

Bonner County Planning Department

"Protecting property rights and enhancing property value"

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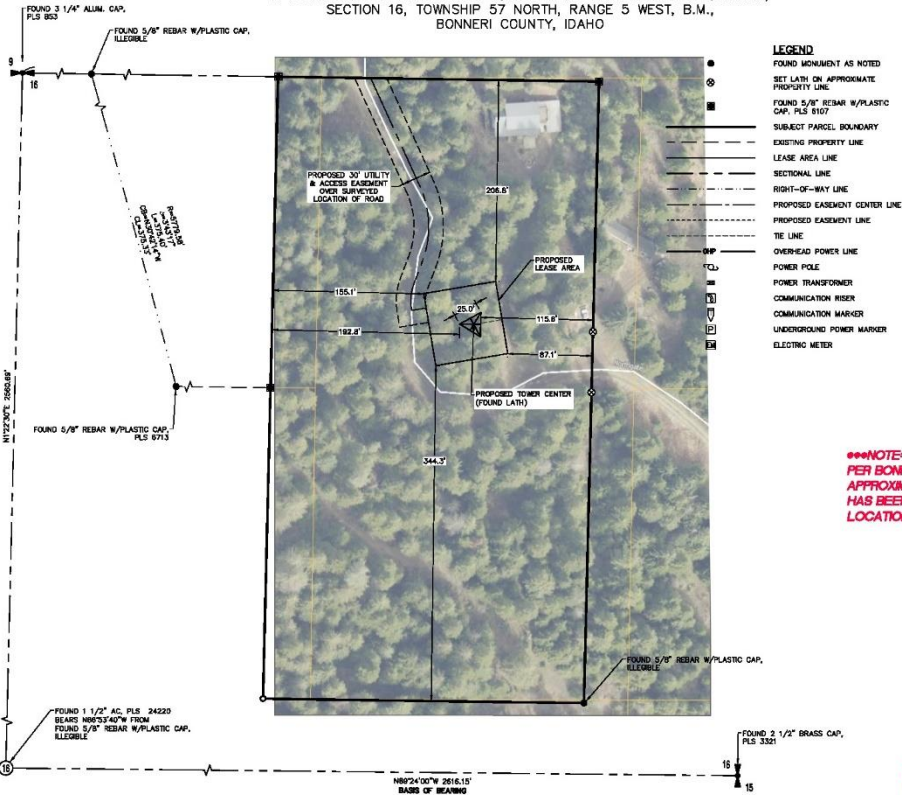


Hearing Examiner Staff Report for October 15, 2025

Project Name:	Weis Towers Communication Tower
File Number, Type:	CUP0011-24 Communication Tower
Request:	The applicant is requesting to construct and operate a 190' lattice tower with an 8' x 10' unmanned equipment shelter in a 50' x 50' compound enclosed in a chain-link fence. The parcel is five (5) acres and is currently zoned Agricultural/forestry 10 (A/f-10).
Legal Description:	16-57N-5W TAX 29
Location:	The project site is accessed off Northgate Road via Quartz Mountain Road and U.S. Highway 57 in Section 16, Township 57 North, Range 5 West, Boise-Meridian, Idaho.
Parcel Numbers:	RP57N05W160151A
Parcel Size:	5.0 Acres
Applicant and Property Owner:	North Flex, LLC PO Box 711 Roslyn, WA 98941
Project Representative:	Kevin Koesel, 1319 N Division Ave Unit B Sandpoint ID, 83864
Application filed:	October 3, 2024
Notice provided:	Mail: September 16, 2025 Site Posting: October 1, 2025 Published in newspaper: September 16, 2025
Enclosures:	Appendix A – Notice of Public Hearing Record of Mailing Appendix B – Agency Comments

NORTHGATE TOWER SITE EXHIBIT

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER,
SECTION 16, TOWNSHIP 57 NORTH, RANGE 5 WEST, B.M.,
BONNERI COUNTY, IDAHO

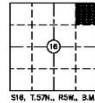


- LEGEND**
- FOUND MONUMENT AS NOTED
 - SET LATN ON APPROXIMATE PROPERTY LINE
 - FOUND 5/8" REBAR W/PLASTIC CAP. PLS 8107
 - SUBJECT PARCEL BOUNDARY
 - - - EXISTING PROPERTY LINE
 - - - LEASE AREA LINE
 - - - SECTIONAL LINE
 - - - RIGHT-OF-WAY LINE
 - - - PROPOSED EASEMENT CENTER LINE
 - - - PROPOSED EASEMENT LINE
 - - - TIE LINE
 - OVERHEAD POWER LINE
 - POWER POLE
 - POWER TRANSFORMER
 - COMMUNICATION RISER
 - COMMUNICATION MARKER
 - UNDERGROUND POWER MARKER
 - ELECTRIC METER

NOTE: THE BACKGROUND IMAGE IS PER BONNER COUNTY GIS, AND IS APPROXIMATE IN NATURE. THE IMAGE HAS BEEN LOCATED BY THE SURVEYED LOCATION OF THE ACCESS ROAD.

PRELIMINARY

GRAPHIC SCALE



storhäug
civil engineering planning
landscape architecture surveying
510 east third avenue | spokane, wa | 99202
p 509.242.1030

DATE	05/14/2024	SCALE	1" = 60'
FIELD BOOK	24-285	DRAWN	DKM/JRB
PROJECT NUMBER	24-285	DRAWING NO.	1 OF 2

NORTHGATE TOWER SITE EXHIBIT

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER,
SECTION 16, TOWNSHIP 57 NORTH, RANGE 5 WEST, B.M.,
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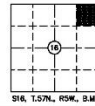


LEGEND	
⊙	SET LATH ON APPROPRIATE PROPERTY LINE
---	SUBJECT PARCEL BOUNDARY
---	EXISTING PROPERTY LINE
---	LEASE AREA LINE
---	PROPOSED EASEMENT CENTER LINE
---	PROPOSED EASEMENT LINE
---	TIE LINE
⊙	POWER TRANSFORMER
⊙	COMMUNICATION RISER
⊙	UNDERGROUND POWER MARKER
⊙	ELECTRIC METER

NOTE: THE BACKGROUND IMAGE IS PER BONNER COUNTY GIS, AND IS APPROXIMATE IN NATURE. THE IMAGE HAS BEEN LOCATED BY THE SURVEYED LOCATION OF THE ACCESS ROAD.

