



# BONNER COUNTY PLANNING DEPARTMENT

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## CONDITIONAL USE PERMIT APPLICATION

### FOR OFFICE USE ONLY:

FILE #  <b>CUP0020-23</b>	RECEIVED:  <b>11/14/23</b>
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### PROJECT DESCRIPTION:

Describe the proposed use: INSTALL 1 NEW FENCED GRAVEL COMPOUND, INSTALL 1 NEW 8'X12' GENERATOR PAD, INSTALL 1 NEW 12'X36' WALK IN EQUIPMENT SHELTER, INSTALL NEW UNDERGROUND UTILITIUES, INSTALL NEW GRAVEL DRIVE WAY

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

### APPLICANT INFORMATION:

Landowner's name: Yount Properties LLC		
Mailing address: [REDACTED]		
City: Rathdrum	State: ID	Zip code: 83858
Telephone: [REDACTED]	Fax:	
E-mail:		

### REPRESENTATIVE'S INFORMATION:

Representative's name: JEFF THORNTON		
Company name: INTERMOUNTAIN INFRASTRUCTURE GROUP, LLC		
Mailing address: 533 AIRPORT BLVD., SUITE 400		
City: BURLINGAME	State: CA	Zip code: 94010
Telephone: (970) 444-9943	Fax:	
E-mail: jennifer.halsing@intermountainig.com		

### ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project: DAVID KILBURN		
Company name: MTC ENGENIEERING		
Mailing address: 345 INVERNESS DR SOUTH, SUITE 100		
City: ENGLEWOOD	State: CO	Zip code: 801122
Telephone: (720) 344-5577	Fax:	
E-mail: DAVID.KILBURN@MTC.COM		

**PARCEL INFORMATION:**

Section #: 24	Township: 55 North	Range: 6 West	Parcel acreage: 7.2
Parcel # (s): RP021090000010A			
Legal description: Lot 1 Hoodoo View Acres, according to the official plat thereof, filed in Book 18 of Plats at Page(s) 65, records of Bonner County, Idaho under recorder's Instrument No. 1004542.			
Current zoning: Commercial (C)		Current use: Commercial (C)	
What zoning districts border the project site? Rual 5 (R-5)			
North: Rual 5 (R-5)		East: Rual 5 (R-5)	
South: Rual 5 (R-5)		West: Rual 5 (R-5)	
Comprehensive plan designation:			
Uses of the surrounding land( describe lot sizes, structures, uses):			
North: Rual 5 (R-5)			
South: Rual 5 (R-5)			
East: Rual 5 (R-5)			
West: Rual 5 (R-5)			
Nearest city: Blanchard		Distance to the nearest city: 13.7 Miles	
Detailed directions to site: DEPART SPIRIT LAKE, ID CITY HALL (6042 W MAINE ST) PROCEED WEST ON MAINE ST TOWARD N 5TH AVE 164 FT TURN RIGHT AT THE 1ST CROSS STREET ONTO ID-41 N/N 5TH AVE. CONTINUE TO FOLLOW ID-41 N 13.7 MI ARRIVE AT SITE LOCATED ON THE WEST SIDE OF ID-41.			

**ADDITIONAL PROJECT DESCRIPTION:**

Please describe in detail all applicable uses/plans for subject property, including:
1) Size of buildings: 12' X 36'
2) Type of unit: EQUIPMENT SHELTER
3) # of Units: 1
4) Any machinery to be located on the site: ONE GENERATOR
5) Any storage area, etc.: NO STORAGE AT SITE
6) Phasing plans, expected start-up and completion dates: 10/28/2023 - 10/28/2024
7) # of people on site (employees, visitors, etc.): NORMALLY UNMANNED / UNOCCUPIED
8) Hours of operation: UNMANNED / UNOCCUPIED
9) Traffic to be generated (vehicles per day or week): ONE VEHICLE, ONCE PER MONTH FOR 2 HOURS
10) Associated functions (receptions, outdoor activities, additional processes, etc.): N/A THERE WILL BE NO ACTIVITES AT THIS UNMANNED EQUIPMENT SHELTER.

11) Parking, loading areas: N/A THERE IS ROOM TO PARK ONE VEHICLE IN FENCED YARD.

12) Advertising sign, size and location: N/A  
ONE 12"X12" PLACARD ON FENCED GATE WITH OWNER EMERGENCY PHONE # AND IDAHO 811 PHONE #.

13) Lighting plans: N/A ONE SMALL PORCH LIGHT OUTDOORS NEAR DOOR FOR USE AT NIGHT DURING EMERGENCY REPAIRS AS REQUIRED.

