

**BONNER COUNTY PLANNING DEPARTMENT
HEARING EXAMINER
STAFF REPORT FOR APRIL 16, 2025**



Project Name: Kaniksu Pines Farm - Modification

File: MOD0007-24 – Modification of CUP0017-23

Request: The applicant is requesting to install a 10-Unit RV Park/Campground

Legal Description: 33-54N-3W S 600FT OF W 735FT OF E 4620.6 FT OF N2 N OF OLD N P R R

33-54N-3W W 735FT OF E 4620.6FT OF N2 N OF OLD N P R R LESS S 600FT

Location: Homestead Road, Athol

Parcel Number: RP54N03W333010A and RP54N03W333530A

Parcel Size: Approximately 23.83 acres

Applicant/Property Owner: Jessica Shotzberger
833 Homestead Road
Athol, ID 83801

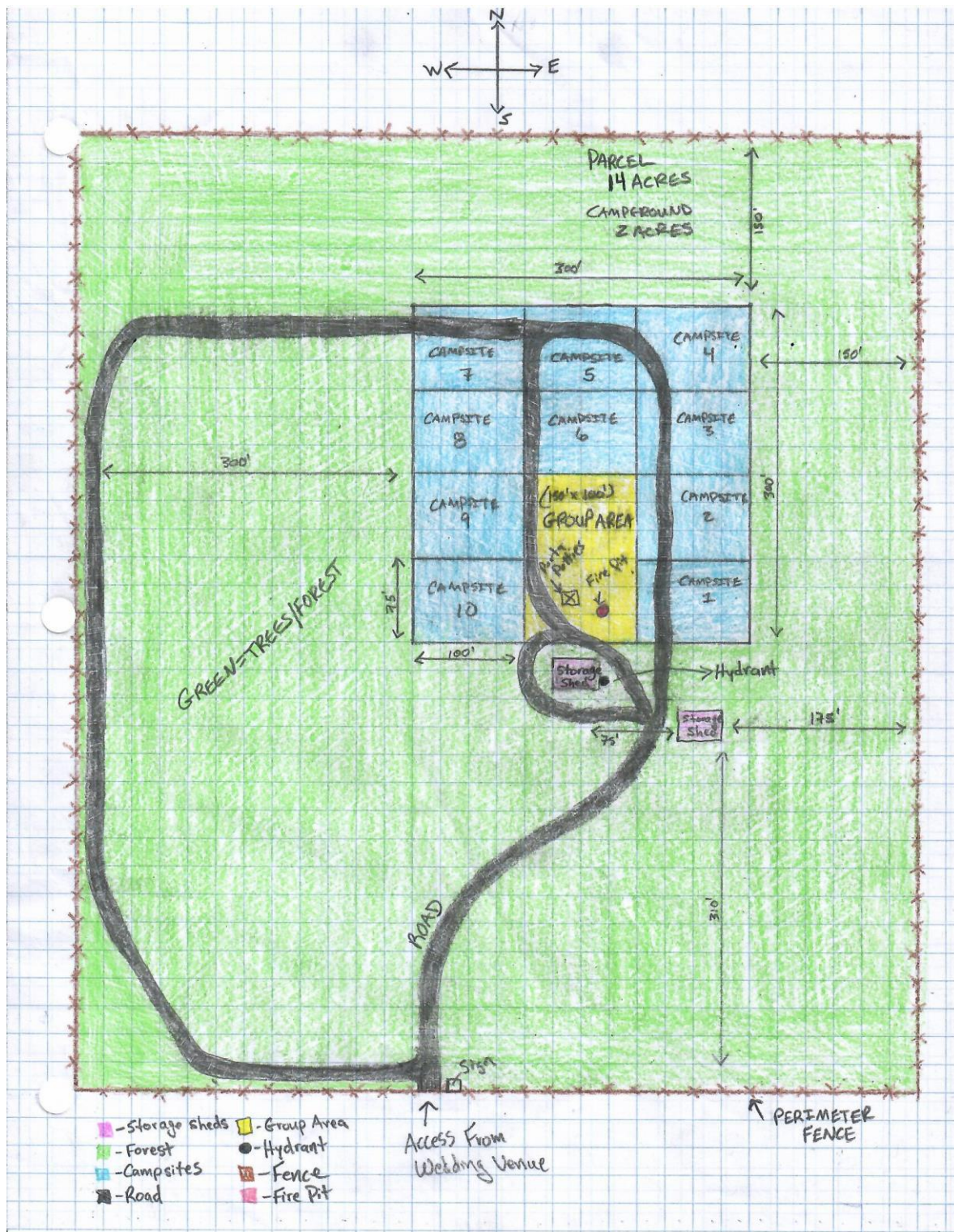
Project Representative: N/A

Application filed: November 14, 2024

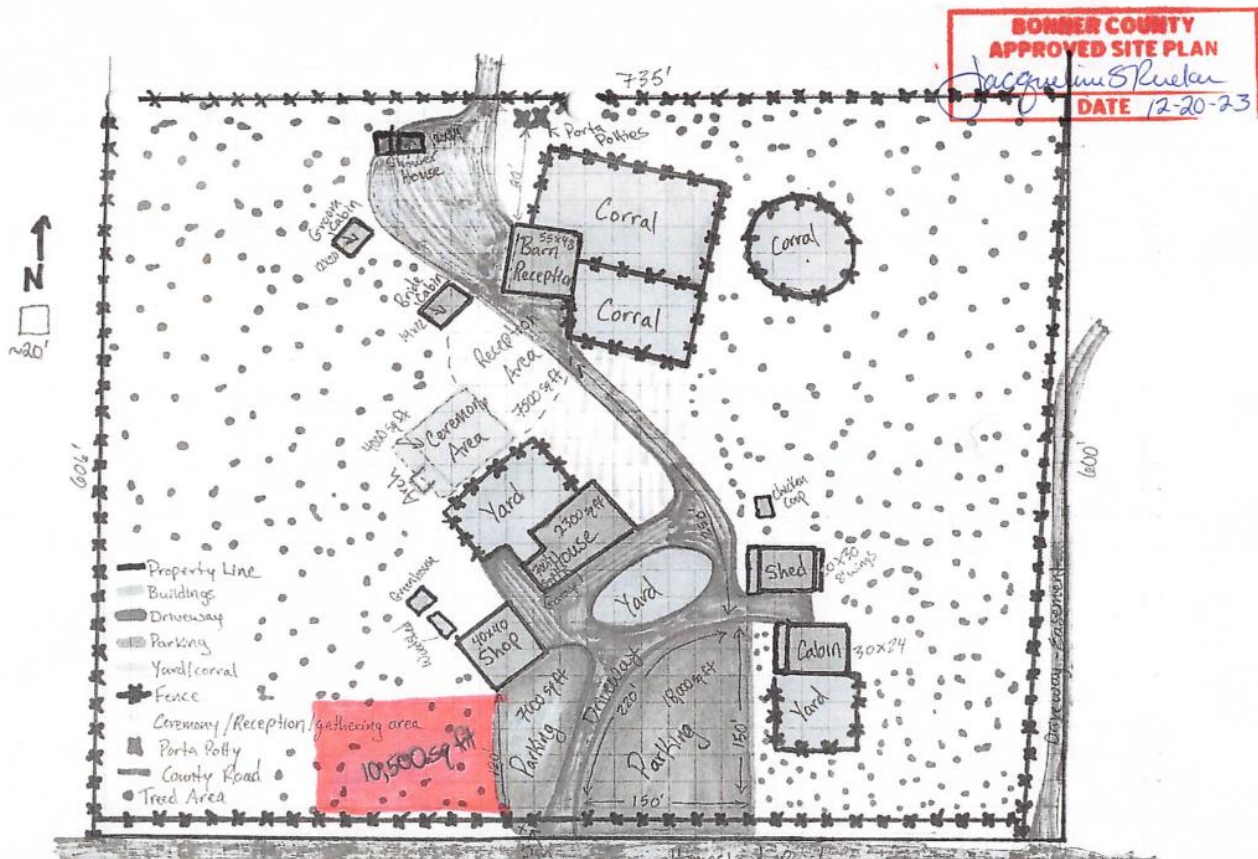
Notice Provided: Mail: March 18, 2025
Site Posting: March 19, 2025
Published in newspaper: March 18, 2025

