



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Notice of Public Hearing - BOCC 10.23.24

1 message

Kristie May <Kristie.May@deq.idaho.gov>

Thu, Sep 5, 2024 at 2:31 PM

To: Bonner County Planning Department <planning@bonnercountyid.gov>

Good Afternoon,

Thank you for providing the opportunity to comment. DEQ has no environmental impact comments for the project listed above at this stage of development.

Thank you,

Idaho Department of Environmental Quality
 2110 Ironwood Parkway, Coeur d'Alene, Idaho 83814
 Office Line: 208.769.1422

www.deq.idaho.gov

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

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

Sent: Wednesday, September 4, 2024 2:58 PM

To: Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Assessors Office Group <assessorsgroup@bonnercountyid.gov>; Avista Copr - Jay West <jay.west@avistacorp.com>; Bay Drive Recreation District <kirbymc45@gmail.com>; Bayview Water & Sewer <bwsd637@gmail.com>; BC Airport Manager Dave Schuck <dave.schuck@bonnercountyid.gov>; BC EMS Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Bonner Sheriff <bonnersheriff@bonnerso.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Kootenai - Ronda Whittaker <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Ponderay KayLeigh Miller <klmiller@ponderay.org>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint <cityplanning@sandpointidaho.gov>; cityclerk@spiritlakeid.gov; Coolin Sewer <coolinsewer@gmail.com>; Coolin-Cavanaugh Bay Fire District <coolinfirechief@gmail.com>; Kristie May <Kristie.May@deq.idaho.gov>; Drainage District #7 Kim Hoodenpyle <kjh5345@gmail.com>; East Bonner Library <vanessa@ebonnerlibrary.org>; East Priest Lake Fire Chief Tom Renzi <epldchief@gmail.com>; Ellisport Bay Sewer District <clerk@ebsewerdistrict.com>; Facilities Director LPOSD #84 <matt.diel@lposd.org>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Granite Reeder Sewer District <granitereeder@gmail.com>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Mike Ahmer <mahmer@idl.idaho.gov>; IDL - Nav. Waters Ryan Zandhuisen <RZandhuisen@idl.idaho.gov>; IDL - Pend Oreille Lake Supervisory <esjoquist@idl.idaho.gov>;

dbrown@idl.idaho.gov; IDL Pend Oreille Nav. Waters Gwen Victorson <GVictorson@idl.idaho.gov>; IDWR Chase Bell <chase.bell@idwr.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; ITD <D1Permits@itd.idaho.gov>; Jack Schenck Vyve/Northland Cable <Jack.schenck@vyvebb.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kootenai Ponderay Sewer District <CJohnson@kootenaiponderaysewerdistrict.org>; Laclede Water District <LWdistrict@frontier.com>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lakeland Joint School District #272 Jessica Grantham <jessica.grantham@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; North of the Narrows Fire Dept <Huckbay2501@gmail.com>; Northern Lights - Kristin Mettke <kristin.mettke@nli.coop>; Northside Fire District - Karen Quenell <kquenell@northsidefire.org>; Outlet Bay Sewer District <outletbaysewer@gmail.com>; Pend Orielle Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EApplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Priest Lake Translator District - Frankie Dunn <Frankiejdunn@hotmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ruen Yeager <planning@ruenyeager.com>; Sagle Valley Water & Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; joekren@sd83.org; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Schweitzer Fire, Spencer Newton <firedistrict@msn.com>; Selkirk Association of Realtors Danielle <danielle@selkirkaor.com>; Selkirk Fire Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Selkirk Recreation District <selgar@mac.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Spirit Lake Fire Dept. (Debbie Carpenter) <chief@spiritlelakefire.com>; Superintendent No. 84 Becky Meyer <becky.meyer@lposd.org>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Syringa Heights Water <allwater49@outlook.com>; Timberlake Fire <kwright@timberlakefire.com>; Trestle Creek Sewer District Janice Best <janicesb@televar.com>; US Fish & Wildlife Services - Christy Johnson Hughes <FW1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>; West Priest Lake Fire Josh Gilbert <WPLFD.Chief@gmail.com>
Cc: Jacob Gabell <jake.gabell@bonnercountyid.gov>; Travis Haller <travis.haller@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>
Subject: Notice of Public Hearing - BOCC 10.23.24

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.

Hello,

Please see the attached Notice of Public Hearing for File AM0005, scheduled for the Bonner County Commissioners Hearing on October 23, 2024.

