



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

August 28, 2023

TO:

Panhandle Health District	Bonner County Road and Bridge Department
Selkirk Fire District (Sagle)	Idaho Department of Environmental Quality
Northern Lights, Inc	Idaho Department of Water Resources
Lake Pend Oreille School District #84	Idaho Department of Fish and Game
Lake Pend Oreille School District #84- Transportation	U.S. Fish and Wildlife Service
Idaho Department of Lands: Sandpoint	U.S. Forest Service
Bonner County Sheriff	Bonner County EMS
US Army Corps of Engineers	

FROM: Alex Feyen, Planner

SUBJECT: CUP0013-23 - Conditional Use Permit - Public Community Facility and Retreat

The above-named application has been submitted to the Bonner County Planning Department for processing. The Planning Department has determined this application to be complete and a public hearing has been scheduled with the Hearing Examiner for October 4, 2023, at 1:30 PM.

The applicants are requesting a Conditional Use Permit for a private community facility and retreat. The project site is 20.006 acres, located in Cocolalla. The property is zoned Rural 5. The project is located off Roop Road in Section 13, Township 55 North, Range 3 West, Boise-Meridian.

To review this application, go to the Planning Department web site at www.bonnercountyid.gov/departments/Planning/current-projects. If you experience difficulties visiting the project web page, try an alternative browser (Mozilla Firefox or Google Chrome) for access. If you prefer to receive hard copies of the application or have any difficulties reaching this web site, please contact the planning department as soon as possible.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections by **September 19, 2023**. If your agency requires any additional information from the applicant, please advise the planning department in writing allowing ample time for applicant response. All comments will be forwarded to the applicant and representatives. If no response is provided, staff will conclude your agency has no objections to the project or recommended conditions.

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

NO COMMENT _____
 Agency Name, Initials of Agency Representative Date

c: Teira & Cruz Bruner, Applicants



Janna Berard <janna.berard@bonnercountyid.gov>

[EXT SENDER] RE: Agency Project Review Request - File CUP0013-23 - Conditional Use Permit - Community Facility/Retreat

1 message

Kristie May <Kristie.May@deq.idaho.gov>

Fri, Sep 22, 2023 at 8:00 AM

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

Good Morning,

Thank you for providing the opportunity to comment. Please find attached DEQ's comments for the project listed above.

Thank you,

Kristie

Kristie May | Admin Assistant II

Idaho Department of Environmental Quality
2110 Ironwood Parkway, Coeur d'Alene, Idaho 83814
Direct: 208.666.4608

Office Line: 208.769.1422

www.deq.idaho.gov

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

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

Sent: Monday, August 28, 2023 8:03 AM

To: PHD <EHapplications@phd1.idaho.gov>; Gavin Gilcrease <ggilcrease@selkirkfire.com>; Northern Lights - Kristin Mettke <kristin.mettke@nli.coop>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Facilities Director LPOSD #84 <matt.diel@lposd.org>; Superintendent No. 84 Becky Meyer <becky.meyer@lposd.org>; IDL - Pend Oreille Lake Supervisory <esjoquist@idl.idaho.gov>; Bonner Sheriff <bonnersheriff@bonnerso.org>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Kristie May <Kristie.May@deq.idaho.gov>; Northern Info <northerninfo@idwr.idaho.gov>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; US Fish & Wildlife Services - Christy Johnson Hughes <FW1idahiconsultationrequests@fws.gov>; BC EMS Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>

Cc: Travis Haller <travis.haller@bonnercountyid.gov>; Jacob Gabell <jake.gabell@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Teira Bruner <firebrandcoco@gmail.com>

Subject: Agency Project Review Request - File CUP0013-23 - Conditional Use Permit - Community Facility/Retreat

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,

Jenna Crone, Hearing Coordinator

Bonner County Planning Department

208-265-1458 ext - 1277

 **CRO Environmental Comment Response CUP0013-23.pdf**
200K



DEQ Response to Request for Environmental Comment

Date: September 22, 2023
Agency Requesting Comments: Bonner County
Date Request Received: August 28, 2023
Applicant/Description: CUP0013-23

Thank you for the opportunity to respond to your request for comment. While the Idaho Department of Environmental Quality (DEQ) does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at <https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083>

Comments Specific to this request:

The subject application for the CUP0013-23 has the potential to serve 25 or more people 60 days or more per year, which appears to the definition of a public drinking water system under the Idaho Rules for Public Drinking Water Systems (IDAPA 58.01.08). As described in the application, the venue would serve events from May to September, which is approximately 30 weeks and 2-3 days per week. The applicant/owners are required to meet the Idaho Rules for Public Drinking Water Systems (IDAPA 58.01.08), and not just consult with Idaho Department of Water Resources and Panhandle Health District for drinking water to this site.

- **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. This includes the submittal of a well site evaluation report by an Idaho licensed professional engineer or professional geologist.**
- **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, may be required to be submitted to and approved by DEQ.**
- **Plans and specifications for the drinking water infrastructure to serve this project would be required 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.**
- **Additionally, requirements may include demonstration of Technical, Financial and Managerial capacity, and the future need for a licensed water system operator.**

DEQ has not completed a thorough review of the documents provided, therefore, the following general comments should be applied as appropriate to the specific project:

1. Air Quality

- **Fugitive Dust** - All reasonable precautions shall be taken to prevent particulate matter (dust) from becoming airborne, as required in IDAPA 58.01.01.651.
- **Land Clearing** - If open burning of land clearing debris is incorporated into the land clearing phase, smoke management practices to protect air quality as described in IDAPA 20.02.01.071.03 and IDAPA 58.01.01.614 must be implemented by the applicant. Local fire protection permits may also be required.
- **Open Burning** - Open burning of demolition or construction debris is not an allowable form of open burning as defined by IDAPA 58.01.01.600. Demolition and construction debris must be treated in accordance with solid waste regulations.
- For questions, contact Shawn Sweetapple, Air Quality Manager, at (208) 769-1422.
- **Air Quality Permits** - IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

For permitting questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. Wastewater

- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- If connecting to an existing wastewater utility, DEQ recommends verifying that there is adequate capacity to serve this project prior to approval. Please contact the sewer provider for a will-serve letter stating the provider's capacity to serve the project, willingness to serve this project, and a declining balance of available connections.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.

For questions, contact Katy Baker-Casile, DEQ Water Quality Engineering Manager, at (208)769-1422.

3. Drinking Water

- DEQ recommends using an existing drinking water system whenever possible or construction of a new drinking water system. Please contact DEQ to discuss this project and to explore options to best serve the future residents of this development and provide for protection of ground water resources.
- If connecting to an existing public or non-public drinking water system, DEQ recommends verifying that there is adequate capacity to serve this project prior to approval. Please contact the water provider for a will-serve letter stating the provider's capacity to serve the project, willingness to serve this project, and a declining balance of available connections.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval. All projects for construction or modification of public drinking water systems require preconstruction approval.
- If any private wells will be included in the proposed project, DEQ recommends at a minimum testing the private well for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.

For questions, contact Katy Baker-Casile, DEQ Water Quality Engineering Manager, at (208) 769-1422.

