	C	C	C

- (1) All facilities shall be designed and located with full consideration to the safety factors involved with such a use and to the proximity of residential and adjacent land uses, including the reduction of nuisance factors such as noise, smoke and dust.

Staff: The submitted site plan indicates that closest structure to the proposed airstrip and hangar is $\pm 1,300$ feet away to the southeast of the proposal. The airstrip appears to be designed to minimize any risk to adjacent properties in the area. The west side of the property does contain an area that is mapped with slopes between 15-30% and above with timber that may act as a natural buffer to reduce noise and dust. In addition, the applicant has proposed a grass airstrip. There is a mapped wetland on the southern portion of the property; there has been no wetland reconnaissance provided by the applicant as to the quality of the wetland or any jurisdictional determination from the US Army Corps of Engineers.

- (2) Airports shall have a minimum area of 20 acres. The facilities must be located at least 2,000 feet from any Suburban District. Storage of flammable liquids, fuel, gases or combustible materials shall meet all local, State and Federal codes.
1. **Staff:** The proposed airstrip and hangar will be located on approximately 80-acres. The nearest Suburban District is ± 10 miles away. The applicant has proposed an airplane hangar to house their plane. Any combustible materials to be stored on site will need to follow all local, State and Federal codes. The applicant is required to obtain adequate permits from all applicable state and federal agencies, namely, Federal Aviation Administration and Division of Aeronautics. The applicant will need to follow all local, State, and Federal codes. Additionally, per Spirit Lake Fire District's comment, the applicants will be required to conform to IFC standards for all structures in conjunction with this proposal. **SEE CONDITIONS OF APPROVAL.**
- (3) Where access to the site is by road, the road shall be located within a recorded easement or public right-of-way, and constructed to the appropriate standard set forth in title 2 of this Code or [appendix A](#) of this title, except where subject to the terms of an approved special use permit issued by a State or Federal agency.

Staff: The proposed airstrip and hangar access is accessed off Steadfast Way, a privately owned and maintained road, located within a recorded easement. The

applicant has requested a deviation from the road construction standard. Their request states: "The applicant will need to construct the proposed hangar in the next phase of construction in accordance with International Fire Code 914.8, Aircraft Related Occupancies. Spirit Lake Fire will provide the applicant with a copy of the law if requested."

BCRC 12-421, Performance Standards for all Uses:

Staff: The requested use is unlikely to result in fire hazards, radioactivity or electrical disturbance, noise (timing of operation will be limited to daylight hours as proposed by the applicant), vibration, air pollution or water pollution.

BCRC 12-4.3, Parking standards

Staff: There is no requirement of minimum off-street parking spaces for an airstrip. If required, the site has sufficient area to accommodate parking for the proposed use.

BCRC 12-4.4, Sign standards:

Staff: The applicant has not proposed any signage as part of this application. Any future additions of signage in conjunction with this Conditional Use Permit would require the applicant to request for modification per BCRC 12-266 of this Conditional Use Permit. **See Conditions of Approval**

BCRC 12-4.5, et seq, Design standards:

Staff: This standard does not apply to this proposal. This airstrip is for personal use only. The standards in this chapter shall apply to all new development in the commercial, industrial where commercial uses and services are proposed, and rural service center districts and all other commercial, multi-family, public and industrial development in other zoning districts unless otherwise noted.

BCRC 12-452: Site and building plans:

Staff: A building location permit will be required for any new structures. The new hangar will need to meet BCRC 11-101, and the approved setbacks found on the approved site plan. **See Conditions of Approval**

BCRC 12-4.6, Landscaping and screening standards:

BCRC 12-461: The standards in this subchapter shall apply to all new development in the commercial, industrial and rural service center districts and all other commercial, multi-family, public and industrial development in other districts unless otherwise noted. For remodels or additions, the standards in this subchapter shall apply where the value of the additions equals or exceeds fifty percent (50%) of the market value of the existing structure and/or site improvements as determined by

the Bonner County assessor's office over any five (5) year time period. For other additions or remodels, the landscaping standards shall only apply to the specific areas being improved. For instance, if a commercial use is adding additional parking, the new parking area must feature landscaping per the standards in this subchapter.