Appendices: Appendix A – Public Notice and Agency Record of Mailing
Appendix B – Agency Comments

Site Plan for Proposed Addition of RV Park/Campground on Parcel #RP54N03W333010A



Approved Site Plan for CUP0017-23, approved December 20, 2023. The private community facility use occurs on Parcel # RP54N03W333530A



Project summary:

The applicant is requesting a modification to an existing Conditional Use Permit, CUP0017 23 for a private community facility, to add an RV Park/Campground for the use by wedding guests. The cumulative 23.83-acre project site is zoned Rural 5. The project site is located off Homestead Road in Section 33, Township 54 North, Range 03 West, Boise Meridian.

Applicable laws:

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

BCRC 12-220, et seq, conditional use permit, application and standards

BCRC 12-331, Interpretation of Use Table

BCRC 12-333, Commercial Use Table

BCRC 12-335, Public Use Table

BCRC 12-4.2, General Standards

BCRC 12-4.3, Parking Standards

BCRC 12-4.4, Sign Standards

BCRC 12-4.5, Design Standards

BCRC 12-4.6, Landscape and Screening Standards

BCRC 12-496, Recreational Vehicles

BCRC 12-497, RV Parks/ Campgrounds

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

BCRC 12-800, et seq, Definitions

The following sections of Idaho State Statute are included as reference to this project:

Idaho Code 63-1803(4), Defining short-term rentals as stays of 30 days or less

Idaho Code 67-6539, Short-term rentals

Background:

A. Site data:

- Two Unplatted Parcels
- Size: Total of 23.83 acres
- Zone: Rural-5
- Land Use: Rural Residential

B. Access:

- Homestead Road, a Bonner County owned and privately maintained public right-of-way.

C. Environmental factors:

- Site does not contain mapped slopes. (USGS)
- Site does not contain mapped wetlands. (USFWS)
- Site does not contain a river/stream/frontage on lake
- Entire parcel is within SFHA Zone X, per FIRM Panel 16017C1375E, Effective Date 11/18/2009

D. Services:

- Water: Individual well
- Sewage: Individual septic system
- Fire: Sagle Fire District
- Power: No Power to the Campsites
- School District: Lake Pend Oreille School District #84

E. Comprehensive Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Rural Residential	Rural-5	Residential/Private Community Facility 23.83 acres
North	Ag/Forest Land	A/F 20	Residential and Agriculture/ 209 acres
East	Rural Residential	Rural-5	Residential and Vacant / 4 parcels between 5-acres and 16-acres
South	Rural Residential	Rural-5	Residential/ 23.8 and 12.3-acres
West	Rural Residential	Rural-5	Residential 24.74-acres

Agency Notice and Public Comments:

A full list of agencies notified of this file can be found in **Appendix A**. All agency comments can be found in **Appendix B**.

The following agencies provided comments in response to the public notice for this hearing:

Idaho Department of Environmental Quality
Panhandle Health District

The following agencies provided “No Comment” replies:

Idaho Transportation Department
Idaho Department of Fish and Game
Kootenai-Ponderay Sewer District

Public Comments: As of the date that this staff report was prepared, no public comment has been received.

Standards Review and Staff Analysis:

BCRC 12-220, et seq, conditional use permit, application and standards.

Staff: The application was considered complete on March 4, 2025.

BCRC 12-223 specifies that the Commission shall review the particular facts and circumstances of each proposal. To grant a conditional use permit, the Commission must find there is adequate evidence showing the proposal is not in conflict with the policies of the comprehensive plan, as found in the adopted Implementation Component, and that the proposed use will neither create a hazard nor be dangerous to persons on or adjacent to the property. An analysis of this project against the policies of the comprehensive plan is found within this staff report.

BCRC 12-331 A. In the case of a question as to the inclusion or exclusion of a particular proposed use in a particular use category, the Planning Director shall have the authority to make the final determination based on the characteristics of the operation of the proposed

use and the Planning Director's interpretation of the standard land use coding manuals, as provided in section 12-339 of this subchapter.

BCRC 12-333 Commercial Use Table, Recreational vehicle parks/ Campgrounds (8),(21)

Use	Zoning District								
	F	A/F	R	S	C	I	RSC	REC	AV
Recreational vehicle parks/campgrounds (8),(21)		C	C	C	C		C	C	C

BCRC 12-333 (8) Adequate water supplies for drinking and fire suppression, as well as approval of sewage disposal sites and methods by the Panhandle Health District and/or the state of Idaho, must be demonstrated as appropriate.

Staff, Analysis of Adequate Water Supplies For Drinking:

The applicant has not proposed individual water hookups at the campsites. Instead, water is proposed to be sourced from an existing well located on the southern parcel. Based on comments received from the Idaho Department of Environmental Quality (DEQ) and Panhandle Health District (PHD), a public water system may be required to serve the proposed use. However, neither agency provided definitive determinations, and both requested additional information regarding the existing water source and system.

The RV park and campground are proposed on the northern parcel, while the well is located near the existing residence, approximately 700 to 800 feet from the proposed camping area.

A condition of approval has been included requiring compliance with DEQ requirements prior to issuance of the land use permit. Alternatively, documentation from DEQ confirming that a public water system is not required may be submitted.

See Conditions of Approval

Staff, Analysis of Adequate Sewage Disposal:

The application indicates that sewage disposal for the RV park and campground will be provided through the use of portable restrooms (port-a-johns); an option found in BCRC 12-497 (G.2). According to an email from Panhandle Health District (PHD), submitted by the applicant, PHD does not have jurisdiction over the use of portable restrooms. However, in formal comments received from PHD on March 19, 2025, concerns were noted regarding the potential use of the existing septic system to serve the campsites.

To address this, a condition of approval has been included requiring the applicant to provide documentation confirming rental of portable restrooms for use on-site. An additional condition has been added requiring written confirmation from PHD that neither expansion of the existing septic system nor installation of a new system is necessary as part of this conditional use approval. **See Conditions of Approval**

Staff Analysis of BCRC 12-335 and 12-818 Public Utility Facility:

A public, private or community utility facility, including, but not limited to, station houses or station grounds; pumping stations; power substations; dam structures; solid waste transfer stations; fire stations; telephone transmission stations; telegraph stations; sewage disposal, treatment or storage stations and subsurface sewage disposal systems serving ten (10) or more residential dwelling units or designed with a capacity of two thousand five hundred (2,500) gallons or more per day; public community water systems designed for fifteen (15) or more connections or regularly serves at least twenty five (25) year round residents; public libraries; railroad transportation lines or spurs; railroad classification lines; or structures used in interstate transmission of electricity, natural gas or fuel.

