

**BONNER COUNTY PLANNING DEPARTMENT
ZONING COMMISSION
STAFF REPORT FOR MAY 28, 2026**



Project Name: Summer – Event Venue

File: CUP0009-25, Conditional Use Permit – Private Community Facility

Request: The applicants are requesting a Conditional Use Permit for the creation of a private community facility.

Legal Description: 30-54N-3W TAX 7

Location: 528 Farmhouse Heritage Lane, Athol, ID 83801

Parcel Number: RP54N03W303161A

Parcel Size: Approximately 58.46-acres

Applicant/Property Owner: Summer Andrew

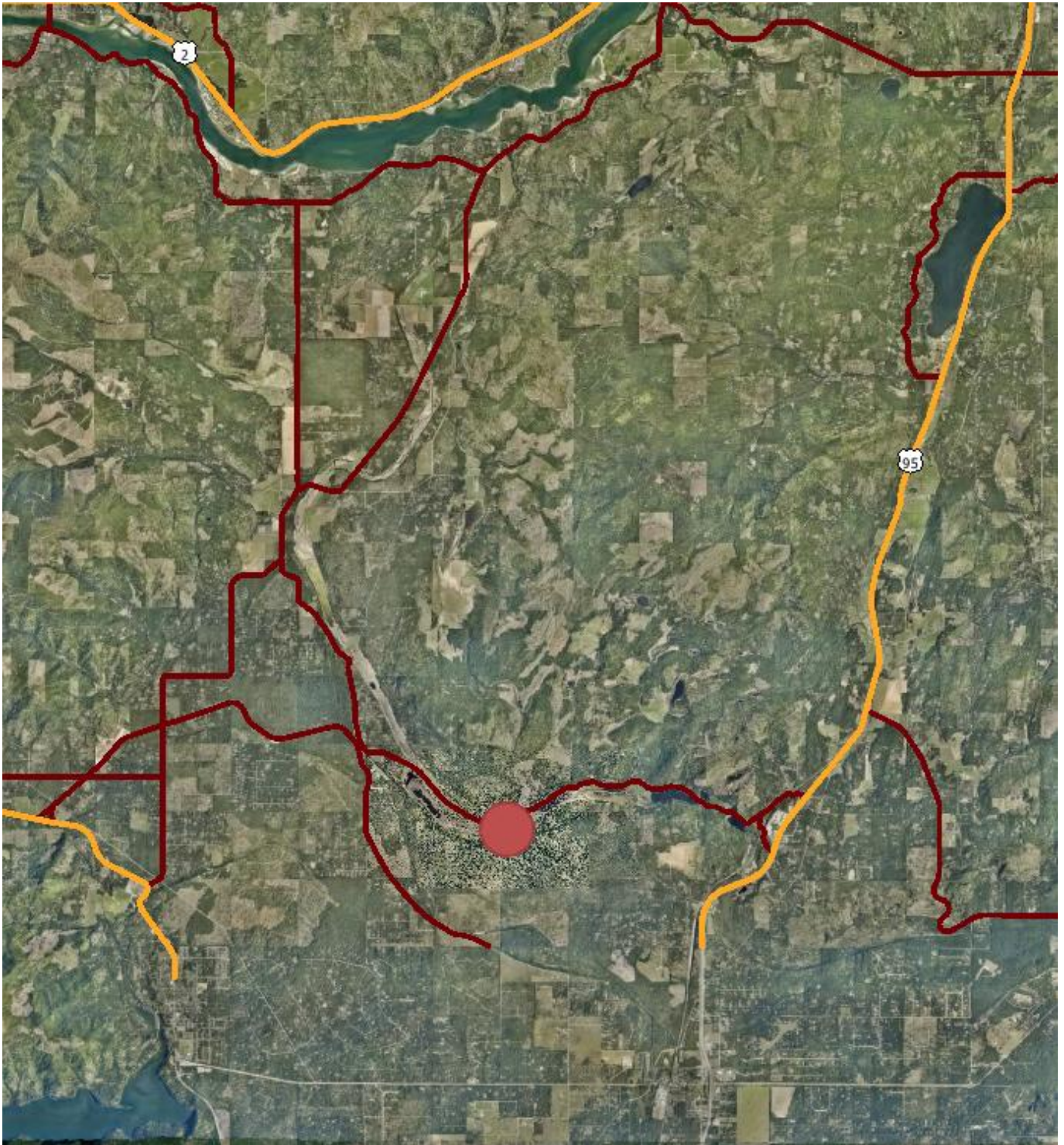
Project Representative: N/A

Application filed: December 22, 2025

Notice provided: Mail: April 21, 2026
Site Posting: April 21, 2026
Published in newspaper: April 21, 2026

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

Vicinity Map



Site Plan



Project summary:

The applicants are requesting a Conditional Use Permit for the creation of a private community facility. The approximate 58.46-acre property is zoned Agricultural/Forestry 20 (A/F-20). The project is located off Farmhouse Heritage Lane via Kelso Lake Road in Section 30, Township 54 North, Range 3 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 12-322, Agricultural/Forestry District
- BCRC 12-331, Interpretation of Use Tables
- BCRC 12-335, Public Use Table; Private Community Facility
- BCRC 12-339, Classification of New Uses Within Zone Districts
- 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 12-7.1, Shorelines
 BCRC 12-7.2, Grading, stormwater management and erosion control
 BCRC 12.7.3, Wetlands

Background:

A. Site data:

- Unplatted
- Size: Approximately 58.46-acres
- Zone: Agricultural/Forestry (A/F-20)
- Land Use: Ag/Forest Land (10-20 AC)

B. Access:

- The site is accessed by Farmhouse Heritage Lane, a privately owned and maintained easement.

C. Environmental factors:

- Site does contain mapped slopes from 0-30+%. (USGS)
- Site does contain mapped wetlands. (USFWS/NWI)
- Site does contain frontage on Hoodoo Creek.
- Parcel is within SFHA Zone A and Zone X per FIRM Panel Number 16017C1125E, Effective Date 11/18/2009. Per the submitted site plan and county GIS, the proposed development is within SFHA Zone X. No further floodplain review is required on this proposal.