Staff: The airstrip is for personal use, furthermore the property currently has an existing vegetative buffer of timber on the north and west ends.

BCRC 12-7.2, Grading, stormwater management and erosion control:

BCRC 12-720.2 Applicability

The provisions of this subchapter shall be applicable:

H. All other "excavation", defined as the mechanical removal of more than fifty (50) cubic yards of rock, natural soil or fill in any configuration, and grading.

Staff: A stormwater management plan shall be required, pursuant to BCRC 12-720.2(H) if the airstrip and hangar will disturb more the fifty (50) cubic yards of material. **See Conditions of Approval**

BCRC 12-7.3, Wetlands:

BCRC 12-731(B)(2): Wetland Reconnaissance Required

B. All building location permits, building permits or conditional use permits proposed for sites containing mapped wetland as determined from the U.S. fish and wildlife service national wetland inventory maps. The following developments are exempt from this requirement:

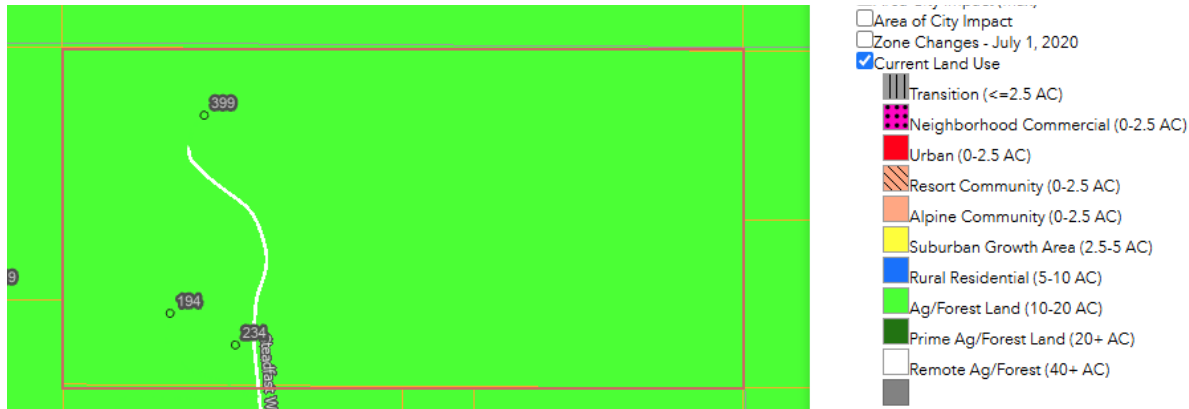
2. Conditional use permit applications where the applicant can demonstrate on a site plan that the proposed building site is not within a wetland as determined from the U.S. fish and wildlife service national wetland inventory maps or where the development will not create additional impervious surface.

Staff: The property does contain a wetland on the southern portion of the property. It does not appear that the proposed airstrip will be located in the mapped wetland area, as shown on the site plan. Any development near or within the boundaries of the mapped wetland shall be subject to a wetland reconnaissance. SEE **CONDITIONS OF APPROVAL**

BCRC 12-7.6 Hillsides:

Staff: No land disturbing activities are being proposed in areas where the natural slopes equal or exceed thirty percent (30%). Therefore, this section is not applicable to this application.

G. Comprehensive Plan Land Use Designation:



Ag/Forest Land:

The Ag/Forest Land designation recognizes areas where steeper slopes prevail (30% or greater) and transportation is provided by private roads or U.S. Forest Service or state roads. Urban services are not available and residential development challenges are present due to slope, poor soil conditions, hazard areas and lack of police or fire services.

Property Rights

Policies:

1. Bonner County should follow the attorney general's checklist, proscribed at Idaho Code §67-8003 and provided in the "Property Rights" component of the county's comprehensive plan, for all land use decisions.
2. For all land use decisions, findings of fact and conclusions of law should be adopted that reflect the justifications for exactions, conditions and restrictions and should confirm that a taking of private property has not occurred.
3. The property rights of the applicant, adjoining and nearby landowners and future generations should be considered, as well as the short-term and long-term consequences of decisions.
4. Bonner County should review all rezoning requests (down-zoning and up-zoning) pursuant to the Idaho State Code, Title 67, Chapter 65 – Local Land Use Planning Act. The approval of conditional rezoning or denial of a request for rezoning may be subject to the regulatory taking analysis provided for by Idaho Code Section 67-8003.

