



BONNER COUNTY PLANNING DEPARTMENT

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CONDITIONAL USE PERMIT APPLICATION

FOR OFFICE USE ONLY:

FILE # CUP0013-23	RECEIVED: January 9, 2024
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PROJECT DESCRIPTION:

Describe the proposed use: The property owner is applying for a CUP for a Private Community Event Facility/Retreat to offer private gatherings and use of property.

The use is conditionally provided for at Bonner County Revised Code, Section(s): 12-332/12-333

APPLICANT INFORMATION:

Landowner's name: Bobby and Teira Bruner

Mailing address: PO Box 622

City: Cocolalla	State: Idaho	Zip code: 83813
Telephone: 208-755-1857	Fax:	

Email: firebrandcoco@gmail.com

REPRESENTATIVE'S INFORMATION:

Representative's name: Bobby and Teira Bruner

Company name: Firebrand LLC

Mailing address: PO Box 622

City: Cocolalla	State: Idaho	Zip code: 83813
Telephone: 208-755-1857	Fax:	

Email: firebrandcoco@gmail.com

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project:
Company name:
Mailing address:
City: State: Zip code: Telephone: Fax:
E-mail:

PARCEL INFORMATION:

Section #: 13	Township: 55N	Range: 3W	Parcel acreage: 20.006
Parcel # (s): RP55N3W137352A			
Legal description: A parcel of land lying in a portion of the Southeast Quarter of Section 13, Township 55 North, Range 3 West, Cocolalla, Bonner County, Idaho.			
Current zoning: Rural 5		Current use: Residential	
What zoning districts border the project site?			
North: Rural 5		East: Rural 5	
South: Rural 5		West: Rural 5	
Comprehensive plan designation: Rural Residential			
Uses of the surrounding land(describe lot sizes, structures, uses):			
North: 19.5 acres, 537-Resid improv on cat 15/ 4.570 acres, 548-MH real prop on own land / 5.005 acres, 537-Resid improv on cat 15			
South: 27.95 acres, 534-Resid improv on cat 12/ 5.006 acres, 106-Productivity forest land			
East: 10.228 acres, 512-Land Resid improv on cat 12, 5.00 acres, 537-Resid improv on cat 15/ 5.00 acres, 534-Resid improv on cat 12			
West: (2) 5 acre parcels, 106-Productivity forest land			
Nearest city: Sagle		Distance to the nearest city: 10 miles	
Detailed directions to site: Southbound on I-95. Take a left onto South Cocolalla Loop. Take a left onto Roop Road. Take a right at the second mailbox.			

ADDITIONAL PROJECT DESCRIPTION:

Please describe in detail all applicable uses/plans for subject property, including:
1) Size of buildings: 2000 sq ft private residence. Proposed: 1 4500-5000 sq ft lodge
2) Type of unit: 1 private residence currently, 1 additional residence for guests
3) # of Units: 2
4) Any machinery to be located on the site: n/a
5) Any storage area, etc.: 2 dry box storage units
6) Phasing plans, expected start-up and completion dates: private residence complete December 2023. Driveway to the retreat begin fall 2024, Septic/Well and Lodge begin Spring 2025
7) # of people on site (employees, visitors, etc.): Variable dependent upon event. Private Community Facility/Wedding no more than 250. Retreats would be up to 20 guests + 10-20 vendors/employees.
8) Hours of operation: Private Community Facility/Wedding guests 10:00am-10:00pm. Wedding Vendors 7:00am-11:00pm. Overnight accommodations for Retreat space will still maintain 10:00pm quiet hours. Typically Thursdays-Sundays.
9) Traffic to be generated (vehicles per day or week): Typically 70-90 vehicles per wedding. 9-10 vehicles for retreat use.

