

**BONNER COUNTY PLANNING DEPARTMENT
BONNER COUNTY HEARING EXAMINER
STAFF REPORT FOR OCTOBER 1, 2025**



Project Name: **HEGGE GRAVEL PIT**

File Number, Type: **CUP0005-25**

Request: The applicants are requesting a Conditional Use Permit for a gravel pit.

Legal Description: See legal description on the submitted property deed, Instrument #1047956, as contained in this file.

Location: The project is located off Curtis Creek Road in Section 28/33, Township 55 North, Range 4 West, Boise-Meridian.

Parcel Number: RP55N04W286200A

Parcel Size: ~38.482-acres

Applicant: Darren Hegge
6990 Spirit Lake Cutoff
Priest River, ID 83856

Project Representative: Travis Haller, 7B Engineering
414 Church Street
Sandpoint, ID 83864

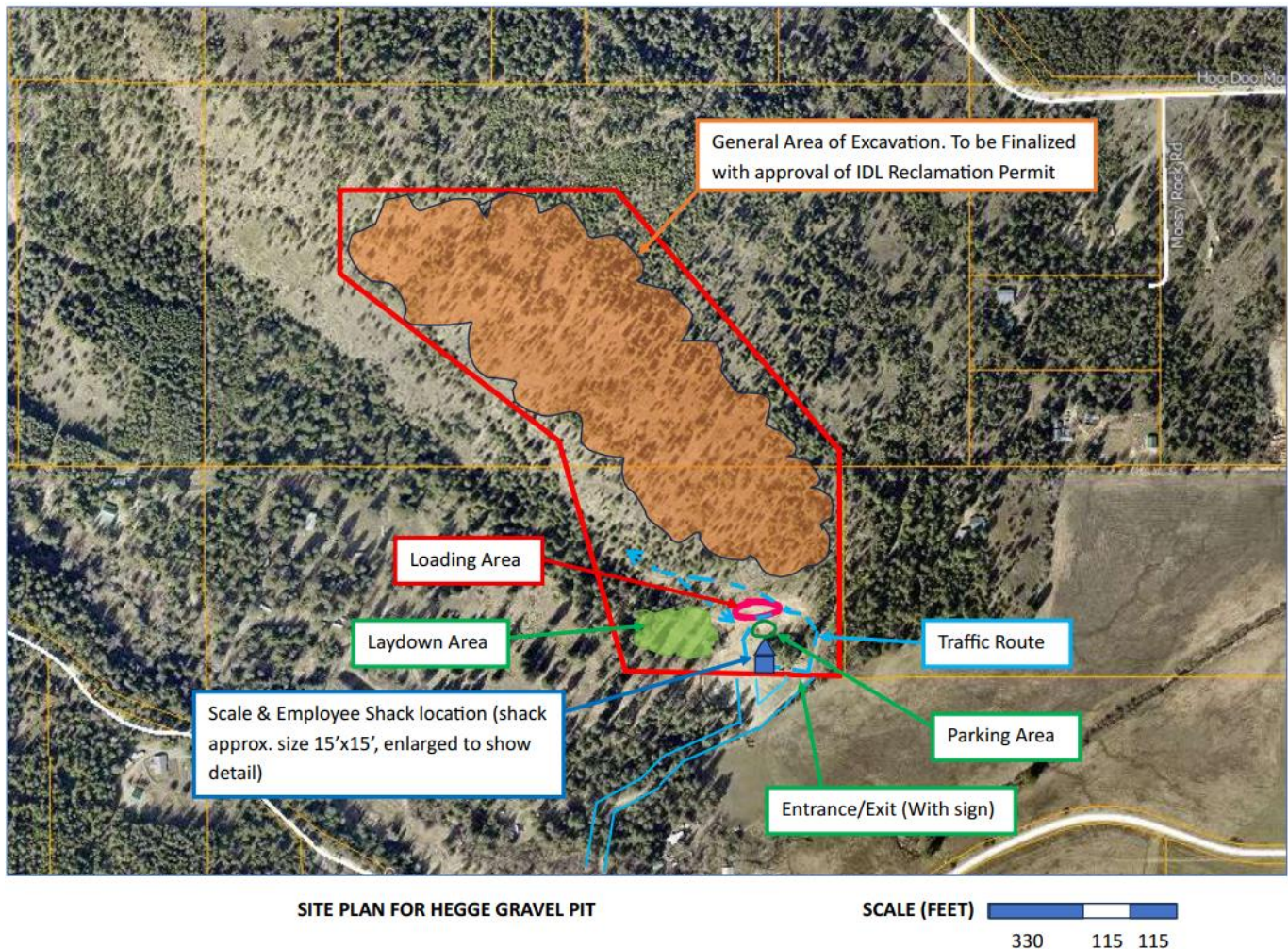
Property owner: Same as applicant

Application filed: June 24, 2025

Notice provided: Mail: September 2, 2025
Site Posting: September 15, 2025
Published in newspaper: September 2, 2025

Enclosure: Appendix A – Notice of Public Hearing Record of Mailing
Appendix B – Agency Comments

Site Plan



Project summary:

The applicants are requesting a Conditional Use Permit (CUP) for a gravel pit. The proposed site is ~38.482 acres and is zoned as Rural 5. The project is located off Curtis Creek Road in Section 28/33, Township 55 North, Range 4 West, Boise-Meridian.

Applicable laws:

The following sections of BCRC, Title 12, apply to this project:

BCRC 12-220, et seq, conditional use permit, application and standards

BCRC 12-336, Resource Based Use Table

BCRC 12-4.2, Performance standards for all uses

BCRC 12-4.3, Parking standards

BCRC 12-4.4, Sign standards

BCRC 12-4.5, Design standards

BCRC 12-4.6, Landscaping and screening standards

BCRC 12-482, Standards for specific uses, Mining
BCRC 12-7.2, Grading, stormwater management and erosion control
BCRC 12-7.6, Hillsides

Background:

A. Site data:

- Per applicant, the site is currently vacant.
- Unplatted
- Size: ~38.482 acres
- Zone: Agricultural/forestry 10
- Land Use: Ag/Forest Land (10-20 AC)

B. Access:

- Curtis Creek Road, a Bonner County owned and maintained public right-of-way and a new private ingress/egress easement from Curtis Creek Road to the subject parcel.

C. Environmental factors:

- Site does contain mapped slopes, per USGS.
- Site does not contain mapped wetlands. (USFWS)
- Site does not contain a mapped river/stream/frontage on lake.
- Parcel is within SFHA Zone D and Zone X per FIRM Panel Number 16017C1125E, Effective Date 11/18/2009.

D. Services:

- Water: N/A per application
- Sewage: N/A per application
- Fire: Spirit Lake Fire District
- Power: Northern Lights, Inc.
- School District: West Bonner School District #83

E. Comprehensive Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Ag/Forest Land (10-20 AC)	A/f-10	Vacant
North	Ag/Forest Land (10-20 AC)	A/f-10	Vacant, 20-acres
East	Ag/Forest Land (10-20 AC)	A/f-10	Residential, 29.892-acres
South	Ag/Forest Land (10-20 AC)	A/f-10	Gravel pit
West	Ag/Forest Land (10-20 AC)	A/f-10	Residential, 120.631-acres

F. Agency Review

Taxing districts and agencies were notified of this project on September 2, 2025. A full list of the agencies noticed is attached as Appendix A of this Staff Report.