Staff: The application was routed to neighbors 300' from the property line, informing neighbors of the proposed zone change. As of the date of this staff report, Bonner County has received no public comments. This proposal has been reviewed for compliance with Bonner County Revised Code and findings of fact will be adopted with the decision of this project. This proposal does not appear to be in conflict with the policies of this component.

Population

Policies:

1. Population projections should be analyzed regularly to determine if changes need to be made to the Comprehensive Plan goals, objectives and policies and/or the Zoning Ordinance to ensure that the public and community needs are being met through land use decisions.
2. Population forecasts and census data should be used to evaluate housing and school needs, and impacts to the transportation system and other county services.
3. Bonner County should cooperate with its incorporated cities and neighboring counties to address growth challenges within the ACI areas and coordinate planning efforts whenever possible.

Staff: Bonner County, according to 2022 population estimates census data, has seen a 9.1% increase in population since the 2020 census was performed; increasing from 47,105 to an estimated 51,414. With the increase in the population, there is upward pressure on housing needs in Bonner County, both in the unincorporated portion of the County, and in the incorporated cities. This proposal is not within any Areas of City Impact and does not appear to be in conflict with the policies of this component.

School Facilities & Transportation

Policies:

1. Current data regarding school capacity and transportation issues as provided by the School Districts will be included in the assessment of all land use proposals.
2. Bonner County should examine the impacts of land use proposals to the school system and should seek mitigation from developers such as providing facilities, safety features, fees or other measures as permitted by Idaho Code, to address the impact of the proposals.

Staff: The West Bonner School District #83 and West Bonner School Transportation that serves the property were notified of the proposed conditional use permit; no comments were received. This project does not appear to conflict with this component.

Economic Development

Policies:

1. Small scale cottage businesses and home occupations should be allowed in all areas of the county. Reasonable conditions on such uses should be set to minimize adverse impacts to the neighborhood based on factors including, but not limited to, hours of operation and traffic volume generated by the business.
2. Develop land use regulations to allow Bonner County's agricultural heritage to be maintained by enabling local food production, distribution, congregation, and retail sales. Examples include community gardens, school gardens, farm related education programs, farmers or public markets, and other small-scale, collaborative initiatives.
3. Develop standards for commercial and industrial development that are appropriate for the surrounding community, including: appropriate site sizes, use types, buffering and design standards that encourage both attractive and efficient function, while protecting the environment.
4. Review and update land use regulations for employee housing to support the goal of enabling this use in proximity to commercial, industrial and agricultural uses.

Staff: The proposed conditional use permit does not appear to conflict with policies of this component.

Land Use

Policies:

1. Commercial and industrial uses, in areas identified in the Comprehensive plan suitable for such development, should be unconditionally permitted. Evaluation of suitability should be based on availability of urban services, adequate access to hard surfaced publicly maintained roads and other factors that may impact the surrounding community.
2. Commercial and industrial uses may be conditionally permitted in areas not identified for such uses in the Comprehensive Plan if a critical review of the proposed use determines that with appropriate conditions the use will not adversely impact the surrounding area.

Staff: The proposed Conditional Use Permit does not appear to conflict with the policies of this component. The Agricultural/Forestry zoning district does allow for some commercial and industrial uses, either unconditionally or conditionally permitted, per BCRC 12-3.3.

Natural Resources

Policies:

1. Watershed standards should be employed in land use codes to protect water quality.
2. Best management practices for waterway setbacks should be instituted to reduce erosion and sedimentation into waterways.
3. Development standards should be designed to encourage clustered development resulting in the preservation of open space and wildlife habitat.
4. Bonner County should recognize its critical wildlife habitat and create development standards to protect these areas and mitigate development impacts to these habitats.
5. Protect water quality by creating standards for development in close proximity to shorelines.
6. Productive farmland, timberland and mining lands should be identified and protected from adverse effects of adjoining developments.

