

BONNER COUNTY PLANNING DEPARTMENT HEARING EXAMINER STAFF REPORT FOR SEPTEMBER 17, 2025



Project Name: Miller – Communication Tower

File: CUP0006-25, Conditional Use Permit – Private Community Facility

Request: The applicants are requesting a Conditional Use Permit for a Communications Tower.

Legal Description: 3-57N-2W TAX 22

Location: 365 Woodland Drive, Sandpoint, ID 83864

Parcel Number: RP57N02W036401A

Parcel Size: 1.68-acres

Applicant/Property Owner: Ronald R. & Edie N. Miller

Project Representative: Andreson Hambright
The Smartlink Group
621 114th Ave. E,
Edgewood, WA 98372

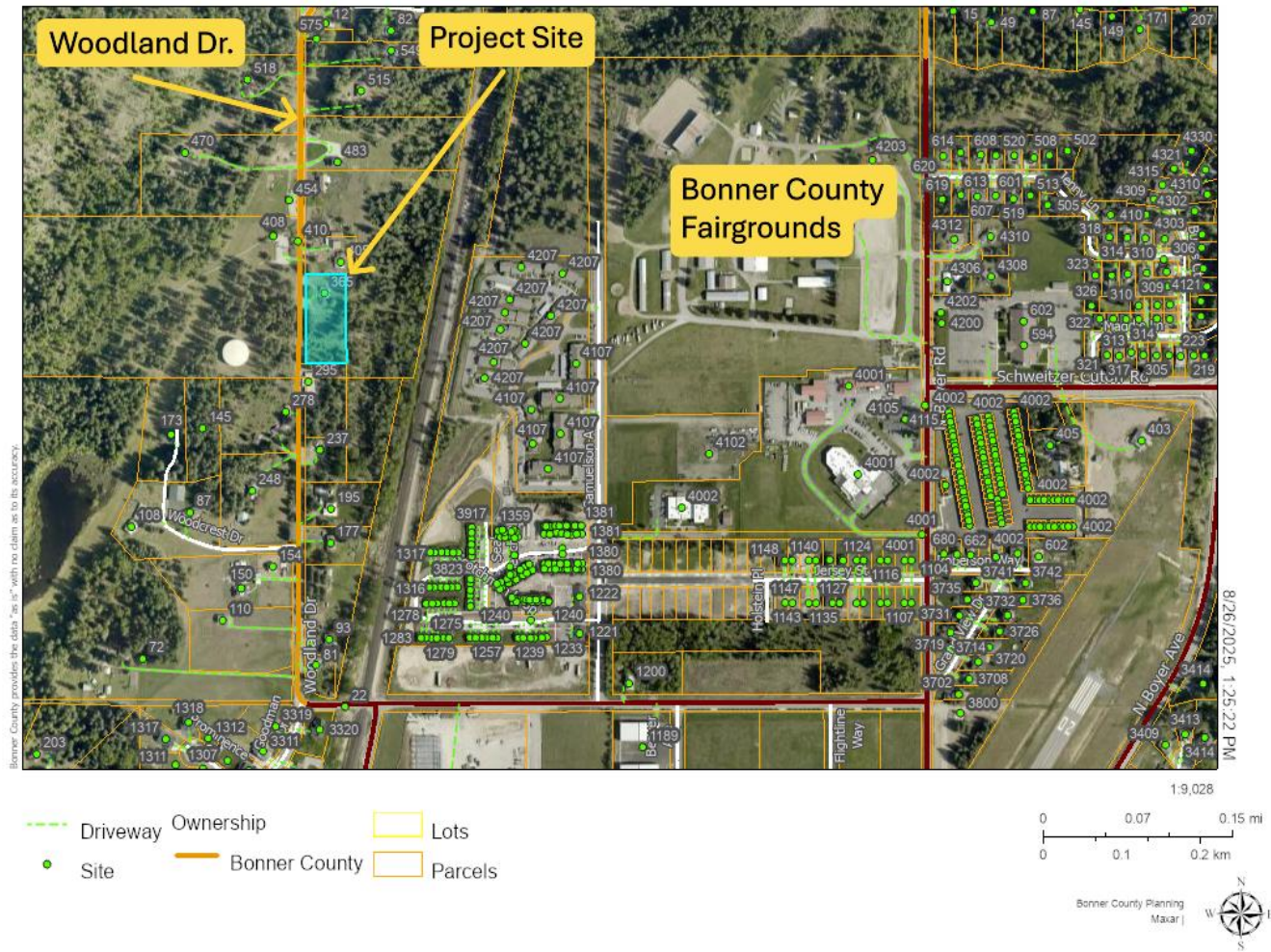
Application filed: July 21, 2025

Notice provided: Mail: August 26, 2025
Site Posting: September 3, 2025
Published in newspaper: August 26, 2025
City of Sandpoint for ACI: August 26, 2025

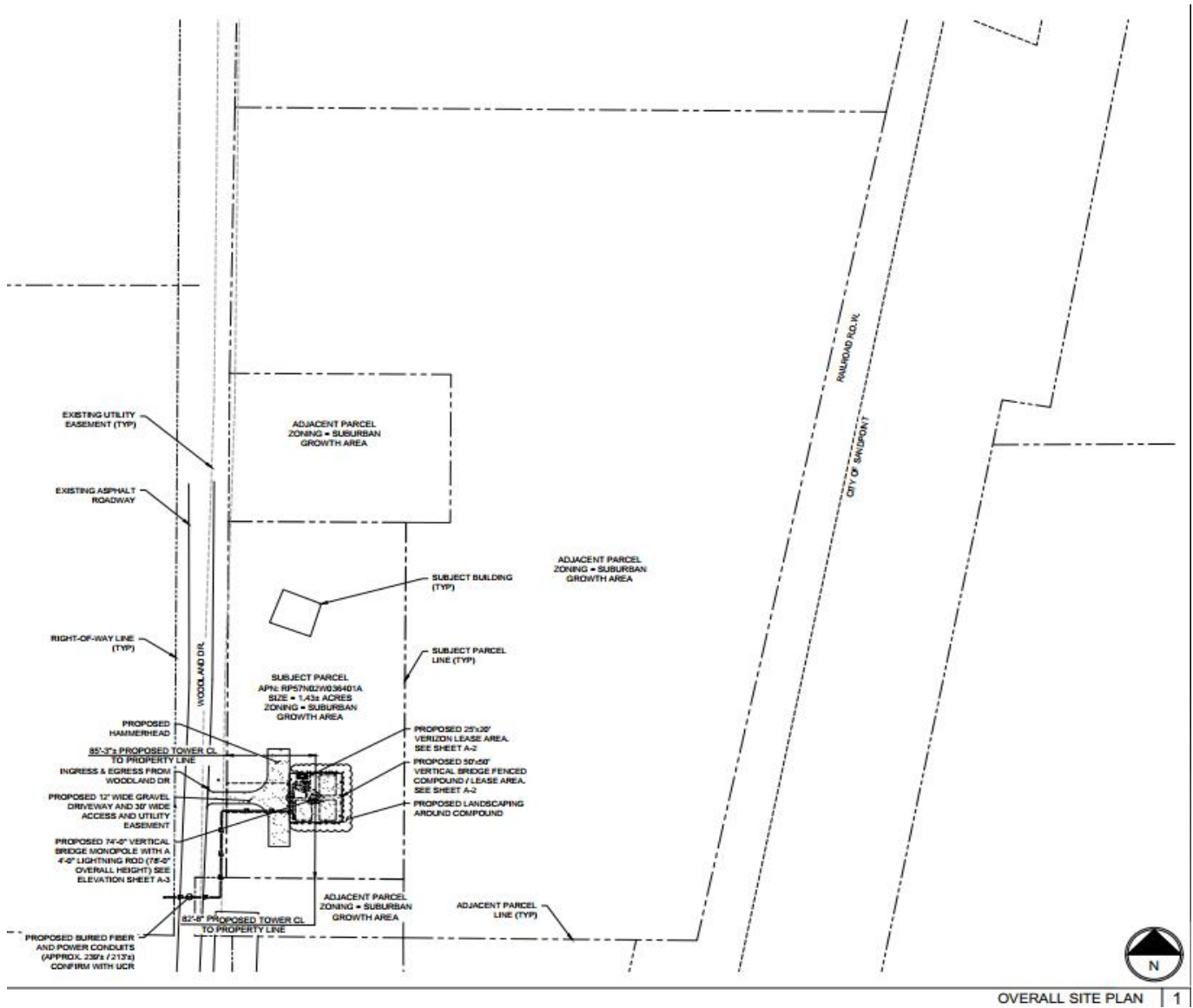
Enclosure: Appendix A – Notice of Public Hearing Record of Mailing
Appendix B – Agency Comments

