



BONNER COUNTY PLANNING DEPARTMENT

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CONDITIONAL USE PERMIT APPLICATION

FOR OFFICE USE ONLY:

FILE #

CUP0007-25

RECEIVED:

October 10, 2025

PROJECT DESCRIPTION:

Describe the proposed use: The proposed use of the land is to expand the City's wastewater treatment facility. The City utilizes a land based treatment system. This includes land application of treated wastewater, storage facilities, pumping facilities, disinfection facilities, and associated appurtenances.

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

APPLICANT INFORMATION:

Landowner's name: City of Spirit Lake

Mailing address: 6042 West Maine St.

City: Spirit Lake

State: Idaho

Zip code: 83869

Telephone: 208-623-2131

Fax:

E-mail: cityclerk@spiritleakeid.gov

REPRESENTATIVE'S INFORMATION:

Representative's name: Kevin Koesel

Company name: James A. Sewell & Associates, LLC

Mailing address: 600 4th St. West

City: Newport

State: Wa

Zip code: 99156

Telephone: 509-447-3626

Fax:

E-mail: kkoesel@jasewell.com

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project:

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section #: 30	Township: 54N	Range: 4W	Parcel acreage: 158.74
Parcel # (s): RP54N04W307201A			
Legal description: SE LESS TAX 5			
Current zoning: Rural 10 (R-10)		Current use: Ag/Forest Land (10-20 AC)	
What zoning districts border the project site? R-5			
North: Rural 5 (R-5)		East: Rural 5 (R-5)	
South: Rural 5 (R-5), Industrial (I)		West: Rural 5 (R-5)	
Comprehensive plan designation:			
Uses of the surrounding land(describe lot sizes, structures, uses):			
North: Rural Residential (5-10 AC)			
South: Transition (< 2.5 AC)			
East: Rural Residential (5-10 AC)			
West: Rural Residential (5-10 AC)			
Nearest city: Spirit Lake		Distance to the nearest city: ~ 1 mile	
Detailed directions to site: From the south: Go north on Highway 41, turn right on Spirit Lake Cutoff. Lot is to the west of the road after the first curve.			

ADDITIONAL PROJECT DESCRIPTION:

Please describe in detail all applicable uses/plans for subject property, including:
1) Size of buildings: Approximately 1200-1500 square feet per building
2) Type of unit: Control Building, pumping station
3) # of Units: 2
4) Any machinery to be located on the site: Pumps, electrical components, aeration equipment, disinfection equipment, and irrigation equipment
5) Any storage area, etc.: Not anticipated
6) Phasing plans, expected start-up and completion dates: Estimated start - Summer 2026. It is anticipated that final completion of the project will be in 2046.
7) # of people on site (employees, visitors, etc.): 1-2 people on site each day.
8) Hours of operation: Normal business hours during the week days, occasional weekend monitoring
9) Traffic to be generated (vehicles per day or week): 5 vehicle trips per day
10) Associated functions (receptions, outdoor activities, additional processes, etc.): Monitoring and maintenance of the facility year round. Irrigation during the growing season. Timer or crop management as necessary.

11) Parking, loading areas: Space for 1-2 vehicles

12) Advertising sign, size and location: N/A

13) Lighting plans: Areas around the control building will be illuminated with night sky friendly downward facing lights.

14) Solid waste management plan: Solid waste will be transferred to the Bonner County transfer station located on Paisley Road.

15) Complete detail of scope/process: The scope of the project is to provide the necessary facilities for treatment and land application of the city's wastewater per IDEQ and IDAPA 58.01.16 regulations. This includes storage, aeration, disinfection, and distribution to the land application crop. It is anticipated to use pumping equipment, disinfection equipment, lined storage cells, and irrigation equipment to apply at agronomic rates to the crop. The city currently utilizes timber crop and agricultural crops in their process.

16) If required, are landscaping plans attached?

☐ Yes

☒ No

NARRATIVE STATEMENT:

How will the conditional use be designed to avoid creating hazards or dangers to persons on or adjacent to the property? Buffering will be provided to surrounding properties. DEQ will be providing oversight to provide property monitoring and treatment of the wastewater treatment plant.

Explain the effects of elements such as noise, light glare, odor, fumes and vibrations on adjoining property: Buffers from the proposed irrigation site to adjacent residences are established by the Idaho Department of Environmental Quality. These buffers will be maintained. The buffer is intended to be existing forest and timber measuring 50-feet in width around the site.