Per the application, the camping spaces will not have any direct water or sewer services. The attendees will be provided access to portable restrooms (port-a-johns) and a water source near the existing single family dwelling, approximately 700-800 feet from the proposed camping area. The water system, as indicated by DEQ and PHD, may qualify as a public utility facility, according to IDAPA rules, as well as Bonner County Revised Code. The applicant shall provide documentation that the proposed water system does not meet the criteria set forth in the aforementioned laws, or shall apply for an additional Conditional Use Permit for a public utility facility.

See Conditions of Approval

Staff, Analysis of Adequate Water Supplies Fire Suppression:

Fire protection is provided by the Sagle Fire District. In an letter provided by the applicant from the Sagle Fire District, it states:

"To whom it may concern,

Selkirk Fire District was approached by Kaniksu Pines about requirements for a new camping area on their property. Selkirk Fire's requirements are as follows and have been met by the property owner.

Camping area shall have and maintain:

-Water source with adequate hoses

-Fire access roads to be kept clear

-Shovel and bucket on site

-All fires must be in compliance with Idaho Department of Lands burn restrictions."

As a condition of approval, all regulations set forth by the Sagle Fire District shall be met at all times. **See Conditions of Approval**

BCRC 12-333 (21) Refer to Section 12-497 of this Title for RV Parks/Campground standards. Site requirements for RV parks include at least 25 percent tree canopy coverage and a maximum of 25 percent impervious surface.

Staff: The proposed camping area site is 13.71 acres. The submitted site plan indicates that approximately 70 percent of the parcel has the tree canopy. This will meet the requirement of 25 percent coverage. Approximately 2.7 acres or 25 percent can be impervious surface, for which this proposal is meeting this requirement.

BCRC 12-4.2, Performance Standards for All Uses

Staff:

- Fire hazards: The applicant has not proposed any use or storage of flammable or explosive materials. In the event that the use or storage of these materials, the applicant will be required to follow the requirements set forth by the Sagle Fire District.
- Radioactivity or electrical disturbance: None of the proposed uses are anticipated to create radioactivity or electrical disturbances.
- Noise: Commercial land uses are allowed to create noise up to 65 decibels at the property line of the lot or parcel. **See Conditions of Approval**
- Vibration: No vibration shall be permitted which is discernible without the use of vibration detection instruments on any adjoining lot or property. It is not anticipated that this standard will be exceeded.
- Air pollution: The applicant has
- Water pollution: Wastewater will not be generated by the proposed use. The applicant is proposing to use port-a-johns (portable restrooms) for sewage disposal.

BCRC 12-4.3, Parking Standards: Table 4-3 minimum off street parking requirements: 1.25 spaces/unit.

Staff: Pursuant to Bonner County Revised Code, off-street parking must be provided for all proposed uses. The previously approved Conditional Use Permit (CUP0017-23) for the private community facility allocated 147 off-street parking spaces, exceeding the minimum requirement of 142 spaces.

For the proposed campground and RV park, each campsite is shown to be approximately 7,500 square feet in size, where the minimum required area per site is 1,800 square feet. Based on the site layout and overall space available, it appears there is adequate area within each campsite to accommodate parking for individual units.

To ensure clarity and compliance with parking and site design standards, the applicant shall submit a revised site plan clearly delineating all designated parking areas and the boundaries of each campsite.

See Conditions of Approval

BCRC 12-4.4, Sign Standards

Staff: Signage for the RV Park/Campground use is being proposed. All signs shall meet the standards set forth in this chapter and Title 11 of this code. **See Conditions of Approval**

BCRC 12-4.5, et seq, Design Standards

The standards in section 12-453 of this chapter shall apply to all new development in the commercial, industrial where commercial uses and services are proposed, and rural service center districts and all other commercial, multi-family, public and industrial development in other zoning districts unless otherwise noted.

Staff: RV Park/Campgrounds are listed in the Commercial Use Table; any development would be considered to be "Commercial". This standard is applicable to this project.

BCRC 12-452: Site and Building Plans

The applicant shall submit site and building plans through the applicable permit process detailed as necessary to demonstrate how the standards in section 12-453 of this chapter have been met. **See Conditions of Approval.**

BCRC 12-453: Standards (Reviewing Only Those Applicable Standards)

Staff: Per the proposed site plan, walking paths will be developed within the park to connect the campsites to common areas and other amenities. **See Conditions of Approval**

BCRC 12-4.6, Landscaping and Screening Standards

Staff: The applicant is proposing to remove dead and undesirable trees, but keeping healthy trees. The existing vegetation appears to be sufficient. **See Conditions of Approval**

BCRC 12-496: RV Dwelling Unit

Staff: The Residential Use Table (BCRC 12-332) includes a separate use category for RV Dwelling Units, defined in BCRC 12-804 as:

"A recreational vehicle used in the same manner as a single-family dwelling or an accessory dwelling unit."

Standards for RV Dwelling Units are detailed in BCRC 12-496, which clearly establishes these as long-term housing options intended for use by property owners. This use is limited to residential zoning districts.

This proposal does not request approval for RV Dwelling Units. Rather, it is a request for an RV Park, a commercial use defined in BCRC 12-818 as:

"Any premises designed for the rental of three (3) or more recreational vehicle parking stalls or spaces."

BCRC 12-497: RV Parks/Campgrounds

Staff: Bonner County Revised Code (BCRC) Section 12-497 does not include a specific standard regulating the duration of stay for occupants of recreational vehicle (RV) parks. However, because RV parks are listed under the Commercial Use Table (BCRC 12-333) rather than the Residential Use Table (BCRC 12-332), imposing a limitation on the duration of stay is both appropriate and consistent with the intent

of the commercial zoning designation.

Comparable transient lodging uses identified in the Commercial Use Table—such as hotels, hostels, resorts, and retreats—are not intended for long-term or permanent residential occupancy. Similarly, RV parks permitted within commercial zones are intended to accommodate short-term stays and should not function as permanent residential developments.

Further support for such a limitation can be found in Idaho Code §§ 63-1803(4) and 67-6539, which define short-term occupancy as 30 days or less and affirm the authority of local jurisdictions to regulate land uses accordingly. Based on this guidance, a limitation of 30 cumulative days per calendar year per guest is considered appropriate to maintain the commercial nature of the use and avoid reclassification as a residential occupancy.

The applicant has stated that the RV park and campground will primarily serve guests associated with events at the on-site private community facility. To ensure consistency with the proposed use, a condition of approval has been included to limit occupancy to guests attending events in conjunction with the private community facility, subject to a maximum stay of 30 cumulative days per calendar year. **See Conditions of Approval**

A. Density:

1. Each RV space shall be an area to accommodate the size of the RV, not less than 1800 square feet and a width of not less than twenty-four feet (24').

Staff: The proposed site plan indicates each site will be ± 7500 sq.ft. and each site will have a width of 75'. **See Conditions of Approval**

3. RV parking is limited to five (5) units per acre.
4. Campsites are limited to five (5) units per acre.

Staff: The parcel is ± 13.71 acres which is a sufficient property size to accommodate 10 camping/RV spaces. This code section allows for up to five RV or Camping sites per acre. The proposed use will occupy approximately 2-acres. **See Conditions of Approval**

4. Yards and Spacing:

- a. All structures must be setback a minimum of twenty-five (25) feet from all exterior property lines.

Staff: As shown on the site plan no structures are proposed to be closer than the 25' required by code. A site inspection will be required in conjunction with the Building Location Permit to confirm all setbacks.

- b. An RV may not be located closer than ten (10) feet from any other RV or permanent building within the RV Park.

Staff: As shown on the site plan all sites have ample room to meet this code.

