

**BONNER COUNTY PLANNING DEPARTMENT  
ZONING COMMISSION  
STAFF REPORT FOR MARCH 26, 2026**

---



**Project Name:** Yount - Public Utility Facility

**File Number, Type:** MOD0009-25; Modification of CUP0020-23.

**Request:** The applicants are requesting a modification of CUP0020-23 to include a new, second equipment structure, ancillary support equipment, emergency diesel generator, and a new chain-link fence enclosed compound. The previously approved 75'X32' compound area is on the opposite side of the property from the new compound. The 6.2-acre project site is zoned Commercial. The project site is located off State Highway 41 in Section 24, Township 55 North, Range 6 West, Boise-Meridian.

**Legal Description:** 24-55N-6W HOODOO VIEW ACRES LOT 1

**Location:** 68 Battle Drive, Blanchard.

**Parcel Number:** RP021090000010A

**Parcel Size:** 6.2-acres

**Applicant:** Yount Properties, LLC  
9071 W. Twin Lakes Rd  
Rathdrum, ID 83858

**Project Representative:** Jordan Perkins  
Ontivity, LLC  
5400 Ward Rd, Bldg III  
Arvada, CO 80002

**Property Owner:** Same as applicant.

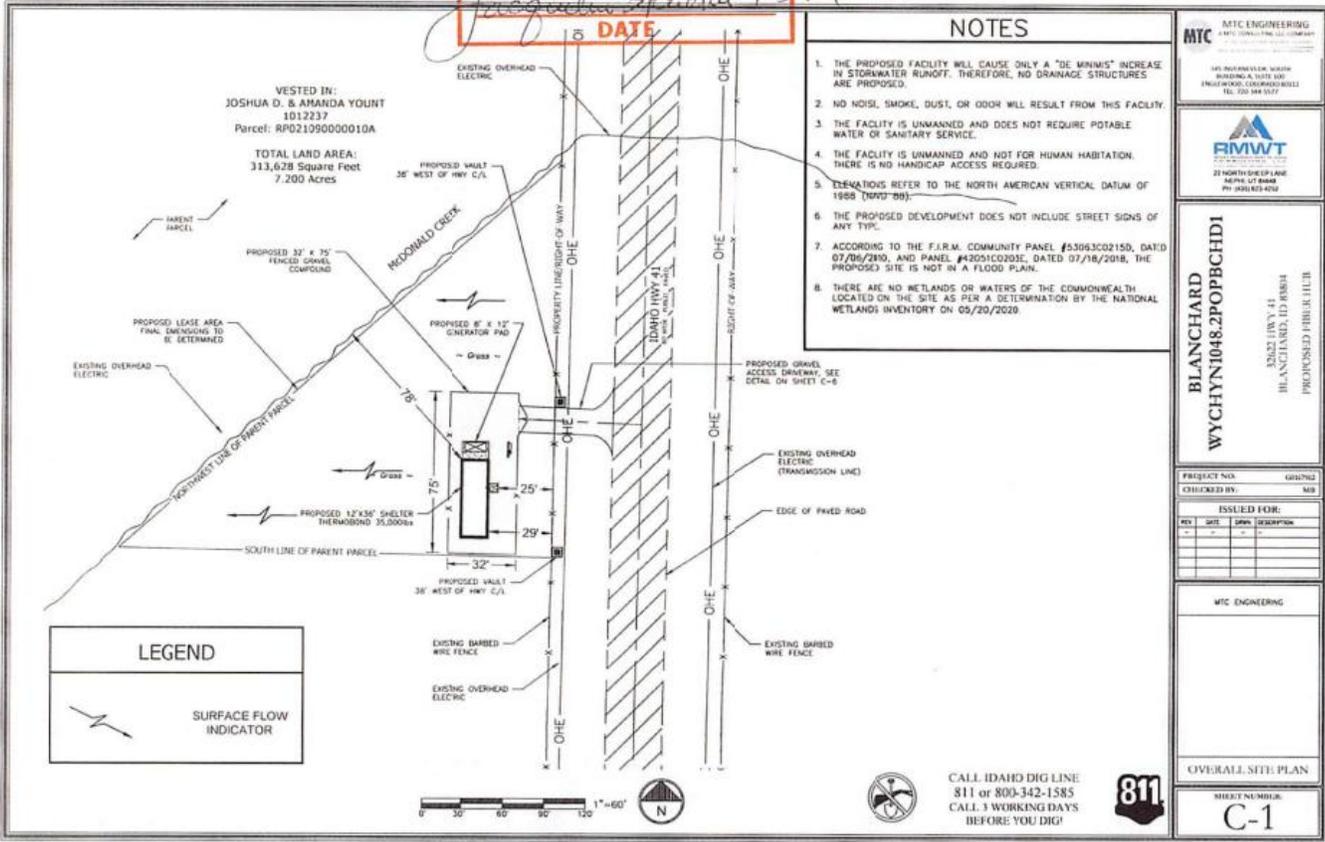
**Application Filed:** October 2, 2025

**Notice Provided:** Mail: February 17, 2026  
Site Posting: February 17, 2026  
Published in Newspaper: February 17, 2026

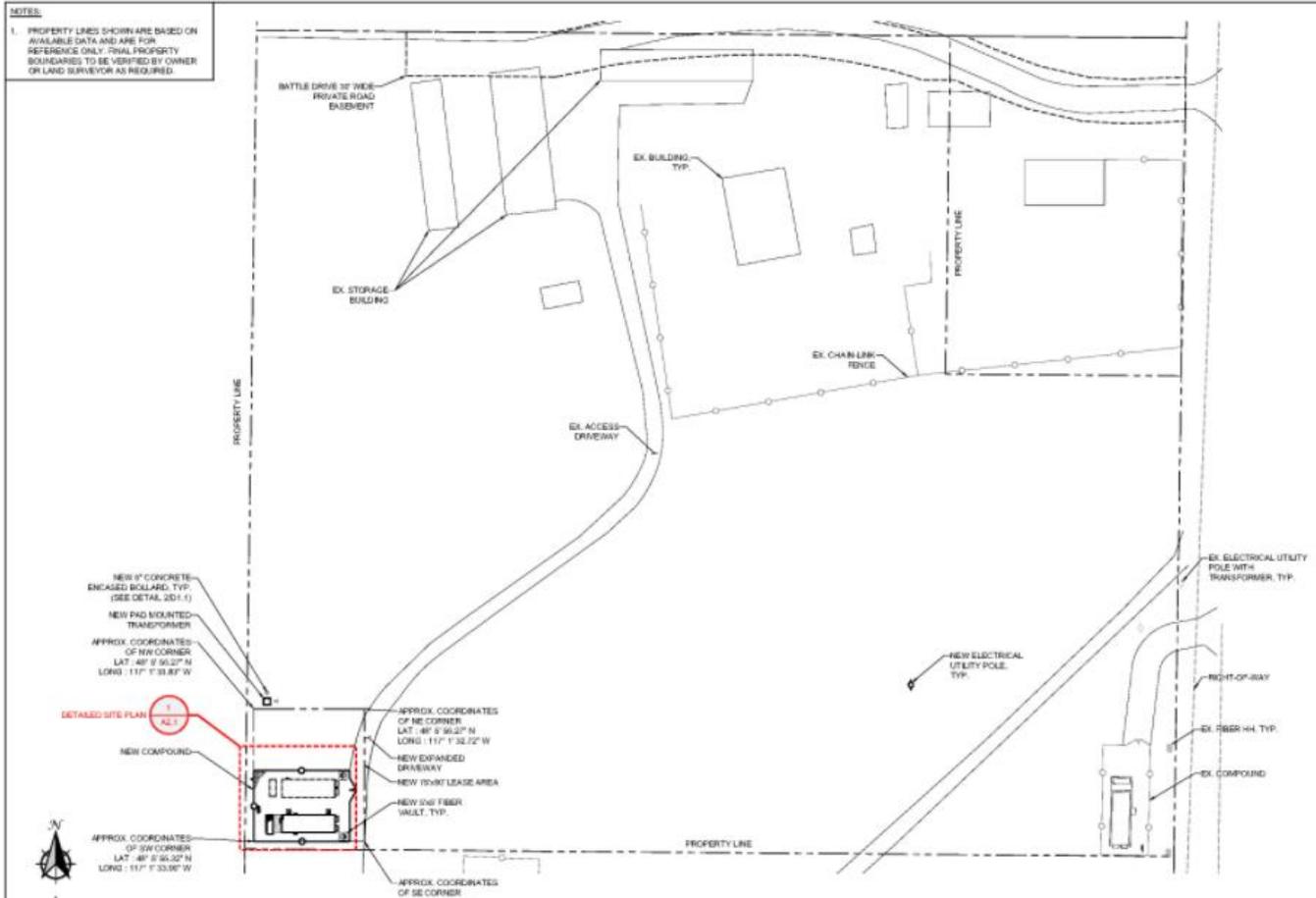
**Appendices:** Appendix A – Notice of Public Hearing Record of Mailing  
Appendix B – Agency Comments

# Original Site Plan:

**BONNER COUNTY  
APPROVED SITE PLAN**  
*Proposed Plan 4-3-24*  
**DATE**



# Modified Site Plan:



## Project Summary:

The applicants are requesting a modification of CUP0020-23 to include a new, second equipment structure, ancillary support equipment, emergency diesel generator, and a new chain-link fence enclosed compound. The previously approved 75'X32' compound area is on the opposite side of the property from the new compound. The 6.2-acre project site is zoned Commercial. The project site is located off State Highway 41 in Section 24, Township 55 North, Range 6 West, Boise-Meridian.

The applicant is requesting a larger enclosed compound for this second structure, to make possible future enlargements/improvements easier. A third equipment structure is shown on the site plan solely as a possible future Modification. The applicants do not wish to include this third structure in this Modification request.

---

## **Applicable Laws:**

---

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

BCRC 12-220, et seq, conditional use permit, application and standards  
BCRC 12-266, Modification of Terms and Conditions of Permit Approval  
BCRC 12-325, Commercial District  
BCRC 12-335, Public Use Table  
BCRC 12-412, Density and Dimensional Standards – Suburban, Commercial, Industrial, Rural Service Center, Recreation and Alpine Village zones  
BCRC 12-4.2, Performance standards for all uses  
BCRC 12-4.3, Parking standards  
BCRC 12-4.4, Sign standards  
BCRC 12-4.5, Design standards  
BCRC 12-4.6, Landscaping and screening standards  
BCRC 12-7.2, Grading, stormwater management and erosion control

---

## **Background:**

---

### **A . Site Data:**

- The site is currently approved to be used for a single Public Utility Facility (Fiber Optic Relay Facility) and is operating in the SE corner of the subject lot. The subject lot is also currently being used for other agricultural and commercial activities.
- Platted; Lot 1 of HooDoo View Acres
- Size: ~6.2-acres
- Zone: Commercial (C)
- Land Use: Neighborhood Commercial (0-2.5 AC)

### **B. Access:**

- The site is accessed off of State Highway 41, an 80-foot wide State of Idaho owned and maintained, paved right of way.

