

01.07.2024

Bonner County Planning
1500 US 2
Sandpoint, ID 83864

To Whom It May Concern,

The following application for a Conditional Use Permit to operate a Private Community Facility/Venue/Retreat at our 257 Roop Road property is being submitted for review and scheduling of a public hearing.

Background

We are Cruz and Teira Bruner. Teira has a bachelor's degree in Family and Consumer Sciences Education and taught at Lakeland High School for 8 years. She ran a hospitality and tourism program through KTEC at the Coeur d'Alene Resort for 5 of those years. Both she and Cruz are co owners of a local restaurant in Coeur d'Alene, San Francisco Style Sourdough Eatery. With this experience she is able to manage our advertising, tours, communication and finances. Cruz Bruner has been in the construction industry for 17 years. He has a certificate in AutoCAD Architecture. He is highly qualified in landscape and construction design, planning and execution. He manages the venue grounds and structures. Daily maintenance and problem solving. We work together to maintain strong relationships with our vendors, suppliers and our community.

Before purchasing the property in 2019, significant thought and research went into the choice of this land. Our goal was and continues to be, maintain the rural and natural feel of the land. We strive to comply with Bonner County Planning to continue providing our community with a gathering space that exemplifies our beautiful outdoors.

Our business, Firebrand LLC, is a wedding and event venue providing a stunning, customizable event space that couples can tailor to their dream wedding experience. Featuring picturesque outdoor settings and stylish bridal and groom tents, the venue offers a flexible, all-in-one location for ceremonies and receptions. We currently are operating with a large parking lot, reception and ceremony areas and 3 portable restrooms. The venue is located on our personal property. We currently have a well and electricity to our living space only. We do live on the property, which allows us to be at each event hosted.

We were honored to win the Pacific NorthWest Wedding's Excellence Award for Best Venue 2023. We continue to have guests and vendors reach out telling us how incredible our space is and love to share this with their friends and family.

We propose for the retreat, to build one large lodge to accommodate up to 20 guests. With the addition of the lodge, we will be digging an additional well and septic system, that will accommodate the planned facilities and guests, based on DEQ, Panhandle Health and IDWR recommendations. Our goal for the next three to five years is to provide a space for family and friends to be able to enjoy entire weekends on our property for weddings, educational and professional business gatherings and retreats. Truly capturing what the pacific northwest has to offer by providing multiple overnight accommodations.

Sincerely,

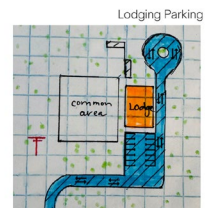
Teira Bruner

Owner
Firebrand LLC
257 Roop Road
Cocolalla, ID 83813

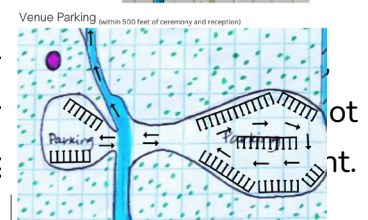
Per Bonner County Code 512-222, Conditional Use Permit Applications are required to address:

1. Parking, Loading Areas: The proposed retreat will have one (1) 7-bedroom single family dwelling. Per Code 12-432 Table 4-3 Minimum Off-Street Parking Requirements:, 9 parking spots are required to accommodate this use on the site. The retreats has space for 12 parking spots The private community facility is proposed to be operated on an area of ±5624 square feet. The code requires 1 space/ 100 gross square feet of floor area, within 500 feet of the principal use. Per the parking requirements noted above, we have 57 parking spots within 500 feet of the reception and ceremony areas. The site is sized sufficiently to accommodate the required 66 parking spots, 57 of which should be located within 500 feet of the designated space for the private community facility.

2. Lighting Plans: Parking lot lighting will be directed downward to lighted. They will be arranged so that the light is directed downward adjoining properties. Pathway lighting is all solar panel lighting, Decorative overhead string lighting are LED, also reducing electric



3. Avoid creating hazards or dangers to persons on or adjacent to the property:
a. Dangers to persons on the property: Groomed, packed pathways, proper lighting in walkways, fire extinguishers provided, fire allowed on premises, security/perimeter check for lingering guests. We vet our vendors that come on property. Fence bordering property with no trespassing signs (to be complete spring 2024) Gate for guests to prevent unwanted venue guests from driving to lodge.



b. Dangers to persons adjacent to the property: Land surveyed and flagged to ensure guests know where not to go, No Trespassing Signs letting guests know where they are allowed to be, surrounding the ceremony/reception area, security/perimeter check for lingering guests after each event. We vet our vendors that come on property. Fence bordering the property with no trespassing signs (to be complete spring 2024)

4. Effects of elements such as noise, light glare, odors, fumes and vibrations on adjoining property;
a. Noise: We use a decibel reader at our property line to ensure our DJ and noise level is within 60 decibels. The speakers will be adjusted to face west. We have also spoken with a noise abatement specialist with Acoustiblok. They have created a plan

parking lot site plans

specifically for our property. Their products will be placed around DJ speakers, as well as a 6x30' Acoustifence on the west portion of the property line where speakers will be facing. In order to offset parking lot noise we will also be using a 6x10' Acoustifence where there is a path sound travels directly to our neighboring property. See attached information on Acoustiblok's technology. In addition, we ask guests to leave the parking area by 10:00pm. Our overnight guests will be staying in the center of our property to keep noise level within reason. Being centrally located, having the buildings and foliage as a buffer will provide adequate noise screening. Guests will be informed and be required to adhere to noise ordinances. Guests can have no DJ, PA or loud speakers at the lodging site.

