



# BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)  
planning@co.bonner.id.us (e-mail) <http://www.co.bonner.id.us/planning/index.html> (web page)

## CONDITIONAL USE PERMIT APPLICATION

### FOR OFFICE USE ONLY:

FILE #

CUP0003-25

RECEIVED:

RECEIVED  
david.fisher , 1/29/2025, 12:25:12 PM

### PROJECT DESCRIPTION:

Describe the proposed use: Event area with covered pavilion.

The use is conditionally provided for at Bonner County Revised Code, Section(s) \_\_\_\_\_

### APPLICANT INFORMATION:

Landowner's name: Richard Cook

Mailing address: \_\_\_\_\_

City: Sandpoint

State: ID

Zip code: 83864

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

### REPRESENTATIVE'S INFORMATION:

Representative's name: \_\_\_\_\_

Company name: \_\_\_\_\_

Mailing address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip code: \_\_\_\_\_

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

### ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project: \_\_\_\_\_

Company name: \_\_\_\_\_

Mailing address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip code: \_\_\_\_\_

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

**PARCEL INFORMATION:**

Section #: 3	Township: 59	Range: 1	Parcel acreage: 60
Parcel # (s): RP59N01W032510A			
Legal description:			
Current zoning: A/F 10		Current use: Residential	
What zoning districts border the project site?			
North: Boundary County Fish & Game		East: A/F 10	
South: A/F 10		West: A/F 10	
Comprehensive plan designation:			
Uses of the surrounding land( describe lot sizes, structures, uses):			
North:10 acres in Boundary. We own this along with other Fish and Game acres. Fields/forest.			
South:12 acres A/F 10 no structures/forest			
East: Fish and Game			
West: 2.5 acres with a warehouse used by a logging company.			
Nearest city: Ponderay		Distance to the nearest city: 15 miles	
Detailed directions to site: Take Hwy 95 N from Ponderay turn left at 491570 (logging company with warehouse) drive West for 700 feet.			

**ADDITIONAL PROJECT DESCRIPTION:**

Please describe in detail all applicable uses/plans for subject property, including:	
1) Size of buildings: Covered pavillion area 40' x 60' Eventual restrooms 10'x20'	
2) Type of unit: Outdoor open air pavillion.	
3) # of Units: Just one pavillion.	
4) Any machinery to be located on the site: Normal vehicles.	
5) Any storage area, etc.: One shed 100 sqft.	
6) Phasing plans, expected start-up and completion dates: Construction to start April 2025 Completion June 2025	
7) # of people on site (employees, visitors, etc.): 0 to 2 people between events. During events 100 to 200 people.	
8) Hours of operation: Mostly weekends but area available to rent 7 days a week.	
9) Traffic to be generated (vehicles per day or week): Projected to have 50 to 100 cars per week if event is occurring. No events are planned to be held in the winter.	
10) Associated functions (receptions, outdoor activities, additional processes, etc.): Weddings, receptions, corporate and family events/parties and community events.	

11)	Parking, loading areas: <u>1/2 acre of parking area to the south of the event area.</u>
12)	Advertising sign, size and location: <u>Event sign at highway (491570) to County/State requirements.</u>
13)	Lighting plans: <u>Minimal lighting. Mostly inside patio with occasional pathway lighting</u>
14)	Solid waste management plan: <u>Trash cans will be provided and taken to dump after each event.</u>
15)	Complete detail of scope/process: <u>We plan to build the pavilion and parking area in April and build a restroom within a year or two. Pathways and landscape features to be developed over time.</u>
16)	If required, are landscaping plans attached? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>

**NARRATIVE STATEMENT:**

How will the conditional use be designed to avoid creating hazards or dangers to persons on or adjacent to the property? We will use signs and marked seating and parking areas for guests.

Explain the effects of elements such as noise, light glare, odor, fumes and vibrations on adjoining property: Each event will have some noise from the attendees. However the nearest neighbor is 800 feet away and is a logging company. The nearest non family residence from an adjoining lot is over a mile away. No light, odor, fumes or vibrations will even be felt that far.

How is the proposed use compatible with the adjoining land uses: Adjoining land uses are all forest or field related. Our use will be completely compatible with these uses.

