

Bonner County Planning Department

"Protecting property rights and enhancing property value"

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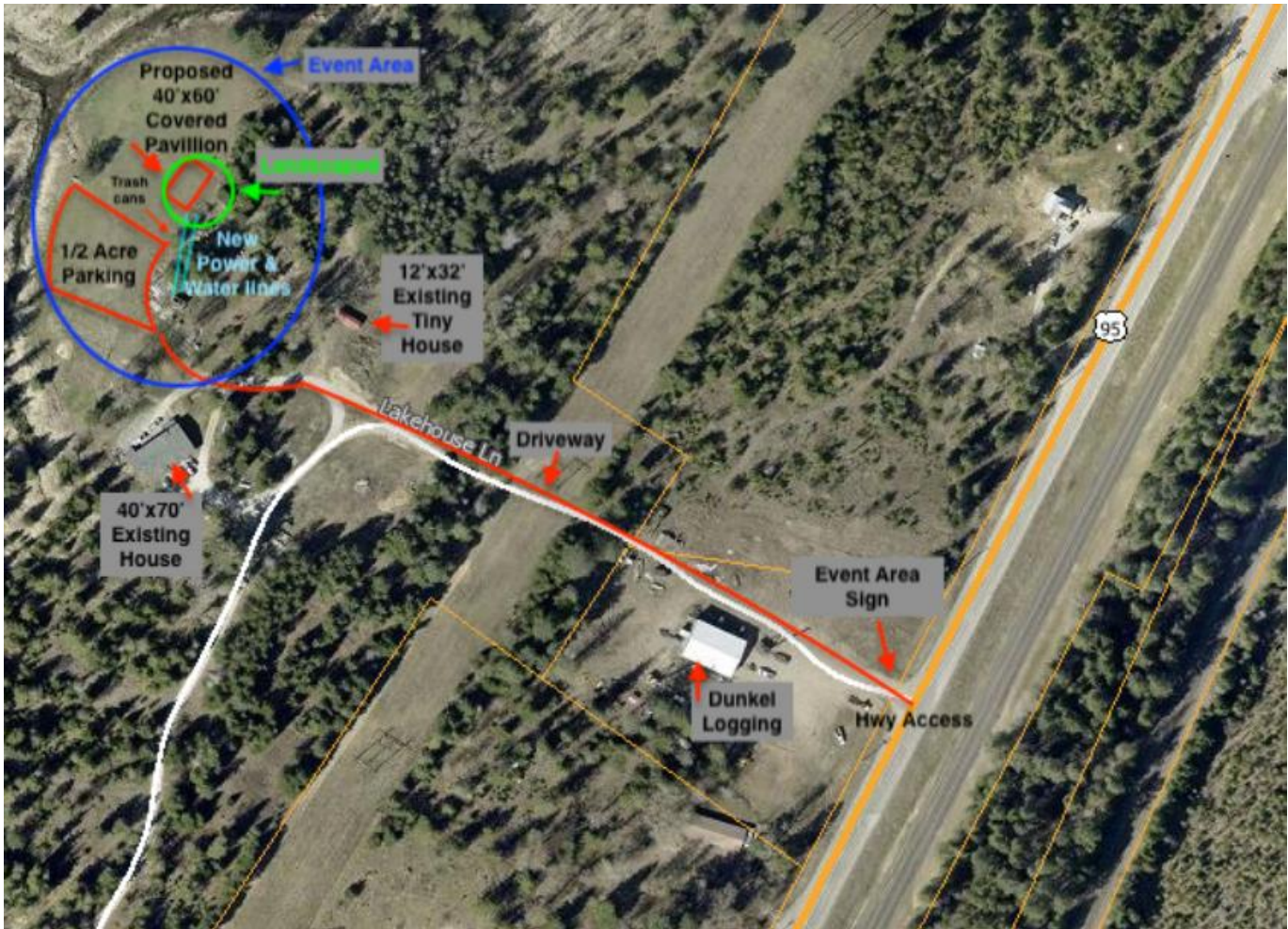
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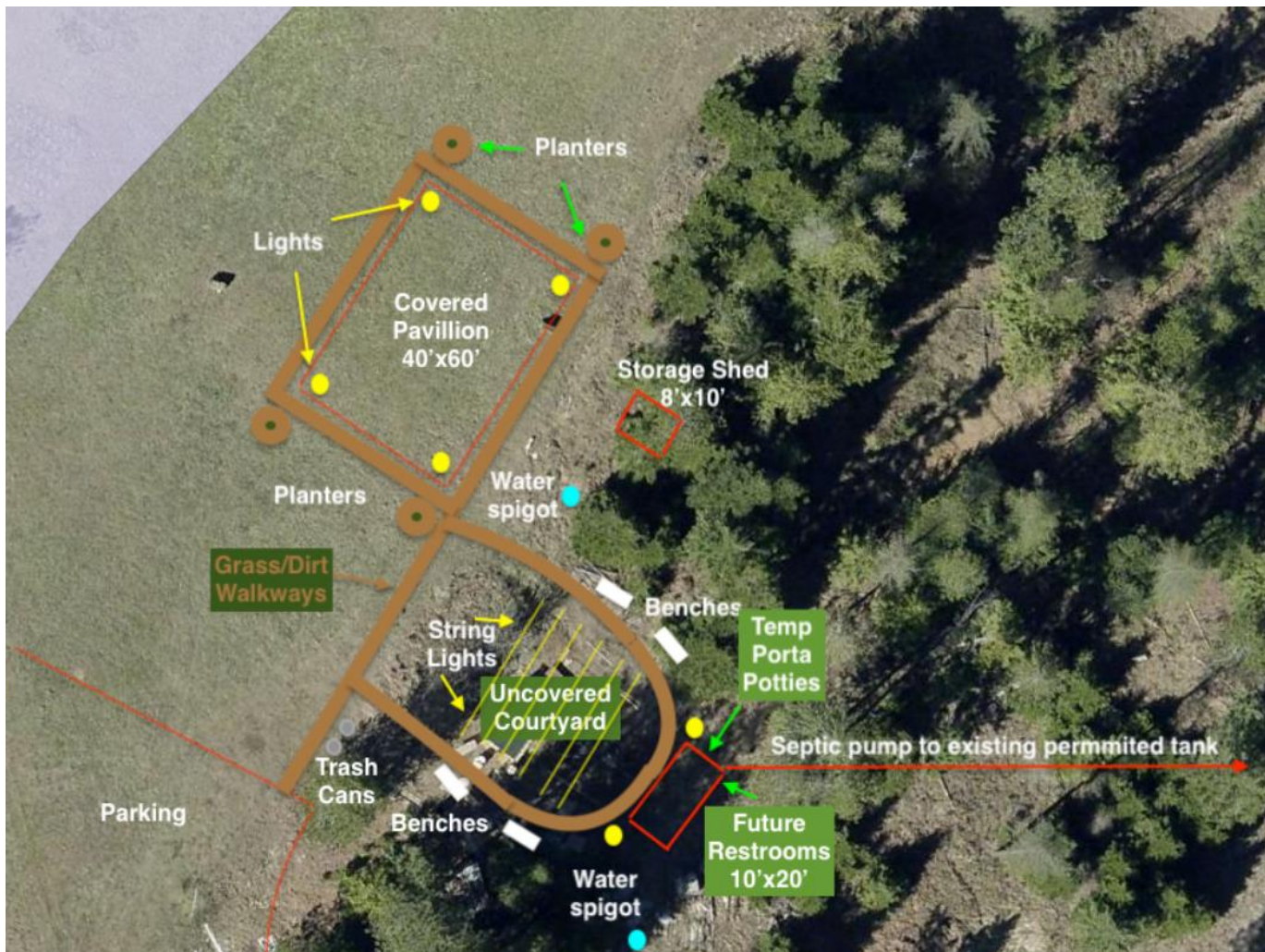


BOARD OF COUNTY COMMISSIONERS STAFF REPORT FOR JULY 21, 2025

Project Name:	Cook Event Venue
File:	CUP0003-25, Conditional Use Permit – Private Community Facility
Request:	The applicants are requesting a Conditional Use Permit for the creation of a private community facility.
Legal Description:	3-59N-1W TAX 19 2020 CHAMPION 40 X 69 RP 1968 UNKNOWN 10 X 46 MH 3-59N-1W TAX 17
Location:	149 Lakehouse Lane, Sandpoint, ID 83864
Parcel Number:	RP59N01W032510A
Parcel Size:	60-acres
Applicant/Property Owner:	Richard Cook, Trustee; Cook, Ed & Lauria Living Trust
Project Representative:	Richard Cook 185 Lakehouse Lane, Sandpoint, ID 83864
Application filed:	January 29, 2025
Notice provided:	Mail: July 1, 2025 Site Posting: July 10, 2025 Published in newspaper: July 1, 2025
Enclosure:	Appendix A – Notice of Public Hearing Record of Mailing Appendix B – Hearing Examiner Decision Letter Appendix C – Applicant's Letter of Appeal Appendix D – Agency Comments

Site Plans





Project summary:

The applicants are requesting a Conditional Use Permit for the creation of a private community facility. The cumulative 60-acre property is zoned Agricultural/Forestry 10 (A/F-10). The project is located off Lakehouse Lane via Highway 95 in Section 3, Township 59 North, Range 1 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 12-262, Appeals From Final Decision of Hearing Examiner
- BCRC 12-322, Agricultural/Forestry District
- BCRC 12-331, Interpretation of Use Tables
- BCRC 12-335, Public Use Table; Private Community Facility
- BCRC 12-339, Classification of New Uses Within Zone Districts
- BCRC 12-4.2, Performance standards for all uses
- BCRC 12-4.3, Parking standards
- BCRC 12-4.4, Sign standards
- BCRC 12-4.5, Design standards
- BCRC 12-4.6, Landscaping and screening standards
- BCRC 12-7.1, Shorelines
- BCRC 12-7.2, Grading, stormwater management and erosion control

Background:

A. Site data:

- Unplatted
- Size: Approximately 60-acres
- Zone: Agricultural/Forestry (A/F-10)
- Land Use: Ag/Forest Land (10-20 AC)

B. Access:

- The site is accessed by Lakehouse Lane, a privately owned and maintained easement/driveway, via Highway 95.

