



Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (866) 537-4935

Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov

March 23, 2026

Stan Kraly c/o:

Nicole Bivona, Ontivity, LLC
1820 Watson Ln E
New Braunfels, TX 78130

Jessie Huenergardt, Intermountain Infrastructure Group, LLC
533 Airport Blvd
Unit 400
Burlingame, CA 94010

Subj: File MOD0005-25 – Modification of Conditional Use Permit CUP0021-23, to include a new, second fiber optic equipment structure and ancillary support equipment.

Encl: (1) File MOD0005-25 Zoning Commission Approved Site Plan
(2) File MOD0005-25 Decision Making Worksheet
(3) File MOD0005-25 Staff Report

Dear Mr. Kraly,

The Bonner County Zoning Commission at the February 12, 2026 public hearing, approved the referenced application with conditions.

Commissioner Pound moved to approve this project FILE MOD0005-25 for a modification of an existing Conditional Use Permit, File CUP0021-23 issued in 2023 to requesting a Modification of a Conditional Use Permit for a Public Utility Facility for provision of a telecommunications facility, finding that it is not in conflict with the policies of Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the following conclusions of law:

Conclusion 1

The proposed conditional use permit **is** in accord with the general and specific objectives of the Bonner County Comprehensive Plan.

Conclusion 2

This proposal was reviewed for compliance with the criteria and standards set forth at Title 12, BCRC Chapter 2 Subchapter 6.6. The proposal **is** in accord with the Bonner County Revised Code.

Conclusion 3

The proposed modification **will not** create a hazard and will not be dangerous to persons on or adjacent to the property.

This decision is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. I further move to adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft the reasoned statement to reflect this motion as set forth in Idaho Code section 67-6535, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property. The action that could be taken to obtain the approval of the Modification to the Conditional Use Permit is to complete the Conditions of Approval as adopted.

Commissioner Mauk seconded the motion.

Roll Call Vote

Commissioner Poulsen	AYE
Commissioner Johnson	AYE
Commissioner Mauk	AYE
Commissioner Pound	AYE

VOTED upon and the Chair declared the motion carried, unanimously.

Conditions of approval:

Standard continuing permit conditions. To be met for the life of the use:

1. The modifications shall be developed and shall be operated in accordance with the approved site plan.
2. The modifications shall be developed and shall be operated in accordance with the previous decision Conditional Use Permit CUP0021-23, except as modified by this decision.
3. The Conditional Use Permit and this Modification shall not supersede deed restrictions.
4. All County setbacks shall be met.
5. These conditions of approval are consistent with the previous decision in CUP0021-23.

6. A grading, stormwater management and erosion control plan shall be prepared for this project and shall direct stormwater flows away from wetland areas near the site.
7. Due to the installation of the generator, the applicant is required to obtain either an air quality permit exemption concurrence or an air quality permit to construct from Idaho DEQ (Department of Environmental Quality).

Bonner County Revised Code, Section 12-262, provides an opportunity for affected persons to appeal Planning and Zoning Commission decisions with the Planning Director within 28 days after the final written decision of the Planning and Zoning Commission has been issued. Any such appeal must be submitted in accordance with the referenced code section no later than **5:00 p.m., April 20, 2026. AN APPEAL SHALL BE ACCOMPANIED BY A FILING FEE IN ACCORDANCE WITH THE APPROVED FEE SCHEDULE. THE FEES ARE PAYABLE TO THE BONNER COUNTY PLANNING DEPARTMENT.**

NOTE: Following any final decision concerning a site-specific land use request, the applicant has a right to request a regulatory takings analysis pursuant to Section 67-8003, Idaho Code (*Idaho Code §67-6535(3)*).

Please contact the Planning Department if you have any questions.

Sincerely,

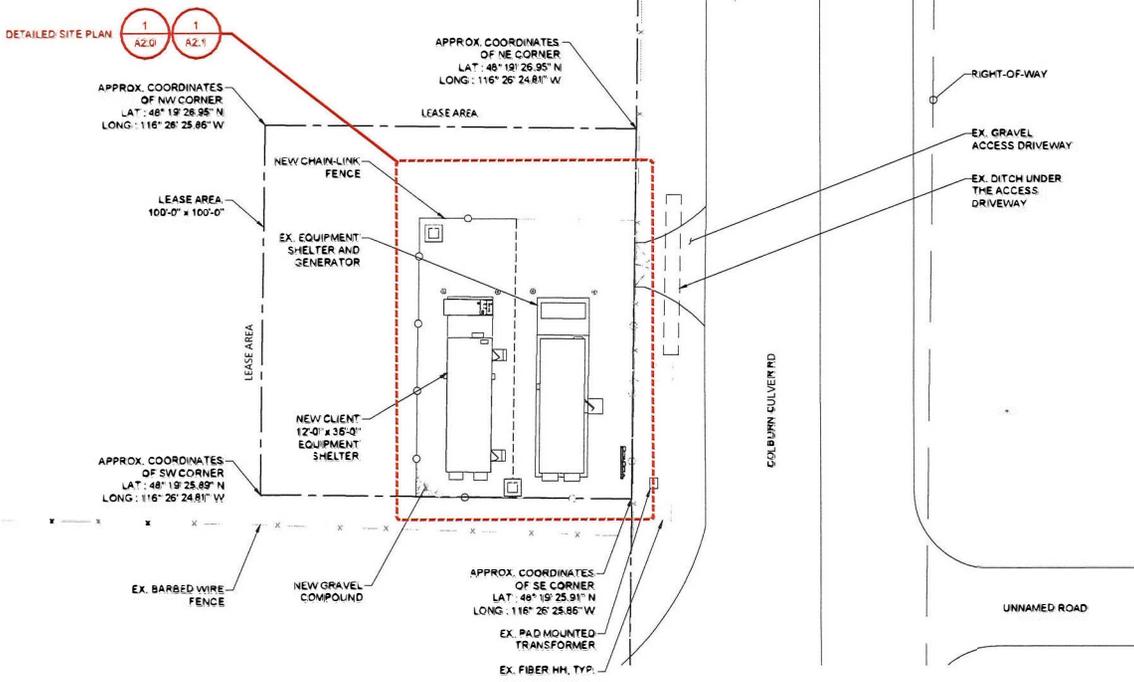


Jeff Poulsen, Chair
Bonner County Zoning Commission

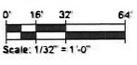
NOTES:
 1. PROPERTY LINES SHOWN ARE BASED ON AVAILABLE DATA AND ARE FOR REFERENCE ONLY. FINAL PROPERTY BOUNDARIES TO BE VERIFIED BY OWNER OR LAND SURVEYOR AS REQUIRED.

BONNER COUNTY APPROVED SITE PLAN

[Signature]
3/23-26
Date



1 OVERALL SITE PLAN
 SCALE: 1/32" = 1'-0"



SITE NAME:
 SANDPOINT

SITE ADDRESS:
 10690 COLBURN CULVER RD,
 SANDPOINT, ID 83864

PROJECT:
 FIBER HUT

SET ISSUE:

NO	DESC	DATE
0	CDs	6/25/2025

OVERALL SITE PLAN

A1.0

SCALE SET FOR 24" x 36" SHEET
 USE 1/2" SCALE FOR 11" x 17" SHEET

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Bonner County Zoning Commission Staff Report for February 12, 2026

Project Name: **MOD0005-25 Public Utility Facility Modification**

File Number, Type: **MOD0005-25, Modification**

Request: The applicants are requesting a Modification of a Conditional Use Permit for a Public Utility Facility for provision of a telecommunications facility.

The applicant is requesting to modify the approval of Conditional Use Permit CUP0021-23 to include a new, second equipment structure and ancillary support equipment, such as new emergency diesel generator, a new 5'x5' fiber optic vault and expansion of the existing chain-link fence to enclose the new structure and equipment. The previously approved 100'x100' lease area is not expanding as this proposal will fit within the previously approved lease area footprint.

The subject property is located on the corner of Highway 200 and Colburn Culver Road in Section 4, Township 57 North, Range 1 West, Boise Meridian, Bonner County Idaho.

Legal Description: 4-57N-1W TAX 99.

Location: The subject property is located on the corner of Highway 200 and Colburn Culver Road in Section 4, Township 57 North, Range 1 West, Boise Meridian, Bonner County Idaho.

Parcel Number: RP57N01W040080A

Parcel Size: Approximately 9 acres, the project lease area is 100'x100'.

**Applicant/
Landowner:** Stan Kraly
10521 Colburn Culver Rd
Sandpoint, ID 83864

**Project
Representative:** Nicole Bivona, Ontivity, LLC
1820 Watson Ln E
New Braunfels, TX 78130

Jessie Huenergardt, Intermountain Infrastructure Group, LLC

533 Airport Blvd
Unit 400
Burlingame, CA 94010

Application filed: July 31, 2025

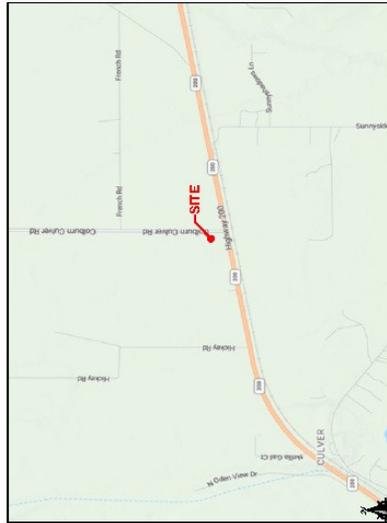
Notice provided: Mail: January 6, 2026
Site Posting: January 27, 2026
Published in newspaper: January 6, 2026

Appendices: **Appendix A: Notice of Public Hearing Record of Mailing**
 Appendix B: Agency Comments



SITE NAME: SANDPOINT
PROJECT: FIBER HUT
 ADDRESS: 10690 COLBURN CULVER RD,
 SANDPOINT, ID 83864

SITE MAP:



SITE PHOTO:



SHEET LIST:

T1	TITLE SHEET	▲
SV1	PHASE 1 SURVEY SHEET	▲
GN1	GENERAL NOTES	
GN2	GENERAL NOTES KEY	
A10	OVERALL SITE PLAN	
A20	DETAILED EXISTING SITE PLAN	▲
A21	DETAILED NEW SITE PLAN	▲
A22	SITE SIGNAGE LAYOUT	
D10	LANDSCAPING PLAN	▲
D11	DETAILS	▲
SO0	STRUCTURAL NOTES	▲
S11	STRUCTURAL DETAILS	▲
S12	STRUCTURAL DETAILS	▲
S13	STRUCTURAL DETAILS	▲
S14	STRUCTURAL DETAILS	▲
EO0	ELECTRICAL & GROUNDING NOTES	▲
EO1	GENERATOR NOTES	
E11	DETAILED UTILITY PLAN	
E21	ELECTRICAL SCHEDULE DIAGRAM	
E31	ELECTRICAL DETAILS	
E32	ELECTRICAL DETAILS	
E41	GROUNDING PLAN	
E42	GROUNDING DETAILS	
E43	GROUNDING DETAILS	
E44	GROUNDING DETAILS	
ES1	GENERATOR DETAILS	

ATTACHMENTS:

EXISTING CIVIL SURVEY
 SHELTER MANUFACTURER DRAWINGS
 GENERATOR SPECIFICATIONS

SCOPE OF WORK:

INSTALLATION OF A NEW PREFABRICATED EQUIPMENT SHELTER (FIBER HUT) INCLUDING ALL NECESSARY ELECTRICAL AND GROUNDING. SCOPE INCLUDES A NEW 600A SINGLE-PHASE ELECTRICAL SERVICE.

PROJECT INFORMATION:

COUNTY: BONNER COUNTY
 JURISDICTION: BONNER COUNTY
 PARCEL ID: REF3NO IWK40806A
 PROPERTY OWNER: REACY, STAN
 OCCUPANCY TYPE: U - (UNMANNED FACILITY)
 CONSTRUCTION TYPE: VB
 GOVERNING CODES: IBC 2018, IBC 2015, IFC 2018, IEC 2017.
 UTILITIES: AVISTA UTILITIES | 808-660-6155
 ONE-CALL IDAHO: CONTRACTOR TO CALL BEFORE DIGGING!!!
 PHONE 811 OR 800-342-1585

PROJECT TEAM:

PROJECT MANAGER: DAYTON SAVAGE
 DAYTON SAVAGE
 201 WOOD LAKEA
 SANDPOINT, ID 83864
 DAYTON.SAVAGE@ONTIVITY.COM

CONSTRUCTION MANAGER: JORDAN SCHILLING
 JORDAN SCHILLING
 201 WOOD LAKEA
 SANDPOINT, ID 83864
 JORDAN.SCHILLING@ONTIVITY.COM