The following agencies commented:

Idaho Department of Water Resources
Bonner County Road & Bridge

The following agencies replied “No Comment”:

Idaho Transportation Department
Kootenai-Ponderay Sewer District

All other agencies did not reply.

Public Notice & Comments

As of the date of the staff report, the Planning Department has received public comments.

Standards Review and Staff Analysis:

BCRC 12-223: CONDITIONAL USE PERMITS, STANDARDS FOR REVIEW OF APPLICATIONS, PROCEDURES:

The Hearing Examiner shall review the particular facts and circumstances of each proposal. To grant a conditional use permit, the Hearing Examiner must find that the proposal is not in conflict with the policies of the comprehensive plan, as found in the adopted Implementation Component, and that the proposed use will neither create a hazard nor be dangerous to persons on or adjacent to the property.

- **Staff:** The application was considered complete on August 12, 2025.

BCRC 12-336, Resource Based Use Table (Mining, stone quarries, gravel pits, and stone mills)

Use	Zoning District								
	F	A/F	R	S	C	I	RSC	REC	AV
Mining, stone quarries, gravel pits, and stone mills (3), (4)	C (5)	C (5)	C (5)			C		C (10)	C (10)

- (3) Sufficient land area is required to accommodate the proposed use, and the use and any appurtenant structures shall be so arranged on the land as to minimize any adverse effects on surrounding properties. The use shall not create particular hazards to adjacent properties.

STAFF: The subject property is approximately 38.482-acres. Per the application, the only structures proposed are a portable shipping office, and a scale with a shed. Approximately 200 sqft in size. Per the application, "all state and federal regulations will be adhered to, including all safety protocols. A boundary line adjustment was done prior to limit the conditional use onto one property and therefore not have the use going across property lines. Property lines will be clearly marked and surveyed."

- (4) Specified conditions with respect to emissions of noise, light, glare, smoke, odor, dust, particulate matter, vibrations or hours of operation may be prescribed differently from those required in a given district, as to be compatible with other applicable State and Federal standards.

STAFF: Per the applicant's narrative statement, "minimal effects such as noise, light glare, odor, fumes and vibrations on adjoining properties will be seen as effects are really only seen from the short period of blasting." The proposed Conditional use is expected to operate Monday-Friday 7-4 and close for the winter season.

- (5) Where access to the site is by road, the road shall be located within a recorded easement or public right-of-way, and constructed to the appropriate standard set forth in title 2 of this Code or appendix A of this title.

APPLICANT: Curtis Creek Road is a gravel, county owned and maintained road. A new private ingress/egress easement will come from Curtis Creek Road, across the Larson Trust parcel to the south to access the subject parcel.

STAFF: No information regarding the status of the new easement or condition of the road was submitted with the application. **SEE CONDITIONS OF APPROVAL.**

BCRC 12-421, Performance standards for all uses

No land or building in any district shall be used or occupied in any manner creating dangerous, injurious, or otherwise objectionable conditions which could adversely affect the surrounding areas or adjoining premises, except that any use permitted by this title may be undertaken and maintained if acceptable measures and safeguards to reduce dangerous and objectionable conditions to acceptable limits as established by the following performance requirements:

A: Fire Hazards: Any activity involving the use or storage of flammable or explosive materials shall be protected by adequate firefighting and fire prevention equipment. Such hazards shall be kept removed from adjacent activities to a distance which is compatible with the potential fire danger involved as specified in the international fire code as adopted by the state of Idaho. (See also section 12-487 of this chapter.)

Staff: The applicant has stated the proposed use will involve blasting. A fire safety plan was not submitted with the application. Fire protection measures are subject to review and approval by the Spirit Lake Fire Protection District. **See Conditions of Approval.**

B: Radioactivity Or Electrical Disturbance: No activity shall emit harmful radioactivity at any point, or electrical disturbance adversely affecting the operation of any equipment at any point other than that of the creator of such disturbance.

Staff: No harmful radioactivity or electrical disturbances are anticipated from the proposed use.

C: Noise: "Objectionable noise", as defined in this subsection, which is due to volume, frequency or beat shall be muffled or otherwise controlled. Air raid sirens and related apparatus used solely for public purposes are exempt from the requirement.

Staff: Per the applicant, the noise associated with this proposed use will only be noticed during short periods of blasting.

D: Vibration: No vibration shall be permitted which is discernible without the use of vibration detection instruments on any adjoining lot or property.

Staff: Per the applicant, minimal vibration will occur during the short periods of blasting.

E: Air Pollution: Any use must be operated and maintained in conformance with the minimum air pollution control standards and regulations established by the health authority.

Staff: See Conditions of Approval.

G: Water Pollution: Any use must be operated and maintained to conformance with the minimum water pollution control standards and regulations established by the health authority.

Staff: See Conditions of Approval.

H: Enforcement Provisions: The planning director, prior to giving zoning approval, may require the submission of statements and plans indicating the manner in which dangerous and objectionable elements involved in processing and in equipment operations are to be eliminated or reduced to acceptable limits and tolerances.

Staff: See Conditions of Approval.

I: Measurement Procedures: Methods and procedures for the determination of the existence of any dangerous and objectionable elements shall conform to applicable standard measurement procedures published by the American Standards Institute, New York; the Manufacturing Chemists' Association, Inc., Washington, D.C.; the United States bureau of mines; and the health authority.

Staff: See Conditions of Approval.

BCRC 12-4.3, Parking standards

REQUIRED: Parking spaces required shall be exclusive of drives and access lanes and each space will be provided with adequate ingress and egress.

STAFF: Per BCRC, there are no specific parking minimums for gravel pits. The subject property has a large amount of open space (approximately 4 acres, per GIS estimate) for potential parking and loading area. Per the applicant, loading areas can change depending on where the stockpile is and parking will generally be near the entrance.

BCRC 12-4.4, Sign standards

STAFF: Per applicant, one 4'x8' sign showing who the owner is, and type of business is proposed. A building location permit will be required for the installation of the sign and all applicable county setback shall be met. **SEE CONDITIONS OF APPROVAL.**

BCRC 12-4.5, Design standards

BCRC 12-451 Applicability

The standards in section 12-453 of this chapter apply to all new development in the commercial, industrial where commercial uses and services are proposed, and rural service center district, as well as all other commercial, multi-family, public and industrial development in other zoning districts unless otherwise noted.

STAFF: Mining, stone quarries, gravel pits, and stone mills can be found in BCRC 12-336: Resource Based Use Table; therefore, this section is not applicable to the proposed use.

BCRC 12-4.6, Landscaping and screening standards

BCRC 12-461: Applicability

The standards in this subchapter shall apply to all new development in the commercial, industrial and rural service center districts and all other commercial, multi-family, public and industrial development in other districts unless otherwise noted. For remodels or additions, the standards in this subchapter shall apply where the value of the additions equals or exceeds fifty percent (50%) of the market value of the existing structure and/or site improvements as determined by the Bonner County assessor's office over any five (5) year time period. For other additions or remodels, the landscaping standards shall only apply to the specific areas being improved. For instance, if a commercial use is adding additional parking, the new parking area must feature landscaping per the standards in this subchapter.

