

Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (866) 537-4935

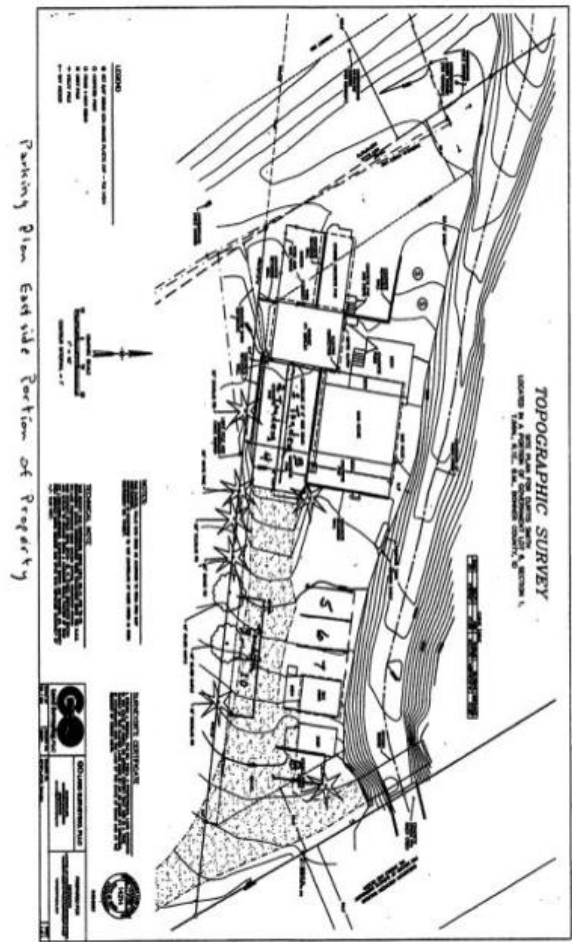
Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov



BOARD OF COUNTY COMMISSIONERS STAFF REPORT FOR MAY 28, 2025

Project Name:	Riser Creek Marina
File Number, Type:	MOD0006-24, Modification to C0925-09
Request:	The applicants are requesting a modification to an existing Conditional Use Permit, File C0925-09, for the expansion of the existing commercial marina. The 0.951-acre parcel is zoned Recreation. The project site is located off Highway 200 and Mariner Way in Section 01, Township 56 North, Range 01 East, Boise-Meridian, Idaho.
Legal Description:	1-56N-1E TAX 35 S OF CREEK TAX 98 & 114
Location:	The project site is located off Highway 200 and Mariner Way in Section 01, Township 56 North, Range 01 East, Boise-Meridian, Idaho.
Parcel Number:	RP56N01E018001A
Parcel Size:	Approximately 0.951-acres
Applicant and Property Owner:	Riser Creek Marina General Trust PO Box 24 Hope, ID 83836
Project Representatives:	Jon King and Toby Carlson
Application filed:	October 16, 2024
Notice provided:	Mail: April 29, 2025 Published in newspaper: April 29, 2025
Appendices:	Appendix A: Agency Notice Record of Mailing Appendix B: Zoning Commission Decision Letter Appendix C: Applicant's Letter of Appeal Appendix D: Agency Comments

Figure 1 Proposed Site Plan



Project Summary:

The applicants are requesting a modification to an existing Conditional Use Permit, File C0925-09, for the expansion of the existing commercial marina. The 0.951-acre parcel is zoned Recreation. The project site is located off Highway 200 and Mariner Way in Section 01, Township 56 North, Range 01 East, Boise-Meridian, Idaho.

[illegible]

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

BCRC 12-2.2	Conditional Use Permits
BCRC 12-262	Appeals From Final Decision of Zoning Commission
BCRC 12-266	Modification of Terms and Conditions of Permit Approval
BCRC 12-335	Public Use Table; Marinas
BCRC 12-412	Density and Dimensional Standards; Recreation Zone
BCRC 12-420	General Standards
BCRC 12-421	Performance Standards for All Uses
BCRC 12-4.4	Sign Standards
BCRC 12-4.5	Design Standards
BCRC 12-4.6	Landscaping and screening standards
BCRC 12-711	Shoreline setbacks
BCRC 12-712	Fence Restrictions near Water
BCRC 12-713	Impervious surface standards near the water
BCRC 12-714	Shoreline vegetative buffer
BCRC 12-7.2	Grading, storm water management and erosion control
BCRC 12-7.3	Wetlands
BCRC 12-7.4	Wildlife
BCRC 12-7.5	Flood Damage Prevention
BCRC 12-7.6	Hillsides

Background:

A. Site data:

- The subject parcel is currently developed with multiple structures; residential and accessory
- Unplatted
- Area of the property is approximately 0.951-acres.
- Site is zoned Recreation.
- Site has a land use designation of Resort Community.

B. Access:

- The site is accessed off Highway 200, a State of Idaho owned and maintained public right-of-way, and Mariner Way, a privately owned and maintained road.

C. Environmental factors:

- Site does contain mapped slopes of over 30% grade. (United States Geological Survey)
- Site does contain mapped wetlands. (United States Fish and Wildlife Services)
- Site contains Bonner silt loam, cool, 0 to 4 percent slopes and Colburn very fine sandy loam, 0 to 4 percent slopes, both are considered prime farmland.
- Site does contain frontage to mapped waterbodies (Lake Pend Oreille and Riser Creek). (National Hydrography Dataset)
- Parcel is located within SFHA Zone AE, per FIRM Panel 16017C1000E, Effective Date 11/18/2009. (Federal Emergency Management Agency)
- Site does not contain critical wildlife areas as identified by any local, state or federal agencies.

D. Services:

- Water: Individual Well
- Sewage: Bioclear Sewer
- Fire: Sam Owen Fire District
- Power: Avista Utilities
- School District: Lake Pend Oreille School District #84

E. Comprehensive Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Use & Density
Site	Resort Community	Recreation	Residential and Marina; 0.951-acre
North	Resort Community	Rural 5	2.58-acres, residential
East	Resort Community	Rural 5	4 parcels from 0.72-7.00-acres, residential
South	Resort Community	C / REC/ RSC	2.45-acres, Existing Marina; 1.15-acres, storage
West	Lake Pend Oreille	Lake Pend Oreille	Lake Pend Oreille

Agency Review and Public Comments

Agencies and Taxing Districts Were Notified of this Request on April 29, 2025. A Full List Can Be Found in Appendix A.

The following agencies replied with comments:

Idaho Department of Environmental Quality
Idaho Transportation Department
Idaho Department of Water Resources
Panhandle Health District (5.6.25)

The following agencies replied with “No Comment”:

Idaho Department of Fish and Game
Panhandle Health District
US Forest Service
Kootenai-Ponderay Sewer District

No other agencies replied.

As of the date of this staff report, public comments have been received.

Standards Review and Analysis:

BCRC 12-266 specifies that the Commission shall consider the proposed modification in accordance with the requirements for the original permit application and shall confine the review to the proposed modification.

ANALYSIS AGAINST THE BONNER COUNTY REVISED CODE:

- **BCRC 12-220**, et seq., Conditional Use Permit, Application and Standards:

Staff: The application was received on October 16, 2024.

BCRC 12-335 Public Use Table

Use	Zoning District								
	F	A/F	R	S	C	I	RSC	REC	AV
Docks and marinas, community, upland accommodations (5), (6), (7)					C			C	

(5) Sufficient land area is required to accommodate the proposed use, and the use and any appurtenant structures shall be so arranged on the land as to minimize any adverse

effects on surrounding properties. The use shall not create particular hazards to adjacent properties.

Staff: The parcel is approximately 0.951-acres in size. The parcel appears to have sufficient area for the existing use and the proposed expansion. The parcel is split by Highway 200, creating a western side and an eastern side. It does not appear that any appurtenance, existing or proposed, would affect any of the surrounding properties. Furthermore, Bonner County Revised Code has setbacks from rights-of-way, easements, property lines, and shorelines. However, the applicant has requested a deviation from the waterfront setback to accommodate a bath house; 32 feet where 40 feet is required from Lake Pend Oreille and 32 feet where 75 feet is required from Riser Creek. The applicant has additionally requested a 103% bulk expansion of an existing structure to construct a Caretaker's Quarters, which is permitted in BCRC 12-337 Accessory Use Table. **SEE CONDITIONS OF APPROVAL AND FINDINGS OF FACT.**

(6) Specified conditions with respect to emissions of noise, light, glare, smoke, odor, dust, particulate matter, vibrations or hours of operation may be prescribed differently from those required in a given district, as to be compatible with other applicable State and Federal standards.

Staff: It does not appear that the use will increase emissions of noise, light, glare, smoke, odor, dust, particulate matter, or vibrations. Furthermore, Bonner County Revised Code does address these items in BCRC 12-421. The applicant does not specify any hours of operation in their application.

(7) A traffic plan is required describing, at minimum, the method of ingress and egress to the site, traffic circulation within the site, and on premises parking and loading/launching areas.

Staff: The applicant did provide a traffic plan that show adequate ingress and egress areas, traffic circulation within the site, and on premises parking; however there are no loading/launching areas on the property.

BCRC 12-262 Appeal from Final Decision of the Zoning Commission

A. Presentation Of Appeal: Any "affected person", as defined by Idaho Code title 67, chapter 65, may appeal to the Board any final decision by the Zoning Commission/hearing examiner.

B. Filing Time Limit; Fee: Any affected person may file an appeal of the final decision of the Zoning Commission/hearing examiner with the Planning Director within twenty eight (28) days after the final written decision of the Zoning Commission/hearing examiner has been issued. The appellant shall pay the fee required by this title upon filing the appeal. An appeal shall not be considered to be filed until such fee has been paid. Failure to file the appeal within the time limits shall cause automatic dismissal of the appeal.

C. Notice Of Appeal Contents: The notice of appeal shall be detailed in writing and shall provide the grounds for the appeal. The grounds for appeal shall be that the decision of the commission or hearing examiner was at a minimum one of the following:

1. In violation of constitutional or statutory provisions;
2. In excess of the statutory authority of the commission or hearing examiner;
3. Made upon unlawful procedure;
4. Arbitrary, capricious or an abuse of discretion; or
5. Not supported by substantial evidence on the record as a whole.

D. Procedures For Consideration Of Appeal:

1. Within sixty (60) days of the receipt of the appeal, the Board shall conduct a public hearing. The hearing shall be conducted in the same manner using the same standards, as if the Board had original jurisdiction to hear the application.

2. Upon consideration, the Board may affirm, reverse, or modify the decision of the Zoning Commission/hearing examiner, after compliance with applicable procedural standards.

3. The decision of the Board shall be final, and any further recourse shall be as provided by law.

E. Applicability: The appeal process shall be coordinated with administration of land use ordinances. The procedures for appeal set forth herein shall be applied in a manner which is consistent with the zoning, subdivision and related land use ordinances of Bonner County.