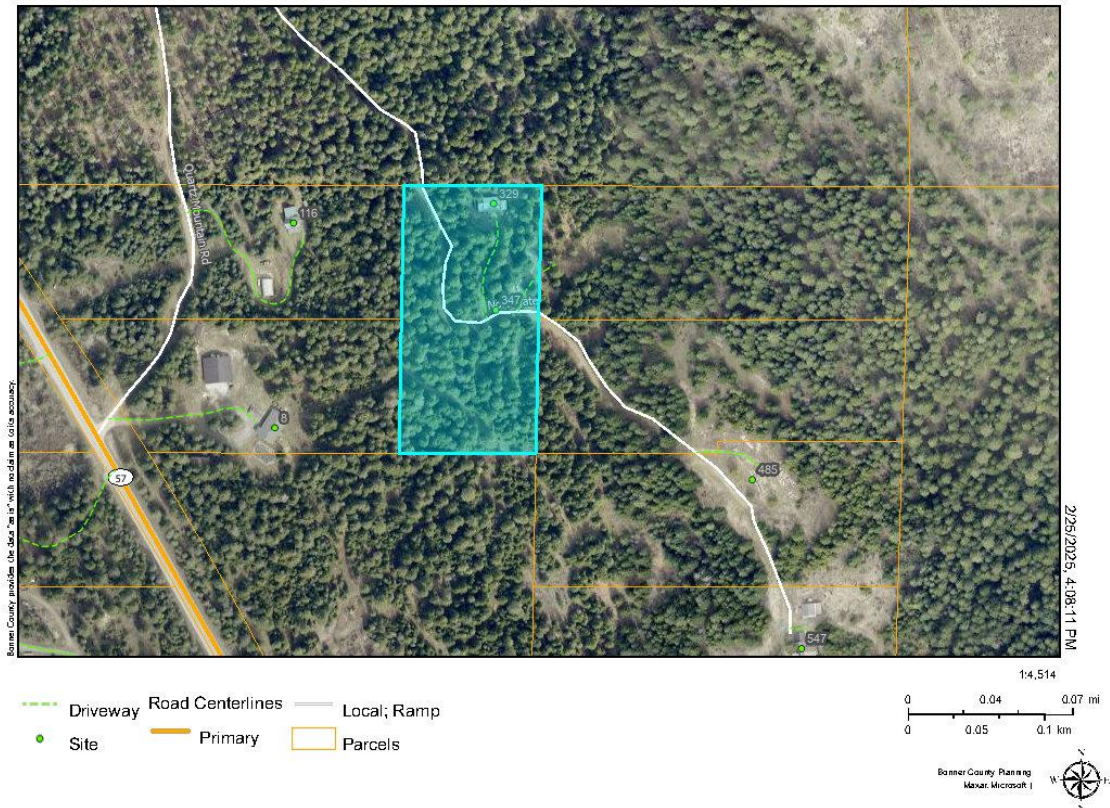
PRELIMINARY

GRAPHIC SCALE

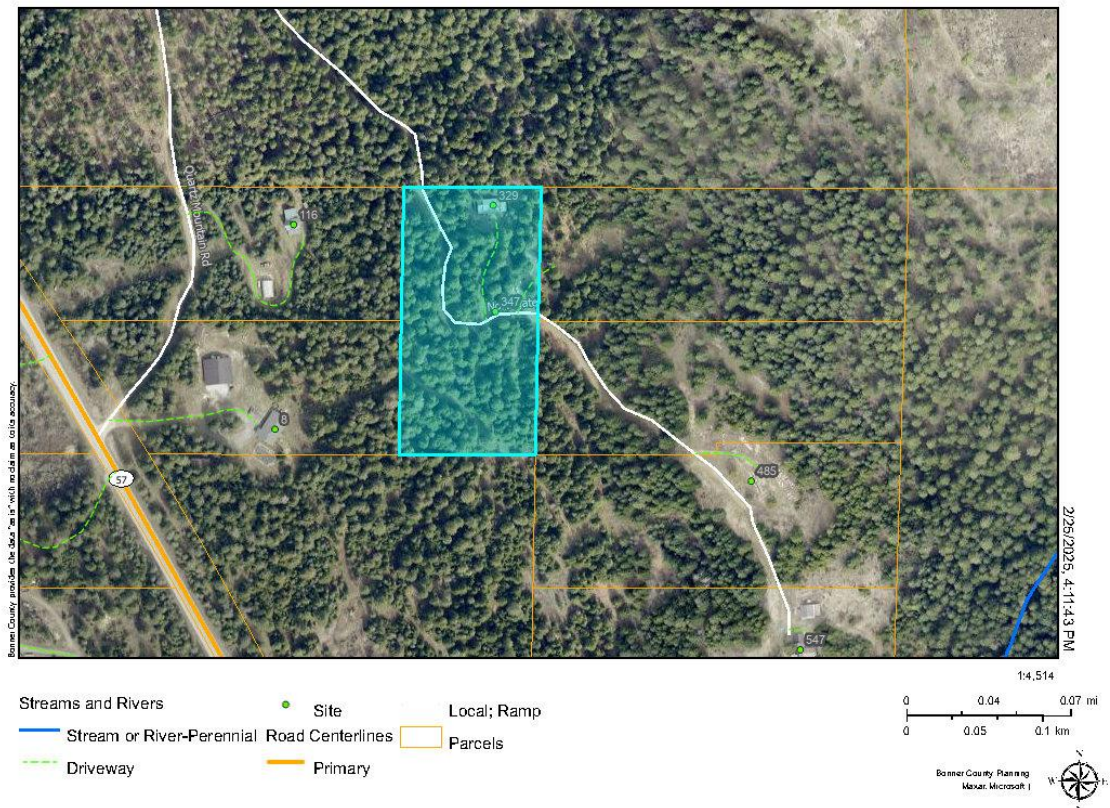


DATE	08/14/2024	SCALE	1" = 20'
FIELD BOOK	24-285	DRAWN	DKM/JRB
PROJECT NUMBER	24-285	DRAWING NO.	2 OF 2

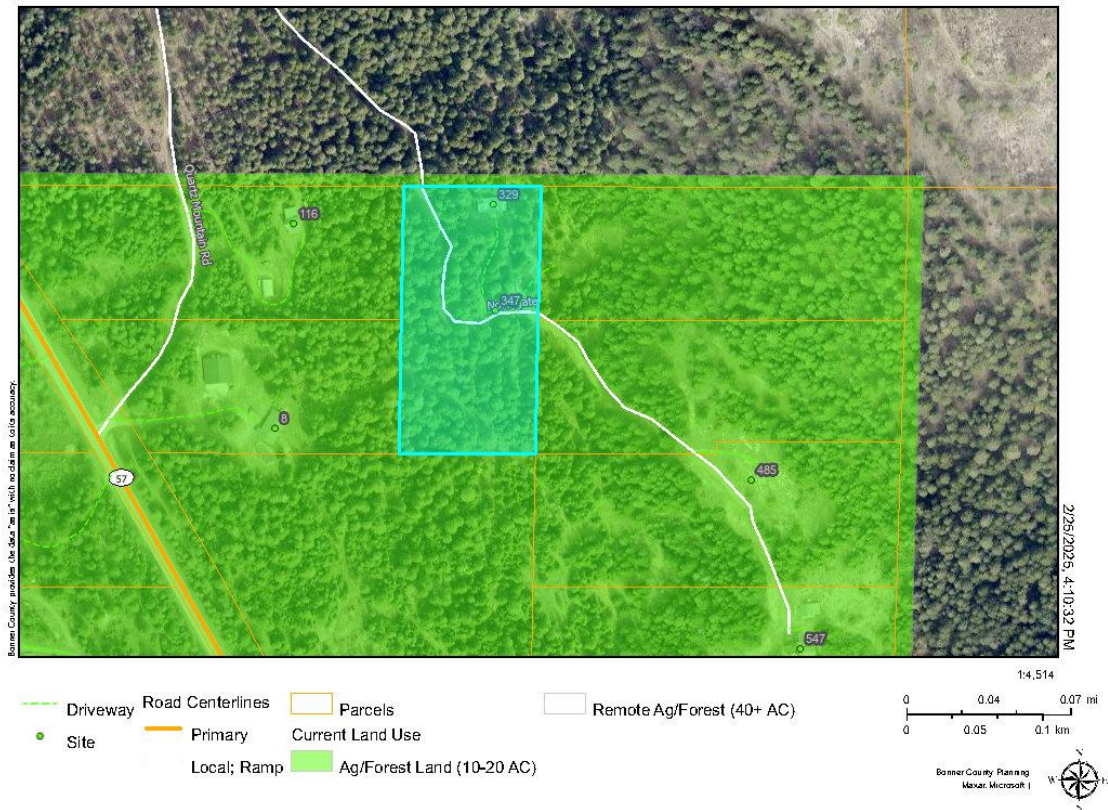
Aerial



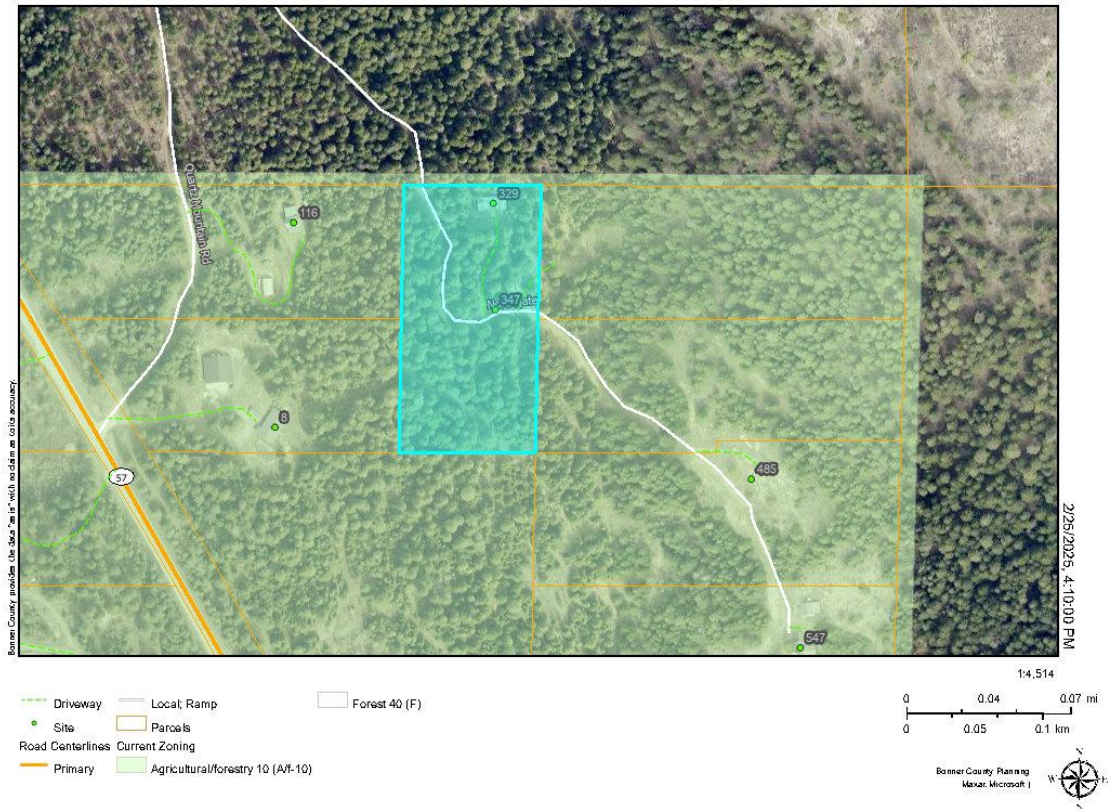
Hydrology



Land use - Ag/Forest Land (10-20 AC)