4. Surface Water

- **Water Quality Standards.** Site activities adjacent to waters of the United States (US) must comply with Idaho's Water Quality Standards (WQS) (IDAPA 58.01.02). The WQS provide limits to pollutants to assure water quality for the protection and propagation of fish, shellfish, and wildlife and recreation in and on the water. The federal Clean Water Act (CWA) requires states to list current conditions of all state waters (required by §305(b)), including publicly-owned lakes (required by §314), and to list waters that are impaired by one or more pollutants (required by §303(d)).
 - WQS: <http://www.deq.idaho.gov/water-quality/surface-water/standards/>
 - Current conditions of state waters (with interactive map):
<http://www.deq.idaho.gov/water-quality/surface-water/monitoring-assessment/integrated-report/>
- **Point Source Discharges.** Site activities that discharge pollutants into waters of the US in Idaho may require Idaho Pollution Discharge Elimination System (IPDES) coverage (IDAPA 58.01.25) or the Environmental Protection Agency (EPA) National Pollution Discharge Elimination Program (NPDES) coverage.
 - <http://www.deq.idaho.gov/permitting/water-quality-permitting/ipdes/>

- **Construction activities.** Construction activities should implement Best Management Practices (BMPs) to control, prevent, or minimize pollution. Construction activities disturbing areas greater than one acre of land that may discharge stormwater directly or indirectly into waters of the US require development and implementation of a Stormwater Pollution Prevention Plan (SWPP) under a Construction General Permit with EPA NPDES.
 - <http://www.deq.idaho.gov/water-quality/wastewater/stormwater/>
- **Stream channel/lakeshore alteration and dredge and fill activities.** Site activities that disturb ground below the ordinary high water mark (OHWM) within streams/lakeshores must have a permit under IDAPA 37.03.07 (administered by Dept. of Lands) and IDAPA 58.13 (administered by Dept. of Water Resources). Activities that discharge fill material below the OHWM must have a permit under Section 404 of the CWA (administered by US Army Corps of Engineers). All activities must also comply with Idaho Water Quality Standards.
 - Idaho Department of Water Resources permits: <https://idwr.idaho.gov/streams/>
 - Idaho Department of Lands permits: <https://www.idl.idaho.gov/lakes-rivers/lake-protection/index.html>
 - US Army Corp of Engineers permits: <https://www.nww.usace.army.mil/Business-With-Us/Regulatory-Division/>

For questions, contact Robert Steed, Surface Water Manager at (208) 769-1422.

5. Solid/Hazardous Waste And Ground Water Contamination

- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Solid Waste.** The disposal of all solid waste must comply with Idaho's Solid Waste Management Rules (IDAPA58.01.06). No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards, Rules and Regulations for Hazardous Waste, and Rules and Regulations for the Prevention of Air Pollution.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852).

Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Ground Water Contamination.** DEQ requests that all activities comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."
- **Underground Storage Tanks.** DEQ requests that the installation of all underground storage tanks and piping along with any required testing and owner/operator training comply with Idaho's Rules Regulating Underground Storage Tank Systems (IDAPA 58.01.07)

6. Additional Notes

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. The Panhandle Health District regulates all ASTs over the Rathdrum Prairie aquifer. EPA regulates ASTs at all other areas. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at 769-1422, or visit the DEQ website (<http://www.deq.idaho.gov/waste-mgmt-remediation/storage-tanks.aspx>) for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

For questions, contact Gary Stevens, Waste & Remediation Manager, at (208) 769-1422.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208)769-1422.

Dan McCracken, Regional Administrator, Coeur d'Alene



Janna Berard <janna.berard@bonnercountyid.gov>

[EXT SENDER] RE: Agency Project Review Request - File CUP0013-23 - Conditional Use Permit - Community Facility/Retreat

1 message

Kristie May <Kristie.May@deq.idaho.gov>

Fri, Sep 22, 2023 at 8:01 AM

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

Additional Comments for the above project:

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.

Thank you-

Kristie

Kristie May | Admin Assistant II

Idaho Department of Environmental Quality
2110 Ironwood Parkway, Coeur d'Alene, Idaho 83814
Direct: 208.666.4608

Office Line: 208.769.1422

www.deq.idaho.gov**Our mission:** To protect human health and the quality of Idaho's air, land, and water.**From:** Bonner County Planning Department <planning@bonnercountyid.gov>**Sent:** Monday, August 28, 2023 8:03 AM**To:** PHD <EHapplications@phd1.idaho.gov>; Gavin Gilcrease <ggilcrease@selkirkfire.com>; Northern Lights - Kristin Mettke <kristin.mettke@nli.coop>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Facilities Director LPOSD #84 <matt.diel@lposd.org>; Superintendent No. 84 Becky Meyer <becky.meyer@lposd.org>; IDL - Pend Oreille Lake Supervisory <esjoquist@idl.idaho.gov>; Bonner Sheriff <bonnersheriff@bonnerso.org>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Kristie May <Kristie.May@deq.idaho.gov>; Northern Info

<northerninfo@idwr.idaho.gov>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; US Fish & Wildlife Services - Christy Johnson Hughes <FW1idahoconsultationrequests@fws.gov>; BC EMS Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>

Cc: Travis Haller <travis.haller@bonnercountyid.gov>; Jacob Gabell <jake.gabell@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Teira Bruner <firebrandcoco@gmail.com>

Subject: Agency Project Review Request - File CUP0013-23 - Conditional Use Permit - Community Facility/Retreat

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,

Jenna Crone, Hearing Coordinator

Bonner County Planning Department

208-265-1458 ext - 1277



Janna Berard <janna.berard@bonnercountyid.gov>

[EXT SENDER] RE: Agency Project Review Request - File CUP0013-23 - Conditional Use Permit - Community Facility/Retreat

1 message

Erik Sjoquist <esjoquist@idl.idaho.gov>
To: Bonner County Planning Department <planning@bonnercountyid.gov>

Thu, Aug 31, 2023 at 3:02 PM

Regards,

Erik Sjoquist

(208) 263-5104 esjoquist@idl.idaho.gov

From: Bonner County Planning Department <planning@bonnercountyid.gov>
Sent: Monday, August 28, 2023 8:03 AM
To: PHD <EHapplications@phd1.idaho.gov>; Gavin Gilcrease <ggilcrease@selkirkfire.com>; Northern Lights - Kristin Mettke <kristin.mettke@nli.coop>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Facilities Director LPOSD #84 <matt.diel@lposd.org>; Superintendent No. 84 Becky Meyer <becky.meyer@lposd.org>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Bonner Sheriff <bonnersheriff@bonnerso.org>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; DEQ - Kristie McEnroe <kristie.mcenroe@deq.idaho.gov>; IDWR <northerninfo@idwr.idaho.gov>; Idaho Department of Fish & Game <merritt.horsmon@idfg.idaho.gov>; US Fish & Wildlife Services - Christy Johnson Hughes <FW1idahoconsultationrequests@fws.gov>; BC EMS Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>
Cc: Travis Haller <travis.haller@bonnercountyid.gov>; Jacob Gabell <jake.gabell@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Teira Bruner <firebrandcoco@gmail.com>
Subject: Agency Project Review Request - File CUP0013-23 - Conditional Use Permit - Community Facility/Retreat

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,

Jenna Crone, Hearing Coordinator

Bonner County Planning Department

208-265-1458 ext - 1277



CUP0013-23 Agency Routing - no comment.pdf

183K



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

August 28, 2023

TO:

Panhandle Health District	Bonner County Road and Bridge Department
Selkirk Fire District (Sagle)	Idaho Department of Environmental Quality
Northern Lights, Inc	Idaho Department of Water Resources
Lake Pend Oreille School District #84	Idaho Department of Fish and Game
Lake Pend Oreille School District #84- Transportation	U.S. Fish and Wildlife Service
Idaho Department of Lands: Sandpoint	U.S. Forest Service
Bonner County Sheriff	Bonner County EMS

FROM: Alex Feyen, Planner

SUBJECT: CUP0013-23 - Conditional Use Permit - Public Community Facility and Retreat

The above-named application has been submitted to the Bonner County Planning Department for processing. The Planning Department has determined this application to be complete and a public hearing has been scheduled with the Hearing Examiner for October 4, 2023, at 1:30 PM.

The applicants are requesting a Conditional Use Permit for a private community facility and retreat. The project site is 20.006 acres, located in Cocolalla. The property is zoned Rural 5. The project is located off Roop Road in Section 13, Township 55 North, Range 3 West, Boise-Meridian.

To review this application, go to the Planning Department web site at www.bonnercountyid.gov/departments/Planning/current-projects. If you experience difficulties visiting the project web page, try an alternative browser (Mozilla Firefox or Google Chrome) for access. If you prefer to receive hard copies of the application or have any difficulties reaching this web site, please contact the planning department as soon as possible.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections by **September 19, 2023**. If your agency requires any additional information from the applicant, please advise the planning department in writing allowing ample time for applicant response. All comments will be forwarded to the applicant and representatives. If no response is provided, staff will conclude your agency has no objections to the project or recommended conditions.