However, as a part of the conditions of approval, the applicant shall provide a separate site plan showing the distance between the designated camping area within each space. **See Conditions of Approval.**

- c. An RV accessory building shall not be closed than five (5) feet from an RV or building on an adjacent RV space.

Staff: No additional accessory structures are proposed for each RV site. If the applicant is to add accessory structures, they will need to meet the requirements of this code. **See Conditions of Approval.**

5. Access:

- a. RV parks/Campgrounds shall access on maintained County roads, State highways or forest access roads whenever possible.

Staff: This proposal is accessed off Homestead Road, a Bonner County owned and privately maintained public right of way.

6. Parking:

- a. Parking design shall follow the standards in Section 12-4.3 Parking Standards.

Staff: Pursuant to Bonner County Revised Code, off-street parking must be provided for all proposed uses. The previously approved Conditional Use Permit (CUP0017-23) for the private community facility allocated 147 off-street parking spaces, exceeding the minimum requirement of 142 spaces.

For the proposed campground and RV park, each campsite is shown to be approximately 7,500 square feet in size, where the minimum required area per site is 1,800 square feet. Based on the site layout and overall space available, it appears there is adequate area within each campsite to accommodate parking for individual units.

To ensure clarity and compliance with parking and site design standards, the applicant shall submit a revised site plan clearly delineating all designated parking areas and the boundaries of each campsite. **See Conditions of Approval**

7. Park Site Design:

- a. Provisions for vehicular, bicycle and pedestrian access shall be integrated into the site.

Staff: This provision has been integrated into the camping area, per the site plan, as the proposed travel way will be able to accommodate this requirement.

- b. May be associated with other recreational uses such as rafting, canoeing, swimming, cross country skiing, hiking, hunting and fishing, horseback riding and snowmobiling, together with accessory facilities.

Staff: These activities may be pursued by guests of the camping site, and the

private community facility.

- c. Each space within an RV park shall have direct access to a travel way.

Staff: Each space shown on the site plan demonstrates direct access to the internal 20' travel way within the park that allows access to Al's Welding Road and Clagstone Road.

- d. The park travel way shall consist of an unobstructed area twenty feet (20') wide and shall be well marked to provide for continuous traffic flow.

Staff: Based on the scale of the site plan, the travel way is 20' wide. The 20' wide travel way within the park meets this requirement as shown on the site plan.

- e. Parking spaces may be up to a forty-five (45) degree angle from the travel way.

Staff: A separate site plan showing the parking areas will be provided by the applicant prior to issuance of this modification. **See Conditions of Approval.**

- f. The travel way system shall have direct connection to a public or private road meeting applicable standards set forth in title 2 of this code or [appendix A](#) of this title.

Staff: The proposed RV Park will have direct access to Homestead Road, a Bonner County owned and privately maintained public right of way.

- g. Any RV space that is to be occupied throughout the winter months may have an open-shell snow-roof. Snow roofs shall have a minimum of ten foot spacing from one another, measured from greatest architectural projection. Complete enclosure of snow roofs is prohibited.

Staff: This proposal does not indicate that there are any proposed snow roofs. If snow roofs are to be built the applicant will need to follow any requirements of Bonner County Revised Code.

- h. The RV Park/Campground may be built in phases as approved through a conditional use permit.

Staff: No phasing is proposed for this project.

- i. Uses that are clearly incidental to the operation of the park, such as management headquarters, recreational facilities, toilets, dumping stations, laundry facilities, a convenience store, and other facilities established within the park, are permitted as accessory uses.

Staff: Port-a-Johns are proposed to be included in this proposal. If the applicant chooses to add any incidental uses they shall apply for a modification.

- j. Internal roads and parking service areas shall provide safe and convenient access for service and emergency vehicles and to amenities within the park.

Internal roads shall not be designed to encourage use by outside traffic to traverse the park to adjoining developed areas.

Staff: The proposed RV Park design appears to be providing safe and convenient access throughout the park. Sagle Fire did not request a specific road standard. The required width is 20' per Bonner County Revised Code. Given the design of the internal road it does not appear that outside traffic will be encouraged to traverse the property.

- k. Setbacks to wetlands, floodplain, vegetative buffers, and shorelines shall be maintained for all uses onsite.

Staff: The property does not have any mapped wetlands, floodplain or shoreline. The vegetative buffer that is required is the 25 percent tree coverage that will be maintained.

8. Landscaping

Landscaping and screening shall follow the standards in BCRC 12-4.6 Landscaping and Screening Standards.

Staff: The applicant is proposing to use the existing vegetation for landscaping and screening purposes. This appears to be sufficient for this use.

9. Water and Sewer:

1. Each site may provide utility connections, including water and sub-surface sewage disposal system.

Staff: This is not a requirement; however, the applicant has indicated that water will be available from an existing well and the campsites will have access to portable restrooms. All requirements and approvals for the water system and sewage disposal system shall be obtained by the applicant. **See Conditions of Approval.**

10. Refuse Collection:

1. The park shall provide for regular refuse service whether self-supported or contracted out with a refuse service. Accumulation of trash is prohibited.

Staff: The site plan provided does not designate an area for trash. On a separate site plan, refuse collection shall be clearly marked. **See Conditions of Approval.**

11. Signs:

1. Signs advertising the business are allowed per BCRC 12-4.4.

Staff: The application indicates a signage will be used for this use. This meets the requirements of BCRC 12-441(E) which allows up to 96sq.ft. of aggregate size and no one sign exceeding 64sq.ft. A Building Location Permit is required. **See Conditions of Approval.**

12. Permits Required:

1. A conditional use permit is required for each RV park/campground for twenty-five (25) spaces or less.

Staff: This standard is being met as the applicant is pursuing approval of a conditional use permit currently.

2. A building location permit is required for construction of the entire project or each phase of the approved project.

Staff: See Conditions of Approval.

13. Site Plan:

1. Existing structures which will remain on the parcel, and their uses, and any existing structures proposed to be modified or removed;
2. All proposed structures and their uses;
3. Existing and proposed roads, easements, and points of access;
4. Recreational vehicle space dimensions;
5. Campground space dimensions;
6. Size of the site in acres;
7. Dimensions of property lines and property line setbacks;
8. Reserved or dedicated open space;
9. Major landscape features, both natural and manmade;
10. Locations of existing and proposed utility lines;
11. Accessory off street parking and loading facilities, and parking space areas;
12. Wastewater drainfield areas;
13. Traffic circulation patterns;
14. Refuse and service areas;
15. Signs;
16. Outdoor storage; and
17. Proposed screening and buffering, including fences, yards, walls or vegetation.

Staff: The site plan submitted includes all of the above requirements of 1-17 BCRC 12-497(K); except number 14, which shall be shown on a separate site plan. **See Conditions of Approval.**

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

Staff: A stormwater management plan and erosion control are required in accordance with this code section. **See Conditions of Approval**

Analysis of the Project Against the Comprehensive Plan:

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

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 conditional use permit. As of the date of this staff report, Bonner County has received public comments and they are included in the record. This proposal has been reviewed for compliance with Bonner County Revised Code and findings of fact will be adopted with the decision of this project. This proposal does not appear to be in conflict with the policies of this component.

Population

Policies:

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

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

School Facilities & Transportation

Policies:

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

Staff: The 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 this project 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: The project supports rural economic development by providing seasonal lodging that aligns with tourism and recreation activities in the county. The proposed Conditional Use Permit does not appear to conflict with policies of this component.

Land Use

Policies:

1. Commercial and industrial uses, in areas identified in the Comprehensive plan suitable for such development, should be unconditionally permitted. Evaluation of suitability should be based on availability of urban services, adequate access to hard surfaced publicly maintained roads and other factors that may impact the surrounding community.