Vicinity Map

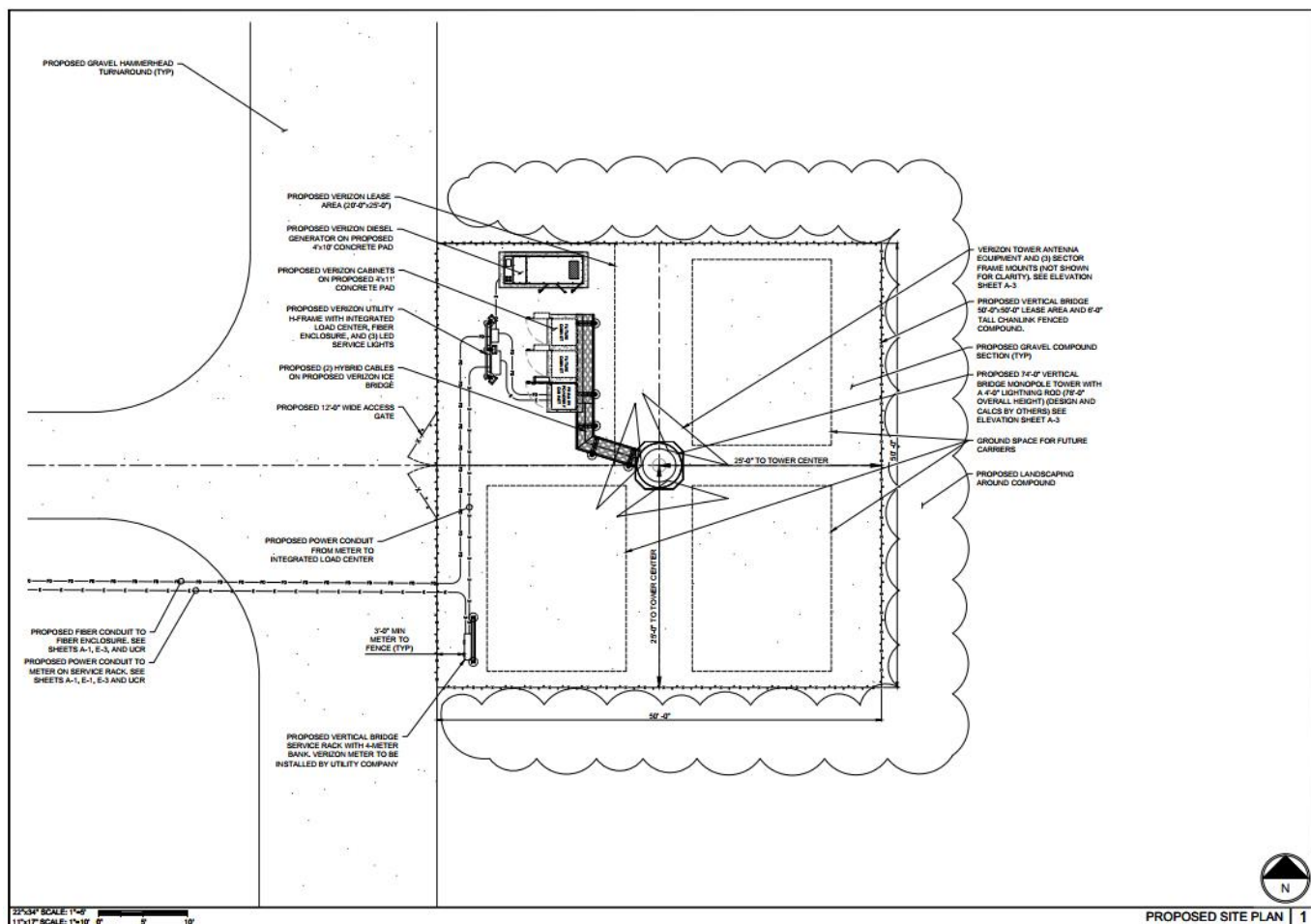
Bonner County Map



Site Plans



OVERALL SITE PLAN | 1



Project summary:

The applicants are requesting a Conditional Use Permit for a Communications Tower. The 1.68-acre property is zoned Suburban (S). The project is located off of Woodland Drive in Section 3, Township 57 North, Range 2 West, Boise-Meridian.

Applicable laws:

The following sections of BCRC, Title 12, apply to this project:

Idaho Code 67-6540, Siting of Telecommunications Facilities and Broadband Infrastructure
 BCRC 12-220, et seq, Conditional use permit, application and standards
 BCRC 12-324, Suburban District
 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

Background:

A. Site data:

- Unplatted
- Size: Approximately 1.68-acres
- Zone: Suburban (S)
- Land Use: Suburban Growth Area (2.5-5 AC)

B. Access:

- The site is accessed by Woodland Drive, a Bonner County owned and maintained, public right-of-way.

C. Environmental factors:

- Site does contain mapped slopes from 0-30+% per USGS map. Slopes shown over 30% are over the existing structure, and slopes over 15% are shown over timbered areas. Per the applicant, the slopes on site do not exceed 5%.
- Site does not contain mapped wetlands. (USFWS/NWI)
- Site does not contain frontage on a river/lake/stream. (NHD)
- Parcel is within SFHA Zone X per FIRM Panel Number 16017C0715E, Effective Date 11/18/2009.
- Site does not contain any critical wildlife areas as identified by any local, state or federal agencies.

D. Services:

- Water: Service provider not identified
- Sewage: Service provider not identified
- Fire: Northside Fire District
- Power: Northern Lights Inc.
- School District: Lake Pend Oreille School District #84

E. Comprehensive Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Suburban Growth Area (2.5-5 AC)	Suburban	Residential, 1.68-acres
North	Suburban Growth Area (2.5-5 AC)	Suburban	Residential, 0.84-acres
East	Suburban Growth Area (2.5-5 AC)	Suburban	Residential, 8.10-acres
South	Suburban Growth Area (2.5-5 AC)	Suburban	City of Sandpoint, Utilities, 0.29-acres & 0.827-acres
West	Ag/Forest Land (10-20 AC)	Agricultural/Forestry 20 (A/F-20)	City of Sandpoint, Utilities & Recreation, 20.00-acres

F. Agency Review

Taxing districts and agencies were notified of this project on August 26, 2025. A full list of the agencies noticed is attached as Appendix A of this Staff Report. The Planner for the City of Sandpoint, Bill Dean, was contacted on September 5, by Director Gabell via telephone, regarding the short noticing. Planning staff also forwarded the file via email requesting comments on August 26, 2025.

The following agencies commented:

Northern Lights Inc.
Bonner County Road and Bridge Department

The following agencies replied "No Comment":

Panhandle Health District
Idaho Department of Water Resources
Idaho Department of Environmental Quality
Idaho Department of Fish and Game

All other agencies did not reply.

Public Notice & Comments

As of the date of the staff report the Planning Department has received public comments on this project.

Standards Review and Staff Analysis:

