



BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
planning@co.bonner.id.us (e-mail) <http://www.co.bonner.id.us/planning/index.html> (web page)

COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION

FOR OFFICE USE ONLY:

FILE # **AM0005-24**

RECEIVED:

RECEIVED

By Alex Feyen at 4:12 pm, Jun 13, 2024

PROPOSED AMENDMENT:

The applicant is requesting an amendment to the Comprehensive Plan map

From: (Current Comprehensive plan land use map designation) Prime Ag/ Forest Land & Ag/ Forest Land

Effective date of current map:

To: (Proposed comprehensive plan land use designation) Alpine Community

APPLICANT INFORMATION:

Landowner's name: Schweitzer Mountain Properties

Mailing address: PO Box 1399

City: Sandpoint

State: Idaho

Zip code: 83864

Telephone: 208.304.7370

Fax:

E-mail: dbritt@smpdevelopment.com

REPRESENTATIVE'S INFORMATION:

Representative's name: Daniel Britt

Company name: Schweitzer Mountain Properties

Mailing address: PO Box 1399

City: Sandpoint

State: Idaho

Zip code: 83864

Telephone: 208.304.7370

Fax:

E-mail: dbritt@smpdevelopment.com

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Schweitzer Mountain Resort- PUD Partner

Company name: Huskey Mountain Acquisition Inc.

Mailing address: 10000 Schweitzer Mountain Road

City: Sandpoint

State: Idaho

Zip code: 83864

Telephone: 208.263.9555

Fax:

E-mail:

PARCEL INFORMATION:

Section #:	Township:	Range:	Parcel acreage:
Parcel # (s):			
Legal description: _____ See attached parcel list for Sections, Township, and Range, parcel numbers, parcel acreage and legal description.			
Current zoning: Alpine Village, A/F-20 & A/F-10		Current use: Resort	
What zoning districts border the project site?			
North: AV, A/F-20, A/F-10		East: A/F-20, A/F-10, Forest 40 and AV	
South: AV, R-5, A/F-20, Forest 40		West: A/F-20, AV	
Comprehensive plan designation: Alpine Community, Prime Ag/Forest Land, Ag/Forest Land			
Uses of the surrounding land (describe lot sizes, structures, uses): See attached parcel list			
North: Residential, Vacant, Resort			
South: Residential, Vacant, Resort			
East: Residential, Vacant, Resort			
West: Residential, Vacant, Resort			
Nearest city: Sandpoint		Distance to the nearest city: 10 miles	
Detailed Directions to Site: North on Highway 95 left at Schweitzer Mountain Cutoff, right onto North Boyer Road, left onto Schweitzer Mountain Road. _____ _____ _____ _____			

PROJECT DETAILS:

Explain in detail the reason for the requested amendment to the comprehensive plan:
What circumstances warrant an amendment of the comprehensive plan map designation? _____ See attached narrative _____
Explain how the proposed comprehensive plan amendment will effect elements such as noise, light glare, odor, fumes and vibrations on adjoining property: _____ The proposed map amendment will have minimal effect on adjoining properties as low impact recreational uses associated with a ski resort produce a minimal amount of noise, light glare, odor, fumes or vibrations. Furthermore the resort has been in operation for decades with minimal impact to adjoining properties. _____ _____
How has the proposal been designed to be compatible with the adjoining land uses? _____ The proposal was designed in the 90's to be compatible with the adjoining lands with future expansion indicated on the approved PUD map from 1996. The adjoining properties currently have a land use designation of Alpine Community. Portions of the lands in this request are within the approved PUD boundary. _____ _____
What extensions of water or sewer lines, roads or other public or private services would be necessary if this comprehensive plan amendment were approved? _____ Extensions of these services will be necessary to accommodate the previously approved uses within the PUD. The proposal is currently being served by Schweitzer Utility Company and Schweitzer Water Company. Any extension of water and sewer can be served by those entities. Future roads will be developed by the applicant to meet private road standards. In addition, the properties will be annexed into a fire district if this request is approved. _____ _____