### **C. Environmental Factors:**

- Site contains minimal mapped slopes of 15-30%+. (USGS)
- Site does contain mapped wetlands. (USFWS)
- Site does not contain a river/stream/frontage on lake, but does contain a man-made irrigation ditch. (NHD)
- Parcel is within SFHA Zone X per FIRM Panel Number 16017C1075E Effective Date 11/18/2009. No further floodplain review is required on this proposal.

### **D. Services:**

- Water: Not to be used for this project.
- Sewage: Not to be used for this project.
- Fire: Spirit Lake Fire District.
- Power: Avista Utilities, per applicant.
- School District: West Bonner School District #83.

### **E. Comprehensive Plan, Zoning and Current Land Use**

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Neighborhood Commercial (0-2.5 AC)	Commercial	Commercial/Public Utility Facility / 6.2 acres
North	Rural Residential (5-10 AC)	Rural 5	Residential / 5 acres
East	Rural Residential (5-10 AC) & Ag/Forest Land (10-20 AC)	Rural 5 & Agricultural/Forestry 20	Residential / 1 acre Residential/Forestry / 320.631 acres
South	Rural Residential (5-10 AC)	Rural 5	Residential / 6 acres
West	Rural Residential (5-10 AC)	Rural 5	Residential / 14.776 acres

## F. Standards Review

**BCRC 12-223** specifies that the Commission shall review the particular facts and circumstances of each proposal. To grant a conditional use permit, the Commission must find there is adequate evidence showing the proposal is in accord with the general and specific objectives of the comprehensive plan and Title 12 and the proposed use will neither create a hazard nor be dangerous to persons on or adjacent to the property

### 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 an expansion of the Public Utility Facility use 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 & 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 objective was not addressed in the previous approval, but this proposal is a Public Use, not a Commercial or Industrial Use.

## 5. Land Use

**a. Objective:** Bonner County should develop and maintain a future land use map and land use codes that acknowledge and protect its agricultural, timber and mining lands, protects the water and wildlife resources, identifies and avoids hazard areas, provides areas for economic growth, encourages affordable housing and centers growth in areas where adequate public and private services can be provided.

**Analysis:** Bonner County Revised Code was adopted in accordance with the Comprehensive Plan Land use objectives. The code permits Public Utility Facility as a Conditional Use in areas zoned Commercial. This request upholds the land use objectives of the Comprehensive Plan.

**b. Objective:** Encourage clustered development for medium and large scale commercial and industrial uses.

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

**c. 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.

## 6. 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.

## 7. 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.

## **8. Public Services, Facilities & 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 application supports this objective by providing infrastructure for all of the above.

**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 application supports this objective by enhancing the backbone infrastructure available to provide services to county residents. Cellular and landline communications, as well as internet run on this backbone. This utility will enhance service for customers as well as enhancing emergency services communications.

## **9. 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.

## **10. 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.

## **11. 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.

## 12. 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.

## 13. 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.

## 14. Agriculture

**a. Objective:** Protect the rural character and agricultural heritage of Bonner County by retaining large and small scale commercial agriculture and hobby farms as viable uses.

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

**b. Objective:** Support the local economy by encouraging production, distribution, and retail sales of locally grown food and other agricultural products.

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

c. **Objective:** Develop policies to discourage fragmentation of very large productive agricultural lands.

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

### **BCRC 12-266, Modification of Terms and Conditions of Permit Approval**

BCRC 12-266 states that requests for modification of a conditional use should be reviewed and approved under the same requirements for the original permit application approval and shall confine the review to the proposed modification. As this is a modification request, BCRC 12-266 applies over BCRC 12-223 and this review cannot modify any portion of the previous approval. This review must be confined to new or modified proposals for the use of the site in question.

**Staff:** The application was considered complete on January 27, 2026. This section provides the standards for the modification of an approved conditional use permit. Notice has been given in accordance with this section. The governing body shall consider the proposed modification in accordance with the requirements for the original permit application and shall confine the review to the proposed modification. The governing body 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.

### **BCRC 12-325, Commercial District**

The Commercial district was established to promote a range of commercial uses to serve the needs of the immediate area, surrounding rural communities and visitors without adversely affecting adjacent residential neighborhoods. The commercial district is also intended to provide opportunities for a variety of affordable housing types that are within walking distance of commercial services. Intensive large scale commercial development is not appropriate due to the limited density of surrounding unincorporated areas. Access to primary transportation routes and a system of hard surfaced roads are expected and consideration is given to the potential public transportation access. These purposes are accomplished by:

1. Providing for a wide range of small to medium scaled retail, professional, governmental and personal service uses.
2. Allowing for mixed use buildings (housing over office or retail) and a range of housing types, including cottage housing, townhouses, apartments and mobile home parks where sufficient services are provided.
3. Allowing for light industrial uses where activities are conducted primarily indoors and impacts to adjacent uses can be mitigated.
4. Excluding commercial uses with extensive outdoor storage.
5. Excluding large scale commercial uses that would be more effectively located in incorporated cities.
6. Applying simple design standards that enhance pedestrian access and improve the character of the area.

**Staff:** This proposal does not conflict with these purposes and intents.

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

Public Utility Facilities are conditionally permitted within the Commercial Zone.

TABLE 3-5

PUBLIC USE TABLE

Use	Zoning District								
	F	A/F	R	S	C	I	RSC	REC	AV
						(10)			
Park	P	P	P	P	P	P	P	P	P
<u>Public utility facility</u> (6), (11)	C	C (3)	C (3)	C	C	C	C	C	C
Sanitary landfills (12), (13)		C (3)	C (3)						
Schools, public and private (9)		C (3)	C (3)	C	C		C	C	C
Service center facilities					P	P	P		
Solid waste collection facilities (12)	C	C (3)	C (3)	C	C	C	C	C	C

(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 one external LED light between the structure and outdoor accessories, 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.

(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 added site is 6750 square feet and the area covered by the structures for the use is approximately 600 square feet. The combined lease areas are 10,000 sq. ft. total. The site is 6.200 acres. Total lot coverage for all existing structures and new proposal is approximately 13,125 square feet. This equals 4.9% lot coverage. 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 12-412, Density and Dimensional Standards; Suburban, Commercial, Industrial, Rural Service Center, Recreation and Alpine Village Zones**

**Staff:** The site is 6.2-acres, zoned Commercial. The site requires a 25-foot setback from the edge of right-of-way, and a 5-foot setback to all other property lines. There is a 35% lot coverage maximum. The proposed facility in this modification meets this requirement, as the fenced enclosure is at 5+ feet from the property line, and the structure is 6 feet further within the fenced compound, and the proposed lot coverage is approximately 4.9%, for all structures on the property.

#### **BCRC 12-4.2, 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 approved lease area will result in fire hazards, radioactivity or electrical disturbance, noise, vibration, air pollution or water pollution. The proposed use and has already been approved under the previous decision CUP0020-23.

#### **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, or as required by government agencies.

### **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 shall be required to obtain a building location permit from the Bonner County Planning Department. **See Conditions of Approval.**

- **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. Adjacent properties or properties along the applicable street frontage are not zoned for commercial uses neither does the site include multiple buildings fronting the street. 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 anticipated. 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 anticipated. 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 anticipated. As per BCRC 12-4.3 Parking Standards, there are no parking requirements for the proposed use and thus, no parking location requirements either. 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:** The applicant has proposed one small LED light on the side of the facility. This light will not create problems with glare or light pollution as the facility is in a rural area, and the lighting fixture is shielded and downward projecting. 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 and does not include a solid waste or recycling collection area. 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:** The previous approval required a landscaping plan consisting of Type D vegetation. The applicants submitted a landscaping plan with this application, showing dryland grasses proposed. This meets the Type D standard, and the guidelines of BCRC 12-463 which states that native trees, shrubs and/or grasses are preferred. The site is behind the original approved location, and in a field of native grasses already.

#### **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 has been submitted with this application and shall be approved prior to the issuance of a Building Location Permit. **See Conditions of Approval.**

### **G. Comprehensive Plan Land Use Designation**

The comprehensive plan designation of Neighborhood Commercial is designed to provide light commercial uses to serve the needs of the rural communities and tourist trade without adversely affecting residential neighborhoods. Urban services and primary transportation systems, such as the state highways or major/minor collector roads are required.

### **H. Agency Review**

The application was routed to all required agencies and taxing districts on February 17, 2026. A full list of the agencies noticed for this file can be found in the attached Appendix A. Agency comments are enclosed with this staff report and have been forwarded to the decision making body.

#### **The following agencies commented:**

*Idaho Department of Environmental Quality  
Idaho Department of Water Resources  
Idaho Transportation Department  
Panhandle Health District  
Bonner County Planning – Floodplain Review  
Bonner County GIS - Addressing*

#### **The following agencies replied “No Comment”:**

*Kootenai/Ponderay Sewer District*

**All other agencies did not reply.**

### **I. Public Notice & Comments**

As of the date of this report, public comments have been received.

---

### **Staff Analysis:**

---

**Planner’s Initials: DF Date: 3/18/26**

**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.**

---

## Decision by the Governing Body:

---

### Zoning Commission

**DECISION TO APPROVE:** I, (Commissioner Name) move to approve this project FILE MOD0009-25 for a modification of an existing Conditional Use Permit, FILE CUP0020-23 to include a new, second equipment structure, ancillary support equipment, emergency diesel generator, and a new chain-link fence enclosed compound, 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 2.2, BCRC Chapter 3 Subchapter 3.3, BCRC Chapter 4 Subchapter 4.2-4.6, and Chapter 7 Subchapter 7.2. The proposal **is** in accord with the Bonner County Revised Code.

#### Conclusion 3

The proposed modification **will not** create a hazard or 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 MOD0009-25 for a modification of an existing Conditional Use Permit, FILE CUP0020-23 to include a new, second equipment structure, ancillary support equipment, emergency diesel generator, and a new chain-link fence enclosed compound, 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 accord with the 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 2.2, BCRC Chapter 3 Subchapter 3.3, BCRC Chapter 4

Subchapter 4.2-4.6, and Chapter 7 Subchapter 7.2. 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 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, 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.

---

**Conditions of Approval:**

---

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

---

- A-1** The modifications shall be developed and shall be operated in accordance with the approved site plan.
- A-2** The Conditional Use Permit and this modification shall not supersede deed restrictions.
- A-3** The modifications shall be developed and shall be operated in accordance with the previous decision Conditional Use Permit CUP0020-23, except as modified by this decision.
- A-4** All County setbacks shall be met.
- A-5** The Conditional Use Permit or modifications thereof, shall expire if not issued within two (2) calendar years from the date of approval, or once issued, if the use has not commenced within two (2) calendar years from the date of issuance. At any time prior to the expiration date of the Conditional Use Permit or modifications thereof, the applicant may make a written request to the Planning Director for an extension of the Conditional Use Permit for a period up to two (2) years. The Zoning Commission may consider such request for extension at any public hearing. The extension request must be approved or denied prior to the expiration date of the Conditional Use Permit or modifications thereof.
- A-6** A building location permit shall be obtained prior to commencing any land disturbing activity.