Staff: At the March 20, 2025 hearing, the Zoning Commission unanimously approved the proposed modification of C997-16 with conditions. The Commission issued its written decision on March 25, 2025.

On April 22, 2025, the applicants submitted a timely appeal challenging Condition B-4 of the decision, which states:

"Approval from Idaho Department of Environmental Quality for a public water system shall be obtained. Alternatively, documentation from Idaho Department of Environmental Quality stating that a public water system is not required shall be provided to the Planning Department."

The applicants contend that this condition is not supported by substantial evidence in the record as a whole. The appeal was filed within the 28-day appeal period and was accompanied by the required fee. All procedural requirements for filing the appeal have been satisfied.

BCRC 12-420 General Standards

Staff:

- The project does not propose additional density on the property to accommodate or house greater number of families than permitted by the standards of Bonner County Revised Code.
- The project is not proposing development to occupy a greater percentage of lot area than allowed by the standards of the Bonner County Revised Code, Title 12.
- The applicant is not proposing any deviation to open space, yard requirements or parking spaces.
- The property is accessed by Highway 200, a State of Idaho owned and maintained public right-of-way, and Mariner Way, a privately owned and maintained road.

- The project does not propose any screening or fences. This standard appears to not be applicable.
- Currently, the project proposes no parking or storage of vehicles that are not in operating condition or that have not been used for a period of six months in conjunction with the requested uses.
- 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.
- The subject site is not a corner lot. The standards for visibility do not apply for this lot.
- 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, unless authorized by Bonner County.
- This project does propose conversion of an existing structure to accommodate an increased number of dwelling units; however, the property will not have more residential structures than allowed and has requested a deviation to allow for a 103% bulk expansion of the existing structure, as it is located within the setback to Highway 200. **SEE CONDITIONS OF APPROVAL AND FINDINGS OF FACT**

BCRC 12-421 Performance Standards for All Uses:

Staff:

- The project proposes no activity involving the use or storage of flammable or explosive materials on or off site.
- The project proposes no activity involving emittance of harmful radioactivity or electrical disturbance.
- The project proposes no activity that is likely to exceed the permitted noise levels at the property line.
- The project does not propose any activities that would seem to contribute to air or water pollution. Idaho Department of Environmental Quality did comment on this file, stating the potential need for an approved public water system to serve the proposed bathhouse. The applicants, as part of their appeal, have asserted that they will have no intention of providing water to the public. Idaho Department of Environmental Quality has yet to comment on this new proposal. A suggested Condition of Approval would be "There shall be no public water service to any facilities associated with the marina use, including, but not limited to, docks, accessory buildings, and bathhouses, with the exception of the Caretaker's Unit. Any change in water service will require a Conditional Use Permit for a Public Utility Facility and approvals from the applicable agencies, such as Idaho Department of Environmental Quality, Idaho Department of Water Resources, and/or Panhandle Health District. A fire suppression system, as approved by the applicable fire district, may be provided but shall be limited to use by said fire department for emergencies." **SEE CONDITIONS OF APPROVAL.**
- The applicants are proposing a black water pump-out station on the proposed docks for customers to pump their boats. The Zoning Commission added the following

condition: "The pump-out station located on the dock shall be approved by the jurisdiction having authority such as Panhandle Health District or Idaho Department of Environmental Quality" Bonner County does not have jurisdiction over waterward structures. All approvals shall be received by the applicable agencies. **SEE CONDITIONS OF APPROVAL.**

BCRC 12-4.3 Parking standards

Staff: Marinas are required to have 0.5 spaces per boat slip, of which 25% of the spaces shall be tandem spaces. The applicant is requesting to expand the use to include a total of 3 boat slips, and mooring space for 13 boats. According to the applicant's parking plan, the parcel has 6 spaces on the western portion of the property, 2 of which are tandem spaces, and 12 parking spaces on the eastern portion of the property, with 2 of those being tandem spaces. In total, the applicants are proposing 18 total parking spaces, with 4 of those being tandem spaces. The applicants would be required to have a minimum of 7 spaces, 3 of which to be tandem spaces. This parking plan appears to meet the requirements of this standard.

BCRC 12-4.4 Sign standards

Staff: The applicant is not proposing a sign for this use. Any signs shall meet setbacks provided in BCRC 12-4.1 and the applicant shall apply for a Building Location Permit.

BCRC 12-4.5 Design standards

Staff: This standard is not applicable to this proposal.

BCRC 12-4.6 Landscaping and screening standards

Staff: The existing vegetation appears to be sufficient for this use.

BCRC 12-711 Shoreline setbacks

Staff: There are existing structures within the CUP, and shown on the submitted sit plan, that do not meet the required 40 foot shoreline setback. Per the applicant, these structures were built pre-2008. Modification or reconstruction of these structures shall be in accordance with BCRC 12-344 and 12-711. All new development shall meet the standards of this section. The applicant has proposed a bath house on the property that would be at 32 feet where 40 feet is required from Lake Pend Oreille and where 75 feet is required from Riser Creek. **SEE CONDITIONS OF APPROVAL AND FINDINGS OF FACT.**

BCRC 12-712 Fence Restrictions near Water:

Staff: The proposed modification does not propose addition of fences near water through this project. The standards of this section do not apply.

BCRC 12-713 Impervious Surface standards near the water

The maximum "impervious surface", as defined in section 12-809 of this title, within "shore land" areas, as defined in section 12-819 of this title, which are defined as those lands extending landward for two hundred feet (200') in all directions as measured on a horizontal plane from any shoreline, shall be thirty five percent (35%).

Staff: The applicant appears to propose additional impervious. The applicant has not provided a calculation of impervious surface. According to the original permit, the impervious surface is limited to 25% of the shoreland of this project. Prior to issuance of this permit, if approved, the applicant shall provide an impervious surface calculation of the property, calculated by an Idaho Licensed Engineer or Surveyor. **SEE CONDITIONS OF APPROVAL**

BCRC 12-714 Shoreline vegetative buffer

Staff: No additional ground disturbing activities are proposed to take place within the 40' vegetative buffer area. Any ground disturbing activities shall comply with this section. **SEE CONDITIONS OF APPROVAL**

BCRC 12-7.2, Grading, Stormwater Management and Erosion Control

Staff: The request for this modification of the original Conditional Use permit appears to result in the creation of additional impervious surface. Therefore, the standards of this section may apply to this project. The applicant shall provide an impervious surface calculation that does not exceed 25% of the shoreland area, as required in the original approval of this Conditional Use Permit. The expansion of the impervious surface area will require a stormwater plan prepared by an Idaho Licensed Engineer. **SEE CONDITIONS OF APPROVAL**

BCRC 12-7.3 Wetlands

Staff: The site contains mapped wetlands as shown on the National Wetland Inventory maps. Any development proposed in conjunction with this Conditional Use Permit is required to meet the standards of BCRC 12-7.3 prior to the start of development on site. **SEE CONDITIONS OF APPROVAL.**

BCRC 12-7.4 Wildlife

Staff: This request for modification does not propose a new subdivision. Therefore, the standards of this section do not apply to this project.

BCRC 12-7.5 Flood Damage Prevention

Staff: The Bonner County Floodplain Manager commented on March 13, 2025, Project will require a Floodplain Development Permit (FDP) prior to the start of any development activity associated with the proposed project." **SEE CONDITIONS OF APPROVAL**

BCRC 12-7.6 Hillsides

Staff: Site contains mapped steep slope of over 30% grade. Any development on site located within or in proximity of the areas of steep slopes is required to meet the standards of BCRC 12-7.6 prior to start of development on site.

COMPREHENSIVE PLAN ANALYSIS:

Comprehensive Plan Analysis:

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 modification. As of the date of this staff report, Bonner County has received 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 within East Hope's Area of 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 Lake Pend Oreille School District #84 and Lake Pend Oreille School Transportation that serves the property were notified of the proposed Conditional Use Permit. Lake Pend Oreille School District did not comment as to how an expansion to this marina would or would not adversely impact the district's ability to provide adequate school services (and facilities) for new and existing students. The Transportation department did not provide a comment. 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: This is a proposal for the expansion of a commercial marina. This project is supported by policy 3 of this component, as it allows for commercial development and requires standards to ensure that this use is appropriate for the area. The proposed Conditional Use Permit does not appear to conflict with the remaining 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 Recreation zone does allow for some commercial and industrial uses, either unconditionally or conditionally permitted, per BCRC 12-3.3. The proposed use is considered a "public use".

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. This project does not appear to be in conflict with the policies of this component.

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 located in a mapped floodplain. Any areas located within the floodplain shall obtain a Floodplain Development Permit. 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. **SEE CONDITIONS OF APPROVAL.**

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 sewer service. The applicant shall not provide any water services to the public, in accordance with the proposed Condition of Approval. The parcel has services, including electricity provided by Avista, Bonner County EMS & Sheriff, and Sam Owen Fire District; all of which were routed for comment and did not respond as to how this Conditional Use Permit could affect their services. 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 could potentially grow with the expansion of this marina.

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: This proposal does not appear to 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.

Planner's Initials: **AF** Date: **May 22, 2025**

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 Board of County Commissioners:

MOTION TO UPHOLD: I move to uphold the Zoning Commission's decision and approve this project requesting a modification of a previously approved Bonner County Conditional Use Permit, File No. C925-09 issued in 2010 to modify the Conditions of Approval pertaining to: parking spaces, boat slips, deviations of setbacks and bulk expansion of a legal non-conforming structure, located in Section 1, Township 56 North, Range 1 East, Boise-Meridian, finding that it is not in conflict with the policies of the Bonner County Comprehensive Plan and the Bonner County Revised Code as enumerated in the following **Conclusions of Law:**

1. The proposed conditional use permit **is not** in conflict with the policies of the Bonner County Comprehensive Plan.
2. This proposal was reviewed for compliance with the criteria and standards set forth at BCRC Title 12, Chapter 2, Subchapter 2.2 Conditional Use Permits; Chapter 4 Development Standards and Chapter 7 Environmental Standards. The proposal **is** in accord with the Bonner County Revised Code.
3. The proposed use **will not** create a hazard or 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 move to 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 motion, have the Chair sign, and transmit to all interested parties. The action that could be taken to obtain this modification of the Conditional Use Permit C925-09 is to complete the Conditions of Approval as adopted. This action does not result in a taking of private property.

MOTION TO REVERSE: I move reverse the decision of the Zoning Commission and deny this project FILE MOD0006-24 requesting a modification of a previously approved Bonner County Conditional Use Permit, File No. C925-09 issued in 2010 to modify the Conditions of Approval pertaining to: parking spaces, boat slips, deviations of setbacks and bulk expansion of a legal non-conforming structure, located in Section 1 Township 56 North, Range 1 East, Boise-Meridian finding that it is in conflict with the policies of the Bonner County Comprehensive Plan and the Bonner County Revised Code as enumerated in the following **Conclusions of Law:**

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

2. This proposal was reviewed for compliance with the criteria and standards set forth at BCRC Title 12, Chapter 2, Subchapter 2.2 Conditional Use Permits; Chapter 4 Development Standards and Chapter 7 Environmental Standards. The proposal **is/ is not** in accord with the Bonner County Revised Code.
3. The proposed use **will not/ will** create a hazard or will not be dangerous to persons on or adjacent to the property.