**ACCESS INFORMATION:**

Please check the appropriate boxes:

<input checked="" type="checkbox"/>	<u>Private Easement</u>	<input checked="" 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: <u>The private driveway is graveled and between 15 to 20 feet in width. Driveway is flat with minimal grades (less than 2%). No easements outside of the Cook Living Trust are necessary.</u>
<input type="checkbox"/>	<u>Public Road</u>	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed	Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: _____

☐ 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:  
The is mostly flat with a maximum slope of 2%. No rocks, outcroppings or benches. The  
area is field with some adjoining forested areas.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Water courses (lakes, streams, rivers & other bodies of water): \_\_\_\_\_

There is a canal (dug in the 1960's) that is within 200 feet of the event area. It is not for  
swimming and used only as a water feature that contributes to the natural beauty of the  
rural area.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Is site within a flood plain?    ☐ Yes    ☒ No    Firm Panel #: \_\_\_\_\_    Map designation: \_\_\_\_\_

Springs & wells:

The property is fed by a well (approximately 700 feet away).

\_\_\_\_\_

Existing structures (size & use): \_\_\_\_\_

We have one house (primary residence at 2,750 sqft) with a basement/  
garage and an ADU (300 sqft) used as a rental. There is also a 10x44  
mobile home and a 10x10 shed for equipment/storage and a chicken coop.

\_\_\_\_\_  
\_\_\_\_\_

Land cover (timber, pastures, etc): \_\_\_\_\_

The property is timber and pasture.

\_\_\_\_\_  
\_\_\_\_\_

Are wetlands present on site? ☒ Yes    ☐ No    Source of information: GIS map

Other pertinent information (attach additional pages if needed): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SERVICES:**

Sewage disposal will be provided by:

- ☐ Existing Community System - List name of sewer district or provider and type of system: \_\_\_\_\_
- ☐ Proposed Community System – List type & proposed ownership: \_\_\_\_\_
- ☒ Individual system – List type: There is a 1500 gallon septic system with 180' leach field

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: There is one septic system with 180' leach field near event area and 2 other septic systems (one for ADU and one for our son's trailer 700 feet down driveway.

Water will be supplied by:

- ☐ Existing public or community system - List name of provider: \_\_\_\_\_
- ☐ Proposed Community System – List type & proposed ownership: \_\_\_\_\_
- ☒ Individual well

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

There is one well and a 2,500 gallon water reserve tank that feeds all the residences and frost free spigots.

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

Public/Community Sewer System: 15 mls	Solid Waste Collection Facility: Samuels 8 miles
Public/Community Water System: 15 mls	Fire Station: Samuels Fire Station
Elementary School: 4 mls	Secondary Schools: 20 miles Bonners Ferry
County Road: 1 mls	County Road Name: West Elmira Road

Which fire district will serve the project site? Northside Fire DepartmentWhich power company will serve the project site? Northern Lights**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 rights of the property owners to operate an event center out of their AG/F - 10 zoned parcel is in line with the goals, objectives and policies of the Comp Plan as there are no negatively impacted residences or businesses.

Population: There are no negative impacts on population.

School facilities & Transportation: All school facilities and transportation stations fall outside of a 5 miles radius and should not experience an increase in attendees/volume.

Economic Development:	The business will create economic growth for the community without sacrificing natural views along the highway and damaging the rural lifestyle of its residents.
Land Use:	Our plan is to compliment the aesthetics of the environment where possible to match the wooded and mountain landscape of the northwest to achieve the most attractive business property.
Natural Resources:	Our plan is to minimize development in the natural resource areas such as canals, ponds, wetlands, etc. We will create pathways and sitting areas for our event attendees to enjoy.
Hazardous Areas:	There are wetlands with a canal typical of North Idaho. We will have the guests stay on marked paths and within the event area marked with signs.
Public Services:	There will be very minimal impact on existing public services. The electricity providers (Northern Lights) may experience more usage as well as our own water and septic systems.
Transportation:	The access is right off Highway 95 down a graveled driveway about 1000 feet. Additional dirt access is available and we expect to gravel this road in the next couple years.
Recreation:	There are no public trails, waterways, or park access on or near our property.
Special Areas or Sites:	To our knowledge there are no archeological or historical sites on this property.
Housing:	No increase in residence is expected as a result of this Event Center.
Community Design:	We plan to build our event center to fit within the rural features of the area. We will use natural colors and themes as well as design features such as northwest style lamps, benches, wagon wheels, signs, etc.
Agriculture:	No large scale agriculture is planned near the event area but we may have small household operations such as flowerbeds, gardens and orchards.
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: \_\_\_\_\_

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