



Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

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

Yount Properties, LLC

October 14, 2026

Jordan Perkins
Ontivity, LLC
5400 Ward Rd, Bldg III
Arvada, CO 80002

Re: Modification of CUP0020-23 and MOD0009-25

To the Applicant,

I, Allan Songstad, Hearing Examiner hereby approve this project, File MOD0002-26 for a modification of CUP0020-23 and MOD0009-25 to include two additional, new equipment structures, ancillary support equipment, emergency diesel generators, and a new chain-link fence enclosed compound as set forth in the proposed site plan, finding that it is not in conflict with the policies of the Bonner County Comprehensive Plan as it existed at the time of the CUP 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 adopt the reasoned statement as discussed in deliberation at this hearing and as set forth in the written Land Use Decision Making Worksheet attached as Exhibit A, as stipulated in Idaho Code §67-6535, and adopt the analysis as presented in the Staff Report and the condition of approval set forth below.

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.

This decision can be appealed by providing written notice to the planning director, accompanied by the approved fees, within 28 days of the issuance of this written decision as provided in Bonner County Revised Code,



Allan Songstad
Hearing Examiner

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 decisions Conditional Use Permit CUP0020-23, and MOD0009-25, 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 Building Location Permits shall be obtained prior to commencing any land disturbing Activity.

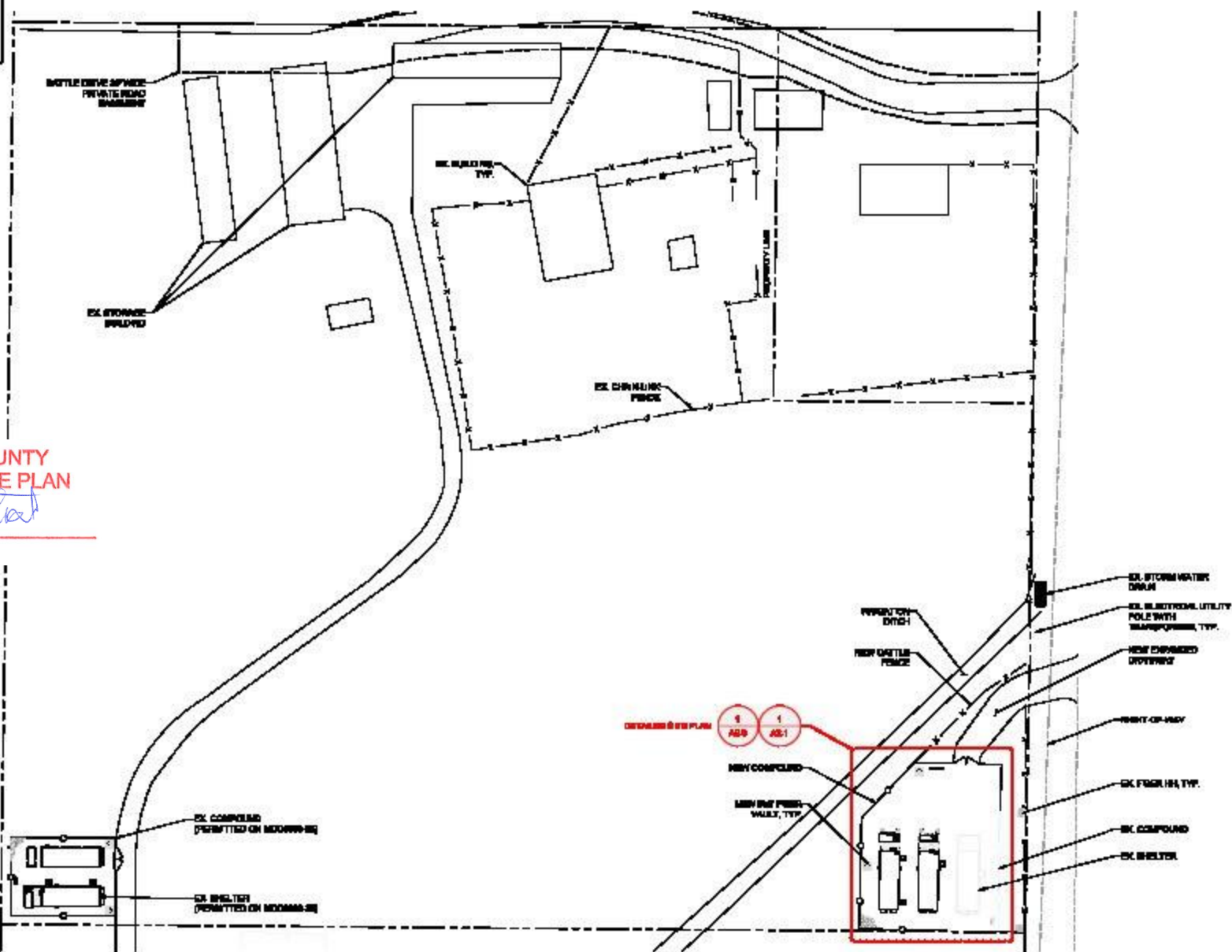
A-7 The required stormwater plan for this project must be approved by Bonner County

prior to the issuance of any Building Location Permit associated with this approval.

A-8 The backup generators 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.

A-9 Encroachment permit with Idaho Transportation Department to be completed, and all requirements for removal of temporary approach and expanded driveway to be followed, per their submitted comment.

