

BONNER COUNTY PLANNING DEPARTMENT BOARD OF COUNTY COMMISSIONERS STAFF REPORT FOR OCTOBER 23, 2024



Project Name: SMP Development & Husky Mountain Acquisition, Comprehensive Plan Map Amendment

File Number, Type: AM0005-24 Comprehensive Plan Map Amendment

Request: The applicants are requesting a comprehensive land use plan map amendment from Ag/Forest Land, Prime Ag/Forest & Alpine Community to all Alpine Community.

Legal Description: 28-58N-2W NW, NENE, S2NE, NESW, NESE
29-58N-2W NE LESS TAX 1 & PT PLAT; N2NW LESS PT PLAT
28-58N-2W NWSE LESS TAX 1 LESS W 75FT & LESS TAX 2 & 3
29-58N-2W SENW
22-58N-2W NW, W2W2SWNE, N2SW, W2W2NWSE, N2NESESW, NWNWSWSE
22-58N-2W E2W2SWNE, E2SWNE, SENE, E2W2NWSE, E2NWSE, NESE,
SWSW, W2SESW, S2NESESW, SESESW, NENWSWSE, S2NWSWSE, NESWSE,
SWSWSE, SESWSE, SESE
23-58N-2W W2NE, W2 & SWSE LESS TAX 1 & 2 N 20FT OF E 455FT OF TAX 19
SEC 26

Location: 10000 Schweitzer Mountain Road, Sandpoint

Parcel Number(s): RP58N02W294211A
RP58N02W291203A
RP58N02W287800A
RP58N02W280006A
RP58N02W222400A
RP58N02W221206A
RP58N02W230602A

Parcel Size: Approximate total acreage of 1,565.44 acres.

Applicant: Schweitzer Mountain Properties LLC
Husky Mountain Acquisition Inc

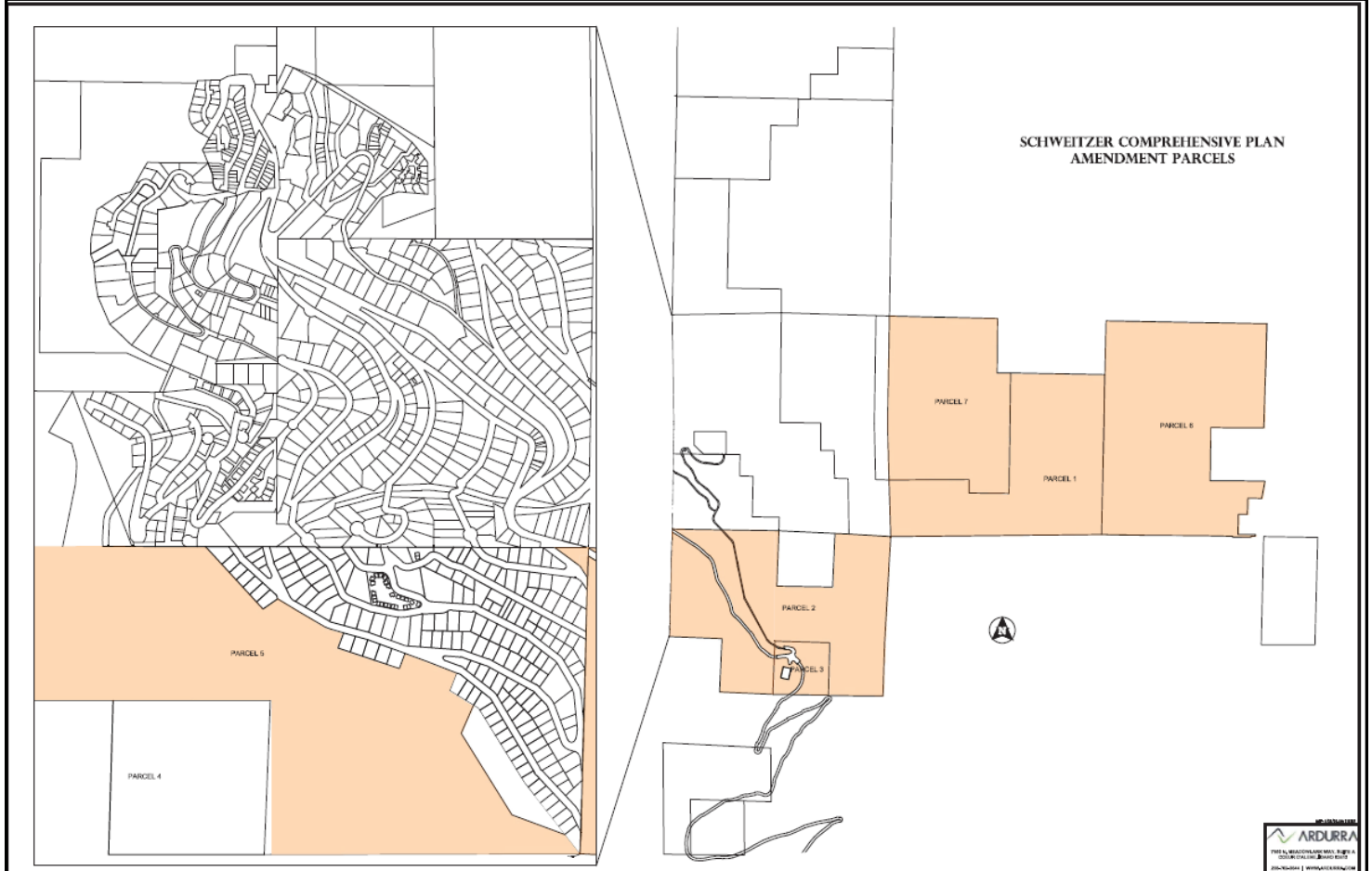
Project Representative: Daniel Britt, SMP Development