C. Environmental factors:

- Site does contain mapped slopes from 0-30+%. (USGS)
- Site does contain mapped wetlands. (USFWS/NWI)
- Site does contain frontage on a lake/pond.
- Parcel is within SFHA Zone A and Zone X per FIRM Panel Number 16017C0505E, Effective Date 11/18/2009. Per the submitted site plan and county GIS, the proposed development is within SFHA Zone X. No further floodplain review is required on this proposal.

D. Services:

- Water: Individual Well with 2500 gallon reserve tank
- Sewage: Individual septic
- Fire: Northside Fire District
- Power: Northern Lights Inc.
- 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	Ag/Forest Land (10-20 AC)	Agricultural/Forestry 10 (A/F-10)	Residential, 60-acres
North	Boundary County-Prime Forestry	Boundary County Zone- Ag/Foresrty	F&G/Wildlife, 479.660-acres & 12.120-acres & Vacant, 10.550 acres
East	Ag/Forest Land (10-20 AC)	Agricultural/Forestry 10 (A/F-10)	Vacant, 10.27-acres
South	Ag/Forest Land (10-20 AC)	Agricultural/Forestry 10 (A/F-10)	Residential, 30-acres & Contractor Yard, 2.68-acres
West	Ag/Forest Land (10-20 AC)	Agricultural/Forestry 10 (A/F-10)	F&G/Wildlife, 38.980-acres

F. Agency Review

Taxing districts and agencies were notified of this project on July 1, 2025. A full list of the agencies noticed is attached as Appendix A of this Staff Report.

The following agencies commented:

Idaho Department of Environmental Quality – see attached letters
Idaho Transportation Department – see attached letter
Northern Lights Inc. - see attached letter
Panhandle Health District - see attached letter
Idaho Department of Water Resources – see attached letter

The following agencies replied “No Comment”:

Idaho Department of Fish and Game
Kootenai Ponderay Sewer District

All other agencies did not reply.**Public Notice & Comments**

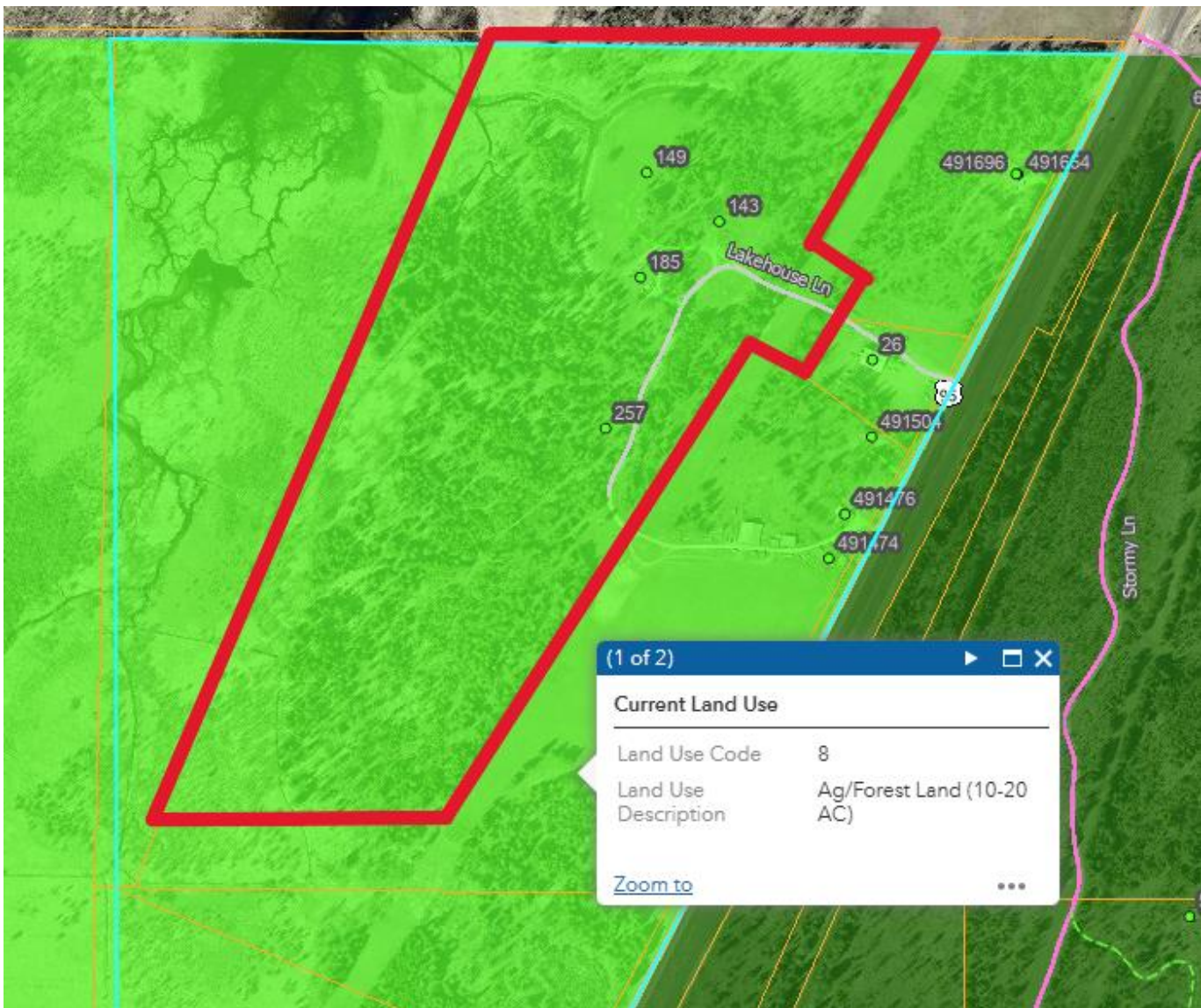
As of the date of the staff report the Planning Department has received public comments on this project.

Standards Review and Staff Analysis:

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

The Hearing Examiner shall review the particular facts and circumstances of each proposal. 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.

G. Comprehensive Plan Land Use Designation



Ag/Forest Land:

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

Property Rights

Policies:

1. Bonner County should follow the attorney general's checklist, proscribed at Idaho Code §67-8003 and provided in the "Property Rights" component of the county's comprehensive plan, for all land use decisions.
2. For all land use decisions, findings of fact and conclusions of law should be adopted that reflect the justifications for exactions, conditions and restrictions and should confirm that a taking of private property has not occurred.

3. The property rights of the applicant, adjoining and nearby landowners and future generations should be considered, as well as the short-term and long-term consequences of decisions.
4. Bonner County should review all rezoning requests (down-zoning and up-zoning) pursuant to the Idaho State Code, Title 67, Chapter 65 – Local Land Use Planning Act. The approval of conditional rezoning or denial of a request for rezoning may be subject to the regulatory taking analysis provided for by Idaho Code Section 67-8003.

Staff: The application was routed to landowners 300' from the property lines, including those in Boundary County, informing them of the proposed private community facility; public comments have been received. This proposal has been reviewed for compliance with Bonner County Revised Code and finding 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 an upward pressure on housing needs in Bonner County, both in the unincorporated portion of the County, and in the incorporated cities. This proposal 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: Lake Pend Oreille School District #84 was notified of the proposed conditional use permit; no comments were received. This proposal does not appear to have any effect on school capacity or transportation, and it does not appear that this proposal is in conflict with these policies.

Economic Development

Policies:

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

Staff: The proposed conditional use permit does not appear to conflict with the policies of this component. The use would be a home-based business. It is commercial development, that is appropriate with the surrounding community, in that there is other commercial activity, public land and lands owned by the applicant as adjoining properties. The project size, in relation to the size of the parcel is appropriate, and the site has substantial buffering from the public. The site would be maintained in an attractive and efficient manner, both protecting the environment, and kept in a condition similar to a community garden. The proposal seeks to enhance the natural qualities of the rural/agricultural setting, and make them available for others to enjoy.

Land Use

Policies:

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

proposed use determines that with appropriate conditions the use will not adversely impact the surrounding area.

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

Natural Resources

Policies:

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

Staff: This proposal does not appear to be in conflict with the policies of this component. Furthermore, Title 12 of Bonner County Revised Code has provisions to protect natural resources.

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 area of use on the subject property is not located within a mapped floodplain. Potential damage to property or people due to soil erosion or avalanches are minimal. Furthermore, the property is provided with emergency services. This proposal does not appear to be in conflict with the policies of this component.

Public Services, Facilities & Utilities

Policies:

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

Staff: The parcel has services, including Bonner County EMS & Sheriff, Northside Fire District, and Northern Lights Inc. Northern Lights Inc responded to this project, stating that they were not in opposition to the proposal, and no comments were received from the Sheriff or EMS. This proposal does not appear to be in conflict with the policies of this component.

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

Recreation

Policies:

1. Bonner County is encouraged to develop a waterways and park access program to preserve and develop access to public recreational lands and waterways. The program should include retaining access parcels that may be acquired from tax sales or private donations.

2. A plan for a system of green belts and pathways (bike and pedestrian) should be considered as areas develop, so that a connected system can be developed and preserved.
3. Under no circumstances, will Bonner County require access easements on private property as a condition of development. This policy does not preclude providing voluntary incentives to developers in return for access easements.