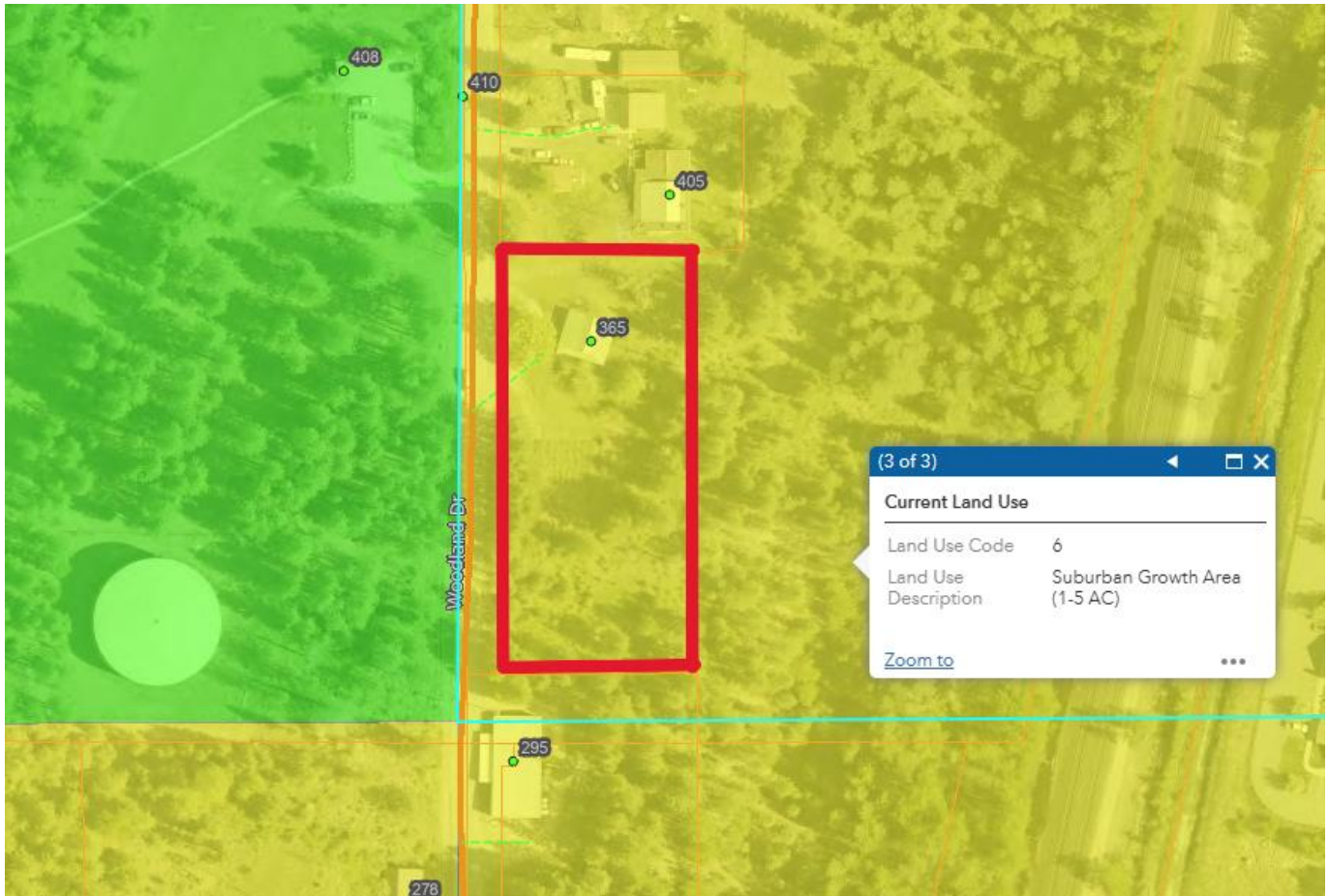
BCRC 12-223: CONDITIONAL USE PERMITS, STANDARDS FOR REVIEW OF APPLICATIONS, PROCEDURES:

The Hearing Examiner shall review the particular facts and circumstances of each proposal. To grant a conditional use permit, the 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.

COMPREHENSIVE PLAN LAND USE DESIGNATION:

Suburban Growth Area:

The Suburban Growth Area is located on the edges of the incorporated cities or higher density developed communities or areas, where urban sewer and water services may not be available or are not likely to be extended. Access to primary transportation routes and a system of hard-surfaced roads are expected.



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 landowners 300' from the property lines, informing them of the proposed Communications Tower; no public comments have been received. This proposal has been reviewed for compliance with Bonner County Revised Code and a Reasoned Statement 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, according to 2022 population estimates census data, has seen a 9.1% increase in population since the 2020 census was performed; increasing from 47,105 to an estimated 51,414. With the increase in the population, there is an upward pressure on housing needs in Bonner County, both in the unincorporated portion of the County, and in the incorporated cities. This proposal is within the Area of City Impact for Sandpoint, and they were notified of this proposal. 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: Lake Pend Oreille School District #84 was notified of the proposed conditional use permit; no comments were received. This proposal does not appear to have any effect on school capacity or transportation, and it does not appear that this proposal is in conflict with these policies.

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: The proposed conditional use permit does not appear to 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: The proposed Conditional Use Permit does not appear to conflict with the policies of this component. The Suburban zoning district allows accessory and complementary nonresidential uses that are compatible with urban residential communities. Many public uses are allowed, either unconditionally or conditionally permitted, per BCRC 12-3.3. The proposed use is considered a "public use."

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: This proposal does not appear to be in conflict with the policies of this component. The project site is zoned Suburban, where smaller lot sizes and higher densities are expected. The site does not contain waterways, wetlands, shorelines, critical wildlife habitat, nor is it productive farmland, timberland, or mining land.

Hazardous Areas**Policies:**

1. Flood mitigation standards should be adopted that meet or exceed the National Flood Insurance Program minimum requirements.
2. Residential, commercial or industrial development within the floodway should be discouraged.
3. Fill within the floodplain should be discouraged.
4. The county's wildland fire, urban/wildland interface policies and plans should be integrated into development standards.
5. Excessive slopes should be identified and development discouraged by providing lower densities within these areas.
6. Multiple points of ingress/egress should be considered for large developments.
7. Development should be avoided in avalanche zones.

Staff: The area of use on the subject property is not located within a mapped floodplain. Potential damage to property or people due to soil erosion or avalanches are minimal. The site does not contain excessive slopes, and the property is provided with emergency services. This proposal 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: The parcel has services, including Bonner County EMS & Sheriff, Northside Fire District, and Northern Lights Inc. Northern Lights Inc responded to this project, stating that they would be providing the electrical service, and the Bonner County Road and Bridge had permitted their new pole and powerline under Woodland Dr, to service the cellular facility, and submitted a copy of that permit. No comments were received from the Sheriff, Northside Fire or EMS. This proposal 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: This proposal 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: Current recreational opportunities for the general public that are available in Bonner County, including the public trail adjacent to this project, are expected to remain the same with this proposal.

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 roadside 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: This proposal does not appear to 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: No additional dwelling units are proposed in this Conditional Use Permit. This proposal 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: This proposal does not 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: This proposal does not appear to conflict with the policies of this component.

ANALYSIS AGAINST IDAHO CODE 67-6540:

Staff: The application was received on July 21, 2025. The application was considered complete on August 19, 2025, and routed to agencies for their review on August 26, 2025. Idaho Code 67-6540 (3) requires applicants to be noticed within 21 days for incomplete applications. The applicants were noticed that the application was deemed complete on August 19, 2025. Idaho Code 67-6540 (2)(a) requires the governing board to hold a public hearing within 30 days, whereas BCRC requires projects within an area of city impact to be noticed no less than 40 days. To meet Idaho Code 67-6540, the hearing was scheduled for September 17, 2025, and the City of Sandpoint was noticed and advised of the reasoning for a shorter noticing.

ANALYSIS AGAINST THE BONNER COUNTY REVISED CODE:

- **BCRC 12-220, et seq., conditional use permit, application and standards:**

Staff: The application was received on July 21, 2025. The application was considered complete on August 19, 2025, and routed to agencies for their review on August 26, 2025.

BCRC 12-335, Public Use Table

Use	Zoning District								
	F	A/F	R	S	C	I	RSC	REC	AV
Communication Towers	C (3)	C (3)	C (3)	C	C	C	C	C	C

Staff: Communication towers are conditionally permitted in the Suburban District.

BCRC 12-420 General Standards:

Staff: The proposed structure shall meet the required setbacks including the fall distance of the communication tower. No other subsections in BCRC 12-420 are relevant to this project.

BCRC 12-421, Performance Standards for all Uses:

Staff: The requested use is unlikely to result in fire hazards, radioactivity or electrical disturbance, noise, vibration, air pollution or water pollution. There is a proposed backup generator and diesel fuel tank, which will be stored in accordance with international fire code standards, inside the fenced compound.

BCRC 12-4.3, Parking Standards:

Staff: There is no requirement of minimum off-street parking spaces for communication towers. If required, the site has sufficient area to accommodate parking for the proposed use.

BCRC 12-4.4, Sign Standards:

Staff: The applicant has not proposed any signage as part of this application, other than the notifications and placards required by FCC and federal laws. Any future additions of signage in conjunction with this Conditional Use Permit would require the applicant to request a modification per BCRC 12-266 of this Conditional Use Permit.
See Conditions of Approval

BCRC 12-4.5, et seq, Design standards:

Staff: This project is classified as “public” however it is not intended to be accessible to the public, and is designed to keep people out. Sidewalks and pathways are not required for the proposed project.

A parking lot is not part of this proposal. Parking is limited to a hammerhead area directly adjacent to the enclosed compound.

Proposed structures will be evaluated at the time of Building Location Permits.

No lighting is proposed as part of this project, nor required for this use. The tower is under 200-feet and does not require illumination by the FAA.

No solid waste disposal is needed or proposed as part of this project.