Application filed: June 16, 2024

Noticing: Mail: September 24, 2024
Site Posting: October 8, 2024
Published in newspaper: September 24, 2024

Attachment: Annex A – List of Agencies Routed

SITE PLAN



Project summary:

The applicant is requesting a Comprehensive Plan Map Amendment on seven (7) parcels from Prime Ag/Forest Land, Alpine Community, and Ag/Forest Land to all Alpine Community. The properties are zoned Agricultural/Forestry-20 and Alpine Village and have a cumulative total acreage of approximately 1,565.44 acres; approximately 1,151-acres currently have a Comprehensive Plan Map Designation of Prime Ag/Forest Land and Ag/Forest Land. The project is located off Schweitzer Mountain Road & West Selle Road in Sections 22, 23, 28 & 29, Township 58 North, Range 2 West, Boise-Meridian.

Applicable Laws:

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

- BCRC 12-210 et seq., Title Amendments, Comprehensive Plan Amendments and Zone Changes
- BCRC 12-800 et seq., Definitions
- BCRC 12-900 et seq., Conditional Zoning Development Agreements

Background:

A. Site data:

- Seven (7) unplatted parcels
- Size: Cumulative total of approximately 1,565 acres.
- Zone: Agricultural/Forestry-20 & Alpine Village
- Land Use: Prime Ag/Forest Land, Ag/Forest Land and Alpine Community

B. Access:

- Schweitzer Mountain Road is an Independent Highway District-owned and maintained public right of way.
- West Selle Road is a Bonner County owned and maintained public right of way.

C. Environmental factors:

- The sites do contain mapped slopes from 0 and 30+% grade. (USGS)
- The sites do contain mapped wetlands. (USFWS)
- The sites do contain mapped streams. (NHD)
- Parcel RP58N02W222400A is within SFHA Zone D, RP58N02W221206A is within SFHA Zone X & Zone D, RP58N02W230602A, RP58N02W280006A, RP58N02W287800A, RP58N02W291203A & RP58N02W294211A are within SFHA Zone X per FIRM Panel Numbers 16017C0685E & 16017C0705E , Effective Date 11/18/2009.

Soils:

Non-Prime Farmland (Approx. 1,545-acres)

- Prouty gravelly loam, 35 to 65 percent slopes (40)
- Priest Lake gravelly sandy loam, 35 to 65 percent slopes (39)
- Rock outcrop-Rubble land complex (46)
- Pend Oreille-Rock outcrop complex, 5 to 45 percent slopes (37)
- Brickel-Rubble land associations, 5 to 45 percent slopes (5)
- Dufort-Rock outcrop complex, 5 to 45 percent slopes (11)
- Hun gravelly silt loam, 35 to 65 percent slopes (16)
- Vay silt loam, cool, 30 to 65 percent slopes (61)

Prime Farmland, if drained (approximately 20-acres)

- Mission silt loam, 0 to 2 percent slopes (31)

D. Services

- Water: Schweitzer Water Company
- Sewage: Schweitzer Utility Company
- Fire: Schweitzer Fire District & Northside Fire District
- Power: Northern Lights, Inc.
- School District: Lake Pend Oreille School District #84

E. Comprehensive Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Prime Ag/Forest Land, Ag/Forest Land & Alpine Community	Alpine Village & A/F 20	Residential / 6 acres Residential/ 6.2 acres
North	Alpine Community	Alpine Village & A/F 20	Schweitzer Mountain Resort & Forest Land
East	Ag/Forest Land	A/F 10 & A/F 20	Residential/ Between 5-62-acres

South	Prime Ag/Forest & Remote Ag/Forest	A/F 20 & Forest 40	Government Land/ Approx. 1920-acres
West	Prime Ag/Forest & Remote Ag/Forest	A/F 20 & Forest 40	Government Land/ Approx. 1920-acres

F. Agency Review:

A comprehensive list of all agencies that were notified of this request is attached as Annex A.

The following agencies provided comment:

Lake Pend Oreille School District #84- see letter for details

Independent Highway District- see letter for details

TC Energy- see letter for details

The following agencies provided “No Comment” replies:

Idaho Department of Environmental Quality

Idaho Department of Fish & Game

All other agencies did not reply

As of the date of this report, public comments were received for this file.

