



Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

**[EXT SENDER] CUP0030-21 - Agency Comments**

1 message

**Kathryn Kolberg** <KKolberg@phd1.idaho.gov>

Thu, Mar 27, 2025 at 3:25 PM

To: "planning@bonnercountyid.gov" &lt;planning@bonnercountyid.gov&gt;


Cc: Aubrey Naylor &lt;anaylor@phd1.idaho.gov&gt;

Good Afternoon –

Please see attached for PHD Agency Comments.

Thank you,

Kathryn

 <p><b>Public Health</b> Prevent. Promote. Protect. Panhandle Health District</p>	<p><b>Kathryn Kolberg</b>   Environmental Health Program Manager 2101 W. Pine St., Sandpoint, ID 83864 <b>Office:</b> 208-265-6384 <b>Office Desk:</b> 208-920-7902 <b>Email:</b> <a href="mailto:kkolberg@phd1.idaho.gov">kkolberg@phd1.idaho.gov</a> <b>Web:</b> <a href="http://Panhandlehealthdistrict.org">Panhandlehealthdistrict.org</a></p>
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 **CUP0030-21 CUP\_ PHD Comments 3.27.25.pdf**  
1660K



# Panhandle Health District

*Healthy People in Healthy Communities*

**Public Health**  
Prevent. Promote. Protect.

**Panhandle Health District**

Bonner County Zoning Commission

Bonner County Administrative Building

1500 Highway 2

Sandpoint, ID 83864

March 27, 2025

**Re: File CUP0030-21 Conditional Use Permit – Idaho Land LLC – RV Park**

Bonner County Zoning Commission –

This letter is intended as Panhandle Health District (PHD) comments pertaining to the proposed CUP file listed above. PHD reviewed the proposed application, which indicates an intention to create an RV Park with 20 spots and a laundry facility for use by the residents.

- PHD has not granted any septic permits for a proposed RV Park on this property. PHD does not have any current septic applications for the parcel.
- PHD previously conveyed to the landowner that this parcel is not suitable for an RV park with 20 spots because that would generate at least 2,500gpd of wastewater, which would require a Large Soil Absorption System (LSAS). The site does not have adequate space to meet LSAS standards. Any proposal must remain below 2,500gpd in wastewater discharges.
- PHD received two (2) septic permit applications (21-09-151024 & 22-09-04079) for 9 RV spots each (total of 18 spots). However, PHD never issued any septic permits because we did not receive a clear *Letter of Intended Use* describing the details of the project, nor did we receive an adequate *Plot Plan* and all items necessary for PHD to determine the proposed nature & quantity of wastewater discharges proposed – as is required per IDAPA 58.01.03.005.04. PHD emailed the landowner on July 6 2023, but never heard back, nor received the necessary items. The applications are now expired.
- PHD will need current applications and all requisite information to determine the scope of the project, whether the RV's will be intended as dwellings or short-term recreational use, and the proposed layouts and setbacks between all water & sewage system components proposed.
- The landowner will need to consult with Idaho Dept of Environmental Quality (DEQ) regarding the proposed water system – as it may need to meet Public Water System requirements.

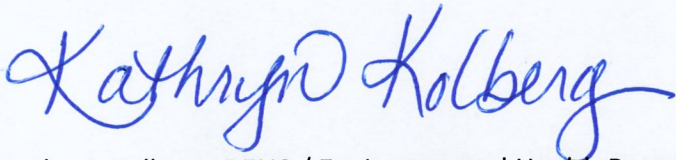
Sandpoint – Bonner County  
2101 W. Pine St.  
Sandpoint, ID 83864  
208.263.5159

In summary, PHD does not have adequate information to verify what type of project may be suitable for this property. Per IDAPA 58.01.03.001.04, every owner of real property is jointly and individually responsible for storing, treating, and disposing of blackwaste and wastewater generated on that property; connecting all plumbing fixtures on that property that discharge wastewaters to an approved wastewater system or facility; and obtaining necessary permits and approvals for installation of individual or subsurface blackwaste and wastewater disposal systems.

Therefore, PHD recommends that any proposals for this property be required to obtain all necessary permits and approvals first, to ensure the sanitary services will be adequate to serve the proposed uses on the land.

If there are any questions about this information, please feel free to contact our office 208. 265.6384 or email me at [kkolberg@phd1.idaho.gov](mailto:kkolberg@phd1.idaho.gov)

Regards,



Kathryn Kolberg, REHS / Environmental Health Program Manager

Cc: Aubrey Naylor, REHS





# 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 **4th** day of **March 2025**.

*Jessica Montgomery*

Jessica Montgomery, Hearing Coordinator

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, March 4, 2025**.

**NOTICE IS HEREBY GIVEN** that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm** on **April 3, 2025** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference and YouTube Livestream to consider the following request:

**File CUP0030-21 – Conditional Use Permit - Idaho Land LLC-RV Park**

The applicant is requesting a conditional use permit for a 20-unit RV Park on 4.17 acres. The property is zoned Rural-5. The project is located off Clagstone Road and Al's Welding Road in Section 24, Township 54 North, Range 5 West, Boise-Meridian. On November 15, 2024, the District Court vacated the previous approval and remanded the file back to Bonner County for further proceedings. (See Reverse for Map)

For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at [www.bonnercountyid.gov/departments/Planning](http://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](mailto: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

*PHD Comments - See attached letter dated 3/27/25*