Explain why an amendment to the comprehensive plan map is appropriate, detailing changes that have occurred since the comprehensive plan map was adopted or circumstances that warrant a reconsideration of the designation. Include details such as city annexations, area of city impact amendments, population changes, subdivision development, growth factors, expansion of fire district or other service boundaries, transportation or public services improvements or other details that support the proposed map amendment. (Attach additional pages if necessary): _____

See attached narrative

ACCESS INFORMATION:

Please check the appropriate boxes:

<input type="checkbox"/>	<u>Private Easement</u> <input type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u> Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and easement width. Include recorded instrument number for existing easements & name, if existing: _____ _____ _____
<input checked="" type="checkbox"/>	<u>Public Road</u> <input checked="" type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u> Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: _____ Schweitzer Mountain Road is a paved right of way, owned and maintain by IHD. West Selle Rd is a Bonner County owned and maintained gravel right of way. Both rights of way are 60' wide. _____
<input type="checkbox"/>	<u>Combination of Public Road/Private Easement</u> <input type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u> Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and right-of-way/easement width and road name, if existing: _____ _____ _____

SITE INFORMATION:

Please provide a detailed description of the following land features:

Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc:
The properties have mapped slopes between 15-30% and greater. There are several benches and rock outcroppings spread throughout the +/- 1565 acres.

Water courses (lakes, streams, rivers & other bodies of water): _____
There are two (2) mapped perennial streams and two (2) mapped intermittent streams that are part of this proposal.

Springs & wells: Seasonal springs and permitted drilled wells

Existing structures (size & use): _____
There are two structures that are part of this proposal. A yurt that is +/- 900sq.ft. used for training and a pump house that is +/- 2000sq.ft.

Land cover (timber, pastures, etc): _____
Timber, open space, ski and recreational trails

Are wetlands present on site? ☒ Yes ☐ No

Source of information:

U.S. Fish & Wildlife
Inventory Map

Other pertinent information (attach additional pages if needed): _____

SERVICES:

Sewage disposal will be provided by:

☒ Existing Community System - List name of sewer district or provider and type of system:
Schweitzer Utility Company- The system includes lagoons and land application areas under an existing Municipal Wastewater Reuse Permit #M-090-05

☐ Proposed Community System – List type & proposed ownership: _____

☐ Individual system – List type: _____

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

Water will be supplied by:

☒ Existing public or community system - List name of provider: Schweitzer Water Company

☐ Proposed Community System – List type & proposed ownership: _____

☐ Individual well

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: Water is supplied by wells approved by DEQ.

Distance (in miles) to the nearest:

Public/Community Sewer System: 0

Solid Waste Collection Facility: 1

Public/Community Water System: 0

Fire Station: 1

Elementary School: 10

Secondary Schools: 11

County Road: 9

County Road Name: North Boyer Road

Which fire district will serve the project site? Schweitzer Fire and Northside FireWhich power company will serve the project site? Northern Lights Inc.**How is the proposed subdivision in accordance with the specific objectives of the comprehensive plan? (Please see attached copy of the goals and objectives):**Property Rights: See attached narrativePopulation: See attached narrativeSchool Facilities & Transportation: See attached narrativeEconomic Development: See attached narrative

Land Use: <u>See attached narrative</u>
Natural Resources: <u>See attached narrative</u>
Hazardous Areas: <u>See attached narrative</u>
Public Services: <u>See attached narrative</u>
Transportation: <u>See attached narrative</u>
Recreation: <u>See attached narrative</u>
Special Areas or Sites: <u>See attached narrative</u>
Housing: <u>See attached narrative</u>
Community Design: <u>See attached narrative</u>
Agriculture: <u>See attached narrative</u>
Implementation: (Not required to complete this element)

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

Landowner's signature:  Daniel Britt- Project Rep Date: June 13, 2024

Landowner's signature: _____ Date: _____