



BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
planning@co.bonner.id.us (e-mail) <http://www.co.bonner.id.us/planning/index.html> (web page)

CONDITIONAL USE PERMIT APPLICATION

FOR OFFICE USE ONLY:

FILE # CUP0001-24

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JAN 16 2024

**Bonner County
Planning Department**

PROJECT DESCRIPTION:

Describe the proposed use: TO PRODUCE MARKET & SELL RED, WHITE FRUIT, & HONEY WINES. THE WINERY FACILITY WILL BE PRIMARILY USE FOR PRODUCTION. ITS SECONDARY USAGE IS FOR A TASTING ROOM. THE TASTING ROOM WILL BE BY APPOINTMENT ONLY. A TERTIARY USAGE IS TO GROW A SMALL AMOUNT OF GRAPES FOR PRODUCTION

The use is conditionally provided for at Bonner County Revised Code, Section(s) _____

APPLICANT INFORMATION:

Landowner's name: JAMES M. MILLS

Mailing address: _____

City: SANDPOINT

State: IDAH

Zip code: 83864

Telephone: _____

Fax: _____

E-mail: _____

REPRESENTATIVE'S INFORMATION:

Representative's name: _____

Company name: _____

Mailing address: _____

City: _____

State: _____

Zip code: _____

Telephone: _____

Fax: _____

E-mail: _____

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project: _____

Company name: _____

Mailing address: _____

City: _____

State: _____

Zip code: _____

Telephone: _____

Fax: _____

E-mail: _____

PARCEL INFORMATION:

Section #: 29	Township: S9N	Range: 1E	Parcel acreage: 10
Parcel # (s): RP59N01E2949S0A RP0496400000 10A			
Legal description: 29-S9N-16, NWNESW			
Current zoning: Ag/FORESTRY	Current use: HOME		
What zoning districts border the project site?			
North: 10	East: 10		
South: 10	West: 10		
Comprehensive plan designation: Ag/FORESTRY			
Uses of the surrounding land(describe lot sizes, structures, uses):			
North: Ag/FORESTRY			
South: Ag/FORESTRY			
East: Ag/FORESTRY			
West: Ag/FORESTRY			
Nearest city: PONDERAY	Distance to the nearest city: 15		
Detailed directions to site: FROM PONDERAY TAKE HIGHWAY 200 ABOUT 5 MILES, THEN TAKE A LEFT ONTO COLBURN CULVERT. TRAVEL UNTIL YOU HIT GOLD CREEK RD AND TAKE A RIGHT ONTO IT. TRAVEL A FEW MILES AND TAKE A RIGHT ONTO UPPER GOLD CREEK RD. CONTINUE UNTIL YOU FIND MEADOWOOD ROAD A TAKE A LEFT. TRAVEL DOWN UNTIL YOU REACH GROUSE CREEK ROAD AND TAKE A LEFT. FOLLOW IT UNTIL YOU FIND THE HOUSE # 483 AND TAKE A RIGHT UP THE DRIVEWAY. THE WINERY IS AT THE END OF THE DRIVEWAY.			
ADDITIONAL PROJECT DESCRIPTION:			
Please describe in detail all applicable uses/plans for subject property, including:			
1) Size of buildings: 1200 SQ FT ENCLOSED + 200 SQ FT LEAN TO + 560 SQ FT LEAN TO			
2) Type of unit: SNOOP			
3) # of Units: 1			
4) Any machinery to be located on the site: WINERY EQUIPMENT (SMALL PUMP, BASKET PRESS, GRAPE CRUSHER/DESTEMMER) SMALL COMPACT TRACTOR			
5) Any storage area, etc.: STORAGE FOR TANKS & BARRELS. TTB TAX PAID WINE WILL BE CLEARLY LABELED & SEPARATED			
6) Phasing plans, expected start-up and completion dates: APPROXIMATELY 4/1/24 BUT MAY BE A BIT LATER			
7) # of people on site (employees, visitors, etc.): JUST THE OWNER AND HIS FAMILY FOR NOW, BUT IN THE NEXT 3-5 YEARS MAY INCREASE TO 1-3 EMPLOYEES			
8) Hours of operation: THE PRODUCTION AREA WILL BE OPEN DURING NORMAL BUSINESS HOURS 8-6 PM. DURING HARVEST SEASON OPERATING HOURS WILL BE EXTENDED. TASTING ROOM IS OPEN BY APPOINTMENT ONLY			
9) Traffic to be generated (vehicles per day or week): THE TASTING ROOM IS OPEN BY APPOINTMENT ONLY. WE WILL RARELY HAVE MORE THAN 2 CARS VISIT A DAY			
10) Associated functions (receptions, outdoor activities, additional processes, etc.): THE FACILITY IS PRIMARILY DESIGNED FOR PRODUCTION. WE WILL A SMALL BY APPOINTMENT ONLY TASTING ROOM. WE ARE NOT PLANNING ON TASTING EVENTS OR OTHER OUTDOOR ACTIVITIES.			