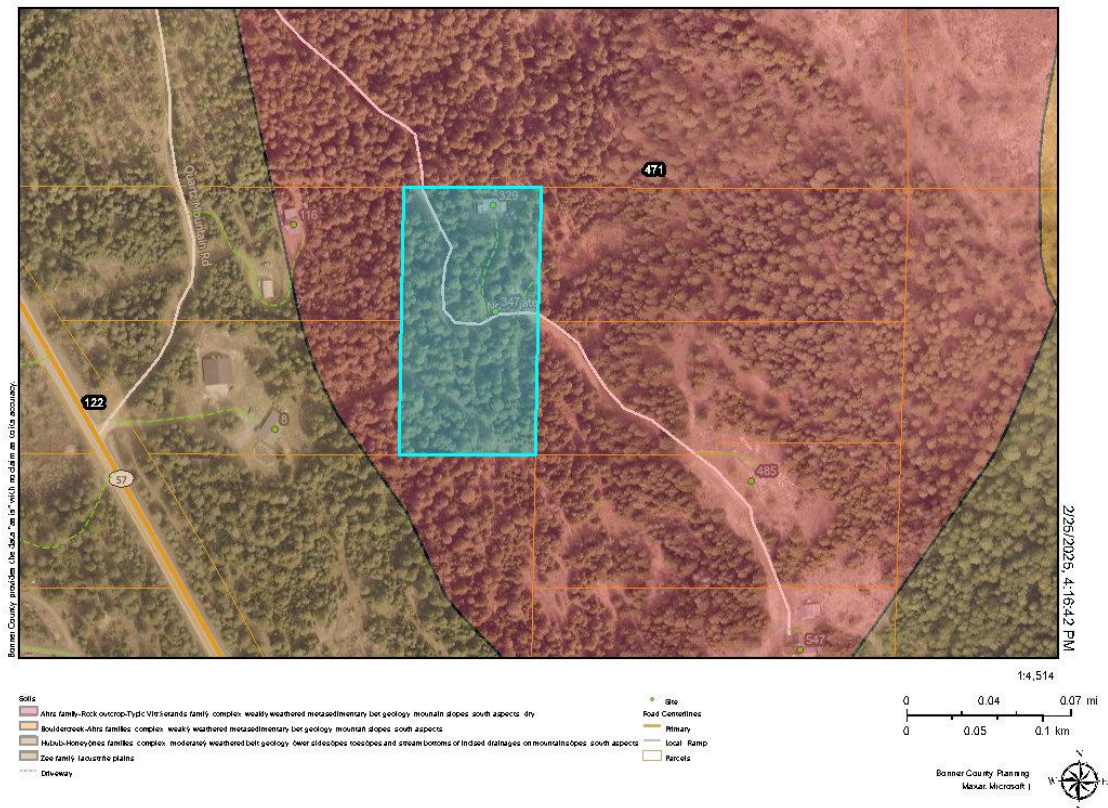
Zoning - A/f-10



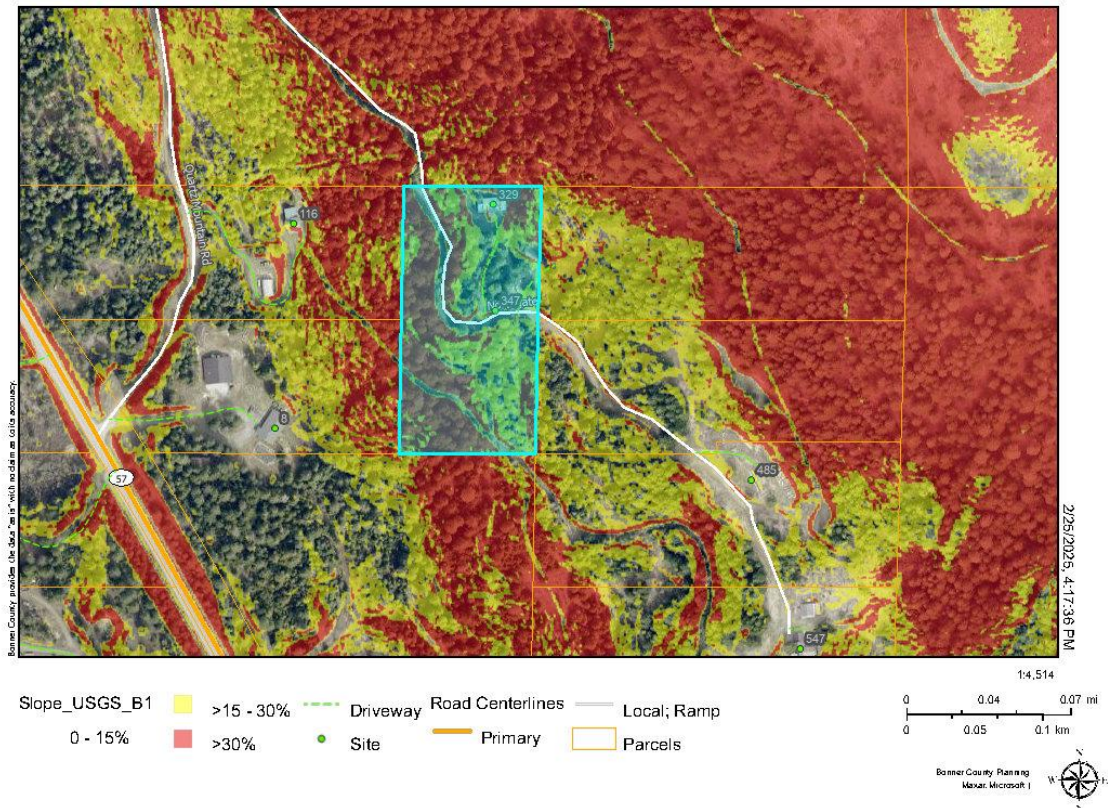
Wetlands



Soils - not prime farmland



Slopes



Project Summary:

The applicant is requesting to construct and operate a 190' lattice tower with an 8' x 10' unmanned equipment shelter in a 50' x 50' compound enclosed in a chain-link fence. The parcel is five (5) acres and is currently zoned Agricultural/forestry 10 (A/f-10). Communications towers are conditionally permitted in this zone.

The subject property is located off Highway 57, down Quartz Mountain Road and on Northgate Road in Section 16, Township 57 North, Range 5 West, Boise Meridian, Bonner County Idaho.

The project is located in the West Pend Oreille Fire District service area. The parcel in question is surrounded by Agricultural/forestry 10 (A/f-10) and Forest 40 (F-40) zoned parcels.

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 12-335, Public Use Table, Communication Towers
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 12-488, Communication Towers
BCRC 12-7.2, Grading, Stormwater Management and Erosion Control
BCRC 12-7.6, Hillsides

Background:

- **Site Data:**

- The subject parcel currently timbered and contains a single-family dwelling.
- The site exists as one (1) unplatted parcel of 5-acres.
- The site is zoned Agricultural/forestry 10.
- The site has a land use designation of Ag/Forest Land (10-20 AC).

- **Access:**

- Access to the site is provided by Quartz Mountain Road and Northgate Road. Per US Forest Service comment of Sept 23, 2025, Quartz Mountain Road is owned by the US Forest Service. Per Bonner County GIS, portions of the access road in question are simultaneously labeled as both Quartz Mountain Road and Northgate Road (two road lines overlie one another).
- Per US Forest Service comment of Sept 23, 2025, the applicant (North Flex Towers LLC.) shall become a member of the Quartz Mountain Road Users Association prior to issuance of the Conditional Use Permit.

- **Environmental factors:**

- The site contains slopes of 15% grade or less, between 15-30%, and greater than 30%. (United States Geological Survey)
- The site does not contain wetlands. (National Wetlands Inventory/United States Fish and Wildlife Services).
- The site does not contain frontage on a river/stream/frontage on a lake. (National Hydrography Dataset)
- Parcel is located within SFHA Zone X, per FIRM Panel Number 16017C0640E, Effective Date 11/18/2009.
- The site does not contain any critical wildlife areas as identified by any local, state or federal agencies.

- **Services:**

- Water: The proposed communication tower is not required to be serviced by a water system. The application gives no information regarding water service.
- Sewage: The proposed communication tower is not required to be serviced by a sewer system. The application gives no information regarding sewage service.
- Fire: West Pend Oreille Fire District
- Power: Northern Lights (per application)
- School District: West Bonner School District #83

Comprehensive Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Use
Site	Ag/Forest Land	Agricultural/Forestry 10	Residential
North	Remote Ag/Forest	Forest 40 (F)	Federal land
East	Ag/Forest Land	Agricultural/Forestry 10	Vacant
South	Ag/Forest Land	Agricultural/Forestry 10	Vacant and residential
West	Ag/Forest Land	Agricultural/Forestry 10	Residential

Agency Review and Public Comments

The application was noticed to agencies for comment on September 16, 2025.

The following agencies replied with comments:

Bonner County Road & Bridge – 9/16/2025
Bonner County Historical Society – 9/22/2025
US Forest Service – 9/22/2025
Northern Lights – 10/1/2025

The following agencies provided “no comment” replies:

Panhandle Health District – 9/16/2025
Idaho Department of Water Resource – 9/17/2025
Kootenai-Ponderay Sewer District – 9/17/2025
Idaho Transportation Department – 9/18/2025
TC Energy – 9/19/2025

No other agencies responded as of the date this report was published.

Public comments have been received on this application. These have been added to the record and forwarded to the decision-making body for review.

Standards Review:

BCRC 12-223 specifies that the Zoning Commission or Hearing Examiner 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. 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

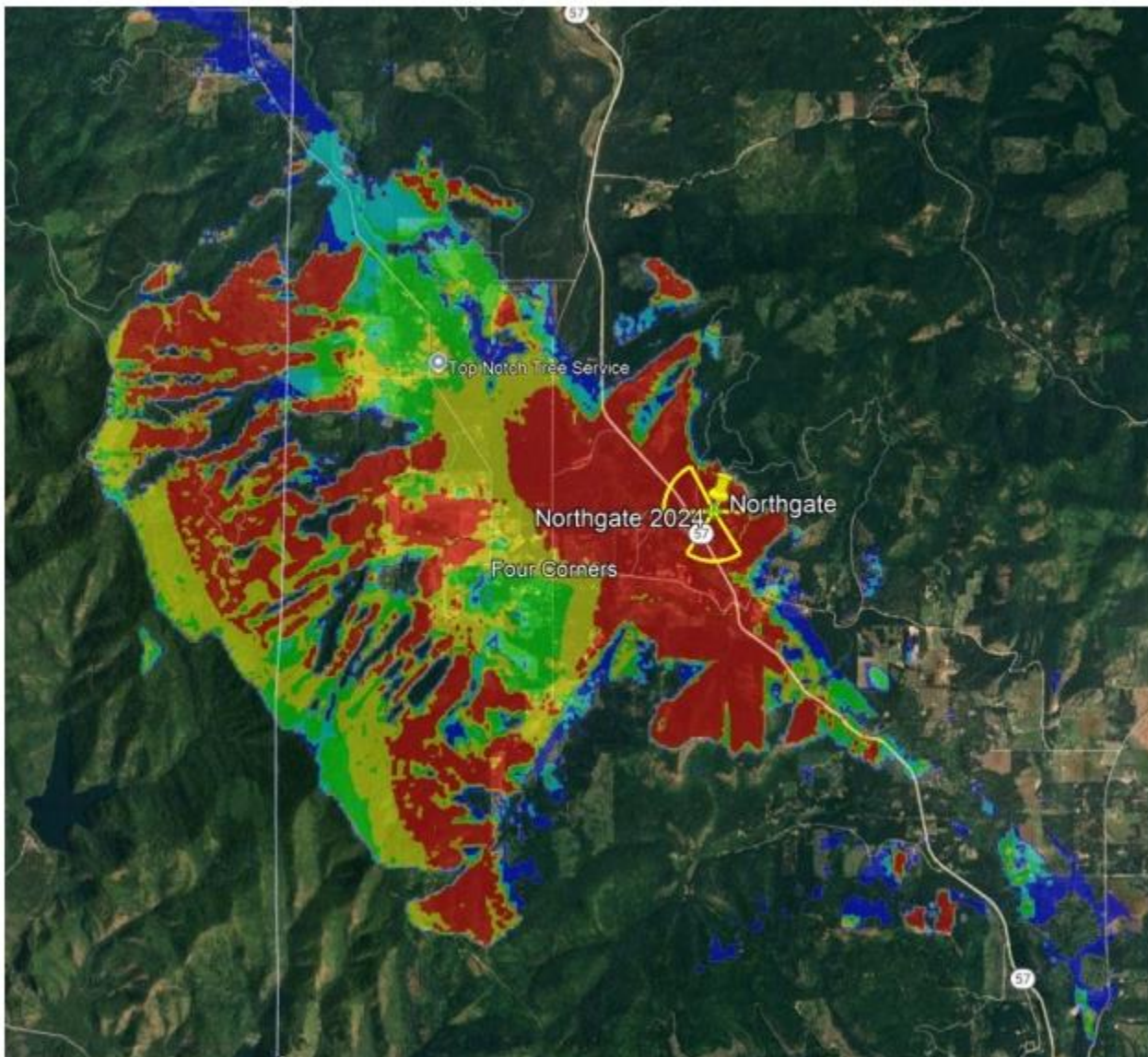
nor be dangerous to persons on or adjacent to the property. The Zoning Commission or Hearing Examiner must also find that the proposal is in accordance with the applicable standards in BCRC Title 12.