Standards Review and Staff Analysis:

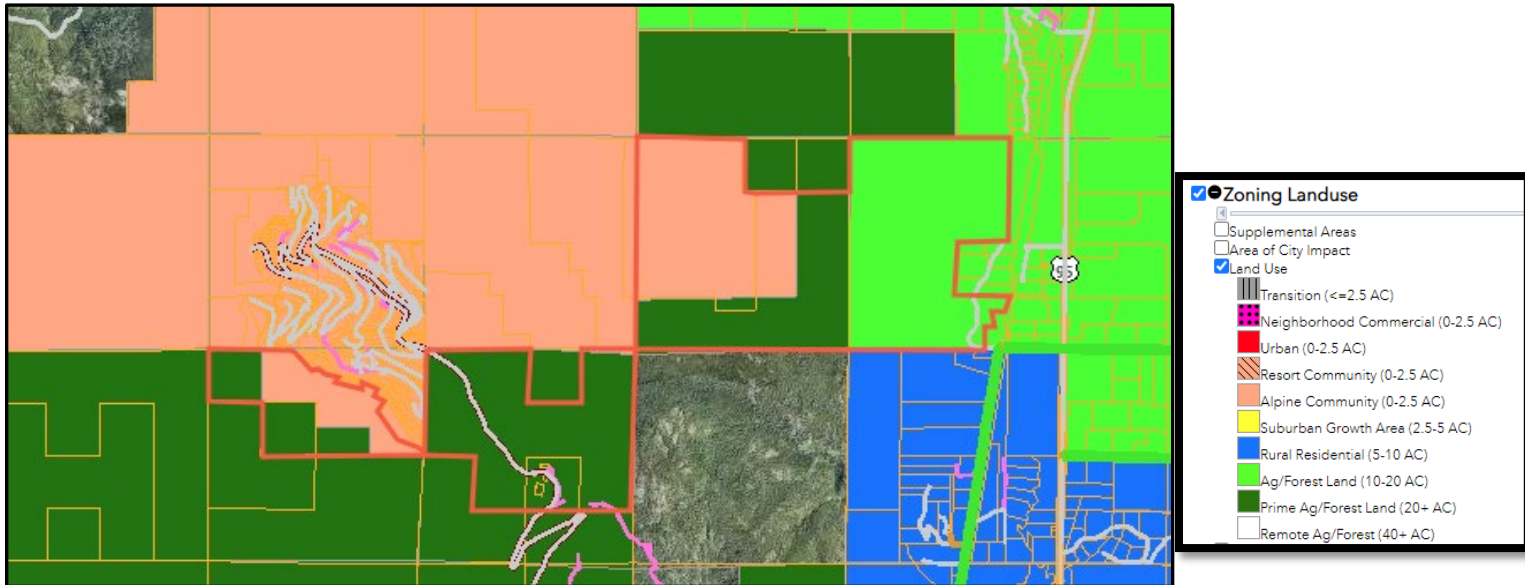
- **12-215:** Applications for Zone Changes and Comprehensive Plan Map Amendments, Contents

Staff: The application was considered complete and routed to agencies accordingly.

- **12-216:** Evaluation of Amendment Proposals

Staff and the governing bodies shall review the particular facts and circumstances of each proposal submitted and shall determine whether there is adequate evidence that the proposal is in accordance with the general and specific objectives of the comprehensive plan. (Ord. 501, 11-18-2008)

Comprehensive Plan Land Use Designation: Current



Ag/Forest Land

The Ag/Forest Land designation recognizes areas where steeper slopes prevail (30% or greater) and transportation is provided by private roads or U.S. Forest Service or state roads. Urban services are not available and residential development challenges are present due to slope, poor soil conditions, hazard areas and lack of police or fire services.

Staff: The properties do contain 30+% slopes, which appear to prevail on some individual parcels. The properties are accessible by two public rights-of-way, Schweitzer Mountain Road, owned and maintained by Independent Highway District, and West Selle Road, owned and maintained by Bonner County.

Urban services are not currently available on some of the parcels, however, the applicant has indicated that they intend to receive services from Schweitzer Utility Company and Schweitzer Water Company.

As stated above, the project site does contain slopes between 0-30+%. The project site is served by Bonner County Sheriff's Office, Northside Fire District, and Schweitzer Fire District. There are nine (9) different soil type located within the project site:

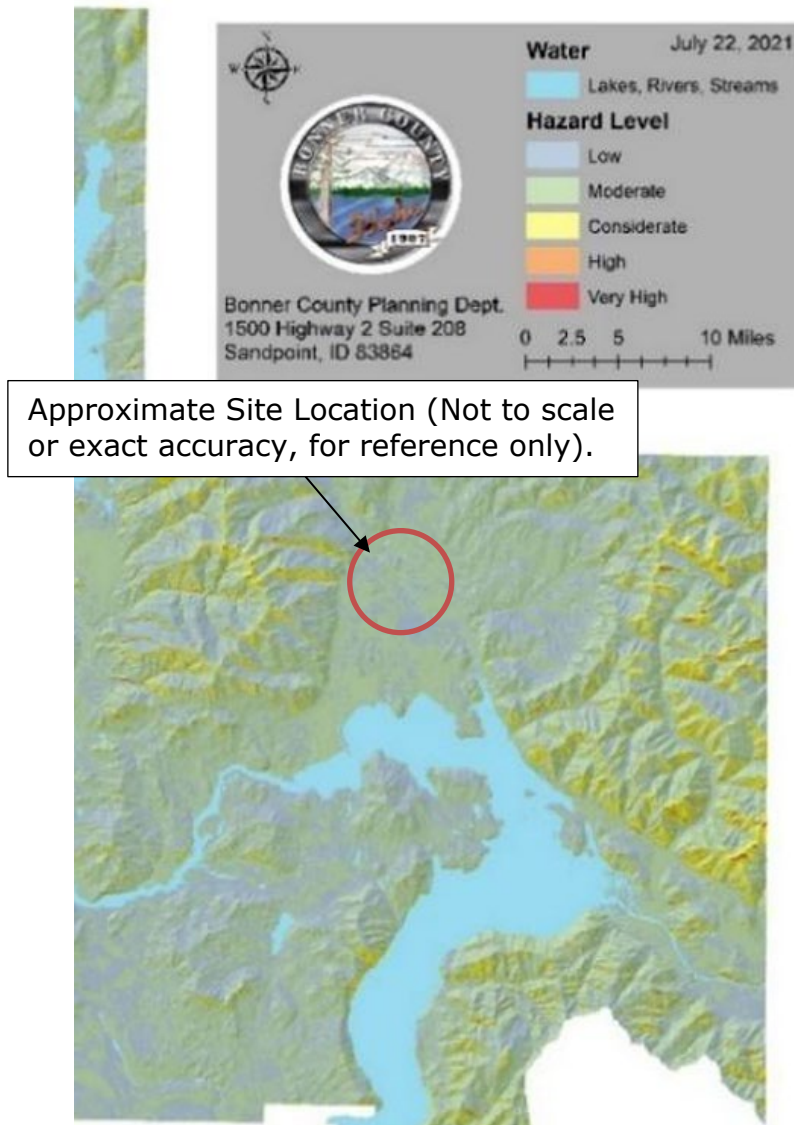
Non-Prime Farmland (Approx. 1,545-acres)