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

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

Housing

Policies:

1. Encourage development of a variety of housing options including mobile home parks, tiny home communities and recreational vehicle parks located in areas that are compatible with their density.
2. Work with municipalities and private parties to find solutions for all types of housing projects and developments.
3. Clustering of housing in developments to save on infrastructure and transportation costs should be encouraged through mechanisms such as density bonuses.
4. Bonner County recognizes opportunities should be made for assisted living and group shelters.
5. Enable workforce housing in direct proximity to agricultural, commercial and industrial uses.

Staff: The Agricultural/Forestry 10 zoning district allows for a variety of housing types including, but not limited to, single family dwellings, accessory dwelling units, duplexes, RV Dwelling Units, RV parks, and campgrounds. No additional dwelling

units are proposed in this Conditional Use Permit. This proposal does not appear to be in conflict with the policies of this component.

Community Design

Policies:

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

Staff: This proposal does not appear to be in 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.

BCRC 12-262, Appeal from Final Decision of the Hearing Examiner

- 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 May 7, 2025 hearing, the Hearing Examiner approved the Conditional Use Permit CUP0002-25 with conditions. The Hearing Examiner issued the written decision on May 12, 2025.

On May 28, 2025, the applicants submitted a timely appeal challenging Conditions B-2 and B-3 of the decision.

Condition B-2 states: "Panhandle Health has indicated that the existing septic may have no additional flows added without an expansion permit of the proposed facility's own separate drain field. The applicant shall provide a copy of an approved septic permit from Panhandle Health District."

Condition B-3 states: " The applicant shall meet with Idaho Department of Environmental Quality, CDA to create a transient non-community public water system per the Idaho Rules for Public Drinking Water Systems."

The applicants contend that these conditions are 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 12-331, Interpretation of Use Tables

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.

B. In the case of a conflict between the general description and the use table, the table shall prevail. (Ord. 501, 11-18-2008)

Staff: The Bonner County Revised Code does not have an explicit use entitled "Event Venues". The Planning Director is required to make a determination based on the direction of BCRC 12-331 and BCRC 12-339.

BCRC 12-339, Classification of New Uses Within Zone Districts

It is recognized that new unanticipated types of land uses will be proposed in Bonner County. In order to provide for such changes and contingencies, when a use is proposed that is not listed as a prohibited, permitted or conditional use in a zone district, the Planning Director shall make a determination that:

A. The use falls within the same standard classification pursuant to the "Standard Industrial Classification Manual" or the North American Industry Classification System, as amended, modified or superseded, as a listed permitted or conditional use in a current zone district and that it may be processed in the same fashion as the listed use; or

B. The use does not fall within the same standard classification pursuant to the "Standard Industrial Classification Manual" or the North American Industry Classification System, as amended, modified or superseded, as a listed permitted or conditional use in a particular zone district, and thus is a prohibited use in that district; or

C. The use is unique in nature and an amendment to this title is necessary in order to allow for its placement within the appropriate zone district. (Ord. 577, 5-23-2018)

STAFF: Currently, Bonner County Revised Code does not have a specific use for event venues. Historically, Bonner County has permitted these types of uses as private community facilities. Bonner County has used the Standard Industrial Classification (SIC) Manual, supplied by OSHA, and the North American Industry Classification System (NAICS) supplied by the US Census, to determine the use that an event venue would fall under. Neither source has a specific use entitled "event venues." The use of renting the land and structures is described under NAICS section 531120 "Lessors of Nonresidential Buildings," and SIC section 6512 "Operators of Nonresidential Buildings." NAICS cross references these rentals with the purposes of promoting various events, and indexes various types of "halls."

The Bonner County Revised Code has a listed use titled "Churches, grange halls, public or private community facilities," but does not define these. According to BCRC 12-800 A (6), "Terms not defined within title 11 of this code or this title shall have the meaning customarily assigned to them as defined in Webster's dictionary ("The Merriam-Webster Collegiate Dictionary", eleventh edition)".

According to Merriam Webster's Collegiate Dictionary, 11th Edition, the definition of **hall** includes:

: a large usually imposing building for public or semipublic purposes

6

: a large room for assembly : AUDITORIUM

7

: a place used for public entertainment

The definition of facility includes:

4b

: something (such as a hospital) that is built, installed, or established to serve a particular purpose

The definition of community includes:

1

: a unified body of individuals: such as

a

: the people with [common](#) interests living in a particular area

broadly : the area itself

b

: a group of people with a common characteristic or interest living together within a larger society

c

: a body of persons of common and especially professional interests scattered through a larger society

d

: a body of persons or nations having a common history or common social, economic, and political interests

e

: a group linked by a common policy

f

: an interacting population of various kinds of individuals (such as species) in a common location

g

: state, commonwealth

2

a

: a social state or condition

b

: joint ownership or participation

c

: common character : **likeness**

d

: social activity : **fellowship**

3

: society at large

Staff: Per BCRC 12-339, the Planning Director **shall** make a determination of whether or not the proposed use falls within the same standard classification. The planning director has determined that an event venue meets the definition of a private community facility and grange hall, which are both listed in the Public Use Table, BCRC 12-335. Specifically, line 2D of the Community definition, line 6 of the hall definition and line 4B of the facility definition show the intention of the private community facility. This definition can be

summarized as "Something that is built, installed, or established to serve a private social activity".

Since 2016, the Bonner County Planning Department has had over 10 applications for new Conditional Use Permits or to make modifications to existing permits, for event venues on different properties; all of which have been evaluated under the Private Community Facility use. This use was first interpreted under the two most recent previous Planning Directors, and the current Planning Director has upheld this interpretation.

BCRC 12-335, Public Use Table

Use	Zoning District								
	F	A/F	R	S	C	I	RSC	REC	AV
Churches, grange halls, public or private community facilities		C (3)	C (3)	C	P	P	C	C	C

(3) Where access to the site is by road, the road shall be located within a recorded easement or public right-of-way and constructed to the appropriate standard set forth in title 2 of this Code or appendix A of this title, except where subject to the terms of an approved special use permit issued by a State or Federal agency.

Staff: Access to this site is off of Lakehouse Lane, via Highway 95. Lakehouse Lane is considered a shared driveway, recently named per Bonner County GIS requirements. Highway 95 meets developmental standards, and the Idaho Transportation Department commented that: "Parcel has a conditional use permit for access to SH-95, permit no. 1-25-199-A."

BCRC 12-421, Performance Standards for all Uses:

Applicant: Each event will have some noise from the attendees. However the nearest neighbor is 800 feet away and is a logging company. The nearest non family residence from an adjoining lot is over a mile away. No light, odor, fumes or vibrations will even be felt that far.

Staff: The requested use will result in additional noise, although the location is remote, with adjoining parcels consisting of Fish and Game property, a logging warehouse/shop, and other properties owned by the applicant. The use is unlikely to result in fire hazards, radioactivity, or electrical disturbance, vibration, air pollution or water pollution.

BCRC 12-4.3, Parking Standards: Table 4-3 minimum off street parking requirements for community halls: 1 space/100 gross square feet floor area and within 500 feet of the principle use.

Staff: BCRC 12-432 requires 1 space/100 gross square feet floor area. The proposed pavilion is 2400 square feet. Based on the square footage, the applicant is required to have a minimum of 24 parking spaces within 500 feet of the use. The submitted site plan shows ½ acre of parking within 500' of the principal use. BCRC12-431(F)

calculates gross area at 250 square feet per parking space, which includes driveways and isles. ½ acre would provide 87 parking spaces.

BCRC 12-4.4, Sign Standards:

Staff: Per the application, a proposed sign will be located near the highway, on a separate and distinct property and not the subject property. The application does not contain any deviation requests to allow the proposed sign to be located on the neighboring property. Per BCRC 12-441 (D); off premises signs are not permitted. **SEE CONDITIONS OF APPROVAL.**

BCRC 12-4.5, et seq, Design standards:

Staff: This project falls within the exemption of 12-453(A)(3) for sidewalks and walkways, where the project is at the end of the road where pedestrian connections beyond the road are not possible or desirable.

Parking is not proposed within the lot frontage.

Proposed structures will be evaluated at the time of Building Location Permits.

The applicant will provide garbage receptacles, and transport to area transfer sites after each event.

BCRC 12-452: Site and building plans:

Staff: The proposed structures will require Building Location Permits to be submitted to the Planning Department. **SEE CONDITIONS OF APPROVAL**

BCRC 12-453(F): Lighting Standards:

1. Lighting shall be directed downward to the intended area to be lighted. All exterior lighting fixtures shall incorporate cutoff shields to prevent spillover into residential areas. Broadcast lighting fixtures that project lighting outward rather than downward are discouraged. Outdoor lighting shall be arranged so that the light is directed downward and away from adjoining properties. Temporary high intensity construction lights should be oriented so as to reduce or eliminate glare onto adjoining properties.
2. Freestanding light fixtures shall be limited to fourteen feet (14') in height.
3. Vehicular roadway and highway lighting shall be subject to the county requirements.
4. Mercury vapor light fixtures are prohibited.
5. When using decorative miniature lighting strings, bulbs larger than eleven (11) watts each shall not be used. Low wattage, light emitting diode devices and other lighting that reduces electrical use is encouraged.
6. Backlit awnings are prohibited.

Staff: The applicant did not submit a complete lighting plan. Proposed lighting is minimal, and primarily within the pavilion area. A lighting plan, showing compliance with the standards set forth in BCRC 12-453, shall be submitted prior to issuance. **SEE CONDITIONS OF APPROVAL.**

BCRC 12-4.6, Landscaping and screening standards:

BCRC 12-461: The standards in this subchapter shall apply to all new development in the commercial, industrial and rural service center districts and all other commercial, multi-family, public and industrial development in other districts unless otherwise noted. For remodels or additions, the standards in this subchapter shall apply where the value of the additions equals or exceeds fifty percent (50%) of the market value of the existing structure and/or site improvements as determined by the Bonner County Assessor's office over any five (5) year time period. For other additions or remodels, the landscaping standards shall only apply to the specific areas being improved. For instance, if a commercial use is adding additional parking, the new parking area must feature landscaping per the standards in this subchapter.

