



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] MOD0006-24

1 message

Audrey Landingham <alandingham@phd1.idaho.gov>
To: "planning@bonnercountyid.gov" <planning@bonnercountyid.gov>
Cc: Timothy French <TFrench@phd1.idaho.gov>

Wed, Feb 19, 2025 at 3:01 PM

	Audrey Landingham Technical Records Specialist 1 2101 W Pine St Sandpoint ID 83864 P: 208-265-6384 W: Panhandlehealthdistrict.org
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IMPORTANT: The information contained in this email may be privileged, confidential or otherwise protected from disclosure. All persons are advised that they may face penalties under state and federal law for sharing this information with unauthorized individuals. If you received this email in error, please reply to the sender that you received this information in error. Also, please delete this email after replying to the sender.

**MOD0006-24 2.19.25 comment letter.pdf**

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RESCHEDULED NOTICE OF PUBLIC HEARING



I hereby certify that a true and correct copy of this "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **19th** day of **February 2025**.

Jessica Montgomery

Jessica Montgomery, Hearing Coordinator

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Wednesday February 19, 2025**.

NOTICE IS HEREBY GIVEN that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm** on **Thursday, March 20, 2025**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File MOD0006-24 - Modification of Conditional Use Permit - Modification to Commercial Marina(C0925-09). The applicants are requesting a modification to an existing Conditional Use Permit, File C0925-09, for the expansion of the existing commercial marina. The 0.951-acre parcel is zoned Recreation. The project site is located off Highway 200 and Mariner Way in Section 01, Township 56 North, Range 01 East, Boise-Meridian, Idaho.

For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at www.bonnercountyid.gov/departments/Planning. Staff reports are available online or may be viewed at the planning department approximately a week before the scheduled hearing.

Written statements must be submitted to the planning department record no later than seven (7) days prior to the public hearing. Written statements not exceeding one standard letter sized, single spaced page may be submitted at the public hearing. Statements can be sent to the Bonner County Planning Department at 1500 Highway 2, Suite 208, Sandpoint, Idaho 83864; faxed to 866-537-4935 or e-mailed to planning@bonnercountyid.gov. The referenced start time stated above reflects the beginning of the hearing. Specific file start time and hearing duration vary.

During the hearing for this application, the public will be given an opportunity to provide testimony and/or evidence regarding how the proposal does or does not comply with the applicable approval criteria of the Bonner County Revised Code. At the close of the public hearing, the governing body will make a decision on the application that may include, but is not limited to, approval, denial, remand, or continuance of the public hearing. Any person needing special accommodations to participate in the public hearing should contact the Bonner County Planning Department at (208) 265-1458 at least 48 hours prior to the scheduled hearing.

If you have no comment or response, you may indicate below and return this form to the Planning Department.