BCRC Code	Standard for	Required	Provided
12-222	Application Contents, General Provisions	Required application contents, Agency Routing	The application was deemed complete for review and routed to agencies for comment on September 16, 2025.
12-223 thru 226	Public Hearings and Notices, Standards of Review, Conditional Approval	Hearing and notice required; approval or disapproval; conditions	A hearing will be conducted in line with requirements. The application was noticed in line with requirements.
12-335	Public Use Table, Communication Towers	Use must be allowed in the zone. Footnote 3 requires that 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 BCRC Title 12, unless subject to an approved special use permit issued by a State or Federal agency.	The proposed use is conditionally allowed within the Agricultural/forestry zone. Per US Forest Service comment 9/23/2025, Quartz Mountain Road is managed by the Quartz Mountain Road Users Association and the US Forest Service and crosses approximately 700' of National Forest System Land. Per BCRC 12-335, Footnote 3, the access to the site is not required to be constructed to the appropriate standard set forth in title 2 of this Code or appendix A of BCRC Title 12. This is because access to the site is subject to an approved special use permit issued by a Federal agency (US Forest Service). See Conditions of Approval.
12-4.2	General Standards	Yard areas, fences, vehicle storage, access, temporary buildings, residential density limits, etc	Most of these standards do not apply to use proposed. Access to the site is planned.
12-421	Performance Standards for All Uses	Fire hazard, radioactivity or electrical disturbance, noise, vibration, water pollution	The application was routed to the West Pend Oreille Fire District. FCC approval of the tower communication equipment is required. A communication tower would not be expected to produce noise or vibration under normal operating circumstances. A communication tower would not be expected to produce water pollution.
12-4.3	Parking Standards	Unspecified Uses: Parking for unspecified	There is no specified parking standard for communication towers. Parking and

		uses shall be determined by the planning director.	turnarounds provided shall be sufficient to simultaneously accommodate maintenance crew and emergency response vehicles. See Conditions of Approval.
12-4.4	Sign Standards	Signage must meet applicable code requirements.	This code is superseded by BCRC 12-488.J. Only signage required by a government agency is allowed on a communication tower.
12-4.5	Design Standards	The design of the facility must conform to applicable portions of this code section.	BCRC 12-453.A-E are not applicable to a communication tower. BCRC 12-453.F is applicable to a communication tower, See Conditions of Approval. BCRC 12-453.G-I are not applicable to a communication tower. BCRC 12-453.J is applicable to a communication tower, See Conditions of Approval. BCRC 12-453.K is not applicable to a communication tower. Site and building plans have been submitted.
12-4.6	Landscaping and Screening Standards	Landscaping plan is not required per BCRC 12-488.	Traditional landscaping plans are not typically required for communication towers. Screening of ground equipment is generally provided for by the required fencing. Retention of surrounding trees is planned.
12-488	Communication Towers	The proposed communication tower shall conform with this section.	Tower does not meet setbacks required per BCRC 12-488.B. The tower is set back from the eastern property line 115.6 ft where 190 ft is required. Applicant requests to engineer the tower to stay within a fall radius equal to or less than the proposed setback. Regarding the public convenience and necessity of the tower, the applicant submitted the following: <i>This tower location was chosen to provide the best cellular coverage along Hwy 57 for approximately 5 miles (16 square miles) and adjacent property between the town of Priest River and Priest Lake. There is currently no coverage in this area. This coverage will allow emergency services, forest service, and vehicles to connect with their communications systems.</i> <i>The propagation map shown below shows the proposed coverage of the area the tower will provide.</i>

			<p>The proposed communication tower and attendant facilities will be enclosed by a fence not less than six feet (6') in height per conditions of approval.</p> <p>The proposed communication tower will be built to telecommunication industry association/electronic industry association (TIA/EIA) 222 revision F standards, or as amended, for steel antenna support structures per conditions of approval.</p> <p>The proposed communication tower will be constructed to accommodate other future communication services where technically feasible ("collocation") per conditions of approval.</p> <p>The proposed communication tower will meet all operational, construction and lighting standards of the federal aviation administration per conditions of approval.</p> <p>The proposed communication tower will not penetrate any airspace surface on or adjacent to any public or private airfields as set forth at subchapter 5.2 of this title per conditions of approval.</p> <p>Upon termination of use of the proposed communication tower for a period of not less than one year, the landowner and/or tower operator/applicant shall remove the tower along with all supporting equipment, apparatus and foundation per conditions of approval.</p> <p>Flammable material storage shall be in accordance with international fire code standards per conditions of approval.</p> <p>The proposed communication tower will not be used for signage, symbols, flags, banners or other devices or objects attached to or painted or inscribed upon any communication facility for the purposes of displaying a message of any kind, except as required by a governmental agency per conditions of approval.</p> <p>See Conditions of Approval.</p>
12-7.2	Grading, Stormwater	The proposed communication tower	Geotechnical, stormwater & erosion control plans have been submitted and

	Management and Erosion Control	shall conform with this section.	reviewed by the Bonner County Engineer. Final approval of all of these will be required prior to permit issuance. See Conditions of Approval.
12-7.6	Hillsides	Geotechnical Survey Requirement	Geotechnical, stormwater & erosion control plans have been submitted and reviewed by the Bonner County Engineer. Final approval of all of these will be required prior to permit issuance. See Conditions of Approval.



Propagation map per applicant.

Comprehensive Plan Analysis:

Property Rights

Policies:

1. Bonner County should 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. For all land use decisions, findings of fact and conclusions of law should be adopted that reflect the justifications for exactions, conditions and restrictions and should confirm that a taking of private property has not occurred.
3. The property rights of the applicant, adjoining and nearby landowners and future generations should be considered, as well as the short-term and long-term consequences of decisions.
4. Bonner County should 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 application was routed to neighbors 300' from the property line informing neighbors of the proposed subdivision proposal. All public and agency comments received have been added to the record. This proposal has been reviewed for compliance with Bonner County Revised Code and findings of fact will be adopted with the decision of this project. This proposal does not appear to be in conflict with the policies of this component.

Population

Policies:

1. Population projections should be analyzed regularly 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. Population forecasts and census data should be used to evaluate housing and school needs, and impacts to the transportation system and other county services.
3. Bonner County should cooperate with its incorporated cities and neighboring counties to address growth challenges within the ACI areas and coordinate planning efforts whenever possible.

Staff: Bonner County has received the results of the 2020 census. The data indicates the demand for housing and jobs will continue to trend upward in both the unincorporated and incorporated areas of Bonner County. Additional and growing

demand for telecommunications services in the county is likely. This proposal does not appear to be in conflict with the policies of this component.

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. Bonner County should examine the impacts of land use proposals to the school system and should seek mitigation from developers such as providing facilities, safety features, fees or other measures as permitted by Idaho Code, to address the impact of the proposals.

Staff: The West Bonner School District #83 was notified of this proposal. West Bonner School District #83 did not comment on how this proposal would or would not adversely impact the district's ability to provide adequate school services and facilities for new and existing students. This project does not appear to be in conflict with the policies of this component.

Economic Development

Policies:

1. Small scale cottage businesses and home occupations should be allowed in all areas of the county. Reasonable conditions on such uses should be set 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 Bonner 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. Review and update land use regulations for employee housing to support the goal of enabling this use in proximity to commercial, industrial and agricultural uses.

Staff: Economic development without telecommunications service is difficult or impossible in the modern world. Expansion of telecommunications networks expands both capacity and speed of telecom services, including internet access. This project does not appear to be in conflict with the policies of this component.

Land Use

Policies:

1. Commercial and industrial uses, in areas identified in the Comprehensive plan suitable for such development, should be unconditionally permitted. 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.
2. 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.

Staff: This proposal is conditionally allowed within the Agricultural/forestry zone. The tower does not meet setbacks required per BCRC 12-488.B. The tower is set back from the eastern property line 115.6 ft where 190 ft is required. Applicant requests to engineer the tower to stay within a fall radius equal to or less than the proposed setback.

One purpose of setbacks is to create appropriate conditions for uses so that they will not adversely impact the surrounding area.

In failing to meet setback standards, this project **does** appear to be in conflict with the policies of this component.

Natural Resources

Policies:

1. Watershed standards should be employed in land use codes to protect water quality.
2. Best management practices for waterway setbacks should be instituted to reduce erosion and sedimentation into waterways.
3. Development standards should be designed to encourage clustered development resulting in the preservation of open space and wildlife habitat.
4. Bonner County should recognize its critical wildlife habitat and create development standards to protect these areas and mitigate development impacts to these habitats.
5. Protect water quality by creating standards for development in close proximity to shorelines.
6. Productive farmland, timberland and mining lands should be identified and protected from adverse effects of adjoining developments.

Staff: Agencies such Idaho Department of Water Resources, Idaho Department of Environmental Quality and Idaho Department of Fish & Game were noticed in the course of reviewing this application.

There does not appear to be any evidence in the record that this use will hinder agricultural or residential uses or that this use will impact the natural resources of Bonner County.

This project does not appear to be in conflict with the policies of this component.

Hazardous Areas

Policies:

1. Watershed standards should be employed in land use codes to protect water quality.
2. Best management practices for waterway setbacks should be instituted to reduce erosion and sedimentation into waterways.
3. Development standards should be designed to encourage clustered development resulting in the preservation of open space and wildlife habitat.
4. Bonner County should recognize its critical wildlife habitat and create development standards to protect these areas and mitigate development impacts to these habitats.
5. Protect water quality by creating standards for development in close proximity to shorelines.
6. Productive farmland, timberland and mining lands should be identified and protected from adverse effects of adjoining developments.

Staff: Per BCRC 12-7.2, the applicant submitted a stormwater management and erosion control plan for the proposal. Per BCRC 12-7.6, the applicant submitted a geotechnical report for the proposal.

The plans have been reviewed by the Bonner County Engineering Department. The plans shall be updated and re-submitted to Bonner County to meet any additional conditions of the Bonner County Engineer.

There are no floodplains, waterfront, wetlands or watercourses known on the subject property.