D. Services:

- Water: Individual Well
- Sewage: Privy Chambers – Private restroom porta johns
- Fire: Partially within Spirit Lake Fire District (GIS). Application states Timberlake Fire District
- Power: Northern Lights Inc.
- School District: Lake Pend Oreille School District #84

E. Comprehensive Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Ag/Forest Land (10-20 AC)	Agricultural/forestry 20 (A/f-20)	Residential, 58.46-acres
North	Ag/Forest Land (10-20 AC)	Agricultural/forestry 20 (A/f-20)	Vacant, 11.36 acres
East	Ag/Forest Land (10-20 AC)	Agricultural/forestry 20 (A/f-20)	Residential, 51.83-acres
South	Ag/Forest Land (10-20 AC)	Agricultural/forestry 20 (A/f-20)	Undeveloped 30.88-acres and 62.97-acres

West	Ag/Forest Land (10-20 AC)	Agricultural/Forestry 20 (A/F-20)	Undeveloped 30.88-acres and 62.97-acres
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F. Agency Review

Taxing districts and agencies were notified of this project on April 21, 2026. A full list of the agencies noticed is attached as Appendix A of this Staff Report.

The following agencies commented:

- Bonner County Road & Bridge
- Idaho Department of Water Resources
- Idaho Department of Environmental Quality

The following agencies replied "No Comment":

- TC Energy
- Kootenai-Ponderay Sewer District
- Idaho Transportation Department
- Bonneville Power Administration
- Idaho Department of Fish and Game

All other agencies did not reply.

Public Notice & Comments

As of the date of the staff report the Planning Department has received public comments on this project.

Standards Review and Staff Analysis:

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

The Zoning Commission or Hearing Examiner, except as otherwise provided in this title, is charged with conducting at least one public hearing on the conditional use permit application, at which time interested persons shall have an opportunity to be heard. The Zoning Commission or Hearing Examiner shall review the particular facts and circumstances of each proposal submitted. To grant a conditional use permit, the Zoning Commission or 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.

BCRC 12-331, Interpretation of Use Tables

A. In the case of a question as to the inclusion or exclusion of a particular proposed use in a particular use category, the Planning Director shall have the authority to make the final determination based on the characteristics of the operation of the proposed use and the Planning Director's interpretation of the standard land use coding manuals, as provided in section 12-339 of this subchapter.

B. In the case of a conflict between the general description and the use table, the table shall prevail. (Ord. 501, 11-18-2008)

Staff: The Bonner County Revised Code does not have an explicit use entitled "Event Venues". The Planning Director is required to make a determination based on the direction of BCRC 12-331 and BCRC 12-339.

BCRC 12-339, Classification of New Uses Within Zone Districts

It is recognized that new unanticipated types of land uses will be proposed in Bonner County. In order to provide for such changes and contingencies, when a use is proposed that is not listed as a prohibited, permitted or conditional use in a zone district, the Planning Director shall make a determination that:

A. The use falls within the same standard classification pursuant to the "Standard Industrial Classification Manual" or the North American Industry Classification System, as amended, modified or superseded, as a listed permitted or conditional use in a current zone district and that it may be processed in the same fashion as the listed use; or

B. The use does not fall within the same standard classification pursuant to the "Standard Industrial Classification Manual" or the North American Industry Classification System, as amended, modified or superseded, as a listed permitted or conditional use in a particular zone district, and thus is a prohibited use in that district; or

C. The use is unique in nature and an amendment to this title is necessary in order to allow for its placement within the appropriate zone district. (Ord. 577, 5-23-2018)

STAFF: Currently, Bonner County Revised Code does not have a specific use for event venues. Historically, Bonner County has permitted these types of uses as private community facilities. Bonner County has used the Standard Industrial Classification (SIC) Manual, supplied by OSHA, and the North American Industry Classification System (NAICS) supplied by the US Census, to determine the use that an event venue would fall under. Neither source has a specific use entitled "event venues." The use of renting the land and structures is described under NAICS section 531120 "Lessors of Nonresidential Buildings," and SIC section 6512 "Operators of Nonresidential Buildings." NAICS cross references these rentals with the purposes of promoting various events, and indexes various types of "halls."

The Bonner County Revised Code has a listed use titled "Churches, grange halls, public or private community facilities," but does not define these. According to BCRC 12-800 A (6), "Terms not defined within title 11 of this code or this title shall have the meaning customarily assigned to them as defined in Webster's dictionary ("The Merriam-Webster Collegiate Dictionary", eleventh edition)".

According to Merriam Webster's Collegiate Dictionary, 11th Edition, the definition of **hall** includes:

- 3
: a large usually imposing building for public or semipublic purposes
- 6
: a large room for assembly : AUDITORIUM
- 7
: a place used for public entertainment

The definition of facility includes:

4b

: something (such as a hospital) that is built, installed, or established to serve a particular purpose

The definition of community includes:

- 1**
: a unified body of individuals: such as
 - a**
: the people with common interests living in a particular area
broadly : the area itself
 - b**
: a group of people with a common characteristic or interest living together within a larger society
 - c**
: a body of persons of common and especially professional interests scattered through a larger society
 - d**
: a body of persons or nations having a common history or common social, economic, and political interests
 - e**
: a group linked by a common policy
 - f**
: an interacting population of various kinds of individuals (such as species) in a common location
 - g**
: state, commonwealth
- 2**
 - a**
: a social state or condition
 - b**
: joint ownership or participation
 - c**
: common character : **likeness**
 - d**
: social activity : **fellowship**

3

: society at large

Staff: Per BCRC 12-339, the Planning Director **shall** make the final determination of whether or not the proposed use falls within the same standard classification. The planning director has determined that an event venue meets the definition of a private community facility and grange hall, which are both listed in the Public Use Table, BCRC 12-335. Specifically, line 2D of the Community definition, line 6 of the hall definition and line 4B of the facility definition show the intention of the private community facility. This definition can be summarized as "Something that is built, installed, or established to serve a private social activity".

Since 2016, the Bonner County Planning Department has had over 10 applications for new Conditional Use Permits or to make modifications to existing permits, for event venues on different properties; all of which have been evaluated under the Private Community Facility use.

BCRC 12-335, Public Use Table

Use	Zoning District								
	F	A/F	R	S	C	I	RSC	REC	AV
Churches, grange halls, public or private community facilities		C (3)	C (3)	C	P	P	C	C	C

(3) 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, except where subject to the terms of an approved special use permit issued by a State of Federal agency.

Staff: Access to this site is off Farmhouse Heritage Lane, via Kelso Lake Road. Farmhouse Heritage Lane is a privately owned, privately maintained easement. The construction standard of Farmhouse Heritage Lane was not submitted with the application. **See Condition B-1.**

BCRC 12-421, Performance Standards for all Uses:

Applicant: 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 and traffic.

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, tasteful, music outside and reception inside event barn with doors closed and a time limit of closure.