- A-7** The required stormwater plan for this project must be approved by Bonner County prior to the issuance of any Building Location Permit associated with this approval.
- A-8** The backup generator included in this project, if operated less than 225 hrs. per month, would meet Category II Exemption on requirements for an air quality permit under IDAPA 50.01.01.222.c.iii. To maintain this exemption the facility shall maintain monthly records of hours of operation. The records shall be maintained for a minimum of two years and be made available to county or DEQ personnel when requested.

---

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

**Appendix A:  
Notice of Public Hearing Record of Mailing**

## RECORD OF MAILING

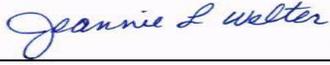
Page 1 of 1

File Number: File **MOD0009-25**

Record of Mailing Approved By: \_\_\_\_\_

Hearing Date: **3.26.26**

I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **17<sup>th</sup>** day of **February 2026**.



**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

**Appendix B:  
Agency Comments**



Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

---

**[EXT SENDER] RE: Bonner County Planning - MOD0009-25 Agency Review - Modification of Conditional Use Permit – Public Utility Facility**

1 message

---

**DEQ Comments** <deqcomments@deq.idaho.gov>  
To: Bonner County Planning <planning@bonnercountyid.gov>

Thu, Feb 19, 2026 at 3:03 PM

If the generator is used exclusively for emergency purposes and operated less than five hundred (500) hours per year, then the generator is exempt from air quality permit requirements. Records should be maintained of operating hours to meet exemption requirements. If the generator will be operated for purposes other than emergencies the operator should contact DEQ to determine necessity of a permit.

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](http://www.deq.idaho.gov)

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

---

**From:** Bonner County Planning <[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)>**Sent:** Tuesday, February 17, 2026 12:00 PM**To:** Alan Brinkmeier <[alan.brinkmeier@bonnercountyid.gov](mailto:alan.brinkmeier@bonnercountyid.gov)>; Amber Burgess <[clerk@ebsewerdistrict.com](mailto:clerk@ebsewerdistrict.com)>; Army Corps of Engineers <[CENWW-RD-CDA@usace.army.mil](mailto:CENWW-RD-CDA@usace.army.mil)>; Becky Meyer <[becky.meyer@lposd.org](mailto:becky.meyer@lposd.org)>; Bill Berg <[billb@bbsewer.org](mailto:billb@bbsewer.org)>; Bonner County Assessors <[assessorsgroup@bonnercountyid.gov](mailto:assessorsgroup@bonnercountyid.gov)>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <[DIRECTOR@bonnercountyhistory.org](mailto:DIRECTOR@bonnercountyhistory.org)>; Bonner County Solid Waste <[solidwaste@bonnercountyid.gov](mailto:solidwaste@bonnercountyid.gov)>; Bonnie Schademan <[bonnies@inlandpower.com](mailto:bonnies@inlandpower.com)>; Brenna Garro <[Brenna.Garro@oer.idaho.gov](mailto:Brenna.Garro@oer.idaho.gov)>; Bryan Quayle <[quaylelanduseconsulting@gmail.com](mailto:quaylelanduseconsulting@gmail.com)>; Carrol Stejer <[CASTEJER@gmail.com](mailto:CASTEJER@gmail.com)>; [charityhinshaw@sd83.org](mailto:charityhinshaw@sd83.org); Chief Debbie Carpenter <[chief@spiritlakefire.com](mailto:chief@spiritlakefire.com)>; City of Clark Fork <[CityClerk1@clarkforkidaho.gov](mailto:CityClerk1@clarkforkidaho.gov)>; City of Dover <[cityclerk@cityofdoveridaho.org](mailto:cityclerk@cityofdoveridaho.org)>; City of East Hope Franck <[easthope.city@gmail.com](mailto:easthope.city@gmail.com)>; City of Hope <[hopecityclerk@gmail.com](mailto:hopecityclerk@gmail.com)>; City of Oldtown <[cityofoldtown@hotmail.com](mailto:cityofoldtown@hotmail.com)>; City of Sandpoint Planning <[cityplanning@sandpointidaho.gov](mailto:cityplanning@sandpointidaho.gov)>; [cityclerk@spiritlakeid.gov](mailto:cityclerk@spiritlakeid.gov); Colleen Johnson <[CJohnson@kootenaiponderaysewerdistrict.org](mailto:CJohnson@kootenaiponderaysewerdistrict.org)>; Craig Hill <[craighill@hillsresort.com](mailto:craighill@hillsresort.com)>; D1Permits <[D1Permits@itd.idaho.gov](mailto:D1Permits@itd.idaho.gov)>; [dbrown@idl.idaho.gov](mailto:dbrown@idl.idaho.gov); Dan Scholz

<dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; David LaTourette <coolinfirechief@gmail.com>; David LaTourette <Coolinfidchief@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>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.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>; 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>; Rob Serrill <rob.sherrill@avistacorp.com>; 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 <epifdchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; meagan <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>

**Cc:** David Fisher <david.fisher@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>

**Subject:** Bonner County Planning - MOD0009-25 Agency Review - Modification of Conditional Use Permit – Public Utility Facility

**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,**

**Janna Brown, Administrative Assistant III**

**Bonner County Planning Department**

**208-265-1458 ext - 1252**

**Now Live: Apply for Your Building Location Permit Online!**

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

Fast & easy application process

Track your permit status in real time

Upload documents directly

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

**Online Application Guide**

Effective July 1, 2025, all Building Location Permits must be applied for through the online citizen portal and we will no longer be accepting applications sent via email or printed paper applications. Have questions? Call 208-265-1458, our team is ready to help.

**Build smarter. Apply online.**



Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

**[EXT SENDER] RE: Bonner County Planning - MOD0009-25 Agency Review - Modification of Conditional Use Permit – Public Utility Facility**

1 message

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

Fri, Mar 13, 2026 at 3:05 PM

Hi Janna,

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](mailto:merritt.horsmon@idfg.idaho.gov)**From:** Bonner County Planning <[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)>**Sent:** Tuesday, February 17, 2026 12:00 PM**To:** Alan Brinkmeier <[alan.brinkmeier@bonnercountyid.gov](mailto:alan.brinkmeier@bonnercountyid.gov)>; Amber Burgess <[clerk@ebsewerdistrict.com](mailto:clerk@ebsewerdistrict.com)>; Army Corps of Engineers <[CENWW-RD-CDA@usace.army.mil](mailto:CENWW-RD-CDA@usace.army.mil)>; Becky Meyer <[becky.meyer@lposd.org](mailto:becky.meyer@lposd.org)>; Bill Berg <[billb@bbsewer.org](mailto:billb@bbsewer.org)>; Bonner County Assessors <[assessorsgroup@bonnercountyid.gov](mailto:assessorsgroup@bonnercountyid.gov)>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <[DIRECTOR@bonnercountyhistory.org](mailto:DIRECTOR@bonnercountyhistory.org)>; Bonner County Solid Waste <[solidwaste@bonnercountyid.gov](mailto:solidwaste@bonnercountyid.gov)>; Bonnie Schademan <[bonnies@inlandpower.com](mailto:bonnies@inlandpower.com)>; Brenna Garro <[Brenna.Garro@oer.idaho.gov](mailto:Brenna.Garro@oer.idaho.gov)>; Bryan Quayle <[quaylelanduseconsulting@gmail.com](mailto:quaylelanduseconsulting@gmail.com)>; Carrol Stejer <[CASTEJER@gmail.com](mailto:CASTEJER@gmail.com)>; [charityhinshaw@sd83.org](mailto:charityhinshaw@sd83.org); Chief Debbie Carpenter <[chief@spiritlakefire.com](mailto:chief@spiritlakefire.com)>; City of Clark Fork <[CityClerk1@clarkforkidaho.gov](mailto:CityClerk1@clarkforkidaho.gov)>; City of Dover <[cityclerk@cityofdoveridaho.org](mailto:cityclerk@cityofdoveridaho.org)>; City of East Hope Franck <[easthope.city@gmail.com](mailto:easthope.city@gmail.com)>; City of Hope <[hopecityclerk@gmail.com](mailto:hopecityclerk@gmail.com)>; City of Oldtown <[cityofoldtown@hotmail.com](mailto:cityofoldtown@hotmail.com)>;

City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritleid.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>; Horsmon, Merritt <merritt.horsmon@idf.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>; 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>; Rob Serrill <rob.sherrill@avistacorp.com>; 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 <epofdchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; meagan <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>

**Cc:** David Fisher <david.fisher@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>

**Subject:** Bonner County Planning - MOD0009-25 Agency Review - Modification of Conditional Use Permit – Public Utility Facility

**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,**

**Janna Brown, Administrative Assistant III**

**Bonner County Planning Department**

**208-265-1458 ext - 1252**

**Now Live: Apply for Your Building Location Permit Online!**

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

Fast & easy application process

Track your permit status in real time

Upload documents directly

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

**[Online Application Guide](#)**

Effective July 1, 2025, all Building Location Permits must be applied for through the online citizen portal and we will no longer be accepting applications sent via email or printed paper applications. Have questions? Call 208-265-1458, our team is ready to help.

**Build smarter. Apply online.**



Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

---

**[EXT SENDER] RE: Bonner County Planning - MOD0009-25 Agency Review - Modification of Conditional Use Permit – Public Utility Facility**

1 message

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

Thu, Feb 19, 2026 at 1:40 PM

To: Bonner County Planning &lt;planning@bonnercountyid.gov&gt;

Cc: "jessie.huenergardt@intermountainig.com" &lt;jessie.huenergardt@intermountainig.com&gt;

REF: MOD0009-25

TO: Bonner County Planning Department

Jessie Huenergardt – Intermountain Infrastructure Group, LLC (Lessee) - Representative

Good morning,

The proposed project declares individual private ground water well under the Services section. Idaho's water law has provisions which authorize parcel owners to construct private wells without obtaining recorded water rights as described in the first bullet comment below.

Idaho Department of Water Resources (IDWR) – Northern Regional Office offers the following comments:

- Any water uses from an existing ground water well(s) that do not have established water rights, which shall exceed water uses authorized in Idaho Code §42-111 following project completion: a new Application for Permit is required prior to the diversion of water, and the property owner needs to contact IDWR to discuss water right requirements.
- IDWR doesn't have any requirements that would impede project approval by the County at this stage of the project's development.