ENGINEER: DAYTON SAVAGE
 DAYTON SAVAGE
 201 WOOD LAKEA
 SANDPOINT, ID 83864
 DAYTON.SAVAGE@ONTIVITY.COM

IG CONTACT: MITCH KALLEVIG
 INTERMOUNTAIN &
 INTERMOUNTAIN
 4851 HOUTERSGROVE@INTERMOUNTAIN.COM

IG CONTACT: JESSIE HUENEGARDT
 INTERMOUNTAIN &
 INTERMOUNTAIN
 4851 HOUTERSGROVE@INTERMOUNTAIN.COM

▲ - REVISED THE SHEET LIST



SITE NAME:
SANDPOINT

SITE ADDRESS:
10690 COLBURN CULVER RD,
SANDPOINT, ID 83864

PROJECT:
FIBER HUT

NO	DESC	DATE
0	CD*	09/20/25
1	CD*	11/21/2025

TITLE SHEET

T1

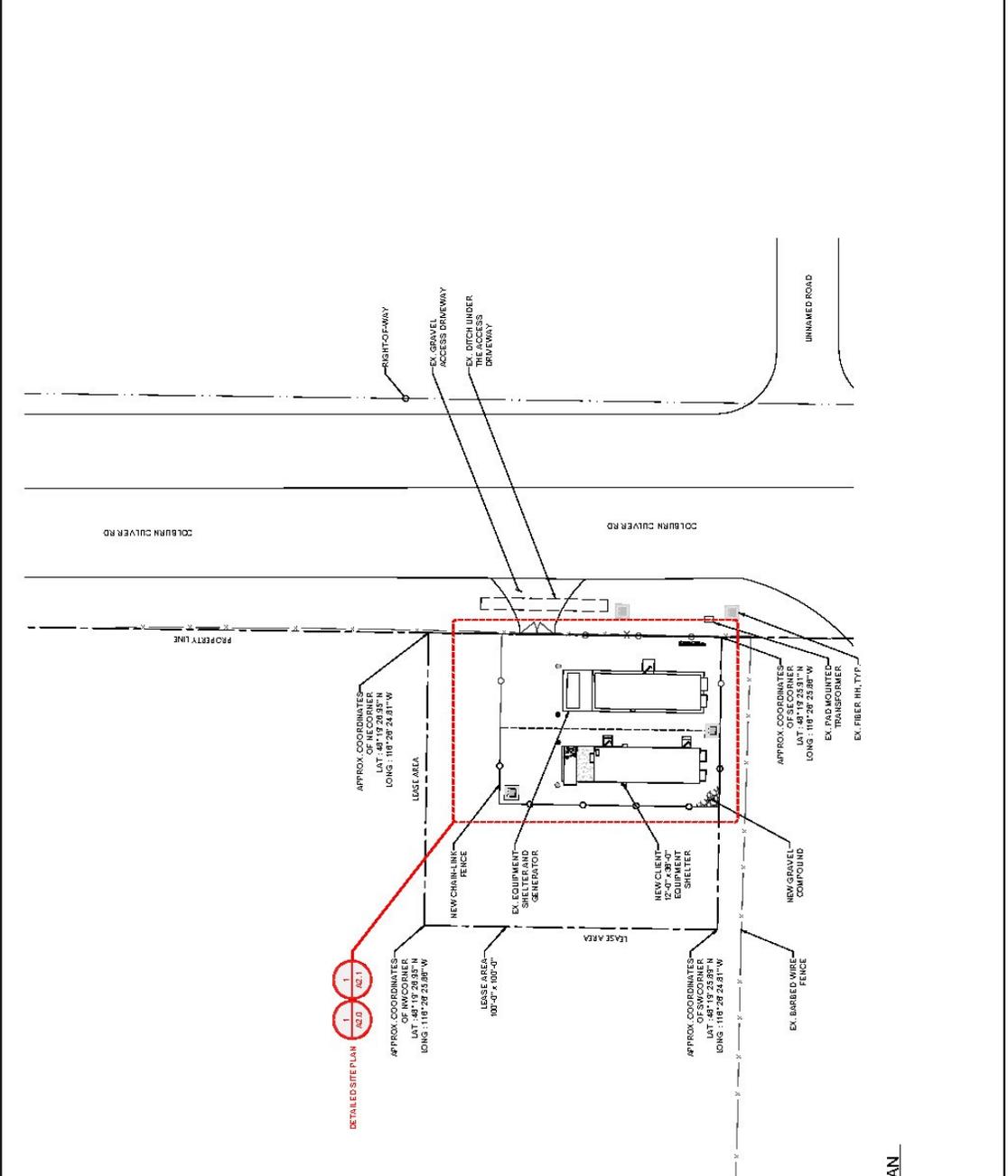
SCALE: SEE PROJECT SHEET
 DATE: 11/21/2025



Intermountain Infrastructure Group
899 AIRPORT BLVD SUITE 400
BIRMINGHAM, CA 94010

SITE NAME:		SANDPOINT	
SITE ADDRESS:		10890 COLBURN CULVER RD, SANDPOINT, ID 83864	
PROJECT:		FIBER HUT	
EST. ISSUE:	NO.	DESC.	DATE:
	0	CD*	02/20/23

OVERALL SITE PLAN
A1.0
SCALE: 1/8" = 1'-0" (SEE NOTE 1) (SEE NOTE 2)



NOTES:
1. PROPERTY LINES SHOWN ARE BASED ON AVAILABLE DATA AND ARE FOR REFERENCE ONLY. FINAL PROPERTY BOUNDARIES TO BE VERIFIED BY OWNER OR LAND SURVEYOR AS REQUIRED.





Intermountain Infrastructure Group
899 AIRPORT BLVD SUITE 400
BIRMINGHAM, CA 84010

SITE NAME:
SANDPOINT

SITE ADDRESS:
10890 COLBURN CULVER RD,
SANDPOINT, ID 83864

PROJECT:
FIBER HUT

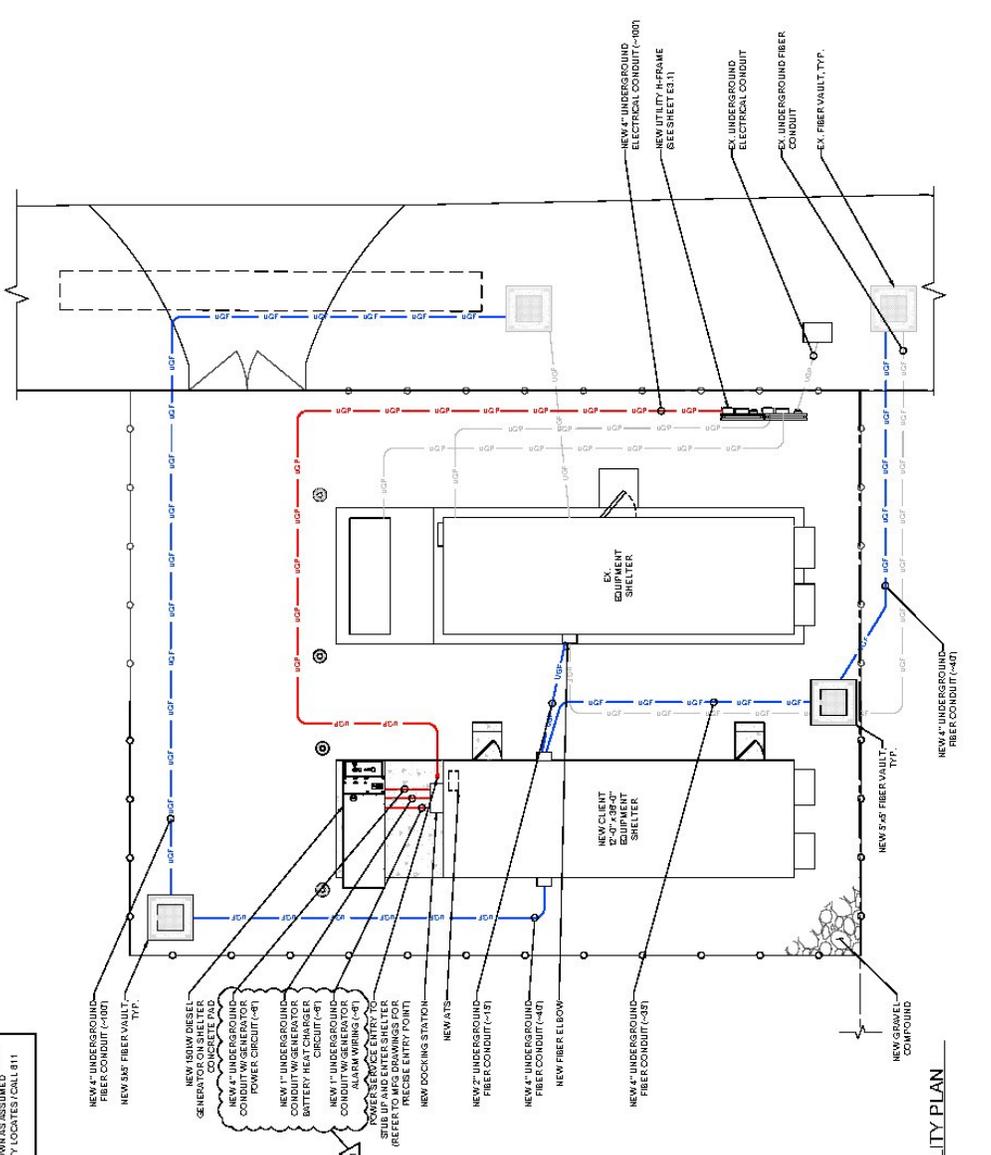
REV	DATE	BY	CHK
0	02/20/23	CD*	
1	11/21/2023	CD*	

DETAILED UTILITY PLAN

E1.1

SCALE: SEE PLAN SHEET
DATE: 11/21/2023

- NOTES:
1. ALL NEW UNDERGROUND CONDUITS TO BE SCHEDULE 40 EPC.
 2. EXISTING BURIED UTILITY LINES WERE NOT VERIFIED BY MEANS OF GPR/UTILITY LOCATES, AND ARE SHOWN AS ASSUMED ROUTES. CONTRACTOR TO OBTAIN UTILITY LOCATES/CALL 811 PRIOR TO DIGGING.



- REVISED THE CONDUITS LENGTH

1 DETAILED UTILITY PLAN
SCALE: 3/8" = 1'-0"



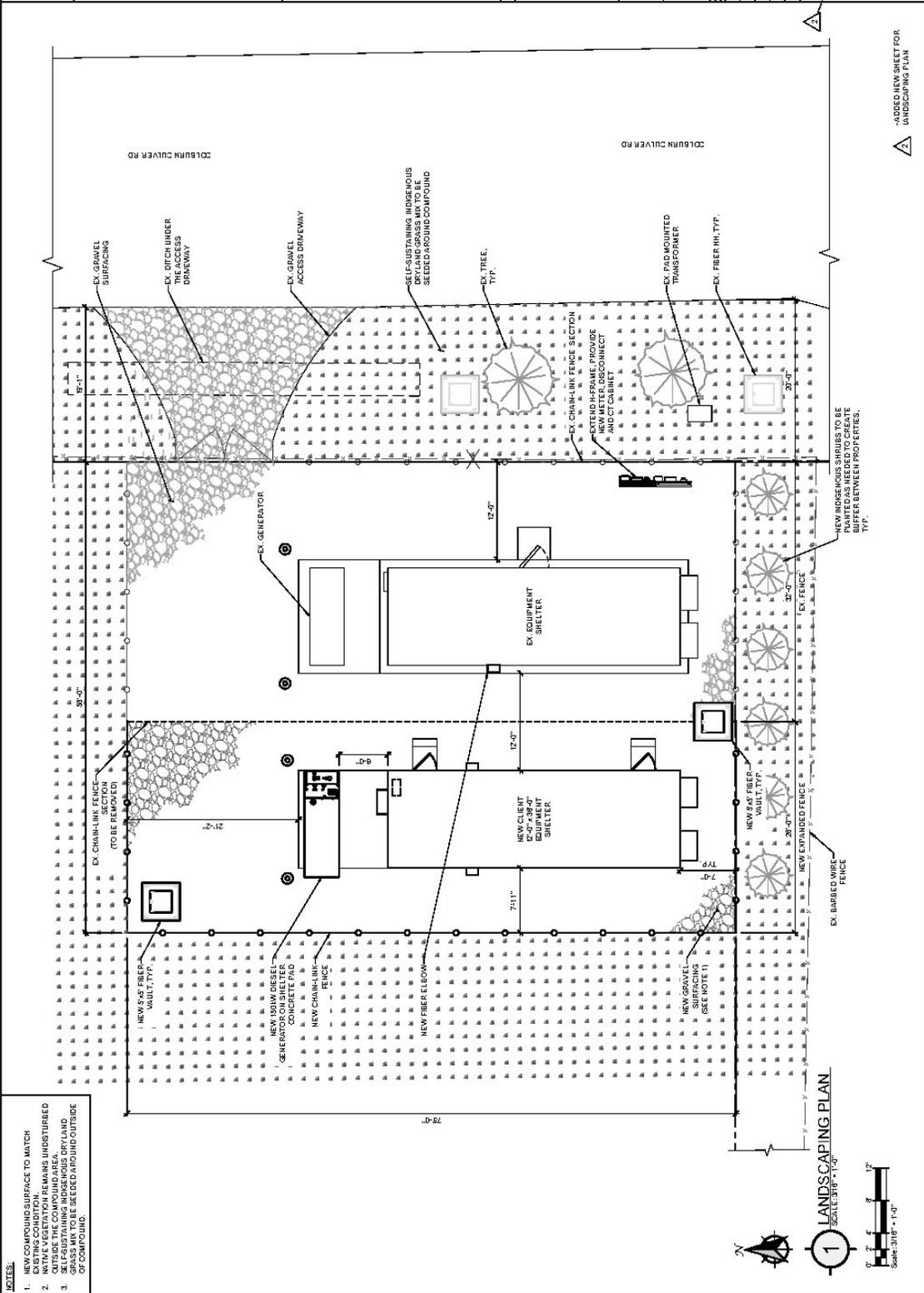
SITE NAME:
 SANDPOINT

SITE ADDRESS:
 10690 COLBURN CULVER RD,
 SANDPOINT, ID 83864

PROJECT:
 FIBER HUT

SHEET NO.	DATE
1	11/20/2023
2	05/11/2024

LANDSCAPING PLAN
C1.0
SEE 1/2" SCALE SHEET C1.00 FOR MESH



- NOTES:**
1. NEW CONCRETE SURFACE TO MATCH EXISTING CONDITION.
 2. NATIVE VEGETATION REMAINS UNDISTURBED OUTSIDE THE COMPOUND BOUNDARY.
 3. SEEDING SHALL BE PERFORMED ON DRYLAND GRASS MAY TO BE SEEDING AROUND OUTSIDE OF COMPOUND.

LANDSCAPING PLAN
 SCALE: 3/16" = 1'-0"
 0 2 4 8 12'
 NORTH

-ADDED NEW SHEET FOR LANDSCAPING PLAN

Project Summary:

The applicants are requesting a Modification of a Conditional Use Permit for a Public Utility Facility for provision of a telecommunications facility.

The applicant is requesting to modify the approval of Conditional Use Permit CUP0021-23 to include a new, second equipment structure and ancillary support equipment, such as new emergency diesel generator, a new 5'x5' fiber optic vault and expansion of the existing chain-link fence to enclose the new structure and equipment. The previously approved 100'x100' lease area is not expanding as this proposal will fit within the previously approved lease area footprint.

The subject property is located on the corner of Highway 200 and Colburn Culver Road in Section 4, Township 57 North, Range 1 West, Boise Meridian, Bonner County Idaho.

Applicable Laws:

BCRC 12-266.A-E Modification of Terms and Conditions of Permit Approval

12-266: MODIFICATION OF TERMS AND CONDITIONS OF PERMIT APPROVAL:

A. The terms and conditions of the approval of any permit authorized or required in this title may be modified only by the Planning Director, Zoning Commission and/or Board as established in this section. This section applies to modifications of approved permits, including, but not limited to, conditional use permits, special use permits, variances, preliminary plats, final plats, lot line adjustments and planned unit developments.

B. Application for a modification of terms and conditions of approval shall be made to the Planning Department, on forms provided by the department, and accompanied by the fee specified in section 12-265 of this subchapter.

C. A public hearing shall be scheduled and notice provided in accordance with the requirements for the original permit issuance.

D. The Planning Director, Zoning Commission and/or Board shall consider the proposed modification in accordance with the requirements for the original permit application and shall confine the review to the proposed modification.

E. The Planning Director, Zoning Commission and/or Board shall render a decision in writing on the proposed modification within five (5) working days after consideration of the proposal, and the decision shall conform to the procedures, standards and requirements pertaining to the original permit.