The decision is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. I further move to adopt the findings of fact and conclusions of law as amended during this hearing and direct planning staff to draft written findings and conclusions to reflect this motion, have the Chairman sign, 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. Appeal the Zoning Commission's decision to the County Commissioners.

MOTION TO AMEND: I move to amend the Zoning Commission's decision and approve this project requesting a modification of a previously approved Bonner County Conditional Use Permit, File No. C925-09 issued in 2010 to modify the Conditions of Approval pertaining to: parking spaces, boat slips, deviations of setbacks and bulk expansion of a legal non-conforming structure, **[ENTER MODIFICATION TO DECISION HERE]** located in Section 1, Township 56 North, Range 1 East, Boise-Meridian, finding that it is not in conflict with the policies of the Bonner County Comprehensive Plan and the Bonner County Revised Code as enumerated in the following **Conclusions of Law**:

1. The proposed conditional use permit **is not** in conflict with the policies of the Bonner County Comprehensive Plan.
2. This proposal was reviewed for compliance with the criteria and standards set forth at BCRC Title 12, Chapter 2, Subchapter 2.2 Conditional Use Permits; Chapter 4 Development Standards and Chapter 7 Environmental Standards. The proposal **is** in accord with the Bonner County Revised Code.
3. The proposed use **will not** create a hazard or 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 move to 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 motion, have the Chair sign, and transmit to all interested parties. The action that could be taken to obtain this modification of the Conditional Use Permit C925-09 is to complete the Conditions of Approval as adopted. This action does not result in a taking of private property.

Findings of Facts:

1. The applicants have requested a modification to a previously approved Conditional Use Permit, C925-09 for a marina.
2. The applicants have requested an expansion of the marina to have a total of 13 mooring spaces.
3. The applicants have proposed 18 parking spaces, 4 of which will be tandem spaces.
4. The proposal includes a request for deviation from waterfront setbacks for a bath house; 32 feet from Lake Pend Oreille where 40 feet is required, and from Riser Creek where 75 feet is required.
5. The proposal includes a request for deviation to allow the expansion of an existing structure to construct a Caretaker's Unit; a 103% bulk expansion.
6. The property is located within FEMA SFHA Zone AE.
7. The property is located off Highway 200, a State of Idaho owned and maintained public right-of-way and Mariner Way, a privately owned and maintained road.
8. The property has frontage to Riser Creek and Lake Pend Oreille.
9. The property does have a permitted encroachment permit from the Idaho Transportation Department off Highway 200.
10. The property is zoned Recreation, where Marinas are conditionally permitted.
11. The applicant has received an amended encroachment permit from the Idaho Department of Lands for the docks to be used for the marina expansion.
12. The applicant is proposing a sewage pump-out on the dock for use by marina customers, which will require approval from the applicable authority such as DEQ and/or Panhandle Health District.
13. The applicant will not provide water to the public.
14. Bonner County does not have jurisdiction over waterward improvements.

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** This Conditional Use Permit shall not supersede deed restrictions.
- A-3** All county setbacks shall be met, unless otherwise noted in this modification.
- A-4** The Modification of this 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-5** The applicant shall install prior to ground disturbing activities all temporary erosion control measures as designed and approved. The applicant shall provide to the Planning Department prior to ground disturbing activities a signed statement from the project engineer or design professional stating that these measures have been installed as per the design specifications as approved. The applicant shall install upon completing ground disturbing activities and shall maintain thereafter all permanent erosion control and stormwater management measures as designed and approved. The applicant shall provide to the Planning Department upon completing ground disturbing activities a signed statement from the project engineer or design professional stating that these measures have been installed as per the design specifications as approved.
- A-6** The marina facility shall not include any incidental day use marina operations, such as gas sales, convenience store operations, etc.
- A-7** The marina shall maintain continuing compliance with the performance standards of BCRC 12-421.
- A-8** Total impervious surface within shall not exceed 25% of the shoreland area, as defined.
- A-9** Landscaping shall be provided as shown on the site plan to provide a privacy buffer between the parking areas proposed on the subject property.
- A-10** All proposed structures shall be issued Building Location Permits, if required by Title 11 of Bonner County Revised Code.

A-11 Any modifications to this project shall be subject to standards set forth in Title 12, Bonner County Revised Code.

A-12 18 parking spaces must be designated for the marina use, 4 of which shall be tandem spaces.

A-13 Any development proposed in conjunction with this Conditional Use Permit is required to meet the standards of BCRC 12-7.3, Wetlands, prior to the start of development on site.

Conditions to be Met Prior to Issuance

B-1 A separate site plan showing 25% impervious surface shall be provided. Alternatively, a stormwater plan shall be provided and approved by Bonner County.

B-2 A Floodplain Development Permit shall be applied for encompassing all improvements proposed in this project.

B-3 A separate site plan clearly marking all existing and proposed structures shall be provided by the applicant.

B-4 Approval from Idaho Department of Environmental Quality for a public water system shall be obtained. Alternatively, documentation from Idaho Department of Environmental Quality stating that a public water system is not required shall be provided to the Planning Department.

B-5 The pump-out station located on the dock shall be approved by the jurisdiction having authority such as Panhandle Health District or Idaho Department of Environmental Quality.

SUGGESTED CONDITIONS FOR MODIFICATION OF THE DECISION:

Remove Condition B-4, and adopt the following:

A-14 There shall be no public water service to any facilities associated with the marina use, including, but not limited to, docks, accessory buildings, and bathhouses, with the exception of the Caretaker's Unit. Any change in water service will require a Conditional Use Permit for a Public Utility Facility and approvals from the applicable agencies, such as Idaho Department of Environmental Quality, Idaho Department of Water Resources, and/or Panhandle Health District. A fire suppression system, as approved by the applicable fire district, may be provided but shall be limited to use by said fire department for emergencies.

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

APPENDIX A – AGENCY NOTICE RECORD OF MAILING

RECORD OF MAILING

Page 1 of 1

File No.: M O D 0 0 0 6 - 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 **29th** day of April **2025** —



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

APPENDIX B – ZONING COMMISSION DECISION LETTER



Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (866) 537-4935

Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov

March 25, 2025

From: Zoning Commission

To: Riser Creek Marina General Trust
PO Box 24
Hope, ID 83836

Subject: File MOD0006-24 – Modification of Conditional Use Permit (C0925-09)

The Zoning Commission at the March 20, 2025, public hearing approved the referenced application.

MOTION TO APPROVE: Commissioner Burkamp made a motion to approve this project requesting a modification of a previously approved Bonner County Conditional Use Permit, File No. C925-09 issued in 2010 to modify the Conditions of Approval pertaining to: parking spaces, boat slips, deviations of setbacks and bulk expansion of a legal non-conforming structure, located in Section 1 Township 56 North, Range 1 East, Boise-Meridian, finding that it is not in conflict with the policies of the Bonner County Comprehensive Plan and the Bonner County Revised Code as enumerated in the following **Conclusions of Law**:

1. The proposed conditional use permit **is not** in conflict with the policies of the Bonner County Comprehensive Plan.
2. This proposal was reviewed for compliance with the criteria and standards set forth at BCRC Title 12, Chapter 2, Subchapter 2.2 Conditional Use Permits; Chapter 4 Development Standards and Chapter 7 Environmental Standards. The proposal **is** in accord with the Bonner County Revised Code.
3. The proposed use **will not** create a hazard or 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. Commissioner Burkamp further moved to 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 motion, have the Chairman sign, and transmit to all interested parties. The action that could be taken to obtain this modification of the Conditional Use Permit C925-09 is to complete the

Conditions of Approval as adopted. This action does not result in a taking of private property.

Findings of Facts:

1. The applicants have requested a modification to a previously approved Conditional Use Permit, C925-09 for a marina.
2. The applicants have requested an expansion of the marina to have a total of 13 mooring spaces.
3. The applicants have proposed 18 parking spaces, 4 of which will be tandem spaces.
4. The proposal includes a request for deviation from waterfront setbacks for a bath house; 32 feet from Lake Pend Oreille where 40 feet is required, and from Riser Creek where 75 feet is required.
5. The proposal includes a request for deviation to allow the expansion of an existing structure to construct a Caretaker's Unit; a 103% bulk expansion.
6. The property is located within FEMA SFHA Zone AE.
7. The property is located off Highway 200, a State of Idaho owned and maintained public right-of-way and Mariner Way, a privately owned and maintained road.
8. The property has frontage to Riser Creek and Lake Pend Oreille.
9. The property does have a permitted encroachment permit from the Idaho Transportation Department off Highway 200.
10. The property is zoned Recreation, where Marinas are conditionally permitted.
11. The applicant has received an amended encroachment permit from the Idaho Department of Lands for the docks to be used for the marina expansion.
12. The applicant is proposing a sewage pump-out on the dock for use by marina customers.

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** This Conditional Use Permit shall not supersede deed restrictions.
- A-3** All county setbacks shall be met, unless otherwise noted in this modification.
- A-4** The Modification of this 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-5** The applicant shall install prior to ground disturbing activities all temporary erosion control measures as designed and approved. The applicant shall provide to the Planning Department prior to ground disturbing activities a signed statement from the project engineer or design professional stating that these measures have been installed as per the design specifications as approved. The applicant shall install upon completing ground disturbing activities and shall maintain thereafter all permanent erosion control and stormwater management measures as designed and approved. The applicant shall provide to the Planning Department upon completing ground disturbing activities a signed statement from the project engineer or design professional stating that these measures have been installed as per the design specifications as approved.
- A-6** The marina facility shall not include any incidental day use marina operations, such as gas sales, convenience store operations, etc.
- A-7** The marina shall maintain continuing compliance with the performance standards of BCRC 12-421.
- A-8** Total impervious surface within shall not exceed 25% of the shoreland area, as defined.
- A-9** Landscaping shall be provided as shown on the site plan to provide a privacy buffer between the parking areas proposed on the subject property.
- A-10** All proposed structures shall be issued Building Location Permits, if required by Title 11 of Bonner County Revised Code.
- A-11** Any modifications to this project shall be subject to standards set forth in Title 12, Bonner County Revised Code.
- A-12** 18 parking spaces must be designated for the marina use, 4 of which shall be tandem spaces.

A-13 Any development proposed in conjunction with this Conditional Use Permit is required to meet the standards of BCRC 12-7.3, Wetlands, prior to the start of development on site.