SEE ATTACHED COMMENTS

2/19/25

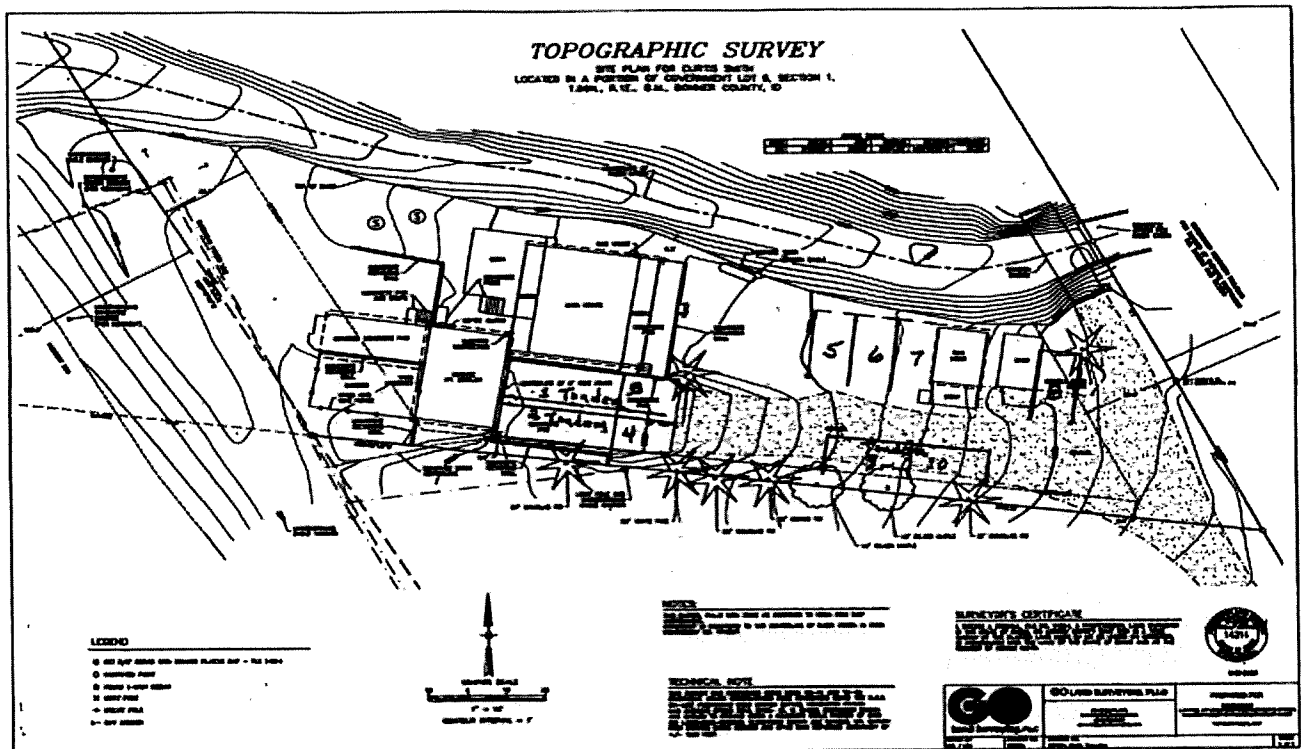
Name

SUBMITTED FOR
PREVIOUS NOTICE

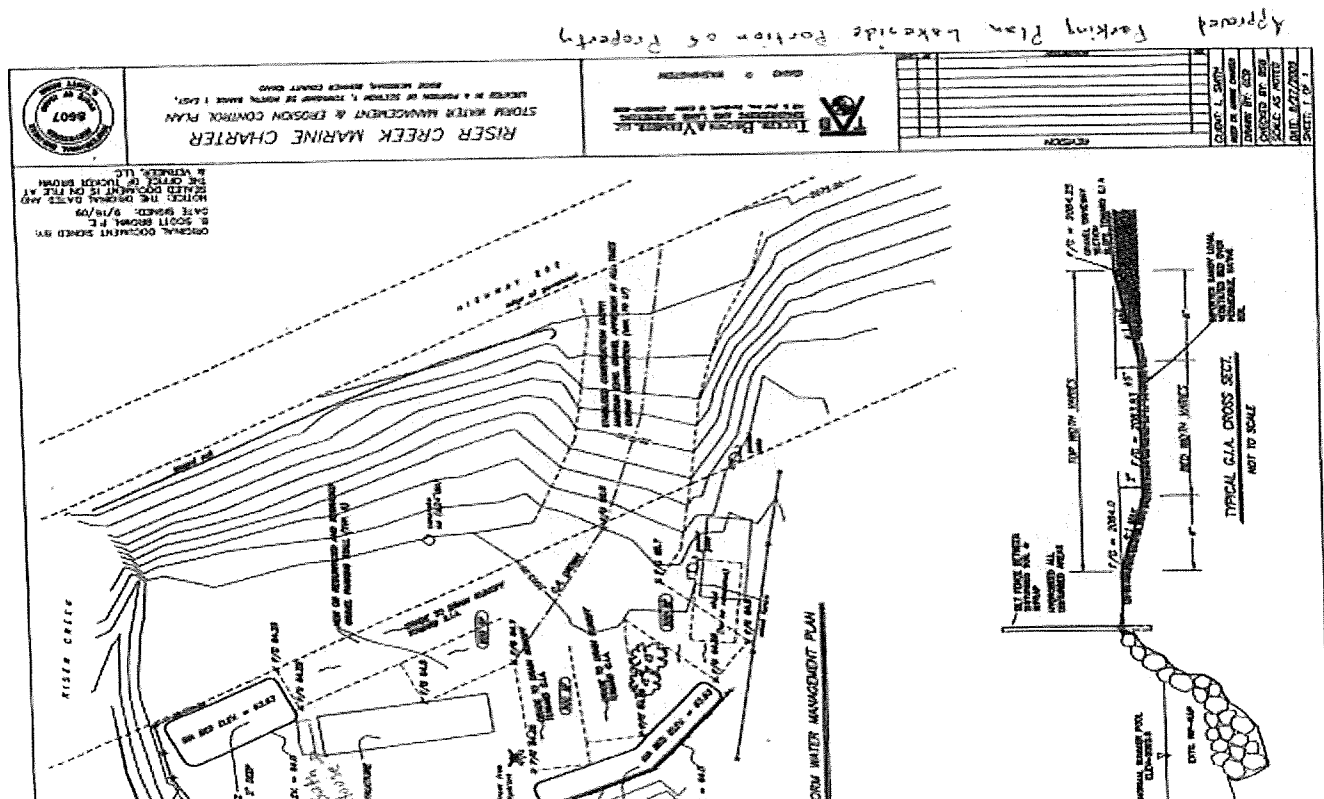
Date

- TF, PANHANDLE HEALTH

NO COMMENT _____



Parking Plan Eastside Portion of Property





Public Health
Prevent. Promote. Protect.
Panhandle Health District

Panhandle Health District

Healthy People in Healthy Communities

January 7, 2025

Bonner County Planning Department

1500 Highway 2, Suite 208

Sandpoint, ID 83864

RE: File MOD0006-24 – Modification of Conditional Use Permit – Modification to Commercial Marina(C0925-09)

Bonner County Planning Department,

Panhandle Health District(PHD) would like to thank you for the request for comments regarding File MOD0006-24 – Modification of Conditional Use Permit – Modification to Commercial Marina (C0925-09). PHD has the following comments:

- The Marina currently has one Septic Permit for the marina, and one for the existing dwelling across the highway. The Marina permit (21-09-149636) is limited to 225 gallons per day: one RV being used as a Day Use/Toilet/Shower Waste for up to 15 people/day. The Dwelling Permit (94-09-50019) is approved for use for one 1-bedroom dwelling. **No additional flows have been proposed to Panhandle Health for the expansion for wastewater use, and no application has been filed for a Marina Pump Out Station.**
- The proposed Modification is asking for more parking, additional boat slips, and an additional bath house, and a remodel of the existing dwelling, all of which would require an increase in flows generated on the property, which the applicant is not permitted for at this time and it is unclear if it is permissible. **An expansion of allowable flows and a Marina Pump Out Station would be required for any expansion/modification to the existing CUP, and would also require adequate space within the Bioclear septic system. It is unclear if the shared septic system has any capacity for expansion.**