Thank you,

Jessica Montgomery, Hearing Coordinator

Bonner County Planning Department

(208) 265-1458 x1277

----- Forwarded message -----

From: Kristie May <Kristie.May@deq.idaho.gov>

To: Planning <planning@ruenyeager.com>

Cc:

Bcc:

Date: Thu, 5 Sep 2024 21:20:13 +0000

Subject: RE: Boundary County Planning: #24-0034 REVISED Wenger PLA App Ready for Review

Good Afternoon,

Thank you for providing the opportunity to comment. DEQ has no environmental impact comments for the project listed above at this stage of development.

Thank you,

Idaho Department of Environmental Quality
2110 Ironwood Parkway, Coeur d'Alene, Idaho 83814
Office Line: 208.769.1422

www.deq.idaho.gov

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

From: Planning <planning@ruenyeager.com>

Sent: Thursday, August 15, 2024 10:33 AM

To: Jeremiah Johnson <jjohnson@phd1.idaho.gov>; Deborah Youngwirth <deborah@ydacpa.com>; Kristie May <Kristie.May@deq.idaho.gov>; mkramer@boundarycountyid.org; andrew_craig@tcenergy.com; sally_mclaughlin@tcenergy.com; Ken Flint <ken_flint@tcenergy.com>

Subject: Boundary County Planning: #24-0034 REVISED Wenger PLA App Ready for Review

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.

Hello Everyone:

The Wenger parcel line adjustment application is ready for your review and comments at file #24-0034. This originally had been a parcel division but that is now void and is only a PLA. The application and transmittal are attached. Thank you.

Tess Vogel, Planner

Planning

Ruen-Yeager & Associates, Inc.

219 Pine Street | Sandpoint, Idaho 83864

Office: 208.265.4629

planning@ruenyeager.com • ruenyeager.com

Engineers | Planners | Surveyors



RE: Boundary County Planning: #24-0034 REVISED Wenger PLA App Ready for Review.eml
23K

Subject: RE: Boundary County Planning: #24-0034 REVISED Wenger PLA App Ready for Review

Kristie May <Kristie.May@deq.idaho.gov>
to Planning

1

Good Afternoon,

Thank you for providing the opportunity to comment. DEQ has no environmental impact comments for the project listed above at this stage of development.

Thank you,

Idaho Department of Environmental Quality
2110 Ironwood Parkway, Coeur d'Alene, Idaho 83814
Office Line: 208.769.1422
www.deq.idaho.gov

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

From: Planning <planning@ruenyeager.com>

Sent: Thursday, August 15, 2024 10:33 AM

To: Jeremiah Johnson <jjohnson@phd1.idaho.gov>; Deborah Youngwirth <deborah.ydacpa.com>; Kristie May <Kristie.May@deq.idaho.gov>; mkramer@boundarycountyd.org; andrew_craig@tcenergy.com; sally_mclaughlin@tcenergy.com; Ken Flint <ken_flint@tcenergy.com>

Subject: Boundary County Planning: #24-0034 REVISED Wenger PLA App Ready for Review

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.

Hello Everyone:

The Wenger parcel line adjustment application is ready for your review and comments at file #24-0034. This originally had been a parcel division but that is now void and is only a PLA. The application and transmittal are attached. Thank you.

Tess Vogel, Planner

Planning

Ruen-Yeager & Associates, Inc.

219 Pine Street | Sandpoint, Idaho 83864

Office: 208.265.4629

planning@ruenyeager.com • ruenyeager.com

Engineers | Planners | Surveyors





Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Notice of Public Hearing - File AM0005-24 - Comp Plan Map Amendment

1 message

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

Tue, Jul 30, 2024 at 2:10 PM

Hi Jenna,

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**From:** Bonner County Planning Department <planning@bonnercountyid.gov>**Sent:** Tuesday, July 02, 2024 7:51 AM**To:** Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Assessors Office Group <assessorsgroup@bonnercountyid.gov>; Avista Copr - Jay West <jay.west@avistacorp.com>; Bay Drive Recreation District <kirbymc45@gmail.com>; Bayview Water & Sewer <bwsd637@gmail.com>; BC Airport Manager Dave Schuck <dave.schuck@bonnercountyid.gov>; BC EMS Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Bonner Sheriff <bonnersheriff@bonnerso.org>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; City of Clark Fork