Thank you for the opportunity to comment,

Luke Bates – Sr Water Resource Agent

Idaho Department of Water Resources

Northern Regional Office

7600 N Mineral Dr Suite 100 Coeur D Alene ID 83815-7763

**From:** Bonner County Planning <[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)>

**Sent:** Tuesday, February 17, 2026 12:00 PM

**To:** Alan Brinkmeier <[alan.brinkmeier@bonnercountyid.gov](mailto:alan.brinkmeier@bonnercountyid.gov)>; Amber Burgess <[clerk@ebsewerdistrict.com](mailto:clerk@ebsewerdistrict.com)>; Army Corps of Engineers <[CENWW-RD-CDA@usace.army.mil](mailto:CENWW-RD-CDA@usace.army.mil)>; Becky Meyer <[becky.meyer@lposd.org](mailto:becky.meyer@lposd.org)>; Bill Berg <[billb@bbsewer.org](mailto:billb@bbsewer.org)>; Bonner County Assessors <[assessorsgroup@bonnercountyid.gov](mailto:assessorsgroup@bonnercountyid.gov)>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <[DIRECTOR@bonnercountyhistory.org](mailto:DIRECTOR@bonnercountyhistory.org)>; Bonner County Solid Waste <[solidwaste@bonnercountyid.gov](mailto:solidwaste@bonnercountyid.gov)>; Bonnie Schademan <[bonnies@inlandpower.com](mailto:bonnies@inlandpower.com)>; Brenna Garro <[Brenna.Garro@oer.idaho.gov](mailto:Brenna.Garro@oer.idaho.gov)>; Bryan Quayle <[quaylelanduseconsulting@gmail.com](mailto:quaylelanduseconsulting@gmail.com)>; Carrol Stejer <[CASTEJER@gmail.com](mailto:CASTEJER@gmail.com)>; [charityhinshaw@sd83.org](mailto:charityhinshaw@sd83.org); Chief Debbie Carpenter <[chief@spiritlakefire.com](mailto:chief@spiritlakefire.com)>; City of Clark Fork <[CityClerk1@clarkforkidaho.gov](mailto:CityClerk1@clarkforkidaho.gov)>; City of Dover <[cityclerk@cityofdoveridaho.org](mailto:cityclerk@cityofdoveridaho.org)>; City of East Hope Franck <[easthope.city@gmail.com](mailto:easthope.city@gmail.com)>; City of Hope <[hopecityclerk@gmail.com](mailto:hopecityclerk@gmail.com)>; City of Oldtown <[cityofoldtown@hotmail.com](mailto:cityofoldtown@hotmail.com)>; City of Sandpoint Planning <[cityplanning@sandpointidaho.gov](mailto:cityplanning@sandpointidaho.gov)>; [cityclerk@spiritlakeid.gov](mailto:cityclerk@spiritlakeid.gov); Colleen Johnson <[CJohnson@kootenaiponderaysewerdistrict.org](mailto:CJohnson@kootenaiponderaysewerdistrict.org)>; Craig Hill <[craighill@hillsresort.com](mailto:craighill@hillsresort.com)>; D1Permits <[D1Permits@itd.idaho.gov](mailto:D1Permits@itd.idaho.gov)>; [dbrown@idl.idaho.gov](mailto:dbrown@idl.idaho.gov); Dan Scholz <[dan.scholz@nli.coop](mailto:dan.scholz@nli.coop)>; Dave Schuck <[dave.schuck@bonnercountyid.gov](mailto:dave.schuck@bonnercountyid.gov)>; David LaTourette <[coolinfirechief@gmail.com](mailto:coolinfirechief@gmail.com)>; David LaTourette <[Coolinfdchief@gmail.com](mailto:Coolinfdchief@gmail.com)>; Dean Davis <[deandavis@sd83.org](mailto:deandavis@sd83.org)>; East Bonner Library <[Amanda@ebonnerlibrary.org](mailto:Amanda@ebonnerlibrary.org)>; East Priest Lake Fire District <[eastpriestlakefd@gmail.com](mailto:eastpriestlakefd@gmail.com)>; Erik Sjoquist <[esjoquist@idl.idaho.gov](mailto:esjoquist@idl.idaho.gov)>; Federal Aviation Administration <[Heather.pate@faa.gov](mailto:Heather.pate@faa.gov)>; Frankie Dunn <[frankiejdunn@hotmail.com](mailto:frankiejdunn@hotmail.com)>; Fritz Broschet <[outletbaysewer@gmail.com](mailto:outletbaysewer@gmail.com)>; Garfield Bay Water and Sewer District Clerk <[garfieldbaywsd@hotmail.com](mailto:garfieldbaywsd@hotmail.com)>; Gavin Gilcrease <[ggilcrease@sandpointidaho.gov](mailto:ggilcrease@sandpointidaho.gov)>; Horsmon, Merritt <[merritt.horsmon@idfg.idaho.gov](mailto:merritt.horsmon@idfg.idaho.gov)>; Dan Everhart <[Dan.Everhart@ishs.idaho.gov](mailto:Dan.Everhart@ishs.idaho.gov)>; DEQ Comments <[deqcomments@deq.idaho.gov](mailto:deqcomments@deq.idaho.gov)>; Independent Hwy Dist - Julie Bishop <[ihdclerk@gmail.com](mailto:ihdclerk@gmail.com)>; Robert Beachler <[robert.beachler@itd.idaho.gov](mailto:robert.beachler@itd.idaho.gov)>; ITD - Stacy Simkins <[stacy.simkins@itd.idaho.gov](mailto:stacy.simkins@itd.idaho.gov)>; Jack Schenck <[Jack.schenck@vyvebb.com](mailto:Jack.schenck@vyvebb.com)>; Jake Gabell <[jgabell@priestriver-id.gov](mailto:jgabell@priestriver-id.gov)>; Janice Best <[janicesb@televar.com](mailto:janicesb@televar.com)>; Jason Johnson <[jason.johnson@bonnercountyid.gov](mailto:jason.johnson@bonnercountyid.gov)>; Jason Kimberling <[jason.kimberling@itd.idaho.gov](mailto:jason.kimberling@itd.idaho.gov)>; Jeff Lindsey <[jeff.lindsey@bonnercountyid.gov](mailto:jeff.lindsey@bonnercountyid.gov)>; Jessie Roe <[BWSD637@gmail.com](mailto:BWSD637@gmail.com)>; [joekren@sd83.org](mailto:joekren@sd83.org); Jordan Brooks <[coolinsewer@gmail.com](mailto:coolinsewer@gmail.com)>; KayLeigh Miller <[klmiller@ponderay.org](mailto:klmiller@ponderay.org)>; kbsd sewer <[kbsdpl@hotmail.com](mailto:kbsdpl@hotmail.com)>; Ken Flint <[ken\\_flint@tcenergy.com](mailto:ken_flint@tcenergy.com)>; Kenny Huston <[kenny.huston@oer.idaho.gov](mailto:kenny.huston@oer.idaho.gov)>; Kim Hoodenpyle <[kjh5345@gmail.com](mailto:kjh5345@gmail.com)>; Kim Spacek <[kimspacek@sd83.org](mailto:kimspacek@sd83.org)>; Kimberly Hobson <[Kimberly.Hobson@itd.idaho.gov](mailto:Kimberly.Hobson@itd.idaho.gov)>; Laclede Water District <[info@lacedewaterdistrict.org](mailto:info@lacedewaterdistrict.org)>; Lakeland Joint School District #272 <[cpursley@lakeland272.org](mailto:cpursley@lakeland272.org)>; Lisa Rosa <[hr@ebonnerlibrary.org](mailto:hr@ebonnerlibrary.org)>; Bates, Luke <[Luke.Bates@idwr.idaho.gov](mailto:Luke.Bates@idwr.idaho.gov)>; Matt Diel <[matt.diel@lposd.org](mailto:matt.diel@lposd.org)>; Midas Water <[midaswatercorp@gmail.com](mailto:midaswatercorp@gmail.com)>; Mike Ahmer <[mahmer@idl.idaho.gov](mailto:mahmer@idl.idaho.gov)>; Mike Schacht <[firedept@clarkforkidaho.gov](mailto:firedept@clarkforkidaho.gov)>; Natural Resource Conservation Service - Greg Becker <[greg.becker@id.usda.gov](mailto:greg.becker@id.usda.gov)>; Navy - Glynis Casey <[glynis.casey@navy.mil](mailto:glynis.casey@navy.mil)>; North of the Narrows Fire District <[northofthenarrowsfire@gmail.com](mailto:northofthenarrowsfire@gmail.com)>; Northern Info <[northerninfo@idwr.idaho.gov](mailto:northerninfo@idwr.idaho.gov)>; Northern Lights <[kristin.mettke@nli.coop](mailto:kristin.mettke@nli.coop)>; Northern Lights - Clint Brewing <[clint.brewington@nli.coop](mailto:clint.brewington@nli.coop)>; Northside Water and Syringa Heights Water Association <[allwater49@outlook.com](mailto:allwater49@outlook.com)>; Oden Water Association - Carla Poelstra <[odenwater@gmail.com](mailto:odenwater@gmail.com)>; Pend Oreille Hospital District <[kim.kichenmaster@bonnergeneral.org](mailto:kim.kichenmaster@bonnergeneral.org)>; PHD <[EHapplications@phd1.idaho.gov](mailto:EHapplications@phd1.idaho.gov)>; Priest Lake Public Library District <[plplibrary@hotmail.com](mailto:plplibrary@hotmail.com)>; Richard Hash <[Rich.hash2022@gmail.com](mailto:Rich.hash2022@gmail.com)>; Road & Bridge - Matt Mulder <[matt.mulder@bonnercountyid.gov](mailto:matt.mulder@bonnercountyid.gov)>; Rob Serrill <[rob.sherrill@avistacorp.com](mailto:rob.sherrill@avistacorp.com)>; Ryan Zandhuisen <[rzanhuisen@idl.idaho.gov](mailto:rzanhuisen@idl.idaho.gov)>; Sagle Valley Water and Sewer District <[saglewatersewer@gmail.com](mailto:saglewatersewer@gmail.com)>; Sagle Valley Water & Sewer District <[markc@smartplugs.com](mailto:markc@smartplugs.com)>; Sam Owen Fire Rescue Sam Owen Fire Rescue <[sofd@wow-tel.net](mailto:sofd@wow-tel.net)>; Sam Ross <[sam.ross@nli.coop](mailto:sam.ross@nli.coop)>; Sarah Gilmore <[sgilmore@sandpointidaho.gov](mailto:sgilmore@sandpointidaho.gov)>; School District 84 Transportation - James Koehler <[james.koehler@lposd.org](mailto:james.koehler@lposd.org)>; SCHWEITZER FIRE DISTRICT <[SchweitzerFireDistrict@gmail.com](mailto:SchweitzerFireDistrict@gmail.com)>; Selkirk Association of Realtors <[danielle@selkirkaor.com](mailto:danielle@selkirkaor.com)>; Selkirk Recreation District <[elgar@whoi.edu](mailto:elgar@whoi.edu)>; Sheryl Austin <[granitereeder@gmail.com](mailto:granitereeder@gmail.com)>; SOURDOUGH POINT OWNERS ASSOCIATION <[sourdoughpoint@hotmail.com](mailto:sourdoughpoint@hotmail.com)>; Southside Water and Sewer <[southsidewaterandsewer@swsdidaho.org](mailto:southsidewaterandsewer@swsdidaho.org)>; Steve Elgar <[selgar@mac.com](mailto:selgar@mac.com)>; Superintendent School Dist 84 <[kelly.fisher@lposd.org](mailto:kelly.fisher@lposd.org)>; [Symone.legg@itd.idaho.gov](mailto:Symone.legg@itd.idaho.gov); Tammy Miller <[tmiller@selkirkfire.com](mailto:tmiller@selkirkfire.com)>; Tammy Miller <[tmiller@selkirkfire.us](mailto:tmiller@selkirkfire.us)>; TC Energy / TransCanada <[US\\_crossings@tcenergy.com](mailto:US_crossings@tcenergy.com)>; Teresa Decker <[Huckleberryhoa@gmail.com](mailto:Huckleberryhoa@gmail.com)>; Teresa Decker <[huckbayutilities01@gmail.com](mailto:huckbayutilities01@gmail.com)>; Teresa Zamora <[utilities@stoneridgeidaho.com](mailto:utilities@stoneridgeidaho.com)>; Theresa Wheat

