



BONNER COUNTY PLANNING DEPARTMENT

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MODIFICATION OF TERMS OF PERMIT APPLICATION

FOR OFFICE USE ONLY:

FILE # MOD0007-24	RECEIVED: RECEIVED NOV 14 2024 BONNER COUNTY PLANNING DEPARTMENT
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PROJECT DESCRIPTION:

Modification request: Add an area for guest camping		
Permit File # of original application: CUP0017-23	Date original permit was approved: 12/20/2023	
Type of Permit: Modification of Conditional Use Permit		
<input checked="" type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Variance	<input type="checkbox"/> Special Use Permit
<input type="checkbox"/> Plat	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Zone Change

APPLICANT INFORMATION:

Landowner name: Jessica Charland		
Mailing address: [REDACTED]		
City: Athol	State: ID	Zip code: 83801
Telephone: [REDACTED]	Fax:	
E-mail: [REDACTED]		

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 #: 33	Township: 54N	Range: 3W	Parcel acreage: 23.8 acres
Parcel # (s): RP54N03W333010A, RP54N03W333530A			
Legal description: 33-54N-3W W 735FT OF E 4620.6FT OF N2 N OF OLD N P R R LESS 600FT			
Current landowner's name: Jessica Charland			
Current zoning: Rural-5		Current use: Residential	
What zoning districts border the project site?			
North: A/F-20		East: Rural-5	
South: Rural-5		West: Rural-5	
Comprehensive plan designation:			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: 229 acres, forest land and residence			
South: 12 acres and 25 acres, rural residential			
East: 24 acres, forest land and residential			
West: 3, 5acre parcels, and 1 16 acre parcel, rural residential			
Nearest city: Athol		Distance to the nearest city: 3 miles	
Detailed directions to site: From the entrance to Kaniksu Pines Farm off of Homestead Road, head south following road past residential house, past the wedding ceremony site and reception barn. Go through gate and down slight hill and past the hay storage carport to field for camping.			

ADDITIONAL PROJECT DESCRIPTION:

Explain modification request: (Please attach additional pages if necessary) I would like to add a 2 acre area for wedding guests to set up tents or park campers overnight after a wedding.
Reason(s) for the modifications: Bonner County requires a modification of the conditional use permit to allow guests to camp.

Which section(s) of the Bonner County Revised Code are affected by the modification?
12-497 Campgrounds

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

The area will not change except for thinning of some undesirable trees to open up the area to set up tents and park a few campers.

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: Kaniksu Pines Farm

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:
Flat to gently sloping

Water courses (lakes, streams, rivers & other bodies of water):
N/A

Springs & wells:
None near the camping field

Existing structures (size & use):
28x35 carport-hay storage for horses, 22x35 shed-covered parking for horse trailer and storage

Land cover (timber, pastures, etc):
Timber with opening for camping

Are wetlands present on site? ☐ Yes ☒ No Source of information: Bonner County

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: We will provide porta potties

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

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:

There is a water hydrant in front of storage shed from our well by the house. We are not providing water hookups for campers

Distance (in miles) to the nearest:

Public/community sewer system: 3 miles

Solid waste collection facility: 3 miles

Public/community water system: 3 miles

Fire station: 3 miles

Elementary school: 3 miles

Secondary schools: 11 miles

County road: 0 miles

County road name: Homestead Road

Which fire district will serve the project site? Selkirk

Which power company will serve the project site? N/A

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

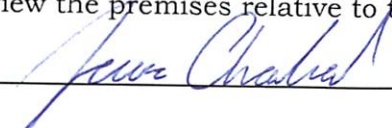
Property Rights:

See attachment

Population:

School facilities & Transportation:
Economic Development:
Land Use:
Natural Resources:
Hazardous Areas:
Public Services:
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:  Date: 11/7/24

Landowner's signature: _____ Date: _____

Comprehensive Plan for Kaniksu Pines Farm Wedding Venue

Property Rights: The venue should not negatively affect property values in the neighborhood. The field area for camping is on a large chunk of property and at the center of the property. It is not visible from any of our neighbors' houses. The venue will be considerate of noise and will reinforce the quiet times requested by neighbors and will not be a nuisance by law.

Population: Adding camping to the wedding venue would not cause an increase or decrease in Bonner County Population.

School Facilities and Transportation: Adding a camping area will not have an effect on schools or transportation to schools

Economic Development: The venue does not plan on creating jobs. It will however bring an increase in visitors to the area who will then support the local economy by eating out, and buying groceries and other supplies.

Land Use/Natural Resources: The majority of the property will stay in a timber management plan which provides value to a diversity of wildlife in the area. In the camping area we will leave the best timber trees and thin out the less desirable trees or hazard trees. The open area where guests can set up tents or campers will still be native plants that are valuable for wildlife. I have a fish and wildlife degree as well as decades of experience working as a biologist/forester and my husband is an arborist. We manage the land as best as possible to provide native plants for wildlife habitat, increase the health of the forest and timber production, and to decrease wildfire risk to the property and the neighboring properties. The forest has aesthetic value to surrounding neighbors as well. The venue and camping area are not visible to most neighbors and only partially visible to one because of the tree cover and it sustains their privacy. The tree cover also cuts down on noise and maintains the rural feel of the area.

Hazardous areas: The property is flat or very gently sloping. There is no hazard of avalanches or land slides. There is no water on or near the property so there is no risk of floods or drowning. We have put in 100s of hours managing the timber land to produce healthy trees and to decrease the risk of wildfire. The property is fully field fenced which will prevent guests from wandering off property or causing damage to neighboring properties.