- 11) Parking, loading areas: ALONG DESIGNATED AREAS IN DRIVEWAY
- 12) Advertising sign, size and location: ON DRIVEWAY ENTRANCE AND ON WINERY
- 13) Lighting plans: LIGHTING WILL BE MINIMAL, AS MOST ACTIVITY WILL TAKE PLACE INSIDE THE BUILDING
- 14) Solid waste management plan: COLBURN CULVERT WASTE FACILITY, 1-2 TIMES / WEEK
- 15) Complete detail of scope/process: RED GRAPES ARE HARVESTED AND BROUGHT TO THE WINERY. THE GRAPES ARE CRUSHED & DESTEMMED. YEAST ARE ADDED AND THE GRAPE JUICE IS FERMENTED. THE SKINS ARE THEN PRESSED AND SEPERATED. THE WINE IS AGED IN BARRELS OR TANK AND FILTERED THEN BOTTLED. WHITE GRAPES ARE PRODUCED SIMILARLY. THE MAIN DIFFERENCE IS THEY ARE PRESSED IMMEDIATELY AND THE SKINS ARE REMOVED.
- 16) If required, are landscaping plans attached? Yes No

NARRATIVE STATEMENT:

How will the conditional use be designed to avoid creating hazards or dangers to persons on or adjacent to the property? AS IT IS A SMALL WINERY, THERE IS VERY LITTLE DANGER TO ADJACENT PROPERTIES. WE ARE ALSO BUFFERED BY 10 ACRES AND LIVE REMOTELY FROM MAJOR SETTLEMENTS

Explain the effects of elements such as noise, light glare, odor, fumes and vibrations on adjoining property: THE OPERATION INVOLVES LITTLE NOISE OR ODDORS

How is the proposed use compatible with the adjoining land uses: THERE WILL BE A SMALL VINEYARD PLANTED ON THE PROPERTY WHICH IS IN ALIGNMENT WITH THE AGRICULTURAL USE FOR MANY OF THE NEIGHBORING PROPERTIES

ACCESS INFORMATION:

Please check the appropriate boxes:

Private Easement Existing Proposed
 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: FOX GLEN RD IS A ONE WAY (WITH TURN OUTS FOR PASSING CARS) GRAVEL ROAD. IT VARIES FROM ABOUT 12-15 FEET IN WIDTH AND IS ABOUT 3/4 OF A MILE FROM MEADOWOOD ROAD

Public Road Existing Proposed
 Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing:

Combination of Public Road/Private Easement Existing Proposed
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:
THE PROPERTY IS ROUGHLY 10 SQUARE ACRES ON TOP OF A RIDGE LINE. THE PROPERTY HAS A GENTLE SOUTH FACING SLOPE OF NO MORE THAN 10 DEGREES IN ANY ONE SPOT. THE PROPERTY IS MAINLY OPEN PASTURE LAND WITH SOME TREES ON THE VERY NORTHERN EDGE

Water courses (lakes, streams, rivers & other bodies of water): _____
NONE

Is site within a flood plain? Yes No Firm Panel #: _____ Map designation: _____

Springs & wells:
THERE IS AN EXISTING WELL LOCATED BEHIND THE HOUSE

Existing structures (size & use): _____
2 MAIN BUILDINGS - THE MAIN RESIDENTIAL HOUSE 2732 SQ FT & THE CURRENT WINERY IS 1056 SQ FT. WE ALSO HAVE THE NEW PROPOSED WINERY LOCATION ON THE NORTHWEST SECTION OF THE PROPERTY.