Staff: The purpose of BCRC 12-460 is:

A: To reduce the visual impacts of parking and storage areas on the street and adjacent properties.

B: To enhance the character of commercial and multi-family areas.

C: To provide visual screens and barriers as a transition between differing land uses.

D: To promote the use of native and drought tolerant species appropriate for the region.

E: To provide increased areas for permeable surfaces to allow for infiltration of surface water into groundwater resources, reduce the quantity of stormwater discharge and improve the quality of stormwater discharge.

The proposed area of use is blocked by a distance of over 1000-feet and natural vegetation to Highway 95 and public view. Impervious surface is minimal with much of the use being on open field and grasses. This proposal includes a natural buffer of trees which meet the Landscaping types outlined in BCRC 12-464, and the buffer requirements for parking areas in BCRC 12-465, which requires a 25-foot buffer along streets. **SEE CONDITIONS OF APPROVAL**

BCRC 12-7.1, Shorelines:

A. The following shoreline setbacks shall apply in all zoning districts:

1. For lakes, sloughs, ponds or other similar basins, or the Clark Fork or Pend Oreille rivers, or intermittent streams as shown on the national hydrography dataset (NHD), no structure shall be located closer than forty feet (40'), measured horizontally from the "shoreline", as defined in Section [12-819](#) of this title.
2. For rivers, streams, creeks or other similar flowing bodies of water, excluding the water bodies identified in subsection A1 of this section, no structure shall be located closer than seventy five feet (75'), measured horizontally from the applicable natural or ordinary water mark of any stream as shown on the NHD published by the United States geological survey, or by actual land survey or field inspection.

Staff: The proposed structures and uses are over 700 feet from the mapped shoreline as per NHDS. No development is proposed within the shoreline setbacks.
SEE CONDITIONS OF APPROVAL.

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

BCRC 12-720.2 Applicability

The provisions of this subchapter shall be applicable:

B. Commercial and industrial site development and commercial or industrial planned unit developments subject to the provisions of this title, as amended, and building permits for commercial and industrial uses subject to the provisions of title 11 of this code, except as provided for in subsection [12-720.3K](#) of this subchapter;

Staff: A Grading, Stormwater Management and Erosion Control Plan shall be required, pursuant to BCRC 12-720.2(B) at the time of Building Location Permit.

SEE CONDITIONS OF APPROVAL.

BCRC 12-7.3, Wetlands:

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

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

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

Staff: The property does contain wetlands within the proposed area of use. Based on the submitted site plan, the structure is located approximately 40' from the edge of the wetlands. **SEE CONDITIONS OF APPROVAL.**

Planner's Initials: DF **Date:** July 16, 2025

Note: The application was considered complete on March 3, 2025. The file was heard at a public hearing, by the Bonner County Hearing Examiner on May 7, 2025, and approved with conditions.

Decision by the Board of County Commissioners:

MOTION TO UPHOLD: I move to uphold the decision of the Hearing Examiner and approve this project, FILE CUP0003-25, for a private community facility, located in Section 3, Township 59 North, Range 1 West, 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:

Conclusion 1

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

Conclusion 2

This proposal was reviewed for compliance with the criteria and standards set forth in BCRC Title 12 – Chapter 2, Subchapter 2.2; Chapter 3, Subchapter 3.3; Chapter 4, Subchapter 4.2, 4.3, 4.4, 4.5 and 4.6; Chapter 7, Subchapter 7.1, 7.2, 7.3, and 7.6.

Conclusion 3

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

This decision is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. I further move to adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft the reasoned statement to reflect this motion as set forth in Idaho Code section 67-6535, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property.

MOTION TO REVERSE: I move to reverse the decision of the Hearing Examiner and deny this project, FILE CUP0003-25, for a private community facility, located in Section 3, Township 59 North, Range 1 West, 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: as enumerated in the following conclusions of law:

Conclusion 1

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

Conclusion 2

This proposal was reviewed for compliance with the criteria and standards set forth in BCRC Title 12 - Chapter 2, Subchapter 2.2; Chapter 3, Subchapter 3.3; Chapter 4, Subchapter 4.2, 4.3, 4.4, 4.5 and 4.6; Chapter 7, Subchapter 7.1, 7.2, 7.3, and 7.6, Bonner County Revised Code.

Conclusion 3

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

This decision is based upon the evidence submitted up to the time the Staff Report was prepared, and testimony received at this hearing. I further move to adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft the reasoned statement to reflect this motion as set forth in Idaho Code section 67-6535, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property.

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.

MOTION TO AMEND: I move to amend the Hearing Examiner’s decision and approve this project, FILE CUP0003-25, for a private community facility, **[ENTER MODIFICATION TO DECISION HERE]** located in Section 3, Township 59 North, Range 1 West, 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:

Conclusion 1

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

Conclusion 2

This proposal was reviewed for compliance with the criteria and standards set forth in BCRC Title 12 – Chapter 2, Subchapter 2.2; Chapter 3, Subchapter 3.3; Chapter 4, Subchapter 4.2, 4.3, 4.4, 4.5 and 4.6; Chapter 7, Subchapter 7.1, 7.2, 7.3, and 7.6, Bonner County Revised Code.

Conclusion 3

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

This decision is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. I further move to adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft the reasoned statement to reflect this motion as set forth in Idaho Code section 67-6535, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property.

Conditions of approval:

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

- A-1** The use shall be developed and shall be operated in accordance with the approved site plan.
- A-2** The Conditional Use Permit shall not supersede deed restrictions.
- A-3** 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. At any time prior to the expiration date of the Conditional Use Permit, the applicant may make a written request to the Planning Director for an extension of the Conditional Use Permit for a period up to two (2) years. The Hearing Examiner or Zoning Commission may consider such request for extension at any public hearing. The extension request must be approved or denied prior to the expiration date of the Conditional Use Permit.

- A-4** Per BCRC 12-420, all structures located on site in conjunction with this Conditional Use Permit will meet the required street and property line setback standards of BCRC Title 12.
- A-5** Per BCRC 12-4.3, a minimum of 24 parking spaces must be designated within 500 feet of the use.
- A-6** Any proposed signs will require a modification to this conditional use permit.
- A-7** Landscaping plan and existing buffer shall be maintained as shown on site plan.
- A-8** Per BCRC 12-452, any structures or development on site permitted through this Conditional Use Permit is required to obtain appropriate Building Location Permits or other approvals from the Bonner County Planning Department prior to the development on site.
- A-9** Per BCRC 12-7.1, any development in proximity to mapped waterways will be required to meet shoreline setback requirements.
- A-10** Per BCRC 12-7.3, any development in proximity to or within the mapped wetland shall meet the required setback, or be subject to a wetland reconnaissance, as needed.
- A-11** Per BCRC 12-720.2 (B), a Grading, Stormwater management and erosion control plan shall be required at time of Building Location Permit applications.
- A-12** Per BCRC 12-266, Any future additions or changes in conjunction with this Conditional Use Permit would require the applicant to request a modification.

Conditions to be met prior to issuance:

- B-1.** The applicant shall submit a lighting plan that meets the standards of BCRC 12-453 (F).
- B-2.** Panhandle Health has indicated that the existing septic may have no additional flows added without an expansion permit or the proposed facility's own separate drainfield. The applicant shall provide a copy of an approved septic permit from Panhandle Health District.
- B-3.** The applicant shall meet with Idaho Department of Environmental Quality, CDA to create a transient non-community public water system per the Idaho Rules for Public Drinking Water Systems.

SUGGESTED CONDITIONS FOR MODIFICATION OF THE DECISION:

Remove Condition B-2, and adopt the following:

A-13 Restroom facilities shall be limited to temporary port-a-potty systems, with no facilities constructed which necessitate the need for a septic system or connection to an existing septic system. Any future additions of such facilities would require a modification to this CUP, and approval from Panhandle Health Department.

Remove Condition B-3, and adopt the following:

A-14 This Conditional Use Permit shall be limited to events not to exceed 59 days per calendar year, cumulatively.

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

Appendix A – Notice of Public Hearing Record of Mailing

RECORD OF MAILING

Page 1 of 1

File No.: CUP0003-25

Hearing Date: 07/21/25

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 **1st** day of **July, 2025**.



Dylan Young, 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

Idaho Department of Environmental Quality (DEQ) - Email

Idaho Department of Lands - CDA - U.S. Mail

Idaho Department of Lands - Navigable Waters & Mining - Email

Idaho Department of Water Resources - IDWR - Email

Idaho 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

Lake 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 Department of Fish & Game - Email

Idaho Department of Lands - Coolin - Email

Idaho Department of Lands - Sandpoint - Email

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

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

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 – Hearing Examiner 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

May 12, 2025

Cook Family Properties, LLC.
185 Lakehouse Ln.
Sandpoint, ID 83864

Subj: File CUP0003-25 – Private Community Facility

Encl: (1) File CUP0003-25 Hearing Examiner Approved Site Plan

Dear Applicant,

The Bonner County Hearing Examiner, at the May 7, 2025, Hearing approved the referenced application with conditions.

Hearing Examiner Rucker approved this project, FILE CUP0003-25, for a private community facility, located in Section 3, Township 59 North, Range 1 West, Boise-Meridian, finding that it is in accord with the Bonner County Revised Code as enumerated in the following conclusions of law:

Conclusion 1

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

Conclusion 2

This proposal was reviewed for compliance with the criteria and standards set forth in BCRC Title 12 – Chapter 3, Subchapter 3.3; Chapter 4, Subchapter 4.2, 4.3, 4.4, 4.5 and 4.6; Chapter 7, Subchapter 7.1, 7.2, 7.3, and 7.6, Bonner County Revised Code.