All state environmental agencies were routed for this review. The property is provided with emergency services. 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 areas.

2. Bonner County should seek comment 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. Bonner County should 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.

Staff: Communication Towers are Public Uses per BCRC 12-335. This is a proposal to serve the public of Bonner County with additional and improved range/speed/capacity in wireless telecommunications.

This proposed use will be generally unmanned and therefore will have minimal or zero adverse impact on existing services, facilities and utilities in Bonner County.

This project does not appear to be in conflict with the policies of this component.

Transportation

Policies:

1. A long-term transportation system plan should be developed and regularly updated 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. Development in areas that are not served by county standard roads or where transportation is inadequate should be discouraged.
3. Bike and pedestrian trails should be considered in development proposals to connect the communities with existing and planned bike and walking paths wherever possible.

Staff: Per US Forest Service comment 9/23/2025, Quartz Mountain Road is managed by the Quartz Mountain Road Users Association and the US Forest Service and crosses approximately 700' of National Forest System Land.

Per BCRC 12-335, Footnote 3, the access to the site is not required to be constructed to the appropriate standard set forth in title 2 of this Code or appendix A of BCRC Title 12. This is because access to the site is subject to an approved special use permit issued by a Federal agency (US Forest Service).

This proposed use will be generally unmanned and therefore will have minimal or zero adverse impact on existing transportation networks in Bonner County.

This project does not appear to be in conflict with the policies of this component.

Recreation

Policies:

1. Bonner County is encouraged to develop a waterways and park 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. A plan for a system of green belts and pathways (bike and pedestrian) should be considered as areas develop, so that a connected system can be developed and preserved.
3. Under no circumstances, will Bonner County require access easements on private property as a condition of development. This policy does not preclude providing voluntary incentives to developers in return for access easements.

Staff: This is not a proposal for any new recreational site or facility. This project does not appear to be in conflict with the policies of this component.

Special Areas or Sites

Policies:

1. A generalized map of the known pre-historic and historic sites should be developed 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. Bonner County should implement road side development standards for recognized scenic byways to protect the view sheds.
3. Special areas should be recognized and addressed when development is proposed in these areas.

Staff: The proposal does not appear to be in conflict with the policies of this component.

Housing

Policies:

1. Encourage development of a variety of housing options including mobile home parks, tiny home communities and recreational vehicle parks located in areas that are compatible with their density.
2. Work with municipalities and private parties to find solutions for all types of housing projects and developments.
3. Clustering of housing in developments to save on infrastructure and transportation costs should be encouraged through mechanisms such as density bonuses.
4. Bonner County recognizes opportunities should be made for assisted living and group shelters.
5. Enable workforce housing in direct proximity to agricultural, commercial and industrial uses.

Staff: This is not a proposal for any new housing. 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, the county should enact development standards that address development within scenic byways and design standards that account for waterfront setbacks, wildlife corridors, 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 waterfront and mountaintop developments which may differ from standard design objectives.

Staff: Waterfront does not exist on the site. No critical wildlife corridors were identified during the department review or during the agency comment process. Per BCRC 12-335 this is not a commercial or industrial development. The project will be required to conform to applicable lighting standards in BCRC Title 12, Chapter 4.

The tower does **not** meet the setbacks required per BCRC 12-488.B. The tower is set back from the eastern property line 115.6 ft where 190 ft is required. Applicant requests to engineer the tower to stay within a fall radius equal to or less than the proposed setback.

As noted above, one purpose of the setbacks established in the county is to create rural rather than urban setback standards aimed at preserving the rural, natural character of the community.

In failing to meet setback standards, this project **does** appear to be in conflict with the policies of this component.

Agriculture

Policies:

1. Residential uses should continue being permitted in Agricultural zoning districts.
2. Protect agricultural uses and activities from land use conflicts or interference created by residential, commercial or industrial development.
3. Land use regulations should support home occupations, cottage industries and farm-based family businesses on agricultural parcels. Examples include farm stands and other agri-business pursuits.

4. Bonner County acknowledges the provisions of Idaho State's Right to Farm Act. Those shall be considered in the land use decisions.

Staff: It is not expected that this project will interfere with agricultural uses in other zoning districts. This project does not appear to be in conflict with the policies of this component.

Staff Analysis:

Planner's Initials: JRJ

Date: October 10, 2025

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.

Recommended 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** Per BCRC 12-226.C, 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 Zoning Commission at any regular meeting, or board at any regular meeting, may consider the request for extension. The extension request must be approved or denied prior to the expiration date of the conditional use permit.
- A-4** The hours of operation will be continuous and may be accessed at any time for maintenance as needed.
- A-5** Per BCRC 12-420, all architectural projections such as canopies, eaves, balconies, platforms, decks, carports, covered patios, and similar architectural projections shall not project into any required setback.
- A-6** Per BCRC 12-420, temporary buildings, construction trailers, equipment and materials used in conjunction with construction work for the proposed project may be permitted during the period the construction work is in progress, but such temporary facilities shall be removed upon completion of the construction work.
- A-7** Per BCRC 12-452, any structures or development on site permitted through this Conditional Use Permit is required to obtain appropriate Building Location Permits

or other approvals from the Bonner County Planning Department prior to the development on site.

- A-8** All structures shall meet the standards set forth in Title 11, Bonner County Revised Code.
- A-9** Per BCRC 12-453.F, any lighting on site shall meet the standards of this section of the ordinance.
- A-10** Per BCRC 12-453.J, any outdoor storage of commercial and industrial materials on site is required to meet the standards of this section of the ordinance.
- A-11** Per BCRC 12-4.6, all landscaping shall be in accordance with the approved site plan. Existing trees on and near the site shall be retained to the maximum extent possible. The communication tower and its appurtenances shall be painted to match the surrounding landscape.
- A-12** Per BCRC 12-488.A, the proposed communication tower and attendant facilities shall be enclosed by a fence not less than six feet (6') in height.
- A-13** The proposed communication tower and its support facilities shall meet the setbacks shown on the approved site plan.
- A-14** Per BCRC 12-488.D, the proposed communication tower shall be built to telecommunication industry association/electronic industry association (TIA/EIA) 222 revision F standards, or as amended, for steel antenna support structures.
- A-15** Per BCRC 12-488.E, the proposed communication tower shall be constructed to accommodate other future communication services where technically feasible ("collocation").
- A-16** Per BCRC 12-488.F, the proposed communication tower shall meet all operational, construction and lighting standards of the Federal Aviation Administration.
- A-17** Per BCRC 12-488.G, the proposed communication tower shall not penetrate any airspace surface on or adjacent to any public or private airfields as set forth at BCRC 12-5.2.
- A-18** Per BCRC 12-488.H, upon termination of use of the proposed communication tower for a period of not less than one year, the landowner and/or tower operator/applicant shall remove the tower along with all supporting equipment, apparatus and foundation.
- A-19** Per BCRC 12-488.I, flammable material storage shall be in accordance with international fire code standards.
- A-20** Per BCRC 12-488.J, the proposed communication tower shall not be used for signage, symbols, flags, banners or other devices or objects attached to or painted or inscribed upon any communication facility for the purposes of displaying a message of any kind, except as required by a governmental agency.

- A-21** Parking and turnarounds shall be provided and shall be sufficient to simultaneously accommodate maintenance crew and emergency response vehicles.

Conditions to be met prior to the issuance of this Conditional Use Permit:

- B-1** An FAA No Hazard Determination shall be provided to the Planning Department.
- B-2** Per US Forest Service comment of Sept 23, 2025, the applicant (North Flex Towers LLC.) shall become a member of the Quartz Mountain Road Users Association prior to issuance of the Conditional Use Permit.
- B-3** Prior to permit issuance, a supplemental site plan shall be submitted clearly showing that parking and turnarounds provided will be sufficient to simultaneously accommodate both parking and turnaround space for maintenance crew and emergency response vehicles.
- B-4** Prior to permit issuance, geotechnical, stormwater & erosion control plans for the proposed use shall receive final approval by the Bonner County Engineer.

The complete file is available for review in the Planning Department, 1500 Highway 2, Suite #208, Sandpoint, ID. Staff reports are available online prior to 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

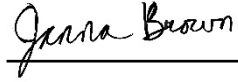
RECORD OF MAILING

Page 1 of 1

File No.: V0020-25

Record of Mailing Approved By:

I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **7th** day of **October 2025**.



Janna Brown, Administrative Assistant III

Assessor - Email	Avista Utilities - Email
Bay Drive Recreation District - Email	Bayview Water & Sewer - Email
Bonner County Airport Manager - Email	BONNER COUNTY DAILY BEE - U.S. Mail
Bonner County EMS - Email	Bonner County Floodplain Review - Email
Bonner County Road & Bridge - Email	Bonner County Sheriff - Email
Bottle Bay Water & Sewer District - Email	City of Clark Fork - Email
City of Dover - Email	City of East Hope - Email
City of Hope - Email	City of Kootenai - Email
City of Oldtown - Email	City of Ponderay - Email
City of Priest River - Email	City of Sandpoint - Email
City of Spirit Lake - Email	Coolin Sewer District - Email
Coolin-Cavanaugh Bay Fire District - Email	Drainage District #7 - Email
East Bonner Library - Email	East Priest Lake Fire District - Email
Ellisport Bay Sewer - Email	Garfield Bay Water & Sewer District - Email
GEM STATE MINER - U.S. Mail	Granite Reeder Water & Sewer District - Email
Idaho Department of Environmental Quality (DEQ) - Email	Idaho Department of Fish & Game - Email
Idaho Department of Lands - CDA - U.S. Mail	Idaho Department of Lands - Coolin - Email
Idaho Department of Lands - Navigable Waters & Mining - Email	Idaho Department of Lands - Sandpoint - Email
Idaho Department of Water Resources - IDWR - Email	Idaho Transportation Department (Aeronautics) - U.S. Mail
Idaho Transportation Department- District I - Email	Independent Highway District - Email
Kalispel Bay Sewer & Water - U.S. Mail	Kootenai-Ponderay Sewer District - Email
KPBX-FM 91 SPOKANE PUBLIC RADIO - U.S. Mail	KSPT-KPND-KIBR RADIO - U.S. Mail
Laclede Water District - Email	Lake Pend Oreille School District, #84 (Admin Office) - Email
Lake Pend Oreille School District, #84 (Transportation) - Email	Lakeland Joint School District, #272 - Email
Little Blacktail Ranch Water Association - U.S. Mail	North of the Narrows Fire District - Email
Northern Lights, Inc. - Email	Northland/Vyve Cable Television - Email
Northside Fire District - Email	Outlet Bay Sewer District - Email
Panhandle Health District - Email	Pend Oreille Hospital District - Email
Priest Lake Public Library District - Email	Priest Lake Translator District - Email
Sagle Valley Water & Sewer - Email	Sam Owen Fire District - Email
Schweitzer Fire District - Email	SELKIRK ASSOCIATION OF REALTORS - U.S. Mail
Selkirk Fire, Rescue & EMS - Email	Selkirk Recreation District -Email
Southside Water & Sewer District - Email	Spirit Lake Fire District - Email
Spokesman-Review - U.S. Mail	State Historical Society - Email
Swan Shores Sewer District - U.S. Mail	Syringa Heights Water Association - Email
Tamarack Village Water & Sewer - U.S. Mail	Timber Lake Fire District - Email
Trestle Creek Sewer District - Email	U.S. Army Corps of Engineers - Email
U.S. Fish & Wildlife Service - Email	U.S. Forest Service - U.S. Mail
West Bonner County Cemetery District - Email	West Bonner County School District, #83 - Email
West Bonner Library - Email	West Bonner Water & Sewer District - Email
West Pend Oreille Fire District - Email	West Priest Lake Fire District - Email