BCRC 12-452: Site and building plans:

Staff: The proposed structures will require Building Location Permits to be submitted to the Planning Department. **SEE CONDITIONS OF APPROVAL**

BCRC 12-4.6, Landscaping and screening standards:

BCRC 12-461: The standards in this subchapter shall apply to all new development in the commercial, industrial and rural service center districts and all other commercial, multi-family, public and industrial development in other districts unless otherwise noted. For remodels or additions, the standards in this subchapter shall apply where the value of the additions equals or exceeds fifty percent (50%) of the market value of the existing structure and/or site improvements as determined by the Bonner County Assessor’s office over any five (5) year time period. For other additions or remodels, the landscaping standards shall only apply to the specific areas being improved. For instance, if a commercial use is adding additional parking, the new parking area must feature landscaping per the standards in this subchapter.

Staff: The proposed use meets the landscaping buffer requirements exception listed in 12-465 (B)(1), regarding the preference to preserve existing native vegetation, as listed in 12-463 (A). The applicants are retaining all existing vegetation outside the disturbed area, as well as proposing additional vegetation around the outside of the fenced area and painting the tower to match the surrounding landscape. As per the standards and guidelines outlined in 12-463 (A), the supplemental landscaping and painting, in addition to the approximately 60-foot setback meet the purposes of 12-460. **SEE CONDITIONS OF APPROVAL**

BCRC 12-488, Communication Towers:

A. Communication towers and attendant facilities shall be enclosed by a fence not less than six feet (6') in height.

Applicant: The proposed tower and ancillary equipment will be enclosed with a 6' fenced compound, as shown in the zoning drawings submitted with this application.

Staff: The applicant's proposal includes a 6-foot tall chain link fence around the leased area, as shown in the contents of the application. **See Conditions of Approval.**

B. The base of any tower shall not be closer to any property line than a distance equal to the tower height.

Applicant: The base of the proposed tower location will exceed the 1':1" setback requirement set by forth by Bonner County.

Staff: Per the site plan provided by the applicant, the 78-foot proposed tower will be setback from the Northern property line approximately 282 feet, the western property line 85.21 feet, the southern property line 82.67 feet, and the eastern property line 84.97 feet. All proposed setbacks exceed this requirement. The applicant must adhere to the site plan provided, if approved. **See Conditions of Approval.**

C. The Hearing Body shall consider the public convenience and necessity of the communication tower and any adverse effect 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 this title and the comprehensive plan.

Applicant: The convenience and necessity of the proposed tower facility is outlined thoroughly within this application and its supporting documents, to include the health and safety benefits of the same. The proposed tower facility will have no adverse effect on the properties in the vicinity.

Staff: Communication towers are conditionally permitted in all zoning districts in Bonner County. The proposed wireless facility is intended to enhance service reliability within the coverage area, including access to emergency services and 911. The applicant has provided additional details in their supplemental application materials.

This proposal is located in an area of other utility facilities, and near the Sheriff's Office, Fairgrounds, apartment complexes and senior living facilities, which appear to create a higher demand area.

D. Communication towers shall be built to telecommunication industry association/electronic industry association (TIA/EIA) 222 revision F standards, or as amended, for steel antenna support structures.

Applicant: The proposed 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.

Staff: At the time of Building Location Permit (BLP), the Bonner County Planning Department shall require plans that meet the specifications of telecommunication industry association/electronic industry association (TIA/EIA) 222 revision F standards, or as amended, for steel antenna support structures. **See Conditions of Approval.**

E. Communication towers shall be constructed to accommodate other future communication services where technically feasible ("collocation").

Applicant: The proposed tower shall be constructed for collocation, so as to accommodate at least two additional carrier's antenna arrays without the need for structural upgrades, as shown in the zoning drawings submitted with this application.

Staff: It appears that the plans submitted by the applicant accommodate collocation for future communication services. **See Conditions of Approval.**

F. Communication towers shall meet all operational, construction and lighting standards of the federal aviation administration.

Applicant: The proposed tower shall be in full compliance with all rules, regulations and standards set by the Federal Aviation Administration (FAA), and all other federal, state and local governmental agencies.

Staff: The proposed tower shall meet all FAA required operational, construction and lighting standards. An FAA No Hazard Determination letter was submitted with this application.

G. Communication towers shall not penetrate any airspace surface on or adjacent to any public or private airfields as set forth at subchapter 5.2 of this title.

Applicant: The proposed tower will not penetrate any airspace surface as set forth at subchapter 5.2. of this title.

Staff: An FAA No Hazard Determination is a requirement of the FAA to identify impacts of towers on aircraft and airports. An FAA No Hazard Determination letter was submitted with this application.

BCRC 12-522 (C) has a maximum height limit of 150 feet above the airport elevation or a height of 2276 feet above mean sea level, for structures within the Horizontal Zone, which this project is. Per the application, the base of the structure is 2200.5 feet, with a 78-foot tower, for a total of 2278.5 feet above sea level. This exceeds the maximum height limit by 2.5 feet and also does not include the height above grade for the cement foundation.

However, the Bonner County Airport runway, as per the website data, is at an elevation of 2131, making a height limit of 2281, which the tower meets. This data is shown on the site plans, and the surveyed elevation contour map submitted, however it does not match the FAA letter, which lists the site elevation at 2203 feet. Using the 2203 feet, and a 78 foot tower, the overall height would be 2281, still meeting the calculated maximum, but not the listed elevation of BCRC 12-522 (C).

Again, this elevation fails to account for the raised foundation height as shown but not measured on the submitted site plans. The raised foundation would increase these heights, and the FAA No Hazard determination letter states, "Any height exceeding 78 feet above ground level (2281 feet above mean sea level), will result in a substantial adverse effect and would warrant a Determination of Hazard to Air Navigation." **See Conditions of Approval.**

H. Upon termination of use of a 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.

Applicant: Vertical Bridge REIT, LLC dba The Towers, LLC understands and will comply with this provision.

Staff: See Conditions of Approval.

I. Flammable material storage shall be in accordance with international fire code standards.

Applicant: The only flammable material that will be utilized at this facility is diesel fuel for the backup power generator, which will be stored in accordance with the international fire code standards.

Staff: The proposal to store flammable material in accordance with fire code standards and provide necessary documentation is adequate and meets the code. **See Conditions of Approval.**

J. Communication towers 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.

Applicant: No signage, symbols, flags, banners or other devices or objects shall be attached to or painted or inscribed upon any portion of the proposed communications

facility, except that which might be required by any federal, state, or local governmental agency.

Staff: The applicant does not propose any signage, symbols, flags, banners, or other devices attached to or painted or inscribed upon, unless required by a governmental agency. The applicant does propose to paint the tower to match the surrounding area, but their proposal does not include any displaying of messages or advertising. **See Conditions of Approval.**

BCRC 12-7.2, Grading, stormwater management and erosion control:

BCRC 12-720.2 Applicability

The provisions of this subchapter shall be applicable:

B. Commercial and industrial site development and commercial or industrial planned unit developments subject to the provisions of this title, as amended, and building permits for commercial and industrial uses subject to the provisions of title 11 of this code, except as provided for in subsection 12-720.3K of this subchapter.

Staff: A Grading, Stormwater Management and Erosion Control Plan may be required, pursuant to BCRC 12-720.2(C) at the time of Building Location Permit. **SEE CONDITIONS OF APPROVAL.**

Planner's Initials: DF **Date:** September 11, 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.

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** 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 Hearing Examiner or Zoning Commission may

consider such request for extension at any public hearing. 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 structures located on site in conjunction with this Conditional Use Permit will meet the required street and property line setback standards of BCRC Title 12.
- 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 12-432, Parking Standards, the project does not need to designate parking spaces; the parcel has an adequate area for parking.
- A-8** 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-9** All structures shall meet the standards set forth in Title 11, Bonner County Revised Code.
- A-10** Per BCRC 12-453.F, any lighting on site shall meet the standards of this section of the ordinance.
- A-11** Per BCRC 12-453.G, any development on site permitted through this Conditional Use Permit shall meet the standards of this section of the ordinance.
- A-12** 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-13** Per 12-4.6, all landscaping shall be in accordance with the approved site plan. The Communication Tower and its appurtenances shall be painted to match the surrounding landscape, as proposed by the applicant.
- A-14** Per BCRC 12-488.A, Communication towers and attendant facilities shall be enclosed by a fence not less than six feet (6') in height.
- A-15** 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.
- A-16** Per BCRC 12-488.C, the tower shall be constructed and operated to mitigate the effects to neighboring properties.