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

NO COMMENT Idaho Department of Lands, EWS 8/31/23
 Agency Name, Initials of Agency Representative Date

c: Teira & Cruz Bruner, Applicants



Janna Berard <janna.berard@bonnercountyid.gov>

[EXT SENDER] FW: Agency Project Review Request - File CUP0013-23 - Conditional Use Permit - Community Facility/Retreat

1 message

Alleman, Tammy <Tammy.Alleman@idwr.idaho.gov>
To: Bonner County Planning <planning@bonnercountyid.gov>

Mon, Sep 25, 2023 at 3:18 PM

Bonner County Planning Department:

Thank you for providing the opportunity to comment on the proposed project CUP0013-23.

The Idaho Department of Water Resources (IDWR) requires that construction of a new well(s) must comply with drilling permit requirements of Section 42-235, Idaho Code and applicable Well Construction Rules. If the proposed well is intended to be used for domestic purposes as defined in Idaho Code § 42-111 (for a household, no more than 13,000 gallons per day including up to a ½ acre of irrigation), the use will not require approval from IDWR. If the well will be used to irrigate more than ½ acre, use more than 13,000 gallons per day, or **be shared by more than one household**, the owner will need to file for and receive approval of an Application for Permit [before a well drilling permit can be approved](#).

The applicant can contact the Department with any questions.

Sincerely,



Tammy Alleman | Water Right Agent
Idaho Department of Water Resources
Northern Regional Office
7600 N Mineral Drive, Suite 100
Coeur d'Alene, ID 83815-7763
Phone: (208) 762-2800

From: Northern Info <northerninfo@idwr.idaho.gov>
Sent: Monday, August 28, 2023 9:03 AM
To: Alleman, Tammy <Tammy.Alleman@idwr.idaho.gov>
Subject: FW: Agency Project Review Request - File CUP0013-23 - Conditional Use Permit - Community Facility/Retreat

From: Bonner County Planning Department <planning@bonnercountyid.gov>
Sent: Monday, August 28, 2023 8:03 AM

To: PHD <EHapplications@phd1.idaho.gov>; Gavin Gilcrease <ggilcrease@selkirkfire.com>; Northern Lights - Kristin Mettke <kristin.mettke@nli.coop>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Facilities Director LPOSD #84 <matt.diel@lposd.org>; Superintendent No. 84 Becky Meyer <becky.meyer@lposd.org>; IDL - Pend Oreille Lake Supervisory <esjoquist@idl.idaho.gov>; Bonner Sheriff <bonnersheriff@bonnerso.org>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Kristie May <Kristie.May@deq.idaho.gov>; Northern Info <northerninfo@idwr.idaho.gov>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; US Fish & Wildlife Services - Christy Johnson Hughes <FW1idahoconsultationrequests@fws.gov>; BC EMS Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>

Cc: Travis Haller <travis.haller@bonnercountyid.gov>; Jacob Gabell <jake.gabell@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Teira Bruner <firebrandcoco@gmail.com>

Subject: Agency Project Review Request - File CUP0013-23 - Conditional Use Permit - Community Facility/Retreat

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,

Jenna Crone, Hearing Coordinator

Bonner County Planning Department

208-265-1458 ext - 1277

 **CUP0013-23 Agency Routing.pdf**
136K



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

August 28, 2023

TO:

Panhandle Health District	Bonner County Road and Bridge Department
Selkirk Fire District (Sagle)	Idaho Department of Environmental Quality
Northern Lights, Inc	Idaho Department of Water Resources
Lake Pend Oreille School District #84	Idaho Department of Fish and Game
Lake Pend Oreille School District #84- Transportation	U.S. Fish and Wildlife Service
Idaho Department of Lands: Sandpoint	U.S. Forest Service
Bonner County Sheriff	Bonner County EMS

FROM: Alex Feyen, Planner

SUBJECT: CUP0013-23 - Conditional Use Permit - Public Community Facility and Retreat

The above-named application has been submitted to the Bonner County Planning Department for processing. The Planning Department has determined this application to be complete and a public hearing has been scheduled with the Hearing Examiner for October 4, 2023, at 1:30 PM.

The applicants are requesting a Conditional Use Permit for a private community facility and retreat. The project site is 20.006 acres, located in Cocolalla. The property is zoned Rural 5. The project is located off Roop Road in Section 13, Township 55 North, Range 3 West, Boise-Meridian.

To review this application, go to the Planning Department web site at www.bonnercountyid.gov/departments/Planning/current-projects. If you experience difficulties visiting the project web page, try an alternative browser (Mozilla Firefox or Google Chrome) for access. If you prefer to receive hard copies of the application or have any difficulties reaching this web site, please contact the planning department as soon as possible.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections by **September 19, 2023**. If your agency requires any additional information from the applicant, please advise the planning department in writing allowing ample time for applicant response. All comments will be forwarded to the applicant and representatives. If no response is provided, staff will conclude your agency has no objections to the project or recommended conditions.

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

NO COMMENT _____
Agency Name, Initials of Agency Representative Date

c: Teira & Cruz Bruner, Applicants



Jenna Crone <jenna.crone@bonnercountyid.gov>

Agency Project Review Request - File CUP0013-23 - Conditional Use Permit - Community Facility/Retreat

Alex Feyen <alexander.feyen@bonnercountyid.gov>
To: Jenna Crone <jenna.crone@bonnercountyid.gov>

Wed, Sep 6, 2023 at 10:14 AM

----- Forwarded message -----

From: **Matt Mulder** <matt.mulder@bonnercountyid.gov>

Date: Wed, Sep 6, 2023 at 7:34 AM

Subject: Fwd: Agency Project Review Request - File CUP0013-23 - Conditional Use Permit - Community Facility/Retreat

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

Alex,

The Road & Bridge Department has the following comments:

1. The driveway into this parcel is currently permitted only as a residential driveway. The Applicant should be required to apply for a commercial driveway encroachment permit from the Road & Bridge Department. Road & Bridge staff will inspect the driveway and determine what upgrades are necessary to be safely used for commercial purposes, and The Applicant shall be required to upgrade the driveway if necessary. At a minimum it appears from the GIS map that the driveway will need to be widened to meet these requirements.
2. Our office has received complaints about the traffic leaving this venue not stopping in the driveway and pulling out onto Roop Rd without yielding to traffic on the road. We recommend that the Applicant be required to place a stop sign at the end of their driveway.
3. The Applicant states that traffic generated will be 70-90 vehicles per event, 2-3 days a week. I find this to be a reasonable assumption for an event venue. I would anticipate that most of these trips would be occurring in the evenings or weekends when events are typically held, which does not coincide with the typical AM and PM peak traffic hours (weekday commute hours). Averaging this out, it would be up to 39 additional vehicles per day. The most recent traffic count that our department has for Roop Rd is from 2010, which found that the road had 150 vehicles per day at that time. This venue would represent a 26% increase in the average daily traffic, which is substantial, but 189 vehicles per day is a traffic load that a gravel road is capable of supporting, though it will lead to a faster rate of degradation that results in additional potholes and washboards which will impact residents on the road and will require more frequent maintenance from the Road & Bridge Department to maintain the current condition, which our department may not be able to provide. ie the road will likely be in worse condition with the additional traffic.

