



July 21, 2022

Bonner County Planning and Zoning Commission
c/o Bonner County Planning Department
1500 US Highway 2, Suite 208
Sandpoint, ID
83864

RE: Northern Lights, INC Contributions to the Bonner County Comprehensive Plan

Dear Commissioners,

NLI is in receipt of the July 5, 2022, Comprehensive Plan draft update. It is understood that the Commission is requesting NLI's feedback to the proposed changes.

Page 11 of 19 in the draft covers Public Services, Facilities, and Utilities. NLI respectfully requests that the governing body include language in the Objectives portion of this section so that electrical and/or power utilities are specifically mentioned.

New development should be adequately served by fire protection, roads, sewer, schools, law enforcement, ambulance and emergency services, water, **power**, and other public/private services.

NLI also requests that residential uses are included in the list of uses required to feature adequate provisions for future utility services.

Bonner County shall require adequate provisions for future utility services in areas of **residential**, commercial, industrial, or other similar uses.

A majority of NLI's electrical services are to residential members. Including residential areas in those requiring adequate utilities would be most consistent with NLI's services and policies.

To ensure the compatibility of land uses and electric services within new developments:

- NLI requires that all lots and/or parcels within a development of four (4) or more lots and/or parcels to be equipped with, or adjacent to, a pole, junction hut, or transformer.
 - “Equipped with” meaning established on or under the lot/parcel.



- “Adjacent to” meaning “next to” or adjoining the lots and/or parcels. An example being that the equipment is in a public right of way or utility easement bordering the lots and/or parcels.
- NLI requires that lots and/or parcels within any development to include a utility easement and/or right-of-way for all lots/parcels within the development.
 - A utility easement coupled with an easement for ingress and egress shall be a minimum of 40-ft in width, whereas 60-ft is the preferred width.
 - An exclusive right-of-way easement to Northern Lights, INC. shall be a minimum of 20-feet in width for underground lines and/or 40-feet in width for overhead lines; measured from the centerline of the cable. These exclusive right-of-way easements are to allow for the construction, operation, and maintenance of overhead and/or underground electric transmission and/or distribution lines or systems upon or under the lots and/or parcels within or adjacent to the development.

Thank you for the opportunity to participate in the Comprehensive Plan update.

Sincerely,

Samuel Ross

Engineering Asst.

Northern Lights, INC.