Conclusion 3

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

This decision is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. Hearing Examiner Rucker further adopted the findings of fact and conclusions of law as set forth in the Staff Report (or as amended during this hearing) and directed planning staff to draft written findings and conclusions to reflect this decision and transmit to all interested parties. This action does not result in the taking of private property. The action that could be taken to obtain the approval of the Conditional Use Permit is to complete the Conditions of Approval as adopted.

Findings of Fact

1. The site is zoned Agricultural/Forestry 10 (A/F-10), where public or private community facilities are conditionally permitted.
2. The subject property is 60-acres.
3. The site is accessed from Highway 95, an Idaho Transportation Department owned and maintained public right-of-way.
4. The properties are served by Northern Lights Inc. and Northside Fire District.
5. The site contains mapped slopes of 0-30% grade per USGS.
6. The site does contain mapped wetlands per NWI, USFWS.
7. The project proposes no activity involving the emittance of harmful radioactivity or electrical disturbance.
8. The project does not propose any activities that appear to contribute to air or water pollution.
9. The project site is served by a shared well and a 2500 gallon reserve tank.

Conditions of approval:

Standard 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** The Conditional Use Permit shall expire if not issued with 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. At any time prior to the expiration date of the Conditional Use Permit, the applicant may make a written request to the Planning Director for an extension of the Conditional Use Permit for a period of up to two (2) years. The Hearing Examiner or Zoning Commission may consider such request for extension at any public hearing. The extension request must be approved or denied prior to the expiration date of the Conditional Use Permit.
- A-4** Per BCRC 12-420, all structures located on site in conjunction with this Conditional Use Permit will meet the required street and property line setback standards of BCRC Title 12.
- A-5** Per BCRC 12-4.3, a minimum of 24 parking spaces must be designated within 500 feet of the use.
- A-6** Any proposed signs will require a modification to this conditional use permit.

- A-7** Landscaping plan and existing buffer shall be maintained as shown on site plan.
- A-8** Per BCRC 12-452, any structures or development on site permitted through this Conditional Use Permit is required to obtain appropriate Building Location Permits or other approvals from the Bonner County Planning Department prior to the development on site.
- A-9** Per BCRC 12-7.1, any development in proximity to mapped waterways will be required to meet shoreline setback requirements.
- A-10** Per BCRC 12-7.3, any development in proximity to or within a mapped wetland shall meet the required setback, or be subject to a wetland reconnaissance, as needed.
- A-11** Per BCRC 12-720.2 (B), a Grading, Stormwater management and erosion control plan shall be required at time of Building Location Permit applications.
- A-12** Per BCRC 12-266, Any future additions or changes in conjunction with this Conditional Use Permit would require the applicant to request a modification.

Conditions to be met prior to issuance:

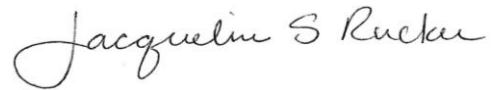
- B-1.** The applicant shall submit a lighting plan that meets the standards of BCRC 12-453 (F).
- B-2.** Panhandle Health has indicated that the existing septic may have no additional flows added without an expansion permit of the proposed facility's own separate drain field. The applicant shall provide a copy of an approved septic permit from Panhandle Health District.
- B-3.** The applicant shall meet with Idaho Department of Environmental Quality, CDA to create a transient non-community public water system per the Idaho Rules for Public Drinking Water Systems.

Bonner County Revised Code, Section 12-262, provides an opportunity for affected persons to appeal Hearing Examiner decisions with the Planning Director within 28 days after the final written decision of the Hearing Examiner has been issued. Any such appeal must be submitted in accordance with the referenced code section no later than **5:00 p.m., June 9, 2025. AN APPEAL SHALL BE ACCOMPANIED BY A FILING FEE IN ACCORDANCE WITH THE APPROVED FEE SCHEDULE. THE FEES ARE PAYABLE TO THE BONNER COUNTY PLANNING DEPARTMENT.**

NOTE: Following any final decision concerning a site-specific land use request, the applicant has a right to request a regulatory taking analysis pursuant to Section 67-8003, Idaho Code (*Idaho Code §67-6535(3)*).

Please contact the Planning Department if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Jacqueline S Rucker".

Jacqueline Rucker
Hearing Examiner



Clup0003-25



Appendix C – Applicant’s Letter of Appeal

May 26, 2025

RECEIVED
david.fisher , 5/29/2025, 2:52:11 PM

Bonner County Planning Department

1500 Hwy 2, Ste. 208 | Sandpoint, ID 83864

CUP0003-25 Decision Letter Appeal

To whom it may concern,

We would like to appeal two of the conditions of the CUP0003-25 decision letter dated May 12, 2025. The grounds for the appeal is that the decision of the commission or hearing examiner was not supported by substantial evidence on the record as a whole. See below.

B-2 "Panhandle Health has indicated that the existing septic may have no additional flows added without an expansion permit of the proposed facility's own separate drain field. The applicant shall provide a copy of an approved septic permit from Panhandle Health District." We have decided to remove the restroom facility from the Private Community Facility and will replace them with porta potties. We acknowledge that any future restrooms would require a modification to this CUP. New map removing restrooms is attached.

B-3 "The applicant shall meet with Idaho Department of Environmental Quality, CDA to create a transient non-community public water system per the Idaho Rules for Public Drinking Water Systems." We have been informed by DEQ that there are no water system requirements if we are in use less than 60 days per calendar year. Therefore, we would like the CUP to reflect that we will only be "in use" 59 days or less per year.

Please let us know if this satisfies all the "conditions to be met prior to issuance" of the CUP0003-25. Thank you!

Applicant,

Richard Cook

Appendix D - Agency Comments



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - CUP0003-25 Agency Review - Conditional Use Permit - Private Community Facility

1 message

DEQ Comments <deqcomments@deq.idaho.gov>

Thu, Apr 10, 2025 at 4:30 PM

To: Bonner County Planning <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 DEQ, Coeur d'Alene for further information (208) 769-1422.

Wastewater

The application states wastewater will be disposed of through a drainfield. DEQ may be involved in the review of the wastewater system at the request of Panhandle Health District (PHD). If the cumulative design flow from all wastewater generating facilities on the property exceeds 2,500 gallons per day (gpd), the wastewater system will be considered a public wastewater system and must meet the applicable rules defined in IDAPA 58.01.16 and IDAPA 58.01.03. If DEQ is requested to review the project, and the project exceeds 2,500 gpd, DEQ will require the applicant to submit a preliminary engineering report (PER) prepared by an Idaho-licensed professional engineer, a demonstration of technical, financial, and managerial capacity, engineered plans and specifications, and results from a nutrient-pathogen evaluation, prior to DEQ recommending approval to PHD.

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 <planning@bonnercountyid.gov>

Sent: Wednesday, April 9, 2025 11:28 AM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Bell, Chace <Chace.Bell@idwr.idaho.gov>; Chief Debbie Carpenter <chief@spirittlakefire.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Oldtown <cityofoldtown@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spirittlakeid.gov; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Connie Nelson <connien@inlandpower.com>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; dbrown@idl.idaho.gov; Dan McCracken <Dan.McCracken@deq.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dean Davis <deandavis@sd83.org>; Kristie May <Kristie.May@deq.idaho.gov>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <Frankiejdunn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; DEQ Comments <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Robert Beachler <robert.beachler@itd.idaho.gov>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; joekren@sd83.org; Jordan Brooks <coolinsewer@gmail.com>; KayLeigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacedewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Matt Diel <matt.diel@lposd.org>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.org>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <Huckbay2501@gmail.com>; Northern Lights <kristin.mettke@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EApplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; sandpointairport@gmail.com; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Spencer Newton <firedistrict@msn.com>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone.legg@itd.idaho.gov; TC Energy / TransCanada <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District

<Kwright@timberlakefire.com>; Tom Renzi <eplfdchief@gmail.com>; US Fish & Wildlife Services
<fw1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend
Oreille Fire District <wpofd1@gmail.com>
Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jacob Gabell <jake.gabell@bonnercountyid.gov>;
Jessica Montgomery <jessica.montgomery@bonnercountyid.gov>; David Fisher <david.fisher@bonnercountyid.gov>
Subject: Bonner County Planning - CUP0003-25 Agency Review - Conditional Use Permit - Private Community Facility

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,

Janna Brown, Administrative Assistant III

Bonner County Planning Department

208-265-1458 ext - 1252



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - CUP0003-25 Agency Review - Conditional Use Permit - Private Community Facility

1 message

DEQ Comments <deqcomments@deq.idaho.gov>
To: Bonner County Planning <planning@bonnercountyid.gov>

Thu, Apr 10, 2025 at 4:32 PM

Please contact Katy Baker-Casile at 208-666-4640 or katy.baker-casile@deq.idaho.gov to schedule a meeting to discuss the requirements of Idaho's Drinking Water and Wastewater Rules.

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: DEQ Comments**Sent:** Thursday, April 10, 2025 4:30 PM**To:** 'Bonner County Planning' <planning@bonnercountyid.gov>**Subject:** RE: Bonner County Planning - CUP0003-25 Agency Review - Conditional Use Permit - Private Community Facility

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 DEQ, Coeur d'Alene for further information (208) 769-1422.

Wastewater

The application states wastewater will be disposed of through a drainfield. DEQ may be involved in the review of the wastewater system at the request of Panhandle Health District (PHD). If the cumulative design flow from all wastewater generating facilities on the property exceeds 2,500 gallons per day (gpd), the wastewater system will be considered a public wastewater system and must meet the applicable rules defined in IDAPA 58.01.16 and IDAPA 58.01.03. If DEQ is requested to review the project, and the project exceeds 2,500 gpd, DEQ will require the applicant to submit a preliminary engineering report (PER) prepared by an Idaho-licensed professional engineer, a demonstration of technical, financial, and managerial capacity, engineered plans and specifications, and results from a nutrient-pathogen evaluation, prior to DEQ recommending approval to PHD.