STAFF: Mining, stone quarries, gravel pits, and stone mills can be found in BCRC 12-336: Resource Based Use Table; therefore, this section is not applicable to the proposed use.

BCRC 12-482, Standards for specific uses – Mining

A: A reclamation plan approval by the Idaho department of lands shall be applied for, and a copy of the application shall accompany the application for the conditional use permit. Temporary and permanent landscaping and safety fencing shall be provided

around all excavations in urban areas. A site plan for the entire parcel shall be submitted with the application identifying the location of any pits, stockpiles, hauling roads, processing facilities, equipment or material storage, fencing, screening and any other pertinent features. A reclamation plan shall also be submitted showing the condition and topography of the land after material and structures have been removed. A grading/stormwater management plan shall be prepared and submitted concurrently with the application for conditional use permit pursuant to the requirements of subchapter 7.2 of this title.

STAFF: At the time this staff report was prepared, the applicant has not submitted the application for the reclamation plan to the Bonner County Planning Department. The applicant acknowledges the requirement for the submission and approval of a reclamation plan from the Idaho Department of Lands. Staff notes that BCRC provides no standards or criteria by which staff could evaluate a mining reclamation plan prior to approval of this application. The permit will be conditioned that the applicant shall receive approval for and shall comply with all requirements of a reclamation plan approved by IDL. **See Conditions of Approval.**

B: The mined area shall not be located closer to the nearest property line or public right of way than a horizontal distance equal to one and one-half (1½) times the vertical depth of the mined area at any given point, except that steeper slopes may be permitted where certified by an Idaho licensed engineer. In no instance shall the actual mined area extend to within sixty feet (60') of the nearest property line or public right of way. Drainage from areas disturbed by surface mining shall be filtered, treated and contained on site.

STAFF: See Conditions of Approval.

C: The landowner (applicant) shall apply dust abatement (magnesium chloride or other suppressants acceptable to Bonner County) to the private, nonpaved easement and the haulage road on a yearly and/or as needed basis, at no cost to Bonner County.

STAFF: See Conditions of Approval.

D: No debris from the mining operation shall be placed or tracked onto the public rights of way by vehicles used for the operation, to the satisfaction of the transportation agency having jurisdiction over the adjacent roadways.

STAFF: See Conditions of Approval.

E: Fugitive dust shall be controlled by the applicant at all times to the satisfaction of the Idaho department of environmental quality and consistent with the approved fugitive dust control plan.

STAFF: See Conditions of Approval.

F: The applicant shall comply with all requirements of the reclamation plan approved by the Idaho Department of Lands (IDL).

STAFF: The applicant acknowledges the requirement for the submission and approval of a reclamation plan from the Idaho Department of Lands. Staff notes that BCRC provides no standards or criteria by which staff could evaluate a mining reclamation plan prior to approval of this application. The permit will be conditioned that the applicant shall receive approval for, and shall comply with all requirements of, a reclamation plan approved by IDL. **See Conditions of Approval.**

G: All retail sales of materials on the site are prohibited.

STAFF: See Conditions of Approval.

H: The signs on the site shall comply with the standards of subchapter 4.4 of this title.

STAFF: The applicant is proposing one 4'x8' sign showing who the owner is and type of business. The sign shall meet all applicable setbacks. **See Conditions of Approval.**

I: The applicant shall install and maintain hazard fencing and signing to warn of the mining danger, to the satisfaction of the Bonner County Planning Department.

STAFF: See Conditions of Approval.

J: The applicant shall maintain or restore vegetative buffering of the site, where feasible.

STAFF: There has been no plan submitted showing how the applicant will maintain or restore vegetative buffering of the site, where feasible. **See Conditions of Approval.**

BCRC 12-7.2, Grading, stormwater management and erosion control

STAFF: No Grading, stormwater management and erosion control plan was submitted with the application. The permit will be conditioned that a grading/stormwater management plan shall be prepared, submitted and approved by Bonner County engineering staff prior to issuance of the CUP. The plan shall fulfill all applicable requirements of BCRC subchapter 7.2, Title 12. **SEE CONDITIONS OF APPROVAL.**

BCRC 12-7.6, Hillsides

REQUIRED: A geotechnical analysis is required for proposed development where the natural slope equals or exceeds thirty percent (30%). There are small portions of this site where county GIS/LiDAR resources indicate that the slope exceeds thirty percent (30%).

STAFF: No geotechnical analysis has been submitted by the applicant. The dynamic and continually changing nature of a mining operation would likely render a traditional geotechnical analysis difficult. The purpose of this project is to remove material from the site.

G. Comprehensive Plan Land Use Designation



Ag/Forest Land:

The Ag/Forest Land designation recognizes areas where steeper slopes prevail (30% or greater) and transportation is provided by private roads or U.S. Forest Service or state roads. Urban services are not available and residential development challenges are present due to slope, poor soil conditions, hazard areas and lack of police or fire services.

Comprehensive Plan Analysis:

Property Rights

Policies:

1. Bonner County should follow the attorney general's checklist, proscribed at Idaho Code §67-8003 and provided in the "Property Rights" component of the county's comprehensive plan, for all land use decisions.
2. For all land use decisions, findings of fact and conclusions of law should be adopted that reflect the justifications for exactions, conditions and restrictions and should confirm that a taking of private property has not occurred.

3. The property rights of the applicant, adjoining and nearby landowners and future generations should be considered, as well as the short-term and long-term consequences of decisions.
4. Bonner County should review all rezoning requests (down-zoning and up-zoning) pursuant to the Idaho State Code, Title 67, Chapter 65 – Local Land Use Planning Act. The approval of conditional rezoning or denial of a request for rezoning may be subject to the regulatory taking analysis provided for by Idaho Code Section 67-8003.

Applicant: Property rights of the owners and adjoining properties will not change. Allowing the owner to use their property for this conditional use permit is conditionally allowed in BCRC and supports their property rights.

Staff: The application was routed to landowners within 300' of the property lines, informing them of the proposed gravel pit; public comments have been received. This proposal has been reviewed for compliance with Bonner County Revised Code and a reasoned statement will be adopted with the decision of this project, in accordance Idaho Code 67-6535. This proposal does not appear to be in conflict with the policies of this component.

Population

Policies:

1. Population projections should be analyzed regularly to determine if changes need to be made to the Comprehensive Plan goals, objectives and policies and/or the Zoning Ordinance to ensure that the public and community needs are being met through land use decisions.
2. Population forecasts and census data should be used to evaluate housing, and school needs and impacts to the transportation system and other county services.
3. Bonner County should cooperate with its incorporated cities and neighboring counties to address growth challenges within the ACI areas and coordinate planning efforts whenever possible.

Applicant: The proposed use will have no impact on the population in Bonner County.