-Matt Mulder, PE
Staff Engineer
Bonner County Road & Bridge
208-255-5681 ext 1

----- Forwarded message -----

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

Date: Mon, Aug 28, 2023 at 8:03 AM

Subject: Agency Project Review Request - File CUP0013-23 - Conditional Use Permit - Community Facility/Retreat

[Quoted text hidden]

[Quoted text hidden]

--
Alex Feyen, MPA
Planner I
Bonner County Planning Department

1500 Highway 2, Suite 208
Sandpoint, ID 83864
Phone: 208-265-1458



CUP0013-23 Agency Routing.pdf

136K



Alexander Feyen <alexander.feyen@bonnercountyid.gov>

CUP0013-23

1 message

Alex Feyen <alexander.feyen@bonnercountyid.gov>

Tue, Sep 19, 2023 at 12:53 PM

To: CENWW-RD-CDA@usace.army.mil

Cc: Travis Haller <travis.haller@bonnercountyid.gov>, Jenna Crone <jenna.crone@bonnercountyid.gov>

Hello,

Due to a clerical error, your agency was not routed on the original routing date. Please give your comments, if there are any, by Friday, September 22. Thank you and my apologies for the error.

Thank You,

Alex

--

Alex Feyen, MPA
Planner I

Bonner County Planning Department

1500 Highway 2, Suite 208

Sandpoint, ID 83864

Phone: 208-265-1458



CUP0013-23 Agency Routing_Updated.pdf

162K



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

January 10, 2024

TO:

Panhandle Health District	Bonner County Road and Bridge Department
Selkirk Fire District (Sagle)	Idaho Department of Environmental Quality
Northern Lights, Inc	Idaho Department of Water Resources
Lake Pend Oreille School District #84	Idaho Department of Fish and Game
Lake Pend Oreille School District #84- Transportation	U.S. Fish and Wildlife Service
Idaho Department of Lands: Sandpoint	U.S. Forest Service
Bonner County Sheriff	Bonner County EMS
US Army Corps of Engineers	

FROM: Alex Feyen, Planner I

SUBJECT: CUP0013-23 - Conditional Use Permit - Private Community Facility and Retreat

The above-named application has been submitted to the Bonner County Planning Department for processing. The Planning Department has determined this application to be complete and a public hearing has been scheduled with the Zoning Commission for **February 15, 2024, at 5:30 P.M.**

The applicants are requesting a Conditional Use Permit for a private community facility and retreat. The project site is 20.006 acres, located in Cocolalla. The property is zoned Rural 5. The project is located off Roop Road in Section 13, Township 55 North, Range 3 West, Boise-Meridian. The Hearing Examiner at their October 11, 2023, public hearing recommended that the file be heard by the Zoning Commission based upon the extent of public comment or other contested factors in the case that warrant a hearing before the Zoning Commission.

To review this application, go to the Planning Department web site at www.bonnercountyid.gov/departments/Planning/current-projects. If you experience difficulties visiting the project web page, try an alternative browser (Mozilla Firefox or Google Chrome) for access. If you prefer to receive hard copies of the application or have any difficulties reaching this web site, please contact the planning department as soon as possible.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections by **February 1, 2024**. If your agency requires any additional information from the applicant, please advise the planning department in writing allowing ample time for applicant response. All comments will be forwarded to the applicant and representatives. If no response is provided, staff will conclude your agency has no objections to the project or recommended conditions.

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

NO COMMENT _____
 Agency Name, Initials of Agency Representative Date

c: Teira & Cruz Bruner, Applicants



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Agency Project Review Request - File CUP0013-23 - Conditional Use Permit - Private Community Facility

1 message

Kristie May <Kristie.May@deq.idaho.gov>

Thu, Feb 1, 2024 at 3:23 PM

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

Thank you for the opportunity to review the Conditional Use Permit application. DEQ recommends that, if approved by the county, the approval include conditions that require the project to meet DEQ requirements for the drinking water and wastewater services at the property.

Drinking Water:

The subject application for the CUP0013-23 has the potential to serve 25 or more people 60 days or more per year, which appears to the definition of a public drinking water system under the Idaho Rules for Public Drinking Water Systems (IDAPA 58.01.08). As described in the application, the venue would serve events from May to September, which is approximately 30 weeks and 2-3 days per week. The applicant/owners are required to meet the Idaho Rules for Public Drinking Water Systems (IDAPA 58.01.08), and not just consult with Idaho Department of Water Resources and Panhandle Health District for drinking water to this site.

- 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. This includes the submittal of a well site evaluation report by an Idaho licensed professional engineer or professional geologist.
- 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, may be required to be submitted to and approved by DEQ.
- Plans and specifications for the drinking water infrastructure to serve this project would be required 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.
- Additionally, requirements may include demonstration of Technical, Financial and Managerial capacity, and the future need for a licensed water system operator.

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.

Thank you-

Kristie

Kristie May | Admin Assistant II

Idaho Department of Environmental Quality
2110 Ironwood Parkway, Coeur d'Alene, Idaho 83814
Direct: 208.666.4608

Office Line: 208.769.1422

www.deq.idaho.gov

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

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

Sent: Wednesday, January 10, 2024 3:09 PM

To: PHD <EHapplications@phd1.idaho.gov>; Gavin Gilcrease <ggilcrease@selkirkfire.com>; Northern Lights - Kristin Mettke <kristin.mettke@nli.coop>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Facilities Director LPOSD #84 <matt.diel@lposd.org>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Superintendent No. 84 Becky Meyer <becky.meyer@lposd.org>; IDL - Pend Oreille Lake Supervisory <esjoquist@idl.idaho.gov>; Bonner Sheriff <bonnersheriff@bonnerso.org>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Kristie May <Kristie.May@deq.idaho.gov>; Northern Info <northerninfo@idwr.idaho.gov>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; US Fish & Wildlife Services - Christy Johnson Hughes <FW1idahoconsultationrequests@fws.gov>; BC EMS Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>

Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jacob Gabell <jake.gabell@bonnercountyid.gov>; Travis Haller <travis.haller@bonnercountyid.gov>; Teira Bruner <firebrandcoco@gmail.com>

Subject: Agency Project Review Request - File CUP0013-23 - 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,

Jenna Crone, Hearing Coordinator

Bonner County Planning Department

208-265-1458 ext - 1277



Jenna Crone <jenna.crone@bonnercountyid.gov>

Fwd: CUP0013-23

1 message

Alex Feyen <alexander.feyen@bonnercountyid.gov>
To: Jenna Crone <jenna.crone@bonnercountyid.gov>

Tue, Jan 30, 2024 at 11:56 AM

----- Forwarded message -----

From: **Alex Feyen** <alexander.feyen@bonnercountyid.gov>
Date: Tue, Jan 30, 2024 at 11:55 AM
Subject: Re: CUP0013-23
To: Monica Carash <monica.carash@bonnercountyid.gov>
Cc: Travis Haller <travis.haller@bonnercountyid.gov>, Michael Bolling <michael.bolling@bonnercountyid.gov>

Will do, thank you.

On Tue, Jan 30, 2024 at 10:20 AM Monica Carash <monica.carash@bonnercountyid.gov> wrote:

Good morning,
We have reviewed CUP0013-23, Wedding Venue and Retreat. If this project is approved, a road name and additional addresses will be required. These will need to be applied for by the applicant at the time of BLP submission and/or construction.
Please add these as conditions of approval.

Thank you!