<city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Kootenai - Ronda Whittaker <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Ponderay KayLeigh Miller <klmiller@ponderay.org>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint <cityplanning@sandpointidaho.gov>; <cityclerk@spiritlakeid.gov>; Coolin Sewer <coolinsewer@gmail.com>; Coolin-Cavanaugh Bay Fire District <coolinfirechief@gmail.com>; Kristie May <Kristie.May@deq.idaho.gov>; Drainage District #7 Kim Hoodenpyle <kjh5345@gmail.com>; East Bonner Library <vanessa@ebonnerlibrary.org>; East Priest Lake Fire Chief Tom Renzi <epbfdchief@gmail.com>; Ellisport Bay Sewer District <clerk@ebsewerdistrict.com>; Facilities Director LPOSD #84 <matt.diel@lposd.org>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Granite Reeder Sewer District <granitereeder@gmail.com>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Mike Ahmer <mahmer@idl.idaho.gov>; IDL - Nav. Waters Ryan Zandhuisen <RZandhuisen@idl.idaho.gov>; IDL - Pend Oreille Lake Supervisory <esjoquist@idl.idaho.gov>; <dbrown@idl.idaho.gov>; IDL Pend Oreille Nav. Waters Gwen Victorson <GVictorson@idl.idaho.gov>; IDWR Chase Bell <chase.bell@idwr.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; ITD <D1Permits@itd.idaho.gov>; Jack Schenck Vyve/Northland Cable <Jack.schenck@vyvebb.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Kootenai Ponderay Sewer District <CJohnson@kootenaiponderaysewerdistrict.org>; Laclede Water District <LWdistrict@frontier.com>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lakeland Joint School District #272 Jessica Grantham <jessica.grantham@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; North of the Narrows Fire Dept <Huckbay2501@gmail.com>; Northern Lights - Kristin Mettke <kristin.mettke@nli.coop>; Northside Fire District - Karen Quenell <kquenell@northsidefire.org>; Outlet Bay Sewer District <outletbaysewer@gmail.com>; Pend Orielle Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHapplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Priest Lake Translator District - Frankie Dunn <Frankiejduhn@hotmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ruen Yeager <planning@ruenyeager.com>; Sagle Valley Water & Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; <joekren@sd83.org>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Schweitzer Fire, Spencer Newton <firedistrict@msn.com>; Selkirk Association of Realtors Danielle <danielle@selkirkaor.com>; Selkirk Fire Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Selkirk Recreation District <selgar@mac.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Spirit Lake Fire Dept. (Debbie Carpenter) <chief@spiritlakefire.com>; Superintendent No. 84 Becky Meyer <becky.meyer@lposd.org>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Syringa Heights Water <allwater49@outlook.com>; Timberlake Fire <kwright@timberlakefire.com>; Trestle Creek Sewer District Janice Best <janicesb@televar.com>; US Fish & Wildlife Services - Christy Johnson Hughes <FW1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>; West Priest Lake Fire Josh Gilbert <WPLFD.Chief@gmail.com>
Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jacob Gabell <jake.gabell@bonnercountyid.gov>; Travis Haller <travis.haller@bonnercountyid.gov>; <dbritt@smpdevelopment.com>; <bkbind@smpdevelopment.com>
Subject: Notice of Public Hearing - File AM0005-24 - Comp Plan Map Amendment

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,

Jenna Crone, Hearing Coordinator
Bonner County Planning Department
208-265-1458 ext - 1277



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] Fwd: AM0005-24 - Supplemental Site Plan

1 message

Julie Bishop <ihdclerk@gmail.com>

Tue, Jul 16, 2024 at 8:49 AM

To: Janna Brown <planning@bonnercountyid.gov>

Cc: Brian Ivy <ihdcomsd2@gmail.com>, Marj Tilley <ihdmtilley@gmail.com>, Brett Engel <ihdbengel@gmail.com>

Good morning, Janna,

Please see the comments below from Chairman Bailey and Ryan Luttmann, P.E., on behalf of the District.

Julie Bishop

Clerk/Administrative Assistant
Independent Highway District
PO Box 700
Ponderay, ID 83852
208-255-8121
Fax: 208-255-7804

----- Forwarded message -----

From: **Mel Bailey** <ihdmbailey@gmail.com>

Date: Mon, Jul 15, 2024 at 7:25 PM

Subject: Re: AM0005-24 - Supplemental Site Plan

To: Julie Bishop <ihdclerk@gmail.com>

Cc: Brian Ivy <ihdcomsd2@gmail.com>, Marj Tilley <ihdmtilley@gmail.com>, Brett Engel <ihdbengel@gmail.com>

Julie,

The area shown is outside of the Rec District and Fire District. Also, the roads would need to be included into the IHD. All of these concerns can be included into the plats as they are created, along with their acceptance into each of these Districts. Ryan's comments also need to be considered by the County.

Thank you,

Mel Bailey

On Mon, Jul 15, 2024, 10:09 AM Julie Bishop <ihdclerk@gmail.com> wrote:

Good morning, Mel,

Please see Ryan's review below and let me know if you have any additional comments.