<[theresa@kootenai.org](mailto:theresa@kootenai.org)>; Tim Ventress <[chventresswplvfd@hotmail.com](mailto:chventresswplvfd@hotmail.com)>; Timberlake Fire District <[Kwright@timberlakefire.com](mailto:Kwright@timberlakefire.com)>; Tom Renzi <[eplfdchief@gmail.com](mailto:eplfdchief@gmail.com)>; US Fish & Wildlife Services <[fw1idahiconsultationrequests@fws.gov](mailto:fw1idahiconsultationrequests@fws.gov)>; meagan <[meagan@westbonnerlibrary.org](mailto:meagan@westbonnerlibrary.org)>; West Pend Oreille Fire District <[wpofd1@gmail.com](mailto:wpofd1@gmail.com)>

**Cc:** David Fisher <[david.fisher@bonnercountyid.gov](mailto:david.fisher@bonnercountyid.gov)>; Jeannie Welter <[jeannie.welter@bonnercountyid.gov](mailto:jeannie.welter@bonnercountyid.gov)>; Alexander Feyen <[alexander.feyen@bonnercountyid.gov](mailto:alexander.feyen@bonnercountyid.gov)>

**Subject:** Bonner County Planning - MOD0009-25 Agency Review - Modification of Conditional Use Permit – Public Utility Facility

**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,**

**Janna Brown, Administrative Assistant III**

**Bonner County Planning Department**

**208-265-1458 ext - 1252**

### **Now Live: Apply for Your Building Location Permit Online!**

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

Fast & easy application process

Track your permit status in real time

Upload documents directly

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

### **Online Application Guide**

Effective July 1, 2025, all Building Location Permits must be applied for through the online citizen portal and we will no longer be accepting applications sent via email or printed paper applications. Have questions? Call 208-265-1458, our team is ready to help.

**Build smarter. Apply online.**





Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

**[EXT SENDER] Re: Bonner County Planning - MOD0009-25 Agency Review - Modification of Conditional Use Permit – Public Utility Facility**

1 message

Symone Legg &lt;Symone.Legg@itd.idaho.gov&gt;

To: Bonner County Planning &lt;planning@bonnercountyid.gov&gt;

This approach is permitted with permit no. 1-04-096. 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](mailto:symone.legg@itd.idaho.gov) | [itd.idaho.gov](http://itd.idaho.gov)

*Enhancing quality of life through transportation***From:** Bonner County Planning <[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)>**Sent:** Tuesday, February 17, 2026 12:00 PM

**To:** Alan Brinkmeier <[alan.brinkmeier@bonnercountyid.gov](mailto:alan.brinkmeier@bonnercountyid.gov)>; Amber Burgess <[clerk@ebsewerdistrict.com](mailto:clerk@ebsewerdistrict.com)>; Army Corps of Engineers <[CENWW-RD-CDA@usace.army.mil](mailto:CENWW-RD-CDA@usace.army.mil)>; Be <[billb@bbsewer.org](mailto:billb@bbsewer.org)>; Bonner County Assessors <[assessorsgroup@bonnercountyid.gov](mailto:assessorsgroup@bonnercountyid.gov)>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <[DIRECTOR@bonnercountyhi](mailto:DIRECTOR@bonnercountyhi)>; <[solidwaste@bonnercountyid.gov](mailto:solidwaste@bonnercountyid.gov)>; Bonnie Schademan <[bonnies@inlandpower.com](mailto:bonnies@inlandpower.com)>; Brenna Garro <[Brenna.Garro@oer.idaho.gov](mailto:Brenna.Garro@oer.idaho.gov)>; Bryan Quayle <[quaylelanduseconsulting](mailto:quaylelanduseconsulting)>; Hinshaw <[Charityhinshaw@sd83.org](mailto:Charityhinshaw@sd83.org)>; Chief Debbie Carpenter <[chief@spirittlakefire.com](mailto:chief@spirittlakefire.com)>; City of Clark Fork <[CityClerk1@clarkforkidaho.gov](mailto:CityClerk1@clarkforkidaho.gov)>; City of Dover <[cityclerk@cityofc](mailto:cityclerk@cityofc)>; <[easthope.city@gmail.com](mailto:easthope.city@gmail.com)>; City of Hope <[hopecityclerk@gmail.com](mailto:hopecityclerk@gmail.com)>; City of Oldtown <[cityofoldtown@hotmail.com](mailto:cityofoldtown@hotmail.com)>; City of Sandpoint Planning <[cityplanning@sandpointid](mailto:cityplanning@sandpointid)>; <[cityclerk@spirittlakeid.gov](mailto:cityclerk@spirittlakeid.gov)>; Colleen Johnson <[CJohnson@kootenaiponderaysewerdistrict.org](mailto:CJohnson@kootenaiponderaysewerdistrict.org)>; Craig Hill <[craighill@hillsresort.com](mailto:craighill@hillsresort.com)>; D1Permits <[D1Permits@itd.idaho.gov](mailto:D1Permits@itd.idaho.gov)>; <[dan.scholz@nli.coop](mailto:dan.scholz@nli.coop)>; Dave Schuck <[dave.schuck@bonnercountyid.gov](mailto:dave.schuck@bonnercountyid.gov)>; David LaTourette <[coolinfirechief@gmail.com](mailto:coolinfirechief@gmail.com)>; David LaTourette <[Coolinfidchief@gmail.com](mailto:Coolinfidchief@gmail.com)>; Dea <[Amanda@ebonnerlibrary.org](mailto:Amanda@ebonnerlibrary.org)>; East Priest Lake Fire District <[eastpriestlakefd@gmail.com](mailto:eastpriestlakefd@gmail.com)>; Erik Sjoquist <[esjoquist@idl.idaho.gov](mailto:esjoquist@idl.idaho.gov)>; Federal Aviation Administration <[Heather.J](mailto:Heather.J)>; Broschet <[outletbaysewer@gmail.com](mailto:outletbaysewer@gmail.com)>; Garfield Bay Water and Sewer District Clerk <[garfieldbaywsd@hotmail.com](mailto:garfieldbaywsd@hotmail.com)>; Gavin Gilcrease <[ggilcrease@sandpointidaho.gov](mailto:ggilcrease@sandpointidaho.gov)>; Horsn Society - Dan Everhart <[dan.everhart@ishs.idaho.gov](mailto:dan.everhart@ishs.idaho.gov)>; Idaho Department of Environmental Quality <[deqcomments@deq.idaho.gov](mailto:deqcomments@deq.idaho.gov)>; Independent Hwy Dist - Julie Bishop <[ihdck](mailto:ihdck)>; <[Robert.Beachler@itd.idaho.gov](mailto:Robert.Beachler@itd.idaho.gov)>; Stacy Simkins <[Stacy.Simkins@itd.idaho.gov](mailto:Stacy.Simkins@itd.idaho.gov)>; Jack Schenck <[Jack.schenck@vyvebb.com](mailto:Jack.schenck@vyvebb.com)>; Jake Gabell <[jgabell@priestriver-id.gov](mailto:jgabell@priestriver-id.gov)>; Janic <[jason.johnson@bonnercountyid.gov](mailto:jason.johnson@bonnercountyid.gov)>; Jason Kimberling <[Jason.Kimberling@itd.idaho.gov](mailto:Jason.Kimberling@itd.idaho.gov)>; Jeff Lindsey <[jeff.lindsey@bonnercountyid.gov](mailto:jeff.lindsey@bonnercountyid.gov)>; Jessie Roe <[BWSD637@gmail](mailto:BWSD637@gmail)>; <[coolinsewer@gmail.com](mailto:coolinsewer@gmail.com)>; KayLeigh Miller <[klmiller@ponderay.org](mailto:klmiller@ponderay.org)>; kbsd sewer <[kbsdpl@hotmail.com](mailto:kbsdpl@hotmail.com)>; Ken Flint <[ken\\_flint@tcenergy.com](mailto:ken_flint@tcenergy.com)>; Kenny Huston <[kenny.huston@](mailto:kenny.huston@)>; Spacek <[kimspacek@sd83.org](mailto:kimspacek@sd83.org)>; Kimberly Hobson <[Kimberly.Hobson@itd.idaho.gov](mailto:Kimberly.Hobson@itd.idaho.gov)>; Laclede Water District <[info@lacledewaterdistrict.org](mailto:info@lacledewaterdistrict.org)>; Lakeland Joint School District #272 <[hr@ebonnerlibrary.org](mailto:hr@ebonnerlibrary.org)>; Luke Bates <[luke.bates@idwr.idaho.gov](mailto:luke.bates@idwr.idaho.gov)>; Matt Diel <[matt.diel@iposd.org](mailto:matt.diel@iposd.org)>; Midas Water <[midaswatercorp@gmail.com](mailto:midaswatercorp@gmail.com)>; Mike Ahmer <[mahmer@id](mailto:mahmer@id)>; Natural Resource Conservation Service - Greg Becker <[greg.becker@id.usda.gov](mailto:greg.becker@id.usda.gov)>; Navy - Glynis Casey <[glynis.casey@navy.mil](mailto:glynis.casey@navy.mil)>; North of the Narrows Fire District <[northofthenar](mailto:northofthenar)>; <[northerninfo@idwr.idaho.gov](mailto:northerninfo@idwr.idaho.gov)>; Northern Lights <[kristin.mettke@nli.coop](mailto:kristin.mettke@nli.coop)>; Northern Lights - Clint Brewing <[clint.brewington@nli.coop](mailto:clint.brewington@nli.coop)>; Northside Water and Syringa Heights W Association - Carla Poelstra <[odenwater@gmail.com](mailto:odenwater@gmail.com)>; Pend Oreille Hospital District <[kim.kichenmaster@bonnergeneral.org](mailto:kim.kichenmaster@bonnergeneral.org)>; PHD <[EHApplications@phd1.idaho.gov](mailto:EHApplications@phd1.idaho.gov)>; Priest L <[Rich.hash2022@gmail.com](mailto:Rich.hash2022@gmail.com)>; Road & Bridge - Matt Mulder <[matt.mulder@bonnercountyid.gov](mailto:matt.mulder@bonnercountyid.gov)>; Rob Serrill <[rob.sherrill@avistacorp.com](mailto:rob.sherrill@avistacorp.com)>; Ryan Zandhuisen <[rzanhuisen@](mailto:rzanhuisen@)>; <[saglewatersewer@gmail.com](mailto:saglewatersewer@gmail.com)>; Sagle Valley Water & Sewer District <[markc@smartplugs.com](mailto:markc@smartplugs.com)>; Sam Owen Fire Rescue Sam Owen Fire Rescue <[sofd@wow-tel.net](mailto:sofd@wow-tel.net)>; Sam Ross <[sgilmore@sandpointidaho.gov](mailto:sgilmore@sandpointidaho.gov)>; School District 84 Transportation - James Koehler <[james.koehler@iposd.org](mailto:james.koehler@iposd.org)>; SCHWEITZER FIRE DISTRICT <[SchweitzerFireDistrict@gmail.com](mailto:SchweitzerFireDistrict@gmail.com)>; Selkirk Recreation District <[elgar@whoi.edu](mailto:elgar@whoi.edu)>; Sheryl Austin <[granitereeder@gmail.com](mailto:granitereeder@gmail.com)>; SOURDOUGH POINT OWNERS ASSOCIATION <[sourdoughpoint@hotmail.com](mailto:sourdoughpoint@hotmail.com)>; Southsid Steve Elgar <[selgar@mac.com](mailto:selgar@mac.com)>; Superintendent School Dist 84 <[kelly.fisher@iposd.org](mailto:kelly.fisher@iposd.org)>; Symone Legg <[Symone.Legg@itd.idaho.gov](mailto:Symone.Legg@itd.idaho.gov)>; Tammy Miller <[tmiller@selkirkfire.com](mailto:tmiller@selkirkfire.com)>; <[US\\_crossings@tcenergy.com](mailto:US_crossings@tcenergy.com)>; Teresa Decker <[Huckleberryhoa@gmail.com](mailto:Huckleberryhoa@gmail.com)>; Teresa Decker <[huckbayutilities01@gmail.com](mailto:huckbayutilities01@gmail.com)>; Teresa Zamora <[utilities@stoneridgeidaho.co](mailto:utilities@stoneridgeidaho.co)>; <[chventresswplvfd@hotmail.com](mailto:chventresswplvfd@hotmail.com)>; Timberlake Fire District <[Kwright@timberlakefire.com](mailto:Kwright@timberlakefire.com)>; Tom Renzi <[epfldchief@gmail.com](mailto:epfldchief@gmail.com)>; US Fish & Wildlife Services <[fw1idahoconsultat](mailto:fw1idahoconsultat)>; <[meagan@westbonnerlibrary.org](mailto:meagan@westbonnerlibrary.org)>; West Pend Oreille Fire District <[wpofd1@gmail.com](mailto:wpofd1@gmail.com)>