Monica Carash
GIS Technician

Bonner County GIS
1500 Hwy 2, Suite 115
208-265-1469 ext. 1273

monica.carash@bonnercountyid.gov
www.bonnercountyid.gov



--
Alex Feyen, MPA
Planner I
Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, ID 83864
Phone: 208-265-1458

--
Alex Feyen, MPA
Planner I

1/30/24, 12:36 PM

Bonner County Mail - Fwd: CUP0013-23

Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, ID 83864
Phone: 208-265-1458



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Agency Project Review Request - File CUP0013-23 - Conditional Use Permit - Private Community Facility

1 message

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

Mon, Jan 22, 2024 at 3:45 PM

Hi Jenna,

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

Thank you for the opportunity to review and comment,

Merritt Horsmon

Regional Technical Assistance Manager

Panhandle Region

2885 W. Kathleen Ave.

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

208.769.1414 office

208.251.4509 mobile

merritt.horsmon@idfg.idaho.gov

From: Bonner County Planning Department <planning@bonnercountyid.gov>**Sent:** Wednesday, January 10, 2024 3:09 PM**To:** PHD <EHApplications@phd1.idaho.gov>; Gavin Gilcrease <ggilcrease@selkirkfire.com>; Northern Lights - Kristin Mettke <kristin.mettke@nli.coop>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Facilities Director LPOSD #84 <matt.diel@lposd.org>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Superintendent No. 84 Becky Meyer <becky.meyer@lposd.org>; IDL - Pend Oreille Lake Supervisory <esjoquist@idl.idaho.gov>; Bonner Sheriff <bonnersheriff@bonnerso.org>; Army Corps of Engineers

<CENWW-RD-CDA@usace.army.mil>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>;
Kristie May <Kristie.May@deq.idaho.gov>; Northern Info <northerninfo@idwr.idaho.gov>; Horsmon, Merritt
<merritt.horsmon@idfg.idaho.gov>; US Fish & Wildlife Services - Christy Johnson Hughes
<FW1idahoconsultationrequests@fws.gov>; BC EMS Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>
Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jacob Gabell <jake.gabell@bonnercountyid.gov>;
Travis Haller <travis.haller@bonnercountyid.gov>; Teira Bruner <firebrandcoco@gmail.com>
Subject: Agency Project Review Request - File CUP0013-23 - 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,

Jenna Crone, Hearing Coordinator
Bonner County Planning Department
208-265-1458 ext - 1277



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] FW: Agency Project Review Request - File CUP0013-23 - Conditional Use Permit - Community Facility/Retreat

1 message

Alleman, Tammy <Tammy.Alleman@idwr.idaho.gov>
To: Bonner County Planning <planning@bonnercountyid.gov>

Wed, Jan 10, 2024 at 3:50 PM

We already commented on this one in September.

From: Alleman, Tammy
Sent: Monday, September 25, 2023 3:18 PM
To: Bonner County Planning <planning@bonnercountyid.gov>
Subject: FW: Agency Project Review Request - File CUP0013-23 - Conditional Use Permit - Community Facility/Retreat

Bonner County Planning Department:

Thank you for providing the opportunity to comment on the proposed project CUP0013-23.

The Idaho Department of Water Resources (IDWR) requires that construction of a new well(s) must comply with drilling permit requirements of Section 42-235, Idaho Code and applicable Well Construction Rules. If the proposed well is intended to be used for domestic purposes as defined in Idaho Code § 42-111 (for a household, no more than 13,000 gallons per day including up to a ½ acre of irrigation), the use will not require approval from IDWR. If the well will be used to irrigate more than ½ acre, use more than 13,000 gallons per day, or **be shared by more than one household**, the owner will need to file for and receive approval of an Application for Permit [before a well drilling permit can be approved](#).

The applicant can contact the Department with any questions.

Sincerely,



Tammy Alleman | Water Right Agent
Idaho Department of Water Resources
Northern Regional Office
7600 N Mineral Drive, Suite 100
Coeur d'Alene, ID 83815-7763
Phone: (208) 762-2800

From: Northern Info <northerninfo@idwr.idaho.gov>
Sent: Monday, August 28, 2023 9:03 AM

To: Alleman, Tammy <Tammy.Alleman@idwr.idaho.gov>

Subject: FW: Agency Project Review Request - File CUP0013-23 - Conditional Use Permit - Community Facility/Retreat

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

Sent: Monday, August 28, 2023 8:03 AM

To: PHD <EHApplications@phd1.idaho.gov>; Gavin Gilcrease <ggilcrease@selkirkfire.com>; Northern Lights - Kristin Mettke <kristin.mettke@nli.coop>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Facilities Director LPOSD #84 <matt.diel@lposd.org>; Superintendent No. 84 Becky Meyer <becky.meyer@lposd.org>; IDL - Pend Oreille Lake Supervisory <esjoquist@idl.idaho.gov>; Bonner Sheriff <bonnersheriff@bonnerso.org>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Kristie May <Kristie.May@deq.idaho.gov>; Northern Info <northerninfo@idwr.idaho.gov>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; US Fish & Wildlife Services - Christy Johnson Hughes <FW1idahoconsultationrequests@fws.gov>; BC EMS Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>

Cc: Travis Haller <travis.haller@bonnercountyid.gov>; Jacob Gabell <jake.gabell@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Teira Bruner <firebrandcoco@gmail.com>

Subject: Agency Project Review Request - File CUP0013-23 - Conditional Use Permit - Community Facility/Retreat

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,

Jenna Crone, Hearing Coordinator

Bonner County Planning Department

208-265-1458 ext - 1277



CUP0013-23 Agency Routing.pdf

136K



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

August 28, 2023

TO:

Panhandle Health District	Bonner County Road and Bridge Department
Selkirk Fire District (Sagle)	Idaho Department of Environmental Quality
Northern Lights, Inc	Idaho Department of Water Resources
Lake Pend Oreille School District #84	Idaho Department of Fish and Game
Lake Pend Oreille School District #84- Transportation	U.S. Fish and Wildlife Service
Idaho Department of Lands: Sandpoint	U.S. Forest Service
Bonner County Sheriff	Bonner County EMS

FROM: Alex Feyen, Planner

SUBJECT: CUP0013-23 - Conditional Use Permit - Public Community Facility and Retreat

The above-named application has been submitted to the Bonner County Planning Department for processing. The Planning Department has determined this application to be complete and a public hearing has been scheduled with the Hearing Examiner for October 4, 2023, at 1:30 PM.

The applicants are requesting a Conditional Use Permit for a private community facility and retreat. The project site is 20.006 acres, located in Cocolalla. The property is zoned Rural 5. The project is located off Roop Road in Section 13, Township 55 North, Range 3 West, Boise-Meridian.

To review this application, go to the Planning Department web site at www.bonnercountyid.gov/departments/Planning/current-projects. If you experience difficulties visiting the project web page, try an alternative browser (Mozilla Firefox or Google Chrome) for access. If you prefer to receive hard copies of the application or have any difficulties reaching this web site, please contact the planning department as soon as possible.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections by **September 19, 2023**. If your agency requires any additional information from the applicant, please advise the planning department in writing allowing ample time for applicant response. All comments will be forwarded to the applicant and representatives. If no response is provided, staff will conclude your agency has no objections to the project or recommended conditions.

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

NO COMMENT _____
Agency Name, Initials of Agency Representative Date

c: Teira & Cruz Bruner, Applicants



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Notice of Public Hearing - Appeal File CUP0013-23 - Conditional Use Permit - Community Facility

1 message

Kristie May <Kristie.May@deq.idaho.gov>
To: Bonner County Planning Department <planning@bonnercountyid.gov>

Fri, Apr 5, 2024 at 9:52 AM

Good Morning,

Thank you for the opportunity to comment. After reviewing the appeal DEQ has nothing additional to add to our comments submitted on February 2, 2024, for the project listed above.