Background:

A. Site Data:

- Current use: Residential and commercial
- Size: approximately 9.03 acres; lease area in question is 100'x100'
- Zone: Commercial
- Land Use: Transition

B. Access:

- Site is accessed off of Colburn Culver Road, a 60'-wide County owned and maintained public right-of-way with a 26'-wide paved surface.

C. Environmental Factors:

- The site contains minimal slopes of over 30% grade. (USGS)
- The western portion of the site contains wetlands. (NWI/USFWS)
- The site contains Mission Silt Loam soils with a farmland classification of "Prime farmland if drained" and a drainage classification of "Somewhat poorly drained." The western portion of the site contains Odenson Silt Loam soils with a farmland classification of "Prime farmland if drained" and a drainage classification of "Poorly drained."
- The site does not contain frontage on a river/stream/frontage on a lake. (NHD)
- Parcel is located within SFHA Zone X, per FIRM Panel 16017C0730E, 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: The proposed public utility facility is not required to be serviced by a water system.
- Sewage: The proposed public utility facility is not required to be serviced by a sewer system.
- Fire: Northside Fire District
- Power: Avista Utilities
- School District: Lake Pend Oreille School District #84
- Ambulance District: Bonner County Ambulance District
- Hospital District: Pend Oreille Hospital District

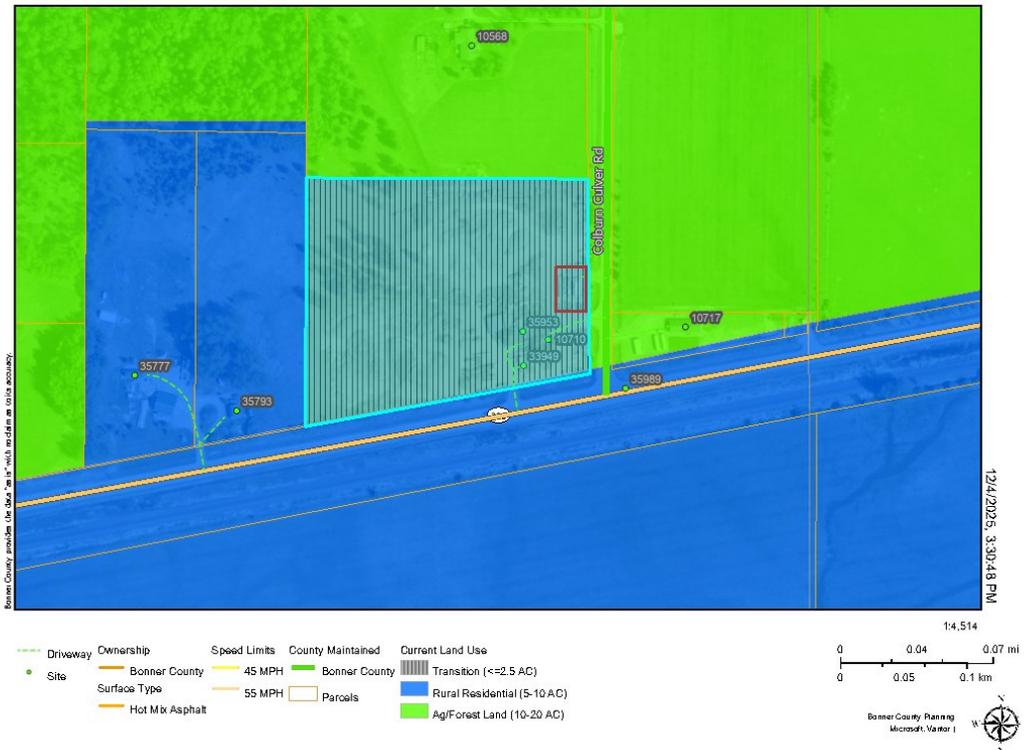
E. Comprehensive Plan, Zoning and Current Land Use

Compass Site	Land Use	Zoning	Current Use & Density
	Transition	Commercial	Residential/Commercial, 9.033-acres
North	Ag/Forest Land	Ag/Forest 10	Residential, 12.467-acres
East	Ag/Forest Land	Ag/Forest 10	Residential, 1.117-acres; Residential, 15.89-acres
South	Rural Residential	Rural 5	Vacant
West	Rural Residential	Rural 5	Residential, 5.16-acres

MOD0005-25 - Aerial



MOD0005-25 - Land Use



MOD0005-25 - Zoning



MOD0005-25 - Slopes



MOD0005-25 - Hydrology, Floodplain, Wetlands



MOD0005-25 - Soils (prime farmland if drained)



Agency and Public Comments:

The application was routed to agencies for comment on January 6, 2026. The following were received as of the date of publication of the staff report:

The following agencies replied with comments:

Idaho Transportation Department – 1/6/2026
 Idaho Department of Environmental Quality – 1/13/2026

The following agencies provided “no comment” replies:

Kootenai Ponderay Sewer District – 1/6/2026
 Idaho Department of Water Resources – 1/6/2026
 Idaho Transportation Department – 1/13/2026
 Idaho Transportation Department – 1/14/2026
 TC Energy – 2/4/2026

No other agencies responded as of the date this report was published.

No public comments have been received on this application as of the date this report was published.

Standards Review, BCRC 12-266: Modification of Terms and Conditions of Permit Approval

CODE SECTION	REQUIREMENT	FINDING
BCRC 12-266.A	The terms and conditions of the approval of any permit authorized or required in this title may be modified only by the Planning Director, Zoning Commission and/or Board as established in this section:	Per this subsection, the Hearing Examiner or Zoning Commission is tasked with modifying this decision and retains final decision making responsibility as the Hearing Examiner was the previous hearing body to make a final decision in this matter.
BCRC 12-266.B	Application for a modification of terms and conditions of approval shall be made to the Planning Department, on forms provided by the department, and accompanied by the fee specified in section 12-265 of this subchapter:	The application was submitted on the correct Bonner County Planning Department form, and the appropriate fee paid.
BCRC 12-266.C	A public hearing shall be scheduled and notice provided in accordance with the requirements for the original permit issuance:	A public hearing has been scheduled and notices have been provided in accordance with the same standard of the original application.
BCRC 12-266.D	The Planning Director, Zoning Commission and/or Board shall consider the proposed modification in accordance with the	This standards review is required to be consistent with the original standards in the original decisions

	requirements for the original permit application and shall confine the review to the proposed modification:	and this process may only review the modified portions of the proposal. This is not a re-review of the previously approved application.
BCRC 12-266.E	The Planning Director, Zoning Commission and/or Board shall render a decision in writing on the proposed modification within five (5) working days after consideration of the proposal, and the decision shall conform to the procedures, standards and requirements pertaining to the original permit:	A decision shall be rendered consistent with these requirements.

Standards Review, Conditional Use Permit:

Per BCRC 12-266.D, the standards in this review are required to be consistent with the original standards in the original conditional use permit and may only review the modified portions of the proposal. This is not a re-review of the entire previous application. The following review is consistent with these requirements.

The following standards come from the original conditional use permit CUP0021-23, per BCRC 12-266.D:

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 31, 2025. The completed application was then routed to agencies for their review on January 6, 2026.

- **BCRC 12-335 Public Use Table**

Staff: Public Utility Facilities are conditionally permitted in the Commercial zoning Districts, subject to the following conditions:

- **BCRC 12-335 (6)** Specified conditions with respect to emissions of noise, light, glare, smoke, odor, dust, particulate matter, vibrations or hours of operation may be prescribed differently from those required in a given district, as to be compatible with other applicable State and Federal standards.

Staff: There is no information in the record to indicate that the proposed use will create significant emissions, including noise (only sound from the occasional use of the backup generator). No light is planned to be produced by the use except from two external solar-power led lamps near each door of the structure, no glare, no smoke, no odor, no dust, particulate matter, or vibrations.

The facility will be unmanned and will only be occupied for routine maintenance.

This is consistent with the standard that was applied in the previous approval.

- **BCRC 12-335 (11)** The area of land covered by buildings shall not exceed 35 percent of the total lot area. The site area shall be sufficient to accommodate the facility and required parking, setbacks, landscaping, walkways and other applicable development standards. The Public Utility Facility lot or parcel is not required to meet the minimum lot/parcel size of the zoning district in which it is located. In considering applications, the Planning or Zoning Commission shall consider the public convenience and necessity of the facility and any adverse effect that the facility will have upon properties in the vicinity, and may require such reasonable restrictions, or conditions of development; or protective improvements as to uphold the purpose and intent of this title and the comprehensive plan. A sewage management agreement shall be approved and executed prior to the issuance of a conditional use permit for subsurface sewage disposal systems serving 10 or more residential dwelling units or designed with a capacity of 2,500 gallons or more per day.

Staff: The lease area of the site is 10,000 square feet and the area covered by buildings for the use is below 1000 square feet. The site is 9.033 acres. The original approved lease area in the previous approval is not being expanded through this proposal. The Public Utility Facility is not required to meet the minimum lot/parcel size of the zoning district in which it is located.

The proposed use has already been approved under the above code requirements and as such this use should be presumed to continue to be a public convenience and a necessary facility. There have been no documented adverse effects from the facility on adjoining properties in the vicinity.

The site will not utilize any sewage facilities.

- **BCRC 12-420 General Standards**

Staff: The proposed use and lease area has already been approved under the previous decision CUP0021-23. Neither the use nor the lease are changing in this proposal. The setbacks of the new structure proposed in the existing lease area are greater than the previously approved setbacks of the previously approved structure.

- **BCRC 12-421 Performance Standards for all Uses**

Staff: There is no evidence in the record to suggest that the expansion of the already approved use within the existing approved lease area will result in fire hazards, radioactivity or electrical disturbance, noise, vibration, air pollution or water pollution. This is consistent with the standard that was applied in the previous approval

- **BCRC 12-4.3 Parking Standards**

Staff: There is no requirement of minimum off-street parking spaces for a Public Utility Facility. If required, the site has sufficient area to accommodate parking for the proposed use. This is consistent with the standard that was applied in the previous approval.

- **BCRC 12-4.4, Sign Standards**

Staff: Per the submitted plans, the only signage proposed in this application is to protect life, health, and safety.

- **BCRC 12-4.5 Design Standards**

- **BCRC 12-451 Applicability:** The standards in section 12-453 of this chapter shall apply to all new development in the commercial, industrial where commercial uses and services are proposed, and rural service center districts and all other commercial, multi-family, public and industrial development in other zoning districts unless otherwise noted.

Staff: The standards of this subchapter are applicable to this proposal for a Public Utility Facility in the Commercial zoning district.

- **BCRC 12-452 Site and Buildings**

Staff: The proposed structure will be required to obtain a building location permit from the Bonner County Planning Department.

- **BCRC 12-453.A. Sidewalk/Pathway Standards**

Staff: These standards are not applicable to this proposal per exemption BCRC 12-453.A.1 and BCRC 12-453.A.2 as applied in the previous decision CUP0021-23. Adjacent properties or properties along the applicable street frontage are not zoned for commercial uses. This standard was not applied in the previous approval.

- **BCRC 12-453.B. Pedestrian Connections**

Staff: This proposal is exempt from these standards as this is a proposal for an unmanned Public Utility Facility where no pedestrian traffic is expected or encouraged. This standard was not applied in the previous approval.

- **BCRC 12-453.C. Parking Lot Pathways**

Staff: This is a proposal for a Public Utility Facility where little or no vehicular traffic is expected. As per BCRC 12-4.3 Parking Standards, there are no parking requirements for the proposed use and thus, no parking lot or parking lot pathways requirements either. No special parking standards were required in the previous approval.

- **BCRC 12-453.D. Parking Location Guidelines**

Staff: This is a proposal for a Public Utility Facility where little or no vehicular traffic is expected. As per BCRC 12-4.3 Parking Standards, there are no parking requirements for the proposed use. No special parking standards were required in the previous approval.

- **BCRC 12-453.E. Main Building Entry Standards for Commercial Uses**

Staff: This is a request for a Public Utility Facility which is considered a public use. These standards do not apply to this project. This standard was not applied in the previous approval.

- **BCRC 12-453.F. Lighting Standards**

Staff: A single 12-watt, wall-mounted, solar-power light is proposed next to each of the two entrance doors of the new building. This appears to be the minimum needed for safe and effective 24-hour access to the building for service needs. Per BCRC 12-453.F.5, low wattage, light emitting diode devices (such as proposed here) and other lighting that reduce electrical use are encouraged.

- **BCRC 12-453.G. Blank Wall Treatment Standards**

Staff: This is a proposal for a Public Utility Facility. These standards do not apply to this project. This standard was not applied in the previous approval.

- **BCRC 12-453.H. Maximum Building Width**

Staff: The width of the proposed building is 12 feet. The proposal meets these standards. This building has dimensions identical to the building previously approved.

- **BCRC 12-453.I. Recreational Space for Multi-family Developments**

Staff: This is a proposal for a Public Utility Facility. These standards do not apply to this project. This standard was not applied in the previous approval.

- **BCRC 12-453.J. Outdoor Storage**

Staff: No outdoor storage is proposed as part of this application. These standards do not apply to this project. This standard was not applied in the previous approval.

- **BCRC 12-453.K. Solid Waste, Recycling Collection Areas**

Staff: This is a proposal for a Public Utility Facility. These standards do not apply to this project. This standard was not applied in the previous approval.

- **BCRC 12-4.6 Landscaping and screening standards**

Staff: No landscaping was proposed besides grass plantings in the original approval for this site. No screening was required in the original approval for this site. Despite this, the applicant is proposing indigenous shrub plantings at the southern end of the property as a part of this proposed modification.

Applicant: New indigenous shrubs to be planted as needed to create buffer between properties.

- **BCRC 12-7.2, Grading, Stormwater management and erosion control**

Staff: A grading, stormwater management and erosion control plan was not required in the previous CUP application. A grading, stormwater management and erosion control plan may be required at the time of application for a building location permit pursuant to these standards. If required, approval of these plans shall be obtained from Bonner County prior to initiation of any land disturbing activities on the site.

- **BCRC 12-7.3, Wetlands**

- **BCRC 12-731(B)(2)** The following developments are exempt from this requirement: Conditional use permit applications where the applicant can demonstrate on a site plan that the proposed building site is not within a wetland as determined from the U.S. Fish and Wildlife Service National Wetland Inventory maps or where the development will not create additional impervious surface.

Staff: The site contains PEM1C Freshwater Emergent Wetlands. However, the previous approved decision determined that the applicant was not proposing the addition of any structures within wetlands as determined by the U.S. Fish and Wildlife Service National Wetland Inventory Maps. This same standard must therefore be applied to this application and this application continues to meet this standard. Therefore, a wetland delineation or reconnaissance is not required for this proposal.

ANALYSIS AGAINST THE COMPREHENSIVE PLAN OBJECTIVES:

1. Property Rights:

- a. **Objective:** Private property shall not be taken for public uses without just compensation or due process of law.