**Cc:** David Fisher <[david.fisher@bonnercountyid.gov](mailto:david.fisher@bonnercountyid.gov)>; Jeannie Welter <[jeannie.welter@bonnercountyid.gov](mailto:jeannie.welter@bonnercountyid.gov)>; Alexander Feyen <[alexander.feyen@bonnercountyid.gov](mailto:alexander.feyen@bonnercountyid.gov)>**Subject:** Bonner County Planning - MOD0009-25 Agency Review - Modification of Conditional Use Permit – Public Utility Facility

**CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize any 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,

**Janna Brown, Administrative Assistant III**  
 Bonner County Planning Department  
 208-265-1458 ext - 1252

**Now Live: Apply for Your Building Location Permit Online!**We're making building easier! You can now apply for your **Building Location Permit** quickly and securely through our **new citizen online portal**, available 24/7 from the comfort of your home Planning Department office, located in the County Administrative Building, Suite 208.

Fast &amp; easy application process

Track your permit status in real time

Upload documents directly

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

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 applica

2/17/26, 3:47 PM

Bonner County Mail - [EXT SENDER] Re: Bonner County Planning - MOD0009-25 Agency Review - Modification of Conditional Us...

**Build smarter. Apply online.**



Janna Brown <janna.brown@bonnercountyid.gov>

**RE: Bonner County Planning - MOD0009-25 Agency Review - Modification of Conditional Use Permit – Public Utility Facility**

1 message

'KPSD Clerk' via Mail-Planning <planning@bonnercountyid.gov>  
Reply-To: KPSD Clerk <clerk@kootenaiponderaysewerdistrict.org>  
To: planning@bonnercountyid.gov

Tue, Feb 17, 2026 at 1:32 PM

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:** Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>  
**Sent:** Tuesday, February 17, 2026 12:57 PM  
**To:** KPSD Clerk <clerk@kootenaiponderaysewerdistrict.org>  
**Subject:** FW: Bonner County Planning - MOD0009-25 Agency Review - Modification of Conditional Use Permit – Public Utility Facility

**NOTICE OF CHANGE IN HOURS: THE OFFICE WILL BE CLOSED ON FRIDAYS. WE WILL BE OPEN NORMAL HOURS MONDAY THRU THURSDAY.**

**Colleen Johnson**  
**Business Office Manager**  
**Kootenai-Ponderay Sewer District**

**208-263-0229 Fax – 208-265-5326 Mobile: 208-304-5820**

**511 Whiskey Jack Road Sandpoint, Idaho 83864**

**P.O. Box 562, Kootenai, ID 83840**

**“Dance with Life”**



---

**From:** Bonner County Planning <[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)>

**Sent:** Tuesday, February 17, 2026 12:00 PM

**To:** Alan Brinkmeier <[alan.brinkmeier@bonnercountyid.gov](mailto:alan.brinkmeier@bonnercountyid.gov)>; Amber Burgess <[clerk@ebsewerdistrict.com](mailto:clerk@ebsewerdistrict.com)>; Army Corps of Engineers <[CENWW-RD-CDA@usace.army.mil](mailto:CENWW-RD-CDA@usace.army.mil)>; Becky Meyer <[becky.meyer@lposd.org](mailto:becky.meyer@lposd.org)>; Bill Berg <[billb@bbsewer.org](mailto:billb@bbsewer.org)>; Bonner County Assessors <[assessorsgroup@bonnercountyid.gov](mailto:assessorsgroup@bonnercountyid.gov)>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <[DIRECTOR@bonnercountyhistory.org](mailto:DIRECTOR@bonnercountyhistory.org)>; Bonner County Solid Waste <[solidwaste@bonnercountyid.gov](mailto:solidwaste@bonnercountyid.gov)>; Bonnie Schademan <[bonnies@inlandpower.com](mailto:bonnies@inlandpower.com)>; Brenna Garro <[Brenna.Garro@oer.idaho.gov](mailto:Brenna.Garro@oer.idaho.gov)>; Bryan Quayle <[quaylelanduseconsulting@gmail.com](mailto:quaylelanduseconsulting@gmail.com)>; Carrol Stejer <[CASTEJER@gmail.com](mailto:CASTEJER@gmail.com)>; Charity Hinshaw <[Charityhinshaw@sd83.org](mailto:Charityhinshaw@sd83.org)>; Chief Debbie Carpenter <[chief@spiritleakefire.com](mailto:chief@spiritleakefire.com)>; City of Clark Fork <[CityClerk1@clarkforkidaho.gov](mailto:CityClerk1@clarkforkidaho.gov)>; City of Dover <[cityclerk@cityofdoveridaho.org](mailto:cityclerk@cityofdoveridaho.org)>; City of East Hope Franck <[easthope.city@gmail.com](mailto:easthope.city@gmail.com)>; City of Hope <[hopecityclerk@gmail.com](mailto:hopecityclerk@gmail.com)>; City of Oldtown <[cityofoldtown@hotmail.com](mailto:cityofoldtown@hotmail.com)>; City of Sandpoint Planning <[cityplanning@sandpointidaho.gov](mailto:cityplanning@sandpointidaho.gov)>; [cityclerk@spiritleakeid.gov](mailto:cityclerk@spiritleakeid.gov); Colleen Johnson <[CJohnson@kootenaiponderaysewerdistrict.org](mailto:CJohnson@kootenaiponderaysewerdistrict.org)>; Craig Hill <[craighill@hillsresort.com](mailto:craighill@hillsresort.com)>; D1Permits <[D1Permits@itd.idaho.gov](mailto:D1Permits@itd.idaho.gov)>; Dan Brown <[dbrown@idl.idaho.gov](mailto:dbrown@idl.idaho.gov)>; Dan Scholz <[dan.scholz@nli.coop](mailto:dan.scholz@nli.coop)>; Dave Schuck <[dave.schuck@bonnercountyid.gov](mailto:dave.schuck@bonnercountyid.gov)>; David LaTourette <[coolinfirechief@gmail.com](mailto:coolinfirechief@gmail.com)>; David LaTourette <[Coolinfchief@gmail.com](mailto:Coolinfchief@gmail.com)>; Dean Davis <[deandavis@sd83.org](mailto:deandavis@sd83.org)>; East Bonner Library <[Amanda@ebonnerlibrary.org](mailto:Amanda@ebonnerlibrary.org)>; East Priest Lake Fire District <[eastpriestlakefd@gmail.com](mailto:eastpriestlakefd@gmail.com)>; Erik Sjoquist <[esjoquist@idl.idaho.gov](mailto:esjoquist@idl.idaho.gov)>; Federal Aviation Administration <[Heather.pate@faa.gov](mailto:Heather.pate@faa.gov)>; Frankie Dunn <[frankiejdunn@hotmail.com](mailto:frankiejdunn@hotmail.com)>; Fritz Broschet <[outletbaysewer@gmail.com](mailto:outletbaysewer@gmail.com)>; Garfield Bay Water and Sewer District Clerk <[garfieldbaywsd@hotmail.com](mailto:garfieldbaywsd@hotmail.com)>; Gavin Gilcrease <[ggilcrease@sandpointidaho.gov](mailto:ggilcrease@sandpointidaho.gov)>; Horsmon,Merritt <[merritt.horsmon@idfg.idaho.gov](mailto:merritt.horsmon@idfg.idaho.gov)>; ID State Historical Society - Dan Everhart <[dan.everhart@ishs.idaho.gov](mailto:dan.everhart@ishs.idaho.gov)>; Idaho Department of Environmental Quality <[deqcomments@deq.idaho.gov](mailto:deqcomments@deq.idaho.gov)>; Independent Hwy Dist - Julie Bishop <[ihdclerk@gmail.com](mailto:ihdclerk@gmail.com)>; ITD - Robert Beachler <[robert.beachler@itd.idaho.gov](mailto:robert.beachler@itd.idaho.gov)>; ITD - Stacy Simkins <[stacy.simkins@itd.idaho.gov](mailto:stacy.simkins@itd.idaho.gov)>; Jack Schenck <[Jack.schenck@vyvebb.com](mailto:Jack.schenck@vyvebb.com)>; Jake Gabell <[jgabell@priestriver-id.gov](mailto:jgabell@priestriver-id.gov)>; Janice Best <[janicesb@televar.com](mailto:janicesb@televar.com)>; Jason Johnson <[jason.johnson@bonnercountyid.gov](mailto:jason.johnson@bonnercountyid.gov)>; Jason Kimberling <[jason.kimberling@itd.idaho.gov](mailto:jason.kimberling@itd.idaho.gov)>; Jeff Lindsey <[jeff.lindsey@bonnercountyid.gov](mailto:jeff.lindsey@bonnercountyid.gov)>; Jessie Roe <[BWSD637@gmail.com](mailto:BWSD637@gmail.com)>; Joe Kren <[joekren@sd83.org](mailto:joekren@sd83.org)>; Jordan Brooks <[coolinsewer@gmail.com](mailto:coolinsewer@gmail.com)>; KayLeigh Miller <[klmiller@ponderay.org](mailto:klmiller@ponderay.org)>; kbsd sewer <[kbsdpl@hotmail.com](mailto:kbsdpl@hotmail.com)>; Ken Flint <[ken\\_flint@tcenergy.com](mailto:ken_flint@tcenergy.com)>; Kenny Huston <[kenny.huston@oer.idaho.gov](mailto:kenny.huston@oer.idaho.gov)>; Kim Hoodenpyle <[kjh5345@gmail.com](mailto:kjh5345@gmail.com)>; Kim Spacek <[kimspacek@sd83.org](mailto:kimspacek@sd83.org)>; Kimberly Hobson <[Kimberly.Hobson@itd.idaho.gov](mailto:Kimberly.Hobson@itd.idaho.gov)>; Laclede Water District <[info@lacledewaterdistrict.org](mailto:info@lacledewaterdistrict.org)>; Lakeland Joint School District #272 <[cpursley@lakeland272.org](mailto:cpursley@lakeland272.org)>; Lisa Rosa <[hr@ebonnerlibrary.org](mailto:hr@ebonnerlibrary.org)>; Luke Bates <[luke.bates@idwr.idaho.gov](mailto:luke.bates@idwr.idaho.gov)>; Matt Diel <[matt.diel@lposd.org](mailto:matt.diel@lposd.org)>; Midas Water <[midaswatercorp@gmail.com](mailto:midaswatercorp@gmail.com)>; Mike Ahmer <[mahmer@idl.idaho.gov](mailto:mahmer@idl.idaho.gov)>; Mike Schacht <[firedept@clarkforkidaho.gov](mailto:firedept@clarkforkidaho.gov)>; Natural Resource Conservation Service - Greg Becker <[greg.becker@id.usda.gov](mailto:greg.becker@id.usda.gov)>; Navy - Glynis Casey <[glynis.casey@navy.mil](mailto:glynis.casey@navy.mil)>; North of the Narrows Fire District <[northofthenarrowsfire@gmail.com](mailto:northofthenarrowsfire@gmail.com)>; Northern Info <[northerninfo@idwr.idaho.gov](mailto:northerninfo@idwr.idaho.gov)>; Northern Lights <[kristin.mettke@nli.coop](mailto:kristin.mettke@nli.coop)>; Northern Lights - Clint Brewing <[clint.brewington@nli.coop](mailto:clint.brewington@nli.coop)>; Northside Water and Syringa Heights Water Association <[allwater49@outlook.com](mailto:allwater49@outlook.com)>; Oden Water Association - Carla Poelstra <[odenwater@gmail.com](mailto:odenwater@gmail.com)>; Pend Oreille Hospital District <[kim.kichenmaster@bonnergeneral.org](mailto:kim.kichenmaster@bonnergeneral.org)>; PHD <[EHApplications@phd1.idaho.gov](mailto:EHApplications@phd1.idaho.gov)>; Priest Lake Public Library District <[plplibrary@hotmail.com](mailto:plplibrary@hotmail.com)>; Richard Hash <[Rich.hash2022@gmail.com](mailto:Rich.hash2022@gmail.com)>; Road & Bridge -