2. Commercial and industrial uses may be conditionally permitted in areas not identified for such uses in the Comprehensive Plan if a critical review of the proposed use determines that with appropriate conditions the use will not adversely impact the surrounding area.

Staff: The proposed Conditional Use Permit does not appear to conflict with the policies of this component. The Rural 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 "commercial use" and is conditionally permitted in the Rural zone.

Natural Resources

Policies:

1. Watershed standards should be employed in land use codes to protect water quality.

2. Best management practices for waterway setbacks should be instituted to reduce erosion and sedimentation into waterways.

3. Development standards should be designed to encourage clustered development resulting in the preservation of open space and wildlife habitat.

4. Bonner County should recognize its critical wildlife habitat and create development standards to protect these areas and mitigate development impacts to these habitats.

5. Protect water quality by creating standards for development in close proximity to shorelines.

6. Productive farmland, timberland and mining lands should be identified and protected from adverse effects of adjoining developments.

Staff: Impacts to natural resources were not identified by any agency. Agricultural uses exist on the land and anticipated to be maintained. The Rural Residential land use designation encourages small-scale agricultural uses and residential development. Both are protected and maintained with this proposal.

Hazardous Areas

Policies:

1. Flood mitigation standards should be adopted that meet or exceed the National Flood Insurance Program minimum requirements.

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

Staff: The subject property is not located in a mapped floodplain. Potential damage to property or people due to soil erosion or avalanches are minimal. Furthermore, the property is provided with emergency services. The Sagle Fire District stated their requirements for this use, and stated that the applicant has met their requirements. **See Sagle Fire District's Letter for Full Details and 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 on this parcel should not impact existing services, which currently include a well and septic system. Per DEQ's comment, the water system may be required to be a public water system, regulated by DEQ and/or Panhandle Health District; it is still to be determined whether the portable restrooms are regulated by either agency. The applicant shall coordinate with DEQ and PHD to ensure compliance with public water and wastewater regulations. **See Conditions of Approval.**

The parcel is also served and emergency services from Bonner County EMS and Bonner County Sheriff. Both entities were notified of this proposal but did not provide comments on potential service impacts related to the Conditional Use Permit. Any expansion of utilities or other services will require the applicant to obtain the necessary permits from the appropriate regulatory agencies.

Transportation

Policies:

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

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

Recreation

Policies:

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

Staff: Current recreational opportunities for the general public that are available in Bonner County are anticipated remain the same with this conditional use permit. The availability of more lodging or camping options could potentially expand recreational activities.

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: While recreational vehicle parks are referenced as a housing option under BCRC 12-496, this proposal is not intended to serve as long-term or workforce housing and has removed all references to such use. As a seasonal commercial use, it does not conflict with the goals of this component.

Community Design

Policies:

1. To promote and preserve the natural features and rural atmosphere of the community, the county should enact development standards that address development within scenic byways and design standards that account for waterfront setbacks, wildlife corridors, commercial and industrial landscaping, requirements for reduced lighting, cluster development, rural rather than urban setback standards and other design objectives aimed at preserving the rural, natural character of the community.
2. Allow unique and flexible design standards such that new development within older neighborhoods and historic settlements is compatible with those unique neighborhoods.
3. Allow particularized design standards to address waterfront and mountaintop developments which may differ from standard design objectives.

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

Agriculture

Policies:

1. Residential uses should continue being permitted in Agricultural zoning districts.
2. Protect agricultural uses and activities from land use conflicts or interference created by residential, commercial or industrial development
3. Land use regulations should support home occupations, cottage industries and farm-based family businesses on agricultural parcels. Examples include farm stands and other agri-business pursuits.
4. Bonner County acknowledges the provisions of Idaho State's Right to Farm Act. Those shall be considered in the land use decisions.

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

Planner's Initials: AF

Date: April 11, 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 Governing Body:

DECISION TO APPROVE: I approve this project, FILE MOD0007-24, modifying CUP0017-23, requesting for the addition of an RV Park / Campground to be used in conjunction with the Private Community Facility, finding that it is not in conflict with the policies of the Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the following Conclusions of Law:

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

Conclusion 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 3, Subchapter 3.3.; Chapter 4 Development Standards; Subchapter 4.9 Standards for Specific Uses, and Chapter 7 Environmental Standards and **was** found to be in compliance.

Conclusion 3: The proposed use **will not** 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 set forth in the Staff Report (or as amended during the hearing) and direct planning staff to draft written findings and conclusions to reflect this motion, have Chairman sign, and transmit to all interested parties. This action does not result in a taking of private property.

MOTION TO DENY: I move to deny this project, FILE MOD0007-24, modifying CUP0017-23, requesting for the addition of an RV Park / Campground to be used in conjunction with the Private Community Facility, based upon the following Conclusions of Law:

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

Conclusion 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 3, Subchapter 3.3.; Chapter 4 Development Standards; Subchapter 4.9 Standards for Specific Uses, and Chapter 7 Environmental Standards and **was / was not** found to be in compliance.

Conclusion 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 set forth in the Staff Report (or as amended during the hearing) and direct planning staff to draft written findings and conclusions to reflect this motion, have 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 zone change is to:

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

Suggested Findings of Fact:

1. The Rural Zoning District allows for conditional use permits for RV Parks/Campgrounds. The property is within the Rural District and is currently zoned Rural-5.
2. The site is approximately 13.71-acres in area; the designated space for the RV Park/Campground is 2-acres.
3. The proposal is for an RV Park, which is classified as a commercial use under BCRC 12-333.
4. The property is accessed from Homestead a Bonner County-owned and privately maintained gravel right-of-way.
5. The proposal is within the Sagle Fire District. The Fire District has submitted a letter with the requirements for this RV park, after meeting with the applicant and determining that their requirements have been met. The park shall follow the these requirements: Water source with adequate hoses Fire access roads to be kept clear,

Shovel and bucket on site, All fires must be in compliance with Idaho Department of Lands burn restrictions.

6. Electricity is provided by Northern Lights, Inc.
7. The site has an individual well.
8. The proposal is for a 10-unit RV Park/Campground.
9. Per BCRC 12-331, in the case of a question as to the inclusion or exclusion of a particular proposed use in a specific use category, the Planning Director has the authority to make the final determination based on the characteristics of the proposed operation. In this case, the Director determined that the proposed use fits in the category of an RV Park, as defined in BCRC 12-333, Commercial Use Table, and does not fall under Residential Uses—Recreational Vehicle Dwelling Unit.
10. A landscaping plan has been submitted that proposes to use the existing vegetation.
11. The applicant has applied for a Conditional Use Permit for an RV Park per BCRC 12-333 and BCRC 12-497, as a commercial use. BCRC 12-332 and BCRC 12-496, which apply to residential uses, are not applicable to this proposal.
12. The Residential Use Table (BCRC 12-332) provides for RV Dwelling Units, defined in BCRC 12-804 as "A recreational vehicle used in the same manner as a single-family dwelling or an accessory dwelling unit." These units are regulated under BCRC 12-496, which establishes them as long-term housing options permitted only in residential zones. This application is not requesting long term housing and is not requesting for the RV Dwelling Unit use, it is for the RV Park found in BCRC 12-333 and defined in BCRC 12-818.
13. The proposed use is an RV Park, which is defined in BCRC 12-818 as "Any premises designed for the rental of three (3) or more recreational vehicle parking stalls or spaces."

BCRC 12-497 does not contain a specific limitation on the duration of stay. However, because RV Parks are listed in the Commercial Use Table and not in the Residential Use Table, it is appropriate to apply a duration of stay limitation consistent with transient lodging.