Staff: The proposed use will result in additional noise; however, the closest residential homes are located approximately 0.4 miles from the location of the proposed event venue. The proposed use is unlikely to result in fire hazards, radioactivity, or electrical disturbance, vibration, air pollution or water pollution.

BCRC 12-4.3, Parking Standards: Table 4-3 minimum off street parking requirements for community halls: 1 space/100 gross square feet floor area and within 500 feet of the principle use.

Staff: BCRC 12-432 requires 1 space/100 gross square feet floor area. The proposed barn is 3500 square feet. Based on the square footage, the applicant is required to have a minimum of 35 parking spaces within 500 feet of the use. The submitted parking plan and application show multiple parking areas, approximately 21,450 square feet in total area, within 500' of the principal use. BCRC12-431(F) calculates gross area at 250 square feet per parking space, which includes driveways and isles. 21,450 square feet would provide 85 parking spaces. **See Condition A-4.**

BCRC 12-4.4, Sign Standards:

Staff: Per the application and site plan, a proposed sign will be located on the subject property, near to Kelso Lake Road. A second permanent sign is proposed to be located near the parking area and event barn on the subject property. In accordance with BCRC 12-441 (D) multiple temporary signs are proposed to be located along Farmhouse Heritage Lane to assist with directing traffic to the event venue. Permanent signs will need to meet setbacks as shown in BCRC 12-411, Table 4-1.

BCRC 12-441 General Standards: (D) Signs shall be limited in subject matter to products, an object, a place, persons, institutions, businesses, services or activities occurring on the premises, except as otherwise provided for in this chapter. With the permission of the property owner, off premises, temporary event signs or banners are permitted in all zoning districts, for up to a maximum of thirty (30) days total during one calendar year, in connection with a single temporary event.

BCRC 12-4.5, et seq, Design standards:

Staff: This project falls within the exemption of 12-453(A)(3) for sidewalks and walkways, where the project is at the end of the road where pedestrian connections beyond the road are not possible or desirable.

Parking is not proposed within the lot frontage.

Proposed structures will be evaluated at the time of Building Location Permits.

BCRC 12-452: Site and building plans:

Staff: The proposed structures will require Building Location Permits to be submitted to the Planning Department.

BCRC 12-453(F): Lighting Standards:

1. Lighting shall be directed downward to the intended area to be lighted. All exterior lighting fixtures shall incorporate cutoff shields to prevent spillover into residential areas. Broadcast lighting fixtures that project lighting outward rather than downward are discouraged. Outdoor lighting shall be arranged so that the light is directed downward and away from adjoining properties. Temporary high intensity construction lights should be oriented so as to reduce or eliminate glare onto adjoining properties.
2. Freestanding light fixtures shall be limited to fourteen feet (14') in height.
3. Vehicular roadway and highway lighting shall be subject to the county requirements.
4. Mercury vapor light fixtures are prohibited.
5. When using decorative miniature lighting strings, bulbs larger than eleven (11) watts each shall not be used. Low wattage, light emitting diode devices and other lighting that reduces electrical use is encouraged.
6. Backlit awnings are prohibited.

Staff: Proposed lighting exterior, downward facing, lighting mounted on the bard as well as low-level safety lighting for walkways and access areas.

BCRC 12-4.6, Landscaping and screening standards:

BCRC 12-461: 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: The proposed area of use is blocked by distance and natural vegetation to Kelso Lake Road and public view. This includes a natural buffer of trees which meet BCRC 12-465.

BCRC 12-7.1, Shorelines:

A. The following shoreline setbacks shall apply in all zoning districts:

1. For lakes, sloughs, ponds or other similar basins, or the Clark Fork or Pend Oreille rivers, or intermittent streams as shown on the national hydrography dataset (NHD),

no structure shall be located closer than forty feet (40'), measured horizontally from the "shoreline", as defined in Section [12-819](#) of this title.

2. For rivers, streams, creeks or other similar flowing bodies of water, excluding the water bodies identified in subsection A1 of this section, no structure shall be located closer than seventy five feet (75'), measured horizontally from the applicable natural or ordinary water mark of any stream as shown on the NHD published by the United States geological survey, or by actual land survey or field inspection.

Staff: Hoodoo Creek bisects the northern portion of the subject parcel. No development is proposed within the shoreline setbacks.

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

BCRC 12-720.2 Applicability

The provisions of this subchapter shall be applicable:

B. Commercial and industrial site development and commercial or industrial planned unit developments subject to the provisions of this title, as amended, and building permits for commercial and industrial uses subject to the provisions of title 11 of this code, except as provided for in subsection [12-720.3K](#) of this subchapter;

Staff: A Grading, Stormwater Management and Erosion Control Plan shall be required, pursuant to BCRC 12-720.2(B) at the time of Building Location Permit.

BCRC 12-7.3, Wetlands:

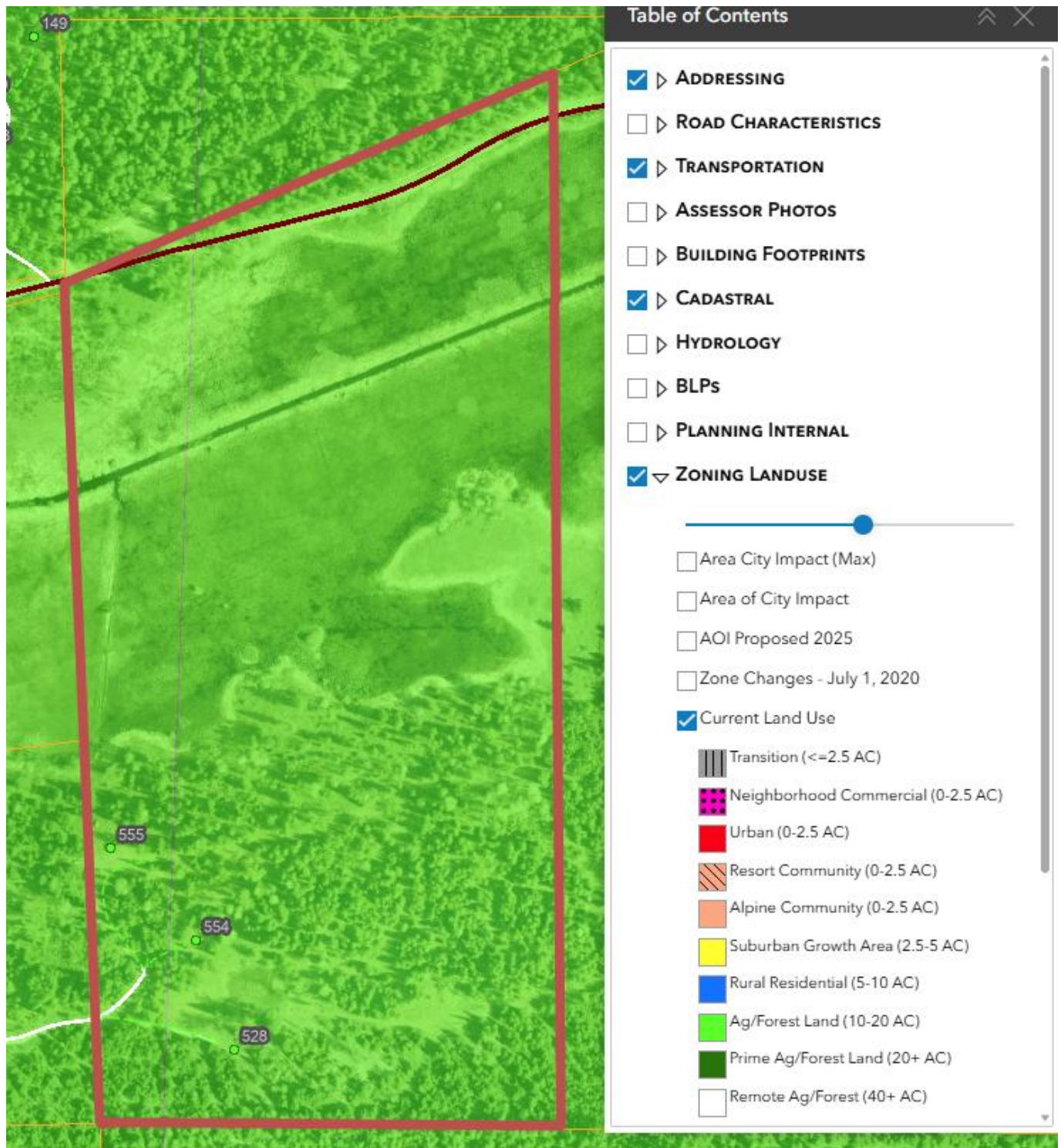
BCRC 12-731(B)(2): Wetland Reconnaissance Required

B. All building location permits, building permits or conditional use permits proposed for site containing mapped wetland as determined from the U.S. fish and wildlife service national wetland inventory maps. The following developments are exempt from this requirement:

2. Conditional use permit applications where the applicant can demonstrate on a site plan that the proposed building site is not within a wetland as determined from the U.S. fish and wildlife service national wetland inventory maps or where the development will not create additional impervious surface.

Staff: The property does contain wetlands. Based on the submitted site plan, the structure is located approximately 780' from the edge of the wetlands. This standard is not applicable to the development on the proposed site plan.

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.

Property Rights

Policies:

1. 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. Adopt a reasoned statement and conclusions of law, in accordance with Idaho Code 67-6535, for all quasi-judicial land use decisions that reflect the justifications for exactions, conditions and restrictions and confirm that a taking of private property has not occurred.
3. In all land use decisions, consider the property rights of the applicant, adjoining and nearby landowners and future generations, as well as the short-term and long-term consequences of decisions.
4. 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.

Staff: The above policies allow the governing body to make informed, fair, and legally sound land use decisions that protect property rights. This proposal does not appear to be in conflict with the policies of this component.

Population

Policies:

1. Regularly analyze population projections 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. Use population forecasts and census data to evaluate housing and impacts to the transportation system and other county services.
3. Cooperate with incorporated cities and neighboring counties to address growth challenges within the Areas of Impact and coordinate planning efforts to the extent possible.

Staff: The 2020 census placed Bonner County's population at 47,110. Bonner County, established in 1907, now has over 100 years of population data. The county grew by fewer than 2,000 people over the first 60 years of its existence. Between 1990 and 2000, Bonner County increased in population by 38.4 percent, but by the 2010 census, the growth slowed to an 11 percent increase over 10 years. From 2010

to 2020 the population grew by 13 percent and the estimated increase from 2020 to 2025 is 15.5%, or an estimated population of 54,420.

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. Consider the impacts of land use proposals on the school service and seek mitigation from developers such as providing facilities, safety features, or other measures as permitted by Idaho Code, to address the impacts of the proposals.
3. Encourage school districts to proactively review development applications to determine particular school needs and concerns.
4. Encourage construction of trails and bicycle paths to allow safe passage of students to and from schools.
5. Consider the long-term consequences of land use proposals, including the adequacy of existing school facilities, transportation services, and the siting of future schools.

Staff: Lake Pend Oreille School District #84 and Lake Pend Oreille School Transportation that serves the property, were notified of the proposed zone change. Lake Pend Oreille School District did not comment on how this development could impact on the district's ability to provide adequate school services (and facilities) for new and existing students. The Transportation department did not provide a comment. This project does not appear to be in conflict with these policies.

Economic Development

Policies:

1. Allow small scale cottage businesses and home occupations in all areas of the county. Set reasonable conditions on such uses 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 the 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. Mitigate the potential impacts of economic development activities that cause adverse factors such as noise, light glare, odors, fumes and vibrations on the surrounding community.
5. Support local economic development by increasing support for outdoor recreation in the county. Encourage and protect public access to public lands and water, while protecting the surrounding areas from adverse impacts through mitigation and standards.
6. Allow for campgrounds and recreational uses while protecting the surrounding areas from adverse impacts through mitigation and standards.
7. Support local businesses by enabling development of workforce housing in proximity to commercial, industrial, agricultural, and recreational uses, through review and updating of land use regulations.

Staff: Bonner County's land use regulations provide a comprehensive framework that supports small-scale businesses, preserves agricultural heritage, promotes sustainable development, and facilitates the integration of employee housing with commercial, industrial, and agricultural uses. The county's approach balances the needs of diverse land uses while addressing potential impacts on the community and environment, fostering a vibrant and sustainable future for its residents. This proposal does not appear to be in conflict with the policies of this component.

Land Use

Policies:

1. Develop and maintain a Future Land Use Map and Land Use Regulations that acknowledge and preserve the County's agricultural, timber and mining lands, water and wildlife resources, and identify and avoid hazard areas. Provide areas for economic growth, encourage affordable housing and center growth in areas where adequate public and private services can be provided.
2. Encourage clustered development for medium and large scale commercial and industrial uses.
3. Commercial and industrial uses should be located and operated in a manner to ensure the protection of our natural resources including clean air and water, dark skies, and overall environmental quality and rural character of the county.
4. Reflect in the use tables that commercial and industrial uses should be unconditionally permitted in areas identified by the Comprehensive Plan as suitable and zoned for those uses. 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.
5. Reflect in the use tables that 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.