Matt Mulder <[matt.mulder@bonnercountyid.gov](mailto:matt.mulder@bonnercountyid.gov)>; Rob Serrill <[rob.sherrill@avistacorp.com](mailto:rob.sherrill@avistacorp.com)>; Ryan Zandhuisen <[rzandhuisen@idl.idaho.gov](mailto:rzandhuisen@idl.idaho.gov)>; Sagle Valley Water and Sewer District <[saglewatersewer@gmail.com](mailto:saglewatersewer@gmail.com)>; Sagle Valley Water & Sewer District <[markc@smartplugs.com](mailto:markc@smartplugs.com)>; Sam Owen Fire Rescue Sam Owen Fire Rescue <[sofd@wow-tel.net](mailto:sofd@wow-tel.net)>; Sam Ross <[sam.ross@nli.coop](mailto:sam.ross@nli.coop)>; Sarah Gilmore <[sgilmore@sandpointidaho.gov](mailto:sgilmore@sandpointidaho.gov)>; School District 84 Transportation - James Koehler <[james.koehler@lposd.org](mailto:james.koehler@lposd.org)>; SCHWEITZER FIRE DISTRICT <[SchweitzerFireDistrict@gmail.com](mailto:SchweitzerFireDistrict@gmail.com)>; Selkirk Association of Realtors <[danielle@selkirkaor.com](mailto:danielle@selkirkaor.com)>; Selkirk Recreation District <[elgar@whoi.edu](mailto:elgar@whoi.edu)>; Sheryl Austin <[granitereeder@gmail.com](mailto:granitereeder@gmail.com)>; SOURDOUGH POINT OWNERS ASSOCIATION <[sourdoughpoint@hotmail.com](mailto:sourdoughpoint@hotmail.com)>; Southside Water and Sewer <[southsidewaterandsewer@swsdidaho.org](mailto:southsidewaterandsewer@swsdidaho.org)>; Steve Elgar <[selgar@mac.com](mailto:selgar@mac.com)>; Superintendent School Dist 84 <[kelly.fisher@lposd.org](mailto:kelly.fisher@lposd.org)>; [Symone.legg@itd.idaho.gov](mailto:Symone.legg@itd.idaho.gov); Tammy Miller <[tmiller@selkirkfire.com](mailto:tmiller@selkirkfire.com)>; Tammy Miller <[tmiller@selkirkfire.us](mailto:tmiller@selkirkfire.us)>; TC Energy / TransCanada <[US\\_crossings@tcenergy.com](mailto:US_crossings@tcenergy.com)>; Teresa Decker <[Huckleberryhoa@gmail.com](mailto:Huckleberryhoa@gmail.com)>; Teresa Decker <[huckbayutilities01@gmail.com](mailto:huckbayutilities01@gmail.com)>; Teresa Zamora <[utilities@stoneridgeidaho.com](mailto:utilities@stoneridgeidaho.com)>; Theresa Wheat <[theresa@kootenai.org](mailto:theresa@kootenai.org)>; Tim Ventress <[chventresswplvfd@hotmail.com](mailto:chventresswplvfd@hotmail.com)>; Timberlake Fire District <[Kwright@timberlakefire.com](mailto:Kwright@timberlakefire.com)>; Tom Renzi <[eplfdchief@gmail.com](mailto:eplfdchief@gmail.com)>; US Fish & Wildlife Services <[fw1idahoconsultationrequests@fws.gov](mailto:fw1idahoconsultationrequests@fws.gov)>; West Bonner Library <[meagan@westbonnerlibrary.org](mailto:meagan@westbonnerlibrary.org)>; West Pend Oreille Fire District <[wpofd1@gmail.com](mailto:wpofd1@gmail.com)>  
**Cc:** David Fisher <[david.fisher@bonnercountyid.gov](mailto:david.fisher@bonnercountyid.gov)>; Jeannie Welter <[jeannie.welter@bonnercountyid.gov](mailto:jeannie.welter@bonnercountyid.gov)>; Alexander Feyen <[alexander.feyen@bonnercountyid.gov](mailto:alexander.feyen@bonnercountyid.gov)>  
**Subject:** Bonner County Planning - MOD0009-25 Agency Review - Modification of Conditional Use Permit – Public Utility Facility

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,**

**Janna Brown, Administrative Assistant III**

**Bonner County Planning Department**

**208-265-1458 ext - 1252**

### **Now Live: Apply for Your Building Location Permit Online!**

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

Fast & easy application process

Track your permit status in real time

Upload documents directly

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

**[Online Application Guide](#)**

Effective July 1, 2025, all Building Location Permits must be applied for through the online citizen portal and we will no longer be accepting applications sent via email or printed paper applications. Have questions? Call 208-265-1458, our team is ready to help.

**Build smarter. Apply online.**



2026\_02\_MOD0009-25.pdf

157K



# 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 17<sup>th</sup> day of February 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, February 17, 2026.**

**NOTICE IS HEREBY GIVEN** that the Zoning Commission will hold a public hearing at **5:30 pm** on **Thursday, March 26, 2026** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

**File MOD0009-25- Modification of Conditional Use Permit – Public Utility Facility:** The applicants are requesting to modify the approval of Conditional Use Permit CUP0020-23 to include a new, second equipment structure, ancillary support equipment, emergency diesel generator, and a new chain-link fence enclosed compound. The previously approved 75'X32' compound area is on the opposite side of the property from the new compound. The subject property is located on State Highway 41 in Section 24, Township 55 North, Range 6 West, Boise Meridian, Bonner County Idaho. The project is located within the Spirit Lake Fire District and West Bonner School District #83.

For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at [www.bonnercountyid.gov/departments/Planning](http://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.

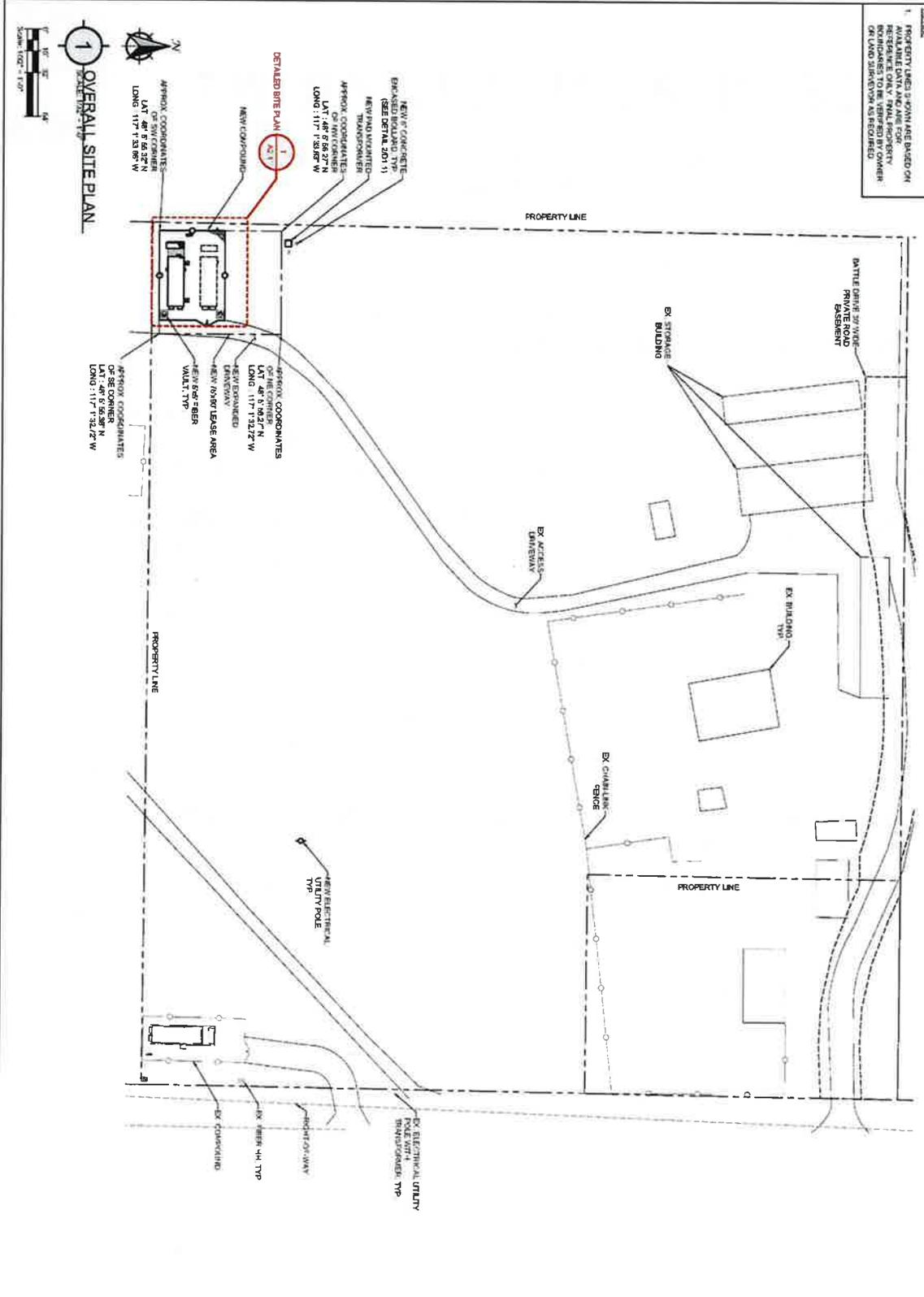
**Written statements must be submitted to the planning department record no later than seven (7) days prior to the public hearing.** Written statements not exceeding one standard letter sized, single spaced page may be submitted at the public hearing. Statements can be sent to the Bonner County Planning Department at 1500 Highway 2, Suite 208, Sandpoint, Idaho 83864; faxed to 866-537-4935 or e-mailed to [planning@bonnercountyid.gov](mailto: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 2/17/2026  
Name Date  
Out of boundaries.