- b. Light glare: Parking lot lighting will be directed downward to the intended area to be lighted. They will be arranged so that the light is directed downward and away from adjoining properties. Pathway lighting is all solar panel lighting, reducing electrical use. Decorative overhead string lighting is LED, also reducing electrical use.
- c. Odor: Portable restrooms are located away from the property line as well as serviced after each event.
- d. Fumes/Vibrations: N/A.

5. Compatibility of the proposal with the adjoining land uses; and

- a. Our hours of operation, 10:00am-10:00pm, are within the Bonner County noise ordinances. Overnight guest accommodations: we have taken into consideration the proximity to our surrounding neighbors and placed this overnight area to the most center of our property.
- b. This proposal fits with the zoning of the area because Private Community Facilities, Recreational Facilities and Retreats are an allowed Conditional Use.

6. Relationship of the proposal to the comprehensive plan.

- a. Property Rights:
 - i. This CUP conforms with the property rights goal and conforms to County Code while also respecting the private property rights of the applicant.
- b. Population:
 - i. Population projections within the County have been growing according to every metric, including the current comprehensive plan. Approving this CUP here would provide the option for us to respond to growing demand for a variety of services in the area, allowing them to do so close to home.
- c. School Facilities & Transportation:
 - i. The CUP approval on this parcel will have no impact on the transportation system or on school facilities as the Road and Bridges made note that our events typically occur in the evenings or weekends which does not coincide with typical AM/PM peak traffic hours or bus schedules.

d. Economic Development:

- i. This CUP will have no detrimental effect on the County's economic development. In fact, it greatly impacts our economic development in a positive way. The average cost of a wedding in Idaho in 2022 was \$19,000. On average couples spend this within 10-15 miles of their venue. 95% of this goes to small businesses such as bakeries, gown shops, florist, DJ's, etc. This does not include what is referred to as head to bed's. Meaning guests of the wedding are spending money near the venue. With our average guest count at 100, this means those guests will be able to support small businesses such as markets, restaurants, recreational activities, campgrounds, hotels and marinas that provide services which support residents and visitors in our local communities. We have a preferred vendor list that shares these local businesses with our guests.

e. Land Use:

- i. This proposal is consistent with the comprehensive plan to enable the community to grow while retaining its rural character and protecting its unique natural resources as we have sculpted and worked with the lay of the land. Selective and minimal cutting down of trees allowed us to stay as close to the nature of the land as possible while also creating a healthier habitat for the trees and wildlife on the property. Though our ceremony and reception span 3.5 acres, we kept trees throughout the space and only used crushed granite pathways where necessary.

f. Natural Resources:

- i. This application enhances and maintains the County's natural resources such as air, water, forest, plants and wildlife for long-term benefits to the public. It protects water sources through proposed septic and well applications following Panhandle Health District, Idaho Department of Water Resources and Department of Environmental Quality guidelines and recommendations. We intend to begin phase one of the plan Fall 2024, DEQ will be in the beginning phase to guide us in ensuring natural resources are being preserved and keep water safe for our community throughout this build. Our selective cutting has allowed trees to flourish and maintained wildlife in the area.

g. Hazardous Areas:

- i. The CUP proposal provides for adequate emergency and escape routes for guests and is not located in a flood plain, making it compatible with the comprehensive plan.

- h. Public Services:
 - i. Approval of our CUP would not adversely impact the ability of the utility providers to serve current users. We would also be able to provide adequate facilities for responsible disposal of solid waste to protect the health and welfare of the public as well as the County's natural resources.
- i. Transportation:
 - i. The site is connected to roads that provide adequate access for fire and emergency vehicles as well as routes of escape. Roop Road is a county maintained road. In accordance with the Road and Bridges Department's recommendation, we will be widening our driveway to meet our commercial encroachment requirement as well as installing a stop sign at the beginning of our driveway.
- j. Recreation:
 - i. We have preserved the area's scenic character and ecological system while providing a space for celebration of momentous occasions.
- k. Special Areas or Sites:
 - i. This site is not adversely impacting special areas or sites both natural and man-made in relation to land use
- l. Housing:
 - i. The CUP approval will have no impact on providing an environment that enables opportunities for diverse housing needs.
- m. Community Design:
 - i. The approval of this CUP will enable a variety of lifestyles to enjoy our County while maintaining the rural character of Bonner County. Our impacts on adjacent areas are minimal due to the design of our venue working to protect the natural resources and rural features of our surrounding areas.
- n. Agriculture:
 - i. The CUP proposal has no direct conflict or interference with neighboring agricultural uses and activities from land use.