Conditions to be Met Prior to Issuance

- B-1** A separate site plan showing 25% impervious surface shall be provided. Alternatively, a stormwater plan shall be provided and approved by Bonner County.
- B-2** A Floodplain Development Permit shall be applied for encompassing all improvements proposed in this project.
- B-3** A separate site plan clearly marking all existing and proposed structures shall be provided by the applicant.
- B-4** Approval from Idaho Department of Environmental Quality for a public water system shall be obtained. Alternatively, documentation from Idaho Department of Environmental Quality stating that a public water system is not required shall be provided to the Planning Department.
- B-5** The pump-out station located on the dock shall be approved by the jurisdiction having authority such as Panhandle Health District or Idaho Department of Environmental Quality.

Commissioner Clark seconded the motion.

ROLL CALL VOTE

Commissioner Poulson	AYE
Commissioner Clark	AYE
Commissioner Blaser	AYE
Commissioner Burkamp	AYE
Commissioner Marble	AYE

VOTED upon and the Chair declared the motion carried, unanimously.

Please contact the Planning Department if you have any questions.

Sincerely,

A handwritten signature in blue ink, consisting of several overlapping, sweeping strokes that form a stylized, cursive-like shape.

Jacob Marble, Chair
Bonner County Zoning Commission

APPENDIX C- APPLICANT'S LETTER OF APPEAL

NOTICE OF APPEAL

RECEIVED

APR 22 2025

Bonner County
Planning Department

April 21, 2025

To: Bonner County Planning Department
Bonner County Zoning Commission

From: Riser Creek Marina

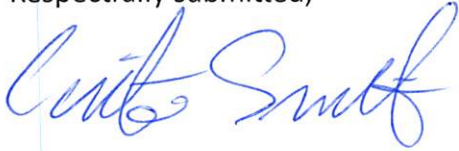
Subject: Notice of Appeal, File MOD0006-24: Riser Creek Marina
Modification of Conditional Use Permit

Riser Creek Marina General Trust (Riser Creek) hereby gives notice of appeal to the Bonner County Board of Commissioners of the decision of the Bonner County Planning Commission on March 20, 2025, following the hearing before the Commission.

At the conclusion of that hearing, the Commission identified as a condition to be met prior to issuance of the final Conditional Use Permit that "approval from the Idaho Department of Environmental Quality for a public water system shall be obtained." This condition establishes a use by Riser Creek (that the marina will provide water for the use of marina customers such that Idaho DEQ's requirements for public drinking water systems will be implicated) that was not intended by Riser Creek in its amendment requests. Riser Creek recognized the possibility that these DEQ requirements might be imposed on it due to the less-than-clear language in its initial application for amendment, and sought prior to the hearing to clear up this ambiguity by submitting a clarification memo November 21, 2024 indicating that "Riser Creek Marina does not intend to provide potable water to the docks." Subsequent conversations with DEQ personnel further clarified regulatory requirements such that Riser Creek determined that it would not provide any water supplies to the docks or to any publicly-accessible marina facility. Despite its intention to do so, Riser Creek did not provide sufficient input to the Zoning Commission to enable the Commission to make a ruling that accurately reflected Riser Creek's intentions with regard to provision of water to marina customers.

Therefore, pursuant to Bonner County, Idaho, Revised Code Section 12-262C.5., Riser Creek Marina asserts that the decision of the Zoning Commission with regard to provision of water to the public is not supported by substantial evidence on the record as a whole, and requests that the Board modify the decision of the Zoning Commission to remove any provision of water to the public by Riser Creek Marina as a permitted use.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Curtis Smith". The signature is fluid and cursive, with the first name "Curtis" written in a larger, more prominent script than the last name "Smith".

Curtis Smith

Riser Creek Marina shall not be allowed to provide water to the public. This provision may be countered or reversed by filing evidence of compliance with the Bonner County Planning Department showing permitting for a qualifying public water system through the Idaho Department of Environmental Quality and/or Panhandle Health Department.

RECEIVED

APR 22 2025

**Bonner County
Planning Department**

APPENDIX D – PUBLIC AGENCY COMMENTS



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Notice of Public Hearing - File MOD0006-24 Rescheduled

1 message

DEQ Comments <deqcomments@deq.idaho.gov>

Thu, Feb 20, 2025 at 2:27 PM

To: Bonner County Planning Department <planning@bonnercountyid.gov>

Per the application, the drinking water system serving this project would meet the definition of a public drinking water system (PWS) serving 25 people 60 days or more per year and must meet the requirements of a transient, non-community PWS under the Idaho Rules for Public Drinking Water Systems (Rules). If the CUP is approved the owner must meet the following requirements prior to developing and serving water to the public:

- The well location and construction must first be assessed and approved by DEQ. If it cannot be approved to meet Idaho Rules, another drinking water site and source must be approved.
- A facility plan and preliminary engineering report (PER) developed by an Idaho licensed professional engineer, which includes relevant requirements listed in IDAPA 58.01.18 Section 500, must be submitted to and approved by DEQ.
- Plans and specifications for the drinking water infrastructure to serve this project must be submitted to DEQ by an Idaho licensed professional engineer and approved by DEQ, and the well pump test must be performed and approved in accordance with DEQ requirements.
- Initial water quality monitoring must be performed.

Contact Katy Baker-Casile or Anna Moody at DEQ in Coeur d'Alene for further information (208) 769-1422

If you have any questions about the comments this project has received please contact:

- Katy Baker-Casile for engineering and wastewater.
- Anna Moody for drinking water.
- Shawn Sweetapple for air quality.
- Kevin Aardahl for remediation or RCRA.
- Robert Steed for surface water and setback requirements.

Thank you-

Idaho Department of Environmental Quality
2110 Ironwood Parkway, Coeur d'Alene, Idaho 83814
Office Line: 208.769.1422

www.deq.idaho.gov

Our mission: To protect human health and the quality of Idaho's air, land, and water.

From: Bonner County Planning Department <planning@bonnercountyid.gov>

Sent: Wednesday, February 19, 2025 8:00 AM

To: Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Assessors Office Group <assessorsgroup@bonnercountyid.gov>; Avista Copr - Jay West <jay.west@avistacorp.com>; Bay Drive Recreation District <kirbymc45@gmail.com>; Bayview Water & Sewer <bwsd637@gmail.com>; BC Airport Manager Dave Schuck <dave.schuck@bonnercountyid.gov>; BC EMS Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Bonner Sheriff <bonnersheriff@bonnerso.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Kootenai - Ronda Whittaker <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Ponderay Kayleigh Miller <klmiller@ponderay.org>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint <cityplanning@sandpointidaho.gov>; cityclerk@spiritlakeid.gov; Coolin Sewer <coolinsewer@gmail.com>; Coolin-Cavanaugh Bay Fire District <coolinfirechief@gmail.com>; DEQ Comments <deqcomments@deq.idaho.gov>; Drainage District #7 Kim Hoodenpyle <kjh5345@gmail.com>; East Bonner Library <vanessa@ebonnerlibrary.org>; East Priest Lake Fire Chief Tom Renzi <ep1fdchief@gmail.com>; Ellisport Bay Sewer District <clerk@ebsewerdistrict.com>; Facilities Director LPOSD #84 <matt.diel@lposd.org>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Granite Reeder Sewer District <granitereeder@gmail.com>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Mike Ahmer <mahmer@idl.idaho.gov>; IDL - Nav. Waters Ryan Zandhuisen <RZandhuisen@idl.idaho.gov>; IDL - Pend Oreille Lake Supervisory <esjoquist@idl.idaho.gov>; dbrown@idl.idaho.gov; IDWR Chase Bell <chase.bell@idwr.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; ITD <D1Permits@itd.idaho.gov>; Jack Schenck Vyve/Northland Cable <Jack.schenck@vyvebb.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kootenai Ponderay Sewer District <CJohnson@kootenaiponderaysewerdistrict.org>; Laclede Water District <LWdistrict@frontier.com>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lakeland Joint School District #272 Jessica Grantham <jessica.grantham@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; North of the Narrows Fire Dept <Huckbay2501@gmail.com>; Northern Lights - Kristin Mettke <kristin.mettke@nli.coop>; Northside Fire District - Karen Quenell <kquenell@northsidefire.org>; Outlet Bay Sewer District <outletbaysewer@gmail.com>; Pend Orielle Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHApplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Priest Lake Translator District - Frankie Dunn <Frankiejduhn@hotmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ruen Yeager <planning@ruenyeager.com>; Sagle Valley Water & Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; joekren@sd83.org; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Schweitzer Fire, Spencer Newton <firedistrict@msn.com>; Selkirk Association of Realtors Danielle <danielle@selkirkaor.com>; Selkirk Fire Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Selkirk Recreation District <selgar@mac.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Spirit Lake Fire Dept. (Debbie Carpenter) <chief@spiritlakefire.com>; Superintendent No. 84 Becky Meyer <becky.meyer@lposd.org>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Syringa Heights Water <allwater49@outlook.com>; Timberlake Fire <kwright@timberlakefire.com>; Trestle Creek Sewer District Janice Best <janicesb@televar.com>; US Fish & Wildlife Services - Christy Johnson Hughes <FW1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>; West Priest Lake Fire Josh Gilbert <WPLFD.Chief@gmail.com>

Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>

Subject: Notice of Public Hearing - File MOD0006-24 Rescheduled

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

The above-named application has been submitted to the Bonner County Planning Department for processing.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections. Please see attached for details.

Thank you,

Jessica Montgomery, Hearing Coordinator

Bonner County Planning Department

(208) 265-1458 x1277



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Notice of Public Hearing - File MOD0006-24-Modification of Conditional Use Permit - Modification to Commercial Marina (C0925-09)

1 message

DEQ Comments <deqcomments@deq.idaho.gov>

Wed, Jan 8, 2025 at 12:31 PM

To: Bonner County Planning Department <planning@bonnercountyid.gov>

Per the application, the drinking water system serving this project would meet the definition of a public drinking water system (PWS) serving 25 people 60 days or more per year and must meet the requirements of a transient, non-community PWS under the Idaho Rules for Public Drinking Water Systems (Rules). If the CUP is approved the owner must meet the following requirements prior to developing and serving water to the public:

- The well location and construction must first be assessed and approved by DEQ. If it cannot be approved to meet Idaho Rules, another drinking water site and source must be approved.
- A facility plan and preliminary engineering report (PER) developed by an Idaho licensed professional engineer, which includes relevant requirements listed in IDAPA 58.01.18 Section 500, must be submitted to and approved by DEQ.
- Plans and specifications for the drinking water infrastructure to serve this project must be submitted to DEQ by an Idaho licensed professional engineer and approved by DEQ, and the well pump test must be performed and approved in accordance with DEQ requirements.
- Initial water quality monitoring must be performed.

Contact Katy Baker-Casile or Anna Moody at DEQ in Coeur d'Alene for further information (208) 769-1422.

If you have any questions about the comments this project has received please contact:

- Katy Baker-Casile for engineering and wastewater.
- Anna Moody for drinking water.
- Shawn Sweetapple for air quality.
- Kevin Aardahl for remediation or RCRA.
- Robert Steed for surface water and setback requirements.

