



# BONNER COUNTY PLANNING DEPARTMENT

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## MODIFICATION OF TERMS OF PERMIT APPLICATION

### FOR OFFICE USE ONLY:

FILE # MOD0006-24

RECEIVED:

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**OCT 16 2024**

**Bonner County  
Planning Department**

### PROJECT DESCRIPTION:

Modification request:

Permit File # of original application: C025-09

Date original permit was approved: 04/13 /2010

Type of Permit:

☒ Conditional Use Permit

☐ Variance

☐ Special Use Permit

☐ Plat

☐ Planned Unit Development

☐ Zone Change

### APPLICANT INFORMATION:

Landowner name: Riser Creek Marina General Trust

Mailing address:

City:

State:ID

Zip code:

Telephone:

Fax:

E-mail:

### REPRESENTATIVE'S INFORMATION:

Representative's name: Jon King

Company name: Riser Creek Marina

Mailing address: 99 Mariner Wav

City:Hope

State:ID

Zip code:83836

Telephone:208-920-1457

Fax:

E-mail: gtrvintner@yahoo.com

### ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to project: Marina/project Manager

Company name: Riser Creek Marina

Mailing address: 99 Mariner Wav

City:Hope

State:ID

Zip code:83836

Telephone:208-920-1457

Fax:

E-mail: gtrvintner@yahoo.com

**PARCEL INFORMATION:**

Section #: 1	Township: 56N	Range: 1E	Parcel acreage: 0.4 acre mol
Parcel # (s): RP 56N01E018001A			
Legal description: See attachment			
Current landowner's name: Smith Living Trust			
Current zoning:		Current use: Limited Commercial/Recreation	
What zoning districts border the project site?			
North: Recreation		East: Residential (R-5)	
South: Commercial/Recreation		West: Open Water (N/A)	
Comprehensive plan designation:			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: Highway Right of Way and Residential			
South: Commercial Marina, Restaurant, and Marine Services			
East: Highway Right of Way and Residential			
West: Open Water			
Nearest city: East Hope		Distance to the nearest city: 0.5 mile	
Detailed directions to site: From Sandpoint: North on Hwy 95/SH 200 East 13 miles through East Hope. Proceed Southward past Kramer's Marina alongside open water to next approach, 47372 Hwy 200, on lakeside just before Hope Marine, the Floating Restaurant and Pend Oreille Shores Resort.			

**ADDITIONAL PROJECT DESCRIPTION:**

Explain modification request: (Please attach additional pages if necessary)
Proposed use of Riser Creek Marina has evolved. The original approved conditional use was deferred in that no charter operations took place. Instead, limited public moorage was provided. We want to update the qualified use as well as slightly expand operations to add 5 public mooring spaces. A Joint Permit was approved by the Idaho Dept. of Lands regarding this expansion. The site has a commercial encroachment permitted by the Idaho Transportation Dept. A small (6'x9') restroom on skids is available for the site and this has been cleared through Panhandle Health. Although the approved CUP waived the requirement to provide restroom facilities and marine pump-out facilities due to small scope and that there are 3 public pump-out facilities at the neighboring marinas, there are restroom facilities available in the on-site RV and a portable pump-out unit on site. A permanent pump-out for tenants is in the works. - Please see amendment for details on all.
Reason(s) for the modifications: There is a substantial need for more moorage on Lake Pend Oreille. Within their capabilities, the owners of Riser Creek Marina would like to provide a bit more space and another option for public moorage. They are committed to promoting ecologically sound practices and personalized relationships in line with the historical and cultural advantages our area offers. The proposed expansion will enhance recreational opportunities for folks to enjoy the beauty of the lake and surrounding area. It is compatible with the recreational facilities in the surrounding area near and within Ellisport Bay. It is compatible with Bonner County's goals for offering diversified recreational opportunities and new project development to be compatible with the land use near the proposed use making this compatible with community design goals.

Which section(s) of the Bonner County Revised Code are affected by the modification?  
12-335 and 12-432

What effect will the modification have on the project's land use code requirements? (Density, open space, setbacks, parking, etc.)