Land cover (timber, pastures, etc): _____
MAINLY PASTURE, WITH SOME TREES ON THE NORTHERN EDGE OF THE PROPERTY

Are wetlands present on site? Yes No Source of information: _____

Other pertinent information (attach additional pages if needed): _____

SERVICES:

Sewage disposal will be provided by:

- Existing Community System - List name of sewer district or provider and type of system: _____
- Proposed Community System - List type & proposed ownership: _____
- Individual system - List type: SEPTIC TANK

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: WE HAVE A SEPTIC TANK THAT IS PERIODICALLY EMPTIED EVERY 5-20 YEARS

Water will be supplied by:

- Existing public or community system - List name of provider: _____
- Proposed Community System - List type & proposed ownership: _____
- Individual well

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: THE WATER SOURCE FROM COMES FROM AN UNDERGROUND WELL

Distance (in miles) to the nearest:

Public/Community Sewer System: <u>1.5 MILES</u>	Solid Waste Collection Facility: <u>10 MILES</u>
Public/Community Water System: <u>1.5 MILES</u>	Fire Station: <u>10 MILES</u>
Elementary School: <u>NORTHSIDE ELEMENTARY</u>	Secondary Schools: <u>SANDPOINT MIDDLE SCHOOL</u>
County Road: <u>3/4 MILE</u>	County Road Name: <u>MEADOWOOD</u>
Which fire district will serve the project site? <u>NORTHSIDE FIRE DEPARTMENT</u>	
Which power company will serve the project site? <u>NLI</u>	

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: AS THE WINERY IS VERY SMALL, THE WINERY WILL HAVE NEGLIGIBLE EFFECTS ON LOCAL PROPERTY RIGHTS

Population: THE WINERY WILL NOT ADD OR CHANGE THE POPULATION OF THE EXISTING COMMUNITY.

School facilities & Transportation: THE WINERY IS NOT LOCATED NEAR ANY SCHOOLS, AND WILL HAVE A NEGLIGIBLE EFFECT ON SCHOOL FACILITIES & TRANSPORTATION

Economic Development: ENCOURAGING ECONOMIC DEVELOPMENT IS VITAL TO OUR AREA. THE WINERY WORKS WITH MANY LOCAL BUSINESSES IN SELLING WINE WHICH ENCOURAGES TOURISM AND INDUSTRY. THIS KEEPS PEOPLE EMPLOYED AND HELPS THE LOCAL ECONOMY

Land Use: THE WINERY IS A SMALL OPERATION THAT WILL HAVE MINIMAL EFFECT ON THE LOCAL LANDS. THE RURAL COMMUNITY SHOULD BE PROTECTED AND NOT LOSE ITS CHARACTER.

Natural Resources: ALL WILDLIFE & NATURAL RESOURCES ARE TO BE RESPECTED. THE WINERY SHOULD HAVE VERY LITTLE IMPACT ON WATERWAYS AS THERE ARE FEW IN THE AREA.

Hazardous Areas: THE WINERY IS NOT LOCATED IN AN AREA WHERE THERE ARE RISKS OF FLOODING, LANDSLIDES OR AVALANCHES. THERE IS ALWAYS A RISK OF FOREST FIRES, BUT WE AIM TO MITIGATE THAT BY PROVIDING A FIRE ZONE AROUND ALL BUILDINGS i.e. REMOVAL OF BRUSH, SOME TREES, DRY MATERIAL.

Public Services: THERE IS A MINIMAL EFFECT ON PUBLIC SERVICE IN THE COMMUNITY

Transportation: AS THE WINERY HAS A BY APPOINTMENT ONLY POLICY AND IS A SMALL OPERATION, THERE SHOULD BE VERY LITTLE IMPACT ON THE LOCAL ROADS AND TRANSPORTATION SYSTEM

Recreation: THE WINERY WILL HAVE LITTLE IMPACT ON LOCAL RECREATION DUE TO ITS REMOTE LOCATION ON PRIVATE PROPERTY

Special Areas or Sites: THERE ARE NO KNOWN SPECIAL AREAS OR SITES IN THE IMMEDIATE AREA OF THE WINERY

Housing: THERE WILL BE NO HOUSING ADDED TO THE PROPERTY

Community Design: WE AIM TO PROTECT THE RURAL ASPECT OF BONNER COUNTY BY LEAVING A SMALL FOOTPRINT FOR THE BUSINESS. THIS IS WHY THE FACILITY IS SMALL AND THE TASTING ROOM IS BY APPOINTMENT ONLY.

Agriculture: THIS ASPECT IS VERY IMPORTANT TO US. WE STRIVE TO PRODUCE WINES LOCALLY FOR DISTRIBUTION LOCALLY IN OUR COMMUNITY

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: *Sam Mills* Date: 1/13/24

Landowner's signature: _____ Date: _____