6. Based upon the land use analysis completed in 2025, a sufficient number of residential parcels exist or could be created within current zoning density. Therefore, modification of zoning to provide increased density should be rare.
7. Land use applications should be supported by a review, evaluation, or approval by the applicable state agency for sanitary services.
8. Consider avenues to create incentives for land conservation through zoning and subdivision laws to preserve various significant archaeological, ecological, historical, wildlife, and scenic sites that have been recognized in the county as unique and important to preserve.
9. Minimize the creation of lots that cannot receive the appropriate sanitary services.
10. Maintain the Alpine Village zoning district to provide adequate design and development standards for the high-density recreational community with steep slopes and heavy snowfall at elevations above 3500’.
11. Urban development is better suited in urban areas. Idaho Code 67-6502 (a through m) promotes the health, safety and general welfare of the people of the state. Subsection (f) encourages urban and urban type development within incorporated cities. All nine cities within the county provide or are associated with urban water and sewer systems which allow and depend on higher density to make the services fiscally feasible and sustainable.
12. Due to the wildfire threat in the county, consider evacuation routes when making land use decisions and updating land use code.
13. The mapping of land use designations should have homogeneity with the surrounding area. Areas have specific, individual land use designations which results in homogeneity across the landscape. Islands of different land use designations defy the sense of rural context, especially if the land uses are markedly dissimilar.
14. The land uses describe the general uses and characteristics of each of the map designations. Since the Comprehensive Plan Map covers approximately 1.1 million acres, the map is general in nature, and it is recognized that some areas may have or may lack features and characteristics that cause them to differ somewhat from what is in their land use description. It is not reasonable to expect that every parcel within a land use designation will conform to every detail of the geographic characteristics of the area as a whole.

Staff: Bonner County's land use policies for commercial and industrial development reflect a balanced approach that seeks to accommodate growth while preserving the county's rural character and environmental resources. By designating suitable areas

for unconditional development and allowing for conditional permitting elsewhere, the county provides flexibility to meet economic needs without compromising community values.

Natural Resources

Policies:

1. Institute best management practices for waterway setbacks to reduce erosion and sedimentation into waterways.
2. Design development standards that encourage clustered development resulting in the preservation of open space and wildlife habitat.
3. Recognize critical wildlife habitats, as identified by US Fish and Wildlife, and create development standards to protect these areas and mitigate development impacts to these habitats.
4. Protect water quality by creating standards for development in close proximity to shorelines.
5. Provide a copy (physical copy or digital link) of the Lake Assist Guidebook to property owners or their representatives applying for a building location permit on shoreline properties. Make a digital link to the Guidebook available via the Planning Department web page.
6. Implement shoreline development land use regulations that address those areas where the County can enforce such regulations effectively.
7. To the extent of the County's jurisdiction, and consistent with the Clean Water Act, protect delineated wetlands.
8. Identify and protect productive farmland, timberland and mining lands from adverse effects of adjoining developments.

Staff: Bonner County has adopted and implemented regulations that protect waterways from pollution, erosion and sedimentation. Additionally, no regulatory agency identified any wildlife habitat on this proposal. This project does not appear to be in conflict with the policies of this component.

Hazardous Areas

Policies:

1. Adopt flood mitigation standards that meet or exceed the National Flood Insurance Program minimum requirements.
2. Discourage residential, commercial or industrial development within floodways.
3. Discourage fill within the floodplain.

4. Integrate the county's wildland fire policies and plans into development standards.
5. Identify and discourage developments on excessive slopes with lower density zoning in these areas.
6. Establish regulation and development densities of new development in floodplains. Regulate the location and density of new development in floodplains to reduce the potential for the loss of lives and property in those areas.
7. Land divisions should be designed to reduce exposure to wildland fire and to provide for adequate ingress and egress routes as determined by the applicable Fire Authority Having Jurisdiction.
8. Discourage the issuance of building location permits within areas of excessive slopes, unstable areas and avalanche zones.

Staff: The subject parcel is partially located within a Special Flood Hazard Area; however, the proposed development is located outside the flood hazard areas. Furthermore, the property is in the jurisdiction of West Pend Oreille Fire District and the Bonner County Sheriff's Department. This project 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 districts with adequate capacity.
2. Seek comments 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. 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.
4. New development should be adequately served by fire protection, roads, sanitary services, schools, law enforcement, ambulance, power and emergency services, and other public services as determined by the relevant service provider.
5. Require developers to provide infrastructure, utilities or financial support to offset the capital costs of expansion of services required by the proposed development.
6. Require adequate provisions for future utility services in areas of commercial, industrial, residential or other similar uses.

Staff: This proposal is not for high density residential development. The parcel has services available such as Bonner County Sheriff and EMS. This proposal does not appear to be in conflict with the policies of this component.

Transportation

Policies:

1. Develop and regularly update a long-term County highway system plan 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. Discourage development in areas that are not served by county standard roads or where transportation is inadequate.
3. Future development should not adversely impact the existing County highway system by significantly reducing the quality or level of service or creating hazards or congestion.
4. Roads are encouraged to be built to County Standards and at the expense of the developer.
5. Roads within new development should provide adequate access for fire and emergency vehicles as well as routes of escape.
6. Future access roads should be designed and built to integrate with the State and County systems of roads without overburdening the County highway system.
7. Encourage cluster development to reduce transportation costs, road building and environmental impacts.
8. The county intends for certain intense land use developments to provide hard surfaced roads.
9. Consider bike ways and pedestrian paths in development plans to provide an integrated community County highway system wherever possible.
10. To communicate and work cooperatively with other jurisdictions within the county to ensure the best possible flow of traffic county-wide.

Staff: The property is accessed by Farmhouse Heritage Lane, a privately owned and privately maintained easement. The construction of the road is unknown but per GIS imagery it appears to be a gravel road approximately 12-21 ft wide. Currently, Bonner County does not have an adopted trails plan. This proposal does not appear to be in conflict with the policies of this component.

