



# BONNER COUNTY PLANNING DEPARTMENT

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## CONDITIONAL USE PERMIT APPLICATION

### FOR OFFICE USE ONLY:

FILE #

CU00008-25

RECEIVED:

Oct 8, 2025

### PROJECT DESCRIPTION:

Describe the proposed use:

Commercial Marina

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

### APPLICANT INFORMATION:

Landowner's name: Long Bridge Land Holding Company, LLC

Mailing address: P.O. Box 1942

City: Spokane

State: WA

Zip code: 99210

Telephone: 612-245-9665

Fax: N/A

E-mail: lbhco@outlook.com

### REPRESENTATIVE'S INFORMATION:

Representative's name: Laura Cannon

Company name: HMH Engineering

Mailing address: 3882 N.Schreiber Way, Suite 104

City: Coeur d'Alene

State: ID

Zip code: 83815

Telephone: 208-714-2156

Fax: N/A

E-mail: lcannon@hmh-llc.com

### ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project: Dan Tadic

Company name: HMH Engineering

Mailing address: 476864 Highway 95, Suite 3

City: Ponderay

State: ID

Zip code: 83852

Telephone: 208-635-5825

Fax: N/A

E-mail: dtadic@hmh-llc.com

**PARCEL INFORMATION:**

Section #: 34/35	Township: 57N	Range: 2W	Parcel acreage: 2.34 Acres
Parcel # (s): RP0023401002B0A			
Legal description: 34/35-57N-2W LAKESIDE PLACE BLK 10 LOT 2B REPLAT THE LANDING 41 SOUTH RESTAURANT			
Current zoning: Recreation (REC)		Current use: Commercial Marina	
What zoning districts border the project site?			
North: N/A - Lake Pend Oreille		East: N/A - ITD right-of-way for US-95	
South: Rural Service Center (RSC) also under ownership of Long Bridge Land Holding Company, LLC		West: Recreation (REC)	
Comprehensive plan designation:			
Uses of the surrounding land( describe lot sizes, structures, uses):			
North: N/A - Lake Pend Oreille			
South: Vacant 1.34-acre lot owned by Long Bridge Land Holding Company, LLC.			
East: N/A - ITD right-of-way for US-95			
West: 2.1-acre lot developed with a hotel/inn and was permitted under a CUP			
Nearest city: Sandpoint		Distance to the nearest city: 3.1 miles/2.9 miles	
Detailed directions to site: From Sandpoint head south on US-95. Immediately after the long bridge turn right onto Lakeshore Dr.			

**ADDITIONAL PROJECT DESCRIPTION:**

Please describe in detail all applicable uses/plans for subject property, including:
1) Size of buildings: See attached narrative.
2) Type of unit: Single family residence (former restaurant), two rental cabins, boat rental shack
3) # of Units: 3 residential units and 1 commercial unit
4) Any machinery to be located on the site: N/A
5) Any storage area, etc.: N/A
6) Phasing plans, expected start-up and completion dates: See attached narrative.
7) # of people on site (employees, visitors, etc.): See attached narrative.
8) Hours of operation: The single family residence and two rental units will have 24/7/365 access. The marina will accommodate visitors primarily seasonally from April - Oct. Hours of operation are 7:00 am - 9:00 pm.
9) Traffic to be generated (vehicles per day or week): See attached trip generation and distribution letter.

10) Associated functions (receptions, outdoor activities, additional processes, etc.): Single family residence in the former restaurant, two rental cabins, and a commercial marina with associated upland parking, and boat rental shack.		
11) Parking, loading areas: See attached traffic plan and site plan		
12) Advertising sign, size and location: Existing advertising signs for the Long Bridge Marina and Lodge at Sandpoint (adjacent property to the west) are shown on the parking plan. These signs are ~40 sf (~4'x10' per side) and will be removed during parking lot reconstruction. A larger marina sign is located near the top of the access pathway to the marina and is ~168 sf (~10.5'x16') and is proposed to remain. See attached narrative.		
13) Lighting plans: Existing parking lot luminaires are indicated on the parking plan.		
14) Solid waste management plan: All property users share a dumpster located near the north end of the parking lot. See parking plan.		
15) Complete detail of scope/process: See attached narrative.		
16) If required, are landscaping plans attached?		<input type="checkbox"/> Yes
		<input checked="" type="checkbox"/> No

**NARRATIVE STATEMENT (ADDITIONAL DOCUMENTS, IF NECESSARY):**

How will the conditional use be designed to avoid creating hazards or dangers to persons on or adjacent to the property? See attached narrative.
Explain the effects of elements such as noise, light glare, odor, fumes and vibrations on adjoining property: See attached narrative.
How is the proposed use compatible with the adjoining land uses: See attached narrative.