14) Solid waste management plan: N/A

15) Complete detail of scope/process: EXCAVATE TO FINISH GRADE (FLAT). GRAVEL 32' X 75' YARD AREA AND 12' WIDE ACCESS DRIVEWAY. POUR CONCRETE FOUNDATION FOR 12' X 36' PRE-FABRICATED SHELTER & GENERATOR. PLACE & SECURE SHELTER AND GENERATOR TO FOUNDATION. INSTALL 4" PVC CONDUIT FOR ELECTRICAL SERVICE & FIBER OPTIC CABLE ENTRANCES TO SHELTER. INSTALL 6' CHAIN LINK FENCE AROUND PERIMETER OF YARD AREA.

16) If required, are landscaping plans attached?  Yes  No

**NARRATIVE STATEMENT:**

How will the conditional use be designed to avoid creating hazards or dangers to persons on or adjacent to the property? N/A THERE WILL BE NO ACTIVITIES ON SITE THAT IMPACT THE ADJACENT PROPERTIES

Explain the effects of elements such as noise, light glare, odor, fumes and vibrations on adjoining property: EMERGENCY GENERATOR 65 DB ( CONVERSATION LEVEL) DURING COMMERCIAL POWER OUTAGES.

How is the proposed use compatible with the adjoining land uses: N/A  
DUE TO THE UNMANNED NATURE OF THE SITE IT SHOULD BE HIGHLY COMPATIBLE.

**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: GRAVEL DRIVEWAY 12' WIDE

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:

Combination of Public Road/Private Easement     Existing     Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and right-of-way/easement width and road name, if existing: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SITE INFORMATION:**

Please provide a detailed description of the following land features:

Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc:  
THIS IS A FLAT PROPERTY WITH ZERO SLOPE / GRADE, NO ROCK OUTCROPPINGS, BENCHES OR  
OTHER NOTABLE GEOGRAPHICAL FEATURES.

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

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

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

Is site within a flood plain?     Yes     No    Firm Panel #16017C1075E    Map designation: X

Springs & wells: N/A

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

Existing structures (size & use): N/A

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

Land cover (timber, pastures, etc): PASTURES

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

Are wetlands present on site?     Yes     No    Source of information: MILMAN SERVEYING GROUP

Other pertinent information (attach additional pages if needed): TIMOTHY L FISH PLS  
IDAHO PROFESSIONAL LAND SURVEYOIR NO. L-16948

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

**SERVICES:**

Sewage disposal will be provided by:

Existing Community System - List name of sewer district or provider and type of system:  
\_\_\_\_\_

Proposed Community System - List type & proposed ownership: \_\_\_\_\_

Individual system - List type: \_\_\_\_\_

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: \_\_\_\_\_  
\_\_\_\_\_ NO SEWAGE NEEDED, EQUIPMENT SHELTER \_\_\_\_\_

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: \_\_\_\_\_  
\_\_\_\_\_ NO WATER IS NEEDED \_\_\_\_\_

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

Public/Community Sewer System: N/A	Solid Waste Collection Facility: N/A
Public/Community Water System: N/A	Fire Station: 2.63 MILES
Elementary School: 5.2 MILES	Secondary Schools: 1.1 MILES
County Road: .09 MILES	County Road Name: MCDONALD CREEK RD

Which fire district will serve the project site? SPIRIT LAKE

Which power company will serve the project site? AVISTA

**How is the use/plan in accordance with the general and specific objectives of the Comprehensive Plan? (Copy of goals and objectives attached)**

Property Rights: No impact  
\_\_\_\_\_  
\_\_\_\_\_

Population: No impact  
\_\_\_\_\_  
\_\_\_\_\_

School facilities & Transportation: No impact  
\_\_\_\_\_  
\_\_\_\_\_

Economic Development: <u>No Impact</u>
Land Use: <u>No Impact</u>
Natural Resources: <u>No Impact</u>
Hazardous Areas: <u>No Impact</u>
Public Services: <u>No Impact</u>
Transportation: <u>No Impact</u>
Recreation: <u>No Impact</u>
Special Areas or Sites: <u>No Impact</u>
Housing: <u>No Impact</u>
Community Design: <u>No Impact</u>
Agriculture: <u>No Impact</u>
Implementation: ( Not required to complete this element)

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

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

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

Economic Development: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Land Use: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Natural Resources: \_\_\_\_\_  
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Hazardous Areas: \_\_\_\_\_  
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Public Services: \_\_\_\_\_  
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Transportation: \_\_\_\_\_  
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Recreation: \_\_\_\_\_  
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Special Areas or Sites: \_\_\_\_\_  
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Community Design: \_\_\_\_\_  
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Landowner's signature:  Date: 10-18-2023

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