Recreation

Policies:

1. Develop a waterways and public land 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. Protect and encourage public and private recreational opportunities as an important asset that supports a key segment of the County's economy.
3. Consider a plan for a system of green belts and pathways (bike and pedestrian) as areas developed, so that a connected system can be developed and preserved. Under no circumstances will the County require recreational access easements on private property as a condition of development. This policy does not preclude providing voluntary incentives to developers in return for recreational access easements.
4. Ensure the public's legal recreational accesses and amenities are not obstructed or adversely impacted by future development.
5. Adverse impacts of recreational development on adjacent neighborhoods should be mitigated.

Staff: The parcel is not adjacent to public lands and does not provide access to public lands. Current recreational opportunities for the public that are available in Bonner County are anticipated to remain the same with this zone change. This project does not appear to be in conflict with the policies of this component.

Special Areas or Sites

Policies:

1. Develop a generalized map of the known pre-historic and historic sites 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. Implement roadside development standards for recognized scenic byways to protect the view sheds.
3. Recognize and address Special areas when development is proposed in these areas.
4. Confirm if historical structures or sites exist within a land use application area, and if identified coordinate with the applicable agency.

Staff: No public agency identified any prehistoric sites or historic sites on this lot, furthermore the county has not adopted a map for these sites. The state has designated scenic byways in Bonner County. This proposal does not appear to be in conflict with the policies of this component.

Housing

Policies:

1. Enable development of a variety of housing options including manufactured home parks, and tiny home communities located in areas that are compatible with their density.
2. Coordinate with municipalities and private parties to explore solutions for various types of housing projects and developments in areas appropriate for their level of density.
3. Encourage clustering of housing in developments to save on infrastructure and transportation costs through mechanisms such as density bonuses.
4. Provide opportunities for assisted living and group shelters.
5. Enable temporary and seasonal employee labor housing in direct proximity to agricultural, commercial, recreational, and industrial uses or where infrastructure and emergency services support those uses.

Staff: This proposal is not for housing. Housing options within the county will not be affected by this proposal. This project does not appear to be in conflict with the policies of this component.

Community Design

Policies:

1. To promote and preserve the natural features and rural atmosphere of the community, enact development standards that address development within scenic byways and design standards that account for waterfront setbacks, 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 the unique environmental conditions of waterfront and mountaintop developments which may differ from standard design objectives.
4. Locate new development in areas with similar densities and compatible uses.
5. The adverse impacts of new development on adjacent areas should be minimized.
6. Consider the protection of natural resources, rural features and surrounding uses of the community in the design and location of new development.

Staff: Per the application, the proposed use has been designed to balance the enjoyment of the beauty of the property with consideration for the surrounding community. This proposal does not appear to be in conflict with the policies of this component.

Agriculture:

Policies:

1. Continue allowing residential uses consistent with the allowable density in Agricultural zoning districts.
2. Protect agricultural uses and activities from land use conflicts or interference created by residential, commercial or industrial development.
3. Enable farm-based family businesses on agricultural parcels with land use regulations. Examples include farm stands and other agri-business pursuits.
4. The County acknowledges the provisions of Idaho State’s Right to Farm Act. Those shall be considered in the land use decisions.
5. Support the local economy by encouraging production, distribution, and retail sales of locally grown food and other agricultural products.
6. Protect environmental quality so that agriculture continues to be a viable use in the County.

Staff: The comprehensive plan map has this area classified as Ag/Forest Land. The current use of the parcel and any agricultural/forestry opportunities are expected to remain the same. This proposal does not appear to be in conflict with the policies of this component.

<p>Planner’s Initials: <u>KS</u> Date: <u>May 21, 2026</u></p> <p>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.</p>
--

Decision by the governing body:

ZONING COMMISSION

MOTION TO APPROVE: I, Commissioner (name), move to approve this project, FILE CUP0009-25, for a private community facility, located in Section 30, Township 54 North, Range 3 West, Boise Meridian, finding that it is in accord with the Bonner County Revised Code as enumerated in the following conclusions of law:

Conclusion 1

The proposed conditional use permit **is not** in conflict with the policies of the Comprehensive Plan.

Conclusion 2

This proposal was reviewed for compliance with the criteria and standards set forth in BCRC Title 12 - Chapter 3, Subchapter 3.3; Chapter 4, Subchapter 4.2, 4.3, 4.4, 4.5 and 4.6; Chapter 7, Subchapter 7.1, 7.2, 7.3, and 7.6, Bonner County Revised Code.

Conclusion 3

The proposed use **will not** create a hazard and **will not** be dangerous to persons on or adjacent to the property.

This decision is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. I further move to adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft the reasoned statement to reflect this motion as set forth in Idaho Code section 67-6535, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property.

MOTION TO DENY: I, Commissioner (name), move to deny this project, FILE CUP0009-25, for a private community facility, located in Section 30, Township 54 North, Range 3 West, Boise Meridian, based upon the following conclusions:

Conclusion 1

The proposed conditional use permit **is/is not** in conflict with the policies of the Comprehensive Plan.

Conclusion 2

This proposal was reviewed for compliance with the criteria and standards set forth in BCRC Chapter 3, Subchapter 3.3 BCRC Chapter 4, Subchapter 4.2, 4.3, 4.4, 4.5 and 4.6 Title 12, Chapter 7, Subchapter 7.1, 7.2, 7.3, and 7.6, Title 12, Bonner County Revised Code.

Conclusion 3

The proposed use **will/will not** create a hazard and **will/will not** be dangerous to persons on or adjacent to the property.

This decision is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. I further move to adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft the reasoned statement to reflect this motion as set forth in Idaho Code section 67-6535, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property. The action that could be taken, if any, to obtain the conditional use permit is to:

1. File a new application with the Planning Department and meet the standards required by Bonner County Revised Code; or
2. Pursue such remedies as may be applicable at Title 67, Chapter 65, Idaho Code.

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** 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 Hearing Examiner or 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-4** Per BCRC 12-4.3, a minimum of 35 parking spaces must be designated within 500 feet of the use.

Conditions to be met prior to issuance:

- B-1.** The applicant shall submit as-builts showing the access road meeting the appropriate standard set forth in title 2 of this Code or appendix A of this title.
- B-2.** Per Bonner County Road & Bridge Department comment, the applicant shall submit a Trip Generation and Distribution Letter and apply for a road approach encroachment permit for the drive approach of Farmhouse Heritage Lane.


The complete file is available for review in the Planning Department, 1500 Highway 2, Suite #208, Sandpoint, ID. Staff reports are available online one week before 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 Number: File CUP0009-25

Record of Mailing Approved By: 

Hearing Date: 5.28.26

I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **21st** day of **April 2026**.



