



# BONNER COUNTY PLANNING DEPARTMENT

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## CONDITIONAL USE PERMIT APPLICATION

### FOR OFFICE USE ONLY:

FILE #

CUP0008-24

RECEIVED:

May 13, 2024

### PROJECT DESCRIPTION:

Describe the proposed use: Build an additional 100,000 water reservoir to meet District water service needs and provide additional capacity to its fire hydrants

The use is conditionally provided for at Bonner County Revised Code, Section(s) 12-335

### APPLICANT INFORMATION:

Landowner's name: Southside Water and Sewer District

Mailing address: PO Box D

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208 255 1041

Fax:

E-mail: southsidewaterandsewer@swsdidaho.org

### REPRESENTATIVE'S INFORMATION:

Representative's name: Jack W Howard

Company name:

Mailing address: PO Box D

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208 304 6706

Fax:

E-mail:

### ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project: Kyle Meschko

Company name: Keller Associates

Mailing address: 601 Sherman Ave Suite 1

City: Couer d' Alene

State: ID

Zip code: 83814

Telephone: 208 946-3312

Fax:

E-mail: kmeschko@kellerassociates.com

**PARCEL INFORMATION:**

Section #: 56	Township: N02	Range: W3	Parcel acreage: .23
Parcel # (s): RP56N02W037205A			
Legal description: 3-56N-2W TAX 87			
Current zoning: Rural Residential		Current use: Water reservoir site	
What zoning districts border the project site?			
North: Rural Residential		East: Rural Residential	
South: Rural Residential		West: Rural Residential	
Comprehensive plan designation:			
Uses of the surrounding land( describe lot sizes, structures, uses):			
North: 512-Land Resid rural tract vac - undeveloped			
South: 131-Land-ag/timb w/resid Improvements - gravel pit			
East: 512-Land Resid rural tract vac - undeveloped			
West: 512-Land Resid rural tract vac - undeveloped			
Nearest city: Sandpoint		Distance to the nearest city: 5 miles	
Detailed directions to site: From US 95, west on Lakeshore Drive, south on Brisboy to District gate. Approximately .3 miles on District service road to site from locked gate.			

**ADDITIONAL PROJECT DESCRIPTION:**

Please describe in detail all applicable uses/plans for subject property, including:	
1) Size of buildings: <u>Water storage reservoir</u>	
2) Type of unit: <u>Concrete tank</u>	
3) # of Units: <u>1</u>	
4) Any machinery to be located on the site: <u>None, pumps are located at the District well site. Water is pumped approximately .5 miles to the reservoir site</u>	
5) Any storage area, etc.: <u>None</u>	
6) Phasing plans, expected start-up and completion dates: <u>Start and completed in 2025</u>	
7) # of people on site (employees, visitors, etc.): <u>District employee (1) as needed</u>	
8) Hours of operation: <u>Continuous</u>	
9) Traffic to be generated (vehicles per day or week): <u>None after construction</u>	
10) Associated functions (receptions, outdoor activities, additional processes, etc.): <u>None</u>	



11) Parking, loading areas: Not applicable

12) Advertising sign, size and location: Not applicable

13) Lighting plans: None

14) Solid waste management plan: Not applicable

15) Complete detail of scope/process: Construct and maintain a concrete water storage reservoir. SCADA control and monitoring equipment will be installed to facilitate unattended operation of water production to District patrons.

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? The site will have a barbed wire fence to secure the facility.

Explain the effects of elements such as noise, light glare, odor, fumes and vibrations on adjoining property: There is no physical impact beyond the visual impact of a second concrete structure.

How is the proposed use compatible with the adjoining land uses: There are no structures on adjoining parcels, the facility is not visible to the public by land. There is nothing to conflict with this facility.

#### **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: The District maintains a service road to this site on parcel RP56N02W036750A through a recorded easement. Easement 566902 is attached.

☐ 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 .23 acre site has a slope of < 2 degrees. It is featureless. The existing reservoir is built on bedrock.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Water courses (lakes, streams, rivers & other bodies of water): \_\_\_\_\_  
None adjacent. The Pend O' Oreille river is .5 miles to the North  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Is site within a flood plain?    ☐ Yes    ☒ No    Firm Panel #: \_\_\_\_\_    Map designation: \_\_\_\_\_

Springs & wells: None  
\_\_\_\_\_  
\_\_\_\_\_

Existing structures (size & use): \_\_\_\_\_  
Existing District water storage reservoir as shown on submitted drawings by Keller Associates  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Land cover (timber, pastures, etc): grass  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Are wetlands present on site?    ☐ Yes    ☒ No    Source of information: <https://apps.nationalmap.gov/viewer/>

Other pertinent information (attach additional pages if needed): \_\_\_\_\_  
Stormwater is currently managed at the site by runoff directed to a former gravel pit. This is in place due to existence of the current reservoir. There is no run-off potential to wetlands or the Pend O Reille river. This project will enhance how run-off water is managed.  
\_\_\_\_\_  
\_\_\_\_\_



**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: \_\_\_\_\_Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: There is no sewer service requirement  
\_\_\_\_\_  
\_\_\_\_\_

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: \_\_\_\_\_

Not applicable - water storage is a vital component of the Districts water service to its Patrons  
\_\_\_\_\_  
\_\_\_\_\_**Distance (in miles) to the nearest:**

Public/Community Sewer System: .25

Solid Waste Collection Facility: 4.5

Public/Community Water System: .25

Fire Station: 1.4

Elementary School: 1.5

Secondary Schools:

County Road: .13

County Road Name: Brisboy

Which fire district will serve the project site? Selkirk Fire, Rescue & EMS, Sagle DistrictWhich power company will serve the project site? 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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_Population: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_School facilities & Transportation: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Economic Development: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Land Use: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Natural Resources: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Hazardous Areas: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Public Services: \_\_\_\_\_  
This project is approved by DEQ to enhance the original water service facility constructed in 1975  
through greater production and to facilitate maintenance that is currently impossible/

Transportation: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Recreation: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Special Areas or Sites: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Housing: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Community Design: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Agriculture: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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:  CHAIRMAN Date: May 10, 2024  
SOUTHSIDE WATER & SEWER DISTRICT

Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_