
[EXT SENDER] Updated proposal

From summer andrew <summyd2002@yahoo.com>

Date Mon 5/18/2026 8:54 AM

To Kyle Snider <kyle.snider@bonnercountyid.gov>

Kyle, I have been working on the gs site map and it is touchy so I will continue to work on it. Any advice on how to use the gs system would be appreciated. But while doing it I noticed that the lower animal barn is more than 300 ft from the parking areas so I have removed this building as an option. I think it's better for all event activities be out of site from the road, and tucked as far away from the neighbors as possible.

CUP0009-25 updated Proposal May 18th

Proposed Events: Proposal for Small Private Events at Farm Property – Kelso Lake Road, Athol

I, Summer Andrew, am proposing to host small, privately booked events at my nearly 60-acre farm property located off Kelso Lake Road in Athol at 555 Farmhouse Heritage Ln.

The primary use for the property is Agriculture and the proposal is to use an existing barn for weddings with a proposed maximum attendance of 150 guests and approximately 40–60 vehicles per event. Weddings would be scheduled no more than two weekends per month on an alternating weekend basis in order to provide consistent breaks for neighboring residents and minimize impacts to the surrounding community.

In addition to weddings, I would like to host three seasonal private events annually:

- A Scottish-themed event during the summer
- A Fall Festival in October
- A Christmas Festival in December

During any month in which a seasonal event is held, only one wedding would be scheduled.

All events would be privately booked and professionally managed. Attendance would be limited through advance reservations and ticket sales, with strict caps to ensure operations remain organized, safe, and respectful of the property and surrounding area. These events would not be open to unrestricted public attendance.

As part of this proposal, I would also like to revise my original application by removing plans for birthday parties, baby showers, and similar smaller gatherings. My focus would instead remain solely on weddings and the three seasonal events outlined above.

Additionally, the property includes one small glamping tent and one one-bedroom guest house that I hope to offer as short-term Airbnb accommodations. Each unit would be a limited occupancy.

To minimize traffic and avoid overbooking, these accommodations would be blocked from public Airbnb bookings on weekends when weddings or seasonal events are scheduled. During those weekends, the accommodations could instead be reserved separately as an optional add-on for members of the wedding or event party only. Outside guests unrelated to the event would not be permitted to book accommodations during those times.

These accommodations are expected to create minimal additional traffic or impact on neighboring properties and would be managed in a way that prevents overlap with event operations.

My goal is to operate these events responsibly, professionally, and in a manner that balances the enjoyment of the beauty of this property with consideration for the surrounding community. In an effort to give back to the community, I would like to dedicate one session during each seasonal event free of charge for local police officers, firefighters, military service members, veterans, teachers, and their families. This would be intended as a small community appreciation effort and would be organized in a structured and limited manner consistent with the operational limits proposed for all events on the property.

Legal easement: The access road that I am proposing will be improved to meet Bonner County standards through the addition of gravel, widening where necessary, and ongoing maintenance. Dust control measures, including regular watering, will be implemented during dry months, and professional snow plowing services will be provided during the winter season to ensure safe and reliable access year-round.

A representative from the Spirit Lake Sheriff's Office visited the property to review the roadway conditions, and the visit provided valuable guidance regarding access and safety considerations. Based on those discussions, the road will be evaluated along its full length to verify compliance with the minimum 12-foot width requirement, which appears to already be met or very close to being met in most areas.

In addition, two designated emergency vehicle pullouts measuring approximately 20 feet by 60 feet will be constructed along the roadway to accommodate fire department access and vehicle turnouts if proposal is approved.

Building my own road: Approximately one year ago, I began consulting with bridge engineers and the Army Core of Engineers regarding the possibility of constructing a permanent roadway across the marsh area on my property in a safe and environmentally responsible manner. Since that time, I have gathered information, obtained preliminary quotes, and continued researching the requirements necessary to complete the project properly.

The cost, engineering requirements, and permitting process associated with this type of construction are substantial; however, I remain committed to pursuing this long-term solution. In the meantime, I have chosen to improve the existing legal easement road to provide safe and reliable access while continuing to work for the future roadway project.