Staff: Bonner County, according to 2022 population estimates census data, has seen a 9.1% increase in population since the 2020 census was performed; increasing from 47,105 to an estimated 51,414. With the increase in the population, there is an upward pressure on housing needs in Bonner County, both in the unincorporated portion of the County, and in the incorporated cities. This proposal should consider the ongoing need for road building materials in a growing county. This proposal does not appear to be in conflict with the policies of this component.

School Facilities & Transportation

Policies:

1. Current data regarding school capacity and transportation issues as provided by the School Districts will be included in the assessment of all land use proposals.
2. Bonner County should examine the impacts of land use proposals to the school system and should seek mitigation from developers such as providing facilities, safety features, fees or other measures as permitted by Idaho Code, to address the impact of the proposals.

Applicant: The proposed use will have no impact on the schools in Bonner County.

Staff: West Bonner School District #83 was notified of the proposed conditional use permit; no comments were received. This proposal, if approved, will contribute to the local supply of materials needed to maintain roads and allow safe passage of students to schools. The positive impact of a well-maintained road system on school transportation should be considered in evaluating this land use proposal.

Economic Development

Policies:

1. Small scale cottage businesses and home occupations should be allowed in all areas of the county. Reasonable conditions on such uses should be set to minimize adverse impacts to the neighborhood based on factors including, but not limited to, hours of operation and traffic volume generated by the business.
2. Develop land use regulations to allow Bonner County's agricultural heritage to be maintained by enabling local food production, distribution, congregation, and retail sales. Examples include community gardens, school gardens, farm related education programs, farmers or public markets, and other small-scale, collaborative initiatives.
3. Develop standards for commercial and industrial development that are appropriate for the surrounding community, including: appropriate site sizes, use types, buffering and design standards that encourage both attractive and efficient function, while protecting the environment.
4. Review and update land use regulations for employee housing to support the goal of enabling this use in proximity to commercial, industrial and agricultural uses.

Applicant: The proposed use adds 5-6 new jobs to the job market. Furthermore, this use will help ensure essential materials are locally sourced and available for infrastructure like roads, septic and construction projects.

Staff: A well-maintained transportation network is essential to support and encourage economic development and to support local businesses. The proposed conditional use permit does not appear to conflict with the policies of this component.

Land Use

Policies:

1. Commercial and industrial uses, in areas identified in the Comprehensive plan suitable for such development, should be unconditionally permitted. Evaluation of suitability should be based on availability of urban services, adequate access to hard surfaced publicly maintained roads and other factors that may impact the surrounding community.
2. Commercial and industrial uses may be conditionally permitted in areas not identified for such uses in the Comprehensive Plan if a critical review of the proposed use determines that with appropriate conditions the use will not adversely impact the surrounding area.

Applicant: Using the large amount of acreage for this use is conditionally allowed in BCRC and also supported throughout Chapter 6 of the Natural Resources section of the BC Comp Plan.

Staff: The proposed gravel pit is a conditionally permitted use in the Agricultural/forestry 10 zone. Appropriate conditions will be in place to help minimize any adverse impacts on the surrounding area.

Natural Resources

Policies:

1. Watershed standards should be employed in land use codes to protect water quality.
2. Best management practices for waterway setbacks should be instituted to reduce erosion and sedimentation into waterways.
3. Development standards should be designed to encourage clustered development resulting in the preservation of open space and wildlife habitat.
4. Bonner County should recognize its critical wildlife habitat and create development standards to protect these areas and mitigate development impacts to these habitats.
5. Protect water quality by creating standards for development in close proximity to shorelines.
6. Productive farmland, timberland and mining lands should be identified and protected from adverse effects of adjoining developments.

Applicant: Utilizing the natural resources found this property is consistent with Chapter 6 of the Natural Resources section of the BC Comp Plan.

Staff: This proposal is supported by policy 6 of the Natural Resources Component. The Road & Bridge Department submitted a comment highlighting the growing critical need

for more gravel pits within the county. This will directly support the construction and maintenance of public roadways, concrete production, winter sanding materials, and other uses by the public for modern infrastructure.

Hazardous Areas

Policies:

1. Flood mitigation standards should be adopted that meet or exceed the National Flood Insurance Program minimum requirements.
2. Residential, commercial or industrial development within the floodway should be discouraged.
3. Fill within the floodplain should be discouraged.
4. The county's wildland fire, urban/wildland interface policies and plans should be integrated into development standards.
5. Excessive slopes should be identified and development discouraged by providing lower densities within these areas.
6. Multiple points of ingress/egress should be considered for large developments.
7. Development should be avoided in avalanche zones.

Applicant: No hazardous areas are known to exist on site and will not generate or impact hazardous areas within Bonner County.

Staff: The area of use on the subject property is not located within a mapped floodplain. Potential damage to property or people due to soil erosion or avalanches are minimal. Furthermore, the property is provided with emergency services. This proposal does not appear to be in conflict with the policies of this component.

Public Services, Facilities & Utilities

Policies:

1. Encourage high-density development to take place within the boundaries of existing sewer and water areas.
2. Bonner County should seek comment from existing service providers on their ability to serve future developments without adversely impacting the ability of the utility providers to serve current users.
3. Bonner County should provide adequate facilities for responsible disposal of solid waste to protect the health and welfare of the public as well as the County's natural resources.

Applicant: The proposed use may support the needs for aggregate of the public transportation system. Public services will be supported without adverse effects by this proposed use.

Staff: This proposal will contribute to the continued construction and maintenance of the existing public transportation systems. The Bonner County Road & Bridge Department has shown strong support for this proposal as it will allow them to locally source important materials for road construction and maintenance. This proposal does not appear to be in conflict with the policies of this component.

Transportation

Policies:

1. A long-term transportation system plan should be developed and regularly updated to ensure reasonable levels of service can be maintained in the future, and that needs for future road extensions or transportation corridors are identified as early as possible.
2. Development in areas that are not served by county standard roads or where transportation is inadequate should be discouraged.
3. Bike and pedestrian trails should be considered in development proposals to connect the communities with existing and planned bike and walking paths wherever possible.

Applicant: The proposed use will help support the transportation sector by offering essential supporting material for construction and repairs.

Staff: Bonner County Road and Bridge Department submitted a comment offering strong support for this Conditional Use Permit due to the growing need for gravel pits within the county. This use will directly affect the continued maintenance and construction of public roadways. This proposal does not appear to be in conflict with the policies of this component.

Recreation

Policies:

1. Bonner County is encouraged to develop a waterways and park access program to preserve and develop access to public recreational lands and waterways. The program should include retaining access parcels that may be acquired from tax sales or private donations.
2. A plan for a system of green belts and pathways (bike and pedestrian) should be considered as areas develop, so that a connected system can be developed and preserved.
3. Under no circumstances will Bonner County require access easements on private property as a condition of development. This policy does not preclude providing voluntary incentives to developers in return for access easements.

Applicant: The proposed use will have no impact on the locally available recreational opportunities.

Staff: Current recreational opportunities for the general public that are available in Bonner County are anticipated to remain the same with this proposal.

Special Areas or Sites

Policies:

1. A generalized map of the known pre-historic and historic sites should be developed so that future developments are aware of special areas of concern and are connected with the historical society and Native American tribes for appropriate preservation and protection.
2. Bonner County should implement roadside development standards for recognized scenic byways to protect the view sheds.
3. Special areas should be recognized and addressed when development is proposed in these areas.