- Prouty gravelly loam, 35 to 65 percent slopes (40)
- Priest Lake gravelly sandy loam, 35 to 65 percent slopes (39)
- Rock outcrop-Rubble land complex (46)
- Pend Oreille-Rock outcrop complex, 5 to 45 percent slopes (37)
- Brickel-Rubble land associations, 5 to 45 percent slopes (5)
- Dufort-Rock outcrop complex, 5 to 45 percent slopes (11)
- Hun gravelly silt loam, 35 to 65 percent slopes (16)
- Vay silt loam, cool, 30 to 65 percent slopes (61)

Prime Farmland, if drained (approximately 20-acres)

- Mission silt loam, 0 to 2 percent slopes (31)

The applicant has not submitted any information to the Planning Department determining the quality of the soil on the parcels as it relates to challenges in residential development. The parcels are located within Special Flood Hazard Areas X & D; these designations do not require Floodplain Development Permits in order to develop parcels. The parcels do contain areas that have Low to Considerate levels of risk of avalanches, per the Bonner County Hazardous Areas component (see exhibit on following page). According to the Hazardous Areas component, "Areas in the County with higher elevation, and steeper slopes facing south were assigned greater weight value, whereas areas with a lower elevation and gentle slopes facing north were assigned a lower weight value." According to the graphic below, the area highlighted appears to contain areas that have mostly "Low" and "Moderate" avalanche hazard areas, with less areas having "Considerate" areas of hazard.