**NOTES:**  
 1. PROPERTY LINES & DIMENSIONS BASED ON AVAILABLE DATA AND ARE FOR REFERENCE ONLY. FINAL PROPERTY DIMENSIONS TO BE VERIFIED BY CORNER PLANS AND SURVEY AS REQUIRED.



**ONTIVITY**  
 CONSULTING ENGINEERS

PROFESSIONAL ENGINEER  
 LICENSED  
 P-22614  
 STATE OF IDAHO  
 DAYTON HUNTER  
 09/29/2025



SITE NAME:  
 BRANCHAND

SITE ADDRESS:  
 37672 STATE HIGHWAY A1  
 R. BRANCHAND, ID 83603  
 PROJECT:  
 "SHERIN H."

NO.	DESC.	DATE
0	CD	9/29/2025

OVERALL SITE PLAN  
**A1.0**

SCALE: SEE PLAN SHEET  
 DATE: 09/29/2025



Janna Brown <janna.brown@bonnercountyid.gov>

**[EXT SENDER] MOD0009-225-YOUNT,DAVID**

1 message

**Denis Twohig** <dtwohig@phd1.idaho.gov>  
To: Bonner County Planning <planning@bonnercountyid.gov>

Wed, Feb 25, 2026 at 10:09 AM

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

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

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

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

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

 **MOD0009-225-YOUNT,DAVID.pdf**  
42K



# Panhandle Health District

*Healthy People in Healthy Communities*

**Public Health**  
Prevent. Promote. Protect.

**Panhandle Health District**



February 25, 2026

Jeannie Welter  
Bonner County Planning Dept  
1500 Highway 2, Suite 208  
Sandpoint, ID 83864

**RE: MOD0009-225 – Yount, David**

This letter is intended as Panhandle Health District (PHD) comments regarding the MOD indicated above.

Panhandle Health District (PHD) has no septic records for parcel number RP54N03W333530A. It does not appear that the proposed facility or the existing storage facility are wastewater generating structures with pressurized plumbing.

If there are any plans for structures that will generate wastewater or the applicant has questions regarding compliance with IDAPA rules for drinking water & wastewater, they should contact PHD at (208) 265-6384.

Regards,  
  
Aubrey Naylor, REHS

Sandpoint – Bonner County  
2101 W. Pine St.  
Sandpoint, ID 83864  
208.265.6384



Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

**[EXT SENDER] Re: Bonner County Planning - MOD0009-25 Agency Review - Modification of Conditional Use Permit – Public Utility Facility**

1 message

**Chief Dave England** <chief@spirittlakefire.com>

To: Bonner County Planning &lt;planning@bonnercountyid.gov&gt;

No comment from Spirit Lake Fire.

*Dave England*

Fire Chief

Spirit Lake Fire Protection District

(208) 623-5800 phone

(986) 205-0450 cell

[www.spirittlakefire.com](http://www.spirittlakefire.com)**From:** Bonner County Planning <planning@bonnercountyid.gov>**Sent:** Tuesday, February 17, 2026 12:00 PM

**To:** Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Becky Meyer <becky.meyer@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 Stejz Hinshaw <Charityhinshaw@sd83.org>; Chief Dave England <chief@spirittlakefire.com>; City of Clark Fork <CityClerk1@clarkforkidaho.gov>; City of Dover <cityclerk@cityofdoveridaho.gov>; City of East Hope <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; 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>; Dan Brown <dbrown@itd.idaho.gov>; Dave Schuck <dave.schuck@bonnercountyid.gov>; David LaTourette <coolinfirechief@gmail.com>; David LaTourette <Coolinfchief@gmail.com>; Dean Davis <deandavis@sd83.com>; 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 Du Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Horsmon, Merritt <merritt.horsmon@shs.idaho.gov>; Idaho Department of Environmental Quality <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; ITD - Rob <robert.beachler@itd.idaho.gov>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vvyebb.com>; Jake Gabell <jgabell@priestriver-id.gov>; Janice Best <janicesb@television.com>; Jason Johnson@bonnercountyid.gov; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; Joe Kren <joe.kren@coolinssewer@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 Hood Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacledewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.hr@ebonnerlibrary.org>; Luke Bates <luke.bates@idwr.idaho.gov>; Matt Diel <mattdiel@posd.org>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht 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>; Northerninfo@idwr.idaho.gov; Northern Lights <kristin.mettk@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater4@association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHApplications@phd1.idaho.gov>; Priest Lake Public Library District <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Rob Serrill <rob.serrill@avistacorp.com>; Ryan Zandhuisen <rzanhuisen@idl.idaho.gov>; Sagle Valley <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 <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@posd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Re Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southside@selkirkfire.com>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@posd.org>; Symone.legg@itd.idaho.gov <Symone.legg@itd.idaho.gov>; Tammy Miller <tmiller@selkirkfire.com>; Tammy M / TransCanada <US\_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Ventress <chventresswplfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epfldchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.com>; meagan@westbonnerlibrary.org; West Pend Oreille Fire District <wpofd1@gmail.com>

**Cc:** David Fisher <david.fisher@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>**Subject:** Bonner County Planning - MOD0009-25 Agency Review - Modification of Conditional Use Permit – Public Utility Facility

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,**  
**Janna Brown, Administrative Assistant III**  
**Bonner County Planning Department**  
**208-265-1458 ext - 1252**

**Now Live: Apply for Your Building Location Permit Online!**

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

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

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

**Online Application Guide**

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. **Build smarter. Apply online.**



Janna Brown <janna.brown@bonnercountyid.gov>

**Re: [EXTERNAL] Bonner County Planning - MOD0009-25 Agency Review - Modification of Conditional Use Permit – Public Utility Facility**

1 message

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

No comment from TC Energy

Ken

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

**Sent:** Tuesday, February 17, 2026 12:00 PM

**To:** Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Be <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyid.gov>; Bonnie Schademan <bonnies@inlandpower.com>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@bonnercountyid.gov>; Charity Hinshaw <Charityhinshaw@sd83.org>; Chief Debbie Carpenter <chief@spirittakefire.com>; City of Clark Fork <CityClerk1@clarkforkidaho.gov>; City of Dover <cityclerk@cityofdover.idaho.gov>; City of Hope <chopecityclerk@gmail.com>; City of Oldtown <cityofoldtown@hotmail.com>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; David LaTourette <coolinfirechief@gmail.com>; David LaTourette <Coolinfchief@gmail.com>; Dea <Amanda@bonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.J.Broschet@outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Horseshoe Society - Dan Everhart <dan.everhart@ishs.idaho.gov>; Idaho Department of Environmental Quality <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihddcl@roberty.beachler@itd.idaho.gov>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jake Gabell <jgabell@priestriver-id.gov>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; Koolen <coolinsewer@gmail.com>; Kayleigh Miller <kmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken\_flint@tcenergy.com>; Kenny Huston <kenny.huston@spacek.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacledewaterdistrict.org>; Lakeland Joint School District #272 <hr@ebonnerlibrary.org>; Luke Bates <luke.bates@idwr.idaho.gov>; Matt Diel <matt.diel@posd.org>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idwr.idaho.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 <northofthenarrows@idwr.idaho.gov>; Northern Lights <kristin.mettk@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHApplications@phd1.idaho.gov>; Priest Lake <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Rob Serrill <rob.sherrill@avistacorp.com>; Ryan Zandhuisen <rzandhuisen@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 <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@posd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@posd.org>; Symone.legg@itd.idaho.gov <Symone.legg@itd.idaho.gov>; Tammy Miller <tmiller@crossings.us\_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeventress.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epifdchief@gmail.com>; US Fish & Wildlife Services <fw1idahoc@meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>

**Cc:** David Fisher <david.fisher@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>

**Subject:** [EXTERNAL] Bonner County Planning - MOD0009-25 Agency Review - Modification of Conditional Use Permit – Public Utility Facility

**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 to the IT Department.

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,**  
**Janna Brown, Administrative Assistant III**  
**Bonner County Planning Department**  
**208-265-1458 ext - 1252**

**Now Live: Apply for Your Building Location Permit Online!**

We're making building easier! You can now apply for your **Building Location Permit** quickly and securely through our **new citizen online portal**, available 24/7 from the comfort of your home. The portal is located in the County Administrative Building, Suite 208.

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

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

**Online Application Guide**

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. **Build smarter. Apply online.**

We respect your right to choose which electronic messages you receive. **To stop receiving this and similar communications from TC Energy please reply to this email and change it to "no longer receive"** in the email settings for the named addressee(s). This communication from TC Energy may contain information that is privileged, confidential or otherwise protected by law. If you have received this message in error, please notify the sender immediately and delete the original message. Thank you.

Nous respectons votre droit de choisir les messages électroniques que vous recevez. **Pour ne plus recevoir ce message et des communications similaires de TC Énergie veuillez ré** message électronique et tous les documents joints sont destinés uniquement aux destinataires nommés. Cette communication de TC Énergie pourrait contenir de l'information privilégiée, c pas être divulguée, copiée, transférée ou distribuée sans autorisation. Si vous avez reçu ce message par erreur, veuillez en aviser immédiatement l'expéditeur et supprimer le message init

Respetamos el derecho de elegir los mensajes electrónicos que desea recibir. **Para dejar de recibir estos comunicados y otros similares de TC Energía responda este correo y can** electrónico y los documentos adjuntos están dirigidos solo a los destinatarios indicados. Este comunicado puede contener información de TC Energía privilegiada, confidencial, o bien prot reenviar ni distribuir sin autorización. Si recibió este mensaje por error, notifique de inmediato al remitente y borre el mensaje original. Gracias.