This proposal is compatible and consistent with surrounding area land use and the neighborhood in which it is located. There is no change to the site other than the addition of a small bath-house. There are 6 approved parking spaces on site, 1 of them tandem with 10 spaces available on the same parcel East of Hwy 200, 3 of them tandem. - Bonner County code, (12-4.3), requires 1 parking space for each 2 boat mooring spaces or fraction thereof with 25% of the parking being tandem spaces. This proposal exceeds County requirements.

**ACCESS INFORMATION:**

Access to the project site is: ☒ Public ☐ Private

Roads within and serving the condominium project property are proposed to be:  
☐ Public ☐ Private

Road maintenance will be provided by:

**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:  
Site is relatively level; engineered and approved with slight slopes providing drainage to infiltration areas, lying more or less 10 feet in elevation below the Hwy 200 road surface.

Water courses (lakes, streams, rivers & other bodies of water):  
Property is bordered by Riser Creek, (intermittent flow), on the North and Lake Pend Oreille on the West.

Springs & wells:  
None on this site.

Existing structures (size & use):  
Permitted sites: RV site, footprint - 9'x40' and storage shed, footprint - 10'x16'.

Land cover (timber, pastures, etc):  
Several mature deciduous trees, lawn, and gravel parking area.

Are wetlands present on site? ☐ Yes ☒ No Source of information:Wetland maps+site visits

Other pertinent information (attach additional pages if needed):

**SERVICES:**

Sewage disposal will be provided by:

<input checked="" type="checkbox"/>	<u>Existing Community System - List name of sewer district or provider and type of system:</u> Bio-Clear, (Kiebert), Sewer System is a local provider with collection mains.
<input type="checkbox"/>	<u>Proposed Community System - List type &amp; proposed ownership:</u>
<input type="checkbox"/>	<u>Individual system - List type:</u>

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details:

Water will be supplied by:

<input type="checkbox"/>	<u>Existing public or community system</u> - List name of provider:
<input type="checkbox"/>	<u>Proposed Community System - List type &amp; proposed ownership:</u>
<input checked="" type="checkbox"/>	<u>Individual well</u>

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details:

Privately owned well located East of Hwy 200 Right of Way provides water to site, RV and dock.

Distance (in miles) to the nearest:

Public/community sewer system: 0	Solid waste collection facility: 8 mi.
Public/community water system: 1 mi.	Fire station: 1.5 mi.
Elementary school: 2 1/2 mi.	Secondary schools: 10 mi.
County road: 1 1/2 mi.	County road name: Peninsula Rd.

Which fire district will serve the project site? Sam Owen Fire District

Which power company will serve the project site? Avista

**How is the modification in accordance with the general and specific objectives of the Comprehensive Plan? (Copy of goals and objectives attached)**

Property Rights:

This proposed use does not infringe upon the rights of neighboring properties to use their property and conveys to the owners of this parcel property rights similar to neighbors.

Population:

No effects on population

**School facilities & Transportation:**

No effects on school facilities and transportation

**Economic Development:**

This proposal would add to the property value and expand the tax base.

**Land Use:**

This use is compatible with and similar to surrounding land use and the neighborhood within which it is located

**Natural Resources:**

This proposal is for the compatible use of the lake as a natural resource. There is no conflicting use for other natural resources of the area.

**Hazardous Areas:**

This site has no hazardous areas nor would this proposal create new hazards

**Public Services:**

The proposed use modifies and is current to the current granted use. Located within an area of established commercial recreational use and supporting services, it adds no burden.

**Transportation:**

The site has direct approved access to Hwy 200. The marina generates little traffic and is compatible with the existing transportation grid of Bonner County.

**Recreation:**

Modifying the existing marina will enhance recreational opportunities for people to enjoy the lake and is compatible, even complementary with the recreational facilities in the surrounding area.

**Special Areas or Sites:**

This property contains no special site nor will the project impact any special areas or sites.

**Housing:**

This project has no effect on the housing in Bonner County.

**Community Design:**

Riser Creek Marina is compatible and complementary with Bonner County's goals for offering diversified recreational opportunities and for new project development to be compatible with the area.

**Agriculture:**

This project has no effect on the agriculture of the area.

**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:  Date: 10-16-2024

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