Jeannie Welter, Systems Technician

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
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

Maya Johnson

From: 'Farley,Alynette B (CONTR) - TERR-BELL-1' via Mail-Planning
<planning@bonnercountyid.gov>
Sent: Wednesday, April 22, 2026 2:36 PM
To: Planning
Cc: Farley,Alynette B (CONTR) - TERR-BELL-1
Subject: File CUP0009-25 – Bonner County Planning RE: Request for Review & Comment – Due by May 14, 2026 – ng

Follow Up Flag: Follow up
Flag Status: Flagged

No BPA powerline ROW near proposed project.

Thank you,

Alynette Farley
BONNEVILLE POWER ADMINISTRATION
DEPARTMENT OF ENERGY
CONTR (Actalent)
Right-of-Way Agent | Real Property Services | TERR
abfarley@bpa.Gov | O: 509-468-3083 | C: 971-710-6926

From: Bonner County Planning Department <planning@bonnercountyid.gov>
Sent: Tuesday, April 21, 2026 2:15 PM
Cc: Kyle Snider <kyle.snider@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>
Subject: Request for Review & Comment – Due by May 14, 2026 – File CUP0009-25 – Bonner County Planning

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by 5 p.m. **May 14, 2026**. 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.

Thank you,

Jeannie Welter
Bonner County Planning Department
Systems Technician
208-265-1458



[EXT SENDER] RE: Request for Review & Comment – Due by May 14, 2026 – File CUP0009-25 – Bonner County Planning

From planning@bonnercountyid.gov <planning@bonnercountyid.gov>
on behalf of
DEQ Comments <deqcomments@deq.idaho.gov>
Date Thu 5/14/2026 7:16 AM
To Planning <Planning@bonnercountyid.gov>

You don't often get email from deqcomments@deq.idaho.gov. [Learn why this is important](#)

Based on the water rights issued by the Idaho Department of Water Resources — WR 95-18036 and WR 95-18093 — the proposed system appears to meet the definition of a public drinking water system, as it has the potential to regularly serve an average of 25 or more individuals year-round. Prior to development of the water system, the applicant/owners must comply with the Idaho Rules for Public Drinking Water Systems (IDAPA 58.01.08).

The following actions are required:

- Well location and construction approval — The well site must be evaluated and approved by DEQ. An Idaho-licensed professional engineer or professional geologist must submit a complete well site evaluation report for DEQ review.
- Facility plan and Preliminary Engineering Report — A facility plan and PER, prepared by an Idaho-licensed professional engineer, must be submitted to DEQ. These documents must address the applicable requirements outlined in IDAPA 58.01.18, Section 500.
- Plans and specifications approval — Engineering plans and specifications for all drinking water infrastructure must be prepared by an Idaho-licensed professional engineer and approved by DEQ. A well pump test must also be conducted and approved in accordance with DEQ standards.
- Initial water quality monitoring — Baseline water quality sampling must be completed as required for new public water systems.
- Technical, Financial, and Managerial capacity — The system must demonstrate adequate capacity in all three areas, including planning for the future need to employ a licensed water system operator.

For additional information or to discuss the project, contact DEQ Coeur d'Alene Regional Office at 208-769-1422.

If you have any questions about the comments this project has received please contact:

- Katy Baker-Casile for engineering and wastewater.
- Anna Moody for drinking water.
- Shawn Sweetapple for air quality.
- Kevin Aardahl for remediation or RCRA.
- Robert Steed for surface water and setback requirements.

Thank you-

Idaho Department of Environmental Quality
2110 Ironwood Parkway, Coeur d'Alene, Idaho 83814
Office Line: 208.769.1422
www.deq.idaho.gov

Our mission: To protect human health and the quality of Idaho's air, land, and water.

From: Bonner County Planning Department <planning@bonnercountyid.gov>
Sent: Tuesday, April 21, 2026 2:15 PM
Cc: Kyle Snider <kyle.snider@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>
Subject: Request for Review & Comment – Due by May 14, 2026 – File CUP0009-25 – Bonner County Planning

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.

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by 5 p.m. **May 14, 2026.**

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.

Thank you,

Jeannie Welter
Bonner County Planning Department

5/14/26, 10:28 AM

Inbox - Janna Brown - Outlook

Systems Technician
208-265-1458



[EXT SENDER] RE: Request for Review & Comment – Due by May 14, 2026 – File CUP0009-25 – Bonner County Planning

From planning@bonnercountyid.gov <planning@bonnercountyid.gov>
on behalf of
Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>
Date Tue 5/12/2026 3:05 PM
To Planning <Planning@bonnercountyid.gov>

The Idaho Department of Fish and Game does not have any comments to submit for this application.

Thank you for the opportunity to review and comment,

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, April 21, 2026 2:15 PM
Cc: Kyle Snider <kyle.snider@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>
Subject: Request for Review & Comment – Due by May 14, 2026 – File CUP0009-25 – Bonner County Planning

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You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by 5 p.m. **May 14, 2026.**
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.

Thank you,

Jeannie Welter

Bonner County Planning Department

Systems Technician

208-265-1458

Maya Johnson

From: planning@bonnercountyid.gov on behalf of Bates, Luke <Luke.Bates@idwr.idaho.gov>
Sent: Wednesday, April 29, 2026 7:53 AM
To: Planning
Subject: RE: Request for Review & Comment – Due by May 14, 2026 – File CUP0009-25 – Bonner County Planning

Follow Up Flag: Follow up
Flag Status: Flagged

REF: CUP0009-25

TO: Bonner County Planning Department

Good morning,

Idaho Department of Water Resources (IDWR) – Northern Regional Office offers the following information as educational reference to the Applicants related to private ground water well usage & contemplated spring fed pond usage:

- Any water uses from an existing ground water well(s) that do not have established water rights, which shall exceed water uses authorized in Idaho Code **§42-111** following project completion: a new Application for Permit is required prior to the diversion of water. Common to many wedding venue activities which include irrigation of garden & landscape watering, dwelling(s) for use by guests, and development of a storage pond – the threshold for exempt status use from a ground water well or surface water source becomes difficult to evaluate and I recommend the property owner(s) contact IDWR to discuss water right filing processes. **At this stage of the project development IDWR doesn't have any requirements that would preclude approval of CUP0009-25.**
- Commercial water use may require a water right filing depending on population density and water use throughout the year if it exceeds exemption allowances authorized by Idaho Code §42-111.
- Any water use development that contemplates diversion of surface water source(s) (River, Stream, **Spring**), if developed after 5/20/1971, requires an approved water Permit prior to the diversion of water in accordance with Idaho Code **§42-351**. The application contemplates use of a spring fed pond; if the pond was excavated or enlarged a water right filing is required and the property owner is required to contact IDWR toward securing recorded water rights.