Record of Mailing
Property Owners within 300 Feet

Page 1 of 1

File Number: V0020-25

Record of Mailing Approved By: Jason Johnson, CFM

I hereby certify that a true and correct copy of the "Notice of Agency Review" was digitally transmitted or mailed (postage prepaid) on this 7th day of October 2025.

Jana Brown
Jana Brown, Administrative Assistant III

Parcel	Name	Address	City	State	ZIP
RP003970020010A	Hord, Kris & Bacon-Hord, Kelly	13321 W Sunnyside Dr	Nine Mile Falls	WA	99026
RP60N05W120151A	Rudie Family Trust & Rudie, Gary A & Mary J	10635 Equestrian Dr	Santa Ana	CA	92705
RP60N05W121100A	Rudie Family Trust & Rudie, Gary A & Mary Jane, Trustees	10635 Equestrian Dr	Santa Ana	CA	92705
RP000020010010A	Page/frick/philipp Cabin Company Llc C/o Donald Frick	15911 Ridge View Lane	Kennewick	WA	99338
RP00002001003AA	Le Mieux Trust; Kaler, Janice L Trustees & Vanos, Marla J	4811 S Napa St	Spokane	WA	99223-6553
RP003970010040A	Mazulo, Vincent J & Russelle M	N 27715 Bear Lake Rd	Chattaroy	WA	99003
RP60N05W121301A	Costello, Phil & Amy	Po Box 896	Mead	WA	99021
RP60N05W121270A	Moorman, Adge & Kathy	6409 E Lincoln Ln	Spokane	WA	99217-7097
RP000020010060A	Bastine, Kenneth M & Jauna	13422 E Copper River Ln	Spokane	WA	99206-7068
RP003970010030A	Hansen, Chris Lee & Melissa Grace	6316 Lackey Rd Nw	Vaughn	WA	98394
RP00397002003AA	Oestreich, Larry D & Rebecca A	304 E Dalton	Spokane	WA	99207
RP60N05W121260A	Lund, Catherine L	Po Box 1104	Medical Lake	WA	99022-1104
RP60N05W120400A	Moorman, Adge & Kathy	6409 E Lincoln Ln	Spokane	WA	99217-7097
RP00397001001AA	Hansen, Christopher & Melissa	6316 Lackey Rd Nw	Vaughn	WA	98394
RP00397002004AA	Green, Michael R	1528 Kalispell Bay Rd	Priest Lake	ID	83856-8831
RP000020010050A	Palmer, Elizabeth A	3931 E 15th Ave	Spokane	WA	99223
RP00002001008BA	Harris By The Lake, Llc	22 Adams Rd	Priest River	ID	83856-8672
RP003970020020A	Ridnour, Rob & Muriel	4292 West Rd	Blaine	WA	98230-9119
RP000020010070A	Bastine, Paul A & Janet E	806 S Raymond Rd	Spokane Valley	WA	99206-3530
RP000020010020A	Myers, Brian & Buehler, Erin	8315 N Molly St	Spokane	WA	99208
RP00395001009EA	Adams Road Pl Llc	Attn: Anne Weitz 6827 W Lakeshore Rd	Priest Lake	ID	83856
RP00397001002AA	Hansen, Chris Lee & Melissa Grace	6316 Lackey Rd Nw	Vaughn	WA	98394
RP60N05W121190A	Shea, Robyn	12316 N Humphreys Way	Boise	ID	83714
Landowner	Brian Myers	8315 N Molly St	Spokane	WA	99208

Appendix B – Agency Comments



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] Re: Bonner County Planning - File CUP0011-24 Agency Review

1 message

Bonner County History Museum <hannah@bonnercountyhistory.org>
To: Bonner County Planning Department <planning@bonnercountyid.gov>

Mon, Sep 22, 2025 at 3:22 PM

This site does not contain any special areas or sites as identified in the State Historic Preservation Office's Idaho Cultural Resource Information System (ICRIS).

Thank you,
Hannah Combs
Bonner County Historical Society

On Tue, Sep 16, 2025 at 9:21 AM Bonner County Planning Department <planning@bonnercountyid.gov> wrote:
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.

Dylan Young
Bonner County Planning Department
Hearing Coordinator
208-265-1458

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--
Hannah Combs
Executive Director

BONNER COUNTY
HISTORICAL SOCIETY &
MUSEUM
HISTORY CREATING COMMUNITY

Bonner County Historical Society & Museum

611 S. Ella Ave

Sandpoint, ID 83864

208.263.2344

www.bonnercountyhistory.org

[Become a member today!](#)



Dylan Young <dylan.young@bonnercountyid.gov>

FW: Notice of Public Hearing letter Bonner County 9.16.2025

Domsalla, Ryan - FS, ID <ryan.domsalla@usda.gov>

Tue, Sep 23, 2025 at 11:54 AM

To: Jason Johnson <jason.johnson@bonnercountyid.gov>, Dylan Young <dylan.young@bonnercountyid.gov>

Cc: "Skowlund, Andrew - FS, ID" <andrew.skowlund@usda.gov>, "Domsalla, Ryan - FS, ID" <ryan.domsalla@usda.gov>

Good afternoon Mr. Jason Johnson (Planner) & Mr. Dylan Young (Hearing Coordinator).....

Please consider the following comments associated with a proposal for the issuance of a Conditional Use Permit (**CUP0011-24**) by Bonner County Idaho for the construction and operation of a 190' lattice communications tower with an 8' x 10' unmanned equipment shelter in a 50' x 50' compound enclosed in a chain-link fence. The location of the proposed communications site is associated with a parent parcel of private land (Bonner County Parcel #RP RP57N05W160151A), which is currently owned by a Mr. Nathan Weis as located within the NE1/4, NE1/4, Section 16, Township 57 North, Range 5 West, Boise Meridian, Bonner County Idaho.

The United States Forest Service is requesting the applicant (North Flex Towers LLC.), P.O. Box 711, Roslyn, WA 98941 become a member of the Quartz Mountain Road Users Association BEFORE a Conditional Use Permit is issued. The Quartz Mountain Road Users Association currently holds a Forest Service Permit (PRI446) for the Use and Maintenance of the Quartz Mountain J Road (#1314), which is the primary access to the parent parcel of land that is currently owned by Mr. Nathan Weis. The Quartz Mountain J Road (#1314), originates and crosses approximately 700' of National Forest System Land located within the SW1/4, SE1/4, Section 9, Township 57 North, Range 5 West, Boise Meridian, Bonner County Idaho. The most recent contact information for the Road Users Association is as follows: Quartz Mountain Road Users Association, Attn: Mr. Rex Reum (President), [4305 South Greystone Lane, Spokane, WA 99223](#). (509) 251-3901.

In addition to becoming a member of the Quartz Mountain Road Users Association, application must be made with the US Forest Service for ANY (additional) proposed utility service (e.g. Broadband/ Fiber Optic, Phone, Power Service) that crosses National Forest System Lands. To date, no application has been made, and as a reminder to the Applicant (North Flex Towers, LLC) the **Quartz Mountain J Road (#1314) is NOT considered as a public road subject to the installation of utilities within its Right-of-Way (i.e Idaho Code Title 62, Chapter 7 does not apply).** If additional utilities are necessary crossing National Forest System Land, please contact Ryan S. Domsalla at either ryan.domsalla@usda.gov or (406) 329-3574 for further instructions.

Thank you for this opportunity to comment and the US Forest Service appreciates the collaboration! RSD.



Ryan S. Domsalla
Supervisory Realty Specialist

Forest Service

Idaho Panhandle National
Forests

p: 406-329-3574
ryan.domsalla@usda.gov

Building 26, Fort Missoula

Missoula MT, 59804

From: Jason Johnson <jason.johnson@bonnercountyid.gov>

Sent: Friday, September 19, 2025 5:21 PM

To: Skowlund, Andrew - FS, ID <andrew.skowlund@usda.gov>; Domsalla, Ryan - FS, ID <ryan.domsalla@usda.gov>; Carlson, Teri - FS, ID <teri.carlson@usda.gov>

Cc: Dylan Young <dylan.young@bonnercountyid.gov>

Subject: [External Email]Re: FW: Notice of Public Hearing letter Bonner County 9.16.2025

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[Quoted text hidden]



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - File CUP0011-24 Agency Review

1 message

Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>

Tue, Sep 30, 2025 at 3:31 PM

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

Hi Dylan,

Please find corresponding Idaho Department of Fish and Game comments attached.

Thank you,

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, September 16, 2025 9:21 AM**To:** Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>;

Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Chief Debbie Carpenter <chief@spiritlakefire.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Kootenai <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritlakeid.gov; Clark Fork Fire Department <firedept@clarkforkidaho.org>; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; dbrown@idl.idaho.gov; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Dean Davis <deandavis@sd83.org>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <frankiejdunn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; DEQ Comments <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Robert Beachler <robert.beachler@itd.idaho.gov>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jamie Brown <jamieb@inlandpower.com>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; joekren@sd83.org; Jordan Brooks <coolinsewer@gmail.com>; Karen Quenell <kquenell@northsidefire.org>; Kayleigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacedewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Bates, Luke <Luke.Bates@idwr.idaho.gov>; Matt Diel <matt.diel@lposd.org>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; Northern Info <northerninfo@idwr.idaho.gov>; Northern Lights <kristin.mettke@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EApplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone.legg@itd.idaho.gov; TC Energy / TransCanada <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epfldchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; meagan <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>

Subject: Bonner County Planning - File CUP0011-24 Agency Review

CAUTION: This email originated outside the State of Idaho network. Verifv 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.