Other transient lodging uses in the Commercial Use Table—such as hotels, hostels, resorts, and retreats—are not intended for residential occupancy. Similarly, an RV Park permitted under commercial zoning should not function as a residential development.

The applicant's revised application indicates the RV Park will operate seasonally, from March through November, and has removed all references to long-term or affordable housing, which reflects the transient, recreational character of the use.

Idaho Code 63-1803(4) and 67-6539 define short-term occupancy as 30 days or less and affirm the authority of local governments to regulate short-term lodging. This supports the imposition of a 30-day maximum occupancy per calendar year per guest or RV unit to preserve the commercial nature of the use.

14. The applicant has proposed the use of port-a-johns (portable restrooms), and water availability from an existing well. Panhandle Health District and Idaho Department of Environmental Quality have stated that a public water system may be required.

Suggested Conditions of Approval:

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

- A-1** The use shall be developed and shall be operated in accordance with the approved site plan.
- A-2** The Conditional Use Permit shall not supersede deed restrictions.
- A-3** All county setbacks shall be met.
- A-4** The Conditional Use Permit shall expire if not issued within two (2) calendar years from the date of approval, or, once issued, if the use has not commenced within two (2) calendar years from the date of issuance. A single time extension of up to two (2) additional years may be granted, provided a written request is submitted to the Planning Department prior to the expiration date and the required fee is paid. The extension request shall be reviewed by the applicable governing body, and, if approved, shall automatically modify the original permit to reflect the new expiration date. No additional public hearing shall be required.
- A-5** Each structure, to include the proposed sign, is required to first obtain a Building Location Permit and meet the applicable standards of Title 11 and Title 12, Bonner County Revised Code.
- A-6** This project shall be developed in accordance with BCRC 12-4.5
- A-7** This project shall be in accordance with all applicable standards required by BCRC 12-497.
- A-8** Each RV/Camping stall shall be 7500 square feet, per the site plan provided.
- A-9** Proper signage indicating directional traffic in and out of the park shall be on site.
- A-10** No guest, group of guests, or RV unit shall occupy the RV Park for more than thirty (30) cumulative days within any calendar year, regardless of whether the guest or RV unit moves between different spaces within the park.
- A-11** The property owner will be required to continue to meet the fire mitigations standards set forth by Sagle Fire District to include: *"Water source with adequate hoses, Fire access roads to be kept clear, Shovel and bucket on site, All fires must be in compliance with Idaho Department of Lands burn restrictions"*.
- A-12** Per BCRC 12-421 (C): Noise shall not be greater than 65 decibels as measured at the property line.
- A-13** The RV Park/Campground shall only be used in conjunction with the previously approved Private Community Facility.

Conditions to be met prior to issuance:

- B-1.** The applicant shall meet the requirements for a public water system. Alternatively, documentation from Idaho Department of Environmental Quality stating that a public water system is not required may be provided.
- B-2.** In the case that a public water system is required by DEQ, the applicant shall apply

for a Conditional Use Permit for a public utility facility with Bonner County.

- B-3.** The applicant shall provide documentation from Panhandle Health District stating that a new septic system is not required, and the existing septic system does not require expansion for the proposed use.
- B-4.** The applicant shall provide a supplemental site plan depicting the following: individual off-street parking spaces for each camping site, definitive camping areas within each designated camping space, distances between each camping area, and refuse collection area.

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 scheduled hearing at www.bonnercountyid.gov. Bonner County Revised Code (BCRC) is available at the Planning Department or online.

APPENDIX A
NOTICE OF PUBLIC HEARING AND AGENCY RECORD OF
MAILING

RECORD OF MAILING

Page 1 of 1

File No.: M O D 0 0 0 7 - 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 **18th** day of **March, 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 AGENCY COMMENTS



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Notice of Public Hearing - File MOD0007-24 - Private Community Facility and RV Park/Campground (Modification to CUP0017-23)

1 message

DEQ Comments <deqcomments@deq.idaho.gov>

Wed, Mar 26, 2025 at 8:14 AM

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

Good Morning,

The proposed project may constitute a public water system if water is accessible through yard hydrants or other means. The applicant must contact DEQ to determine whether public water system requirements need to be incorporated into the project. Please contact Katy Baker-Casile at 208-666-4640 or katy.baker-casile@deq.idaho.gov

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:** Tuesday, March 18, 2025 10:59 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 <epplfdchief@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 <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@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 MOD0007-24 - Private Community Facility and RV Park/Campground (Modification to CUP0017-23)

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



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Notice of Public Hearing - File MOD0007-24 - Private Community Facility and RV Park/Campground (Modification to CUP0017-23)

1 message

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

Wed, Apr 2, 2025 at 9:47 AM

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:** Tuesday, March 18, 2025 10:59 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 <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>; 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 MOD0007-24 - Private Community Facility and RV Park/Campground (Modification to CUP0017-23)

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

4/2/25, 9:50 AM

Bonner County Mail - [EXT SENDER] RE: Notice of Public Hearing - File MOD0007-24 - Private Community Facility and RV Park/Ca...



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Notice of Public Hearing - File MOD0007-24 - Private Community Facility and RV Park/Campground (Modification to CUP0017-23)

1 message

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

Tue, Mar 18, 2025 at 12:14 PM

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

Cc: Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>

ITD Permits has no comment.

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:** Tuesday, March 18, 2025 10:59 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 <quayleanduseconsulting@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 <eplfdchief@gmail.com>; Ellisport Bay Sewer District <clerk@ebsewerdistrict.com>; Facilities Director LPOSD #84 <matt.diel@lpsd.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 <Frankiejedunn@hotmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ruen Yeager <planning@ruenyeager.com>; Sagle Valley Water & Sewer District <saglevatersewer@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@lpsd.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@spiritleakefire.com>; Superintendent No. 84 Becky Meyer <becky.meyer@lpsd.org>; Superintendent School Dist 84 <kelly.fisher@lpsd.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>

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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



Janna Brown <janna.brown@bonnercountyid.gov>

File MOD0007-24 Modification

1 message

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

Wed, Apr 9, 2025 at 2:49 PM

Good Afternoon:

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_04_BC_File_MOD0007_24_Modification.pdf**
94K

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 **18th** day of **March 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 **Tuesday, March 18, 2025**.

NOTICE IS HEREBY GIVEN that the Bonner County Hearing Examiner will hold a public hearing at **1:30 pm on Wednesday, April 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 MOD0007-24 - Modification of Conditional Use Permit - Private community facility and RV Park/Campground

The applicant is requesting a modification to an existing Conditional Use Permit, CUP0017-23 for a private community facility, to add an RV Park/Campground. The cumulative 23.83-acre project site is zoned Rural 5. The project site is located off Homestead Road in Section 33, Township 54 North, Range 03 West, Boise-Meridian.

Arthur

For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at www.bonnercountyid.gov/departments/Planning. Staff reports are available online or may be viewed at the planning department approximately a week before the scheduled hearing.

Written statements must be submitted to the planning department record no later than seven (7) days prior to the public hearing. Written statements not exceeding one standard letter sized, single spaced page may be submitted at the public hearing. Statements can be sent to the Bonner County Planning Department at 1500 Highway 2, Suite 208, Sandpoint, Idaho 83864; faxed to 866-537-4935 or e-mailed to planning@bonnercountyid.gov. The referenced start time stated above reflects the beginning of the hearing. Specific file start time and hearing duration vary.