- A-17** Per BCRC 12-488.D, Communication towers 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-18** Per BCRC 12-488.E, Communication towers shall be constructed to accommodate other future communication services where technically feasible ("collocation").
- A-19** Per BCRC 12-488.F, Communication towers shall meet all operational, construction and lighting standards of the federal aviation administration.
- A-20** Per BCRC 12-488.G, Communication towers shall not penetrate any airspace surface on or adjacent to any public or private airfields as set forth at [subchapter 5.2](#) of this title.
- A-21** Per BCRC 12-488.H, Upon termination of use of a 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-22** Per BCRC 12-488.I, Flammable material storage shall be in accordance with international fire code standards.
- A-23** Per BCRC 12-488.J, Communication towers 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-24** At the time of Building Location Permit, a Grading, Stormwater, and Erosion Control plan may be required, in accordance with BCRC 12-7.2.
- A-25** Per BCRC 12-266, Any future additions or changes in conjunction with this Conditional Use Permit would require the applicant to request a modification.

Conditions to be met prior to issuance:

- B-1.** The applicant shall provide the height of the foundation, and adjust the design of the tower to meet the height requirement as outlined in BCRC 12-522 (C), and comply with condition A-20. This adjustment shall be evaluated by the FAA and a New No Hazard Determination Letter submitted, which matches the elevations of the site plan.

The complete file is available for review in the Planning Department, 1500 Highway 2, Suite #208, Sandpoint, ID. Staff reports are available online one week before the hearing at www.bonnercountyid.gov Bonner County Revised Code (BCRC) is available at the Planning Department or online.

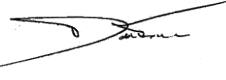
Appendix A – Notice of Public Hearing Record of Mailing

RECORD OF MAILING

Page 1 of 1

File No.: CUP0006-25

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 **26th** day of **August 2025**.



Dylan Young, Hearing Coordinator

Assessor - Email

Bay Drive Recreation District - Email

Bonner County Airport Manager - Email

Bonner County EMS - Email

Bonner County Road & Bridge - Email

Bottle Bay Water & Sewer District - Email

City of Dover - Email

City of Hope - Email

City of Oldtown - Email

City of Priest River - Email

City of Spirit Lake - Email

Coolin-Cavanaugh Bay Fire District - Email

East Bonner Library - Email

Ellisport Bay Sewer - Email

GEM STATE MINER - U.S. Mail

Idaho Department of Environmental Quality (DEQ) - Email

Idaho Department of Lands - CDA - U.S. Mail

Idaho Department of Lands - Navigable Waters & Mining - Email

Idaho Department of Water Resources - IDWR - Email

Idaho Transportation Department- District I - Email

Kalispel Bay Sewer & Water - U.S. Mail

KPBX-FM 91 SPOKANE PUBLIC RADIO - U.S. Mail

Laclede Water District - Email

Lake Pend Oreille School District, #84 (Transportation) - Email

Little Blacktail Ranch Water Association - U.S. Mail

Northern Lights, Inc. - Email

Northside Fire District - Email

Panhandle Health District - Email

Priest Lake Public Library District - Email

Sagle Valley Water & Sewer - Email

Schweitzer Fire District - Email

Selkirk Fire, Rescue & EMS - Email

Southside Water & Sewer District - Email

Spokesman-Review - U.S. Mail

Swan Shores Sewer District - U.S. Mail

Tamarack Village Water & Sewer - U.S. Mail

Trestle Creek Sewer District - Email

U.S. Fish & Wildlife Service - Email

West Bonner County Cemetery District - Email

West Bonner Library - Email

West Pend Oreille Fire District - Email

Avista Utilities - Email

Bayview Water & Sewer - Email

BONNER COUNTY DAILY BEE - U.S. Mail

Bonner County Floodplain Review - Email

Bonner County Sheriff - Email

City of Clark Fork - Email

City of East Hope - Email

City of Kootenai - Email

City of Ponderay - Email

City of Sandpoint - Email

Coolin Sewer District - Email

Drainage District #7 - Email

East Priest Lake Fire District - Email

Garfield Bay Water & Sewer District - Email

Granite Reeder Water & Sewer District - Email

Idaho Department of Fish & Game - Email

Idaho Department of Lands - Coolin - Email

Idaho Department of Lands - Sandpoint - Email

Idaho Transportation Department (Aeronautics) - U.S. Mail

Independent Highway District - Email

Kootenai-Ponderay Sewer District - Email

KSPT-KPND-KIBR RADIO - U.S. Mail

Lake Pend Oreille School District, #84 (Admin Office) - Email

Lakeland Joint School District, #272 - Email

North of the Narrows Fire District - Email

Northland/Vyve Cable Television - Email

Outlet Bay Sewer District - Email

Pend Oreille Hospital District - Email

Priest Lake Translator District - Email

Sam Owen Fire District - Email

SELKIRK ASSOCIATION OF REALTORS - U.S. Mail

Selkirk Recreation District - Email

Spirit Lake Fire District - Email

State Historical Society - Email

Syringa Heights Water Association - Email

Timber Lake Fire District - Email

U.S. Army Corps of Engineers - Email

U.S. Forest Service - U.S. Mail

West Bonner County School District, #83 - Email

West Bonner Water & Sewer District - Email

West Priest Lake Fire District - Email

Appendix B – Agency Comments



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - File CUP0006-25 Agency Review

1 message

DEQ Comments <deqcomments@deq.idaho.gov>

Thu, Sep 4, 2025 at 2:10 PM

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

Good Afternoon,

Thank you for providing the opportunity to comment. DEQ has no environmental impact comments for the project listed above at this stage of development.

Thank you,

Idaho Department of Environmental Quality
2110 Ironwood Parkway, Coeur d'Alene, Idaho 83814
Office Line: 208.769.1422

www.deq.idaho.gov

Our mission: To protect human health and the quality of Idaho's air, land, and water.

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

Sent: Tuesday, August 26, 2025 9:11 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>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Bell, Chace <Chace.Bell@idwr.idaho.gov>; 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; 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 McCracken <Dan.McCracken@deq.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck

<dave.schuck@bonnercountyid.gov>; Dean Davis <deandavis@sd83.org>; Kristie May <Kristie.May@deq.idaho.gov>; 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 <Frankiejdund@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>; Matt Diel <matt.diel@lposd.org>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.org>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <Huckbay2501@gmail.com>; 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 & Sewer District <markc@smartplugs.com>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.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>

Cc: Jacob Gabell <jake.gabell@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>

Subject: Bonner County Planning - File CUP0006-25 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

Now Live: Apply for Your Building Location Permit Online!

We're making building easier! You can now apply for your **Building Location Permit** quickly and securely through our **new citizen online portal**, available 24/7 from the comfort of your home or office. You can also apply on one of the kiosks provided in the Planning Department office, located in the County Administrative Building, Suite 208.

Fast & easy application process

Track your permit status in real time

Upload documents directly

Online Application Guide

Visit <https://bonnercountyid-energovweb.tylerhost.net/apps/selfservice#/home> to get started today!

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.

Build smarter. Apply online.



Dylan Young <dylan.young@bonnercountyid.gov>

Bonner County Planning - File CUP0006-25 Agency Review

Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>
To: Bonner County Planning Department <planning@bonnercountyid.gov>

Fri, Sep 5, 2025 at 2:06 PM

Hi Dylan,

The Idaho Department of Fish and Game does not have any comments to submit for this application.

Thank you for the opportunity to review and comment,

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, August 26, 2025 9:11 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>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Bell, Chace

<Chace.Bell@idwr.idaho.gov>; 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; 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 McCracken <Dan.McCracken@deq.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Dean Davis <deandavis@sd83.org>; Kristie May <Kristie.May@deq.idaho.gov>; 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 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>; Matt Diel <matt.diel@lposd.org>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.org>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <Huckbay2501@gmail.com>; 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 & Sewer District <markc@smartplugs.com>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.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>

Cc: Jacob Gabell <jake.gabell@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>

Subject: Bonner County Planning - File CUP0006-25 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.

[Quoted text hidden]



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - File CUP0006-25 Agency Review

1 message

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

Thu, Sep 4, 2025 at 10:21 AM

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

REF: CUP0006-25

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 CUP0006-25.

Thank you for the opportunity to comment,

**From:** Bonner County Planning Department <planning@bonnercountyid.gov>**Sent:** Tuesday, August 26, 2025 9:11 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>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Bell, Chace <Chace.Bell@idwr.idaho.gov>; 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>; 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@spiritleakeid.gov; 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 McCracken <Dan.McCracken@deq.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Dean Davis <deandavis@sd83.org>; Kristie May <Kristie.May@deq.idaho.gov>; 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>; Matt Diel <matt.diel@lposd.org>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.org>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <Huckbay2501@gmail.com>; 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 & Sewer District <markc@smartplugs.com>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.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 <eplfdchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; meagan <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>

Cc: Jacob Gabell <jake.gabell@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>

Subject: Bonner County Planning - File CUP0006-25 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

Now Live: Apply for Your Building Location Permit Online!

