

# 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 **16<sup>th</sup>** day of **September 2025**.

A handwritten signature in black ink that reads "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**.

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**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](http://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](mailto: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.**

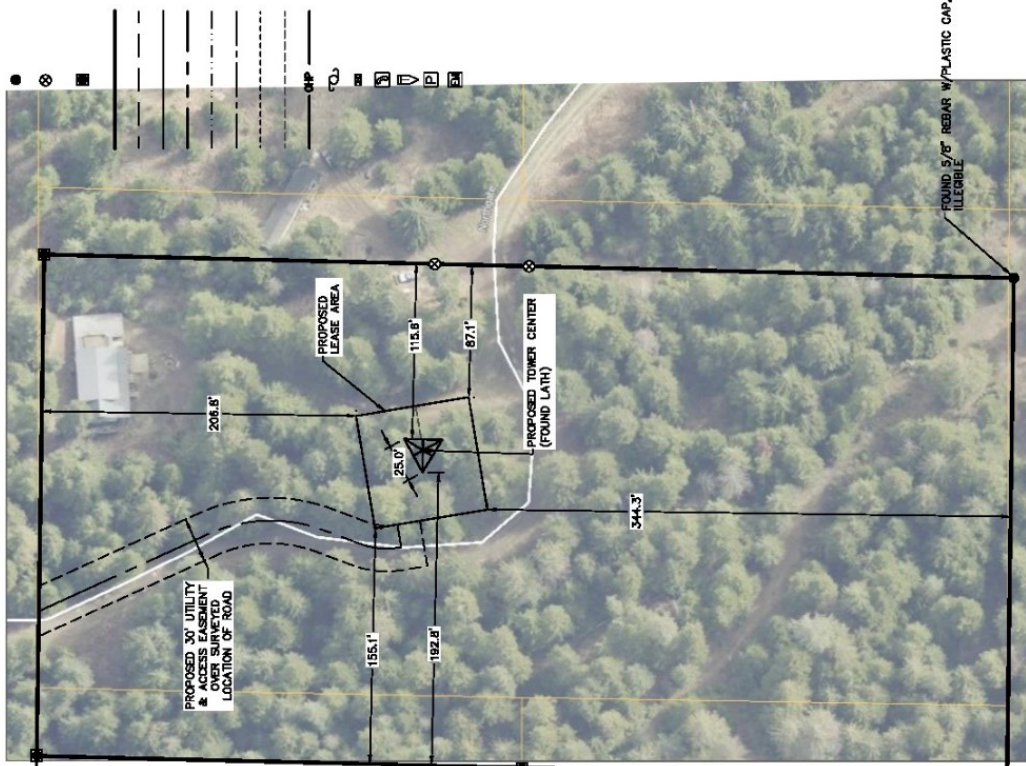
NO COMMENT \_\_\_\_\_  
Name

\_\_\_\_\_  
Date

# 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 LATH ON APPROXIMATE PROPERTY LINE
  - FOUND 5/8" REBAR W/PLASTIC CAP, PLS 6107
  - 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



FOUND 3 1/4" ALUM. CAP, PLS 883

FOUND 5/8" REBAR W/PLASTIC CAP, ILLIGIBLE

R=5779.56'  
Δ=3431.7'  
L=375.40'  
CB=N30°42'14"W  
CL=375.33'

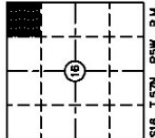
FOUND 5/8" REBAR W/PLASTIC CAP, PLS 8713

FOUND 1 1/2" AC. PLS 24220  
REBAR N85°53'40"W FROM  
FOUND 5/8" REBAR W/PLASTIC CAP, ILLIGIBLE

FOUND 2 1/2" BRASS CAP, PLS 3321

N80°24'00"W 2616.15'  
BASIS OF BEARING

GRAPHIC SCALE



**storhäng**  
civil engineering planning  
landscape architecture surveying

510 east third avenue | spokane, wa | 99202  
p 509.244.1000

516 T.57N., R.5W. B.M.

DATE	08/14/2024	SCALE	1" = 60'
FIELD BOOK	24-285	DRAWN	DKM/JRB
PROJECT NUMBER	24-285	DRAWING NO.	1 OF 2

\*\*\*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