

BONNER COUNTY PLANNING DEPARTMENT

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CONDITIONAL USE PERMIT APPLICATION

FOR OFFICE USE ONLY:

FILE #

CUP002-24

RECEIVED:

Application received January 23, 2024

PROJECT DESCRIPTION:

Describe the proposed use: The applicant desires to establish Recreational Facility on their property. The facility will offer mountain bike trails and shuttle service to riders who will access the trails.

The use is conditionally provided for at Bonner County Revised Code, Section(s) 12-333 Table 3-3__

APPLICANT INFORMATION:

Landowner's name: Panhandle Gravity Sports LLC

Mailing address: PO Box 1026

City: Sagle

State: ID

Zip code: 83860

Telephone: 801-598-5031

Fax:

E-mail: scott@kalbach.me

REPRESENTATIVE'S INFORMATION:

Representative's name: Jeremy Grimm

Company name: Whiskey Rock Planning + Consulting

Mailing address: 614 Creekside Lane

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-946-9944

Fax:

E-mail: jeremy@whiskeyrockplanning.com

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project:

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section #:35	Township:56N	Range:2W	Parcel acreage:170 +/- Per BC GIS
Parcel # (s): RP56N02W357200A & RP56N02W357950A			
Legal description: 35-56N-2W S2 E 8/15 LESS E 4/15 & 35-56N-2W S2 E 4/15			
Current zoning: Rural 10		Current use: 107- Bare forest land	
What zoning districts border the project site?			
North: Rural 10		East: Forest 40	
South: Forest 40		West: Rural 10	
Comprehensive plan designation: Rural Residential			
Uses of the surrounding land(describe lot sizes, structures, uses):			
North: Residential Large Lots between 7 and 20 acres Residential improvements.			
South: US Government 400 acres + vacant.			
East: State of Idaho 600 + acres vacant.			
West: Productive Forest Land, 128 Acres (Private)			
Nearest city: Sandpoint		Distance to the nearest city:8 miles	
Detailed directions to site: HWY 95 south from Sandpoint. East on Dufort 3.5 +/- miles to Five Lakes Estate Road.			

ADDITIONAL PROJECT DESCRIPTION:

Please describe in detail all applicable uses/plans for subject property, including:
1) Size of buildings: Please see Site Plan. Future small ticket booth and rental barn. TBD
2) Type of unit: Accessory Structures (barn to store bikes) Lean to shelter.
3) # of Units: N/A. Tent camping sites (Maximum 10) per Recreational Facility Description BCRC
4) Any machinery to be located on the site: Trucks for shuttling, portable wash/bathroom.
5) Any storage area, etc.: Future accessory barn for bike storage.
6) Phasing plans, expected start-up and completion dates: Spring 24'
7) # of people on site (employees, visitors, etc.): Variable. Estimated 4 employees and occasional visitors of +/- 150 during race or similar events.
8) Hours of operation: Daylight hours (bike park) with limited overnight tent camping.
9) Traffic to be generated (vehicles per day or week): Average daily estimate 25 vehicles per day. Some days far lower, other days higher. Overall trip generation will be lower that what would be generated by 17 individual lots developed with single family homes (est. 153 daily trips for SF homes per ITE).
10) Associated functions (receptions, outdoor activities, additional processes, etc.): Occasional race events and associated group rider gatherings.

11) Parking, loading areas: Please see Stie Plan and narrative. Grading permit to be approved by BCRC at time of construction or ground disturbing activity. _____		
12) Advertising sign, size and location: Maximum authorized by BCRC as noted on site plan. _____		
13) Lighting plans: N/A _____		
14) Solid waste management plan: Private _____		
15) Complete detail of scope/process: See attached Site Plan and narrative. _____		
16) If required, are landscaping plans attached? N/A	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> X No

NARRATIVE STATEMENT:

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

ACCESS INFORMATION:

Please check the appropriate boxes:	
x	<u>Private Easement</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 and easement width. Include recorded instrument number for existing easements & name, if existing: Five Lakes Estate to Jumpline Landing. These roads are 24' wide travel surfaces. Gravel. _____ _____ _____
X	<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: US 95 Access to E.Dufort road. _____ _____ _____

<input type="checkbox"/>	Combination of Public Road/Private Easement <input type="checkbox"/> Existing <input type="checkbox"/> 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: _____ _____ _____
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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 generally mountainous ranging from 2,500 to 3,854 feet in elevation. Slopes exceed 30%.

Water courses (lakes, streams, rivers & other bodies of water): No water courses transverse or are present on the property.

Is site within a flood plain?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Firm Panel #: 16017C0950E	Map designation: _____
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Springs & wells: The owner intends to drill a well in the future. Water use is not directly associated with the Mountain Biking recreational activity.

Existing structures (size & use): Please see site plan. No existing structures.

Land cover (timber, pastures, etc): Timber.

Are wetlands present on site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Source of information: National Map _____
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Other pertinent information (attach additional pages if needed): See Narrative.

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: _____
- x Individual system – List type: [Community Drainfield possible in the future. Use is bike riding.](#)

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: [Users of the bike facility will be provided portable sewage. In the future a septic system and drainfiled may be installed in accordance with Panhandle Health IDEQ regulations and permitting.](#)

Water will be supplied by:

- Existing public or community system - List name of provider: _____
- Proposed Community System – List type & proposed ownership: _____
- X Individual well [The use is not associated with a type of occupancy that would require water.](#)

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: [The owner may install a well in the future to provide washdown of bikes. Any future well or water availability will follow IDEQ/Panhandle Health requirements.](#)

Distance (in miles) to the nearest:

Public/Community Sewer System: 8 M	Solid Waste Collection Facility: 3.5 M
Public/Community Water System: 8 M	Fire Station: 4 M
Elementary School: 5 M	Secondary Schools: 9 M
County Road: N/A	County Road Name: N/A

Which fire district will serve the project site? [Sagle](#)

Which power company will serve the project site? [Northern Lights/ Avista](#)

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: [Please See Narrative](#)

Population: [Please See Narrative](#)

School facilities & Transportation: [Please See Narrative](#)

Economic Development: Please See Narrative _____ _____
Land Use: Please See Narrative _____ _____
Natural Resources: Please See Narrative _____ _____
Hazardous Areas: Please See Narrative _____ _____
Public Services: Please See Narrative _____ _____
Transportation: Please See Narrative _____ _____
Recreation: Please See Narrative _____ _____
Special Areas or Sites: Please See Narrative _____ _____
Housing: Please See Narrative _____ _____
Community Design: Please See Narrative _____ _____
Agriculture: Please See Narrative _____ _____
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 Representee signature:  Date: 01.19.2024_____

Landowner's signature: _____ Date: _____