Julie Bishop

Clerk/Administrative Assistant
Independent Highway District
PO Box 700
Ponderay, ID 83852
208-255-8121
Fax: 208-255-7804

----- Forwarded message -----

From: **Ryan Luttmann** <RLuttmann@centurywest.com>

Date: Fri, Jul 12, 2024 at 5:22 PM
Subject: RE: AM0005-24 - Supplemental Site Plan
To: Julie Bishop <ihdclerk@gmail.com>

Julie,

As requested, I reviewed the application and the supplemental site plan for AM0005-24. 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 within Bonner County. The applicant's Comprehensive Map Amendment Statement indicates that if approved, for the comprehensive map amendment, application will be made for a zone change to Alpine Village. The Comprehensive Map Amendment Statement (Economic Development) indicates that the properties will largely be used for low impact outdoor recreational activities. The request will allow for the development of workforce housing to be incorporated into the properties. The Comprehensive Map Amendment Statement (Housing) indicates approval of this map amendment will allow for a variety of housing types to be built to accommodate the diverse housing needs in Bonner County.

For reference, I have attached a pdf of the area showing the existing zoning layers from the Bonner County GIS. I added the approximate Independent Highway District and Selkirk Recreation District Boundaries, and outlined the proposed parcels included in the Comprehensive Plan Map Amendment proposal.

I offer the following for consideration:

- Access Information provided in the application indicates that Schweitzer Mountain Road is a paved right of way, owned and maintained by IHD. The application indicates that the right-of-way is 60' wide.
 - Schweitzer Mountain Road has a paved width of approximately 24'. The IHD Standards 2008 lists Schweitzer Mountain Road as a Minor Arterial. The right-of-way within the platted Schweitzer Basin Village area is typically 60' wide. The area proposed for the Comprehensive Map Amendment may only have a right-of-way width of 50' for the existing Schweitzer Mountain Road.
- The parcels within the IHD Boundary proposed for the comprehensive plan map amendment are also within the Selkirk Recreation District. If future public roads within this area are developed, it is not specified within the application if they will be proposed for maintenance by IHD or for maintenance by the Selkirk Recreation District.
- Without additional information or a master plan for this area, it is difficult to review the potential impact to the transportation system.
 - The IHD Standards 2008 indicates that no new approach on collectors or arterial roads shall be located within three hundred and thirty (330) feet of an existing access, or the intersection of two (2) public road rights-of-way. Locate approaches directly across from existing approaches where possible.
 - If future development of housing and/or parcel density along Schweitzer Mountain Road is considered with this Comprehensive Plan Map Amendment, consideration to approach spacing and development of secondary roads will need to be carefully considered to maintain the integrity of this important Minor Arterial.

Let me know if you have any questions.

Thank you,

Ryan



Ryan Luttmann, P.E. | Senior Project Manager

102 S Euclid Ave, Ste 107 | Sandpoint, ID 83864

208.946.4380 (direct) | 208.627.7775 (cell) | rluttmann@centurywest.com

www.centurywest.com

From: Julie Bishop <ihdclerk@gmail.com>
Sent: Monday, July 8, 2024 11:10 AM
To: Ryan Luttmann <RLuttmann@CenturyWest.com>
Subject: Fwd: AM0005-24 - Supplemental Site Plan

Forwarding this supplemental site plan for your review.

Julie Bishop

Clerk/Administrative Assistant

Independent Highway District

PO Box 700

Ponderay, ID 83852

208-255-8121

Fax: 208-255-7804

----- Forwarded message -----

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

Date: Mon, Jul 8, 2024 at 10:12 AM

Subject: AM0005-24 - Supplemental Site Plan

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>, Amber Burgess <clerk@ebsewerdistrict.com>, Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>, Avista Copr - Jay West <jay.west@avistacorp.com>, Avista Corp - Peggy George <peggy.george@avistacorp.com>, Becky Meyer <becky.meyer@lposd.org>, Bill Berg <billb@bbsewer.org>, Bonner County Assessors <assessorsgroup@bonnercountyid.gov>, BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>, Brenna Garro <Brenna.Garro@oer.idaho.gov>, Bryan Quayle <quaylelanduseconsulting@gmail.com>, Chace Bell <chace.bell@idwr.idaho.gov>, Chief Debbie Carpenter <chief@spirittlakefire.com>, City of Clark Fork <city@clarkforkidaho.org>, City of Dover <cityclerk@cityofdoveridaho.org>, City of East Hope Franck

