



BONNER COUNTY PLANNING DEPARTMENT

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CONDITIONAL USE PERMIT APPLICATION

FOR OFFICE USE ONLY:

FILE #

CU0009-25

PROJECT DESCRIPTION:

RECEIVED:

12/22/2005

Describe the proposed use: Events such as weddings, bridal/baby showers, birthday parties, other small events.

The proposed use of my nearly 60 acre property is a low impact rural event venue designed to host small-medium size weddings, bridal/baby showers, birthday parties and a limited number of small festivals. Events will be thoughtfully planned to preserve the peaceful character of the surrounding neighborhood.

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

APPLICANT INFORMATION:

Landowner's name: Summer Andrew

Mailing address: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip code: [REDACTED] Telephone: [REDACTED]

Fax: [REDACTED]

E-mail: [REDACTED]

REPRESENTATIVE'S INFORMATION:

Representative's name: Same as owner

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 #:	Township: Athol	Range:	Parcel acreage: 59.46
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RP54N03W3031A

Parcel # (s):

Legal description:

Current zoning: Forestry/Ag	Current use: Farm/residential
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What zoning districts border the project site?

Comprehensive plan designation:

North: Residential	East: Residential
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South: Hill side, Bare land, county land Residential	West: Bare land
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Uses of the surrounding land(describe lot sizes, structures, uses):

North: large lots, Some homes

South: Mountain & Bare land mostly used for hunting

East: 100 acre Residential property

West: Bare land 80 acres

Nearest city: Athol	Distance to the nearest city: 5 Miles
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- Detailed directions to the site: 1. going N on Hwy 95 turn West on Granite loop Rd, continue on Kelso Lake Rd until you turn south to go to farm.
- US-95N to E Hwy 54 - take N Clagstone to Kelso Lake Rd.
 - I 90 E to SH-53 to W Diagonal Rd to Clagstone to Kelso Lake Rd
- (From Spokane)

ADDITIONAL PROJECT DESCRIPTION:

Events will be limited in size, and guests will only use the west 20 acs. The event barn will be built on the edge of the west side. The intent of this proposed use is to create a tasteful, respectful, well-managed event destination that blends into the surroundings.

Please describe in detail all applicable uses/plans for subject property.

including:

- 1) Size of buildings: 50' by 70' Barn
- 2) Type of unit: Event Barn, completely enclosed to manage sound & privacy
- 3) # of Units: 1
- 4) Any machinery to be located on the site: tractors, antique farm equipment
- 5) Any storage area, etc.: 20 x 40 shipping container
- 6) Phasing plans, expected start-up and completion dates: started March ²⁰²⁵ and set to complete March 2026
- 7) # of people on site (employees, visitors, etc.): Weekend Weddings with 150 visitors max and 10 staff.
- 8) Hours of operation: Weekend operations for events will have sound levels controlled and end at 9:30pm. Most weddings are around 75-100 participants and this will allow all noise to be finished by 10pm including car noise.
- 9) Traffic to be generated (vehicles per day or week): 40-60 cars for Events

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- 10) Associated functions (receptions, outdoor activities, additional processes, etc.): Gardens & landscaping for peaceful exploration, Receptions would end by 9:30pm
900 Sq ft Airbnb for bridal suite

- 11) Parking, loading areas: On-site (approx 80 x 150 ft) parking on west side of property will be provided to prevent roadside parking.

- 12) Advertising sign, size and location: proposal for 3 signs. 1 36" by 36" Main entrance sign, one at the fork across bridge to ensure the visitors do not go into neighbors driveway, and one on my property as they enter. Smaller directional signs could be placed the day of the event and then moved on Kelsi lake.

- 13) Lighting plans: Lighting will be limited to the enclosed barn, the parking lot and along our private Rd. Outdoor lighting around gardens will be downward facing

- 14) Solid waste management plan: and all lights will be turned off after events. All guests will use high end porta-jons brought on site for the event and removed afterwards.

- 15) Complete detail of scope/process: Events will be prep'd for throughout the week. The rehearsal dinner would be Friday evening with minimal traffic/noise. Saturday we will manually direct cars along with signs to create a calm entrance. With one wedding each weekend at most we will be able to focus on quality - not quantity.

- 16) If required, are landscaping plans attached? Yes
Minimal grass landscaping will be finished around Barn/pond. We want to blend into the natural beauty of the woods.

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? The venue will operate as a by-reservation professionally managed facility. I will not be providing any alcohol or permitting the use unless distributed by a hired-legal outside vendor. Existing trees and landscaping with the placement of the Barn will work as natural buffers, visually & for noise.

Explain the effects of elements such as noise, light glare, odor, fumes and vibrations on adjoining property: Due to the 80 acres next to me which is bare land that I have 1st right to purchase this is a great buffer for the venue. The cars would be driving across a road that is a grass field & a forest road to the event barn. They wouldn't pass a single home to get there. Noise will be carefully monitored with low tasetful music outside and reception inside event barn with doors closed and a time limit of

How is the proposed use compatible with the adjoining land uses: this is a beautiful Ag/forest property with the few neighbors on large parcels. It allows a way to share the beauty of Idaho in Nature.