Applicant: No special sites or areas are known to exist on site.

Staff: This proposal does not appear to conflict with the policies of this component.

Housing

Policies:

1. Encourage development of a variety of housing options including mobile home parks, tiny home communities and recreational vehicle parks located in areas that are compatible with their density.
2. Work with municipalities and private parties to find solutions for all types of housing projects and developments.
3. Clustering of housing in developments to save on infrastructure and transportation costs should be encouraged through mechanisms such as density bonuses.
4. Bonner County recognizes opportunities should be made for assisted living and group shelters.
5. Enable workforce housing in direct proximity to agricultural, commercial and industrial uses.

Applicant: Once again, the proposed use will help support the needs for constructing houses and structures by providing essential supporting materials, including foundations, building pads, driveways and roads.

Staff: This proposal aims to provide materials needed for the continued construction of homes across Bonner County by allowing construction of roadways, driveways and building pads. This proposal does not appear to conflict with the policies of this component.

Community Design

Policies:

1. To promote and preserve the natural features and rural atmosphere of the community, the county should enact development standards that address development within scenic byways and design standards that account for waterfront setbacks, wildlife corridors, commercial and industrial landscaping, requirements for reduced lighting, cluster development, rural rather than urban setback standards and other design objectives aimed at preserving the rural, natural character of the community.
2. Allow unique and flexible design standards such that new development within older neighborhoods and historic settlements is compatible with those unique neighborhoods.
3. Allow particularized design standards to address waterfront and mountaintop developments which may differ from standard design objectives.

Applicant: The proposed use is permitted with a CUP and therefore is consistent with the Community Design component of the Comprehensive Plan. In addition, there is another rock quarry less than a mile away to the South.

Staff: This proposal does not appear to be in conflict with the policies of this component.

Agriculture

Policies:

1. Residential uses should continue being permitted in Agricultural zoning districts.
2. Protect agricultural uses and activities from land use conflicts or interference created by residential, commercial or industrial development.
3. Land use regulations should support home occupations, cottage industries and farm-based family businesses on agricultural parcels. Examples include farm stands and other agri-business pursuits.
4. Bonner County acknowledges the provisions of Idaho State's Right to Farm Act. Those shall be considered in the land use decisions.

Applicant: The proposed use will have no impact on agriculture in Bonner County.

Staff: This proposal does not appear to conflict with the policies of this component.

Planner's Initials: KS

Date: September 25, 2025

Note: The final decision rests with the governing body after the completion of the public hearing and consideration of all relevant oral and written testimony and evidence.

Conditions of approval:

Standard continuing permit conditions. To be met for the life of the use:

- A-1** The use shall be developed and shall be operated in accordance with the approved site plan.
- A-2** The Conditional Use Permit shall not supersede deed restrictions.
- A-3** All county setbacks shall be met.
- A-4** The Conditional Use Permit shall expire if not issued within two (2) calendar years from the date of approval, or once issued, if the use has not commenced within two (2) calendar years from the date of issuance. At any time prior to the expiration date of the Conditional Use Permit, the applicant may make a written request to the Planning Director for an extension of the Conditional Use Permit for a period up to two (2) years. The Planning and Zoning Commission may consider such request for extension at any public hearing. The extension request must be approved or denied prior to the expiration date of the Conditional Use Permit.
- A-5** The applicant shall install prior to ground disturbing activities all temporary erosion control measures as designed and approved. The applicant shall provide to the Planning Department prior to ground disturbing activities a signed statement from the project engineer or design professional stating that these measures have been installed as per the design specifications as approved. The applicant shall install upon completing ground disturbing activities and shall maintain thereafter all permanent erosion control and stormwater management measures as designed and approved. The applicant shall provide to the Planning Department upon completing ground disturbing activities a signed statement from the project engineer or design professional stating that these measures have been installed as per the design specifications as approved.
- A-6** The requirements of BCRC 12-421, or as hereafter amended, shall be met for the life of the use.
- A-7** The landowner shall apply dust abatement (magnesium chloride or other suppressants acceptable to Bonner County) to the private, nonpaved easement and the haulage road on a yearly and/or as needed basis, at no cost to Bonner County.
- A-8** No debris from the mining operation shall be placed or tracked onto the public rights of way by vehicles used for the operation, to the satisfaction of the transportation agency having jurisdiction over the adjacent roadways.

- A-9** Fugitive dust shall be controlled by the applicant at all times to the satisfaction of the Idaho department of environmental quality and consistent with the approved fugitive dust control plan.
- A-10** The mined area shall not be located closer to the nearest property line or public right of way than a horizontal distance equal to one and one-half (1½) times the vertical depth of the mined area at any given point, except that steeper slopes may be permitted where certified by an Idaho licensed engineer. In no instance shall the actual mined area extend to within sixty feet (60') of the nearest property line or public right of way. Drainage from areas disturbed by surface mining shall be filtered, treated and contained on site.
- A-11** All retail sales of materials on the site are prohibited.
- A-12** The applicant shall install and maintain hazard fencing and signing to warn of the mining danger. Bonner County reserves the right to inspect and require changes to the required hazard fencing and signing for the life of the use, consistent with BCRC 12-4.82.
- A-13** The applicant shall apply for a Building Location Permit for the proposed sign.
- A-14** The applicant shall maintain or restore vegetative buffering of the site, where feasible.
- A-15** The applicant shall notify Spirit Lake Fire Protection District and other appropriate authorities prior to all blasting activities.

Conditions to be met prior to issuance of the permit:

- B-1** Per BCRC 12-482(A), the applicant shall receive approval for and shall comply with all requirements of a reclamation plan approved by the Idaho Department of Lands. A copy of the application and approved plan shall be submitted to the Planning Department.
- B-2** A grading/stormwater management plan shall be prepared, submitted and approved by Bonner County engineering staff prior to issuance of this CUP. The plan shall fulfill all applicable requirements of BCRC subchapter 7.2, Title 12.
- B-3** The applicant shall submit a copy of the recorded easement providing access for the subject property as well as a stamped road design and as-builts confirming that the access road is constructed to the appropriate standard set forth in title 2 of this Code or appendix A of this title and approved by the Bonner County Engineering Department.
- B-4** The applicant will need to apply for a commercial approach encroachment permit from the Bonner County Road & Bridge Department.
- B-5** Per GIS comment, the applicant will need to apply for an address and road name upon approval of the Conditional Use Permit.
- B-6** The applicant shall provide an acknowledgment from Spirit Lake Fire stating all explosive or flammable materials are stored in accordance with IFC.

The complete file is available for review in the Planning Department, 1500 Highway 2, Suite #208, Sandpoint, ID. Staff reports are available online prior to the hearing at www.bonnercountyid.gov Bonner County Revised Code (BCRC) is available at the Planning Department or online.

Appendix A – Notice of Public Hearing Record of Mailing

RECORD OF MAILING

Page 1 of 1

File No.: CUP0005-25

Record of Mailing Approved By:



I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **2nd** day of **September 2025**.