During the hearing for this application, the public will be given an opportunity to provide testimony and/or evidence regarding how the proposal does or does not comply with the applicable approval criteria of the Bonner County Revised Code. At the close of the public hearing, the governing body will make a decision on the application that may include, but is not limited to, approval, denial, remand, or continuance of the public hearing. Any person needing special accommodations to participate in the public hearing should contact the Bonner County Planning Department at (208) 265-1458 at least 48 hours prior to the scheduled hearing.

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

NO COMMENT

Name

Kootenai-Ponderay Sewer District

Date

4/9/25

Out of District Boundaries



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] MOD0007-24 LTR

1 message

Denis Twohig <dtwohig@phd1.idaho.gov>

Wed, Mar 19, 2025 at 4:14 PM

To: "PLANNING@BONNERCOUNTYID.GOV" <PLANNING@bonnercountyid.gov>

**Public Health**
Prevent. Promote. Protect.
Panhandle Health District**Denis Twohig** | Technical Records Specialist 1

2101 W Pine St. Sandpoint, ID 83864

P: 208.265.6384

E: ehapplications@phd1.idaho.govW: Panhandlehealthdistrict.org**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.

**MOD0007-24 LTR.pdf**

341K



Public Health
Prevent. Promote. Protect.
Panhandle Health District

Panhandle Health District

Healthy People in Healthy Communities



March 19, 2025

Jessica Montgomery
Bonner County Planning Dept
1500 Highway 2, Suite 208
Sandpoint, ID 83864

RE: MOD0007-24 – Charland, Jessica

This letter is intended as Panhandle Health District (PHD) comments regarding the MOD indicated above.

Panhandle Health District (PHD) has located 1 septic permit for parcel number RP54N03W333530A (see enclosed PHD permit # 97-09-0212). The septic permit indicates the existing septic system is sized & approved for 1 single family dwelling with 3 bedrooms (250gpd). The applicant must ensure they do not compromise any of their existing wastewater disposal system components with new activities on this parcel and a future drainfield replacement area must be retained for future use. The applicant must ensure that all water service lines & septic system components are compliant with relevant IDAPA rules related to water & wastewater.

Per IDAPA 58.01.03 Subsurface Sewage Disposal Rules, unless authorized by the Director, no person shall provide for or connect additional blackwater or wastewater sources to any system if the resulting flow or volume would exceed the design flow of the system or there is a change of use that deviates from the original conditions of approval of the septic permit. It appears there may be additional wastewater generating structures located on this property beyond what was originally permitted. As such, if any plans for this parcel involve an increase in wastewater flows from additional structures, dwellings, or RVs other than what has already been approved, the landowner must contact PHD to ensure compliance with the rules.

Per the MOD Application, it is unclear in the proposal whether wastewater from RVs or any other proposed wastewater generating structures (i.e cabins and shower house) is to be disposed of in the existing sewage disposal system located on the parcel. If a septic system is proposed for use, it will require either an expansion permit or a permit for a separate system to accommodate any additional wastewater flows generated on the property from additional existing structures. In Idaho, an increase in wastewater flows will only be approved if the site can meet all current standards per IDAPA 58.01.03.

The proposed plan for drinking water should also be assessed to verify whether the facility should be regulated as a public water system.

If the applicant has questions regarding compliance with IDAPA rules for drinking water & wastewater, they should contact PHD at (208) 265-6384.

Regards,

Aubrey Naylor, REHS

Sandpoint – Bonner County
2101 W. Pine St.
Sandpoint, ID 83864
208.265.6384

Panhandle Health District I ON-SITE SEWAGE SYSTEM PERMIT

Permit # SP 97-09-0212

Issue Date 7/9/97

This permit is valid for one year for an individual subsurface sewage disposal system for:

Parcel # RP54N03W333050A, Township 54N, Range 03W, Section 33, Boise Meridian; a 5.00 acre plot currently belonging to Bart Widgren. The system has been sized for a 1600 square foot single family residence with 3 bedrooms and 2 baths.

The following conditions are placed upon the permit:

SEPTIC TANK-

- Tank Capacity will be at least 1000 gallons (concrete only)

DRAINFIELD (& replacement area)-

- Drainfield size will be at least 300 square feet

CONDITIONS-

- » Follow all setback requirements

SEPARATION DISTANCES:

- Distance of tank from dwelling foundation - 5 feet minimum
- Distance of tank from well - 50 feet minimum
- Distance of tank from private water lines - 10 feet minimum
- Distance of tank from public water lines - 25 feet minimum
- Distance of field from property line - 5 feet minimum
- Distance of field from dwelling foundation - 20 feet minimum
- Distance of field from well - 100 feet minimum
- Distance of field from surface water - 300 feet minimum
- Distance of field from septic tank - 6 feet minimum
- Distance of field from water lines - 25 feet minimum
- Drainfield must not exceed 4 feet in depth unless specified alternative system

Permit Issued by Lorne E. Braun, Environmental Health Specialist

Final Approval of this Permit requires inspection of the system in the ground, uncovered, and submittal of a plot plan distinguishing system construction specifications and final layout including location on the plot with respect to other permanent structures.

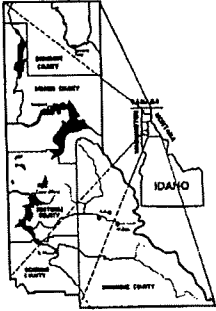
Final Plot Plan Submitted on: _____ Installation Date: _____

System Installed by: Charles H. H. H. Installer #: _____

Inspected by: Lorne E. Braun

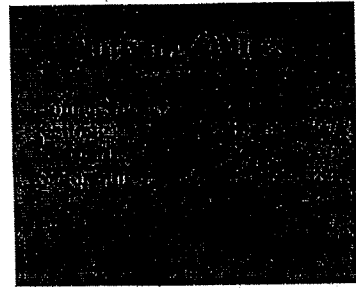
Approved on: 9/16/97 Disapproved on: _____

Reference: Rules & Regulations for individual and Subsurface Sewage Disposal Systems



Panhandle Health District I
Environmental Health Section

2195 Ironwood Court
Coeur d'Alene, Idaho 83814
(208) 667-9513
FAX (208) 765-4309



Y900

COPY

On-Site Sewage System Permit

200-
Septic Permit # 97-09-0212

25024
Owner

Bart Widgren
833 Homestead Rd
Athol, ID 83801
683-1629

Parcel # RP54N03W333050A

Applicant

Bart Widgren
833 Homestead Rd
Athol, ID 83801
683-1629

Enclosed please find your On-Site Sewage System Permit. This permit includes three sections.

- Section One - The first section is the actual On-Site Sewage System Permit. This permit is an approval for **construction** of the sewage system. Final approval of the permit is given after a final inspection has been done.
- Section Two - The second section is a **Working Copy** of the permit. If you have hired a licensed installer, this is the portion of the permit which provides them with the necessary information to install the system properly. As they are licensed, they should already know all separation distances listed on the permit.
- Section Three - The third section of the permit is an **As-Built**. A drawing / plot plan of how the system was built with reference points to permanent structures should be made. This will be filed with your permit at the health district for future reference. You may wish to copy this for your own records as well.

If you have any further questions about the permit please contact the Environmental Health Specialist listed at the bottom of the permit.