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

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

Thank you-

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

www.deq.idaho.gov

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

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

Sent: Tuesday, March 26, 2024 8:00 AM

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

Drainage District #7 Kim Hoodenpyle <kjh5345@gmail.com>; East Bonner Library <vanessa@ebonnerlibrary.org>; East Priest Lake Fire Chief Tom Renzi <epfldchief@gmail.com>; Ellisport Bay Sewer District <clerk@ebsewerdistrict.com>; Facilities Director LPOSD #84 <matt.diel@lposd.org>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Granite Reeder Sewer District <granitereeder@gmail.com>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; IDL - Nav. Waters Ryan Zandhuisen <RZandhuisen@idl.idaho.gov>; IDL - Pend Oreille Lake Supervisory <esjoquist@idl.idaho.gov>; dbrown@idl.idaho.gov; IDWR Chase Bell <chase.bell@idwr.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; ITD <D1Permits@itd.idaho.gov>; Jack Schenck Vyve/Northland Cable <Jack.schenck@vyvebb.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Kootenai Ponderay Sewer District <CJohnson@kootenaiponderaysewerdistrict.org>; Laclede Water District <LWdistrict@frontier.com>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lakeland Joint School District #272 Jessica Grantham <jessica.grantham@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; North of the Narrows Fire Dept <Huckbay2501@gmail.com>; Northern Lights - Kristin Mettke <kristin.mettke@nli.coop>; Northside Fire District - Karen Quenell <kquenell@northsidefire.org>; Outlet Bay Sewer District <outletbaysewer@gmail.com>; Pend Orielle Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHapplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Priest Lake Translator District - Frankie Dunn <Frankiejdunn@hotmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ruen Yeager <planning@ruenyeager.com>; Sagle Valley Water & Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; joekren@sd83.org; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Schweitzer Fire, Spencer Newton <firedistrict@msn.com>; Selkirk Association of Realtors Danielle <danielle@selkirkaor.com>; Selkirk Fire Gavin Gilcrease <ggilcrease@selkirkfire.com>; Selkirk Recreation District <elgar@whoi.edu>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Spirit Lake Fire Dept. (Debbie Carpenter) <chief@spiritlakefire.com>; Superintendent No. 84 Becky Meyer <becky.meyer@lposd.org>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Syringa Heights Water <allwater49@outlook.com>; Timberlake Fire <cthatcher@timberlakefire.com>; Trestle Creek Sewer District Janice Best <janicesb@televar.com>; US Fish & Wildlife Services - Christy Johnson Hughes <FW1idahocoalitionrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>; West Priest Lake Fire Josh Gilbert <WPLFD.Chief@gmail.com>

Cc: Jacob Gabell <jake.gabell@bonnercountyid.gov>; Travis Haller <travis.haller@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jenna Crone <jenna.crone@bonnercountyid.gov>

Subject: Notice of Public Hearing - Appeal File CUP0013-23 - Conditional Use Permit - 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,

Jenna Crone, Hearing Coordinator

Bonner County Planning Department

208-265-1458 ext - 1277



Jenna Crone <jenna.crone@bonnercountyid.gov>

Fwd: CUP0013-23

1 message

Alex Feyen <alexander.feyen@bonnercountyid.gov>
To: Jenna Crone <jenna.crone@bonnercountyid.gov>

Tue, Mar 26, 2024 at 12:45 PM

----- Forwarded message -----

From: **Monica Carash** <monica.carash@bonnercountyid.gov>
Date: Tue, Mar 26, 2024 at 12:40 PM
Subject: CUP0013-23
To: Alexander Feyen <alexander.feyen@bonnercountyid.gov>
Cc: Travis Haller <travis.haller@bonnercountyid.gov>, Chad Chambers <chadr.chambers@bonnercountyid.gov>

Hello,
This CUP seems to be in review again. The applicant will need to apply for a road name and addresses. Please add this to the conditions of approval again.
Thank you!

Monica Carash
GIS Technician

Bonner County GIS
1500 Hwy 2, Suite 115
208-265-1469 ext. 1273

monica.carash@bonnercountyid.gov
www.bonnercountyid.gov



--
Alex Feyen, MPA
Planner I
Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, ID 83864
Phone: 208-265-1458



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Notice of Public Hearing - Appeal File CUP0013-23 - Conditional Use Permit - Community Facility

1 message

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

Tue, Mar 26, 2024 at 9:08 AM

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

ITD Permits has no comment.

Thanks,

Symone Legg | Project Coordinator

Idaho Transportation Department | D1 Traffic/Permits

Ext: 208.772.8073 Dept: 208.772.1297

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

Work schedule: Monday - Friday 7AM- 4PM

From: Bonner County Planning Department <planning@bonnercountyid.gov>**Sent:** Tuesday, March 26, 2024 8:00 AM**To:** Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Assessors Office Group <assessorsgroup@bonnercountyid.gov>; Avista Copr - Jay West <jay.west@avistacorp.com>; Bay Drive Recreation District <kirbymc45@gmail.com>; Bayview Water & Sewer <bwsd637@gmail.com>; BC Airport Manager Dave Schuck <dave.schuck@bonnercountyid.gov>; BC EMS Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Bonner Sheriff <bonnersheriff@bonnerso.org>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Kootenai - Ronda Whittaker <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Ponderay KayLeigh Miller <klmiller@ponderay.org>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint <cityplanning@sandpointidaho.gov>; City of Spirit Lake <cityclerk@spiritleakeid.gov>; Coolin Sewer <coolinsewer@gmail.com>; Coolin-Cavanaugh Bay Fire District <coolinfirechief@gmail.com>; DEQ - Kristie McEnroe <kristie.mcenroe@deq.idaho.gov>; Drainage District #7 Kim Hoodenpyle <kjh5345@gmail.com>; East Bonner Library <vanessa@ebonnerlibrary.org>; East Priest Lake Fire Chief Tom Renzi <eplfdchief@gmail.com>; Ellisport Bay Sewer District <clerk@ebsewerdistrict.com>; Facilities Director LPOSD #84 <matt.diel@lposd.org>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Granite Reeder Sewer District <granitereeder@gmail.com>; ID State Historical Society - Dave Everhart <dan.everhart@ishs.idaho.gov>; Idaho Department of Fish & Game <merritt.horsmon@idfg.idaho.gov>; IDL - Nav. Waters Ryan Zandhuisen <RZandhuisen@idl.idaho.gov>; IDL - Pend Oreille Lake Supervisory <esjoquist@idl.idaho.gov>; IDL - Priest Lake Supervisory Area <dbrown@idl.idaho.gov>; IDWR Chase Bell <chase.bell@idwr.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; D1Permits <D1Permits@itd.idaho.gov>; Jack Schenck Vyve/Northland Cable <Jack.schenck@vyvebb.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Kootenai Ponderay Sewer District <CJohnson@kootenaiponderaysewerdistrict.org>; Laclede Water District <LWDistrict@frontier.com>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lakeland Joint School District #272 Jessica Grantham <jessica.grantham@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; North of the Narrows Fire Dept <Huckbay2501@gmail.com>; Northern Lights - Kristin Mettke <kristin.mettke@nli.coop>; Northside Fire District - Karen Quenell <kquenell@northsidefire.org>; Outlet Bay Sewer District <outletbaysewer@gmail.com>; Pend Orielle Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHApplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Priest Lake

Translator District - Frankie Dunn <Frankiejdunn@hotmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ruen Yeager <planning@ruenyeager.com>; Sagle Valley Water & Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; School District #83 - Joseph Kren <joekren@sd83.org>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Schweitzer Fire, Spencer Newton <firedistrict@msn.com>; Selkirk Association of Realtors Danielle <danielle@selkirkaor.com>; Selkirk Fire Gavin Gilcrease <ggilcrease@selkirkfire.com>; Selkirk Recreation District <elgar@whoi.edu>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Spirit Lake Fire Dept. (Debbie Carpenter) <chief@spiritlakefire.com>; Superintendent No. 84 Becky Meyer <becky.meyer@lposd.org>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Syringa Heights Water <allwater49@outlook.com>; Timberlake Fire <cthatcher@timberlakefire.com>; Trestle Creek Sewer District Janice Best <janicesb@televar.com>; US Fish & Wildlife Services - Christy Johnson Hughes <FW1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>; West Priest Lake Fire Josh Gilbert <WPLFD.Chief@gmail.com>
Cc: Jacob Gabell <jake.gabell@bonnercountyid.gov>; Travis Haller <travis.haller@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jenna Crone <jenna.crone@bonnercountyid.gov>
Subject: Notice of Public Hearing - Appeal File CUP0013-23 - Conditional Use Permit - 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,

Jenna Crone, Hearing Coordinator

Bonner County Planning Department

208-265-1458 ext - 1277



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] File CUP0013-23 Conditional Use Permit

1 message

Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>
To: Bonner County Planning <planning@bonnercountyid.gov>

Tue, Mar 26, 2024 at 9:36 AM

Good Morning:

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”



 **2024_03_BC_CUP0013_23.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 **26th** day of **March 2024**.

J Crone

Jenna Crone, Hearing Coordinator

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, March 26, 2024**.