Dylan Young, Hearing Coordinator

Assessor - Email

Bay Drive Recreation District - Email

Bonner County Airport Manager - Email

Bonner County EMS - Email

Bonner County Road & Bridge - Email

Bottle Bay Water & Sewer District - Email

City of Dover - Email

City of Hope - Email

City of Oldtown - Email

City of Priest River - Email

City of Spirit Lake - Email

Coolin-Cavanaugh Bay Fire District - Email

East Bonner Library - Email

Ellisport Bay Sewer - Email

GEM STATE MINER - U.S. Mail

Idaho Department of Environmental Quality (DEQ) - Email

Idaho Department of Lands - CDA - U.S. Mail

Idaho Department of Lands - Navigable Waters & Mining - Email

Idaho Department of Water Resources - IDWR - Email

Idaho Transportation Department- District I - Email

Kalispel Bay Sewer & Water - U.S. Mail

KPBX-FM 91 SPOKANE PUBLIC RADIO - U.S. Mail

Laclede Water District - Email

Lake Pend Oreille School District, #84 (Transportation) - Email

Little Blacktail Ranch Water Association - U.S. Mail

Northern Lights, Inc. - Email

Northside Fire District - Email

Panhandle Health District - Email

Priest Lake Public Library District - Email

Sagle Valley Water & Sewer - Email

Schweitzer Fire District - Email

Selkirk Fire, Rescue & EMS - Email

Southside Water & Sewer District - Email

Spokesman-Review - U.S. Mail

Swan Shores Sewer District - U.S. Mail

Tamarack Village Water & Sewer - U.S. Mail

Trestle Creek Sewer District - Email

U.S. Fish & Wildlife Service - Email

West Bonner County Cemetery District - Email

West Bonner Library - Email

West Pend Oreille Fire District - Email

Avista Utilities - Email

Bayview Water & Sewer - Email

BONNER COUNTY DAILY BEE - U.S. Mail

Bonner County Floodplain Review - Email

Bonner County Sheriff - Email

City of Clark Fork - Email

City of East Hope - Email

City of Kootenai - Email

City of Ponderay - Email

City of Sandpoint - Email

Coolin Sewer District - Email

Drainage District #7 - Email

East Priest Lake Fire District - Email

Garfield Bay Water & Sewer District - Email

Granite Reeder Water & Sewer District - Email

Idaho Department of Fish & Game - Email

Idaho Department of Lands - Coolin - Email

Idaho Department of Lands - Sandpoint - Email

Idaho Transportation Department (Aeronautics) - U.S. Mail

Independent Highway District - Email

Kootenai-Ponderay Sewer District - Email

KSPT-KPND-KIBR RADIO - U.S. Mail

Lake Pend Oreille School District, #84 (Admin Office) - Email

Lakeland Joint School District, #272 - Email

North of the Narrows Fire District - Email

Northland/Vyve Cable Television - Email

Outlet Bay Sewer District - Email

Pend Oreille Hospital District - Email

Priest Lake Translator District - Email

Sam Owen Fire District - Email

SELKIRK ASSOCIATION OF REALTORS - U.S. Mail

Selkirk Recreation District - Email

Spirit Lake Fire District - Email

State Historical Society - Email

Syringa Heights Water Association - Email

Timber Lake Fire District - Email

U.S. Army Corps of Engineers - Email

U.S. Forest Service - U.S. Mail

West Bonner County School District, #83 - Email

West Bonner Water & Sewer District - Email

West Priest Lake Fire District - Email

Appendix B – Agency Comments



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] Re: Bonner County Planning - File CUP0005-25 Agency Review

1 message

Bonner County History Museum <hannah@bonnercountyhistory.org>
To: Bonner County Planning Department <planning@bonnercountyid.gov>

Mon, Sep 22, 2025 at 2:30 PM

This site does not contain any special areas or sites as identified in the State Historic Preservation Office's Idaho Cultural Resource Information System (ICRIS).

Thank you,
Hannah Combs
Bonner County Historical Society

On Tue, Sep 2, 2025 at 10:29 AM Bonner County Planning Department <planning@bonnercountyid.gov> wrote:
Please see PDF Version of Document.

Dylan Young
Bonner County Planning Department
Hearing Coordinator
208-265-1458

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On Tue, Sep 2, 2025 at 9:12 AM Bonner County Planning Department <planning@bonnercountyid.gov> wrote:
Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections. Please see attached for details.

Dylan Young
Bonner County Planning Department
Hearing Coordinator
208-265-1458

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--
Hannah Combs
Executive Director

BONNER COUNTY
HISTORICAL SOCIETY &
MUSEUM
HISTORY CREATING COMMUNITY

Bonner County Historical Society & Museum

611 S. Ella Ave

Sandpoint, ID 83864

208.263.2344

www.bonnercountyhistory.org

[Become a member today!](#)



Janna Brown <janna.brown@bonnercountyid.gov>

Re: Bonner County Planning - File CUP0005-25 Agency Review

1 message

Matt Mulder <matt.mulder@bonnercountyid.gov>

Thu, Sep 4, 2025 at 11:38 AM

To: Bonner County Planning Department <planning@bonnercountyid.gov>

Cc: Jason Topp <jason.topp@bonnercountyid.gov>

Bonner County Road & Bridge Department would like to offer our strong support for this CUP application. Gravel pits with suitable hard fractured rock are an essential resource used in the construction and maintenance of public roadways, concrete production, winter sanding materials, and countless other uses by the public for modern infrastructure. The Road & Bridge Department has been vocal in recent years about the growing critical need for more gravel pits within the county. Most of the County's own pits have been mined out, and most of our annual aggregate materials are now purchased through the remaining private pits, which themselves are being mined out at an alarming rate. This leads to higher materials costs and significantly longer truck hauls to move materials from the remaining pits to construction sites. A pit with hard fractured rock that this site can provide is badly needed in the greater Sagle area and this location near Spirit Lake Cutoff is well suited for the connectivity that the nearby major roadways provide to distribute materials.

The site is accessed from Curtis Creek Rd, which is a County maintained gravel road. The most recent traffic count on the road was in 2013 and indicated an average of 64 vehicles per day. Per the Bonner County Road Standards Manual Section 9, all land use actions shall be accompanied by a Trip Generation and Distribution Letter that the County may review to determine the impacts that the proposal might have on the transportation network and also to determine if a more involved traffic impact study is warranted. In this case, it may be worth examining to see if turn lanes for trucks off of Spirit Lake Cutoff would be warranted, and whether or not the additional truck traffic would warrant requiring new asphalt surfacing on Curtis Creek Rd so that it could hold up to the increased heavy traffic.

The site is currently accessed from an un-permitted residential driveway. The Applicant will need to apply for a commercial approach encroachment permit and likely need to upgrade the approach onto Curtis Creek Rd to meet the commercial approach standards.

-Matt Mulder, PE
Staff Engineer
Bonner County Road & Bridge
208-255-5681 ext 1

On Tue, Sep 2, 2025 at 9:12 AM Bonner County Planning Department <planning@bonnercountyid.gov> wrote:

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections. Please see attached for details.