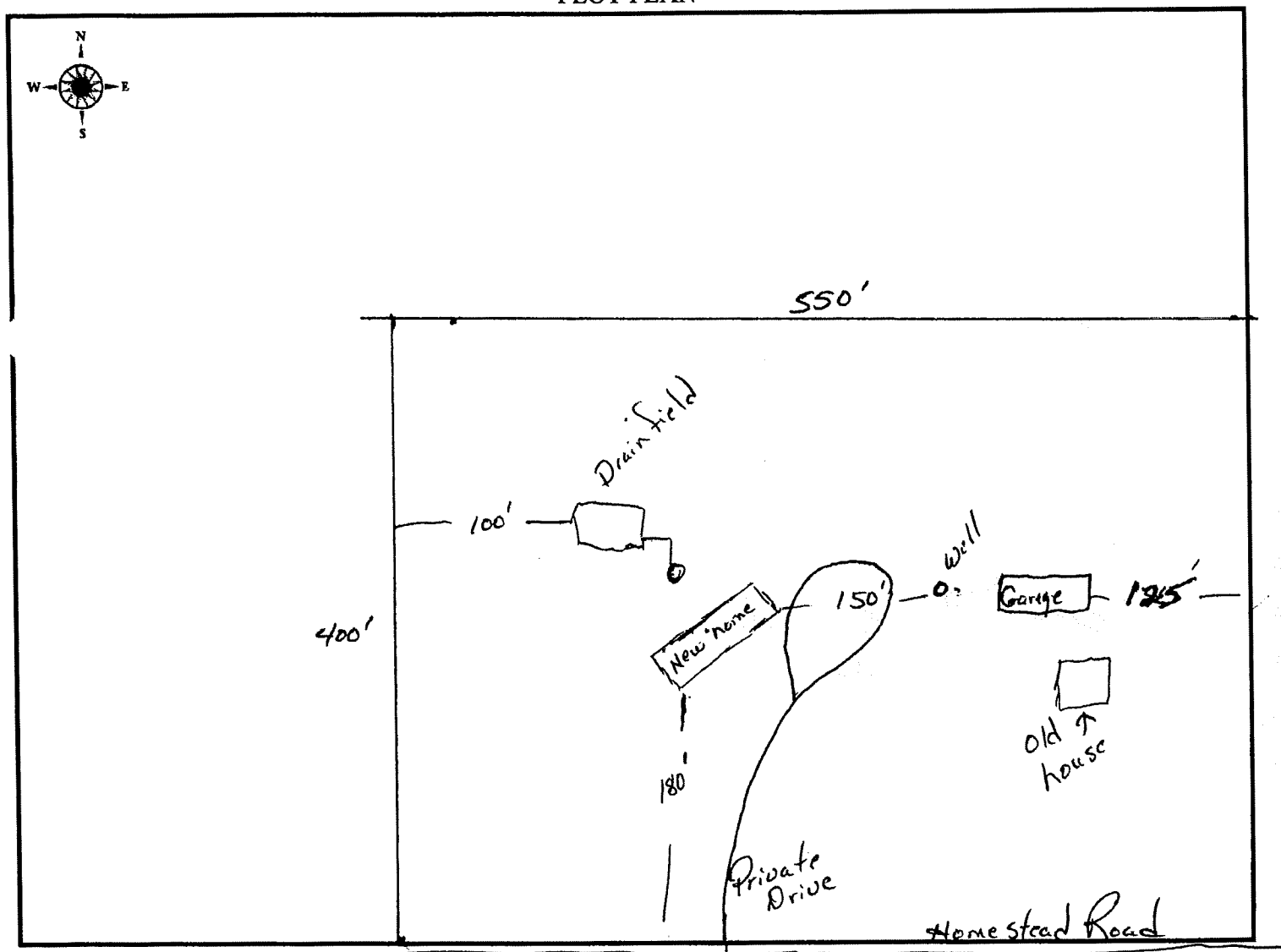


In the space provided below, please ✓ or ✗ any of the appropriate boxes. Include descriptions where possible (i.e. Surface Water - Twin Lakes). Please provide a dimensional plot plan including: all marked items below; location and size of proposed or existing drainfields and associated replacement area(s); home site; location of and distances from all existing water supply system features; proposed or existing storm water management structures, property lines, easements and right-of-ways; neighboring structures of concern; location & size of all buildings and structures on the property.

- ☐ Surface Water _____
- ☐ Canals / ditches _____
- ☒ Well - public / private _____
- ☐ Spring _____
- ☐ Easements _____
- ☐ Storm Water Management _____

- ☒ Waterline - public / private _____
- ☐ Neighboring dwelling _____
- ☐ Neighboring wells _____
- ☐ Cut Banks _____
- ☒ Property Line See Plot Plan
- ☐ Other _____

PLOT PLAN



Signature Bart O. Wick

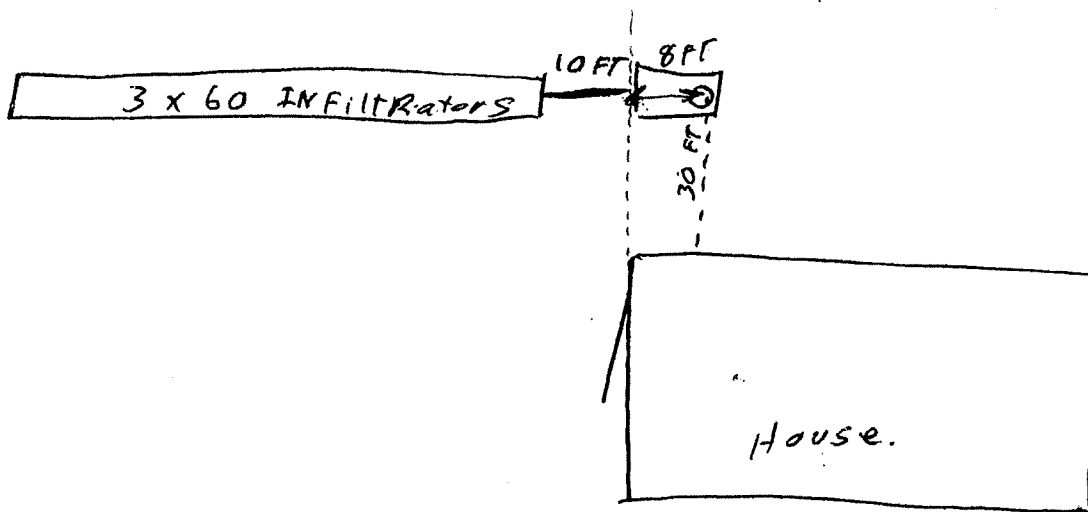
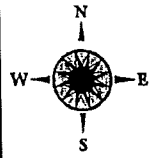
Date 6-30-97

By my signature above, I certify that all answers and statements on this application are true and complete to the best of my knowledge. I understand that should evaluation disclose untruthful or misleading answers, my application may be rejected or my permit canceled. I accept the responsibility to notify Panhandle Health District of any changes to the above information if performed prior to completion of the permitted system.

As-Built Plans and Specifications

We require as-built plans on all installations so that current and future owners can locate and maintain their sewage systems and avoid disrupting them with buildings, driveways, etc. as outlined in *Rules for Individual and Subsurface Sewage Disposal Systems*, Section 16.01.03.005,15. An accurate drawing depicting actual construction must be submitted to Panhandle Health District within thirty (30) days of an approved final inspection.

AS-BUILT for SP 97-09-0212



Charles Hubble
Installer's Signature

8-16-97
Date

By my signature above, I certify that all drawings and statements on this as-built are true and complete to the best of my knowledge. I understand that should evaluation disclose untruthful or misleading information, my as-built may be rejected or the permit disapproved.

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 **18th** day of **March 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 **Tuesday, March 18, 2025**.

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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

SANDPOINT RANGER DISTRICT
Idaho Panhandle National Forests
1602 Ontario St.
Sandpoint, ID 83864

12/12