Thank you-

Idaho Department of Environmental Quality
2110 Ironwood Parkway, Coeur d'Alene, Idaho 83814
Office Line: 208.769.1422

www.deq.idaho.gov

Our mission: To protect human health and the quality of Idaho's air, land, and water.

From: Bonner County Planning Department <planning@bonnercountyid.gov>

Sent: Thursday, November 21, 2024 9:00 AM

To: Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Assessors Office Group <assessorsgroup@>

bonnercountyid.gov>; Avista Copr - Jay West <jay.west@avistacorp.com>; Bay Drive Recreation District <kirbymc45@gmail.com>; Bayview Water & Sewer <bwsd637@gmail.com>; BC Airport Manager Dave Schuck <dave.schuck@bonnercountyid.gov>; BC EMS Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Bonner Sheriff <bonnersheriff@bonnerso.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Kootenai - Ronda Whittaker <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Ponderay KayLeigh Miller <klmiller@ponderay.org>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint <cityplanning@sandpointidaho.gov>; <cityclerk@spiritlakeid.gov>; Coolin Sewer <coolinsewer@gmail.com>; Coolin-Cavanaugh Bay Fire District <coolinfirechief@gmail.com>; DEQ Comments <deqcomments@deq.idaho.gov>; Drainage District #7 Kim Hoodenpyle <kjh5345@gmail.com>; East Bonner Library <vanessa@ebonnerlibrary.org>; East Priest Lake Fire Chief Tom Renzi <eplfdchief@gmail.com>; Ellisport Bay Sewer District <clerk@ebsewerdistrict.com>; Facilities Director LPOSD #84 <matt.diel@lposd.org>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Granite Reeder Sewer District <granitereeder@gmail.com>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Mike Ahmer <mahmer@idl.idaho.gov>; IDL - Nav. Waters Ryan Zandhuisen <RZandhuisen@idl.idaho.gov>; IDL - Pend Oreille Lake Supervisory <esjoquist@idl.idaho.gov>; <dbrown@idl.idaho.gov>; IDWR Chase Bell <chase.bell@idwr.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; ITD <D1Permits@itd.idaho.gov>; Jack Schenck Vyve/Northland Cable <Jack.schenck@vyvebb.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kootenai Ponderay Sewer District <CJohnson@kootenaiponderaysewerdistrict.org>; Laclede Water District <LWdistrict@frontier.com>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lakeland Joint School District #272 Jessica Grantham <jessica.grantham@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; North of the Narrows Fire Dept <Huckbay2501@gmail.com>; Northern Lights - Kristin Mettke <kristin.mettke@nli.coop>; Northside Fire District - Karen Quenell <kquenell@northsidefire.org>; Outlet Bay Sewer District <outletbaysewer@gmail.com>; Pend Orielle Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EApplications@phd1.idaho.gov>; Priest Lake Public Library District <plpliblibrary@hotmail.com>; Priest Lake Translator District - Frankie Dunn <Frankiejedunn@hotmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ruen Yeager <planning@ruenyeager.com>; Sagle Valley Water & Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; <joekren@sd83.org>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Schweitzer Fire, Spencer Newton <firedistrict@msn.com>; Selkirk Association of Realtors Danielle <danielle@selkirkraor.com>; Selkirk Fire Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Selkirk Recreation District <selgar@mac.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Spirit Lake Fire Dept. (Debbie Carpenter) <chief@spiritlakefire.com>; Superintendent No. 84 Becky Meyer <becky.meyer@lposd.org>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Syringa Heights Water <allwater49@outlook.com>; Timberlake Fire <kwright@timberlakefire.com>; Trestle Creek Sewer District Janice Best <janicesb@televar.com>; US Fish & Wildlife Services - Christy Johnson Hughes <FW1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>; West Priest Lake Fire Josh Gilbert <WPLFD.Chief@gmail.com>

Subject: Notice of Public Hearing - File MOD0006-24-Modification of Conditional Use Permit - Modification to Commercial Marina (C0925-09)

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

The above-named application has been submitted to the Bonner County Planning Department for processing.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections. Please see attached for details.

Thank you,

Jessica Montgomery, Hearing Coordinator

1/8/25, 12:41 PM

Bonner County Mail - [EXT SENDER] RE: Notice of Public Hearing - File MOD0006-24-Modification of Conditional Use Permit - Mo...

Bonner County Planning Department

(208) 265-1458 x1277



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Notice of Public Hearing - File MOD0006-24 Rescheduled

1 message

Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>
To: Bonner County Planning Department <planning@bonnercountyid.gov>

Tue, Mar 11, 2025 at 9:32 AM

Hi Jessica,

The Idaho Department of Fish and Game does not have any comments to submit for this application.

Thank you for the opportunity to review and comment,

Merritt Horsmon

Regional Technical Assistance Manager

Panhandle Region

2885 W. Kathleen Ave.

Coeur d'Alene, ID 83815

208.769.1414 office

208.251.4509 mobile

merritt.horsmon@idfg.idaho.gov



From: Bonner County Planning Department <planning@bonnercountyid.gov>

Sent: Wednesday, February 19, 2025 8:00 AM

To: Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Assessors Office Group <assessorsgroup@bonnercountyid.gov>; Avista Copr - Jay West <jay.west@avistacorp.com>; Bay Drive Recreation District <kirbymc45@gmail.com>; Bayview Water & Sewer <bwsd637@gmail.com>; BC Airport Manager Dave Schuck <dave.schuck@bonnercountyid.gov>; BC EMS Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Bonner Sheriff <bonnersheriff@bonnerso.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover

<cityclerk@cityofdoveridaho.org>; City of East Hope <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Kootenai - Ronda Whittaker <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Ponderay Kayleigh Miller <klmiller@ponderay.org>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint <cityplanning@sandpointidaho.gov>; cityclerk@spirittlakeid.gov; Coolin Sewer <coolinsewer@gmail.com>; Coolin-Cavanaugh Bay Fire District <coolinfirechief@gmail.com>; DEQ Comments <deqcomments@deq.idaho.gov>; Drainage District #7 Kim Hoodenpyle <kjh5345@gmail.com>; East Bonner Library <vanessa@ebonnerlibrary.org>; East Priest Lake Fire Chief Tom Renzi <epbfdchief@gmail.com>; Ellisport Bay Sewer District <clerk@ebsewerdistrict.com>; Facilities Director LPOSD #84 <matt.diel@lposd.org>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Granite Reeder Sewer District <granitereeder@gmail.com>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Mike Ahmer <mahmer@idl.idaho.gov>; IDL - Nav. Waters Ryan Zandhuisen <RZandhuisen@idl.idaho.gov>; IDL - Pend Oreille Lake Supervisory <esjoquist@idl.idaho.gov>; dbrown@idl.idaho.gov; IDWR Chase Bell <chase.bell@idwr.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; ITD <D1Permits@itd.idaho.gov>; Jack Schenck Vyve/Northland Cable <Jack.schenck@vyvebb.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kootenai Ponderay Sewer District <CJohnson@kootenaiponderaysewerdistrict.org>; Laclede Water District <LWDistrict@frontier.com>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lakeland Joint School District #272 Jessica Grantham <jessica.grantham@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; North of the Narrows Fire Dept <Huckbay2501@gmail.com>; Northern Lights - Kristin Mettke <kristin.mettke@nli.coop>; Northside Fire District - Karen Quenell <kquenell@northsidefire.org>; Outlet Bay Sewer District <outletbaysewer@gmail.com>; Pend Orielle Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHApplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Priest Lake Translator District - Frankie Dunn <Frankiejdunn@hotmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ruen Yeager <planning@ruenyeager.com>; Sagle Valley Water & Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; joekren@sd83.org; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Schweitzer Fire, Spencer Newton <firedistrict@msn.com>; Selkirk Association of Realtors Danielle <danielle@selkirkaor.com>; Selkirk Fire Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Selkirk Recreation District <selgar@mac.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Spirit Lake Fire Dept. (Debbie Carpenter) <chief@spirittlakefire.com>; Superintendent No. 84 Becky Meyer <becky.meyer@lposd.org>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Syringa Heights Water <allwater49@outlook.com>; Timberlake Fire <kwright@timberlakefire.com>; Trestle Creek Sewer District Janice Best <janicesb@televar.com>; US Fish & Wildlife Services - Christy Johnson Hughes <FW1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>; West Priest Lake Fire Josh Gilbert <WPLFD.Chief@gmail.com>

Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>

Subject: Notice of Public Hearing - File MOD0006-24 Rescheduled

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The above-named application has been submitted to the Bonner County Planning Department for processing.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections. Please see attached for details.

Thank you,

Jessica Montgomery, Hearing Coordinator

Bonner County Planning Department

(208) 265-1458 x1277



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Notice of Public Hearing - File MOD0006-24-Modification of Conditional Use Permit - Modification to Commercial Marina (C0925-09)

1 message

Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>

Tue, Dec 17, 2024 at 2:57 PM

To: Bonner County Planning Department <planning@bonnercountyid.gov>

Hi Jessica,

The Idaho Department of Fish and Game does not have any comments to submit for this application.

Thank you for the opportunity to review and comment,

Merritt Horsmon

Regional Technical Assistance Manager

Panhandle Region

2885 W. Kathleen Ave.

[Coeur d'Alene, ID 83815](#)

208.769.1414 office

208.251.4509 mobile

merritt.horsmon@idfg.idaho.gov**From:** Bonner County Planning Department <planning@bonnercountyid.gov>**Sent:** Thursday, November 21, 2024 9:00 AM**To:** Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Assessors Office Group <assessorsgroup@bonnercountyid.gov>; Avista Copr - Jay West <jay.west@avistacorp.com>; Bay Drive Recreation District <kirbymc45@gmail.com>; Bayview Water & Sewer <bwsd637@gmail.com>; BC Airport Manager Dave Schuck <dave.schuck@bonnercountyid.gov>; BC EMS Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Bonner Sheriff <bonnersheriff@bonnerso.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle

<quaylelanduseconsulting@gmail.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Kootenai - Ronda Whittaker <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Ponderay Kayleigh Miller <klmiller@ponderay.org>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint <cityplanning@sandpointidaho.gov>; cityclerk@spiritlakeid.gov; Coolin Sewer <coolinsewer@gmail.com>; Coolin-Cavanaugh Bay Fire District <coolinfirechief@gmail.com>; DEQ Comments <deqcomments@deq.idaho.gov>; Drainage District #7 Kim Hoodenpyle <kjh5345@gmail.com>; East Bonner Library <vanessa@ebonnerlibrary.org>; East Priest Lake Fire Chief Tom Renzi <epldchief@gmail.com>; Ellisport Bay Sewer District <clerk@ebsewerdistrict.com>; Facilities Director LPOSD #84 <matt.diel@lposd.org>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Granite Reeder Sewer District <granitereeder@gmail.com>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Mike Ahmer <mahmer@idl.idaho.gov>; IDL - Nav. Waters Ryan Zandhuisen <RZandhuisen@idl.idaho.gov>; IDL - Pend Oreille Lake Supervisory <esjoquist@idl.idaho.gov>; dbrown@idl.idaho.gov; IDWR Chase Bell <chase.bell@idwr.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; ITD <D1Permits@itd.idaho.gov>; Jack Schenck Vyve/Northland Cable <Jack.schenck@vyvebb.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kootenai Ponderay Sewer District <CJohnson@kootenaiponderaysewerdistrict.org>; Laclede Water District <LWdistrict@frontier.com>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lakeland Joint School District #272 Jessica Grantham <jessica.grantham@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; North of the Narrows Fire Dept <Huckbay2501@gmail.com>; Northern Lights - Kristin Mettke <kristin.mettke@nli.coop>; Northside Fire District - Karen Quenell <kquenell@northsidefire.org>; Outlet Bay Sewer District <outletbaysewer@gmail.com>; Pend Orielle Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHapplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Priest Lake Translator District - Frankie Dunn <Frankiejduhn@hotmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ruen Yeager <planning@ruenyeager.com>; Sagle Valley Water & Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; joekren@sd83.org; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Schweitzer Fire, Spencer Newton <firedistrict@msn.com>; Selkirk Association of Realtors Danielle <danielle@selkirkaor.com>; Selkirk Fire Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Selkirk Recreation District <selgar@mac.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Spirit Lake Fire Dept. (Debbie Carpenter) <chief@spiritlakefire.com>; Superintendent No. 84 Becky Meyer <becky.meyer@lposd.org>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Syringa Heights Water <allwater49@outlook.com>; Timberlake Fire <kwright@timberlakefire.com>; Trestle Creek Sewer District Janice Best <janicesb@televar.com>; US Fish & Wildlife Services - Christy Johnson Hughes <FW1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>; West Priest Lake Fire Josh Gilbert <WPLFD.Chief@gmail.com>

Subject: Notice of Public Hearing - File MOD0006-24-Modification of Conditional Use Permit - Modification to Commercial Marina (C0925-09)

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The above-named application has been submitted to the Bonner County Planning Department for processing.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections. Please see attached for details.

12/18/24, 9:52 AM

Bonner County Mail - [EXT SENDER] RE: Notice of Public Hearing - File MOD0006-24-Modification of Conditional Use Permit - M...

Thank you,

Jessica Montgomery, Hearing Coordinator

Bonner County Planning Department

(208) 265-1458 x1277



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Notice of Public Hearing - File MOD0006-24 Rescheduled

1 message

Symone Legg <Symone.Legg@itd.idaho.gov>

Wed, Feb 19, 2025 at 1:40 PM

To: Bonner County Planning Department <planning@bonnercountyid.gov>

Cc: Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>, Stacy Simkins <Stacy.Simkins@itd.idaho.gov>

This approach is permitted for commercial use through permit number 1-21-173, however ITD would like to reiterate that IDAPA enforces no parking, standing, or storing of items on ITD right-of-way.

Thank you,

Symone Legg | Project Coordinator**Idaho Transportation Department** | D1 Traffic/Permits

Ext: 208.772.8073 Dept: 208.772.1297

Email: symone.legg@itd.idaho.gov | itd.idaho.gov*Enhancing quality of life through transportation*

Work schedule: Monday - Friday 7AM- 4PM

From: Bonner County Planning Department <planning@bonnercountyid.gov>**Sent:** Wednesday, February 19, 2025 8:00 AM

To: Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Assessors Office Group <assessorsgroup@bonnercountyid.gov>; Avista Copr - Jay West <jay.west@avistacorp.com>; Bay Drive Recreation District <kirbymc45@gmail.com>; Bayview Water & Sewer <bwds637@gmail.com>; BC Airport Manager Dave Schuck <dave.schuck@bonnercountyid.gov>; BC EMS Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Bonner Sheriff <bonnersheriff@bonnerso.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; Manda Corbett <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Ponderay KayLeigh Miller <klmiller@ponderay.org>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint <cityplanning@sandpointidaho.gov>; City of Spirit Lake <cityclerk@spiritleakeid.gov>; Coolin Sewer <coolinsewer@gmail.com>; Coolin-Cavanaugh Bay Fire District <coolinfirechief@gmail.com>; DEQ <deqcomments@deq.idaho.gov>; Drainage District #7 Kim Hoodenpyle <kjh5345@gmail.com>; East Bonner Library <vanessa@ebonnerlibrary.org>; East Priest Lake Fire Chief Tom Renzi <epfldchief@gmail.com>; Ellisport Bay Sewer District <clerk@ebsewerdistrict.com>; Facilities Director LPOSD #84 <matt.diel@lposd.org>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Granite Reeder Sewer District <granitereeder@gmail.com>; ID State Historical Society - Dave Everhart <dan.everhart@ishs.idaho.gov>; Idaho Department of Fish & Game <merritt.horsmon@idfg.idaho.gov>; IDL - Mike Ahmer <mahmer@idl.idaho.gov>; IDL - Nav. Waters Ryan Zandhuisen <RZandhuisen@idl.idaho.gov>; IDL - Pend Oreille Lake Supervisory <esjoquist@idl.idaho.gov>; IDL - Priest Lake Supervisory Area <dbrown@idl.idaho.gov>; IDWR Chase Bell <chase.bell@idwr.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; D1Permits <D1Permits@itd.idaho.gov>; Jack Schenck Vyve/Northland Cable <Jack.schenck@vyvebb.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kootenai Ponderay Sewer District <CJohnson@kootenaiponderaysewerdistrict.org>; Laclede Water District <LWdistrict@frontier.com>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lakeland Joint School District #272 Jessica Grantham <jessica.grantham@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; North of the Narrows Fire Dept <Huckbay2501@gmail.com>; Northern Lights - Kristin Mettke <kristin.mettke@nli.coop>; Northside Fire District - Karen

Quenell <kquenell@northsidefire.org>; Outlet Bay Sewer District <outletbaysewer@gmail.com>; Pend Orielle Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHapplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Priest Lake Translator District - Frankie Dunn <Frankiejduhn@hotmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ruen Yeager <planning@ruenyeager.com>; Sagle Valley Water & Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; School District #83 - Joseph Kren <joekren@sd83.org>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Schweitzer Fire, Spencer Newton <firedistrict@msn.com>; Selkirk Association of Realtors Danielle <danielle@selkirkaor.com>; Selkirk Fire Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Selkirk Recreation District <selgar@mac.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Spirit Lake Fire Dept. (Debbie Carpenter) <chief@spiritlakefire.com>; Superintendent No. 84 Becky Meyer <becky.meyer@lposd.org>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Syringa Heights Water <allwater49@outlook.com>; Timberlake Fire <kwright@timberlakefire.com>; Trestle Creek Sewer District Janice Best <janicesb@televar.com>; US Fish & Wildlife Services - Christy Johnson Hughes <FW1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>; West Priest Lake Fire Josh Gilbert <WPLFD.Chief@gmail.com>

Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>

Subject: Notice of Public Hearing - File MOD0006-24 Rescheduled

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Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections. Please see attached for details.

Thank you,

Jessica Montgomery, Hearing Coordinator

Bonner County Planning Department

(208) 265-1458 x1277




Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] MOD0006-24

1 message

Audrey Landingham <alandingham@phd1.idaho.gov>
To: "planning@bonnercountyid.gov" <planning@bonnercountyid.gov>
Cc: Timothy French <TFrench@phd1.idaho.gov>

Wed, Feb 19, 2025 at 3:01 PM

	<p>Audrey Landingham Technical Records Specialist 1 2101 W Pine St Sandpoint ID 83864 P: 208-265-6384 W: Panhandlehealthdistrict.org</p>
---	---

IMPORTANT: The information contained in this email may be privileged, confidential or otherwise protected from disclosure. All persons are advised that they may face penalties under state and federal law for sharing this information with unauthorized individuals. If you received this email in error, please reply to the sender that you received this information in error. Also, please delete this email after replying to the sender.

**MOD0006-24 2.19.25 comment letter.pdf**

341K

RESCHEDULED 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 **19th** day of **February 2025**.

Jessica Montgomery

Jessica Montgomery, Hearing Coordinator

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Wednesday February 19, 2025**.

NOTICE IS HEREBY GIVEN that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm** on **Thursday, March 20, 2025**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File MOD0006-24 - Modification of Conditional Use Permit - Modification to Commercial Marina(C0925-09). The applicants are requesting a modification to an existing Conditional Use Permit, File C0925-09, for the expansion of the existing commercial marina. The 0.951-acre parcel is zoned Recreation. The project site is located off Highway 200 and Mariner Way in Section 01, Township 56 North, Range 01 East, Boise-Meridian, Idaho.

For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at www.bonnercountyyid.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@bonnercountyyid.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.