Dylan Young
Bonner County Planning Department
Hearing Coordinator
208-265-1458

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Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - File CUP0005-25 Agency Review

1 message

Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>
To: Bonner County Planning Department <planning@bonnercountyid.gov>

Wed, Sep 24, 2025 at 12:17 PM

Hi Dylan,

Please find corresponding Idaho Department of Fish and Game comments attached.

Thank you,

Merritt Horsmon

Regional Technical Assistance Manager

Panhandle Region

2885 W. Kathleen Ave.

Coeur d'Alene, ID 83815

208.769.1414 office

208.251.4509 mobile

merritt.horsmon@idfg.idaho.gov

From: Bonner County Planning Department <planning@bonnercountyid.gov>**Sent:** Tuesday, September 02, 2025 10:29 AM**To:** Bonner County Planning Department <planning@bonnercountyid.gov>**Cc:** Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM

<DIRECTOR@bonnercountyhistory.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Bell, Chace <Chace.Bell@idwr.idaho.gov>; Chief Debbie Carpenter <chief@spirittlakefire.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Kootenai <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spirittlakeid.gov; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; dbrown@idl.idaho.gov; Dan McCracken <Dan.McCracken@deq.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Dean Davis <deandavis@sd83.org>; Kristie May <Kristie.May@deq.idaho.gov>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <Frankiejduhn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; DEQ Comments <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Robert Beachler <robert.beachler@itd.idaho.gov>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jamie Brown <jamieb@inlandpower.com>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; joekren@sd83.org; Jordan Brooks <coolinsewer@gmail.com>; Karen Quenell <kquenell@northsidefire.org>; Kayleigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacedewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Matt Diel <matt.diel@lposd.org>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.org>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <Huckbay2501@gmail.com>; Northern Lights <kristin.mettke@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHApplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone.legg@itd.idaho.gov; TC Energy / TransCanada <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epifdchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; meagan <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jacob Gabell <jake.gabell@bonnercountyid.gov>

Subject: Re: Bonner County Planning - File CUP0005-25 Agency Review

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments **BEFORE** you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Please see PDF Version of Document.

Dylan Young

Bonner County Planning Department

Hearing Coordinator

208-265-1458

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Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections. Please see attached for details.

Dylan Young

Bonner County Planning Department

Hearing Coordinator

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 **BC_CUP0005-25_GravelPit.pdf**
255K



IDAHO DEPARTMENT OF FISH AND GAME

PANHANDLE REGION

2885 West Kathleen Avenue
Coeur d'Alene, Idaho 83815

Brad Little / Governor
Jim Fredericks / Director

September 18, 2025

Dylan Young, Hearing Coordinator
Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, ID 83864

REFERENCE: CUP0005-25 – Gravel Pit

Dear Dylan,

The Idaho Department of Fish and Game (IDFG) have reviewed the Conditional Use Permit application to create a gravel pit on an approximately 38.48-acre property in the Agricultural/Forestry 10 Zone. The purpose of these comments is to assist the decision-making authority by providing technical information that can be used to minimize fish and wildlife impacts.

The project area is located off Curtis Creek Road and is currently sparsely forested. It is up-slope of Curtis Creek to the north. Curtis Creek is a small perennial stream that has been modified in its lower reaches and eventually flows subterranean. A 2005 IDEQ BURP report shows that Curtis Creek supports Brook Trout. Small streams provide essential habitat for many species and support production of macroinvertebrates that fish and birds rely on for food.

The proposed mine site occurs on a lightly timbered, brushy, south facing slope that may be used as winter range for big game species. While the mine is active wildlife will likely be displaced; however, as the mine area is reclaimed with established vegetation wildlife may begin to use the area again.

IDFG offers the following recommendations:

- An IDL reclamation permit be obtained and a reclamation plan be developed.
- Reclamation plan should include revegetation details and a schedule for reclamation.
- Re-contouring/reshaping the site to include slopes that mimic unchanged local terrain to the extent possible. Re-grading should include filling of the tailing ponds.

- Replanting the site with native tree, shrub, grass and forb species. Vegetation should be monitored and maintained, and all dead vegetation replaced, until 80% survival is achieved through a complete growing season.
- This area is prone to highly erodible soils, and rain-on-snow runoff events are common in this area. Therefore, it will be critical that sediment retention basins are built and sized to handle these storm events to prevent sediment from flowing downhill into Curtis Creek.
- Blasting residue and rock dust could also be a source of nutrients that could affect local water quality. A 30–50 foot buffer of natural vegetation between the project area and the streams should be maintained.
- Any vertical drops of over 15 feet be fenced from above to avoid wildlife injury from falls.

Thank you for the opportunity to comment.

Sincerely,

Carson Watkins
Panhandle Regional Supervisor

CJW:MH
C: eFile M:\



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - File CUP0005-25 Agency Review

1 message

Bates, Luke <Luke.Bates@idwr.idaho.gov>

Thu, Sep 4, 2025 at 9:48 AM

To: Bonner County Planning Department <planning@bonnercountyid.gov>

Dylan Youn – Bonner County Planning Department,

Good morning.

Reference to CUP0005-25 agency comment review - upon review of the Conditional Use Permit Application submitted by Darren Hegge, Idaho Department of Water Resources (Department) offers the following comments:

- The project contemplates development of a gravel pit that would employ staff and receive customers on a daily basis; while the application makes declaration that “the proposed use does not require water to be provided”, there is no description included related to potential water use for restrooms/drinking/gravel washing (if applicable).
- If the project does not plan to use a private ground water well source to meet any required water uses related to restrooms/drinking/gravel washing (if applicable) the Department has no additional comments to add.
- If a private ground water well is contemplated for development with the gravel pit project, Idaho Code § 42-111 authorizes ground water exempt status use for Domestic purposes for **any other use(s)** aside from homes, organizational camps, public campgrounds, or livestock so long as the proposed use from the well does not exceed 2.8 acre-feet per year. If the Applicant seeks to establish water use at the gravel pit which may exceed the above detailed use(s), the Department requires an Application for Permit be submitted and gain approval prior to developing diversion from a ground water well.

The above comments speak to a potential for water uses commonly observed at established gravel pit operations in Bonner County, but **do not constitute any permit requirements from the Department which would hold up Bonner County approval of the CUP**. The applicant may contact the Department to engage in conversation with staff related to statutory water right requirements.

Thank you for the opportunity to comment,



From: Bonner County Planning Department <planning@bonnercountyid.gov>

Sent: Tuesday, September 2, 2025 10:29 AM

To: Bonner County Planning Department <planning@bonnercountyid.gov>

Cc: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Bell, Chace <Chace.Bell@idwr.idaho.gov>; Chief Debbie Carpenter <chief@spirittlakefire.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Kootenai <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; <cityclerk@spirittlakeid.gov>; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; <dbrown@idl.idaho.gov>; Dan McCracken <Dan.McCracken@deq.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Dean Davis <deandavis@sd83.org>; Kristie May <Kristie.May@deq.idaho.gov>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <Frankiejdunn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; DEQ Comments <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Robert Beachler <robert.beachler@itd.idaho.gov>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jamie Brown <jamieb@inlandpower.com>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; <joekren@sd83.org>; Jordan Brooks <coolinsewer@gmail.com>; Karen Quenell <kquenell@northsidefire.org>; KayLeigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacedewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Matt Diel <matt.diel@lposd.org>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.org>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <Huckbay2501@gmail.com>; Northern Lights <kristin.mettke@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHapplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross

<sam.ross@nli.coop>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone.legg@itd.idaho.gov; TC Energy / TransCanada <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <eplfdchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; meagan <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jacob Gabell <jake.gabell@bonnercountyid.gov>

Subject: Re: Bonner County Planning - File CUP0005-25 Agency Review

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Please see PDF Version of Document.

