



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



Monica Anderson | Technical Records Specialist 1
[2101 W Pine St., Sandpoint, ID 83864](mailto:manderson@phd1.idaho.gov)

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P: 208-265-6384
E: bonnerapplications@phd1.idaho.gov
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 **NOTICE OF HEARING 04.15.2024.pdf**
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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.

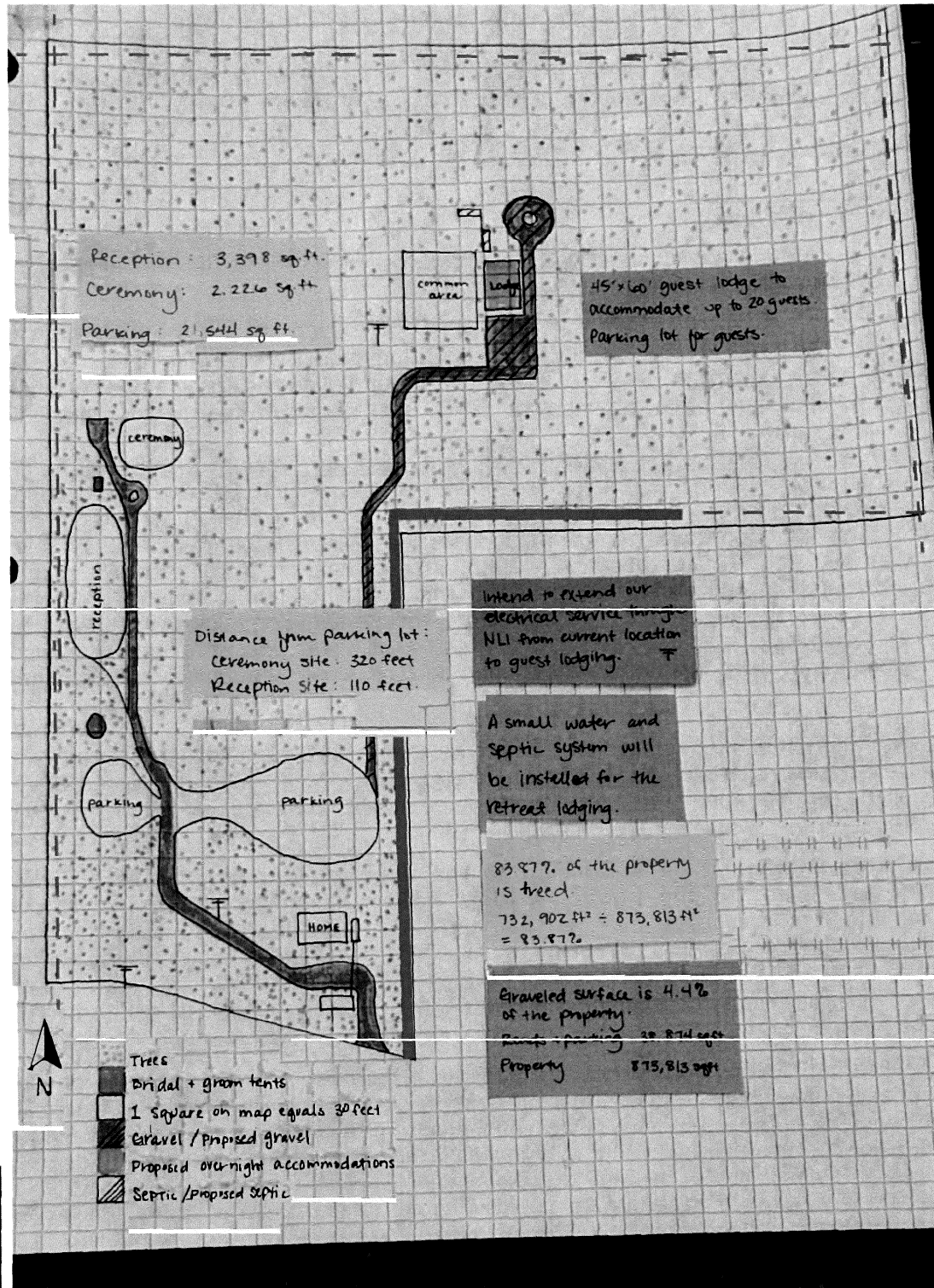
NO COMMENT

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