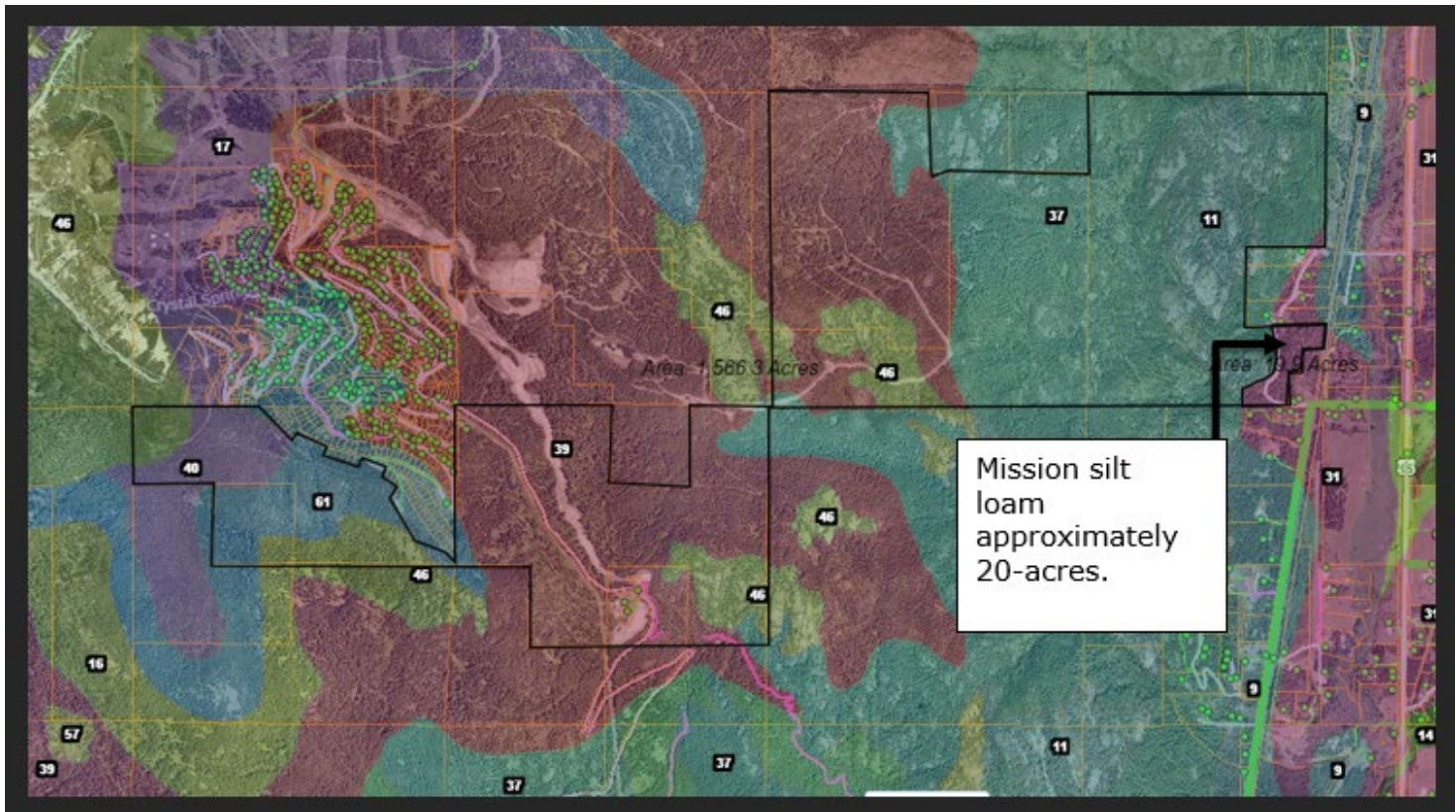


Prime Ag/Forest Land

The prime agricultural/forest land is designed to preserve the productive farm and ranch land and timber land to promote its important economic and environmental contributions to the County. This area may have a range of road systems serving it and is generally

served by individual sewer and water systems. These areas generally have prime agricultural land soils and soils of recognized state importance and active farm and ranch operations.

Staff: The project site is served by two different public rights-of-way, Schweitzer Mountain Road, owned and maintained by Independent Highway District, and West Selle Road, owned and maintained by Bonner County. The applicant has indicated that these parcels will be served by Schweitzer Water Company and Schweitzer Utility Company, however, the parcels currently have no developed sewer or water services.



The project site has nine (9) different soil types throughout:

Non-Prime Farmland (Approx. 1,545-acres)

- Prouty gravelly loam, 35 to 65 percent slopes (40)
- Priest Lake gravelly sandy loam, 35 to 65 percent slopes (39)
- Rock outcrop-Rubble land complex (46)
- Pend Oreille-Rock outcrop complex, 5 to 45 percent slopes (37)
- Brickel-Rubble land associations, 5 to 45 percent slopes (5)
- Dufort-Rock outcrop complex, 5 to 45 percent slopes (11)
- Hun gravelly silt loam, 35 to 65 percent slopes (16)
- Vay silt loam, cool, 30 to 65 percent slopes (61)

Prime Farmland, if drained (approximately 20-acres)

- Mission silt loam, 0 to 2 percent slopes (31)

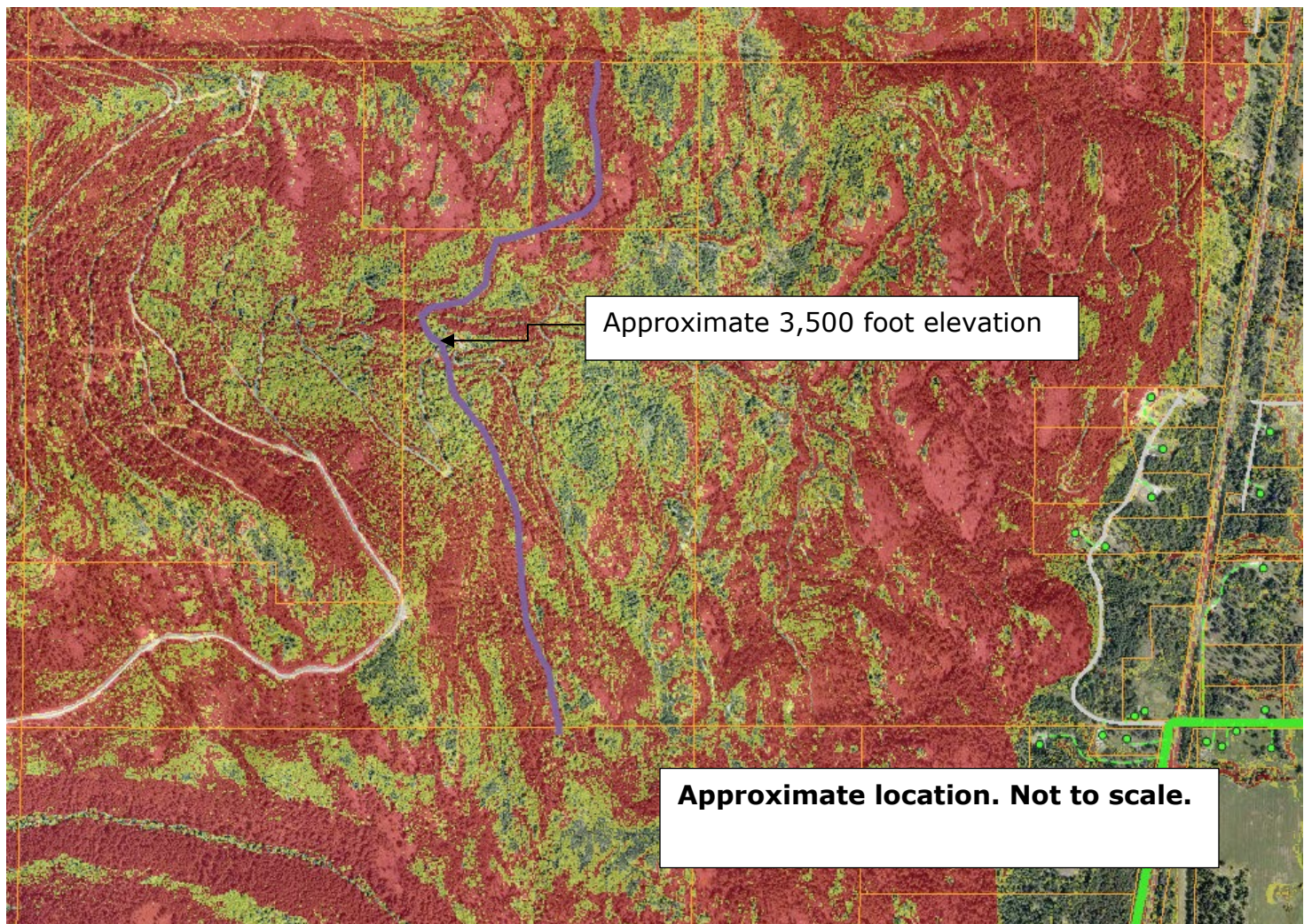
Mission silt loam is classified as a “prime agricultural soil, if drained”. Mission silt loam