Analysis: Not applicable. This was determined to be not applicable in the previous approval.

- b. **Objective:** Impacts to other properties shall be taken into account when considering land use proposals, policies and codes.

Analysis: The previous decision determined that the facility is unlikely to result in any significant noise, light, glare, smoke, odor, dust, particulate matter or vibrations as the facility will be designed in accordance with applicable state and federal standards. This proposal is for the same use (expansion) and this same standard must therefore be applied to this decision.

2. Population:

- a. **Objective:** Bonner County shall keep current with county census data, population estimates and projections and shall use the data to analyze community needs and project impacts.

Analysis: Not applicable. This was determined to be not applicable in the previous approval.

3. School Facilities and Transportation:

a. Objective: Ensure that the proposed developments and county land use decisions do not adversely impact the local school districts and their ability to provide adequate school facilities and transportation systems.

Analysis: Not applicable. This was determined to be not applicable in the previous approval.

b. Objective: The county should encourage school districts to proactively review development applications to determine particular school needs and concerns.

Analysis: Not applicable. This was determined to be not applicable in the previous approval.

c. Objective: Bonner County roads, trails and bicycle paths should be designed and maintained to allow safe passage of students to schools.

Analysis: Not applicable. This was determined to be not applicable in the previous approval.

d. Objective: Long-term consequences of land use proposals should be considered, including the adequacy of existing facilities and the siting of future schools.

Analysis: Not applicable. This was determined to be not applicable in the previous approval.

4. Economic Development:

a. Objective: Support small businesses such as markets, restaurants, recreational activities, campgrounds, and marinas that provide services which support resort residents and visitors in their local communities.

Analysis: Not applicable. This was determined to be not applicable in the previous approval.

b. Objective: Enable development of small scale cottage industries and home based occupations while protecting the surrounding areas from adverse impacts.

Analysis: Not applicable. This was determined to be not applicable in the previous approval.

c. Objective: Policies regarding economic development activities should seek to mitigate the impacts of such factors as noise, light glare, odors, fumes and vibrations on the surrounding community.

Analysis: Not applicable. This was determined to be not applicable in the previous approval.

d. Objective: Support local economic development by increasing support for outdoor recreation in Bonner County. Encourage and protect public access to public lands and water, campgrounds, and recreational areas.

Analysis: Not applicable. This was determined to be not applicable in the previous approval.

e. Objective: Support local businesses by enabling development of workforce housing in proximity to commercial, industrial and agricultural uses.

Analysis: Not applicable. This was determined to be not applicable in the previous approval.

f. Objective: Commercial and industrial uses should be located and operated in a manner to ensure the protection of our natural resources including clean air and water, dark skies, and overall environmental quality and rural character of Bonner County.

Analysis: Not applicable. This was determined to be not applicable in the previous approval.

5. Natural Resources:

a. Objective: Bonner County's system of lakes and waterways is one of its greatest assets, and Bonner County should strive to preserve both the quality and quantity of its water resources.

Analysis: Not applicable. This was determined to be not applicable in the previous approval.

b. Objective: Bonner County values its productive agricultural lands and forests, mining lands, its fisheries, wildlife, wetlands and aquifer recharge areas and should provide measures to protect and maintain these natural features.

Analysis: Not applicable. This was determined to be not applicable in the previous approval.

c. Objective: Bonner County should protect its water resources by requiring adequate sewer treatment systems based on soil, density, and intensity of use to reduce impacts to water resources.

Analysis: Not applicable. This was determined to be not applicable in the previous approval.

6. Hazardous Areas:

a. Objective: Bonner County intends to regulate the location and density of new development in floodplain to reduce the potential for the loss of lives and property within flood hazard areas.

Analysis: Not applicable. This was determined to be not applicable in the previous approval.

b. Objective: Future development should be designed to reduce exposure to wildland fire and to provide for emergency and escape routes for residents.

Analysis: Not applicable. This was determined to be not applicable in the previous approval.

c. Objective: Development within areas of excessive slopes, unstable areas and avalanche zones shall be discouraged.

Analysis: Not applicable. This was determined to be not applicable in the previous approval.

7. Public Services, Facilities and Utilities:

a. Objective: New development should be adequately served by fire protection, roads, sewer, schools, law enforcement, ambulance, power and emergency services, water and other public or private services.

Analysis: The previous decision determined that the facility proposed supports this objective. This proposal is for the same use (expansion) and this same standard must therefore be applied to this decision.

b. Objective: Require the developers to provide infrastructure, utilities or financial support to offset the capital costs of expansion of services, required by the proposed development.

Analysis: Not applicable. This was determined to be not applicable in the previous approval.

c. Objective: Bonner County shall require adequate provisions for future utility services in areas of commercial, industrial, residential or other similar uses.

Analysis: The previous decision determined that the facility proposed supports this objective. This proposal is for the same use (expansion) and this same standard must therefore be applied to this decision.

8. Transportation:

a. Objective: Future development shall not adversely impact the existing transportation system by reducing the quality or level of service or creating hazards or congestion.

Analysis: Not applicable. This was determined to be not applicable in the previous approval.

b. Objective: Roads within new development shall be built to county standards and at the expense of the developer.

Analysis: Not applicable. This was determined to be not applicable in the previous approval.

c. Objective: Roads within new development shall provide adequate access for fire and emergency vehicles and routes of escape.

Analysis: Not applicable. This was determined to be not applicable in the previous approval.

d. Objective: Future access roads shall be developed to integrate with the state and county system of roads without overburdening the transportation system.

Analysis: Not applicable. This was determined to be not applicable in the previous approval.

e. Objective: To reduce transportation costs, road building and environmental impacts, cluster development shall be encouraged.

Analysis: Not applicable. This was determined to be not applicable in the previous approval.

f. Objective: Bonner County intends for certain intense land use developments to provide paved roads.

Analysis: Not applicable. This was determined to be not applicable in the previous approval.

g. Objective: Bike ways and pedestrian paths shall be considered in development plans to provide an integrated community transportation system wherever possible.

Analysis: Not applicable. This was determined to be not applicable in the previous approval.

h. Objective: To communicate and work cooperatively with other jurisdictions within the county to ensure the best possible flow of traffic county-wide.

Analysis: Not applicable. This was determined to be not applicable in the previous approval.

9. Recreation:

a. Objective: Ensure public legal recreational access and amenities are not obstructed or adversely impacted by future development.

Analysis: Not applicable. This was determined to be not applicable in the previous approval.

10. Special Areas or Sites:

a. Objective: Future developments shall not adversely affect or destroy culturally or ecologically sensitive sites.

Analysis: Not applicable. This was determined to be not applicable in the previous approval.

11. Housing:

a. Goal/Objective: Provide an environment that enables opportunities for diverse housing needs.

Analysis: Not applicable. This was determined to be not applicable in the previous approval.

12. Community Design:

a. Objective: New development should be located in areas with similar densities and compatible uses.

Analysis: Not applicable. This was determined to be not applicable in the previous approval.

b. Objective: The adverse impacts of new development on adjacent areas should be minimized.

Analysis: Not applicable. This was determined to be not applicable in the previous approval.

c. Objective: Consider the protection of natural resources, rural features and surrounding uses of the community in the design and location of new development.

Analysis: Not applicable. This was determined to be not applicable in the previous approval.

13. Agriculture:

a. Objective: To retain commercial agriculture, and hobby farms as viable uses. (Selle)

Analysis: Not applicable. This was determined to be not applicable in the previous approval.

b. Objective: Land use regulations and policies that foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas, including supporting working farms, ranches, and forestry. (Sagle)

Analysis: Not applicable. This was determined to be not applicable in the previous approval.

c. Objective: As farmland diminishes across rural America, the community recognizes the need to protect agricultural pursuits within the Priest Lake Area. (Priest Lake)

Analysis: Not applicable. This was determined to be not applicable in the previous approval.

d. Objective: The purpose of The Plan's vision is to: Support small scale (family) agriculture and forestry. (Priest River/Oldtown)

Analysis: Not applicable. This was determined to be not applicable in the previous approval.

e. Objective: A local culture that values natural resources, rural lifestyles and unincorporated communities. This includes, but is not limited to, an acceptance and understanding of the importance of income generating opportunities such as logging, livestock grazing, farming... (Southwest Bonner County)

Analysis: Not applicable. This was determined to be not applicable in the previous approval.

Staff Analysis:

Planner's Initials: JRJ Date: 2/5/2026

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.

ZONING COMMISSION

Decision by the Governing Body:

MOTION TO APPROVE: I move to approve this project, FILE MOD0005-25, requesting to modify the approval of Conditional Use Permit CUP0021-23 to include a new, second equipment structure and ancillary support equipment, finding that it is not in conflict with the policies of the Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the following conclusions of law:

Conclusion 1

The proposed conditional use permit **is** in accord with the general and specific objectives of the Bonner County Comprehensive Plan.

Conclusion 2

This proposal was reviewed for compliance with the criteria and standards set forth at Title 12, BCRC Chapter 2 Subchapter 6.6. The proposal **is** in accord with the Bonner County Revised Code.

Conclusion 3

The proposed modification **will not** create a hazard and will not be dangerous to persons on or adjacent to the property.

This decision is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. I further move to adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft the reasoned statement to reflect this motion as set forth in Idaho Code section 67-6535, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property. The action that could be taken to obtain the approval of the Modification to the Conditional Use Permit is to complete the Conditions of Approval as adopted.

DECISION TO DENY: I move to deny this project FILE MOD0005-25, requesting to modify the approval of Conditional Use Permit CUP0021-23 to include a new, second equipment structure and ancillary support equipment, finding that it is in conflict with the policies of the Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the following conclusions of law:

Conclusion 1

The proposed conditional use permit **is/is not** in conflict with the general and specific objectives of the Bonner County Comprehensive Plan.

Conclusion 2

This proposal was reviewed for compliance with the criteria and standards set forth at Title 12, BCRC Chapter 2 Subchapter 6.6. The proposal **is / is not** in accord with the Bonner County Revised Code.

Conclusion 3

The proposed modification **will/ will not** create a hazard or be dangerous to persons on or adjacent to the property.

This decision is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. I further move to adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft the reasoned statement to reflect this motion as set forth in Idaho Code section 67-6535, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property. The action that could be taken, if any, to obtain the Modification to the Conditional Use Permit is to:

- 1) File a new application with the Planning Department and meet the standards required by Bonner County Revised Code; or
- 2) Appeal the Zoning Commission's decision to the County Commissioners.

Proposed Conditions of Approval:

1. The modifications shall be developed and shall be operated in accordance with the approved site plan.
2. The modifications shall be developed and shall be operated in accordance with the previous decision Conditional Use Permit CUP0021-23, except as modified by this decision.
3. The Conditional Use Permit and this Modification shall not supersede deed restrictions.
4. All County setbacks shall be met.
5. These conditions of approval are consistent with the previous decision in CUP0021-23.

The complete file is available for review in the Planning Department, 1500 Highway 2, Suite #208, Sandpoint, ID. Staff reports are available online 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

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 6th day of **January 2026**.

Jeannie L. Welter
Jeannie Welter, Systems Technician

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, January 6, 2026**.

NOTICE IS HERBY GIVEN that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm** on **Thursday, February 12, 2026**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following requests:

File MOD0005-25- Modification of Conditional Use Permit – Public Utility Facility: The applicant is requesting to modify the approval of Conditional Use Permit CUP0021-23 to include a new, second equipment structure and ancillary support equipment, such as new emergency diesel generator, a new 5'X5' fiber optic vault and expansion of the existing chain-link fence to enclose the new structure and equipment. The previously approved 100'X100' lease area is not expanding as the proposal will fit within the previously approved lease area footprint. The subject property is located on the corner of Highway 200 and Colburn Culver Road in Section 4, Township 57 North, Range. 1 West, Boise Meridian, Bonner County Idaho and located within the Northside Fire District service area.

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.

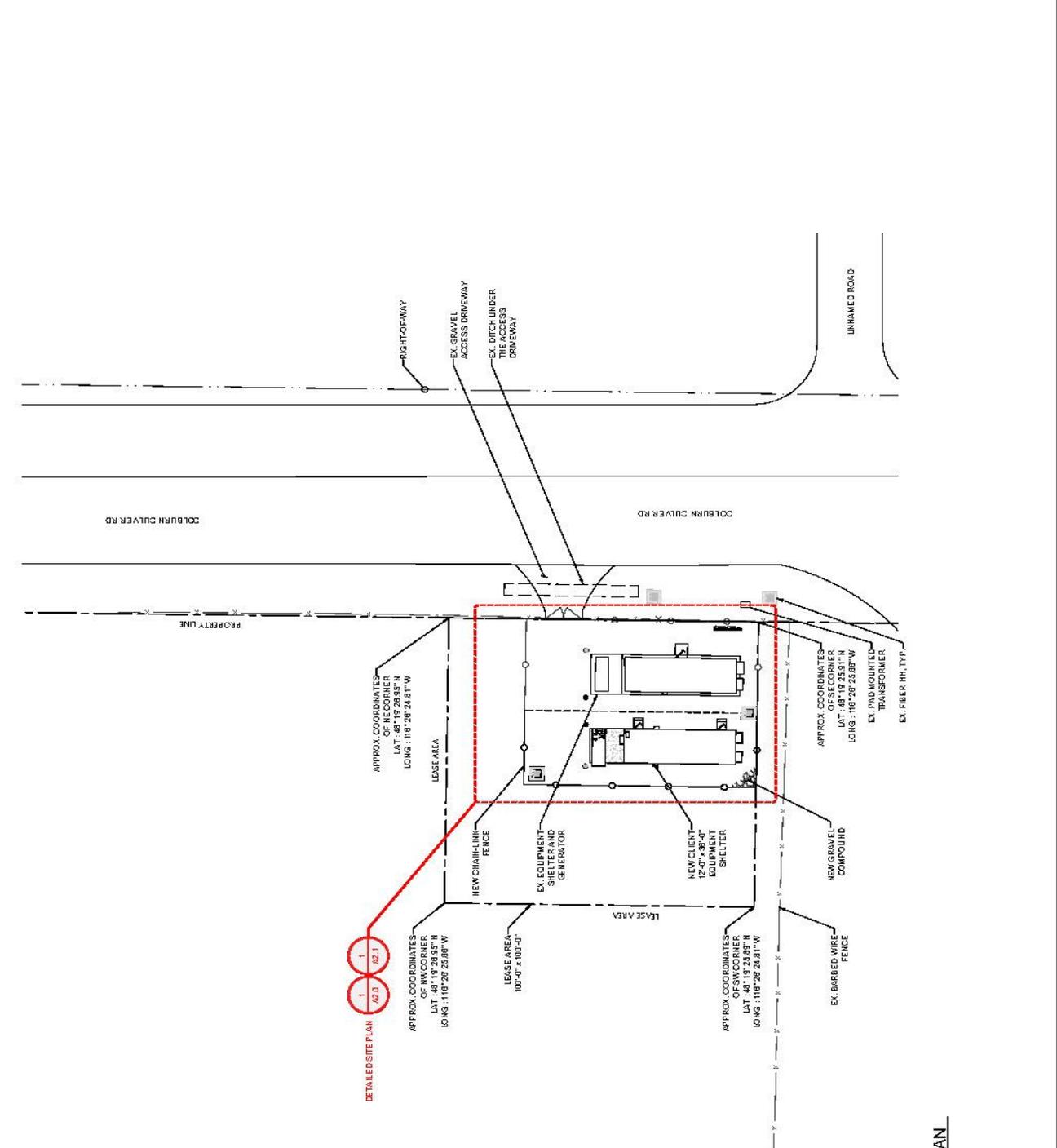
During the hearing for this application, the public will be given an opportunity to provide testimony and/or evidence regarding how the proposal does or does not comply with the applicable approval criteria of the Bonner County Revised Code. At the close of the public hearing, the governing body will 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 _____
Name

Date

SITE NAME:	SANDBOINT	
SITE ADDRESS:	10590 COLBURN CULVER RD, SANDBOINT, ID 83864	
PROJECT:	FIBER HUT	
SIT ISSUE:		
NO	DISC	DATE
0	CD-1	02/20/25



NOTES:

- PROPERTY LINES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY DATA. PROPERTY BOUNDARIES TO BE VERIFIED BY OWNER OR LAND SURVEYOR AS REQUIRED.