We're making building easier! You can now apply for your **Building Location Permit** quickly and securely through our **new citizen online portal**, available 24/7 from the comfort of your home or office. You can also apply on one of the kiosks provided in the Planning Department office, located in the County Administrative Building, Suite 208.

Fast & easy application process

Track your permit status in real time

Upload documents directly

Online Application Guide

Visit <https://bonnercountyid-energovweb.tylerhost.net/apps/selfservice#/home> to get started today!

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.

Build smarter. Apply online.

 **Bates_ Luke.vcf**
2K



Janna Brown <janna.brown@bonnercountyid.gov>

Re: Bonner County Planning - File CUP0006-25 Agency Review

1 message

'Sam Ross' via Mail-Planning <planning@bonnercountyid.gov>

Tue, Aug 26, 2025 at 9:22 AM

Reply-To: Sam Ross <sam.ross@nli.coop>

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

Cc: Dan Scholz <Dan.Scholz@nli.coop>, Kristin Burge <kristin.burge@nli.coop>

Dylan,

NLI will be providing the electrical service to the proposed Communication Facility.

Bonner County Road and Bridge permitted a new pole and powerline under Woodland Dr, in the right of way.
Those plans and permit are attached.

Thanks for allowing 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**From:** Bonner County Planning Department <planning@bonnercountyid.gov>**Sent:** Tuesday, August 26, 2025 9:10 AM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWWW-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>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Chace Bell <chace.bell@idwr.idaho.gov>; 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>; 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 McCracken <Dan.McCracken@deq.idaho.gov>; Dan Scholz <Dan.Scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Dean Davis <deandavis@sd83.org>; DEQ - Kristie McEnroe <kristie.mcenroe@deq.idaho.gov>; 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>; Matt Diel <matt.diel@lposd.org>; Merritt Horsmon <merritt.horsmon@idf.idaho.gov>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.org>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <Huckbay2501@gmail.com>; 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 & Sewer District <markc@smartplugs.com>; Sagle

Valley Water and Sewer District <saglewatersewer@gmail.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@lpsd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkraor.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@lpsd.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 <epifdchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>
Cc: Jacob Gabell <jake.gabell@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>
Subject: Bonner County Planning - File CUP0006-25 Agency Review

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

Now Live: Apply for Your Building Location Permit Online!

We're making building easier! You can now apply for your **Building Location Permit** quickly and securely through our **new citizen online portal**, available 24/7 from the comfort of your home or office. You can also apply on one of the kiosks provided in the Planning Department office, located in the County Administrative Building, Suite 208.

Fast & easy application process
Track your permit status in real time
Upload documents directly

Online Application Guide

Visit <https://bonnercountyid-energovweb.tylerhost.net/apps/selfservice#/home> **to get started today!**

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.

Build smarter. Apply online.

[CAUTION: This email originated from outside of Northern Lights Inc. Do not click links or open attachments unless you recognize the sender and know the content is safe]



NLI Utility Permit - 300 - 365 Woodland Dr 6.26.25.pdf
1120K



BONNER COUNTY
ROAD AND BRIDGE DEPARTMENT
UTILITY PERMIT

**20250183 -
Vertical Bridge
Development**

Permit Number:

In accordance with the application herein, a Utility Permit is granted to:

Northern Lights – June 26th, 2025

300 to 365 Woodland Dr

to place, construct or
maintain
on or across, or under the
right-of-way of Public Road
in the location shown on the

NLI is proposing the installation of a new pole and underground electric line across Woodland Drive near the property addressed at 365 Woodland Dr. The new line is for an electrical service at a new cellular facility to be construction on the south portion of parcel RP57N02W036401A.

sketch, which is a part of said application, or in such location as may be specified by the Road and Bridge Department in the Special Provisions hereof.

SPECIAL PROVISIONS:

Approved: 6-30-25
(Date)

By:

J. K. Lynn
(Signature of Foreman or Designated Representative)
Assistant Director
(Title)

FEES		
Permit Fee		130.00
Performance Guarantee Bond (if required)		50K on file
Cut Fee (if applicable)		
Investigative Fee for work done prior to permit application		

Total Fees Due: \$130.00

NOTE:

As-built drawings showing accurate locations of all elements of the project are to be submitted to the Bonner County Public Works Department within 45 days of completion of the project and will be maintained in the road files. It is requested that the Road and Bridge Department be contacted upon start and completion of the project to facilitate communication with the general public.

A COMPLETE COPY OF THE APPROVED APPLICATION AND PERMIT MUST BE AVAILABLE ON-SITE WHEN WORK IS PROCEEDING.



**BONNER COUNTY
ROAD & BRIDGE DEPARTMENT
APPLICATION FOR UTILITY PERMIT ON
PUBLIC RIGHT OF WAY**

Application is hereby made for permission to place, construct and/or maintain a: (Describe Utility Work to be performed)

_____ feet from center line on the North South East West side of _____
(Road Name)

_____ in accordance with the **SKETCH** attached hereto.
(Start/Stop address on Road)

Work to start on or after _____ and to be completed on or before _____

I. ABOVEGROUND CONSTRUCTION

ARE UTILITY POLES BEING INSTALLED OR REPLACED?	YES	NUMBER OF POLES:	POLE/PEDESTAL NUMBER(S):	DIST FROM EDGE OF TRAVEL-WAY OR TO FACE OF POLE/PEDISTAL:
	NO			

Minimum Height of Conductor: _____ ft. along Right of Way _____ ft. at crossing over Right of Way

EXTENT AND LOCATION OF TREE TRIMMING AND/OR CLEARING:

II. UNDERGROUND CONSTRUCTION

PUBLIC ROAD SURFACE TYPE: Gravel **INSTALLATION LOCATION:** Under Road
Pavement Beside Travel-way

TYPE OF INSTALLATION:

Gas Water Communications
Electric Sewer Other: _____


SIZE/TYPE:	DEPTH:	DISTANCE FROM EDGE OF TRAVEL-WAY:
CASING Yes No	SIZE OF CASING:	NOTE: A casing is required for all crossings under the road surface.

METHOD OF INSTALLING (if open trench or plowing under roadbed, explain why necessary)

Open Trench:
Plowing:
Boring Pneuma Gopher

EXTENT AND LOCATION OF TREE CLEARING:	NEW FACILITY	REPLACEMENT FACILITY
---------------------------------------	--------------	-------------------------

I certify that I am the authorized Utility Representative and request permission to construct or allow for the construction of the above facilities within the roadway right of way in accordance with the General Provisions printed herein and any special provisions noted on the final permit.

UTILITY NAME:	REPRESENTATIVE NAME (PLEASE PRINT)		
ADDRESS:	SIGNATURE OF REPRESENTATIVE: 		
CITY, STATE & ZIP	TELEPHONE NUMBER:	FAX NUMBER:	
Utility WO#	Email:		