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 <planning@bonnercountyid.gov>

Sent: Wednesday, April 9, 2025 11:28 AM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Bell, Chace <Chace.Bell@idwr.idaho.gov>; Chief Debbie Carpenter <chief@spirittlakefire.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Oldtown <cityofoldtown@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spirittlakeid.gov; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Connie Nelson <connien@inlandpower.com>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; dbrown@idl.idaho.gov; Dan McCracken <Dan.McCracken@deq.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dean Davis <deandavis@sd83.org>; Kristie May <Kristie.May@deq.idaho.gov>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <Frankiejduhn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>;

Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; DEQ Comments <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Robert Beachler <robert.beachler@itd.idaho.gov>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; joekren@sd83.org; Jordan Brooks <coolinsewer@gmail.com>; KayLeigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacedewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Matt Diel <matt.diel@lposd.org>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.org>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <Huckbay2501@gmail.com>; Northern Lights <kristin.mettke@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHApplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; sandpointairport@gmail.com; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Spencer Newton <firedistrict@msn.com>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone.legg@itd.idaho.gov; TC Energy / TransCanada <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <eplfdchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>

Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jacob Gabell <jake.gabell@bonnercountyid.gov>; Jessica Montgomery <jessica.montgomery@bonnercountyid.gov>; David Fisher <david.fisher@bonnercountyid.gov>

Subject: Bonner County Planning - CUP0003-25 Agency Review - Conditional Use Permit - Private Community Facility

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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,

Janna Brown, Administrative Assistant III

Bonner County Planning Department

208-265-1458 ext - 1252



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - File CUP0003-25 Agency Review

1 message

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

Thu, Jul 3, 2025 at 12:38 PM

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

Hi Dylan,

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, July 01, 2025 9:06 AM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Corp - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Bell, Chace <Chace.Bell@idwr.idaho.gov>; Chief Debbie Carpenter <chief@spirittlakefire.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopacityclerk@gmail.com>; City of Kootenai <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spirittlakeid.gov; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; dbrown@idl.idaho.gov; Dan McCracken <Dan.McCracken@deq.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Dean Davis <deandavis@sd83.org>; Kristie May <Kristie.May@deq.idaho.gov>; East

Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <Frankiejduhn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; DEQ Comments <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Robert Beachler <robert.beachler@itd.idaho.gov>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jamie Brown <jamiieb@inlandpower.com>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; joekren@sd83.org; Jordan Brooks <coolinsewer@gmail.com>; Karen Quenell <kquenell@northsidefire.org>; KayLeigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacledewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Matt Diel <matt.diel@lpsd.org>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.org>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <Huckbay2501@gmail.com>; Northern Lights <kristin.mettke@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHApplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lpsd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lpsd.org>; Symone.legg@itd.idaho.gov; TC Energy / TransCanada <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <eplfdchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>
Cc: Janna Brown <janna.brown@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Dylan Young <dylan.young@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>
Subject: Bonner County Planning - File CUP0003-25 Agency Review

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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.

Very Respectfully,

Dylan Young

Hearing Coordinator

Bonner County Planning Department

1500 Highway 2, Suite 208

Sandpoint, ID 83864

7/7/25, 3:43 PM

Bonner County Mail - [EXT SENDER] RE: Bonner County Planning - File CUP0003-25 Agency Review

Phone: 208-265-1458



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - CUP0003-25 Agency Review - Conditional Use Permit - Private Community Facility

1 message

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

Mon, Apr 14, 2025 at 1:12 PM

Hi Janna,

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 <planning@bonnercountyid.gov>**Sent:** Wednesday, April 09, 2025 11:28 AM**To:** Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM

<DIRECTOR@bonnercountyhistory.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Bell, Chace <Chace.Bell@idwr.idaho.gov>; Chief Debbie Carpenter <chief@spirittlakefire.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Oldtown <cityofoldtown@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spirittlakeid.gov; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Connie Nelson <connien@inlandpower.com>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; dbrown@idl.idaho.gov; Dan McCracken <Dan.McCracken@deq.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dean Davis <deandavis@sd83.org>; Kristie May <Kristie.May@deq.idaho.gov>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <Frankiejduhn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; DEQ Comments <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Robert Beachler <robert.beachler@itd.idaho.gov>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; joekren@sd83.org; Jordan Brooks <coolinsewer@gmail.com>; KayLeigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacedewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Matt Diel <matt.diel@lposd.org>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.org>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <Huckbay2501@gmail.com>; Northern Lights <kristin.mettke@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHApplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; sandpointairport@gmail.com; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Spencer Newton <firedistrict@msn.com>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone.legg@itd.idaho.gov; TC Energy / TransCanada <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epfldchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>

Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jacob Gabell <jake.gabell@bonnercountyid.gov>; Jessica Montgomery <jessica.montgomery@bonnercountyid.gov>; David Fisher <david.fisher@bonnercountyid.gov>

Subject: Bonner County Planning - CUP0003-25 Agency Review - Conditional Use Permit - Private Community Facility

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Thank you,

Janna Brown, Administrative Assistant III

Bonner County Planning Department

208-265-1458 ext - 1252



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - CUP0003-25 Agency Review - Conditional Use Permit - Private Community Facility

1 message

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

Wed, Apr 9, 2025 at 11:48 AM

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

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

Parcel has a conditional use permit for access to SH-95, permit no. 1-25-199-A.

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 <planning@bonnercountyid.gov>

Sent: Wednesday, April 9, 2025 11:28 AM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Chace Bell <chace.bell@idwr.idaho.gov>; Chief Debbie Carpenter <chief@spiritleakefire.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Oldtown <cityofoldtown@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritleakeid.gov; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Connie Nelson <connien@inlandpower.com>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; Dan Brown <dbrown@idl.idaho.gov>; Dan McCracken <Dan.McCracken@deq.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dean Davis <deandavis@sd83.org>; DEQ - Kristie McEnroe <kristie.mcenroe@deq.idaho.gov>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <Frankiejduinn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Horsmon,Merritt <merritt.horsmon@idfg.idaho.gov>; ID State Historical Society - Dan Everhart <dan.everhart@ishs.idaho.gov>; Idaho Department of Environmental Quality <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Stacy Simkins <Stacy.Simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <Jason.Kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; Joe Kren <joekren@sd83.org>; Jordan Brooks <coolinsewer@gmail.com>; KayLeigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacledewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Matt Diel <matt.diel@lposd.org>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.org>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <Huckbay2501@gmail.com>; Northern Lights <kristin.mettke@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHAapplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen

<rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; sandpointairport@gmail.com; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Spencer Newton <firedistrict@msn.com>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone Legg <Symone.Legg@itd.idaho.gov>; TC Energy / TransCanada <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epifdchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>
Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jacob Gabell <jake.gabell@bonnercountyid.gov>; Jessica Montgomery <jessica.montgomery@bonnercountyid.gov>; David Fisher <david.fisher@bonnercountyid.gov>
Subject: Bonner County Planning - CUP0003-25 Agency Review - Conditional Use Permit - Private Community Facility

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,

Janna Brown, Administrative Assistant III

Bonner County Planning Department

208-265-1458 ext - 1252

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 **1st** day of **July, 2025**.

Dylan Young

Dylan Young, Hearing Coordinator

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, July 1, 2025**.

NOTICE IS HEREBY GIVEN that the Bonner County Commissioners will hold a public hearing at **1:30 pm** on **Monday, July 21, 2025**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File CUP0003-25 – Conditional Use Permit – Private Community Facility

The applicants are requesting a Conditional Use Permit for the creation of a Private Community Facility. The 60-acre property is zoned Agricultural/Forestry 10. The project is located off Lakehouse Lane in Section 3, Township 59 North, Range 1 West, Boise-Meridian. The Bonner County Hearing Examiner approved this file with conditions, at the May 12, 2025 hearing. On May 29, 2025 the Bonner County Planning Department received an appeal of the Hearing Examiner's decision, to be heard by the Board of County Commissioners.

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

Kootenai-Ponderay Area District
Name

7/3/25
Date

Out of District Boundaries



Janna Brown <janna.brown@bonnercountyid.gov>

File CUP0003-25 Conditional Use Permit

1 message

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

Thu, Jul 3, 2025 at 12:15 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_07_BC_CUP000_25_CondUsePermit.pdf**
99K

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 **1st** day of **July, 2025**.

Dylan Young

Dylan Young, Hearing Coordinator

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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

Kootenai-Ponderay Area District
Name

7/3/25
Date

Out of District Boundaries



Janna Brown <janna.brown@bonnercountyid.gov>

File CUP0003-25 Conditional Use Permit

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 3:30 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 CUP0003_25Conditional.pdf**

93K

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 **April 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, April 9, 2025**.

NOTICE IS HEREBY GIVEN that the Bonner County Hearing Examiner will hold a public hearing at **1:30 pm** on **Wednesday, May 7, 2025** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File CUP0003-25 – Conditional Use Permit – Private Community Facility

The applicants are requesting a Conditional Use Permit for the creation of a Private Community Facility. The 60-acre property is zoned Agricultural/Forestry 10. The project is located off Lakehouse Lane in Section 3, Township 59 North, Range 1 West, Boise-Meridian. *(Elmview area)*

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.