10) Associated functions (receptions, outdoor activities, additional processes, etc.): Wedding ceremonies and receptions, family reunions, seasonal and professional training events. Overnight accommodations.
11) Parking, loading areas: See Attached.
12) Advertising sign, size and location: (1) 24"x36" sign with logo: deviation requested for this to be 15' from the road adjacent (Roop Rd).
13) Lighting plans: See Attached.
14) Solid waste management plan: Individual Septic for private residence and Small Water and Sewage System for intended retreat lodge.
15) Complete detail of scope/process: See Attached.
16) If required, are landscaping plans attached?

NARRATIVE STATEMENT:

How will the conditional use be designed to avoid creating hazards or dangers to persons on or adjacent to the property? See Attached.
Explain the effects of elements such as noise, light glare, odor, fumes and vibrations on adjoining property: See Attached.
How is the proposed use compatible with the adjoining land uses: See Attached.

ACCESS INFORMATION:

Please check the appropriate boxes:	
	<u>Private Easement</u> <input type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u> Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and easement width. Include recorded instrument number for existing easements & name, if existing:
✓	<u>Public Road</u> <input checked="" type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u> Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: Roop Road is Bonner County owned and maintained 50-foot-wide gravel right-of-way
	<u>Combination of Public Road/Private Easement</u> <input type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u> Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and right of-way/easement width and road name, if existing:

SITE INFORMATION:

Please provide a detailed description of the following land features:
Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc: Site does contain mapped steep slopes of over 30% grade

Water courses (lakes, streams, rivers & other bodies of water): Wetland on property				
Is site within a flood plain?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Firm Panel #: n/a	Map designation:
Springs & wells: N/A				
Existing structures (size & use): 2000 sq ft Private Residence				
Land cover (timber, pastures, etc): Parcel is mostly timber and 3.5 acres are landscaped with crushed granite paths and bark.				
Are wetlands present on site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			Source of information: Bonner County GIS	
Other pertinent information (attach additional pages if needed): See Attached				

SERVICES:

Sewage disposal will be provided by:	
<input type="checkbox"/>	<u>Existing Community System - List name of sewer district or provider and type of system:</u>
<input type="checkbox"/>	<u>Proposed Community System – List type & proposed ownership:</u>
<input checked="" type="checkbox"/>	<u>Individual system – List type:</u> Individual septic system approved by Panhandle Health District. An additional sewage system will be installed for retreat.
Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details:	
Water will be supplied by:	
<input type="checkbox"/>	<u>Existing public or community system - List name of provider:</u>
<input type="checkbox"/>	<u>Proposed Community System – Lst type & proposed ownership:</u>
<input checked="" type="checkbox"/>	<u>Individual well:</u> Private residence for one. Proposed second small water system to be installed for retreat.

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: Proposed septic + well will be applied for with Panhandle Health District and Idaho Department of Water Resources

Distance (in miles) to the nearest:

Public/Community Sewer System: 9.7 mi

Solid Waste Collection Facility: 18 mi

Public/Community Water System: 9.7 mi

Fire Station: 16 mi

Elementary School: 2.2 mi

Secondary Schools: 16 mi

County Road: Adjacent

County Road Name: Roop Road

Which fire district will serve the project site? Selkirk Fire Rescue & EMS 9.4 mi

Which power company will serve the project site? Northern Lights Inc.

How is the use/plan in accordance with the general and specific objectives of the Comprehensive Plan? (Copy of goals and objectives attached)

Property Rights: See Attached.

Population: See Attached.

School facilities & Transportation: See Attached.

School facilities & Transportation: See Attached.

Economic Development: See Attached.

Land Use: See Attached.

Natural Resources: See Attached.

Hazardous Areas: See Attached.

Public Services: See Attached.

Transportation: See Attached.

Recreation: See Attached.

Special Areas or Sites: See Attached.

Housing: See Attached.

Community Design: See Attached.

Agriculture: See Attached.

Implementation: (Not required to complete this element)

I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Landowner's signature: Tene Bunn Date: 1/8/24

Landowner's signature: [Signature] Date: 1-8-24