Staff: Impacts to natural resources were not identified by any agency. Agricultural uses exist on the land and are anticipated to be maintained. The Prime Ag/Fores Land land use designation encourages agricultural uses and residential development. Both appear to still be viable with this proposal.

Hazardous Areas

Policies:

1. Flood mitigation standards should be adopted that meet or exceed the National Flood Insurance Program minimum requirements.
2. Residential, commercial or industrial development within the floodway should be discouraged.
3. Fill within the floodplain should be discouraged.
4. The county's wildland fire, urban/wildland interface policies and plans should be integrated into development standards.
5. Excessive slopes should be identified and development discouraged by providing lower densities within these areas.
6. Multiple points of ingress/egress should be considered for large developments
7. Development should be avoided in avalanche zones.

Staff: The subject property is not located in a mapped floodplain. Potential damage to property or people due to soil erosion or avalanches are minimal.

Furthermore, the property is provided with emergency services. This project does not appear to be in conflict with the policies of this component.

Public Services, Facilities & Utilities

Policies:

1. Encourage high-density development to take place within the boundaries of existing sewer and water areas.
2. Bonner County should seek comment from existing service providers on their ability to serve future developments without adversely impacting the ability of the utility providers to serve current users.
3. Bonner County should provide adequate facilities for responsible disposal of solid waste to protect the health and welfare of the public as well as the County's natural resources.

Staff: Any future development to this parcel should not affect service as currently there is a well and septic system. The parcel has services, including Bonner County EMS & Sheriff, and Spirit Lake Fire District; all of which were routed for comment and did not respond as to how this zone change could affect their services. The property is not served by a power company. Per the applicant they are "off-grid". Any expansions to these services or others, the applicant will need to obtain proper permitting through the appropriate agencies that govern these services.

Transportation

Policies:

1. A long-term transportation system plan should be developed and regularly updated to ensure reasonable levels of service can be maintained in the future, and that needs for future road extensions or transportation corridors are identified as early as possible.
2. Development in areas that are not served by county standard roads or where transportation is inadequate should be discouraged.
3. Bike and pedestrian trails should be considered in development proposals to connect the communities with existing and planned bike and walking paths wherever possible.

Staff: The proposal does not appear to be in conflict with the policies of this component.

Recreation

Policies:

1. Bonner County is encouraged to develop a waterways and park access program to preserve and develop access to public recreational lands and waterways. The program should include retaining access parcels that may be acquired from tax sales or private donations.
2. A plan for a system of green belts and pathways (bike and pedestrian) should be considered as areas develop, so that a connected system can be developed and preserved.
3. Under no circumstances, will Bonner County require access easements on private property as a condition of development. This policy does not preclude providing voluntary incentives to developers in return for access easements.

Staff: Current recreational opportunities for the general public that are available in Bonner County are anticipated to remain the same with this zone change.

Special Areas or Sites**Policies:**

1. A generalized map of the known pre-historic and historic sites should be developed so that future developments are aware of special areas of concern and are connected with the historical society and Native American tribes for appropriate preservation and protection.
2. Bonner County should implement road side development standards for recognized scenic byways to protect the view sheds.
3. Special areas should be recognized and addressed when development is proposed in these areas.

Staff: The project appears to not conflict with the policies of this component.

Housing**Policies:**

1. Encourage development of a variety of housing options including mobile home parks, tiny home communities and recreational vehicle parks located in areas that are compatible with their density.
2. Work with municipalities and private parties to find solutions for all types of housing projects and developments.

3. Clustering of housing in developments to save on infrastructure and transportation costs should be encouraged through mechanisms such as density bonuses.

4. Bonner County recognizes opportunities should be made for assisted living and group shelters.

5. Enable workforce housing in direct proximity to agricultural, commercial and industrial uses.

Staff: The Agricultural/Forestry zoning district allows for a variety of housing types including, but not limited to, single family dwellings, accessory dwelling units, duplexes, RV dwelling units, mobile home and RV parks, workforce housing, and campgrounds. This project appears to not be in conflict with the policies of this component.