1

OVERALL SITE PLAN

SCALE: 1/32" = 1'-0"

Scale: 1/32" = 1'-0"

RECORD OF MAILING

Page 1 of 1

File Number: File **MOD0005-25**

Record of Mailing Approved By: Jason Johnson, CFM

Hearing Date: **2.12.26**

I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **6th** day of **January 2026**.

Jeannie L Welter

Jeannie Welter, Systems Technician

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
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

Record of Mailing
Property Owners within 300 Feet

Page 1 of 1

File Number: File **MOD0005-25**

Record of Mailing Approved By: Jason Johnson, CFM

Hearing Date: **2.12.26**

I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **6th** day of **January 2026**.

Jeannie L Welter

Jeannie Welter, Systems Technician

Parcel	Name	Address	City	State	ZIP Code
RP034280000020A	Kraly, Stan R	366 Chutes Canyon Rd	Bonnors Ferry	ID	83805
RP57N01W040080A	Kraly, Stan	10521 Colburn-Culver Rd	Sandpoint	ID	83864
RP57N01W040025A	Ball, Bryan M; Auterson, Jessica A	Po Box 772	Ponderay	ID	83852-0772
RP57N01W040204A	Stoneback, James & Jean	10568 Colburn Culver Rd	Sandpoint	ID	83864
RP57N01W041060A	Moore, Holly E	35793 Hwy 200 E	Sandpoint	ID	83864
RP57N01W040301A	Dh & Eh Llc	Po Box 253	Sandpoint	ID	83864
RP57N01W040600A	Kennedy, Robert B & Anita J	Po Box 675	Sandpoint	ID	83864
RP57N01W041052A	Thompson, Natalie A & Joshua J	35777 Hwy 200	Sandpoint	ID	83864
	Matt Jones, Executive Director, State Govt. Affairs, BNSF Railway Company	800 North Last Chance Gulch, Suite 101	Helena	MT	59601
	Laura A. McNichol, Senior VP, Govt and Industry Relations, Watco Companies, LLC	315 W 3rd Street	Pittsburg	KS	66762
	Aaron Hunt Director, Government Affairs, Union Pacific Railroad	301 Northeast 2nd Avenue	Portland	OR	97232
	Idaho Transportation Dept	600 West Prairie Avenue	Coeur d'Alene	ID	83815-8764
	Kraly, Stan	10521 Colburn-Culver Rd	Sandpoint	ID	83864
	Huenergardt, Jessie; Intermountain Infrastructure Group, LLC	533 Airport Blvd Unit 400	Burlingame	CA	94010
	Bivona, Nicole; Ontivity, LLC	1820 Watson Ln E	New Braunfels	TX	78130

Appendix B – Agency Comments



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] Re: Bonner County Planning - File MOD0005-25 Agency Review

1 message

Symone Legg <Symone.Legg@itd.idaho.gov>

Tue, Jan 6, 2026 at 12:15 PM

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

Cc: Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>

This approach is permitted with permit no. 1-06-101. ITD has no objection.

Thank you,

Symone Legg | Project Coordinator
 Idaho Transportation Department | D1 Traffic
 Work: 208-772-8073 | 208.772.1297
 Email: symone.legg@itd.idaho.gov | itd.idaho.gov

Enhancing quality of life through transportation

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

Sent: Tuesday, January 6, 2026 11:40 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@lpsd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Bonnie Schademan <bonnies@inlandpower.com>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Charity Hinshaw <Charityhinshaw@sd83.org>; Chief Debbie Carpenter <chief@spiritleakefire.com>; City of Clark Fork <city@clarkforkidaho.gov>; City of Clark Fork <CityClerk1@clarkforkidaho.gov>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; Manda Corbett <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritleakeid.gov <cityclerk@spiritleakeid.gov>; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; Dan Brown <dbrown@idl.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; David LaTourette <coolinfirechief@gmail.com>; David LaTourette <Coolinfchief@gmail.com>; Dean Davis <deandavis@sd83.org>; 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>; 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>; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Stacy Simkins <Stacy.Simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jake Gabell <jgabell@priestriver-id.gov>; 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>; 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>; Luke Bates <luke.bates@idwr.idaho.gov>; Matt Diel <matt.diel@lposd.org>; Merritt Horsmon <merritt.horsmon@idfg.idaho.gov>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; Northern Info <northerninfo@idwr.idaho.gov>; 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 and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.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 <Symone.Legg@itd.idaho.gov>; Tammy Miller <tmiller@selkirkfire.com>; Tammy Miller <tmiller@selkirkfire.us>; 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>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>

Cc: stankraly@yahoo.com <stankraly@yahoo.com>; jessie.huenergardt@intermountainig.com <jessie.huenergardt@intermountainig.com>; nicole.bivona@ontivity.com <nicole.bivona@ontivity.com>

Subject: Bonner County Planning - File MOD0005-25 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.

The above-named application has been submitted to the Bonner County Planning Department for processing.

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.

Thank you,

Jeannie Welter
Bonner County Planning Department
Systems Technician
208-265-1458

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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

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Upload documents directly

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Build smarter. Apply online.

[Online Application Guide](#)



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - File MOD0005-25 Agency Review

1 message

Bates, Luke <Luke.Bates@idwr.idaho.gov>
To: Bonner County Planning Department <planning@bonnercountyid.gov>

Tue, Jan 6, 2026 at 12:05 PM

REF: MOD0005-25

TO: Bonner County Planning Department

Good afternoon,

Idaho Department of Water Resources (IDWR) – Northern Regional Office has no comments related to MOD0005-25, which modifies original CUP0021-23, as the proposed project is not within IDWR's jurisdiction.

Thank you for the opportunity to comment,



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

Sent: Tuesday, January 6, 2026 11:40 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>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Bonnie Schademan <bonnies@inlandpower.com>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Charity Hinshaw <Charityhinshaw@sd83.org>; Chief Debbie Carpenter <chief@spiritlakefire.com>; City of Clark Fork <city@clarkforkidaho.gov>; City of Clark Fork <CityClerk1@clarkforkidaho.gov>; 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 Sandpoint Planning <cityplanning@sandpointidaho.gov>;

cityclerk@spirittlakeid.gov; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; dbrown@idl.idaho.gov; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; David LaTourette <coolinfirechief@gmail.com>; David LaTourette <Coolinfdchief@gmail.com>; Dean Davis <deandavis@sd83.org>; 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>; Jake Gabell <jgabell@priestriver-id.gov>; 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>; 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>; Bates, Luke <Luke.Bates@idwr.idaho.gov>; 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.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; Northern Info <northerninfo@idwr.idaho.gov>; 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 and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.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; Tammy Miller <tmiller@selkirkfire.com>; Tammy Miller <tmiller@selkirkfire.us>; 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 <epbfdchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; meagan <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpoofd1@gmail.com>

Cc: stankraly@yahoo.com; jessie.huenergardt@intermountainig.com; nicole.bivona@ontivity.com

Subject: Bonner County Planning - File MOD0005-25 Agency Review

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Thank you,

Jeannie Welter

Bonner County Planning Department

Systems Technician

208-265-1458

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Build smarter. Apply online.

[Online Application Guide](#)



Janna Brown <janna.brown@bonnercountyid.gov>

RE: Bonner County Planning - File MOD0005-25 Agency Review

1 message

'KPSD Clerk' via Mail-Planning <planning@bonnercountyid.gov>

Tue, Jan 6, 2026 at 2:38 PM

Reply-To: KPSD Clerk <clerk@kootenaiponderaysewerdistrict.org>

To: planning@bonnercountyid.gov

Attached is the District's response to the above-named file.

Beate Pryor



Clerk - Administrative Assistant

Kootenai-Ponderay Sewer District

511 Whiskey Jack Road Sandpoint, ID 83864

Office Hours: 8:30 am – 5:00 pm, Monday through Thursday

Phone: 208.263.0229

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

Sent: Tuesday, January 6, 2026 11:40 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@lpsd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Bonnie Schademan <bonnies@inlandpower.com>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Charity Hinshaw <Charityhinshaw@sd83.org>; Chief Debbie Carpenter <chief@spiritleakefire.com>; City of Clark Fork <city@clarkforkidaho.gov>; City of Clark Fork <CityClerk1@clarkforkidaho.gov>; 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 Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritleakeid.gov; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; Dan Brown <dbrown@idl.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; David LaTourette <coolinfirechief@gmail.com>; David LaTourette <Coolinfdchief@gmail.com>; Dean Davis <deandavis@sd83.org>; 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>; 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>; Jake Gabell <jgabell@priestriver-id.gov>; 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>; 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>; Luke Bates <luke.bates@idwr.idaho.gov>; Matt Diel <matt.diel@lposd.org>; Merritt Horsmon <merritt.horsmon@idfg.idaho.gov>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; Northern Info <northerninfo@idwr.idaho.gov>; 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 and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.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; Tammy Miller <tmiller@selkirkfire.com>; Tammy Miller <tmiller@selkirkfire.us>; 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>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>

Cc: stankraly@yahoo.com; jessie.huenergardt@intermountainig.com; nicole.bivona@ontivity.com

Subject: Bonner County Planning - File MOD0005-25 Agency Review

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Jeannie Welter

Bonner County Planning Department

Systems Technician

208-265-1458

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[Online Application Guide](#)

 **MOD0005-25 Modification of Conditional Use Permit.pdf**
98K



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 6th day of **January 2026**.

Jeannie L Welter
Jeannie Welter, Systems Technician

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, January 6, 2026**.

NOTICE IS HERBY GIVEN that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm on Thursday, February 12, 2026**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following requests:

File MOD0005-25- Modification of Conditional Use Permit – Public Utility Facility: The applicant is requesting to modify the approval of Conditional Use Permit CUP0021-23 to include a new, second equipment structure and ancillary support equipment, such as new emergency diesel generator, a new 5'X5' fiber optic vault and expansion of the existing chain-link fence to enclose the new structure and equipment. The previously approved 100'X100' lease area is not expanding as the proposal will fit within the previously approved lease area footprint. The subject property is located on the corner of Highway 200 and Colburn Culver Road in Section 4, Township 57 North, Range. 1 West, Boise Meridian, Bonner County Idaho and located within the Northside Fire District service area.

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 *Kootenai-Ponderay Sewer District* *1/6/2026*
Name Date



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - File MOD0005-25 Agency Review

1 message

DEQ Comments <deqcomments@deq.idaho.gov>

Tue, Jan 13, 2026 at 9:04 AM

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

Due to the installation of the generator, DEQ recommends that the County require the applicant to obtain either an air quality permit exemption concurrence or an air quality permit to construct from DEQ.

If you have any questions about the comments this project has received please contact:

- Katy Baker-Casile for engineering and wastewater.
- Anna Moody for drinking water.
- Shawn Sweetapple for air quality.
- Kevin Aardahl for remediation or RCRA.
- Robert Steed for surface water and setback requirements.

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, January 6, 2026 11:40 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>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Bonnie Schademan <bonnies@inlandpower.com>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Charity Hinshaw <Charityhinshaw@sd83.org>; Chief Debbie Carpenter <chief@spirittlakefire.com>; City of Clark Fork <city@clarkforkidaho.gov>; City of Clark Fork <CityClerk1@clarkforkidaho.gov>; 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 Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spirittlakeid.gov; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; dbrown@idl.idaho.gov; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; David LaTourette <coolinfirechief@gmail.com>; David LaTourette

<Coolinfchief@gmail.com>; Dean Davis <deandavis@sd83.org>; 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>; Jake Gabell <jgabell@priestriver-id.gov>; 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>; 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>; Bates, Luke <Luke.Bates@idwr.idaho.gov>; 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.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; Northern Info <northerninfo@idwr.idaho.gov>; 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 and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.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; Tammy Miller <tmiller@selkirkfire.com>; Tammy Miller <tmiller@selkirkfire.us>; 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: stankraly@yahoo.com; jessie.huenergardt@intermountainig.com; nicole.bivona@ontivity.com

Subject: Bonner County Planning - File MOD0005-25 Agency Review

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Thank you,

Jeannie Welter

Bonner County Planning Department

Systems Technician

208-265-1458

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Build smarter. Apply online.

[Online Application Guide](#)



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] MOD0005-25 - Modification of Conditional Use Permit - Public Utility Facility

1 message

Robert Beachler <Robert.Beachler@itd.idaho.gov>
To: Bonner County Planning <planning@bonnercountyid.gov>
Cc: D1Permits <D1Permits@itd.idaho.gov>

Tue, Jan 13, 2026 at 6:48 AM

No Comment from the Idaho Transportation Department.

Respectfully,

Robert Beachler
District 1 Planning Program Manager
Idaho Transportation Department
600 W. Prairie Ave
Coeur d'Alene, ID 83815
robert.beachler@itd.idaho.gov
(208) 772-1216
Office Hours M-TH 6-4:30



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - File MOD0005-25 Agency Review

1 message

Robert Beachler <Robert.Beachler@itd.idaho.gov>
To: Bonner County Planning Department <planning@bonnercountyid.gov>

Wed, Jan 14, 2026 at 6:45 AM

No Comment from the Idaho Transportation Department.