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.

Dylan Young

Bonner County Planning Department

Hearing Coordinator

208-265-1458

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 **BC_CUP0011-24_CommTower.pdf**
806K



IDAHO DEPARTMENT OF FISH AND GAME

PANHANDLE REGION
2885 West Kathleen Avenue
Coeur d'Alene, Idaho 83815

Brad Little / Governor
Jim Fredericks / Director

September 30, 2025

Bonner County Planning Department
1500 Hwy 2, Suite 208
Sandpoint, ID 83864

RE: CUP0011-24 – Communications Tower – Weis Towers

The Idaho Department of Fish and Game (IDFG) has reviewed the above proposal to construct a 190-foot Communication Tower and associated ground-based equipment and buildings within a chain-link enclosed 50'x50' foot compound. The purpose of these comments is to assist the decision-making authority by providing technical information that can be used to minimize fish and wildlife impacts.

The proposal is for a 190-foot, lattice, self-supporting, monopole Communications Tower within a portion of a private easement in the Ag/Forest Zone. The 50'x50' foot enclosed compound will include one 8x10 foot equipment shelter. Construction techniques do not require guy wires, FAA obstruction lighting will not be necessary, and pole is less than 200 feet tall; these practices should help minimize collision risk to birds. The footprint of the tower is relatively small, and the location is within private property. There will be no additional lighting required for the proposed facility.

There are two creeks (Puzzle and Lower West Branch Priest River) within a quarter of a mile of the proposed tower. Piscivorous birds of prey such as Osprey or Bald Eagle may attempt to nest on the tower. These birds are federally protected under the Migratory Bird Treaty Act. If a nest must be removed, we recommend waiting until hatchlings are fully fledged. Maintenance crews should contact the U.S. Fish and Wildlife Service North Idaho Field Office prior to disturbing nests. We recommend designing the tower to discourage nesting.

IDFG does not anticipate significant adverse impacts to fish or wildlife due to the proposed communication tower.

Sincerely,

A handwritten signature in blue ink that reads "Carson for CW". The signature is stylized and cursive.

Carson Watkins
Panhandle Regional Supervisor

CJW:RR:MH

C: eFile M:\



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - File CUP0011-24 Agency Review

1 message

Bates, Luke <Luke.Bates@idwr.idaho.gov>

Wed, Sep 17, 2025 at 9:38 AM

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

REF: CUP0011-24

TO: Dylan Young – Bonner County Planning Department Hearing Coordinator

Good morning,

Idaho Department of Water Resources (IDWR) – Northern Regional Office has no comments related to CUP0011-24.

Thank you for the opportunity to comment,

**From:** Bonner County Planning Department <planning@bonnercountyid.gov>**Sent:** Tuesday, September 16, 2025 9:21 AM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol

Stejer <CASTEJER@gmail.com>; Chief Debbie Carpenter <chief@spiritlakefire.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Kootenai <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritlakeid.gov; Clark Fork Fire Department <firedept@clarkforkidaho.org>; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; dbrown@idl.idaho.gov; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Dean Davis <deandavis@sd83.org>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <frankiejduhn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; DEQ Comments <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Robert Beachler <robert.beachler@itd.idaho.gov>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jamie Brown <jamieb@inlandpower.com>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; joekren@sd83.org; Jordan Brooks <coolinsewer@gmail.com>; Karen Quenell <kquenell@northsidefire.org>; KayLeigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpytle <kjh5345@gmail.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacedewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Bates, Luke <Luke.Bates@idwr.idaho.gov>; Matt Diel <matt.diel@lposd.org>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; Northern Info <northerninfo@idwr.idaho.gov>; Northern Lights <kristin.mettke@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHApplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone.legg@itd.idaho.gov; TC Energy / TransCanada <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epfldchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; meagan <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>

Subject: Bonner County Planning - File CUP0011-24 Agency Review

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.

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.

Dylan Young

Bonner County Planning Department

Hearing Coordinator

208-265-1458

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Upload documents directly

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Build smarter. Apply online.

 **Bates_ Luke.vcf**
2K



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - File CUP0011-24 Agency Review

1 message

Robert Beachler <Robert.Beachler@itd.idaho.gov>

Thu, Sep 18, 2025 at 1:12 PM

To: Bonner County Planning Department <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, September 16, 2025 9:21 AM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Chief Debbie Carpenter <chief@spiritleakefire.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; Manda Corbett <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritleakeid.gov; Clark Fork Fire Department <firedept@clarkforkidaho.org>; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; Dan Brown <dbrown@idl.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Dean Davis <deandavis@sd83.org>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <frankiejduhn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; ID State Historical Society - Dan Everhart <dan.everhart@ishs.idaho.gov>; Idaho Department of Environmental Quality <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Stacy Simkins <Stacy.Simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jamie Brown <jamieb@inlandpower.com>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <Jason.Kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe

<BWSD637@gmail.com>; Joe Kren <joeKren@sd83.org>; Jordan Brooks <coolinsewer@gmail.com>; Karen Quenell <kquenell@northsidefire.org>; KayLeigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacledewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Luke Bates <luke.bates@idwr.idaho.gov>; Matt Diel <matt.diel@lposd.org>; Merritt Horsmon <merritt.horsmon@idfg.idaho.gov>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; Northern Info <northerninfo@idwr.idaho.gov>; Northern Lights <kristin.mettke@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHApplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone Legg <Symone.Legg@itd.idaho.gov>; TC Energy / TransCanada <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epfldchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>

Subject: Bonner County Planning - File CUP0011-24 Agency Review

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Dylan Young

Bonner County Planning Department

Hearing Coordinator

208-265-1458

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Build smarter. Apply online.



Janna Brown <janna.brown@bonnercountyid.gov>

File CUP0011-24 Conditional Use

1 message

'Colleen Johnson' via Mail-Planning <planning@bonnercountyid.gov>
Reply-To: Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>
To: Bonner County Planning <planning@bonnercountyid.gov>

Wed, Sep 17, 2025 at 8:40 AM

Good Morning:

Attached is the District's response to the above-named file.

NOTICE OF CHANGE IN HOURS: THE OFFICE WILL BE CLOSED ON FRIDAYS. WE WILL BE OPEN NORMAL HOURS MONDAY THRU THURSDAY.

Colleen Johnson

Business Office Manager

Kootenai-Ponderay Sewer District


208-263-0229 Fax – 208-265-5326 Mobile: 208-304-5820

511 Whiskey Jack Road Sandpoint, Idaho 83864

P.O. Box 562, Kootenai, ID 83840

“Dance with Life”



 **25_09_BC_CUP0011_24ConditionalUse.pdf**
99K

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 **16th** day of **September 2025**.

Dylan Young

Dylan Young, Hearing Coordinator

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, September 16, 2025**.

NOTICE IS HEREBY GIVEN that the Hearing Examiner will hold a public hearing at **1:30 pm** on **Wednesday, October 15, 2025** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File CUP0011-24 – Conditional Use Permit – Communication Tower

The applicant is requesting a Conditional Use Permit to construct and operate a 190' lattice tower with an 8' x 10' unmanned equipment shelter in a 50' x 50' compound enclosed in a chain-link fence. The parcel is five (5) acres and is currently zoned Agricultural/forestry 10 (A/f-10). The subject property is located off Highway 57, down Quartz Mountain Road and on Northgate Road in Section 16, Township 57 North, Range 5 West, Boise Meridian, Bonner County Idaho.

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 seven (7) days prior to the public hearing. 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

Name

Kootenai-Ponderay Sewer District

Date

9/17/25

Out of District Boundaries



Janna Brown <janna.brown@bonnercountyid.gov>

Re: Bonner County Planning - File CUP0011-24 Agency Review

1 message

'Sam Ross' via Mail-Planning <planning@bonnercountyid.gov>
 Reply-To: Sam Ross <sam.ross@nli.coop>
 To: Bonner County Planning Department <planning@bonnercountyid.gov>
 Cc: Kristin Burge <kristin.burge@nli.coop>, Dan Scholz <Dan.Scholz@nli.coop>

Wed, Oct 1, 2025 at 10:55 AM

Dylan,










NLI will be providing the electrical service to the proposed communication tower.
 I have completed designs for the new electrical service and will work with the developers if the governing body approves the CUP.

Thank you for the opportunity to review and comment--sincerely,

Samuel Ross

Engineering Assistant I
 Northern Lights, INC.
 Email: Sam.ross@nli.coop
 Office: 208.255.7183
 Cell: 208.946.7787

NWPPA Certified Staking Technician

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

Sent: Tuesday, September 16, 2025 9:20 AM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lpsd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Chief Debbie Carpenter <chief@spirittlakefire.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Kootenai <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spirittlakeid.gov <cityclerk@spirittlakeid.gov>; Clark Fork Fire Department <firedept@clarkforkidaho.org>; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; Dan Brown <dbrown@idl.idaho.gov>; Dan Scholz <Dan.Scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Dean Davis <deandavis@sd83.org>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <frankiejduhn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; ID State Historical Society - Dan Everhart <dan.everhart@ishs.idaho.gov>; Idaho Department of Environmental Quality <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; ITD - Robert Beachler <robert.beachler@itd.idaho.gov>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jamie Brown <jamieb@inlandpower.com>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; Joe Kren <joeKren@sd83.org>; Jordan Brooks <coolinsewer@gmail.com>; Karen Quenell <kquenell@northsidefire.org>; Kayleigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacledewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Luke Bates <luke.bates@idwr.idaho.gov>; Matt Diel <matt.diel@lpsd.org>; Merritt Horsmon <merritt.horsmon@idfg.idaho.gov>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; Northern Info <northerninfo@idwr.idaho.gov>; Kristin Burge <kristin.burge@nli.coop>; Clint Brewington <Clint.Brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHApplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <rzanhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler

<james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone.legg@itd.idaho.gov <Symone.legg@itd.idaho.gov>; TC Energy / TransCanada <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <eplfdchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>

Subject: Bonner County Planning - File CUP0011-24 Agency Review

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Bonner County Planning Department
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Effective July 1, 2025, all Building Location Permits must be applied for through the online citizen portal and we will no longer be accepting applications sent via email or printed paper applications. Have questions? Call 208-265-1458, our team is ready to help.