NOTICE IS HEREBY GIVEN that the Bonner County Commissioners will hold a public hearing at **1:30 pm** on **Wednesday, April 24, 2024** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

Appeal of File CUP0013-23 - Conditional Use Permit - Private Community Facility and Retreat. The applicants are requesting a Conditional Use Permit for a private community facility and retreat. The project site is 20.006 acres, located in Cocolalla. The property is zoned Rural 5. The project is located off Roop Road in Section 13, Township 55 North, Range 3 West, Boise-Meridian. The Hearing Examiner at their October 11, 2023, public hearing recommended that the file be heard by the Zoning Commission based upon the extent of public comment or other contested factors in the case that warrant a hearing before the Zoning Commission. On February 15, 2024, the Zoning Commission approved this file. On March 19, 2024, the Planning Department received a letter of appeal requesting this file be sent to the Board of County Commissioners to be heard de novo.

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.

Out of District Boundaries

NO COMMENT

Kootenai-Ponderay Sewer District
Name

3/26/24
Date



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] NOTICE OF PUBLIC HEARING 04.15.2024

1 message

Monica Anderson <manderson@phd1.idaho.gov>
To: "planning@bonnercountyid.gov" <planning@bonnercountyid.gov>
Cc: Erik Illum <ei@oecivil.com>, Sarah Tonyan <stonyan@phd1.idaho.gov>

Tue, Apr 16, 2024 at 9:14 AM



Public Health
Prevent. Promote. Protect.
Panhandle Health District

Monica Anderson | Technical Records Specialist 1
[2101 W Pine St., Sandpoint, ID 83864](mailto:manderson@phd1.idaho.gov)
P: 208-265-6384
E: bonnerapplications@phd1.idaho.gov
W: Panhandlehealthdistrict.org

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

 **NOTICE OF HEARING 04.15.2024.pdf**
4665K

RECEIVED

RP55N3W137352A

MAR 26 2024

RHD 1 FH



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 **26th** day of **March 2024**.

J Crone

Jenna Crone, Hearing Coordinator

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, March 26, 2024**.

NOTICE IS HEREBY GIVEN that the Bonner County Commissioners will hold a public hearing at **1:30 pm** on **Wednesday, April 24, 2024** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

Appeal of File CUP0013-23 - Conditional Use Permit - Private Community Facility and Retreat. The applicants are requesting a Conditional Use Permit for a private community facility and retreat. The project site is 20.006 acres, located in Cocolalla. The property is zoned Rural 5. The project is located off Roop Road in Section 13, Township 55 North, Range 3 West, Boise-Meridian. The Hearing Examiner at their October 11, 2023, public hearing recommended that the file be heard by the Zoning Commission based upon the extent of public comment or other contested factors in the case that warrant a hearing before the Zoning Commission. On February 15, 2024, the Zoning Commission approved this file. On March 19, 2024, the Planning Department received a letter of appeal requesting this file be sent to the Board of County Commissioners to be heard de novo.

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.

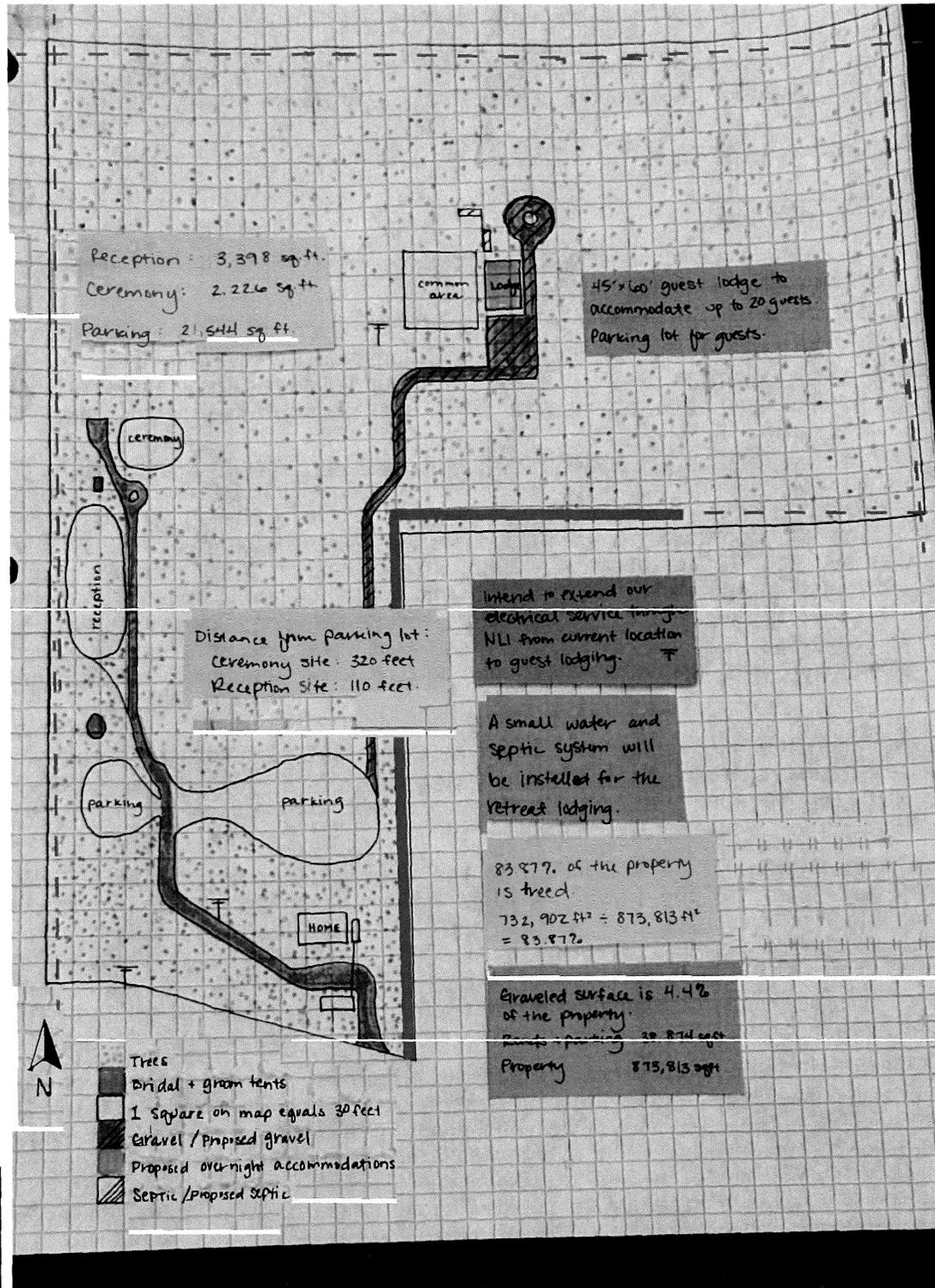
NO COMMENT

See attached

Name

4/15/24

Date



fence plan —

- I-Bar + wire fencing with No Trespassing Signage
- 8' fencing and privacy slats with No Trespassing Signage



Panhandle Health District

Healthy People in Healthy Communities

Public Health
Prevent. Promote. Protect.
Panhandle Health District



4/12/2024

Jenna Crone, Hearing Coordinator
Bonner County Planning Dept
1500 Highway 2, Suite 208
Sandpoint, ID 83864

RE: CUP0013-23 – Private Community Facility and Retreat

Panhandle Health District (PHD) has reviewed the Bonner County Planning Application referenced above, and has the following comments:

A review of PHD records indicates that parcel associated with this CUP application has:

- an approved septic permit for the existing dwelling in use – 3bdrms (23-09-05408)
- submitted an application for a new septic to serve the Retreat (24-09-07529)
- submitted a Letter of Intended Use for the Retreat
- submitted wastewater flow values for the Retreat utilizing IDAPA 58.01.03.007.08

No permit has been issued for the Retreat. However, the applicant is working with PHD through the permitting process and PHD is currently reviewing the project proposal to ensure all wastewater flows are accounted for prior to permit approval. The application submitted to PHD indicates an intent for a system to serve one building with a maximum of 20 people. For PHD to issue a permit, the applicant must demonstrate that the system is capable of meeting all current standards & setbacks according to the Idaho State Subsurface Sewage Rules (IDAPA 58.01.03).