Robert Beachler

District 1 Planning Program Manager

Idaho Transportation Department

600 W. Prairie Ave

Coeur d'Alene, ID 83815

robert.beachler@itd.idaho.gov

(208) 772-1216

Office Hours M-TH 6-4:30

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

Sent: Tuesday, January 6, 2026 11:40 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>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Bonnie Schademan <bonnies@inlandpower.com>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Charity Hinshaw <Charityhinshaw@sd83.org>; Chief Debbie Carpenter <chief@spiritlakefire.com>; City of Clark Fork <city@clarkforkidaho.gov>; City of Clark Fork <CityClerk1@clarkforkidaho.gov>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; Manda Corbett <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritlakeid.gov; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; Dan Brown <dbrown@idl.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; David LaTourette <coolinfirechief@gmail.com>; David LaTourette <Coolinfdchief@gmail.com>; Dean Davis <deandavis@sd83.org>; 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>; 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>; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Stacy Simkins <Stacy.Simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jake Gabell <jgabell@priestriver-id.gov>; 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>; 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>; Luke Bates <luke.bates@idwr.idaho.gov>; Matt Diel <matt.diel@lposd.org>; Merritt Horsmon <merritt.horsmon@idfg.idaho.gov>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; Northern Info <northerninfo@idwr.idaho.gov>; 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 and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.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 <Symone.Legg@itd.idaho.gov>; Tammy Miller <tmiller@selkirkfire.com>; Tammy Miller <tmiller@selkirkfire.us>; 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>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>

Cc: stankraly@yahoo.com; jessie.huenergardt@intermountainig.com; nicole.bivona@ontivity.com

Subject: Bonner County Planning - File MOD0005-25 Agency Review

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Thank you,

Jeannie Welter

Bonner County Planning Department

Systems Technician

208-265-1458

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Build smarter. Apply online.

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Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - File MOD0005-25 Agency Review

1 message

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

Thu, Jan 29, 2026 at 10:08 AM

Hi Jeannie,

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, January 06, 2026 11:40 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>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Bonnie Schademan <bonnies@inlandpower.com>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Charity Hinshaw <Charityhinshaw@sd83.org>; Chief Debbie Carpenter <chief@spiritlakefire.com>; City of Clark Fork <city@clarkforkidaho.gov>; City of Clark Fork

<CityClerk1@clarkforkidaho.gov>; 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 Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spirittlakeid.gov; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; dbrown@idl.idaho.gov; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; David LaTourette <coolinfirechief@gmail.com>; David LaTourette <Coolinfdchief@gmail.com>; Dean Davis <deandavis@sd83.org>; 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>; Jake Gabell <jgabell@priestriver-id.gov>; 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>; 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>; Bates, Luke <Luke.Bates@idwr.idaho.gov>; 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.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; Northern Info <northerninfo@idwr.idaho.gov>; 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 and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.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; Tammy Miller <tmiller@selkirkfire.com>; Tammy Miller <tmiller@selkirkfire.us>; 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: stankraly@yahoo.com; jessie.huenergardt@intermountainig.com; nicole.bivona@ontivity.com

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[Online Application Guide](#)



Janna Brown <janna.brown@bonnercountyid.gov>

Re: [EXTERNAL] Bonner County Planning - File MOD0005-25 Agency Review

1 message

'Ken Flint' via Mail-Planning <planning@bonnercountyid.gov>
 Reply-To: Ken Flint <ken_flint@tcenergy.com>
 To: Bonner County Planning Department <planning@bonnercountyid.gov>

Wed, Feb 4, 2026 at 2:22 PM

No Comment

TC Energy

Ken Flint

Land Representative, USNG Land Services

ken_flint@tcenergy.com

mobile: 509-991-0804 desk: 509-533-2836



201 West North River Dr Suite 505
 Spokane, WA 99201
 TCenergy.com

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

Sent: Tuesday, January 6, 2026 11:40 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>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Bonnie Schademan <bonnies@inlandpower.com>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Charity Hinshaw <Charityhinshaw@sd83.org>; Chief Debbie Carpenter <chief@spiritlakefire.com>; City of Clark Fork <city@clarkforkidaho.gov>; City of Clark Fork <CityClerk1@clarkforkidaho.gov>; 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 Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritlakeid.gov <cityclerk@spiritlakeid.gov>; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; Dan Brown <dbrown@idl.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; David LaTourette <coolinfirechief@gmail.com>; David LaTourette <Coolinfchief@gmail.com>; Dean Davis <deandavis@sd83.org>; 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 <Frankiejedunn@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>; Jake Gabell <jgabell@priestriver-id.gov>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling

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Cc: stankraly@yahoo.com <stankraly@yahoo.com>; jessie.huenergardt@intermountainig.com <jessie.huenergardt@intermountainig.com>; nicole.bivona@ontivity.com <nicole.bivona@ontivity.com>

Subject: [EXTERNAL] Bonner County Planning - File MOD0005-25 Agency Review

EXTERNAL EMAIL: PROCEED WITH CAUTION.

This e-mail has originated from outside of the organization. Do not respond, click on links or open attachments unless you recognize the sender or know the content is safe. If this email looks suspicious, report it.

The above-named application has been submitted to the Bonner County Planning Department for processing.

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.

Thank you,

Jeannie Welter
Bonner County Planning Department
Systems Technician
208-265-1458

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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
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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.

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Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (866) 537-4935

Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov



Bonner County Zoning Commission Reasoned Statement Worksheet February 12, 2026

Project Name: **MOD0005-25 Public Utility Facility Modification**

File Number, Type: **MOD0005-25, Modification**

Request: The applicants are requesting a Modification of a Conditional Use Permit for a Public Utility Facility for provision of a telecommunications facility.

The applicant is requesting to modify the approval of Conditional Use Permit CUP0021-23 to include a new, second equipment structure and ancillary support equipment, such as new emergency diesel generator, a new 5'x5' fiber optic vault and expansion of the existing chain-link fence to enclose the new structure and equipment. The previously approved 100'x100' lease area is not expanding as this proposal will fit within the previously approved lease area footprint.

The subject property is located on the corner of Highway 200 and Colburn Culver Road in Section 4, Township 57 North, Range 1 West, Boise Meridian, Bonner County Idaho.

Legal Description: 4-57N-1W TAX 99.

Location: The subject property is located on the corner of Highway 200 and Colburn Culver Road in Section 4, Township 57 North, Range 1 West, Boise Meridian, Bonner County Idaho.

Parcel Number: RP57N01W040080A

Parcel Size: Approximately 9 acres, the project lease area is 100'x100'.

**Applicant/
Landowner:** Stan Kraly
10521 Colburn Culver Rd
Sandpoint, ID 83864

**Project
Representative:** Nicole Bivona, Ontivity, LLC
1820 Watson Ln E
New Braunfels, TX 78130

Jessie Huenergardt, Intermountain Infrastructure Group, LLC
533 Airport Blvd
Unit 400
Burlingame, CA 94010

Application filed: July 31, 2025

Notice provided: Mail: January 6, 2026
Site Posting: January 27, 2026
Published in newspaper: January 6, 2026



SITE NAME: SANDPOINT
PROJECT: FIBER HUT
 ADDRESS: 10690 COLBURN CULVER RD,
 SANDPOINT, ID 83864

SHEET LIST:

T1	TITLE SHEET	▲
SV1	PHASE 1 SURVEY SHEET	
GN1	GENERAL NOTES	
GN2	GENERAL NOTES KEY	
A10	OVERALL SITE PLAN	
A20	DETAILED EXISTING SITE PLAN	▲
A21	DETAILED NEW SITE PLAN	▲
A22	SITE SIGNAGE LAYOUT	▲
D10	LANDSCAPING PLAN	▲
D11	DETAILS	▲
S00	STRUCTURAL NOTES	▲
S11	STRUCTURAL DETAILS	▲
S12	STRUCTURAL DETAILS	▲
S13	STRUCTURAL DETAILS	▲
S14	STRUCTURAL DETAILS	▲
E00	ELECTRICAL & GROUNDING NOTES	▲
E01	GENERATOR NOTES	
E11	DETAILED UTILITY PLAN	
E21	ELECTRICAL SCHEDULE DIAGRAM	
E31	ELECTRICAL DETAILS	
E32	ELECTRICAL DETAILS	
E41	GROUNDING PLAN	
E42	GROUNDING DETAILS	
E43	GROUNDING DETAILS	
E44	GROUNDING DETAILS	
E51	GENERATOR DETAILS	

ATTACHMENTS:
 EXISTING CIVIL SURVEY
 SHELTER MANUFACTURER DRAWINGS
 GENERATOR SPECIFICATIONS

SITE PHOTO:



SITE MAP:



SITE NAME:
 SANDPOINT

SITE ADDRESS:
 10690 COLBURN CULVER RD,
 SANDPOINT, ID 83864

PROJECT:
 FIBER HUT

NO	DESC	DATE
1	CD*	09/20/25
1	CD*	11/21/2025

TITLE SHEET

T1

REVISIONS: SEE SHEET T1 FOR REVISIONS
 DATE: 11/21/2025

PROJECT INFORMATION:
 COUNTY: BONNER COUNTY
 JURISDICTION: REPTNO IW40806A
 PARCEL ID: REACTY STAN
 PROPERTY OWNER: U- (UNMANNED FACILITY)
 OCCUPANCY TYPE: VB
 CONSTRUCTION TYPE: IBC 2018, IBC 2015, IFC 2018, IBC 2017.
 GOVERNING CODES: AVISTA UTILITIES | CGE-660-6155
 UTILITIES: AVISTA UTILITIES TO CALL BEFORE DIGGING!!!
 ONE-CALL IDAHO: PHONE 811 OR 800-342-1585

SCOPE OF WORK:
 INSTALLATION OF A NEW PREFABRICATED EQUIPMENT SHELTER (FIBER SHELTER) INCLUDING FOUNDATION, ELECTRICAL, AND GROUNDING. SCOPE INCLUDES A NEW 600A SINGLE-PHASE ELECTRICAL SERVICE.

CONTRACTOR:
 INTERMOUNTAIN & INTERTRAINING, INC.
 485 N. HIGHLAND ST. SANDPOINT, ID 83864
 PH: 208.838.1177

IG CONTACT:
 MITCH KALLEVIG
 INTERMOUNTAIN & INTERTRAINING, INC.
 485 N. HIGHLAND ST. SANDPOINT, ID 83864
 PH: 208.838.1177

IG CONTACT:
 JESSIE HUENEGARDT
 INTERMOUNTAIN & INTERTRAINING, INC.
 485 N. HIGHLAND ST. SANDPOINT, ID 83864
 PH: 208.838.1177

ENGINEER:
 DAYTON SAVAGE
 DAYTON SAVAGE
 CIVIL/MECHANICAL DIVISION
 501 W. 3RD ST. SANDPOINT, ID 83864
 DAYTON.SAVAGE@ONTIVITY.COM

CONSTRUCTION MANAGER:
 JORDAN SCHILLING
 DAYTON SAVAGE
 CIVIL/MECHANICAL DIVISION
 501 W. 3RD ST. SANDPOINT, ID 83864
 JORDAN.SCHILLING@ONTIVITY.COM

PROJECT TEAM:
 PROJECT MANAGER: DAYTON SAVAGE
 CIVIL/MECHANICAL DIVISION
 501 W. 3RD ST. SANDPOINT, ID 83864
 DAYTON.SAVAGE@ONTIVITY.COM

REVISIONS:
 SEE SHEET T1 FOR REVISIONS





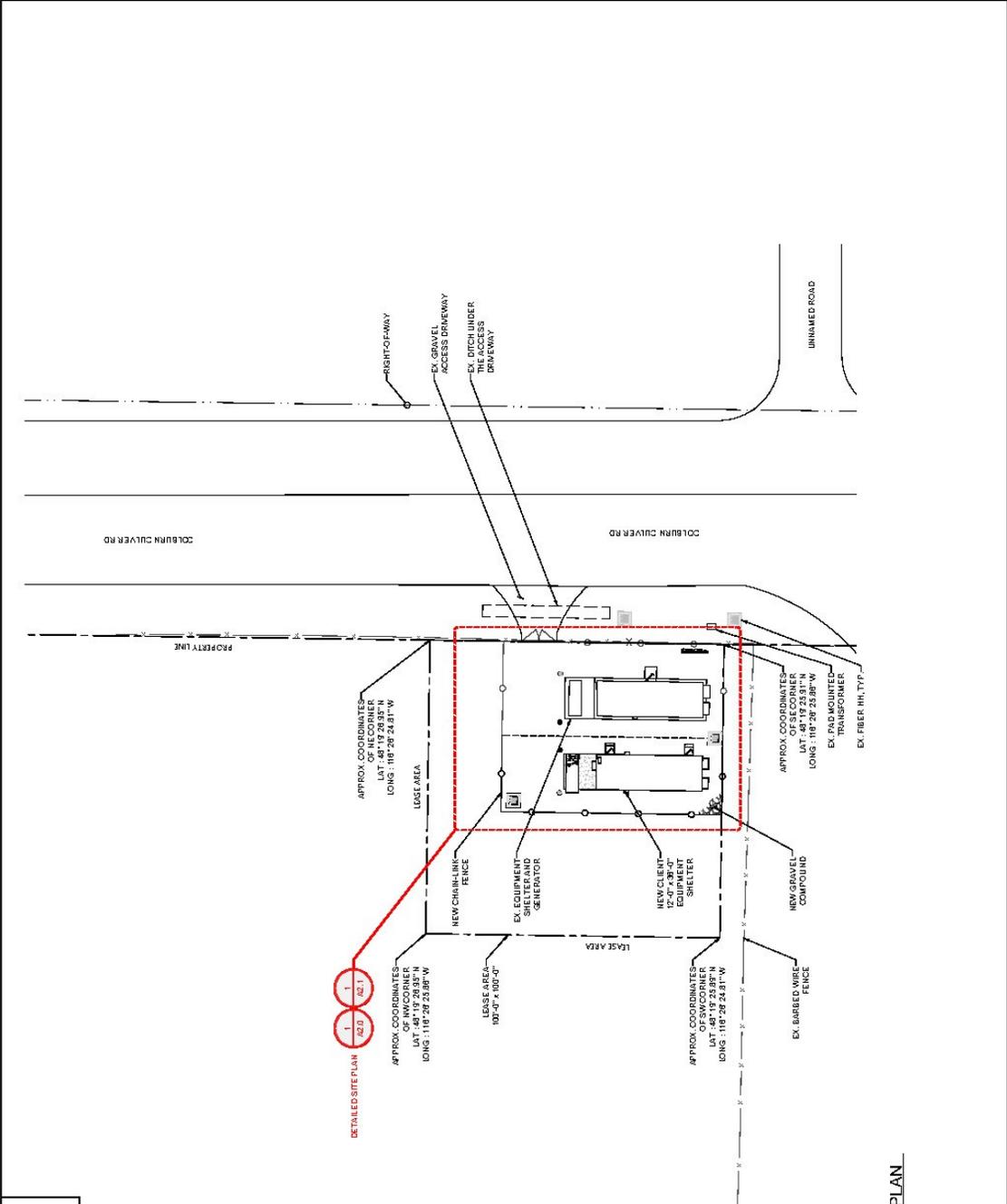
Intermountain Infrastructure Group
899 AIRPORT BLVD SUITE 400
BIRMINGHAM, CA 94010

SITE NAME:
SANDPOINT

SITE ADDRESS:
10890 COLBURN CULVER RD,
SANDPOINT, ID 83864

PROJECT:
FIBER HUT

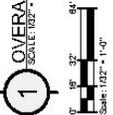
SIT. ISSUE	NO.	DESC	DATE
	0	CD*	02/20/23



NOTES:

1. PROPERTY LINES SHOWN ARE BASED ON AVAILABLE DATA AND ARE FOR REFERENCE ONLY. FINAL PROPERTY BOUNDARIES TO BE VERIFIED BY OWNER OR LAND SURVEYOR AS REQUIRED.