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Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] FILE CUP0011-24-CONDITIONAL USE PERMIT-COMMUNICATION TOWER

1 message

Denis Twohig <dtwohig@phd1.idaho.gov>
To: Bonner County Planning <planning@bonnercountyid.gov>

Tue, Sep 16, 2025 at 2:43 PM



Public Health
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Panhandle Health District

Denis Twohig | Technical Records Specialist 1

2101 W Pine St. Sandpoint, ID 83864

P: 208.265.6384

E: ehapplications@phd1.idaho.govW: Panhandlehealthdistrict.org

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FILE CUP0011-24-CONDITIONAL USE PERMIT-COMMUNICATION TOWER.pdf
970K

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 **16th** day of **September 2025**.

Dylan Young

Dylan Young, Hearing Coordinator

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, September 16, 2025**.

NOTICE IS HEREBY GIVEN that the Hearing Examiner will hold a public hearing at **1:30 pm** on **Wednesday, October 15, 2025** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File CUP0011-24 – Conditional Use Permit – Communication Tower

The applicant is requesting a Conditional Use Permit to construct and operate a 190' lattice tower with an 8' x 10' unmanned equipment shelter in a 50' x 50' compound enclosed in a chain-link fence. The parcel is five (5) acres and is currently zoned Agricultural/forestry 10 (A/f-10). The subject property is located off Highway 57, down Quartz Mountain Road and on Northgate Road in Section 16, Township 57 North, Range 5 West, Boise Meridian, Bonner County Idaho.

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 seven (7) days prior to the public hearing. 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

Name

PHD, Ann F...

Date

9/16/25



Dylan Young <dylan.young@bonnercountyid.gov>

Bonner County Planning - File CUP0011-24 Agency Review

'Ken Flint' via Mail-Planning <planning@bonnercountyid.gov>

Fri, Sep 19, 2025 at 1:39 PM

Reply-To: Ken Flint <ken_flint@tcenergy.com>

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

Approved. No Comment. TC Energy

Ken

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

Sent: Tuesday, September 16, 2025 9:20 AM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Chief Debbie Carpenter <chief@spirittlakefire.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Kootenai <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spirittlakeid.gov <cityclerk@spirittlakeid.gov>; Clark Fork Fire Department <firedept@clarkforkidaho.org>; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; Dan Brown <dbrown@idl.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Dean Davis <deandavis@sd83.org>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <frankiejduhn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; ID State Historical Society - Dan Everhart <dan.everhart@ishs.idaho.gov>; Idaho Department of Environmental Quality <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; ITD - Robert Beachler <robert.beachler@itd.idaho.gov>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jamie Brown <jamieb@inlandpower.com>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; Joe Kren <joeKren@sd83.org>; Jordan Brooks <coolinsewer@gmail.com>; Karen Quenell <kquenell@northsidefire.org>; KayLeigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacedewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Luke Bates <luke.bates@idwr.idaho.gov>; Matt Diel <matt.diel@lposd.org>; Merritt Horsmon <merritt.horsmon@idfg.idaho.gov>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>

com>; Northern Info <northerninfo@idwr.idaho.gov>; Northern Lights <kristin.mettke@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHApplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone.legg@itd.idaho.gov <Symone.legg@itd.idaho.gov>; US Crossings <us_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epfldchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>
Subject: [EXTERNAL] Bonner County Planning - File CUP0011-24 Agency Review

EXTERNAL EMAIL: PROCEED WITH CAUTION.

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FW: Notice of Public Hearing letter Bonner County 9.16.2025

'Domsalla, Ryan - FS, ID' via Mail-Planning <planning@bonnercountyid.gov>

Fri, Sep 19, 2025 at 2:16 PM

Reply-To: "Domsalla, Ryan - FS, ID" <ryan.domsalla@usda.gov>

To: Bonner County Planning <planning@bonnercountyid.gov>

Cc: "Skowlund, Andrew - FS, ID" <andrew.skowlund@usda.gov>, "Domsalla, Ryan - FS, ID" <ryan.domsalla@usda.gov>

Good afternoon Mr. Young....

A local Forest Service office received this notice via snail mail earlier today. Based upon the attached scan of the Notice of Public Hearing and associated diagram, I am unable to ascertain the location of the proposed lattice tower, associated 50' x 50' fenced area, and the proposed 30' utility easement.

Can you please share the parent Parcel ID Number and current Owner of Record? Also based upon the Notice, it is unclear as to where the Proposed "30' Utility Easement originates" as it appears to run onto land ownership located to the North of the Parent parcel, whatever that might be? Thanks in advance. RSD.



Ryan S. Domsalla
Supervisory Realty Specialist

Forest Service

**Idaho Panhandle National
Forests**

p: 406-329-3574
ryan.domsalla@usda.gov

Building [26](#), Fort Missoula

Missoual MT, 59804

From: Carlson, Teri - FS, ID <teri.carlson@usda.gov>**Sent:** Friday, September 19, 2025 2:03 PM**To:** Domsalla, Ryan - FS, ID <ryan.domsalla@usda.gov>; Skowlund, Andrew - FS, ID
<andrew.skowlund@usda.gov>**Subject:** FW: Notice of Public Hearing letter Bonner County 9.16.2025

Hello good afternoon,

Here ago mail that arrived this afternoon. Have a great weekend!

From: DoNotReply@usda.gov <DoNotReply@usda.gov>
Sent: Friday, September 19, 2025 12:49 PM
To: Carlson, Teri - FS, ID <teri.carlson@usda.gov>
Subject: Notice of Public Hearing letter Bonner County 9.16.2025

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2 attachments

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509K

 **envelope.pdf**
195K



Dylan Young <dylan.young@bonnercountyid.gov>

Bonner County Planning - File CUP0011-24 Agency Review

Matt Mulder <matt.mulder@bonnercountyid.gov>

Tue, Sep 16, 2025 at 12:25 PM

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

Northgate Rd and Quartz Mountain Rd are currently listed as "unknown ownership" on the County's GIS map. In most cases, these unknown ownership roads end up being private roads. If the Applicants have located documents which shed light on the ownership or easements for these roads, please share them with the Road & Bridge Department so that the map can be updated with the appropriate information.

-Matt Mulder, PE
Staff Engineer
Bonner County Road & Bridge
208-255-5681 ext 1

[Quoted text hidden]



Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (208) 265-1463

Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov

October 22, 2024

TO: Weis Towers, LLC c/o
Scott Heft

FROM: Jason Johnson, Certified Floodplain Manager, Planner II

SUBJECT: CUP0011-24

✓ **CUP0011-24 – ADDITIONAL INFORMATION NEEDED**

The Bonner County Planning Department is in receipt of the above-named Conditional Use Permit (CUP) application for development of a communication tower on Parcel RP57N05W160151A. Staff is unable to issue approval on this proposal, as there is missing or incomplete information in the submitted application. The following outstanding items remain to be addressed prior to issuance or approval of the application:

ITEM 1: Per BCRC 12-488.B, the base of any tower shall not be closer to any property line than a distance equal to the tower height. This setback requirement establishing a fall zone for communication towers is intended to protect the life, health and safety of Bonner County residents. This application does not currently meet the standard set in BCRC 12-488.B.

Per Idaho Statute 67-6502 and BCRC 12-111, the purpose of local land use planning and local zoning code is to promote the health, safety and general welfare of the people of Idaho and of Bonner County. It is obligatory that the county pursue these legally mandated purposes.

The setback requirement of BCRC 12-488.B is a safety requirement to ensure that, should a communication tower collapse, that no harm will come adjacent properties or to their occupants. The setback requirement of BCRC 12-488.B is consistent with the requirements of Idaho Statute 67-6502 and BCRC 12-111.

In the application materials submitted this department is in receipt of a document entitled "Adjacent Property Owner Tower Setback – Acknowledgement and Consent Form." This document does not fulfill the requirements placed on Bonner County by Idaho Statute 67-6502 and BCRC 12-111.

There are two possible solutions to this issue:

1. Redesign or relocate the project to meet the required setback of BCRC 12-488.B.

-Or-

2. The applicant must obtain and record a restrictive easement against the adjacent parcel or lot within the required setback of BCRC 12-488.B. This restrictive easement must cover the entire potential fall-zone radius (setback) of the proposed tower. This easement shall restrict any and all development (i.e. human-caused change) within the required tower setback. This restrictive easement shall be recorded with Bonner County Recorder's Office against the title of the adjacent property within the tower setback and shall run with the property in perpetuity for the installed life of tower. This easement shall be extinguishable only upon the complete and total removal of the tower.

Please select one of the two options above and submit corrections to the application as appropriate.

ITEM 2: Per BCRC 12-488.C, the decision making body reviewing this application shall consider both the public convenience and the necessity of the proposed communication tower as well any adverse effects the facility would have upon properties in the vicinity and may require such reasonable restrictions and conditions of development as to uphold the purpose and intent of BCRC Title 12 and the comprehensive plan.

No data has been submitted for the consideration of the public convenience or necessity of the proposed communication tower. No data has been submitted for the consideration of the adverse effects that the proposed facility would have upon properties in the vicinity. Until such data is submitted, the requirements of BCRC 12-488.C cannot be fulfilled by the decision-making body in this case. Please correct as follows:

- Please submit information and data specifically addressing and demonstrating how the public convenience will be increased by the proposed the facility.
- Please submit information and data specifically addressing and demonstrating the necessity of the proposed the facility.
- Please submit information and data specifically addressing the adverse effects that the proposed the facility would have upon properties in the vicinity and how such effects are proposed to be mitigated.

Please correct by submitting information and data to specifically and individually addressing all three points above. A hearing meeting the requirements of Bonner County Revised Code cannot be held until these three points are addressed in the application.

ITEM 3: Per BCRC 12-488.E, communication towers shall be constructed to accommodate other future communication services where technically feasible ("collocation"). There is no mention in the application materials of this design requirement or how/if this requirement has been accommodated. Please correct to directly address this requirement.

Due to the incomplete nature of this file, a complete review is not possible at this time. It is possible that additional review memos will be forthcoming as the corrected required materials are received and reviewed.

All deficiencies outlined herein must be corrected prior to approval of the proposed project.

Please contact the Bonner County Planning Department at 208-265-1458 or email directly to jason.johnson@bonnercountyid.gov if you have any questions.