Community Design

Policies:

1. To promote and preserve the natural features and rural atmosphere of the community, the county should enact development standards that address development within scenic byways and design standards that account for waterfront setbacks, wildlife corridors, commercial and industrial landscaping, requirements for reduced lighting, cluster development, rural rather than urban setback standards and other design objectives aimed at preserving the rural, natural character of the community.

2. Allow unique and flexible design standards such that new development within older neighborhoods and historic settlements is compatible with those unique neighborhoods.

3. Allow particularized design standards to address waterfront and mountaintop developments which may differ from standard design objectives.

Staff: This proposal does not appear to conflict with the policies of this component.

Agriculture

Policies:

1. Residential uses should continue being permitted in Agricultural zoning districts.

2. Protect agricultural uses and activities from land use conflicts or interference created by residential, commercial or industrial development

3. Land use regulations should support home occupations, cottage industries and farm-based family businesses on agricultural parcels. Examples include farm stands and other agri-business pursuits.

4. Bonner County acknowledges the provisions of Idaho State's Right to Farm Act. Those shall be considered in the land use decisions.

Staff: This proposal does not appear to conflict with the policies of this component, as farming and agricultural pursuits remain viable and are encouraged in the Agricultural/Forestry zoning districts.

Planner's Initials: AF

Date: October 30, 2024

Note: The final decision rests with the governing body after the completion of the public hearing and consideration of all relevant oral and written testimony and evidence.

Decision by the governing body:

HEARING EXAMINER

DECISION TO APPROVE: I approve this project, FILE CUP0010-24, for a private airstrip and hangar, located in Section 29, Township 55 North, Range 4 West, Boise Meridian, finding that it is in accord with the Bonner County Revised Code as enumerated in the following conclusions of law:

Conclusion 1

The proposed conditional use permit **is not** in conflict with the policies of the Comprehensive Plan.

Conclusion 2

This proposal was reviewed for compliance with the criteria and standards set forth in BCRC Title 12 - Chapter 3, Subchapter 3.3; Chapter 4, Subchapter 4.2, 4.3, 4.4, 4.5 and 4.6; Chapter 7, Subchapter 7.2, 7.3, and 7.6, Bonner County Revised Code.

Conclusion 3

The proposed use **will not** create a hazard and **will not** be dangerous to persons on or adjacent to the property.

This decision is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. I further adopt the findings of fact and conclusions of law as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft written findings and conclusions to reflect this decision and transmit to all interested parties. This action does not result

in a taking of private property. The action that could be taken to obtain the approval of the Conditional Use Permit is to complete the Conditions of Approval as adopted.

DECISION TO DENY: I deny this project, FILE CUP0010-24, for a private airstrip and hangar, located in Section 29, Township 55 North, Range 4 West, Boise Meridian, based upon the following conclusions:

Conclusion 1

The proposed conditional use permit **is/is not** in conflict with the policies of the Comprehensive Plan.

Conclusion 2

This proposal was reviewed for compliance with the criteria and standards set forth in BCRC Chapter 3, Subchapter 3.3 BCRC Chapter 4, Subchapter 4.2, 4.3, 4.4, 4.5 and 4.6 Title 12, Chapter 7, Subchapter 7.2, 7.3, and 7.6, Title 12, Bonner County Revised Code.

Conclusion 3

The proposed use **will/will not** create a hazard and **will/ will not** be dangerous to persons on or adjacent to the property.

This decision is based upon the evidence submitted up to the time the Staff Report was prepared, and testimony received at this hearing. I further adopt the findings of fact and conclusions of law as set forth in the Staff Report as amended during this hearing and direct planning staff to draft written findings and conclusions to reflect this decision, and transmit to all interested parties. This action does not result in a taking of private property. The action that could be taken, if any, to obtain the conditional use permit is to:

- 1) File a new application with the Planning Department and meet the standards required by Bonner County Revised Code; or
- 2) Pursue such remedies as may be applicable at Title 67, Chapter 65, Idaho Code.

Findings of Fact

1. The site is zoned Agricultural/Forestry 20, where airstrips are conditionally permitted.
2. The site is served by an individual well and individual septic system.
3. The site is approximately 80-acres in size.
4. The site is accessed off Steadfast Way, a privately owned and maintained road. The applicant has requested a deviation from the road standard in BCRC 12-335 Note 3.
5. There is no power provider on the property; electricity is "off grid".
6. The site is in the mapped service area of Spirit Lake Fire District.