SEE ATTACHED COMMENTS

2/19/25

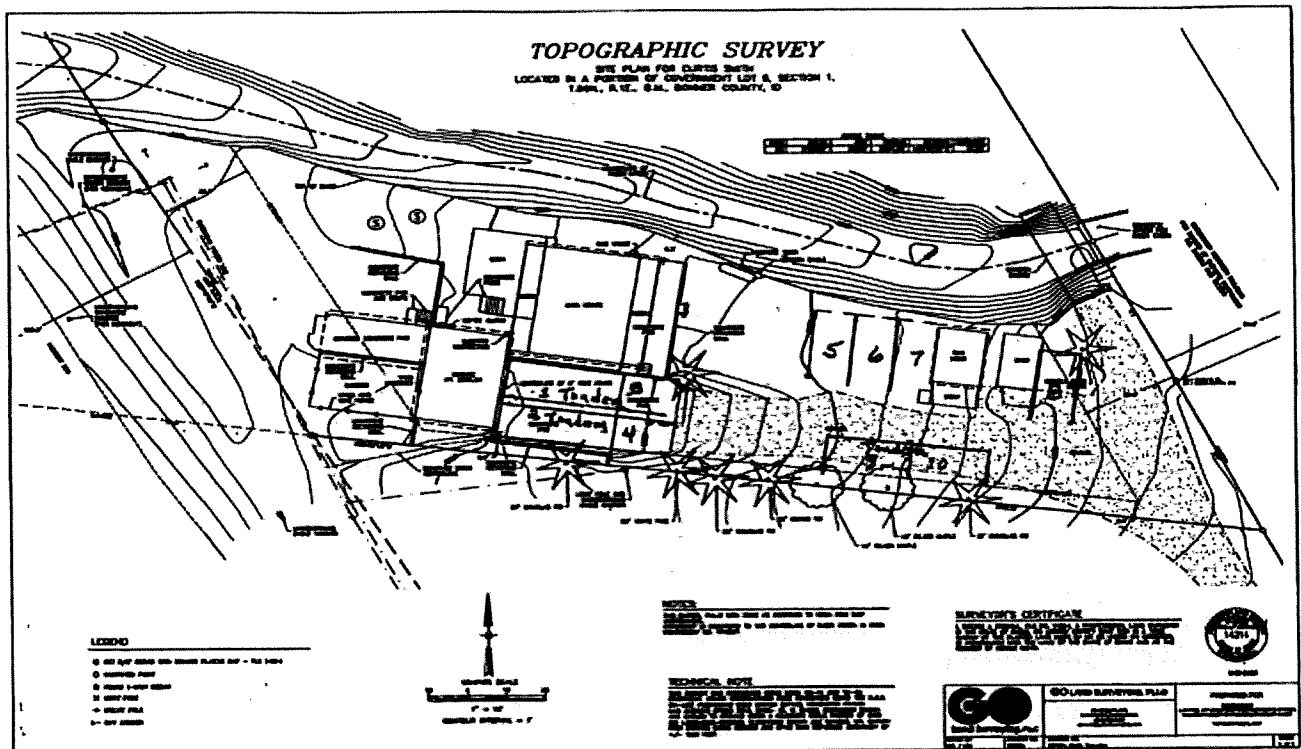
Name

SUBMITTED FOR
PREVIOUS NOTICE

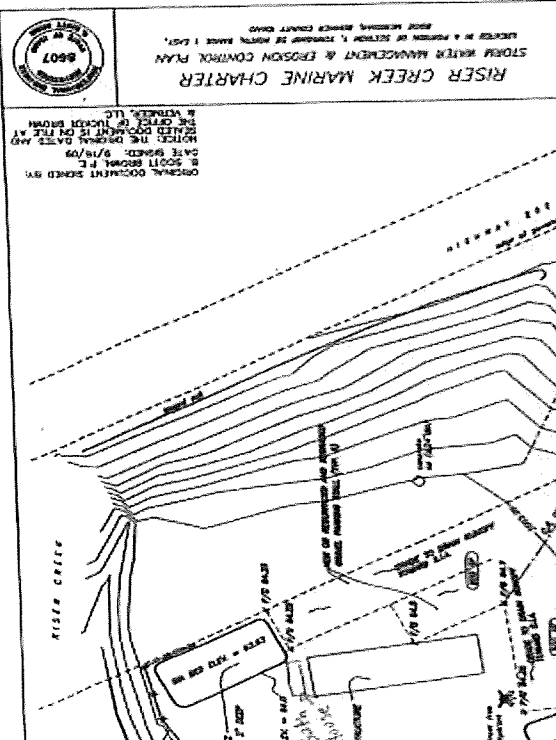
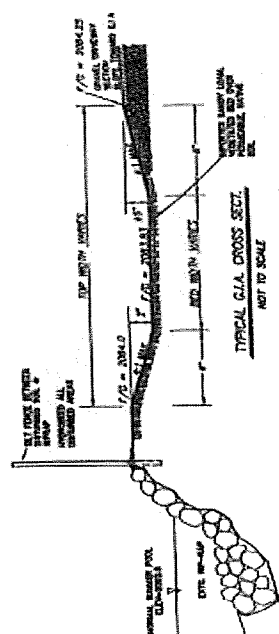
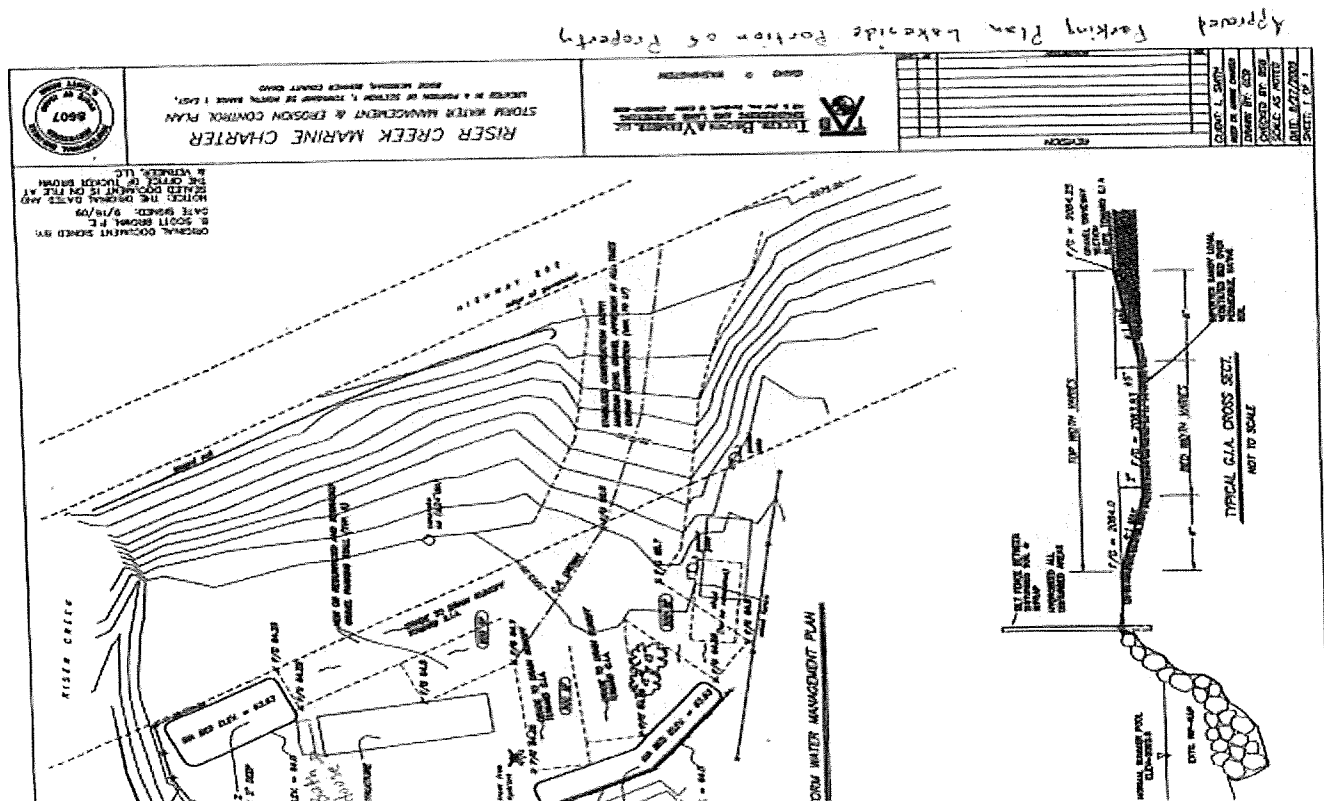
Date

- TF, PANHANDLE HEALTH

NO COMMENT _____



Parking Plan Eastside Portion of Property





Public Health
Prevent. Promote. Protect.
Panhandle Health District

Panhandle Health District

Healthy People in Healthy Communities

January 7, 2025

Bonner County Planning Department

1500 Highway 2, Suite 208

Sandpoint, ID 83864

RE: File MOD0006-24 – Modification of Conditional Use Permit – Modification to Commercial Marina(C0925-09)

Bonner County Planning Department,

Panhandle Health District(PHD) would like to thank you for the request for comments regarding File MOD0006-24 – Modification of Conditional Use Permit – Modification to Commercial Marina (C0925-09). PHD has the following comments:

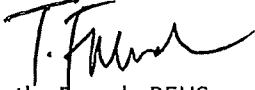
- The Marina currently has one Septic Permit for the marina, and one for the existing dwelling across the highway. The Marina permit (21-09-149636) is limited to 225 gallons per day: one RV being used as a Day Use/Toilet/Shower Waste for up to 15 people/day. The Dwelling Permit (94-09-50019) is approved for use for one 1-bedroom dwelling. **No additional flows have been proposed to Panhandle Health for the expansion for wastewater use, and no application has been filed for a Marina Pump Out Station.**
- The proposed Modification is asking for more parking, additional boat slips, and an additional bath house, and a remodel of the existing dwelling, all of which would require an increase in flows generated on the property, which the applicant is not permitted for at this time and it is unclear if it is permissible. **An expansion of allowable flows and a Marina Pump Out Station would be required for any expansion/modification to the existing CUP, and would also require adequate space within the Bioclear septic system. It is unclear if the shared septic system has any capacity for expansion.**
- The application references a Caretaker's Unit. The home is only permitted for one bedroom and the plans are showing two bedrooms. Again, this would require an expansion to the existing Tank-Only Permit 94-09-50019 and would need approval from the shared septic system operator, and a valid Septic Permit from PHD.
- The applicant was granted a variance with ITD regarding the existing septic tank and effluent line that are within their property, and the applicant would need additional approval for any other boring or installations within their property. **Any modification to existing septic infrastructure would most likely need approval from ITD.**
- The application refers to "a small (6'x9') restroom on skids is available for the site and this has been cleared through Panhandle Health". This has not been communicated with PHD, nor is it approved for use at this time.

Sandpoint – Bonner County
2101 W. Pine St.
Sandpoint, ID 83864
208.263.5159

- The application refers to a Portable Pump Out Station. At this time, it is not permitted for use, and it is not to be discharging into the tank(s) on site without proper approval.

PHD recommends that the Bonner County Planning Department require that the applicant be compliant with IDAPA 58.01.03, and that the applicant submit an application with the new proposed daily flow rates and has approval prior to any Modification to the existing Conditional Use Permit.

Thank you,

A handwritten signature in black ink, appearing to read 'T. French', with a stylized, flowing script.

Timothy French, REHS

Panhandle Health District - Sandpoint




Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] MOD0006-24

1 message

Audrey Landingham <alandingham@phd1.idaho.gov>
To: "planning@bonnercountyid.gov" <planning@bonnercountyid.gov>

Tue, Jan 7, 2025 at 8:29 AM

 <p>Public Health Prevent. Promote. Protect. Panhandle Health District</p>	<p>Audrey Landingham Technical Records Specialist 1</p> <p>2101 W Pine St Sandpoint ID 83864</p> <p>P: 208-265-6384</p> <p>W: Panhandlehealthdistrict.org</p>
--	---

IMPORTANT: The information contained in this email may be privileged, confidential or otherwise protected from disclosure. All persons are advised that they may face penalties under state and federal law for sharing this information with unauthorized individuals. If you received this email in error, please reply to the sender that you received this information in error. Also, please delete this email after replying to the sender.



MOD0006-24 1.7.25 comment letter.pdf
1052K



Panhandle Health District

Healthy People in Healthy Communities

Public Health
Prevent. Promote. Protect.