1 OVERALL SITE PLAN
SCALE: 1/8" = 1'-0"



Scale: 1/8" = 1'-0"



Intermountain Infrastructure Group
899 AIRPORT BLVD SUITE 400
BIRMINGHAM, CA 84010

SITE NAME:
SANDPOINT

SITE ADDRESS:
10890 COLBURN CULVER RD,
SANDPOINT, ID 83864

PROJECT:
FIBER HUT

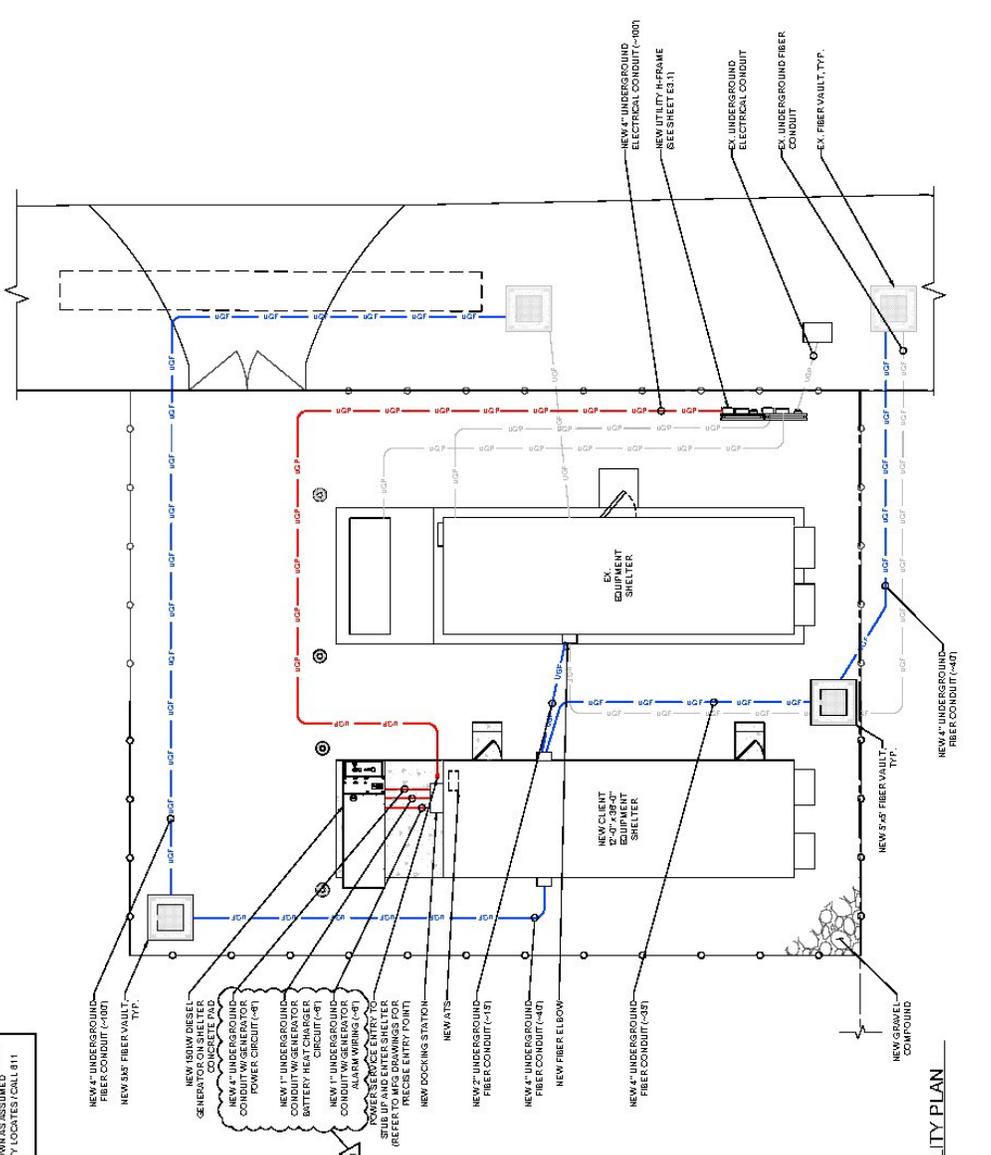
REV	DATE	BY	CHK
0	02/20/23	CD*	
1	11/21/2023	CD*	

DETAILED UTILITY PLAN

E1.1

SCALE: SEE PLAN SHEET
DATE: 11/21/2023

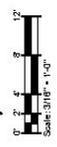
- NOTES:
1. ALL NEW UNDERGROUND CONDUITS TO BE SCHEDULED AS P.V.C.
 2. EXISTING BURIED UTILITY LINES WERE NOT VERIFIED BY MEANS OF GPR/UTILITY LOCATES, AND ARE SHOWN AS ASSUMED ROUTES. CONTRACTOR TO OBTAIN UTILITY LOCATES/CALL 811 PRIOR TO DIGGING.



- REVISED THE CONDUITS LENGTH



1 DETAILED UTILITY PLAN
SCALE: 3/8" = 1'-0"





899 AIRPORT BLVD SUITE 400
BURLINGAME, CA 94010

SITE NAME:
SANDPOINT

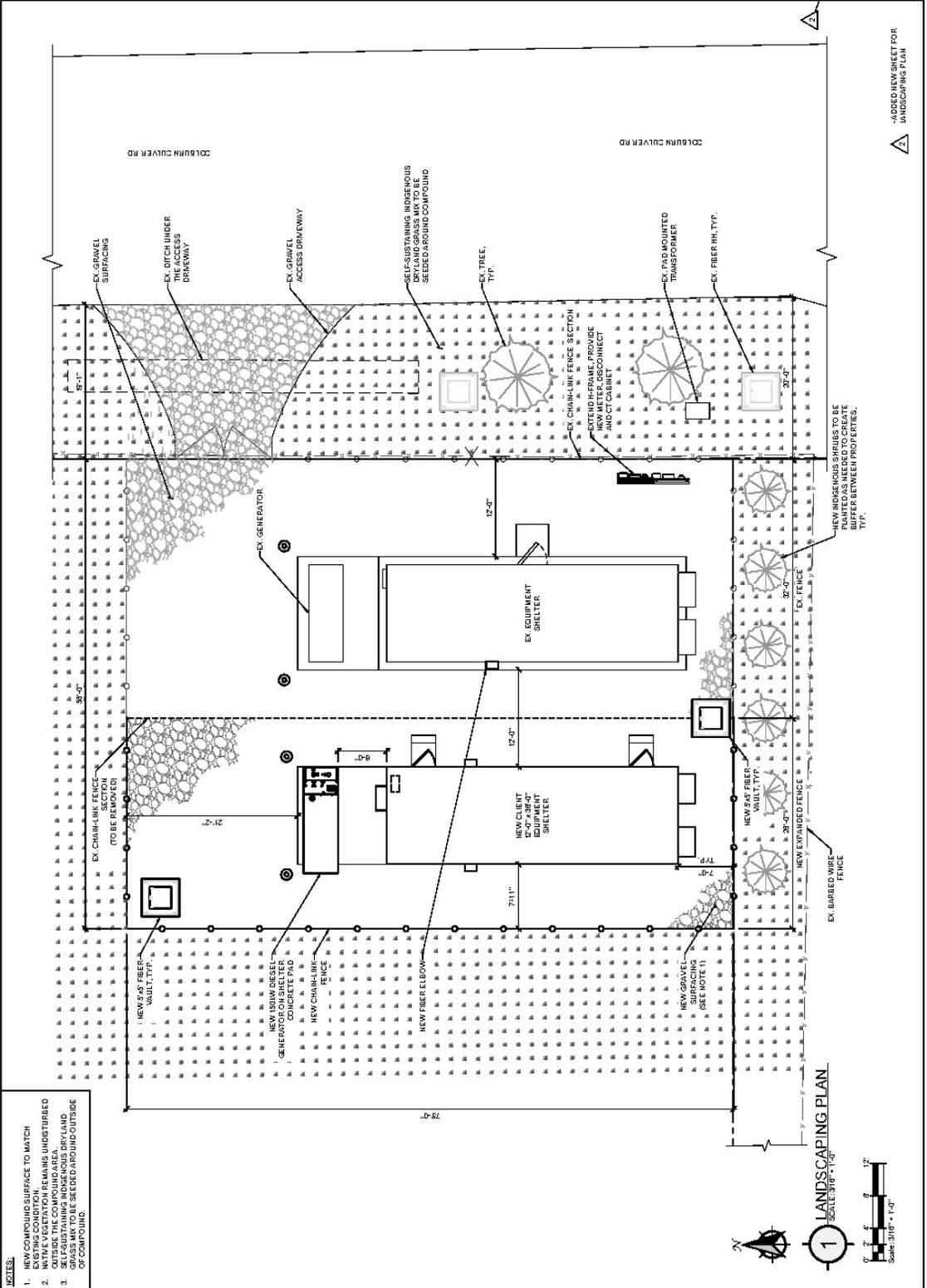
SITE ADDRESS:
10690 COLBURN CULVER RD,
SANDPOINT, ID 83864

PROJECT:
FIBER HUT

SHEET NO.	DATE
1	11/25/2023
2	05/1

LANDSCAPING PLAN
C1.0

SCALE: 3/16" = 1'-0"
DATE: 11/25/2023



- NOTES:
1. NEW GRASS SURFACE TO MATCH EXISTING CONDITION.
 2. NATIVE VEGETATION REMAINS UNDISTURBED OUTSIDE THE COMPOUND BOUNDARY.
 3. EXISTING DRYLAND GRASS MAY BE SEED OR PLANTED OUTSIDE OF COMPOUND.

1 LANDSCAPING PLAN
SCALE: 3/16" = 1'-0"

-ADDED NEW SHEET FOR LANDSCAPING PLAN

Project Summary:

The applicants are requesting a Modification of a Conditional Use Permit for a Public Utility Facility for provision of a telecommunications facility.

The applicant is requesting to modify the approval of Conditional Use Permit CUP0021-23 to include a new, second equipment structure and ancillary support equipment, such as new emergency diesel generator, a new 5'x5' fiber optic vault and expansion of the existing chain-link fence to enclose the new structure and equipment. The previously approved 100'x100' lease area is not expanding as this proposal will fit within the previously approved lease area footprint.

The subject property is located on the corner of Highway 200 and Colburn Culver Road in Section 4, Township 57 North, Range 1 West, Boise Meridian, Bonner County Idaho.

Applicable Laws:

BCRC 12-266.A-E Modification of Terms and Conditions of Permit Approval

12-266: MODIFICATION OF TERMS AND CONDITIONS OF PERMIT APPROVAL:

A. The terms and conditions of the approval of any permit authorized or required in this title may be modified only by the Planning Director, Zoning Commission and/or Board as established in this section. This section applies to modifications of approved permits, including, but not limited to, conditional use permits, special use permits, variances, preliminary plats, final plats, lot line adjustments and planned unit developments.

B. Application for a modification of terms and conditions of approval shall be made to the Planning Department, on forms provided by the department, and accompanied by the fee specified in section 12-265 of this subchapter.

C. A public hearing shall be scheduled and notice provided in accordance with the requirements for the original permit issuance.

D. The Planning Director, Zoning Commission and/or Board shall consider the proposed modification in accordance with the requirements for the original permit application and shall confine the review to the proposed modification.

E. The Planning Director, Zoning Commission and/or Board shall render a decision in writing on the proposed modification within five (5) working days after consideration of the proposal, and the decision shall conform to the procedures, standards and requirements pertaining to the original permit.

Reasoned Statement Worksheet:

CODE SECTION	REQUIREMENT	PROVIDED
BCRC 12-266.A	The terms and conditions of the approval of any permit authorized or required in this title may be modified only by the Planning Director, Zoning Commission and/or Board as established in this section:	Per this subsection, the Hearing Examiner or Zoning Commission is tasked with modifying this decision and retains final decision making responsibility as the Hearing Examiner was the previous hearing body to make a final decision in this matter.
BCRC 12-266.B	Application for a modification of terms and conditions of approval shall be made to the Planning Department, on forms provided by the department, and accompanied by the fee specified in section 12-265 of this subchapter:	The application was submitted on the correct Bonner County Planning Department form, and the appropriate fee paid.
BCRC 12-266.C	A public hearing shall be scheduled and notice provided in accordance with the requirements for the original permit issuance:	A public hearing has been scheduled and notices have been provided in accordance with the same standard of the original application.
BCRC 12-266.D	The Planning Director, Zoning Commission and/or Board shall consider the proposed modification in accordance with the requirements for the original permit application and shall confine the review to the proposed modification:	This standards review is required to be consistent with the original standards in the original decisions and this process may only review the modified portions of the proposal. This is not a re-review of the <u>previously approved application.</u>
BCRC 12-266.E	The Planning Director, Zoning Commission and/or Board shall render a decision in writing on the proposed modification within five (5) working days after consideration of the proposal, and the decision shall conform to the procedures, standards and requirements pertaining to the original permit:	A decision shall be rendered consistent with these requirements.

Reasoned Statement Worksheet, cont.:

Per BCRC 12-266.D, the standards in this review are required to be consistent with the original standards in the original conditional use permit and may only review the modified portions of the proposal. This is not a re-review of the entire previous application. The following review is consistent with these requirements.

The following standards come from the original conditional use permit CUP0021-23, per BCRC 12-266.D:

ANALYSIS AGAINST THE BONNER COUNTY REVISED CODE:

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

Finding:

The application was received on July 31, 2025. The completed application was then routed to agencies for their review on January 6, 2026. The Zoning Commission added conditions that the applicant is required to obtain either an air quality permit exemption concurrence or an air quality permit to construct from Idaho DEQ and that a grading, stormwater management and erosion control plan shall be prepared for this project and shall direct stormwater flows away from wetland areas near the site.