7. The site contains steep slopes of 0-30+% grade per USGS.
8. The site is located within SFHA Zone X per FEMA.
9. The site does contain mapped wetlands per NWI, USFWS.
10. The project does not propose development of any structures on the property to accommodate or house a greater number of families than permitted by the standards of Bonner County Revised Code.
11. The project does not propose any signage for this use.
12. The project proposes activity involving the use or storage of flammable or explosive materials on site.
13. The project proposes no activity involving emittance of harmful radioactivity or electrical disturbance.
14. The project does not propose any activities that would seem to contribute to air or water pollution.
15. The airstrip will be approximately 6,000 square feet (1200 feet by 50 feet).

Conclusions of Law:

Based upon the findings of fact, the following conclusions of law are adopted:

Conclusion 1

The proposed conditional use permit **is/ is not** in conflict with the policies of the Comprehensive Plan.

Conclusion 2

This proposal was reviewed for compliance with the criteria and standards set forth in BCRC Chapter 3, Subchapter 3.3 BCRC Chapter 4, Subchapter 4.2, 4.3, 4.4, 4.5 and 4.6 Title 12, Chapter 7, Subchapter 7.2, 7.3, and 7.6, Title 12, Bonner County Revised Code.

Conclusion 3

The proposed use **will/ will not** create a hazard or **will/ will not** be dangerous to persons on or adjacent to the property.

Conditions of approval:

Standard continuing permit conditions. To be met for the life of the use:

- A-1** The use shall be developed and shall be operated in accordance with the approved site plan.
- A-2** The Conditional Use Permit shall not supersede deed restrictions.

- A-3** Per BCRC 12-226.C, Conditional use permit approval shall expire if the permit has not been issued within two (2) years from the date of approval, or if issued, if the use has not commenced within two (2) years from the date of issuance. At any time prior to the expiration date of the conditional use permit, an applicant may make a written request to the planning director for a single extension of the conditional use permit for a period up to two (2) years. The Zoning Commission at any regular meeting, or board at any regular meeting, may consider the request for extension. The extension request must be approved or denied prior to the expiration date of the conditional use permit.
- A-4** Per BCRC 12-420, all structures located on site in conjunction with this Conditional Use Permit will meet the required street and property line setback standards of BCRC Title 12.
- A-5** Per BCRC 12-420, all architectural projections such as canopies, eaves, balconies, platforms, decks, carports, covered patios, and similar architectural projections shall be considered parts of the building to which attached and shall not project into any required setback.
- A-6** Per BCRC 12-420, temporary buildings, construction trailers, equipment and materials used in conjunction with construction work for the proposed project may be permitted during the period the construction work is in progress, but such temporary facilities shall be removed upon completion of the construction work.
- A-7** Per 12-432, Parking Standards, the project does not need to designate parking spaces; the parcel has adequate area for parking.
- A-8** Per BCRC 12-452, any structures or development on site permitted through this Conditional Use Permit is required to obtain appropriate Building Location Permits or other approvals from the Bonner County Planning Department prior to the development on site.
- A-9** Per BCRC 12-453.F, any lighting on site shall meet the standards of this section of the ordinance.
- A-10** Per BCRC 12-453.G, any development on site permitted through this Conditional Use Permit shall meet the standards of this section of the ordinance.
- A-11** Per BCRC 12-453.J, any outdoor storage of commercial and industrial materials on site is required to meet the standards of this section of the ordinance.
- A-12** Per BCRC 12-7.3, any development in proximity to or within the mapped wetland shall meet the required setback, or be subject to a wetland reconnaissance, as needed.

- A-13** Per BCRC 12-7.6, any development on slopes of 30% or greater shall require a Geotechnical Analysis.
- A-14** Per the Spirit Lake Fire Department's comment, "The applicant will need to construct the proposed hangar in the next phase of construction in accordance with International Fire Code 914.8, Aircraft Related Occupancies."
- A-15** Per BCRC 12-335, Public Use Table, Note 2: Storage of flammable liquids, fuel, gases or combustible materials shall meet all local, State and Federal codes.