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: Kelso is a County maintained Gravel Rd, Farmhouse Heritage Ln will be privately managed by myself. It will be gravel and professionally taken care of.



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: Kelso Lake Rd & Farmhouse Heritage Ln. Kelso Lake Rd is around 20ft wide and Farmhouse Ln is approx 10-12 ft wide. Both roads are gravel.



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: Kelso Lake Road is a County maintained Gravel Rd and is around 20ft wide. Farmhouse Heritage Ln is 10-12 ft wide and I have an easement attached for the entire Rd leading to the farm.

SITE INFORMATION:

Please provide a detailed description of the following land features:

Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc:

Kelso Lake Rd has 2 lakes if coming off of Hwy 95. Guests will drive by these lakes, otherwise landscape is wooded or grass/marsh. Event Barn is built in forest with the Farmhouse Heritage Ln Driving over a marsh area. ~~Wetlands are in the lower 30 acres and Rd and Barn/ parking lot are at the top of~~ Slight Slope on Rd with entire Rd being professionally maintained.

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

Is site within a flood plain?	Yes	<input checked="" type="radio"/> No	Firm Panel #:	Map designation:
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Springs & wells: Spring fed pond on ~~right~~ site, and 1 well.

Existing structures (size & use): Newly building 150 x 70 Barn & 900 Sq Ft Bridle Suite.

Land cover (timber, pastures, etc): ~~Wetlands are in the lower 30 acres and Rd and Barn/ parking lot are at the top of~~

Are wetlands present on site?	<input checked="" type="radio"/> Yes <input type="radio"/> No	Source of information: the 30 timbered acres
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Other pertinent information (attach additional pages if needed): The proposed Wedding event Center hopes to be consistent with the intent, goals, and policies of Banner County planning. I will represent a appropriate, compatible and beneficial use of the property while respecting land uses, community safety, and guidance recieved from communication that will be in going with neighbors, & banner County. thank you

SERVICES:

Sewage disposal will be provided by: *Privy Chambers - Private Restroom Portajons*

Existing Community System - List name of sewer district or provider and type of system: *Private Septic System will not be used by event guests*

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: *Private Septic will NOT be used by event guests*

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:

Distance (in miles) to the nearest:

Public/Community Sewer System: Solid Waste Collection Facility: *Kootenai County Solid Waste (30 miles)*

Public/Community Water System: Fire Station: *Timberlake Fire Protection - 14 miles*

Elementary School: Secondary Schools: *Attol El. ~~Attol El. - 12 miles~~*

County Road: County Road Name: *Farmhouse Heritage Ln*

Which fire district will serve the project site? *Timberlake Fire District - 14 miles*

Which power company will serve the project site? *Northern Lights 31 miles*

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

Property Rights: *The property's future land use designation allows for a low density plan to utilize private property for rural events that serve the community. In using my Private Property for private, controllable events that utilize small scale buildings & parking Events are scheduled and intermittent, not continuous so they won't overwhelm local services, streets or infrastructure. It will help revenue to come to Attol & add small town aesthetics.*

School facilities & Transportation: proposed property is in Lakeland School District #272. These events would be held outside of school hours Friday evening through Saturday so traffic wouldn't effect school bus routes. Otherwise venue is 12 miles from nearest school.

Economic Development:

Planning to add to the economy in Athol by providing goods, leisure and hospitality, as well as keeping a property a farm with beauty and making revenue with natural resources.

Land Use:

Natural Resources: Planning for land use to be low density and maintain natural wooded areas and grass lands.

Plan is to protect the natural resources on the property and in the neighborhood area, by following all guide lines for roads and necessary upgrades to keep as much nature surrounding venue untouched.

Hazardous Areas:

This property is in a low to moderate area for ava lanches, it has marsh lands used for cattle to graze, not for event venue

Public Services:

Porta jons will be used for restrooms so that all waste is taken care of, Private well water used for portable bathrooms but all used water will be hauled off. Electricity provided by Northern Lights from a 400 Amp panel

Transportation:

and Timberlake Fire will provide help if needed. Guests will cross a train track either way off 95 or Clogstone. Road was built by contractor with culverts and cory spalls for drainage

Recreation:

To preserve the beauty and nature in area as my #1 priority. By protecting land with waste and water taken care of professionally, with small/medium private events on weekends only to avoid traffic effecting neighbors, also by limiting amount of guests.

Special Areas or Sites:

This property is not in a special area or have a special site.

Housing:

this is a farm business so the buildings are limited to owner residence, Adu and barn. this isnt a high density development


Community Design:

No community planned, the plan is to keep this a farm and generate some revenue to keep it that way.

Agriculture:

Implementation: (Not required to complete this element)

I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Landowner's signature: _____ Date: 12/22/25 Landowner's signature:  Date: _____