General Provisions

1. All utilities must be installed under all culverts they cross.
2. During the progress of the work, such barricades, lights and other traffic control devices shall be erected and maintained as may be necessary or as may be directed for the protection of the traveling public. Said barricades, lights and other traffic control devices shall conform to the current issue of the *Manual on Uniform Traffic Control Devices*. Parked equipment and stored materials shall be as far from the travel-way as feasible. Items left overnight within 30 feet of travel-way shall be marked and/or protected.
3. In accepting this permit, the permittee, its successors and assigns, agrees to hold Bonner County harmless from any and all liability on account of the erection, installation, construction, maintenance or operation of the facilities located under this permit.
4. Any disturbance of the traveled surface of the road and/or traffic control devices, shall be restored to the satisfaction of Bonner County. Permittee shall be responsible for proper pavement cut, excavation, backfill, compaction and asphalt repair. Asphalt repair shall be in accordance with the current issue of the Bonner County Road Standards Manual.
5. If the work done under this permit interferes in any way with the drainage of the highway, the permittee shall wholly and at his own expense make such provision as Bonner County may direct to take care of said drainage.
6. On completion of said work herein contemplated, all rubbish and debris shall be immediately removed and the roadway and roadside shall be left neat and presentable to the satisfaction of Bonner County.
7. All of the work herein contemplated shall comply with the current issue of the Bonner County Road Standards Manual and applicable industry standards, under the review and to the satisfaction of Bonner County, and the entire expense of said review shall be borne by the permittee.
8. Bonner County hereby reserves the right to order the change of location or the removal of any structure(s) or facility(ies) authorized by this permit. Said change or removal to be made at the sole expense of the permittee, or its successor and assigns.
9. All such changes, reconstruction or relocation by the permittee shall be done in such a manner as will cause the least interference with any of the County's work
10. This permit shall not be deemed or held to be an exclusive one and shall not prohibit the County from granting other permits or franchise rights or like or other nature to other public or private utilities, nor shall it prevent the county from using any of its public rights-of-way, or public places, or affect its right to full supervision and control over all or any part of them, none of which is hereby surrendered.
11. The County may revoke, amend, amplify, or terminate this permit or any of the conditions herein enumerated if permittee fails to comply with any or all of its provisions, requirements, or regulations as herein set forth or through willful or unreasonable neglect, fails to heed or comply with notices given, or if the utility herein granted is not installed or operated and maintained in conformity.
12. The permittee shall maintain at its sole expense the structure or subject for which this permit is granted.
13. Adequate drawings or sketches shall be included showing the existing and/or proposed location of the facility with respect to the existing and/or planned location of the highway improvement, the traveled way, the public right-of-way lines and approved access points.
14. If trench or pavement settlement should occur within two (2) years from the date of installation, repairs shall be made by the permittee as directed by the County at no cost to Bonner County. If the permittee fails to make the necessary repairs, the County will make the repairs and bill the permittee. No new permits shall be issued to the permittee until such claim has been settled.
15. No work shall be started until an authorized representative of the County has given notice to the permittee to proceed. Permittee shall notify the County to schedule a time for road closure and opening. If the work will prevent emergency traffic from traveling through, local law enforcement office and the appropriate School Bus Garage must be notified.
16. A bond, in the amount specified by Section 2.3 of the Bonner County Road Standards Manual shall be required for the protection of Bonner County.
17. Any replacement of, addition to, or change in the facility granted by this permit shall require a new permit prior to initiation of such work.
18. The cut off date for in-ground utility work is November 1st and no in-ground utility work will be permitted until after the spring break up ends, unless specially permitted by Bonner County Road and Bridge for what BCRB determines to be an emergency or absolutely necessary.

THE FOLLOWING ITEMS MUST ACCOMPANY THIS APPLICATION:

1. A Plan of Proposed Work;
2. Applicable Traffic Control Plan;
3. A Performance Guarantee, if required;
4. A Design Drawing, indicating the following items:
 - a. Project Name and Number
 - b. North Arrow
 - c. Scale
 - d. Distance of installation from shoulder of road (minimum 10' unless specifically approved due to site characteristics)
 - e. Distance of installation from right-of-way (maximum of 5' unless specifically approved due to site characteristics)
 - f. Depth of installation (from bottom of ditch)
 - g. Section drawings of any road crossings or joint trenches (road crossings shall be approximately 90 degrees)
 - h. Compaction requirements (in accordance with latest edition of ISPPWC)
 - i. Location of all valves, hydrants, services, pedestals, poles, etc.
 - j. Above ground markings and locator tape or wire.



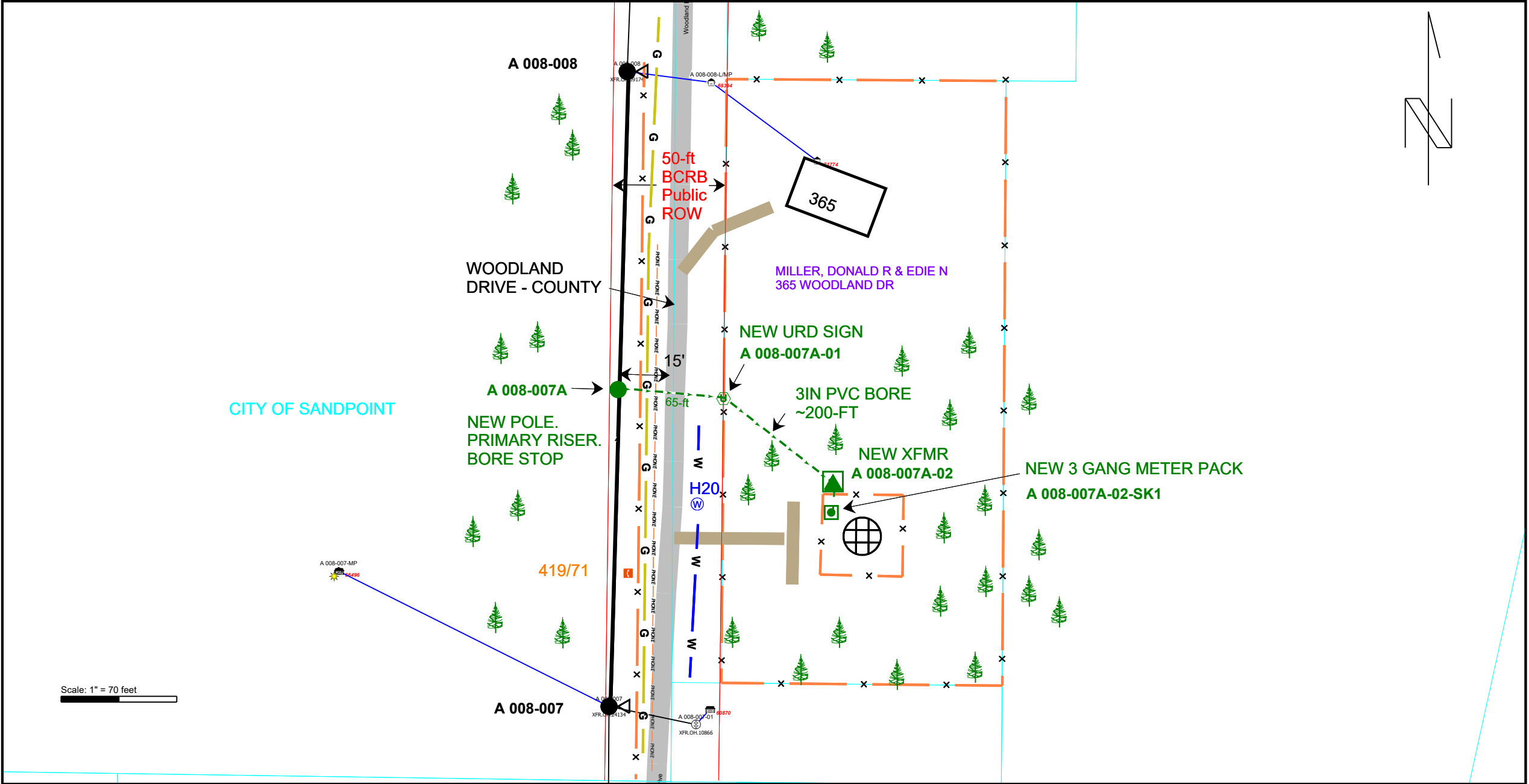
TOWNSHIP : **57N**
RANGE : **02W**
SECTION : **03**
WORK AREA: _____

METER FORM: _____
METER CLASS: _____
CT RATING: _____
SUBSTATION: **Selle**

STAKED BY : **SHR**
STAKED DATE : **5/12/2025**
RELEASED FOR CONSTR: _____
PHASE: _____ FUSE SIZE: _____

WORK COMPLETED BY: _____
WORK COMPLETED: _____
MODIFIED CONSTR: _____

WORKORDER #: **20250183**
TITLE: **Vertical Bridge Development**
LINE LOCATION: **A 008-008**
DESCRIPTION: **NS - 200A (3-gang)**
SHEET: **2 of 2**