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



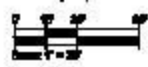
BONNER COUNTY
APPROVED SITE PLAN

Handwritten signature

Date



1 OVERALL SITE PLAN



PRELIMINARY
NOT FOR CONSTRUCTION



Intermountain Infrastructure Group
185 AIRPORT BLVD SUITE 400
BURBANK, CA 94010

Site Name:

BLANCHARD J

City Address:

30888 ESTATES FOREWAY #1,
BLANCHARD, ID 83804

Project:

FARM PLT

Site Legend:

NO.	DESCR.	DATE
A	REVISION	08/08/2024
B	REVISION	07/08/2024

OVERALL SITE PLAN

A1.0

INDICATE FOR SCALED AND
AND 1/8" EQUALS 1' 1/2" 1/8" 1/2"



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LAND USE DECISION-MAKING WORKSHEET MODIFICATION/CONDITIONAL USE PERMIT PUBLIC UTILITY FACILITY

Idaho Code §67-6535 (2): The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record.

STANDARDS FOR MODIFICATION/CONDITIONAL USE PERMIT REVIEW:

Prior to approving a conditional use permit, the governing body shall review the particular facts and circumstances of each proposed conditional use permit in terms of the following standards and shall find adequate evidence showing that such use at the proposed location.

Idaho Code §67-6512	A special use permit/conditional use permit may be granted to an applicant if the proposed use is conditionally permitted by the terms of the ordinance, subject to conditions pursuant to specific provisions of the ordinance, subject to the ability of political subdivisions, to provide services for the proposed use and when it is not in conflict with the plan.
YES NO	List the relevant evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
<i>Bonner County has adopted an ordinance consistent with this Section.</i>	
BCRC 12-222	APPLICATION CONTENTS
YES NO X	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.

The application is complete.

***BCRC
12-266***

Modification of Terms and Conditions of Permit Approval

The Zoning Commission shall consider the proposed modification in accordance with the requirements for the original permit application and shall confine the review to the proposed modification.

YES
x

NO

List the evidence from the record that supports your conclusion and the rationale for the conclusion.

The application was considered complete on July 2, 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. This application was considered as required by this ordinance.

***BCRC
12-325***

The proposal complies with the Commercial District in which it is located.

YES
x

NO

List the evidence from the record that supports your conclusion and the rationale for the conclusion.

THIS PROPOSAL DOES NOT CONFLICT WITH THE PURPOSE AND INTENT OF THE COMMERCIAL DISTRICT.

**BCRC
12-335**

BCRC 12-335, Public Use Table, Public Utility Facilities (Notes 6 & 11)

Note 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.

Note 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.

YES
X

NO

List the evidence from the record that supports your conclusion and the rationale for the conclusion.

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 each structure and outdoor accessories, no glare, no smoke, no odor, no dust, particulate matter, or vibrations. The facilities 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 MOD0002-26 October 8, 2026 Page 16 of 24 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.

Note 11

The added area of the Eastern enclosure is 5870 square feet and the area covered by the structures for the use is approximately 634 square feet each. The combined enclosure areas are 11,404 sq. ft. total. The site is 6.200 acres. Total lot coverage for all existing structures, existing enclosed compound, and proposed enclosed compound is approximately 24563 square feet. This equals 9.09% 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: Commercial Zoning

YES
X

NO

List the evidence from the record that supports your conclusion and the rationale for the conclusion.

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 facilities in this modification meet this requirement, as the existing fenced enclosure is at the property line with the expansion moving further from it. The structures are 12' 4" from the fence along the property line, and the proposed lot coverage is approximately 9.09%, for all structures on the property.

BCRC 12-4.2	PERFORMANCE STANDARDS FOR ALL USES
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YES X	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
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There is no evidence in the record to suggest that the expansion of the already approved use within the approved lease areas 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 decisions; CUP0020-23 and MOD0009-25.

BCRC 12-4.3	PARKING STANDARDS
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YES X	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
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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
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YES X	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
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BCRC 12-4.5	DESIGN STANDARDS
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YES X	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
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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
12-451**

APPLICABILITY

YES X	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
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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

YES X	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
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The proposed structures shall be required to obtain Building Location Permits from the Bonner County Planning Department. See Conditions of Approval.

**BCRC
12-453.A**

SIDEWALK/PATHWAY STANDARDS

YES X	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
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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

YES X	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
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This proposal is exempt from these standards as this is a proposal for unmanned Public Utility Facilities where no pedestrian traffic is anticipated. This standard was not applied in the previous approval.

BCRC 12- 453.C	PARKING LOT PATHWAYS
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YES X	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
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This is a proposal for Public Utility Facilities 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
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YES X	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
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This is a proposal for Public Utility Facilities 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
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YES X	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
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This is a request for Public Utility Facilities which are 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
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YES X	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
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The applicant has proposed one small LED light on the side of each facility. This light will not create problems with glare or light pollution as the facilities are 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
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YES X	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
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This is a proposal for Public Utility Facilities. These standards do not apply to this project. This standard was not applied in the previous approval.

BCRC 12- 453.H	MAXIMUM BUILDING WIDTH
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YES X	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
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The widths of the proposed buildings are 12 feet. The proposal meets these standards. These buildings have dimensions identical to the buildings previously approved.

BCRC 12-453.I	RECREATIONAL SPACE FOR MULTI-FAMILY DEVELOPMENTS
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YES X	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
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Not applicable public use facility.

BCRC 12-453.J	OUTDOOR STORAGE
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YES	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
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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
YES X	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
<i>This is a proposal for Public Utility Facilities 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.</i>		
BCRC 12-4.6		LANDSCAPING AND SCREENING STANDARDS
YES X	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
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
YES X	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
A grading, stormwater management and erosion control plan was not required in the previous CUP application. A grading, stormwater management and erosion control plan was submitted with the Modification application and has been submitted with this application and shall be approved prior to the issuance of a Building Location Permit. See Conditions of Approval.		
CONTESTED FACTS		
The facts as set forth by the applicant and the staff were not contested.		