The complete file is available for review in the Planning Department, 1500 Highway 2, Suite #208, Sandpoint, ID. Staff reports are available at www.bonnercountyid.gov prior to the scheduled hearing. Bonner County Revised Code (BCRC) is available at the Planning Department or online.


ANNEX A-Notice of Public Hearing Record of Mailing

RECORD OF MAILING

Page 1 of 1

File No.: C U P 0 0 1 0 - 2 4

Record of Mailing Approved By:



I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **8th** day of **October, 2024**.



Jessica Montgomery, Hearing Coordinator

Assessor - Email

Bay Drive Recreation District - Email

Bonner County Airport Manager - Email

Bonner County EMS - Email

Bonner County Road & Bridge - Email

Bottle Bay Water & Sewer District - Email

City of Dover - Email

City of Hope - Email

City of Oldtown - Email

City of Priest River - Email

City of Spirit Lake - Email

Coolin-Cavanaugh Bay Fire District - Email

East Bonner Library - Email

Ellisport Bay Sewer - Email

GEM STATE MINER - U.S. Mail

Department of Environmental Quality (DEQ) - Email

Department of Lands - CDA - U.S. Mail

Department of Lands - Navigable Waters & Mining - Email

Idaho Department of Water Resources - IDWR - Email

Transportation Department- District I - Email

Kalispel Bay Sewer & Water - U.S. Mail

KPBX-FM 91 SPOKANE PUBLIC RADIO - U.S. Mail

Laclede Water District - Email

Pend Oreille School District, #84 (Transportation) - Email

Little Blacktail Ranch Water Association - U.S. Mail

Northern Lights, Inc. - Email

Northside Fire District - Email

Panhandle Health District - Email

Priest Lake Public Library District - Email

Sagle Valley Water & Sewer - Email

Schweitzer Fire District - Email

Selkirk Fire, Rescue & EMS - Email

Southside Water & Sewer District - Email

Spokesman-Review - U.S. Mail

Swan Shores Sewer District - U.S. Mail

Tamarack Village Water & Sewer - U.S. Mail

Trestle Creek Sewer District - Email

U.S. Fish & Wildlife Service - Email

West Bonner County Cemetery District - Email

West Bonner Library - Email

West Pend Oreille Fire District - Email

Avista Utilities - Email

Bayview Water & Sewer - Email

BONNER COUNTY DAILY BEE - U.S. Mail

Bonner County Floodplain Review - Email

Bonner County Sheriff - Email

City of Clark Fork - Email

City of East Hope - Email

City of Kootenai - Email

City of Ponderay - Email

City of Sandpoint - Email

Coolin Sewer District - Email

Drainage District #7 - Email

East Priest Lake Fire District - Email

Garfield Bay Water & Sewer District - Email

Granite Reeder Water & Sewer District - Email Idaho

Idaho Department of Fish & Game - Email Idaho

Idaho Department of Lands - Coolin - Email Idaho

Idaho Department of Lands - Sandpoint - Email

Idaho Transportation Department (Aeronautics) - U.S. Mail Idaho

Independent Highway District - Email

Kootenai-Ponderay Sewer District - Email

KSPT-KPND-KIBR RADIO - U.S. Mail

Lake Pend Oreille School District, #84 (Admin Office) - Email Lake

Lakeland Joint School District, #272 - Email

North of the Narrows Fire District - Email

Northland/Vyve Cable Television - Email

Outlet Bay Sewer District - Email

Pend Oreille Hospital District - Email

Priest Lake Translator District - Email

Sam Owen Fire District - Email

SELKIRK ASSOCIATION OF REALTORS - U.S. Mail

Selkirk Recreation District -Email

Spirit Lake Fire District - Email

State Historical Society - Email

Syringa Heights Water Association - Email

Timber Lake Fire District - Email

U.S. Army Corps of Engineers - Email

U.S. Forest Service - U.S. Mail

West Bonner County School District, #83 - Email

West Bonner Water & Sewer District - Email

West Priest Lake Fire District - Email