



BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
planning@co.bonner.id.us (e-mail) <http://www.co.bonner.id.us/planning/index.html> (web page)

CONDITIONAL USE PERMIT APPLICATION

FOR OFFICE USE ONLY:

FILE #

CUP0011-24

RECEIVED:

RECEIVED

By Alex Feyen at 8:00 am, Oct 03, 2024

PROJECT DESCRIPTION:

Describe the proposed use: __Install a 190' lattice communication tower with a 8'x10' unmanned equipment shelter in a 50'x50' compound enclosed in the a chain-link fence. Power will be supplied by Nothern Lights Power.

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

APPLICANT INFORMATION:

Landowner's name: North Flex, LLC.

Mailing address: PO Box 711

City: Roslyn

State: WA

Zip code: 98941

Telephone: 509-649-2500

Fax:

E-mail: nathan@inlandcell.com

REPRESENTATIVE'S INFORMATION:

Representative's name: Scott Heft

Company name: Weis Towers

Mailing address: PO Box 711

City: Roslyn

State: WA

WA Zip code: 98941

Telephone: 971-832-1133

Fax:

E-mail: nathan@inlandcell.com

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project: Scott Heft

Company name: Weis Towers

Mailing address: PO Box 711

City: Roslyn

State: WA

WAZip code: 98941

Telephone: 971-832-1133

Fax:

E-mail: scotth@weistowers.com

PARCEL INFORMATION:

Section #: 16	Township: 57N	Range: 5W	Parcel acreage:
Parcel # (s): RP57N05W1601151A			
Legal description: THE EAST 330' OF THE NORTH HALF OF THE NORTHEAST QUARTER, LYING EASTERLY OF THE PRIEST RIVER (FHP 60D) HIGHWAY SURVEY, OF SECTION 16. TOWNSHIP 57 N, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO			
Current zoning: AF		Current use: Agriculture	
What zoning districts border the project site?			
North: Dist- 9, AG-10		East: Dist- 15- AG-10	
South: Dist- 21- Forest 40F		West: Dist 17- AG-10	
Comprehensive plan designation:			
Uses of the surrounding land(describe lot sizes, structures, uses): Forest/ AG			
North: AG			
South: Forest			
East: AG			
West: AG			
Nearest city: Four Corners		Distance to the nearest city: 4 Miles	
Detailed directions to site: From Hwy 57 take Quartz Mountain Rd- NF-1314. Take a right on Northgate Rd.			

ADDITIONAL PROJECT DESCRIPTION:

Please describe in detail all applicable uses/plans for subject property, including:	
1) Size of buildings: 8'x10'	
2) Type of unit: Unmanned equipment shelter	
3) # of Units: 1	
4) Any machinery to be located on the site: No	
5) Any storage area, etc.: NO	
6) Phasing plans, expected start-up and completion dates: 11/15/24 Complete 1/25	
7) # of people on site (employees, visitors, etc.): 0 onsite	
8) Hours of operation: 24/7 Unmanned	
9) Traffic to be generated (vehicles per day or week): 0- Maintenance Only	
10) Associated functions (receptions, outdoor activities, additional processes, etc.): NA	

11) Parking, loading areas: NA

12) Advertising sign, size and location: NA

13) Lighting plans: Not Required

14) Solid waste management plan:
NA

15) Complete detail of scope/process: _____
Grade, install tower foundation, tower, fencing, and electrical power.

 _____ X

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

NARRATIVE STATEMENT:

How will the conditional use be designed to avoid creating hazards or dangers to persons on or adjacent to the property? Compound will be fenced

Explain the effects of elements such as noise, light glare, odor, fumes and vibrations on adjoining property:
None

How is the proposed use compatible with the adjoining land uses: _____
None

ACCESS INFORMATION:

Please check the appropriate boxes:

<input type="checkbox"/>	<u>Private Easement</u> <input type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u> Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and easement width. Include recorded instrument number for existing easements & name, if existing: _____ _____ _____
<input checked="" type="checkbox"/>	<u>Public Road</u> <input checked="" type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u> Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: <u>Existing Gravel road</u> _____ _____

☐ Combination of Public Road/Private Easement ☐ Existing ☐ Proposed

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

SITE INFORMATION:

Please provide a detailed description of the following land features:

Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc:

_Property is relatively flat and forested.

Water courses (lakes, streams, rivers & other bodies of water): _____

____NA_____

Is site within a flood plain? ☐ Yes ☒ No Firm Panel #: See attached Map designation: _____

Springs _____ &
wells: NA_____

~~Existing structures (size & use):~~ _____

– 1700 sq ft House- Empty_____

Land cover (timber, pastures, etc): _____

____Timber_____

Are wetlands present on site? ☐ Yes ☒ No Source of information: FEMA_____

Other pertinent information (attach additional pages if needed): _____

SERVICES:

Sewage disposal will be provided by: No sewer

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

_____☐ Proposed Community System - List type & proposed ownership: _____
_____☐ Individual system - List type: _____Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: _____

Water will be supplied by: No water required

☐ Existing public or community system - List name of provider: _____☐ Proposed Community System - List type & proposed ownership: _____
_____☐ Individual wellPlease explain the water source, capacity, system maintenance plan, storage and delivery system and other details: __NA_____

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

Public/Community Sewer System: NA Solid Waste Collection Facility: NA

Public/Community Water System: NA Fire Station: West Pend Oreille FD

Elementary School: NA Secondary Schools: NA

County Road: 6 mi. County Road Name: Hwy 57

Which fire district will serve the project site? __District 2

~~Which power company will serve the project site?~~ __Northern Lights**How is the use/plan in accordance with the general and specific objectives of the Comprehensive Plan? (Copy of goals and objectives attached)**Property
Rights: __NA_____

_____Population: __NA_____

_____School facilities &
Transportation: __NA_____

Economic

Development: NA

Land Use: NA

Natural

Resources: NA

Hazardous Areas: NA

Public Services: NA

Transportation: NA

Recreation: NA

Special Areas or Sites: NA

Housing: NA

Community Design: NA

Agriculture: NA

Implementation: (Not required to complete this element)

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

Nathan Weis
Nathan Weis (Oct 1, 2024 14:58 PDT)

Landowner's signature: _____ Date: _____

Landowner's signature: _____ Date: _____