composes approximately 20-acres of this project, approximately 1.2% of the soil on the overall project properties. Per the applicant, the parcels that are included in this proposal are not used for any farming activities, other than the natural timber that has been growing on the property. The lack of prime agricultural soils and topography could pose challenges in furthering any agricultural or forestry pursuits. The subject parcels are surrounded by both government-owned forest land, as well as private ski resort land.

Comprehensive Plan Land Use Designation: Proposed

Alpine Community

The Alpine Community is established to recognize the challenges of higher density development in higher elevations of Bonner County generally above 3,500 feet elevation, where urban services are provided, but a range of road types developed in mountainous conditions serve the area. Specific design standards to address steeper slopes and heavy snowfall will govern these areas.



Staff: The parcels included in the proposal are all between 2,200 and 5,000+ feet in elevation. All the subject properties are owned by Schweitzer Mountain Properties, Schweitzer Mountain Facilities, or Husky Land Acquisition, all entities are associated with Schweitzer Mountain Resort. At this time, there have been no plans submitted to the Bonner

County Planning Department for an increase in densities or plans as they relate to residential development or any uses that would increase the intensity on the subject parcels or on adjacent properties. A comprehensive plan map amendment is not considered development.

The subject parcels are accessed via Schweitzer Mountain Road, an Independent Highway District owned and maintained public right-of-way and West Selle Road, a Bonner County owned and maintained public right-of-way. Per the applicant, these parcels will have service from Schweitzer Water Company and Schweitzer Utility Company for water and sewer services and Northern Lights, Inc for power.

Per the applicant, the purpose of this proposed map change is to better align the parcels with the surrounding properties that were approved in their previous Planned Unit Development (PUD4-90) and to modify the currently approved PUD map in the future. Properties within the current PUD are allowed specific density and design standards that differ from zoning district standards that do address steeper slopes and heavy snowfall.

In addition to this application, the applicants have applied for a Zone Change on the same seven parcels from A/F-20 & Alpine Village to all Alpine Village to remedy the split-zoning of these parcels and better align with PUD and the applicant's goals as stated above. Land Use application ZC0008-24 was heard by the Zoning Commission on September 19, 2024 and was recommended for approval to the Board of County Commissioners, subject to a development agreement.

Comprehensive Plan Analysis:

Property Rights

Goal:

1. Protect property rights and enhance property values through conscientious land use planning that complies with state law relevant to all county land use actions.

Objective:

1. Private property should not be taken for public uses without just compensation or due process of law.
2. Impacts to other properties should be taken into account when considering land use proposals, policies and codes.

Staff: The application was routed to neighbors 300' from the property line, informing neighbors of the proposed map amendment. As of the date of this staff report, Bonner County Planning has received comments on how this amendment could have an impact on their property rights.

Population

Goal:

1. Ensure that the impact of demographic changes including generational issues and economic diversity are identified and considered during planning activities and decisions.

Objective:

1. Maintain current and projected county population estimates and utilize this information when making land use decisions.

Staff: Bonner County has received the results of the 2020 census. The data indicates the demand for housing and jobs will continue to trend upward in both the unincorporated and incorporated areas of Bonner County.

School Facilities & Transportation**Goal:**

1. Preserve the county's commitment to and ability to provide quality education to the current and future students of Bonner County.

Objective:

1. 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.
2. The county should encourage school districts to proactively review development applications to determine particular school needs and concerns.
3. Bonner County roads, trails and bicycle paths should be designed and maintained to allow safe passage of students to schools.
4. Long-term consequences of land use proposals should be considered, including the adequacy of existing facilities and the siting of future schools.

Staff: Lake Pend Oreille School District #84 did comment as to how an increase in density and development could affect the schools and how future funding could benefit the school system. Lake Pend Oreille School Transportation that serves the property was notified of the proposed map amendment and did not comment. **SEE LPOSD #84 LETTER FOR COMPLETE COMMENTS.**

Economic Development**Goal:**

1. Support and encourage economic development.

Objective:

1. 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.
2. Enable development of small-scale cottage industries and home-based occupations while protecting the surrounding areas from adverse impacts.
3. 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.

