



BONNER COUNTY PLANNING DEPARTMENT

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MODIFICATION OF TERMS OF PERMIT APPLICATION

FOR OFFICE USE ONLY:

FILE # MOD0009-25	RECEIVED: 10/2/25
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PROJECT DESCRIPTION:

Modification request: Modifying CUP0020-23 site plan to include the new shelter and generator		
Permit File # of original application: CUP0020-23	Date original permit was approved: 04-03-2024	
Type of Permit:		
<input checked="" type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Variance	<input type="checkbox"/> Special Use Permit
<input type="checkbox"/> Plat	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Zone Change

APPLICANT INFORMATION:

Landowner name: Yount Properties, LLC		
Mailing address: 9071 W. Twin Lakes Road		
City: Rathdrum	State: ID	Zip code: 83858
Telephone: 407-951-9520	Fax:	
E-mail:		

REPRESENTATIVE'S INFORMATION:

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

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to project: Jordan Perkins (Authorized Agent for IIG)		
Company name: Ontivity, LLC		
Mailing address: 5400 Ward Road, Building III		
City: Arvada	State: CO	Zip code: 80002
Telephone: (720) 763-7939	Fax:	
E-mail: Permitting@ontivity.com		

PARCEL INFORMATION:

Section #: 24	Township: 55 North	Range: 6 West	Parcel acreage: 7.2 Acres
Parcel # (s): RP021090000010A			
Legal description: Lot 1 Hoodoo View Acres, according to the official plat thereof, filed in Book 18 of Plats at Page(s) 65, records of Bonner County, Idaho under recorder's Instrument No. 1004542.			
Current landowner's name: Yount Properties, LLC			
Current zoning: Commercial (C)		Current use: Commercial (C)	
What zoning districts border the project site?			
North: Rural 5 (R-5)		East: Rural 5 (R-5)	
South: Rural 5 (R-5)		West: Rural 5 (R-5)	
Comprehensive plan designation: Public Utility Facility			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: Rural 5 (R-5)			
South: Rural 5 (R-5)			
East: Rural 5 (R-5)			
West: Rural 5 (R-5)			
Nearest city: Blanchard		Distance to the nearest city: 6.3 Miles	
Detailed directions to site: DEPART SPIRIT LAKE, ID CITY HALL (6042 W MAINE ST) PROCEED WEST ON MAINE ST TOWARD N 5TH AVE 164 FT TURN RIGHT AT THE 1ST CROSS STREET ONTO ID-41 N/N 5TH AVE. CONTINUE TO FOLLOW ID-41 N 13.7 MI ARRIVE AT SITE LOCATED ON THE WEST SIDE OF ID-41.			

ADDITIONAL PROJECT DESCRIPTION:

Explain modification request: (Please attach additional pages if necessary)
Reason(s) for the modifications: Constructing a second pre-fabricated equipment shelter and generator within the newly lease compound area in the existing property.
Which section(s) of the Bonner County Revised Code are affected by the modification? Section 12-266
What effect will the modification have on the project's land use code requirements? (Density, open space, setbacks, parking, etc.)

ACCESS INFORMATION:

Access to the project site is:	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Private
Road Name: Private Road Easement		
Road maintenance will be provided by: Property Owner		

SITE INFORMATION:

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

SERVICES:

Sewage disposal will be provided by:

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

☐ Proposed Community System – List type & proposed ownership:

☒ Individual system – List type:

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details:

Water will be supplied by:

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

☐ Proposed Community System – List type & proposed ownership:

☒ Individual well

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

Distance (in miles) to the nearest:

Public/community sewer system: N/A

Solid waste collection facility: N/A

Public/community water system: N/A

Fire station: Yes

Elementary school: Bonner
Cohend #84

Secondary schools: Bonner School
#84

County road: Bonner County road

County road name: McDonald Creek Road

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

Which power company will serve the project site? Avista Utilities

How is the proposed modification not in conflict with the policies of the Comprehensive Plan?

Property Rights:

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

Population:

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

School facilities & Transportation:

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

Economic Development:

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

Land Use:

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

Natural Resources:

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

Hazardous Areas:

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

Public Services:

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

Transportation:

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

Recreation:

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

Special Areas or Sites:

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

Housing:

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

Community Design:

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

Agriculture:

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

Implementation: (Not required to complete this element)

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

Landowner's signature: Jordan Perkins Digitally signed by Jordan Perkins
DN: cn=J.P., o=Jordan Perkins, ou=Professional Services,
email=jordan.perkins@bonnercounty.com, c=US
Reason: I agree to the terms defined by the placement of my signature on this document
Date: 2025.10.01 16:17:21-06'00' Date: 10/1/25

Landowner's signature: _____ Date: _____