Panhandle Health District

January 7, 2025

Bonner County Planning Department

1500 Highway 2, Suite 208

Sandpoint, ID 83864

RE: File MOD0006-24 – Modification of Conditional Use Permit – Modification to Commercial Marina(C0925-09)

Bonner County Planning Department,

Panhandle Health District(PHD) would like to thank you for the request for comments regarding File MOD0006-24 – Modification of Conditional Use Permit – Modification to Commercial Marina (C0925-09). PHD has the following comments:

- The Marina currently has one Septic Permit for the marina, and one for the existing dwelling across the highway. The Marina permit (21-09-149636) is limited to 225 gallons per day: **one RV being used as a Day Use/Toilet/Shower Waste for up to 15 people/day.** The Dwelling Permit (94-09-50019) is approved for use for one 1-bedroom dwelling. **No additional flows have been proposed to Panhandle Health for the expansion for wastewater use, and no application has been filed for a Marina Pump Out Station.**
- The proposed Modification is asking for more parking, additional boat slips, and an additional bath house, and a remodel of the existing dwelling, all of which would require an increase in flows generated on the property, which the applicant is not permitted for at this time and it is unclear if it is permissible. **An expansion of allowable flows and a Marina Pump Out Station would be required for any expansion/modification to the existing CUP, and would also require adequate space within the Bioclear septic system. It is unclear if the shared septic system has any capacity for expansion.**
- The application references a Caretaker's Unit. **The home is only permitted for one bedroom and the plans are showing two bedrooms.** Again, this would require an expansion to the existing Tank-Only Permit 94-09-50019 and would need approval from the shared septic system operator, and a valid Septic Permit from PHD.
- The applicant was granted a variance with ITD regarding the existing septic tank and effluent line that are within their property, and the applicant would need additional approval for any other boring or installations within their property. **Any modification to existing septic infrastructure would most likely need approval from ITD.**
- The application refers to "a small (6'x9') restroom on skids is available for the site and this has been cleared through Panhandle Health". **This has not been communicated with PHD, nor is it approved for use at this time.**

Sandpoint – Bonner County
2101 W. Pine St.
Sandpoint, ID 83864
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- The application refers to a Portable Pump Out Station. At this time, it is not permitted for use, and it is not to be discharging into the tank(s) on site without proper approval.

PHD recommends that the Bonner County Planning Department require that the applicant be compliant with IDAPA 58.01.03, and that the applicant submit an application with the new proposed daily flow rates and has approval prior to any Modification to the existing Conditional Use Permit.

Thank you,

A handwritten signature in black ink, appearing to read 'T. French', with a stylized, flowing script.

Timothy French, REHS

Panhandle Health District - Sandpoint

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 **21st** day of **November 2024**.

Jessica Montgomery

Jessica Montgomery, Hearing Coordinator

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Thursday, November 21, 2024**.

NOTICE IS HEREBY GIVEN that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm** on **Thursday, January 16, 2025**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File MOD0006-24 - Modification of Conditional Use Permit - Modification to Commercial Marina(C0925-09). The applicants are requesting a modification to an existing Conditional Use Permit, File C0925-09, for the expansion of the existing commercial marina.

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.

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If you have no comment or response, you may indicate below and return this form to the Planning Department.

NO COMMENT _____
Name

Date

USDA FOREST SERVICE
Sandpoint Ranger District
1602 Ontario Street
Sandpoint, ID 83864

OFFICIAL BUSINESS
PENALTY FOR PRIVATE USE, \$300

RECEIVED

FEB 11 2025

Bonner County
Planning Department

SPOKANE WA 990

7 FEB 2025 PM 4 L

Bonner Co Planning Dept
1500 Hwy 2 Ste 208
Sandpoint ID 83864

83864-170958





CANCELLATION 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 **9th** day of **January 2025**.

Jessica Montgomery

Jessica Montgomery, Hearing Coordinator

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Thursday, January 9, 2025**.

NOTICE IS HEREBY GIVEN that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm** on **Thursday, January 16, 2025**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File MOD0006-24 - Modification of Conditional Use Permit - Modification to Commercial Marina(C0925-09). The applicants are requesting a modification to an existing Conditional Use Permit, File C0925-09, for the expansion of the existing commercial marina. The project site is zoned Recreation. **The project site is located off Highway 200 and Mariner Way in Section 01, Township 56 North, Range 01 East, Boise-Meridian, Idaho.**

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.

Name *[Signature]*

Date 1/27/25

NO COMMENT

Bonner County Map



Bonner County provides the data "as is" with no claim as to its accuracy.

Road Centerlines
— Secondary
— Primary

Local; Ramp Parcels

0 0.07 0.15 mi
 0 0.1 0.2 km

Bonner County Planning
 Maxar |



11/13/2024, 7:31:44 AM

1:9,028



Janna Brown <janna.brown@bonnercountyid.gov>

File MOD0006-24 Modification

1 message

'Colleen Johnson' via Mail-Planning <planning@bonnercountyid.gov>
Reply-To: Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>
To: Bonner County Planning Department <planning@bonnercountyid.gov>

Fri, May 2, 2025 at 5:17 PM

Good Afternoon:

I should have opened the next email before I emailed regarding the date on this one. Attached is the District's response to the above named file.

NOTICE OF CHANGE IN HOURS: THE OFFICE WILL BE CLOSED ON FRIDAYS. WE WILL BE OPEN NORMAL HOURS MONDAY THRU THURSDAY.

Colleen Johnson

Business Office Manager

Kootenai-Ponderay Sewer District


208-263-0229 Fax – 208-265-5326 Mobile: 208-304-5820

511 Whiskey Jack Road Sandpoint, Idaho 83864

P.O. Box 562, Kootenai, ID 83840

“Dance with Life”



 **25_05_BC_MOD0006_24Modification.pdf**
89K

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 **April 2025**.



Jessica Montgomery, Hearing Coordinator

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

NOTICE IS HEREBY GIVEN that the Bonner County Commissioners will hold a public hearing at **1:30 pm** on **Wednesday, May 28, 2025**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

Appeal of File MOD0006-24 - Modification of Conditional Use Permit - Modification to Commercial Marina(C0925-09) The applicants are requesting a modification to an existing Conditional Use Permit, File C0925-09, for the expansion of the existing commercial marina. The 0.951-acre parcel is zoned Recreation. The project site is located off Highway 200 and Mariner Way in Section 01, Township 56 North, Range 01 East, Boise-Meridian, Idaho. The Zoning Commission approved this file at the March 20, 2025 public hearing.

For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at www.bonnercountyyid.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@bonnercountyyid.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.

Kootenai-Ponderosa River District 5/12/25
Name  Date

NO COMMENT Out of District Boundaries



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Notice of Public Hearing - File MOD0006-24 Appeal - Modification REVISED TYPO

1 message

Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>
 To: Bonner County Planning Department <planning@bonnercountyid.gov>

Mon, May 19, 2025 at 2:10 PM

Hi Jessica,

The Idaho Department of Fish and Game does not have any comments to submit for this application.

Thank you for the opportunity to review and comment,

Merritt Horsmon

Regional Technical Assistance Manager

Panhandle Region

2885 W. Kathleen Ave.

Coeur d'Alene, ID 83815

208.769.1414 office

208.251.4509 mobile

merritt.horsmon@idfg.idaho.gov

From: Bonner County Planning Department <planning@bonnercountyid.gov>

Sent: Tuesday, April 29, 2025 9:25 AM

To: Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Assessors Office Group <assessorsgroup@bonnercountyid.gov>; Avista Copr - Jay West <jay.west@avistacorp.com>; Bay Drive Recreation District <kirbymc45@gmail.com>; Bayview Water & Sewer <bwsd637@gmail.com>; BC Airport Manager Dave Schuck <dave.schuck@bonnercountyid.gov>; BC EMS Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Bonner Sheriff <bonnersheriff@bonnerso.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Kootenai - Ronda Whittaker <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Ponderay KayLeigh Miller <klmiller@ponderay.org>; City of Priest River

<layers@priestriver-id.gov>; City of Sandpoint <cityplanning@sandpointidaho.gov>; cityclerk@spirittlakeid.gov; Coolin Sewer <coolinsewer@gmail.com>; Coolin-Cavanaugh Bay Fire District <coolinfirechief@gmail.com>; DEQ Comments <deqcomments@deq.idaho.gov>; Drainage District #7 Kim Hoodenpyle <kjh5345@gmail.com>; East Bonner Library <vanessa@ebonnerlibrary.org>; East Priest Lake Fire Chief Tom Renzi <eplfdchief@gmail.com>; Ellisport Bay Sewer District <clerk@ebsewerdistrict.com>; Facilities Director LPOSD #84 <matt.diel@lposd.org>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Granite Reeder Sewer District <granitereeder@gmail.com>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Mike Ahmer <mahmer@idl.idaho.gov>; IDL - Nav. Waters Ryan Zandhuisen <RZandhuisen@idl.idaho.gov>; IDL - Pend Oreille Lake Supervisory <esjoquist@idl.idaho.gov>; dbrown@idl.idaho.gov; IDWR Chase Bell <chase.bell@idwr.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; ITD <D1Permits@itd.idaho.gov>; Jack Schenck Vyve/Northland Cable <Jack.schenck@vyvebb.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kootenai Ponderay Sewer District <CJohnson@kootenaiponderaysewerdistrict.org>; Laclede Water District <LWDistrict@frontier.com>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lakeland Joint School District #272 Jessica Grantham <jessica.grantham@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; North of the Narrows Fire Dept <Huckbay2501@gmail.com>; Northern Lights - Kristin Mettke <kristin.mettke@nli.coop>; Northside Fire District - Karen Quenell <kquenell@northsidefire.org>; Outlet Bay Sewer District <outletbaysewer@gmail.com>; Pend Orielle Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHApplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Priest Lake Translator District - Frankie Dunn <Frankiejduhn@hotmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ruen Yeager <planning@ruenyeager.com>; Sagle Valley Water & Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; joekren@sd83.org; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Schweitzer Fire, Spencer Newton <firedistrict@msn.com>; Selkirk Association of Realtors Danielle <danielle@selkirkaor.com>; Selkirk Fire Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Selkirk Recreation District <selgar@mac.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Spirit Lake Fire Dept. (Debbie Carpenter) <chief@spirittlakefire.com>; Superintendent No. 84 Becky Meyer <becky.meyer@lposd.org>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Syringa Heights Water <allwater49@outlook.com>; Timberlake Fire <kwright@timberlakefire.com>; Trestle Creek Sewer District Janice Best <janicesb@televar.com>; US Fish & Wildlife Services - Christy Johnson Hughes <FW1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>; West Priest Lake Fire Josh Gilbert <WPLFD.Chief@gmail.com>
Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jacob Gabell <jake.gabell@bonnercountyid.gov>
Subject: Notice of Public Hearing - File MOD0006-24 Appeal - Modification REVISED TYPO

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Dear Agencies,

The referenced application has been submitted to the Bonner County Planning Department for processing. We kindly ask that you review the application in relation to your agency's expertise and provide any recommended conditions of approval along with the relevant supporting code sections. For additional details, please refer to the attached documents.

Thank you for your attention to this matter.

Best regards,



BONNER COUNTY
IDAHO

Jessica Montgomery, M.S.

Hearing Coordinator, Department of Planning

jessica.montgomery@bonnercountyid.gov

(208) 265-1458 ext. 1277