There information included in CUP0009-25 application is variable in nature and makes it unclear whether a water right filing shall be necessitated and I recommend Summer Andrew or designated representative contact IDWR using the information below to discuss the merits of securing recorded water rights (even if they are not mandated by water usage).

Thank you for the opportunity to comment,

Luke Bates – Sr Water Resource Agent
Luke.bates@idwr.idaho.gov / 208-762-2817
Idaho Department of Water Resources

Northern Regional Office
7600 N Mineral Dr Suite 100 Coeur D Alene ID 83815-7763

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

Sent: Tuesday, April 21, 2026 2:15 PM

Cc: Kyle Snider <kyle.snider@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>

Subject: Request for Review & Comment – Due by May 14, 2026 – File CUP0009-25 – Bonner County Planning

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.

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by 5 p.m. **May 14, 2026.**

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.

Thank you,

Jeannie Welter
Bonner County Planning Department
Systems Technician
208-265-1458

RE: Request for Review & Comment – Due by May 14, 2026 – File CUP0009-25 – Bonner County Planning

From planning@bonnercountyid.gov <planning@bonnercountyid.gov>
on behalf of
Robert Beachler <Robert.Beachler@itd.idaho.gov>
Date Tue 4/21/2026 2:19 PM
To Planning <Planning@bonnercountyid.gov>

No Comment from the Idaho Transportation Department.

Robert Beachler
District 1 Planning Program Manager
Idaho Transportation Department
600 W. Prairie Ave
Coeur d'Alene, ID 83815
robert.beachler@itd.idaho.gov
(208) 772-1216
Office Hours M-TH 6-4:30

From: Bonner County Planning Department <planning@bonnercountyid.gov>
Sent: Tuesday, April 21, 2026 2:15 PM
Cc: Kyle Snider <kyle.snider@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>
Subject: Request for Review & Comment – Due by May 14, 2026 – File CUP0009-25 – Bonner County Planning

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.

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by 5 p.m. **May 14, 2026.**

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.

Thank you,

Jeannie Welter
Bonner County Planning Department
Systems Technician
208-265-1458

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 **21st** day of **April 2026**.

Jeannie L Welter
Jeannie Welter, Systems Technician

This notice was mailed to political subdivisions, property owners within 2800 feet of the subject property, and the media on **Tuesday, April 21, 2026**.

NOTICE IS HERBY GIVEN that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm** on **Thursday, May 28, 2026**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following requests:

File CUP0009-25 – Conditional Use Permit – Private Community Facility: Request for a private community facility. The ≈58.5-acre property is zoned Agricultural/Forestry 20. The project site is located off Farmhouse Heritage Lane in Section 30, Township 54 North, Range 03 West, Boise-Meridian.

For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at www.bonnercountyid.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 May 14, 2026. 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@bonnercountyid.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-Ponderay Sewer District* *4/21/2026*
Name Date
Out of boundaries

Maya Johnson

From: Matthew Mulder
Sent: Wednesday, April 29, 2026 10:10 AM
To: Planning
Subject: Re: Request for Review & Comment – Due by May 14, 2026 – File CUP0009-25 – Bonner County Planning

Follow Up Flag: Follow up
Flag Status: Flagged

The Bonner County Road & Bridge Department has the following comments:

1. The Applicant has not submitted a Trip Generation and Distribution Letter (TG&D) for the project. This is required, per Ordinance 472 which adopts the Bonner County Road Standards Manual (BCRSM). Section 9 of the BCRSM - Traffic Impact Study Guidelines - states that, *"An applicant wishing to pursue a land use action within Bonner County shall first submit a trip generation and distribution letter to the County for review. The Road and Bridge Department will use this letter to help determine whether a traffic impact study should be required for the proposed land use action/project. A trip generation and distribution (TG&D) letter shall be required of all applicants wishing to pursue land use actions within Bonner County. This includes actions for both new and redevelopment land use actions. The purpose of the TG&D letter is intended to help the Road and Bridge Department determine whether a traffic impact study will be required for the development. The letter should be submitted shortly following pre-application discussions/interviews, as to provide the applicant sufficient time to develop a traffic impact study, if required by the Road and Bridge Department, prior to project approval."*

Based on this requirement which has not been met, we recommend that approvals for this project be delayed until the required TG&D letter has been provided to Bonner County for analysis. The TG&D guidelines are available on the Road & Bridge website under the Forms category.

2. The encroachment permit on file for the drive approach of Farmhouse Heritage Lane is for a residential driveway access. We request as a condition of approval that The Applicant be required to apply for a road approach encroachment permit. An inspection will be made, and determinations made on whether or not upgrades are needed to the approach to meet the current road approach/commercial use standards.

Matt Mulder, PE
Engineer
Bonner County Road and Bridge Department
208-255-5681 ext 1

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

Sent: Tuesday, April 21, 2026 2:14 PM

Cc: Kyle Snider <kyle.snider@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Maya Johnson <Maya.Johnson@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>

Subject: Request for Review & Comment – Due by May 14, 2026 – File CUP0009-25 – Bonner County Planning

You don't often get email from planning@bonnercountyid.gov. [Learn why this is important](#)

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by 5 p.m. **May 14, 2026.**

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.

Thank you,

Jeannie Welter
Bonner County Planning Department
Systems Technician
208-265-1458

Maya Johnson

From: 'Ken Flint' via Mail-Planning <planning@bonnercountyid.gov>
Sent: Wednesday, April 29, 2026 2:11 PM
To: Planning
Cc: Kyle Snider; Janna Brown; Maya Johnson; Jeannie Welter
Subject: Re: [EXTERNAL] Request for Review & Comment – Due by May 14, 2026 – File CUP0009-25 – Bonner County Planning

Follow Up Flag: Follow up
Flag Status: Flagged

Approved by TC Energy - Not near our ROW.

Ken

From: Bonner County Planning Department <planning@bonnercountyid.gov>
Sent: Tuesday, April 21, 2026 2:14 PM
Cc: Kyle Snider <kyle.snider@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>
Subject: [EXTERNAL] Request for Review & Comment – Due by May 14, 2026 – File CUP0009-25 – Bonner County Planning

EXTERNAL EMAIL: PROCEED WITH CAUTION.

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You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by 5 p.m. **May 14, 2026.**
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.

Thank you,

Jeannie Welter
Bonner County Planning Department
Systems Technician
208-265-1458

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