- The application references a Caretaker's Unit. The home is only permitted for one bedroom and the plans are showing two bedrooms. Again, this would require an expansion to the existing Tank-Only Permit 94-09-50019 and would need approval from the shared septic system operator, and a valid Septic Permit from PHD.
- The applicant was granted a variance with ITD regarding the existing septic tank and effluent line that are within their property, and the applicant would need additional approval for any other boring or installations within their property. **Any modification to existing septic infrastructure would most likely need approval from ITD.**
- The application refers to "a small (6'x9') restroom on skids is available for the site and this has been cleared through Panhandle Health". This has not been communicated with PHD, nor is it approved for use at this time.

Sandpoint – Bonner County
2101 W. Pine St.
Sandpoint, ID 83864
208.263.5159

- The application refers to a Portable Pump Out Station. At this time, it is not permitted for use, and it is not to be discharging into the tank(s) on site without proper approval.

PHD recommends that the Bonner County Planning Department require that the applicant be compliant with IDAPA 58.01.03, and that the applicant submit an application with the new proposed daily flow rates and has approval prior to any Modification to the existing Conditional Use Permit.

Thank you,

A handwritten signature in black ink, appearing to read 'T. French', with a stylized flourish at the end.

Timothy French, REHS

Panhandle Health District - Sandpoint