

Supplemental Narrative – Verizon Conditional Use Permit Application

-- Compliance and Safety Summary --

365 Woodland Drive, Sandpoint, ID 83864 – Parcel # RP57N02W036401A

Compliance and safety summary for proposed project.

Verizon Wireless is a global cellular network provider, connecting cities and towns in the United States with those in Europe, Asia, and Latin America. Cellular providers operating in the United States must be licensed by and comply with the rules and regulations set forth by the Federal Communication Commission (“FCC”). All wireless devices sold, and technology deployed must go through a rigorous approval process to ensure they meet the science-based guidelines set by the FCC. These guidelines are based on studies conducted by multiple internationally recognized scientific organizations (i.e. World Health Organization, American Cancer Society, Institute of Electrical and Electronics Engineers, National Institutes of Health-National Cancer Institute, Food and Drug Administration, FCC, etc.) and set limits for the maximum amount of safe RF exposure from wireless devices, which include a significant margin of safety. All wireless devices and antennas utilized in the United States operate well under the FCC’s thresholds.

The proposed project is in compliance with the goals of the Bonner County Code and Comprehensive Plan, as referenced and discussed in detail in the Conditional Use Permit Application, and the proposed facility will create no hazard nor be a danger to any persons on or adjacent to the property on which the facility will be sited. The proposed facility will, in fact, improve the health and safety of those in the vicinity by providing a reliable communications source via telephone and the internet, by which people can contact one another, or E911 services in the event of a health or safety emergency. Currently, service in the area of the proposed facility is sparse and unreliable at best, and in many places, not currently available at all. As a reminder, calls to E911 services are transmitted regardless of which carrier a person utilizes. As an example, if I have service through AT&T, and the only tower my phone is in contact with is a Verizon tower, any call made to any E911 service provider will be immediately transmitted and prioritized by the Verizon tower facility regardless of my carrier affiliation.

Property Rights – Implementation Component

<p>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.</p>

Due to the applicant’s property interest in the subject property, the property rights of the applicant are paramount. By approving the CUP application, the County would be considering the applicant’s property rights, as well as the property rights of adjoining and nearby landowners. The application and proposed use comply with this policy of the implementation component for Property Rights.

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Population – Implementation Component

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.

Although the proposed use—a communication tower—doesn't directly implicate the Population element of the comprehensive plan, the need for additional communication towers is affected by the growth of the county's population. By approving the application and the proposed communication tower, the county would be ensuring the communication needs of its residents are met. The application and proposed use comply with this policy of the implementation component for Population.

School Facilities and Transportation – Implementation Component

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.

The proposed communication tower does not impact the school system. The ready availability of personal wireless services, though, does help make transportation infrastructure more effective, and therefore this application and the proposed use comply with this policy of the implementation component for School Facilities and Transportation.

Economic Development – Implementation Component

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.

Small scale cottage businesses and home occupations rely on satisfactory personal wireless services. As a result, the application and the proposed use comply with this policy of the implementation component for Economic Development.

Land Use – Implementation Component

Inapplicable, as the policies of the Land Use implementation component only address commercial uses and industrial uses, not public uses like communication towers.

Natural Resources – Implementation Component

Inapplicable, as the policies of the Natural Resources implementation component do not implicate or address public uses like communication towers.

Hazardous Areas – Implementation Component

Inapplicable, as the policies of the Hazardous Areas implementation component do not implicate or address public uses like communication towers.

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Public Services, Facilities and Utilities – Implementation Component

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.

Although personal wireless services are neither a “public service” nor a “utility,” personal wireless services are considered a “public use” under the county’s zoning code. Importantly, as future developments are approved, the need for expanded personal wireless service infrastructure increases. By approving this application, the county would be achieving compliance with this policy of the implementation component for Public Services, Facilities and Utilities.

Transportation – Implementation Component

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.

The ready availability of personal wireless services, though, does help make transportation infrastructure more effective, and therefore this application and the proposed use comply with this policy of the implementation component for Transportation.

Recreation – Implementation Component

Inapplicable, as the policies of the Recreation implementation component do not implicate or address public uses like communication towers.

Special Areas or Sites – Implementation Component

Inapplicable, as no special areas or sites are implicated by the proposed communication tower.

Housing – Implementation Component

Inapplicable, as the proposed communication tower does not provide or implicate housing.

Community Design – Implementation Component

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.

Approving the proposed communication tower will not negatively affect the natural features or rural atmosphere of the community; rather, approving the proposed communication tower aligns with the County’s goals of maintaining public safety, connectivity, and modern infrastructure. The

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tower's design—a monopole rather than a lattice or guyed structure—minimizes visual impact and land disturbance, blending discreetly with the surrounding environment. Strategically located away from sensitive scenic corridors or densely populated areas, the structure supports essential communication services, especially in emergency situations, without compromising the County's rural character. Additionally, improved cellular coverage supports local residents, businesses, and travelers who increasingly rely on mobile connectivity, ensuring Bonner County remains both livable and resilient in today's world while preserving its scenic integrity.

Agriculture – Implementation Component

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.

Approving the proposed communication tower will directly support the economic vitality of the region by enhancing connectivity for home occupations, cottage industries, and farm-based family businesses—key components of the local rural economy. Reliable cellular service and data access are essential for these small enterprises to communicate with customers, manage online transactions, coordinate logistics, and access digital tools and platforms that enable them to compete in broader markets. Many rural residents operate their businesses from remote or agriculturally zoned properties, where weak or nonexistent cell coverage creates barriers to growth and sustainability. By improving wireless infrastructure, the County can empower local entrepreneurs, encourage innovation, and ensure that its rural economic base remains viable and competitive in the digital age.