Public Services: We have public resources nearby from both Bonner and Kootenai county for ambulances and fire protection in case a need would arise on the property. My husband and I have both worked as firefighters and myself as law enforcement and can apply our skills to making the venue as safe as possible for guests and neighbors and hopefully decrease the demand the venue would put on those public resources. We would not be using public sewer or water systems and are already established with Northern lights electric. We don't plan on providing electrical hookups for campers, just a place to park. We will provide portable restrooms.

Transportation: There would be no building of roads or changes to existing county roads. The venue would run in summer months when Homestead road is dry and in good condition so snow plowing would not be a factor. We already contribute to the neighborhood funds to maintain the road. If dust becomes a problem we can mitigate with dust control on the road.

Recreation: Guests will be able to enjoy the natural resources of the property and enjoy buggy or wagon rides through the forest. Guests can also enjoy the natural resources on surrounding state, federal and timber company lands as well. The venue would not be decreasing any recreational areas.

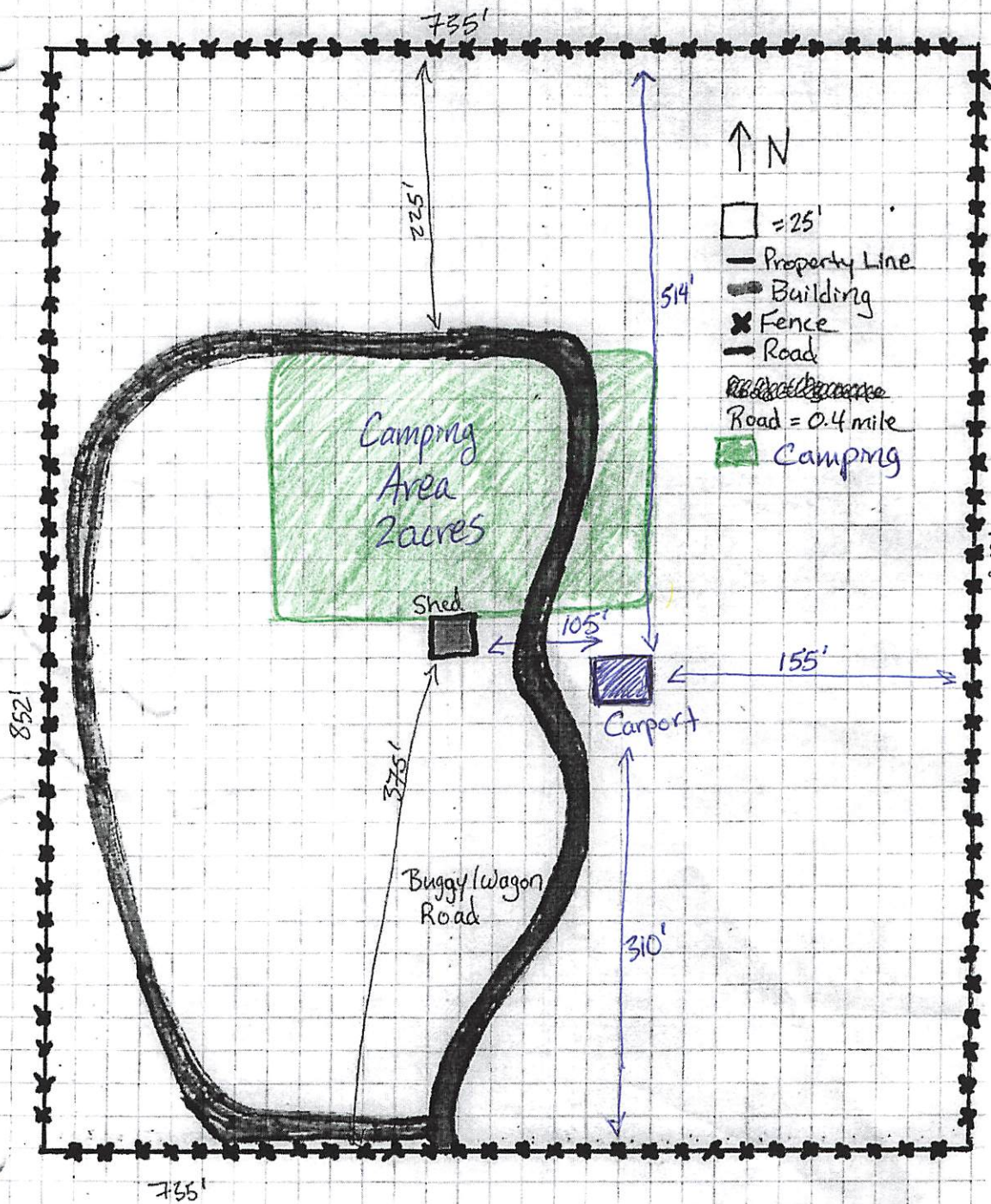
Special Areas or sites: There are no archaeological or historical sites on the property. There are no endangered plants or animals on the property nor is it in an ecologically significant area.

Housing: The venue is not increasing or decreasing the amount of housing in Bonner County.

Community Design: We will be keeping the property rural. We reside at the property and manage it as timberland and for livestock and wildlife. Most of the property will stay in timberland/ag. The concentration of people will be in the center of the property as far away from neighboring properties as possible.

Agricultural: The property will be mostly timber/agricultural land. Most of the land is timber and most of the remaining area is managed for livestock aside from a small area for wedding activities and our residence.

[illegible]



Parcel RP54N03W333010A