- **BCRC 12-335 Public Use Table**
 - **BCRC 12-335 (6)** Specified conditions with respect to emissions of noise, light, glare, smoke, odor, dust, particulate matter, vibrations or hours of operation may be prescribed differently from those required in a given district, as to be compatible with other applicable State and Federal standards.
 - **BCRC 12-335 (11)** The area of land covered by buildings shall not exceed 35 percent of the total lot area. The site area shall be sufficient to accommodate the facility and required parking, setbacks, landscaping, walkways and other applicable development standards. The Public Utility Facility lot or parcel is not required to meet the minimum lot/parcel size of the zoning district in which it is located. In considering applications, the Planning or Zoning Commission shall consider the public convenience and necessity of the facility and any adverse effect that the facility will have upon properties in the vicinity, and may require such reasonable restrictions, or conditions of development; or protective improvements as to uphold the purpose and intent of this title and the comprehensive plan. A sewage management agreement shall be approved and executed prior to the issuance of a conditional use permit for subsurface sewage disposal systems serving 10 or more residential dwelling units or designed with a capacity of 2,500 gallons or more per day.

Finding:

BCRC 12-335 (6) There is no information in the record to indicate that the proposed use will create significant emissions, including noise (only sound from the occasional use of the backup generator). No light is planned to be produced by the use except from two external solar-power led lamps near each door of the structure, no glare, no smoke, no odor, no dust, particulate matter, or vibrations.

The facility will be unmanned and will only be occupied for routine maintenance. This is consistent with the standard that was applied in the previous approval

BCRC 12-335 (11) The lease area of the site is 10,000 square feet and the area covered by buildings for the use is below 1000 square feet. The site is 9.033 acres. The original approved lease area in the previous approval is not being expanded through this proposal. The Public Utility Facility is not required to meet the minimum lot/parcel size of the zoning district in which it is located.

The proposed use has already been approved under the above code requirements and as such this use should be presumed to continue to be a public convenience and a necessary facility. There have been no documented adverse effects from the facility on adjoining properties in the vicinity.

The site will not utilize any sewage facilities.

- **BCRC 12-420 General Standards**

Finding:

The proposed use and lease area has already been approved under the previous decision CUP0021-23. Neither the use nor the lease are changing in this proposal. The setbacks of the new structure proposed in the existing lease area are greater than the previously approved setbacks of the previously approved structure.

- **BCRC 12-421 Performance Standards for all Uses**

Finding:

There is no evidence in the record to suggest that the expansion of the already approved use within the existing approved lease area will result in fire hazards, radioactivity or electrical disturbance, noise, vibration, air pollution or water pollution. This is consistent with the standard that was applied in the previous approval.

- **BCRC 12-4.3 Parking Standards**

Finding:

There is no requirement of minimum off-street parking spaces for a Public Utility Facility. If required, the site has sufficient area to accommodate parking for the proposed use. This is consistent with the standard that was applied in the previous approval.

- **BCRC 12-4.4, Sign Standards**

Finding:

Per the submitted plans, the only signage proposed in this application is to protect life, health, and safety.

- **BCRC 12-4.5 Design Standards**

- **BCRC 12-451 Applicability:** The standards in section 12-453 of this chapter shall apply to all new development in the commercial, industrial where commercial uses and services are proposed, and rural service center districts and all other commercial, multi-family, public and industrial development in other zoning districts unless otherwise noted.

Finding:

The standards of this subchapter are applicable to this proposal for a Public Utility Facility in the Commercial zoning district.

- **BCRC 12-452 Site and Buildings**

Finding:

The proposed structure will be required to obtain a building location permit from the Bonner County Planning Department.

- **BCRC 12-453.A. Sidewalk/Pathway Standards**

Finding:

These standards are not applicable to this proposal per exemption BCRC 12-453.A.1 and BCRC 12-453.A.2 as applied in the previous decision CUP0021-23. Adjacent properties or properties along the applicable street frontage are not zoned for commercial uses. This standard was not applied in the previous approval.

- **BCRC 12-453.B. Pedestrian Connections**

Finding:

This proposal is exempt from these standards as this is a proposal for an unmanned Public Utility Facility where no pedestrian traffic is expected or encouraged. This standard was not applied in the previous approval.

- **BCRC 12-453.C. Parking Lot Pathways**

Finding:

This is a proposal for a Public Utility Facility where little or no vehicular traffic is expected. As per BCRC 12-4.3 Parking Standards, there are no parking requirements for the proposed use and thus, no parking lot or parking lot pathways requirements either. No special parking standards were required in the previous approval.

- **BCRC 12-453.D. Parking Location Guidelines**

Finding:

This is a proposal for a Public Utility Facility where little or no vehicular traffic is expected. As per BCRC 12-4.3 Parking Standards, there are no parking requirements for the proposed use. No special parking standards were required in the previous approval.

- **BCRC 12-453.E. Main Building Entry Standards for Commercial Uses**

Finding:

This is a request for a Public Utility Facility which is considered a public use. These standards do not apply to this project. This standard was not applied in the previous approval.

- **BCRC 12-453.F. Lighting Standards**

Finding:

A single 12-watt, wall-mounted, solar-power light is proposed next to each of the two entrance doors of the new building. This appears to be the minimum needed for safe and effective 24-hour access to the building for service needs. Per BCRC 12-453.F.5, low wattage, light emitting diode devices (such as proposed here) and other lighting that reduce electrical use are encouraged.

- **BCRC 12-453.G. Blank Wall Treatment Standards**

Finding:

This is a proposal for a Public Utility Facility. These standards do not apply to this project. This standard was not applied in the previous approval.

- **BCRC 12-453.H. Maximum Building Width**

Finding:

The width of the proposed building is 12 feet. The proposal meets these standards. This building has dimensions identical to the building previously approved.

- **BCRC 12-453.I. Recreational Space for Multi-family Developments**

Finding:

This is a proposal for a Public Utility Facility. These standards do not apply to this project. This standard was not applied in the previous approval.

- **BCRC 12-453.J. Outdoor Storage**

Finding:

No outdoor storage is proposed as part of this application. These standards do not apply to this project. This standard was not applied in the previous approval.

- **BCRC 12-453.K. Solid Waste, Recycling Collection Areas**

Finding:

This is a proposal for a Public Utility Facility. These standards do not apply to this project. This standard was not applied in the previous approval.

- **BCRC 12-4.6 Landscaping and screening standards**

Finding:

No landscaping was proposed besides grass plantings in the original approval for this site. No screening was required in the original approval for this site. Despite this, the applicant is proposing indigenous shrub plantings at the southern end of the property as a part of this proposed modification.

- **BCRC 12-7.2, Grading, Stormwater management and erosion control**

Finding:

The Zoning Commission added a condition that a grading, stormwater management and erosion control plan shall be prepared for this project and shall direct stormwater flows away from wetland areas near the site.

- **BCRC 12-7.3, Wetlands**

- **BCRC 12-731(B)(2)** The following developments are exempt from this requirement: Conditional use permit applications where the applicant can demonstrate on a site plan that the proposed building site is not within a wetland as determined from the U.S. Fish and Wildlife Service National Wetland Inventory maps or where the development will not create additional impervious surface.

Finding:

The site contains PEM1C Freshwater Emergent Wetlands. However, the previous approved decision determined that the applicant was not proposing the addition of any structures within wetlands as determined by the U.S. Fish and Wildlife Service National Wetland Inventory Maps. This same standard must therefore be applied to this application and this application continues to meet this standard. Therefore, a wetland delineation or reconnaissance is not required for this proposal.

The Zoning Commission added a condition that a grading, stormwater management and erosion control plan shall be prepared for this project and shall direct stormwater flows away from wetland areas near the site.

ANALYSIS AGAINST THE COMPREHENSIVE PLAN OBJECTIVES:

1. Property Rights:

- a. **Objective:** Private property shall not be taken for public uses without just compensation or due process of law.

- b. Objective:** Impacts to other properties shall be taken into account when considering land use proposals, policies and codes.

Not In Conflict / In Conflict

Evidence in the Record:

The previous decision determined that the facility is unlikely to result in any significant noise, light, glare, smoke, odor, dust, particulate matter or vibrations as the facility will be designed in accordance with applicable state and federal standards. This proposal is for the same use (expansion) and this same standard must therefore be applied to this decision.

2. Population:

- a. Objective:** Bonner County shall keep current with county census data, population estimates and projections and shall use the data to analyze community needs and project impacts.

Not In Conflict / In Conflict

Evidence in the Record:

Not applicable. This was determined to be not applicable in the previous approval.

3. School Facilities and Transportation:

- a. Objective:** Ensure that the proposed developments and county land use decisions do not adversely impact the local school districts and their ability to provide adequate school facilities and transportation systems.
- b. Objective:** The county should encourage school districts to proactively review development applications to determine particular school needs and concerns.
- c. Objective:** Bonner County roads, trails and bicycle paths should be designed and maintained to allow safe passage of students to schools.

- a. **Objective:** Long-term consequences of land use proposals should be considered, including the adequacy of existing facilities and the siting of future schools.

Not In Conflict / In Conflict

Evidence in the Record:

Not applicable. This was determined to be not applicable in the previous approval.

4. Economic Development:

- a. **Objective:** Support small businesses such as markets, restaurants, recreational activities, campgrounds, and marinas that provide services which support resort residents and visitors in their local communities.
- b. **Objective:** Enable development of small scale cottage industries and home based occupations while protecting the surrounding areas from adverse impacts.
- c. **Objective:** Policies regarding economic development activities should seek to mitigate the impacts of such factors as noise, light glare, odors, fumes and vibrations on the surrounding community.
- d. **Objective:** Support local economic development by increasing support for outdoor recreation in Bonner County. Encourage and protect public access to public lands and water, campgrounds, and recreational areas.
- e. **Objective:** Support local businesses by enabling development of workforce housing in proximity to commercial, industrial and agricultural uses.
- f. **Objective:** Commercial and industrial uses should be located and operated in a manner to ensure the protection of our natural resources including clean air and water, dark skies, and overall environmental quality and rural character of Bonner County.

Not In Conflict / In Conflict

Evidence in the Record:

Not applicable. This was determined to be not applicable in the previous approval.

5. Natural Resources:

- a. Objective:** Bonner County's system of lakes and waterways is one of its greatest assets, and Bonner County should strive to preserve both the quality and quantity of its water resources.
- b. Objective:** Bonner County values its productive agricultural lands and forests, mining lands, its fisheries, wildlife, wetlands and aquifer recharge areas and should provide measures to protect and maintain these natural features.
- c. Objective:** Bonner County should protect its water resources by requiring adequate sewer treatment systems based on soil, density, and intensity of use to reduce impacts to water resources.

Not In Conflict / In Conflict

Evidence in the Record:

Not applicable. This was determined to be not applicable in the previous approval.

6. Hazardous Areas:

- a. Objective:** Bonner County intends to regulate the location and density of new development in floodplain to reduce the potential for the loss of lives and property within flood hazard areas.
- b. Objective:** Future development should be designed to reduce exposure to wildland fire and to provide for emergency and escape routes for residents.
- c. Objective:** Development within areas of excessive slopes, unstable areas and avalanche zones shall be discouraged.

Not In Conflict / In Conflict

Evidence in the Record:

Not applicable. This was determined to be not applicable in the previous approval.

7. Public Services, Facilities and Utilities:

- a. Objective:** New development should be adequately served by fire protection, roads, sewer, schools, law enforcement, ambulance, power and emergency services, water and other public or private services.

- b. Objective:** Require the developers to provide infrastructure, utilities or financial support to offset the capital costs of expansion of services, required by the proposed development.
- c. Objective:** Bonner County shall require adequate provisions for future utility services in areas of commercial, industrial, residential or other similar uses.

Not In Conflict / In Conflict

Evidence in the Record:

The previous decision determined that the facility proposed supports this objective. This proposal is for the same use (expansion) and this same standard must therefore be applied to this decision.

8. Transportation:

- a. Objective:** Future development shall not adversely impact the existing transportation system by reducing the quality or level of service or creating hazards or congestion.
- b. Objective:** Roads within new development shall be built to county standards and at the expense of the developer.
- c. Objective:** Roads within new development shall provide adequate access for fire and emergency vehicles and routes of escape.
- d. Objective:** Future access roads shall be developed to integrate with the state and county system of roads without overburdening the transportation system.
- e. Objective:** To reduce transportation costs, road building and environmental impacts, cluster development shall be encouraged.
- f. Objective:** Bonner County intends for certain intense land use developments to provide paved roads.
- g. Objective:** Bike ways and pedestrian paths shall be considered in development plans to provide an integrated community transportation system wherever possible.
- h. Objective:** To communicate and work cooperatively with other jurisdictions within the county to ensure the best possible flow of traffic county-wide.

Not In Conflict / In Conflict

Evidence in the Record:

Not applicable. This was determined to be not applicable in the previous approval.

9. Recreation:

- a. Objective:** Ensure public legal recreational access and amenities are not obstructed or adversely impacted by future development.

Not In Conflict / In Conflict
Evidence in the Record:

Not applicable. This was determined to be not applicable in the previous approval.

10. Special Areas or Sites:

- a. Objective:** Future developments shall not adversely affect or destroy culturally or ecologically sensitive sites.

Not In Conflict / In Conflict
Evidence in the Record:

Not applicable. This was determined to be not applicable in the previous approval.

11. Housing:

- a. Goal/Objective:** Provide an environment that enables opportunities for diverse housing needs.

Not In Conflict / In Conflict
Evidence in the Record:

Not applicable. This was determined to be not applicable in the previous approval.

12. Community Design:

- a. Objective:** New development should be located in areas with similar densities and compatible uses.

- b. Objective:** The adverse impacts of new development on adjacent areas should be minimized.
- c. Objective:** Consider the protection of natural resources, rural features and surrounding uses of the community in the design and location of new development.

Not In Conflict / In Conflict

Evidence in the Record:

Not applicable. This was determined to be not applicable in the previous approval.

13. Agriculture:

- a. Objective:** To retain commercial agriculture, and hobby farms as viable uses. (Selle)
- b. Objective:** Land use regulations and policies that foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas, including supporting working farms, ranches, and forestry. (Sagle)
- c. Objective:** As farmland diminishes across rural America, the community recognizes the need to protect agricultural pursuits within the Priest Lake Area. (Priest Lake)
- d. Objective:** The purpose of The Plan's vision is to: Support small scale (family) agriculture and forestry. (Priest River/Oldtown)
- e. Objective:** A local culture that values natural resources, rural lifestyles and unincorporated communities. This includes, but is not limited to, an acceptance and understanding of the importance of income generating opportunities such as logging, livestock grazing, farming... (Southwest Bonner County)

Not In Conflict / In Conflict

Evidence in the Record:

Not applicable. This was determined to be not applicable in the previous approval.