4. 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.
5. Support local businesses by enabling development of workforce housing in proximity to commercial, industrial and agricultural uses.

Staff: The proposed amendment could lead to economic growth in Bonner County. This proposal, while not a proposal for development, is a necessary step towards development. Any development on these properties could potentially bring new and diverse industries to this area, in addition to potentially bringing new jobs to local businesses.

Land Use

Goal:

1. Bonner County intends to balance and integrate its land use policies and proposed land use map with the components of the comprehensive plan to enable the community to grow while retaining its rural character and protecting its unique natural resources.

Objective:

1. 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.
2. Encourage clustered development for medium and large scale commercial and industrial uses.
3. 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.

Staff: The proposed map amendment is in keeping with the vision of this goal as this proposal is in an area that provides for a mixture of land uses, in an area that includes higher density residential uses, commercial uses, and recreational opportunities in an established recreational area. Per the applicant, this proposal will contribute to maintaining timber lands, and wildlife resources and corridors.

Natural Resources

Goal:

1. Protect, enhance and maintain the County's natural resources such as air, water, forest, minerals, plants and wildlife for long-term benefits to the public.
2. Acknowledge and consider agency comments regarding natural resources.

Objective:

1. 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.

2. 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.
3. 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.

Staff: The properties do contain mapped water features, but do not contain critical wildlife habitats. Furthermore, Bonner County Revised Code has requirements to ensure that natural resources are protected, specifically Title 12 Chapter 7

Hazardous Areas

Goal:

1. 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.
2. 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.
3. 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.

Objective:

1. 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.
2. Future development should be designed to reduce exposure to wildland fire and to provide for emergency and escape routes for residents.
3. Development within areas of excessive slopes, unstable areas and avalanche zones should be discouraged.

Staff: The subject properties are not located in a mapped floodplain. Potential damage to property or people due to soil erosion or avalanches are more likely due to the amount of snowfall in this area and the excessive slopes on the subject properties. This area has been identified to have "low to considerate" risk for avalanches. Furthermore, the property is provided with emergency services from Bonner County EMS, Bonner County Sheriff, Schweitzer Fire District and Northside Fire District.

Public Services, Facilities & Utilities

Goal:

1. Future development approvals should require adequate services and should not

adversely impact the services or utilities of the utility provider.

2. Require adequate public services, facilities, and utilities in future development approvals.

Objective:

1. 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.
2. Require the developers to provide infrastructure, utilities or financial support to offset the capital costs of expansion of services, required by the proposed development.
3. Bonner County shall require adequate provisions for future utility services in areas of commercial, industrial, residential or other similar uses.

Staff: This proposal is not for development. However, the proposal is currently developed with services including fire, police, EMS, and urban service systems. Any expansions to these services the applicant will need to obtain proper permitting through the appropriate agencies that govern these services.

Transportation

Goal:

1. Provide a transportation system that is safe, uncongested, and well maintained.

Objective:

1. Future development should not adversely impact the existing transportation system by reducing the quality or level of service or creating hazards or congestion.
2. Roads within new development should be built to county standards and at the expense of the developer.
3. Roads within new development should provide adequate access for fire and emergency vehicles as well as routes of escape.
4. Future access roads should be designed and built to integrate with the state and county system of roads without overburdening the transportation system.
5. To reduce transportation costs, road building and environmental impacts, cluster development should be encouraged.
6. Bonner County intends for certain intense land use developments to provide paved roads.
7. Bike ways and pedestrian paths should be considered in development plans to provide an integrated community transportation system wherever possible.
8. To communicate and work cooperatively with other jurisdictions within the county to ensure the best possible flow of traffic county-wide.

Staff: The applicant's properties are currently within a network of public roads that are constructed and maintained by Bonner County Road and Bridge Department as well as the Independent Highway District. Any additional roads, trails, or paths may be subjected to additional permitting from Bonner County or Independent Highway District.

Recreation

Goal:

1. Protect and encourage public and private recreational opportunities as an important asset that supports a key segment of the County's economy.

Objective:

1. Ensure public legal recreational accesses and amenities are not obstructed or adversely impacted by future development.

Staff: Current recreational opportunities for the public that are available in Bonner County could potentially expand with this proposal. While this proposal does not constitute any approval for new use of expansion opportunities, it appears it does not obstruct or limit any of the existing recreational facilities.

Special Areas or Sites

Goal:

1. To protect, preserve and maintain special areas and sites both natural and manmade in relation to land use.

Objective:

1. Future developments should not adversely affect or destroy culturally or ecologically sensitive sites.

Staff: This goal appears unaffected by this proposal.

Housing

Goal/ Objective:

1. Provide an environment that enables opportunities for diverse housing needs.

Staff: Approval of this request could allow for the possibility to create additional housing in Bonner County. However, the applicants have not proposed any additional housing or development that may lead to residential uses.

Community Design

Goal:

1. To enable a variety of lifestyles while maintaining the rural character in the future development of Bonner County.

Objective:

1. New development should be located in areas with similar densities and compatible uses.

2. The adverse impacts of new development on adjacent areas should be minimized.
3. Consider the protection of natural resources, rural features and surrounding uses of the community in the design and location of new development.

Staff: This request is not for development; however, the proposal is in keeping of the Alpine Community designation. The area has several parcels in proximity to this proposal that either meet or could meet the Alpine Community designation.