Dylan Young

Bonner County Planning Department

Hearing Coordinator

208-265-1458

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On Tue, Sep 2, 2025 at 9:12 AM Bonner County Planning Department <planning@bonnercountyid.gov> wrote:

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Dylan Young

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 **Bates_ Luke.vcf**
2K



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - File CUP0005-25 Agency Review

1 message

D1Permits <D1Permits@itd.idaho.gov>

Thu, Sep 4, 2025 at 12:06 PM

To: Bonner County Planning Department <planning@bonnercountyid.gov>

Hello. Mr. Cook will need to apply for a new access to the highway, see link below. He will also need to obtain written permission from ITD for any signs in the Right-of-Way.

He can pay here: <https://otc.cdc.nicusa.com/Public2.aspx?portal=id&organization=ITD%20Online%20-%20District%201>

And apply here:

<https://survey123.arcgis.com/share/a2d69aa0e44c403e8182b92724c6dd3e?portalUrl=https://gisp.itd.idaho.gov/portal>

Have a nice day!

**Kimberly Hobson***Project Coordinator**Innovation Steward***District 1****Work:** 208.772.8079**Email:** kimberly.hobson@itd.idaho.gov**Website:** itd.idaho.gov**Work schedule:** M-W-Th-F 6AM- 4:30 PM**From:** Bonner County Planning Department <planning@bonnercountyid.gov>**Sent:** Tuesday, September 2, 2025 10:29 AM**To:** Bonner County Planning Department <planning@bonnercountyid.gov>**Cc:** Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer

becky.meyer@lposd.org; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Chace Bell <chace.bell@idwr.idaho.gov>; Chief Debbie Carpenter <chief@spirittlakefire.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; Manda Corbett <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spirittlakeid.gov; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; Dan Brown <dbrown@idl.idaho.gov>; Dan McCracken <Dan.McCracken@deq.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Dean Davis <deandavis@sd83.org>; DEQ - Kristie McEnroe <kristie.mcenroe@deq.idaho.gov>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <Frankiejedunn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; ID State Historical Society - Dan Everhart <dan.everhart@ishs.idaho.gov>; Idaho Department of Environmental Quality <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Stacy Simkins <Stacy.Simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jamie Brown <jamiieb@inlandpower.com>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <Jason.Kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; Joe Kren <joekren@sd83.org>; Jordan Brooks <coolinsewer@gmail.com>; Karen Quenell <kquenell@northsidefire.org>; KayLeigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacledewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Matt Diel <matt.diel@lposd.org>; Merritt Horsmon <merritt.horsmon@idfg.idaho.gov>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.org>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <Huckbay2501@gmail.com>; Northern Lights <kristin.mettke@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHApplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone Legg <Symone.Legg@itd.idaho.gov>; TC Energy / TransCanada <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epfldchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jacob

Gabell <jake.gabell@bonnercountyid.gov>

Subject: Re: Bonner County Planning - File CUP0005-25 Agency Review

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Dylan Young

Bonner County Planning Department

Hearing Coordinator

208-265-1458

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Dylan Young

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Janna Brown <janna.brown@bonnercountyid.gov>

File CUP0005-25_Conditional Use

1 message

'Colleen Johnson' via Mail-Planning <planning@bonnercountyid.gov>
Reply-To: Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>
To: Bonner County Planning <planning@bonnercountyid.gov>

Wed, Sep 17, 2025 at 11:02 AM

Good Morning:

Attached is the District's response to the above-named file.

NOTICE OF CHANGE IN HOURS: THE OFFICE WILL BE CLOSED ON FRIDAYS. WE WILL BE OPEN NORMAL HOURS MONDAY THRU THURSDAY.

Colleen Johnson

Business Office Manager

Kootenai-Ponderay Sewer District

208-263-0229 Fax – 208-265-5326 Mobile: 208-304-5820

511 Whiskey Jack Road Sandpoint, Idaho 83864

P.O. Box 562, Kootenai, ID 83840

“Dance with Life”



 **25_09_BC_CUP0005_25_ConditionalUse.pdf**
97K

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 2nd day of **September 2025**.

Dylan Young

Dylan Young, Hearing Coordinator

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, September 2, 2025**.

NOTICE IS HEREBY GIVEN that the Hearing Examiner will hold a public hearing at **1:30 pm** on **Wednesday, October 1, 2025** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File CUP0005-25 - Conditional Use Permit - Gravel Pit

The applicant is requesting a Conditional Use Permit for a gravel pit. The ≈38.48-acre property is zoned Agricultural/Forestry 10. The project site is located off Curtis Creek Road in Section 28/33, Township 55 North, Range 04 West, Boise-Meridian. The project site is within the service areas of Spirit Lake Fire District and West Bonner School District #83.

For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at www.bonnercountyyid.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@bonnercountyyid.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.

NO COMMENT *Kootenai-Ponderosa Sevier District* *9/17/25*
Name Date

Out of District Boundaries



Dylan Young <dylan.young@bonnercountyid.gov>

Bonner County Planning - File CUP0005-25 Agency Review

'US Crossings' via Mail-Planning <planning@bonnercountyid.gov>
Reply-To: US Crossings <us_crossings@tcenergy.com>
To: "planning@bonnercountyid.gov" <planning@bonnercountyid.gov>

Fri, Sep 19, 2025 at 2:42 PM

Good Afternoon,

Per the Land Agent, no comment.

Thanks,

Nancy P. Babcock

Land Analyst, USNG Land Services

us_crossings@tcenergy.com

Desk: 800.562.8931



700 Louisiana St., Suite 14108F

Houston, TX 77002

[TCEnergy.com](https://www.tceenergy.com)

From: Bonner County Planning Department <planning@bonnercountyid.gov>

Sent: Tuesday, September 2, 2025 12:29 PM

To: Bonner County Planning Department <planning@bonnercountyid.gov>

Cc: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle

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Subject: [EXTERNAL] Re: Bonner County Planning - File CUP0005-25 Agency Review

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Dylan Young <dylan.young@bonnercountyid.gov>

Bonner County Planning - File CUP0005-25 Agency Review

Robert Beachler <Robert.Beachler@itd.idaho.gov>
To: Bonner County Planning Department <planning@bonnercountyid.gov>

Wed, Sep 3, 2025 at 6:32 AM

No Comment from the Idaho Transportation Department.

Robert Beachler
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From: Bonner County Planning Department <planning@bonnercountyid.gov>
Sent: Tuesday, September 2, 2025 10:29 AM
To: Bonner County Planning Department <planning@bonnercountyid.gov>
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Subject: Re: Bonner County Planning - File CUP0005-25 Agency Review

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