NEW NLI POLE A 008-007A

NEW URD SIGN

CITY H2O

PHONE

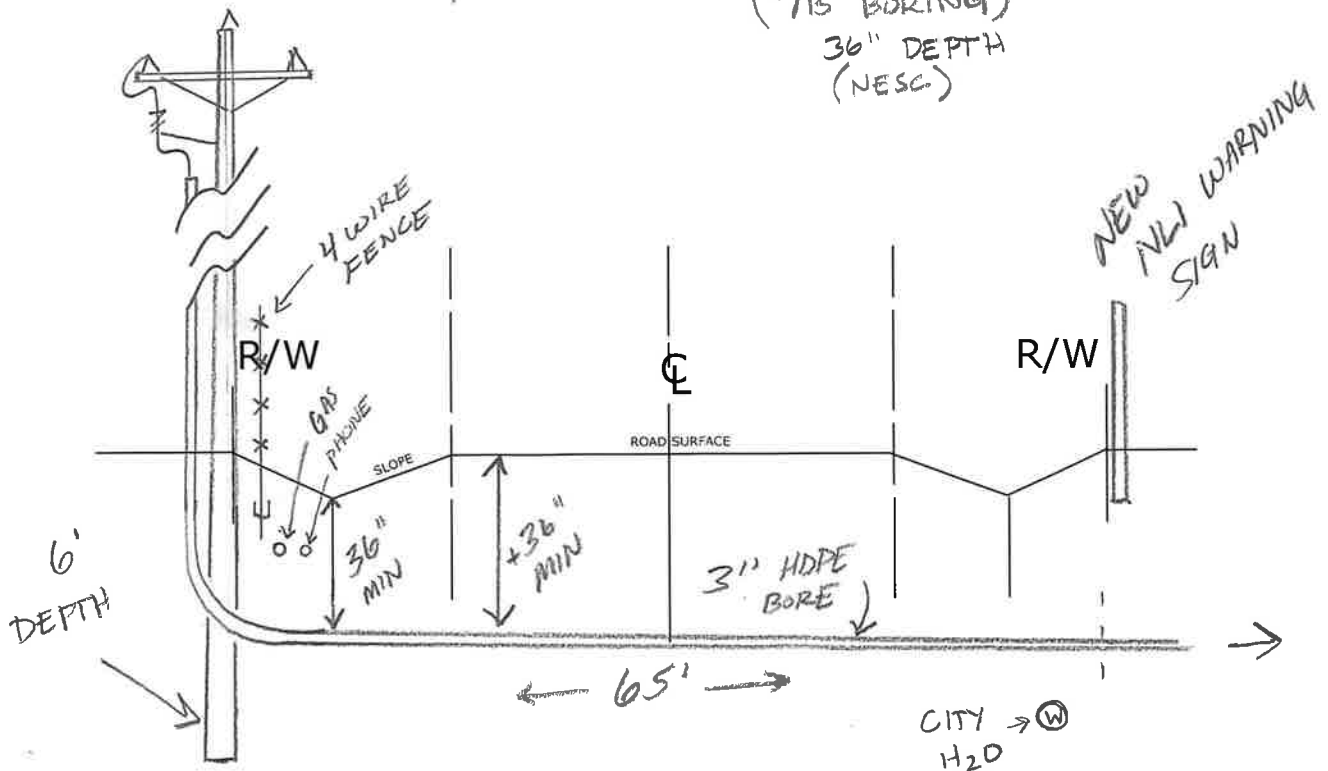
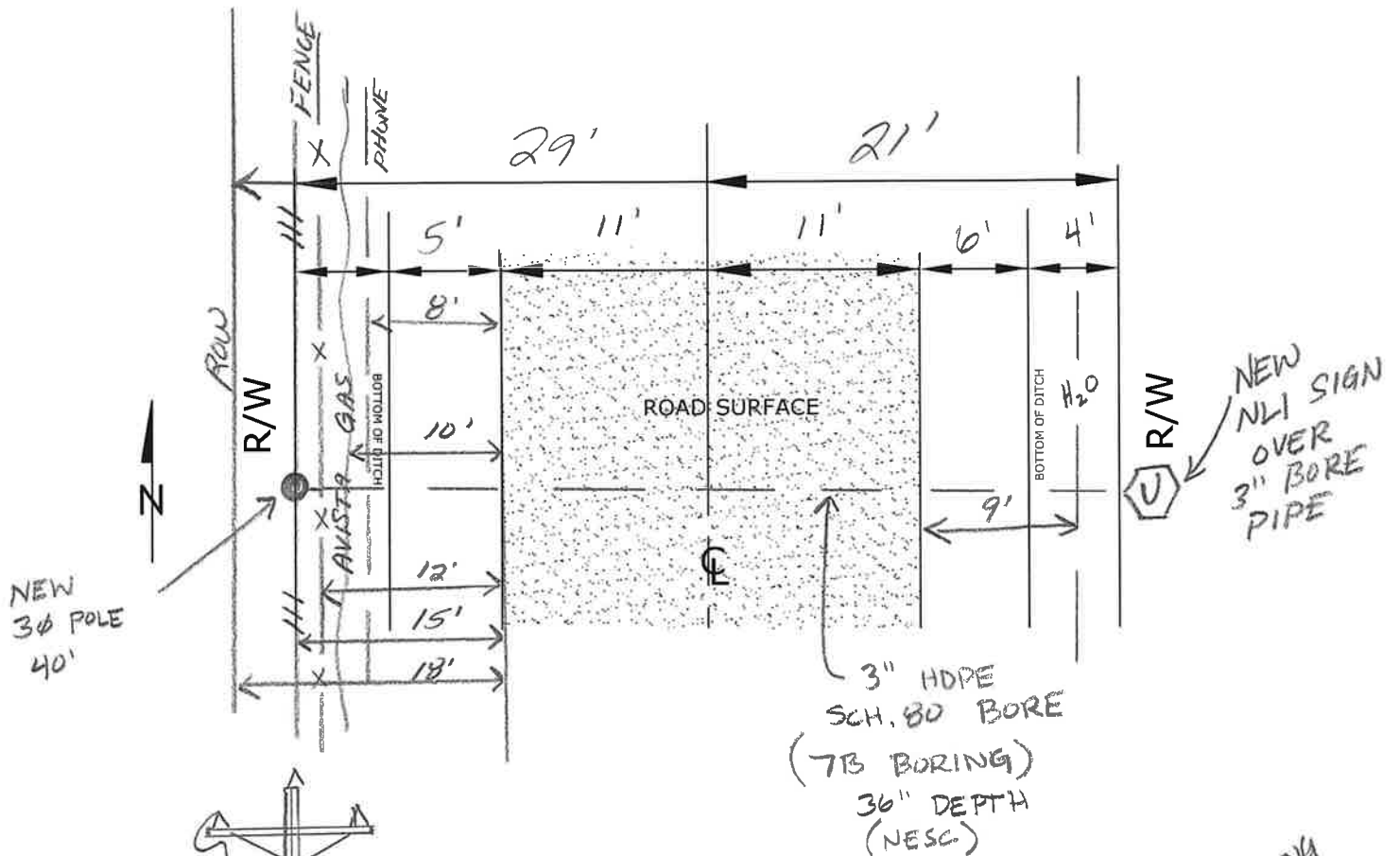
AVISTA GAS

NEW 3" SCH 80 BORE PIPE

36" DEPTH PER NESC



BONNER COUNTY ROAD PERMIT INFO



ADDRESS 365 WOODLAND DR.



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] FILE CUP0006-25-CONDITIONAL USE PERMIT-COMMUNICATION TOWER

1 message

Denis Twohig <dtwohig@phd1.idaho.gov>

Tue, Aug 26, 2025 at 11:54 AM

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

 Public Health <small>Prevent. Promote. Protect.</small> Panhandle Health District	<p>Denis Twohig Technical Records Specialist 1</p> <p>2101 W Pine St. Sandpoint, ID 83864</p> <p>P: 208.265.6384</p> <p>E: ehapplications@phd1.idaho.gov</p> <p>W: Panhandlehealthdistrict.org</p>
--	---

IMPORTANT: The information contained in this email may be privileged, confidential or otherwise protected from disclosure.

All persons are advised that they may face penalties under state and federal law for sharing this information with unauthorized individuals.

If you received this email in error, please reply to the sender that you received this information in error.

Also, please delete this email after replying to the sender.

**FILE CUP0006-25-CONDITIONAL USE PERMIT-COMMUNICATION TOWER.pdf**

995K



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 **26th** day of **August 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 **Friday, August 26, 2025**.

NOTICE IS HEREBY GIVEN that the Hearing Examiner will hold a public hearing at **1:30 pm** on **Wednesday, September 17, 2025** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File CUP0006-25 – Conditional Use Permit - Communication Tower

The above-named application has been submitted to the Bonner County Planning Department for processing and has been determined to be complete. The applicants are requesting a Conditional Use Permit for a Communications Tower. The 1.68 acre property is zoned Suburban (S). The project is located off Woodland Drive in Section 3, Township 57 North, Range 2 West, Boise-Meridian.

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

[Signature] PHD
Name

8/26/25
Date



Dylan Young <dylan.young@bonnercountyid.gov>

Bonner County Planning - File CUP0006-25 Agency Review

Matt Mulder <matt.mulder@bonnercountyid.gov>
To: Bonner County Planning Department <planning@bonnercountyid.gov>
Cc: Jason Topp <jason.topp@bonnercountyid.gov>

Wed, Aug 27, 2025 at 12:30 PM

The Road & Bridge Department has the following comment:

This new approach onto Woodland Drive will require a commercial encroachment permit from the Road & Bridge Department. The standard widths (30ft throat + 30ft radii) for a commercial approach are wider than what is shown on their site plans (12ft throat). The standard widths will be required within the County's public right of way. Once into private property, the driveway width can be reduced to the 12ft as shown.

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

[Quoted text hidden]