My goal is to ensure that any future road construction is completed in a way that protects Hoodoo Creek and the surrounding environment, including preserving fish habitat, maintaining proper water flow, and providing a structurally engineered and safe crossing for visitors and emergency access.

Parking: All parking will be contained on the property, there will be **NO off site parking**. Parking Lot #1, currently measuring approximately 70 feet by 135 feet (see attached map for parking lot locations), is located approximately 100-

150 feet from the barn. With a total area of approximately 9,450 square feet, the lot is designed to accommodate up to 40 vehicles based on an estimated 200 square feet per vehicle, while still allowing adequate space for vehicle circulation and safe entry and exit. This parking lot can be extended to 175-200 ft if needed to accommodate all 40-60 cars.

Parking Lot #2, designated for overflow parking, measures approximately 100 feet by 120 feet and is located approximately 400 feet from the barn. This lot is designed to accommodate an additional 50 vehicles, with approximately 2,000 square feet reserved for vehicle maneuvering and traffic flow.

Both parking areas have already had trees and stumps removed in preparation for development. Gravel surfacing and final improvements will be completed upon approval of the proposal.

Proposed Barn for use: The placement of the proposed barn for occasional use for events is shown on the attached site map. This barn measures 50 feet by 70 feet and is located nearly one-half mile from the nearest residences to both the east and west. It is within 100 ft of the upper parking area and under 300 ft to the overflow parking. This barn is tucked in the woods, nearly 20 acres from the neighbor and has a 60 acre buffer of forest to the nearest vacant land and land that is for sale.

Landscaping plan: Landscaping on the property will be designed to preserve and enhance the natural character of the site while incorporating only minimal additions such as flower beds and small garden areas. Careful consideration has been given to maintaining the existing natural

environment, including minimizing tree removal wherever possible.

In addition, efforts have already begun to improve overall property maintenance and safety through the clearing and cleanup of the forest floor to help reduce wildfire hazards and support responsible land stewardship.

Lighting Plan: Lighting on the property will remain minimal and will be designed primarily for safety and functionality. Exterior lighting mounted on the barn will be directed downward to illuminate only the sides of the structure and designated walkways to ensure safe pedestrian access. There will be no strobe lights, spotlights, or high-intensity lighting directed outward from the property. Any event lighting will either be contained entirely within the barn or limited to low-level safety lighting for walkways and access areas.

Sound Plan: Sound levels will be carefully monitored throughout all events. If outdoor speakers are used, they will be directed downward to minimize noise traveling beyond the property. Sound levels will be measured to ensure they do not exceed 60 decibels at the property line.

At 8:00 p.m., I am proposing that all amplified sound and music will be moved inside Enclosed Barn #1, with all doors remaining closed to further reduce noise impacts on neighboring properties. In addition, all guest traffic and event-related activity will conclude by 9:30 and vehicles will be off the property by 10:00 p.m.

I am also open to discussing event scheduling and timing adjustments to help minimize disturbances and maintain a positive relationship with neighboring residents. I am open to earlier weddings with an earlier end time.

Traffic & Sign Plan: Clear signage will be placed throughout the area to guide guests to the correct road and direct them safely to the designated parking lot. “Slow” signs will be installed immediately after the fork in the road to encourage reduced vehicle speeds. In addition, staff members will be stationed onsite to assist with directing incoming traffic, coordinating parking, and managing traffic flow during guest arrival & departure.

Serving Alcohol: I am proposing that any alcohol service be limited to a designated cocktail hour between the wedding ceremony and the reception, and only if it is provided by a licensed third-party vendor holding a valid liquor license. No alcohol will be served during the reception itself, allowing several hours between alcohol service and guest departure to help ensure safe travel home.

I take the safety of my guests, neighbors, and surrounding properties very seriously and am committed to preventing any accidents, disturbances, or property damage related to alcohol consumption. Either I or a designated staff member will actively monitor and enforce these rules throughout the event. Any individual who fails to comply with the established guidelines will be asked to leave the wedding immediately.

In addition, all wedding parties renting the venue will be required to sign and adhere to a behavioral agreement outlining these expectations and responsibilities.

Thank you for your consideration and time in reviewing this application.

Summer Andrew

[Sent from Yahoo Mail for iPhone](#)