**ACCESS INFORMATION:**

Please check the appropriate boxes:	
<input type="checkbox"/>	<u>Private Easement</u> <input type="checkbox"/> Existing <input type="checkbox"/> 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:



<input checked="" type="checkbox"/>	<u>Public Road</u> <input checked="" type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u> Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: <div style="margin-top: 10px; padding-left: 40px;">           Access to the site will be directly off Lakeshore Drive which is a paved public roadway with a varying right-of-way width approximately 50' wide adjacent to the subject property.         </div>
<input type="checkbox"/>	<u>Combination of Public Road/Private Easement</u> <input type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u> 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:  
 The site has moderate topography generally sloping from the southwest to the northeast with the high point along the southwestern property line. Elevations on site, where proposed improvements are located, range from 2100' to 2086'.

There is an ITD stormwater swale located along the eastern property line adjoining the ITD Highway 95 right-of-way.

Water courses (lakes, streams, rivers & other bodies of water):  
 Lake Pend Oreille lies directly adjacent to the north of the subject property.

Is site within a flood plain?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Firm Panel #: 16017C0950E	Map designation: Zone AE
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Springs & wells:  
 There are no known springs or wells located on the subject property.

Existing structures (size & use):  
 Existing structures include: the former Swans Landing Restaurant (now single family residence) approximately 7,775 sq.ft., the two rental cabins approximately 530 sq. ft.each, and the boat rental shack which is approximately 345 sq. ft.

Land cover (timber, pastures, etc):  
 The site is largely developed with existing structures and a paved parking lot. Large native (deciduous and evergreen) trees are located throughout the site and there are formal landscape beds around the primary structure.

Are wetlands present on site?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Source of information: USFS wetlands mapper
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Other pertinent information (attach additional pages if needed):

Wetlands and steeper slopes associated with Lake Pend Oreille occur along the northern boundary beyond the proposed limits of disturbance. In water work has already been permit, but not constructed, by ILD.

See attached narrative for requested deviations.

**SERVICES:**

Sewage disposal will be provided by:

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

☐ 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:

Southside Water and Sewer District owns and maintains an existing 8" sanitary sewer main which extends across the subject parcel wrapping around the existing single family residence and serves the existing structures on the parcel.

Water will be supplied by:

☒ Existing public or community system - List name of provider: Southside Water and Sewer District

☐ 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:

Southside Water and Sewer District owns and maintains an existing 6" water main located within Lakeshore Drive. This main currently serves the existing structures on the parcel.

**Distance (in miles) to the nearest:**

Public/Community Sewer System: on site

Solid Waste Collection Facility: 6.2 Miles (Dufort Dump Site)

Public/Community Water System: directly adjacent

Fire Station: 3.9 Miles (Sagle Fire Station)

Elementary School: 3.8 Miles (Sagle Elementary School)

Secondary Schools: 3.9 Miles (Sandpoint Middle School)

County Road: directly adjacent

County Road Name: Lakeshore Drive (0 miles)

Which fire district will serve the project site? Sagle Fire

Which power company will serve the project site? Avista Utilities

**How is the use/plan in not in conflict with the policies of the Comprehensive Plan?**

Property Rights:  
See attached narrative.

Population:  
See attached narrative.

School facilities & Transportation:  
See attached narrative.

Economic Development:  
See attached narrative.

Land Use:  
See attached narrative.

Natural Resources:  
See attached narrative.

Hazardous Areas:  
See attached narrative.

Public Services:  
See attached narrative.

Transportation:  
See attached narrative.

Recreation:  
See attached narrative.

Special Areas or Sites:  
See attached narrative.

Housing:  
See attached narrative.

Community Design:  
See attached narrative.

Agriculture:  
See attached narrative.

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: Bryan Miller Managing Person Date: 10-7-25

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