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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

Kootenai-Ponderosa River District

Date

4/9/25

Out of District Boundaries



Janna Brown <janna.brown@bonnercountyid.gov>

Re: Bonner County Planning - CUP0003-25 Agency Review - Conditional Use Permit - Private Community Facility

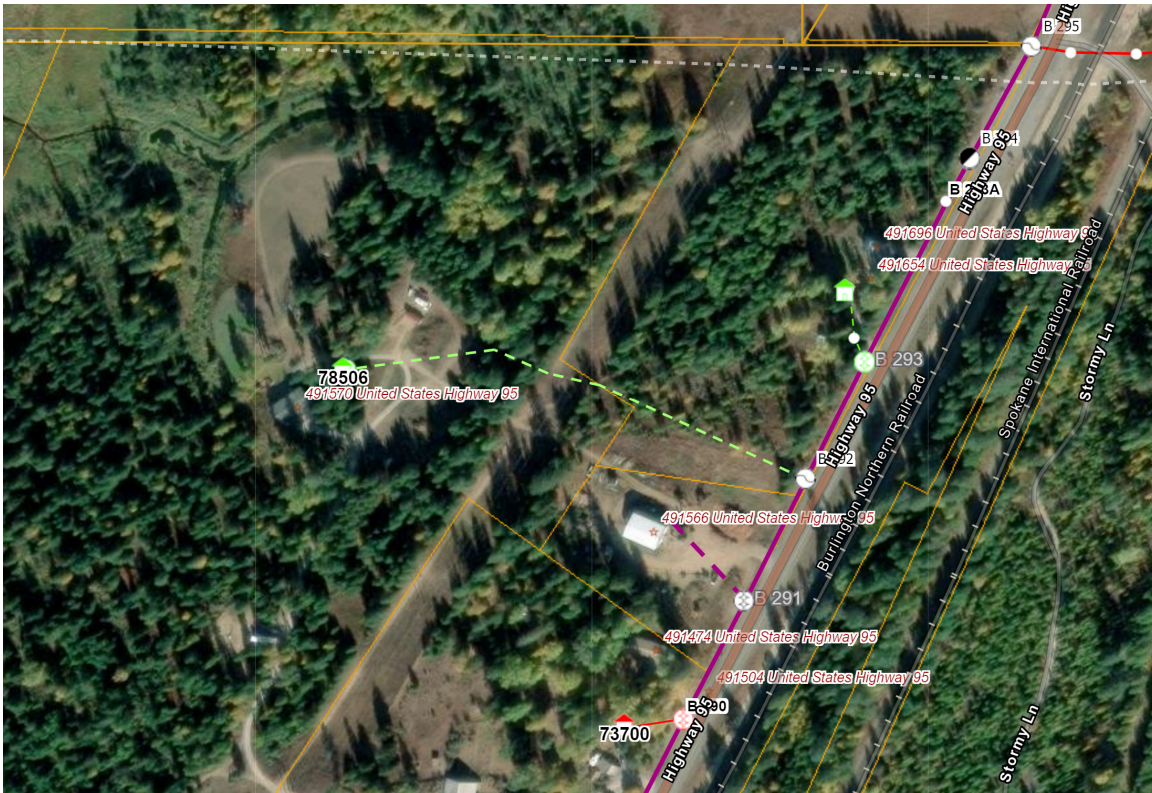
1 message

'Sam Ross' via Mail-Planning <planning@bonnercountyid.gov>
 Reply-To: Sam Ross <sam.ross@nli.coop>
 To: Bonner County Planning <planning@bonnercountyid.gov>
 Cc: Dan Scholz <Dan.Scholz@nli.coop>, Kristin Burge <kristin.burge@nli.coop>

Janna,

NLI is not opposed to the proposed event center outlined in project # CUP0003-25.

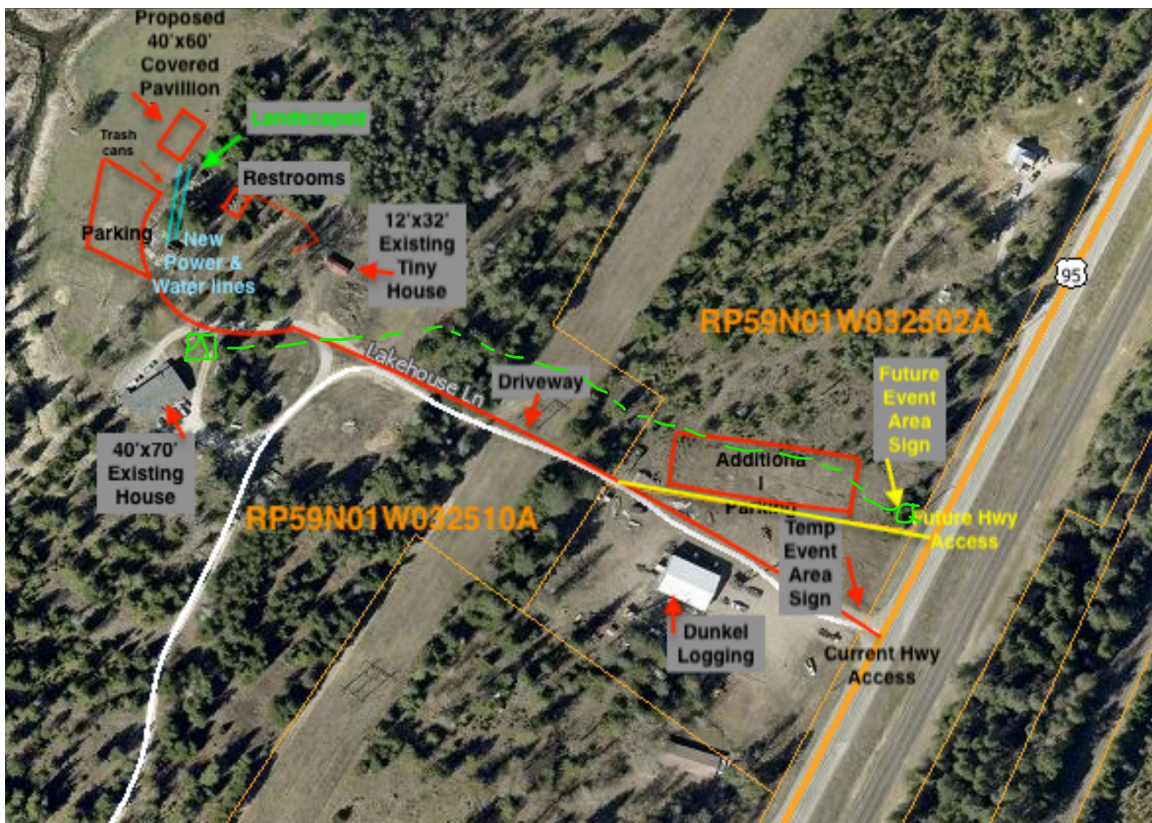
NLI provides a single phase, 400amp service to the existing residential use on the property addressed at 491570 HIGHWAY 95;
 shown below:



The existing electrical service (400a) may be large enough to accommodate the residential power requirements in addition to the proposed use. The applicant's electrician can make that decision. The applicant should be aware that to make changes to their electrical service they can apply for a service change online at <https://www.nli.coop/wp-content/uploads/20240221-NLI-Sirv1.pdf>

The applicant should be aware that to make changes to their electrical service they can apply for a service change online at <https://www.nli.coop/wp-content/uploads/20240221-NLI-Sirv1.pdf>

They should also be aware that no permanent structures may be constructed within 10-ft of the existing underground line as it is located on their property. This is important to note if they have additional area shown on the revised site plan.




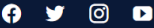






The depth of the cable must remain 36" or greater, any grading or excavation on the property must preserve the cable burial depth.
The applicant is required to call 811 for utility locates prior to any dirt work.

Thank you for allowing us to review and comment on the project--sincerely,

Samuel Ross

Engineering Assistant I
Northern Lights, INC.
Email: Sam.ross@nli.coop
Office: 208.255.7183
Cell: 208.946.7787

NWPPA Certified Staking Technician

 <i>The power of local service</i> SINCE 1935 	ADDRESSES  HEADQUARTERS 421 Chevy St Sagle, ID 83860  MAILING ADDRESS PO Box 269 Sagle, ID 83860	PHONE NUMBERS  MAIN OFFICE (208) 263-5141  TOLL-FREE (800) 326-9594	REPORT AN OUTAGE  OUTAGE HOTLINE (866) 665-4837 CALL BEFORE YOU DIG  811 Know what's below. Call before you dig.
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From: Bonner County Planning <planning@bonnercountyid.gov>

Sent: Wednesday, April 9, 2025 11:28 AM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <Peggy.George@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONI MUSEUM <DIRECTOR@bonnercountyhistory.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Chace Bell <chace.bell@idwr.idaho.gov>; <chief@spiritlakefire.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hope@cityofoldtown@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritlakeid.gov <cityclerk@spiritlakeid.gov>; kootenaiponderaysewerdistrict.org <kootenaiponderaysewerdistrict.org>; Connie Nelson <connien@inlandpower.com>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Craig Hill <craighill@hillsresort.com>; Dan Brown <dbrown@idl.idaho.gov>; Dan McCracken <Dan.McCracken@deq.idaho.gov>; Dan Scholz <Dan.Scholz@nli.coop>; Dean Davis <deandavis@sd83.org>; DEQ - Kristie McEnroe <kristie.r@amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Fra Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Horsmon, Merritt <merritt.society-dan-everhart@ishs.idaho.gov>; Idaho Department of Environmental Quality <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; IT <robert.beachler@itd.idaho.gov>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johr@jason.kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWS637@gmail.com>; Joe Kren <joekren@sd83.org>; Jordan Brooks <coolinsewer@gmail.com>; kbsd sewer <kbsdpl@hotmail.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water D Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Matt Diel <matt.diel@lposd.org>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <firedept@clarkforkidaho.org>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <kristin.burge@nli.coop>; Clint Brewington <Clint.Brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHAapplications@phd1.idaho.gov>; Priest Lake Public Library District <plplib@hotlmail.com>; Richard Hash <Rich.hash2022@g

4/9/25, 3:12 PM

Bonner County Mail - Re: Bonner County Planning - CUP0003-25 Agency Review - Conditional Use Permit - Private Community Fac...

<matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <mrescue@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; sandpointairport@gmail.com <sandpointairport@gmail.com>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; Koehler <james.koehler@lposd.org>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOL <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Spencer Newton <fireshield@msn.com>; Steve Elgar <selgar@mac.com>; Superintendent <symone.legg@itd.idaho.gov> <symone.legg@itd.idaho.gov>; TC Energy / TransCanada <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutil@utilities.stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <efservices@fw1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>
Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jacob Gabell <jake.gabell@bonnercountyid.gov>; Jessica Montgomery <jessica.montgomery@bonnercountyid.gov>; David Fisher <dsubject@bonnercountyid.gov>
Subject: Bonner County Planning - CUP0003-25 Agency Review - Conditional Use Permit - Private Community Facility

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,
Janna Brown, Administrative Assistant III
Bonner County Planning Department
208-265-1458 ext - 1252

[CAUTION: This email originated from outside of Northern Lights Inc. Do not click links or open attachments unless you recognize the sender and know the content is safe]



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] CUP0003-25

1 message

Audrey Landingham <alandingham@phd1.idaho.gov>

Thu, Apr 24, 2025 at 11:32 AM

To: "planning@bonnercountyid.gov" <planning@bonnercountyid.gov>

	<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.

 **CUP0003-25.pdf**
2253K



Public Health
Prevent. Promote. Protect.

Panhandle Health District

Panhandle Health District

Healthy People in Healthy Communities

April 24, 2025

Bonner County Planning Department

1500 Highway 2, Suite 208

Sandpoint, Idaho 83864

Re: File CUP0003-25 – Conditional Use Permit – Private Community Facility

Bonner County Planning Department,

Thank you for the opportunity to comment on the proposed **File CUP0003-25 – Conditional Use Permit – Private Community Facility**. The Panhandle Health District has the following comments:

- The applicant is referencing their personal dwelling and adu septic system for possible wastewater disposal, however, **no additional flows may be added without an expansion permit or the proposed facility's own separate drainfield**. Per IDAPA 58.01.03, Every owner of real property is jointly and individually responsible for:
 - i. Storing, treating, and disposing of blackwaste and wastewater generated on that property.
 - ii. Connecting all plumbing fixtures on that property that discharge wastewaters to an approved wastewater system or facility.
 - iii. Obtaining necessary permits and approvals for installation of individual or subsurface blackwaste and wastewater disposal systems.
- Applicant will need to submit a letter of intended use with a new Septic Permit Application for septic system to service the events.

Thank you,

Timothy S. French, REHS

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

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 **April 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, April 9, 2025**.

NOTICE IS HEREBY GIVEN that the Bonner County Hearing Examiner will hold a public hearing at **1:30 pm** on **Wednesday, May 7, 2025** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File CUP0003-25 – Conditional Use Permit – Private Community Facility

The applicants are requesting a Conditional Use Permit for the creation of a Private Community Facility. The 60-acre property is zoned Agricultural/Forestry 10. The project is located off Lakehouse Lane in Section 3, Township 59 North, Range 1 West, Boise-Meridian.

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

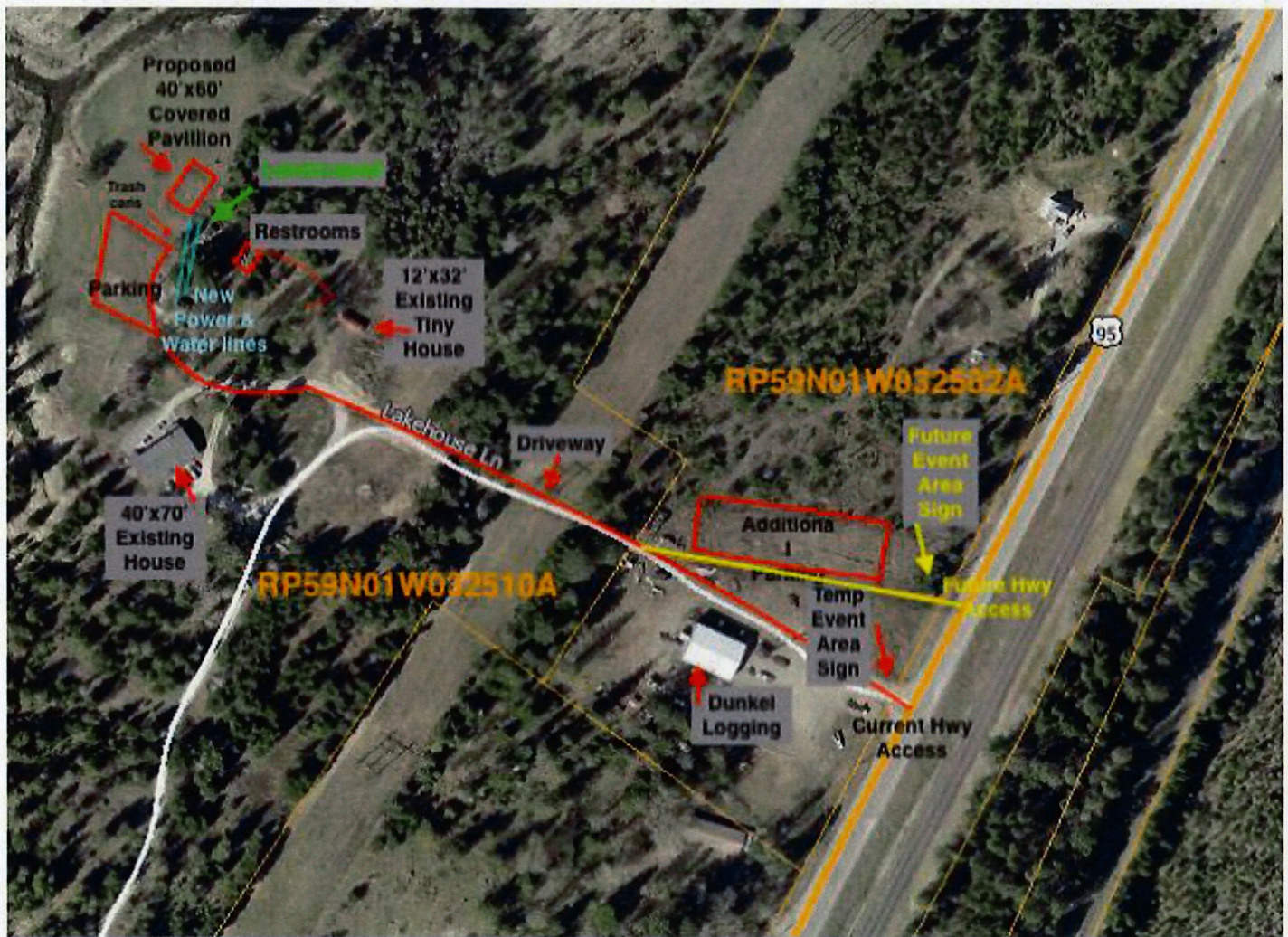
Written statements must be submitted to the planning department record no later than seven (7) days prior to the public hearing. Written statements not exceeding one standard letter sized, single spaced page may be submitted at the public hearing. Statements can be sent to the Bonner County Planning 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

Date





Dylan Young <dylan.young@bonnercountyid.gov>

Bonner County Planning - File CUP0003-25 Agency Review

Bowman, Micki <Micki.Bowman@idwr.idaho.gov>
To: "planning@bonnercountyid.gov" <planning@bonnercountyid.gov>
Cc: "Bell, Chace" <Chace.Bell@idwr.idaho.gov>

Wed, Jul 9, 2025 at 9:47 AM

After review of application CUP0003-25, IDWR does not have any comments on the proposed conditional use permit. Currently, no water rights exist for this property. Surface water use may be subject to water right requirements if the natural course is altered. Proposed water uses without a documented water right are subject to the limitations of Section 42-111, Idaho Code. Additional water rights may be required, please have the applicant contact the IDWR Northern Regional Office by phone at 208-762-2800 or by email at northerninfo@idwr.idaho.gov.

Thank you for the opportunity to comment.

Sincerely,

Micki Bowman | Administrative Assistant 1

Idaho Department of Water Resources

Northern Regional Office

[7600 N Mineral Drive, Suite 100](#)

[Coeur d'Alene, ID 83815-7763](#)

Phone (208) 762-2807



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

Sent: Tuesday, July 1, 2025 9:05 AM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Bell, Chace

<Chace.Bell@idwr.idaho.gov>; Chief Debbie Carpenter <chief@spiritlakefire.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Kootenai <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritlakeid.gov <cityclerk@spiritlakeid.gov>; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; dbrown@idl.idaho.gov <dbrown@idl.idaho.gov>; Dan McCracken <Dan.McCracken@deq.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Dean Davis <deandavis@sd83.org>; Kristie May <Kristie.May@deq.idaho.gov>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <Frankiejduhn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; DEQ Comments <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Robert Beachler <robert.beachler@itd.idaho.gov>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jamie Brown <jamieb@inlandpower.com>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; joekren@sd83.org <joekren@sd83.org>; Jordan Brooks <coolinsewer@gmail.com>; Karen Quenell <kquenell@northsidefire.org>; KayLeigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacedewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Matt Diel <matt.diel@lposd.org>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.org>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <Huckbay2501@gmail.com>; Northern Lights <kristin.mettke@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHApplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone.legg@itd.idaho.gov <Symone.legg@itd.idaho.gov>; TC Energy / TransCanada <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epfldchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>

Cc: Janna Brown <janna.brown@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Dylan Young <dylan.young@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>

Subject: Bonner County Planning - File CUP0003-25 Agency Review

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.

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.

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