Agriculture

Goals/ Objectives:

1. Protect the rural character and agricultural heritage of Bonner County by retaining large and small scale commercial agriculture and hobby farms as viable uses.
2. Support the local economy by encouraging production, distribution, and retail sales of locally grown food and other agricultural products.
3. Develop policies to discourage fragmentation of very large productive agricultural lands.

Staff: This goal appears to be unaffected by this proposal.

The proposal was reviewed against the implementation component of the comprehensive plan as found above.

Planner's Initials: AF

Date: October 16, 2024

Planning Commission recommendation: Approval

Date: August 6, 2024

Vote: 4-0

Note: This is only a recommendation. 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.

BOARD OF COUNTY COMMISSIONERS

MOTION TO APPROVE: I move to approve this project, FILE AM0005-24, requesting a comprehensive plan amendment from Prime Ag/Forest Land, Ag/Forest Land, and Alpine Community to all Alpine Community, on approximately 1,565.44 acres generally located in Sections 22, 23, 28 & 29, Township 58 North, Range 2 West, Boise Meridian, Bonner County, Idaho, finding that it is in accord with the general and specific objectives of the Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the following conclusions of law:

Conclusion 1

The proposal **is** in accord with the elements of the Bonner County Comprehensive Plan.

Conclusion 2

This proposal **was** reviewed for compliance with Title 12, Bonner County Revised Code, and **is** found to be in compliance.

Conclusion 3

The proposal **is** in accord with the purpose of the Alpine Community comprehensive land use designation.

This motion 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 findings of fact and conclusions of law as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft written findings and conclusions to reflect this motion, have the Chairman sign, and transmit to all interested parties. This action does not result in a taking of private property.

Comprehensive Plan Map Resolution Adoption:

I move to approve a resolution, #_____, amending the Bonner County Projected Land Use Map from Alpine Community, Prime Ag/Forest Land, and Ag/Forest Land to all Alpine Community for the parcels outlined in this File AM0005-24, totaling an approximate 1,565.44-acres.

BOARD OF COUNTY COMMISSIONERS

MOTION TO DENY: I move to deny this project, FILE AM0005-24, requesting a comprehensive plan amendment from Prime Ag/Forest Land, Ag/Forest Land, and Alpine Community to all Alpine Community, on approximately 1,565.44. acres generally located in Sections 22, 23, 28 & 29, Township 58 North, Range 2 West, Boise Meridian, Bonner County, Idaho, based upon the following conclusions:

Conclusion 1

The proposal **is/is not** in accord with the elements of the Bonner County Comprehensive Plan.

Conclusion 2

This proposal was reviewed for compliance with Title 12, Bonner County Revised Code, and **is/is not** found to be in compliance.

Conclusion 3

The proposal **is/is not** in accord with the purpose of the Alpine Community comprehensive land use designation.

The motion 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 findings of fact and conclusions of law as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft written findings and conclusions to reflect this motion, have the Chairman sign, and transmit to all interested parties. This action does not result in a taking

of private property. The actions that could be taken are:

- 1) File a new application with the Planning Department and meet the standards required by Bonner County Revised Code; or
- 2) Pursue such remedies as may be applicable at Title 67, Chapter 65, Idaho Code.

Comprehensive Plan Amendment Findings of Fact:

1. The parcels will be served by Schweitzer Water Company and Schweitzer Mountain Utilities Company.
2. The parcels are all generally at or above 3,500 feet of elevation.
3. Access to the parcels is currently part of a network of developed public rights-of-way.
4. The parcels are accessed from Schweitzer Mountain Road, an Independent Highway District owned and maintained public right-of-way and West Selle Road, a Bonner County owned and maintained public right-of-way, which is directly accessed from Highway 95.
5. The proposal does contain mapped streams and wetlands on some of the parcels.
6. The proposal is not within a mapped critical wildlife habitat.
7. Electricity is provided by Northern Lights, Inc.
8. The properties are within the Schweitzer Fire District and Northside Fire District.
9. Law enforcement and emergency services are provided by Bonner County Sheriff's Department and Bonner County EMS.
10. On August 6, 2024, the Bonner County Planning Commission recommended approval of this file to the Board of County Commissioners in a 4-0 vote.

The complete file is available for review in the Planning Department, 1500 Highway 2, Suite #208, Sandpoint, ID. Staff reports are available online prior to the scheduled hearing at www.bonnercountyid.gov Bonner County Revised Code (BCRC) is available at the Planning Department or online.

ANNEX A- Notice of Public Hearing Record of Mailing

RECORD OF MAILING

Page 1 of 1

Hearing Date: October 23, 2024

File No.: AM0005-24

Record of Mailing Approved By:



I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **24th** day of **September 2024**.



Jessica Montgomery, Hearing Coordinator

Assessor - Email
Bay Drive Recreation District - 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
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 Pend Oreille Fire District - Email
West Bonner Water & Sewer District - Email
West Priest Lake Fire District - Email

Avista Utilities - Email
Bayview Water & Sewer - 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
Bonner County Airport Manager - Email
Priest Lake Public Library District - Email
Sam Owen Fire District - Email
SELKIRK ASSOCIATION OF REALTORS - U.S. Mail
Selkirk Recreation District - Email
Spirit Lake Fire District - Email
State 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 Library - Email