How is the proposed use compatible with the adjoining land uses: Fits with rural area. Does not provide high density impact to the land in terms of housing and commercial development. Natural use of the land through irrigating the forest. The use will reduce wild land fire potential.

ACCESS INFORMATION:

Please check the appropriate boxes:

☐ Private Easement ☐ Existing ☐ Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and easement width. Include recorded instrument number for existing easements & name, if existing:

☒ Public Road ☒ Existing ☐ Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: Border for Spirit Lake Cutoff

☐ Combination of Public Road/Private Easement ☐ Existing ☐ Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and right-of-way/easement width and road name, if existing: _____

SITE INFORMATION:

Please provide a detailed description of the following land features:

Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc: NRCS Web Soil Survey indicates that the land is comprised of Bonner gravelly ashy silt loam and Kaniksu Sandy Loam, both with mild slopes of 0 to 4 percent. There are no known rock outcroppings or benches.

Water courses (lakes, streams, rivers & other bodies of water): There are no water courses in the immediate vicinity of the site.

Is site within a flood plain? ☐ Yes ☒ No Firm Panel #: 16017C1325E Map designation: _____

Springs & wells: None

Existing structures (size & use): None

Land cover (timber, pastures, etc): Timber

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

Other pertinent information (attach additional pages if needed): _____ Wetlands Inventory

SERVICES:

Sewage disposal will be provided by:

☒ Existing Community System - List name of sewer district or provider and type of system:

☐ Proposed Community System - List type & proposed ownership: _____

☐ Individual system - List type: _____

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Sewage generated will be from daily employees and will be treated by the facility being constructed.

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: Domestic water will be provided through an individual well. Several monitoring wells will be installed around the perimeter of the facility as part of the monitoring and maintenance from DEQ.

Distance (in miles) to the nearest:

Public/Community Sewer System: 0 mile	Solid Waste Collection Facility: 0 mile
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Public/Community Water System: 0 mile	Fire Station: ~2.5 miles
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Elementary School: ~2.1 miles	Secondary Schools: ~2.5 miles
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County Road: Directly adjacent	County Road Name: Spirit Lake Cutoff
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Which fire district will serve the project site? Spirit Lake Fire District

Which power company will serve the project site? _____

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

Property Rights: The proposed project will provide buffering and wells to adjoining properties. The buffering will mitigate aerosol migration off site.

Population: The proposed project will promote increased population growth by providing additional capacity to the wastewater system.

School facilities & Transportation: The proposed project is providing an essential public facility that could accommodate the school facilities and transportation goals in the comprehensive plan with the additional capacity of the expanded wastewater facility.

Economic Development: The proposed project will provide an increase to the economic development goals within the comprehensive plan. The project will provide buffers and natural use of the land, while protecting the environment.

Land Use: The land use is consistent with the adjacent properties in a rural area. The project will not provide high density impacts to the land in terms of housing and commercial development. The project promotes natural use of the land through irrigating the forest, while also reducing wild land fire potential.

Natural Resources: The proposed project expands the City's wastewater treatment system through natural use of the land. The project will not pose a threat to the goals of the natural resources within the comprehensive plan.

Hazardous Areas: The proposed project will reduce the potential for fire hazard due to the irrigation of the forest. The land on site has relatively mild slopes and not within a floodplain and free from hazardous areas within the comprehensive plan.

Public Services: The proposed project is providing an essential public facility that allows expansion of public services to the City of Spirit Lake and surrounding areas.

Transportation: The proposed project will generate less than 1 residential home in terms of trips per day plan.

Recreation: The proposed project will facilitate growth withing the City of Spirit Lake and will allow more people to use the City's amenities.

Special Areas or Sites: The proposed project will not adversely affect or destroy culturally or ecologically sensitive sites.

Housing: The proposed project will provide an essential public facility. By constructing this facility, the housing within the community will be promoted.

Community Design: The proposed project and its natural use of the land is in accordance with the community design goals within the comprehensive plan. Tree buffering will reduce adverse impacts to adjacent areas.

Agriculture: The proposed project will protect the rural and agricultural character of the land in its natural use. The project will also protect against land use conflicts.

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: 10.8.25

Landowner's signature: _____ Date: _____