



BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
planning@bonnercountyid.gov (email) www.bonnercountyid.gov (web page)

MODIFICATION OF TERMS OF PERMIT APPLICATION

FOR OFFICE USE ONLY:

FILE # MOD0005-25	RECEIVED:
---------------------------------	-----------

PROJECT DESCRIPTION:

Modification request: Modifying CUP0021-23 site plan to include the new structure		
Permit File # of original application: CUP0021-23	Date original permit was approved: 02-13-2024	
Type of Permit:		
<input checked="" type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Variance	<input type="checkbox"/> Special Use Permit
<input type="checkbox"/> Plat	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Zone Change

APPLICANT INFORMATION:

Landowner name: Stan Kraly		
Mailing address: [REDACTED]		
City: Sandpoint	State: ID	Zip code: 83864-5799
Telephone:	Fax:	
E-mail:		

REPRESENTATIVE'S INFORMATION:

Representative's name: Jessie Huenergardt		
Company name: Intermountain Infrastructure Group, LLC		
Mailing address: 533 Airport Blvd, Suite 400		
City: Burlingame	State: CA	Zip code: 94010
Telephone:	Fax:	
E-mail: Jessie.Huenergardt@intermountainig.com		

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to project: Nicole Bivona (Authorized Agent for IIG)		
Company name: Ontivity, LLC		
Mailing address: 1820 Watson Lane East		
City: New Braunfels	State: TX	Zip code: 78130
Telephone: (903) 738-0814	Fax:	
E-mail: Nicole.Bivona@ontivity.com		

PARCEL INFORMATION:

Section #:04	Township: 57N	Range: 1W	Parcel acreage:9.033 Acres
Parcel # (s):RP57N01W040080A			
Legal description: 4-57N-1W TAX 99			
Current landowner's name: Stan Kraly			
Current zoning: Commercial		Current use:Land-ag/timb w/resid Imp	
What zoning districts border the project site?			
North:Agricultural And Forestry 10		East: Agricultural And Forestry 10	
South: Rural 5		West: Rural 5	
Comprehensive plan designation:Public Utility Facility			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North:12.47 Acres of Agricultural & Forestry Land used as Residential improvement on category 12			
South:50 Acres of Non-irrigated Agricultural Land used as Residential			
East:15.89 Acres of Agricultural & Forestry Land used as Residential improvement on category 12			
West:5.16 Acres of Non-irrigated Agricultural Land used as Residential			
Nearest city:Sandpoint		Distance to the nearest city:7 to 8 miles	
Detailed directions to site: ^{To reach 35953 Highway 200, Sandpoint, ID 83864 from downtown Sandpoint, simply head east on Highway 200 for about 7.5 miles (approximately a 12–15 minute drive), following the scenic route along Lake Pend Oreille. The property will be on your right, just past Trestle Creek Road}			

ADDITIONAL PROJECT DESCRIPTION:

Explain modification request: (Please attach additional pages if necessary)
Reason(s) for the modifications:Constructing a second prefabricated shelter and generator within the existing leased area
Which section(s) of the Bonner County Revised Code are affected by the modification? Section 12-262
What effect will the modification have on the project's land use code requirements? (Density, open space, setbacks, parking, etc.)

ACCESS INFORMATION:

Access to the project site is:	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Private
Road Name:Colburn Culver Road		
Road maintenance will be provided by:County owned and maintained public right-of-way		

SITE INFORMATION:

Please provide a detailed description of the following land features:	
Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc:Flat	
Water courses (lakes, streams, rivers & other bodies of water):PEM1C	
Springs & wells:N/A	
Existing structures (size & use):12 One Story w/ basement & Unmanned Public Utility Facility	
Land cover (timber, pastures, etc):Timber, Residential Buildings & Fiber Hut	
Are wetlands present on site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Source of information: National Wetlands Inventory
Other pertinent information (attach additional pages if needed):Area of Minimal Flood Hazard Zone X	

SERVICES:

Sewage disposal will be provided by: Not Applicable

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

☐ Proposed Community System – List type & proposed ownership:

☐ Individual system – List type:

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Not Applicable

Water will be supplied by: Not Applicable

☐ Existing public or community system - List name of provider:

☐ Proposed Community System – List type & proposed ownership:

☐ Individual well

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details:

Distance (in miles) to the nearest: N/A

Public/community sewer system: N/A

Solid waste collection facility: N/A

Public/community water system: N/A

Fire station: Yes

Elementary school: N/A

Secondary schools: N/A

County road: Bonner County road

County road name: Colburn Culver Road

Which fire district will serve the project site? Northside Fire District – Station 3

Which power company will serve the project site? Avista Utilities

How is the proposed modification not in conflict with the policies of the Comprehensive Plan?**Property Rights:**

The project respects private property rights by operating within the legal framework of zoning and permitting. No adjacent property rights are infringed upon.

Population:

The modification supports infrastructure that can accommodate future population growth by enhancing communication and utility services.

School facilities & Transportation:

There is no adverse impact on school facilities or transportation systems. The project does not generate traffic or require school-related services.

Economic Development:

Improved telecommunications and power infrastructure support local businesses, remote work, and emergency services, contributing to economic resilience.

Land Use:

The proposed use is consistent with the zoning district and surrounding land uses. It does not introduce incompatible development or require rezoning.

Natural Resources:

The compact footprint minimizes disturbance. Best management practices will be used to avoid impacts on nearby wetlands, vegetation, or wildlife.

Hazardous Areas:

The site is not located in a designated hazardous area. The generator will comply with safety and containment standards to prevent fuel-related risks.

Public Services:

The project enhances public service infrastructure (e.g., communications, emergency response) without burdening existing services.

Transportation:

Minimal traffic is expected post-installation. Access is via an existing highway, and no new roads are required.

Recreation:

The site is not located near recreational areas and will not interfere with public access or enjoyment of such spaces.

Special Areas or Sites:

There are no known cultural, historical, or environmentally sensitive sites affected by the project.

Housing:

The project does not displace housing or conflict with residential development. It indirectly supports housing by improving infrastructure.

Community Design:

The shelter and generator are designed to be low-profile and screened where necessary, preserving the rural aesthetic.

Agriculture:

The project does not impact agricultural operations or land. It is sited to avoid productive farmland.

Implementation: (Not required to complete this element)

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

Landowner's signature: Nicole J. Buena authorized agent for LLC Date: 7/10/2025

Landowner's signature: _____ Date: _____