Please note that if the building will have its own well that serves 25 people or more for at least 60-days out of the year, then it may need to be regulated as a Public Water System.

Best Regards,

Sarah Tonyan, REHS

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



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] CUP0013-23 - Agency Comment PHD

1 message

Sarah Tonyan <stonyan@phd1.idaho.gov>

Mon, Apr 15, 2024 at 3:53 PM

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

Hi,

Here is my comment regarding **CUP0013-23** for the **Public Hearing on April 24th** for the Firebrand Private Community Facility / Retreat.

 <p>Public Health Prevent. Promote. Protect. Panhandle Health District</p>	<p>Sarah Tonyan Registered Environmental Health Specialist 2101 W. Pine Street, Sandpoint ID 83864 O: 208-265-6384 D: 208-920-7906 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.

 **Response_CUP0013-23_Firebrand-Retreat.pdf**
553K

RECEIVED

RP55N3W137352A

MAR 26 2024

PHD 1 EH

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 **26th** day of **March 2024**.

J Crone

Jenna Crone, Hearing Coordinator

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, March 26, 2024**.

NOTICE IS HEREBY GIVEN that the Bonner County Commissioners will hold a public hearing at **1:30 pm** on **Wednesday, April 24, 2024** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

Appeal of File CUP0013-23 - Conditional Use Permit - Private Community Facility and Retreat. The applicants are requesting a Conditional Use Permit for a private community facility and retreat. The project site is 20.006 acres, located in Cocolalla. The property is zoned Rural 5. The project is located off Roop Road in Section 13, Township 55 North, Range 3 West, Boise-Meridian. The Hearing Examiner at their October 11, 2023, public hearing recommended that the file be heard by the Zoning Commission based upon the extent of public comment or other contested factors in the case that warrant a hearing before the Zoning Commission. On February 15, 2024, the Zoning Commission approved this file. On March 19, 2024, the Planning Department received a letter of appeal requesting this file be sent to the Board of County Commissioners to be heard de novo.

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 See attached
Name

4/15/24
Date



Panhandle Health District

Healthy People in Healthy Communities

Public Health
Prevent. Promote. Protect.
Panhandle Health District



4/12/2024

Jenna Crone, Hearing Coordinator
Bonner County Planning Dept
1500 Highway 2, Suite 208
Sandpoint, ID 83864

RE: CUP0013-23 – Private Community Facility and Retreat

Panhandle Health District (PHD) has reviewed the Bonner County Planning Application referenced above, and has the following comments:

A review of PHD records indicates that parcel associated with this CUP application has:

- an approved septic permit for the existing dwelling in use – 3bdrms (23-09-05408)
- submitted an application for a new septic to serve the Retreat (24-09-07529)
- submitted a Letter of Intended Use for the Retreat
- submitted wastewater flow values for the Retreat utilizing IDAPA 58.01.03.007.08

No permit has been issued for the Retreat. However, the applicant is working with PHD through the permitting process and PHD is currently reviewing the project proposal to ensure all wastewater flows are accounted for prior to permit approval. The application submitted to PHD indicates an intent for a system to serve one building with a maximum of 20 people. For PHD to issue a permit, the applicant must demonstrate that the system is capable of meeting all current standards & setbacks according to the Idaho State Subsurface Sewage Rules (IDAPA 58.01.03).

Please note that if the building will have its own well that serves 25 people or more for at least 60-days out of the year, then it may need to be regulated as a Public Water System.

Best Regards,

Sarah Tonyan, REHS

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



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Notice of Public Hearing - Reconsideration of File CUP0013-23 - Conditional Use Permit - Public Community Facility & Retreat

1 message

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

Tue, Jun 4, 2024 at 12:43 PM

Hi Jenna,

Please consider this email as comment from Idaho Department of Fish and Game (IDFG) regarding application CUP0013-23 submitted by Teira Bruner . The purpose of these comments is to assist the decision-making authority by providing technical information addressing potential effects on wildlife and wildlife habitat and how any adverse effects might be mitigated.

IDFG recommends that a 40 foot setback be implemented for the wetlands identified in the application during construction of this project, and for any structures.

Thank you for the opportunity to 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:** Friday, May 17, 2024 10:12 AM**To:** Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Assessors Office Group <assessorsgroup@bonnercountyid.gov>; Avista Copr - Jay West <jay.west@avistacorp.com>; Bay Drive Recreation District <kirbymc45@gmail.com>; Bayview Water & Sewer <bwsd637@gmail.com>; BC Airport Manager Dave Schuck <dave.schuck@bonnercountyid.gov>; BC EMS Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Bonner Sheriff <bonnersheriff@bonnerso.org>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; City of Clark Fork

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

Cc: Jacob Gabell <jake.gabell@bonnercountyid.gov>; Travis Haller <travis.haller@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>

Subject: Notice of Public Hearing - Reconsideration of File CUP0013-23 - Conditional Use Permit - Public Community Facility & Retreat

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 Board of County Commissioners have granted a request for reconsideration on this file, in part, limiting the scope to address BCRC 12-333 Note 27, demonstration of adequate fire protection.

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,

Jenna Crone, Hearing Coordinator

Bonner County Planning Department

208-265-1458 ext - 1277



Janna Brown <janna.brown@bonnercountyid.gov>

File CUP0013-23 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>

Sat, May 18, 2024 at 10:21 AM

Good Morning:

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”



 **2024_05_BC_FileCUP0013_23Conditional.pdf**
101K

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 **17th** day of **May 2024**.

J Crone

Jenna Crone, Hearing Coordinator

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Friday, May 17, 2024**.

NOTICE IS HEREBY GIVEN that the Bonner County Commissioners will hold a public hearing at **1:30 pm on Thursday, June 13, 2024** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File CUP0013-23 - Conditional Use Permit - Public Community Facility and Retreat. The applicants are requesting a Conditional Use Permit for a private community facility and retreat. The project site is 20.006 acres, located in Cocolalla. The property is zoned Rural 5. The project is located off Roop Road in Section 13, Township 55 North, Range 3 West, Boise-Meridian.

Following the Hearing Examiner's and the Zoning Commission's public hearings, the Board of County Commissioners approved this project at a public hearing on April 24, 2024. The Planning Department received a request on May 7, 2024, for the Board to reconsider their decision based on the following concerns; interpretation of the Comprehensive Plan, erroneous information from the applicants and new evidence presented prior to the Zoning Commission hearing.

The Board is granting the request for reconsideration, in part, limiting the scope of this public hearing to address Bonner County Revised Code 12-333 Note 27, demonstration of adequate fire protection.

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 board 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 Sewer District 5/18/24
Name Date
Out of District Boundaries



Alexander Feyen <alexander.feyen@bonnercountyid.gov>

Firebrand Cocolalla comment

Jeff Armstrong <jarmstrong@selkirkfire.us>

Mon, Jun 10, 2024 at 7:44 AM

To: Travis Haller <travis.haller@bonnercountyid.gov>

Cc: Jake Gabell <jake.gabell@bonnercountyid.gov>, Alexander Feyen <alexander.feyen@bonnercountyid.gov>

Thank you

Barring any emergency incidents, I will be at the hearing.

Comment:

Based on an initial review of the plans the applicant provided Selkirk Fire, I don't have any immediate concerns with the expansion or Lodge. The plans are very preliminary and there are several factors that will require more research. A full review of the project will be required, and any applicable requirements of the IFC will be applied.

Jeff Armstrong, Fire Chief

Selkirk Fire, Rescue & EMS

2689 Gun Club Rd.

Sagle, ID. 83860

O: 208-263-7929

jarmstrong@selkirkfire.us



[Quoted text hidden]