<easthope.city@gmail.com>, City of Hope <hopecityclerk@gmail.com>, City of Oldtown <cityofoldtown@hotmail.com>, City of Priest River <layers@priestriver-id.gov>, City of Sandpoint Planning <cityplanning@sandpointidaho.gov>, cityclerk@spirittlakeid.gov <cityclerk@spirittlakeid.gov>, Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>, Connie Nelson <connien@inlandpower.com>, Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>, Craig Hill <craighill@hillsresort.com>, D1Permits <D1Permits@itd.idaho.gov>, Dan Brown <dbrown@idl.idaho.gov>, Dan McCracken <Dan.McCracken@deq.idaho.gov>, Dean Davis <deandavis@sd83.org>, DEQ - Kristie McEnroe <kristie.mcenroe@deq.idaho.gov>, East Bonner Library <vanessa@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 <Frankiejduhn@hotmail.com>, Fritz Broschet <outletbaysewer@gmail.com>, Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>, Gavin Gilcrease <ggilcrease@sandpointidaho.gov>, Gwen Victorson <GVictorson@idl.idaho.gov>, Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>, HUCKLEBERRY SEWER & WATER <Huckleberryhoa@gmail.com>, ID State Historical Society - Dan Everhart <dan.everhart@ishs.idaho.gov>, Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>, ITD - Robert Beachler <robert.beachler@itd.idaho.gov>, ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>, Jack Schenck <Jack.schenck@vyvebb.com>, 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>, Joe Kren <joekren@sd83.org>, Jordan Brooks <coolinsewer@gmail.com>, KayLeigh Miller <klmiller@ponderay.org>, kbsd sewer <kbsdpl@hotmail.com>, Kenny Huston <kenny.huston@oer.idaho.gov>, Kim Hoodenpyle <kjh5345@gmail.com>, Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>, Laclede Water District <LWDistrict@frontier.com>, Lakeland Joint School District #272 <cpursley@lakeland272.org>, Lisa Rosa <hr@ebonnerlibrary.org>, Matt Diel <matt.diel@lposd.org>, Midas Water <midaswatercorp@gmail.com>, Mike Ahmer <mahmer@idl.idaho.gov>, Mike Schacht <firedept@clarkforkidaho.org>, Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>, Navy - Glynis Casey <glynis.casey@navy.mil>, North of the Narrows Fire District <Huckbay2501@gmail.com>, 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>, 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>, sandpointairport@gmail.com <sandpointairport@gmail.com>, Sarah Gilmore <sgilmore@sandpointidaho.gov>, School District 84 Transportation - James Koehler <james.koehler@lposd.org>, 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>, Spencer Newton <firedistrict@msn.com>, Steve Elgar <selgar@mac.com>, Superintendent School Dist 84 <kelly.fisher@lposd.org>, Symone.legg@itd.idaho.gov <Symone.legg@itd.idaho.gov>, TC Energy / TransCanada <US_crossings@tcenergy.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>, West Bonner Library <meagan@westbonnerlibrary.org>, West Pend Oreille Fire District <wpofd1@gmail.com>
Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>, Jenna Crone <jenna.crone@bonnercountyid.gov>

Good Morning,

Please see the supplemental site plan for the file.

Thank you,

Janna Brown, Administrative Assistant III

Bonner County Planning Department

208-265-1458 ext - 1252



Administrative Office
365 Triangle Drive
Ponderay, ID 83852

RECEIVED

JUL 15 2024

**Bonner County
Planning Department**

SPOKANE WA 990

11 JUL 2024 PM 4 L



quadiant

FIRST-CLASS MAIL
IMI

\$000.64⁰

07/09/2024 ZIP 83852
043M31228338

US POSTAGE

Bonner County Planning Dept.
1500 Hwy 2, Ste. 208
Sandpoint, ID 83864

83864-179499





Lake Pend Oreille School District #84

Dr. Becky W. Meyer, Superintendent
365 N Triangle Drive • Ponderay, Idaho 83852
(208) 263-2184 • www.lposd.org

July 9, 2024

Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, ID 83864

RE: File AM0005-24

To whom it may concern,

The Lake Pend Oreille School District recognizes that development will occur, and we are always excited to welcome new families into the community. However, we are conscientious of the impact increased student enrollment and new development can have on our patrons. As you are probably aware, school districts may not impose impact fees and there is no funding mechanism at the State level for school construction and land acquisition. The only avenue for school districts is to pass a local levy and/or school construction bond.

Our schools have definitely seen an impact with the influx of new developments in our area. Several schools are near capacity and additional development can cause a strain on our District's resources and facilities. It will also have an overall effect on the growth we are struggling to manage. For larger developments and annexations, the District would be in favor of a donation of land to help mitigate the impact of growth. We understand that this is not feasible for smaller projects, even though each new proposed small development is compounded with other proposed new developments.

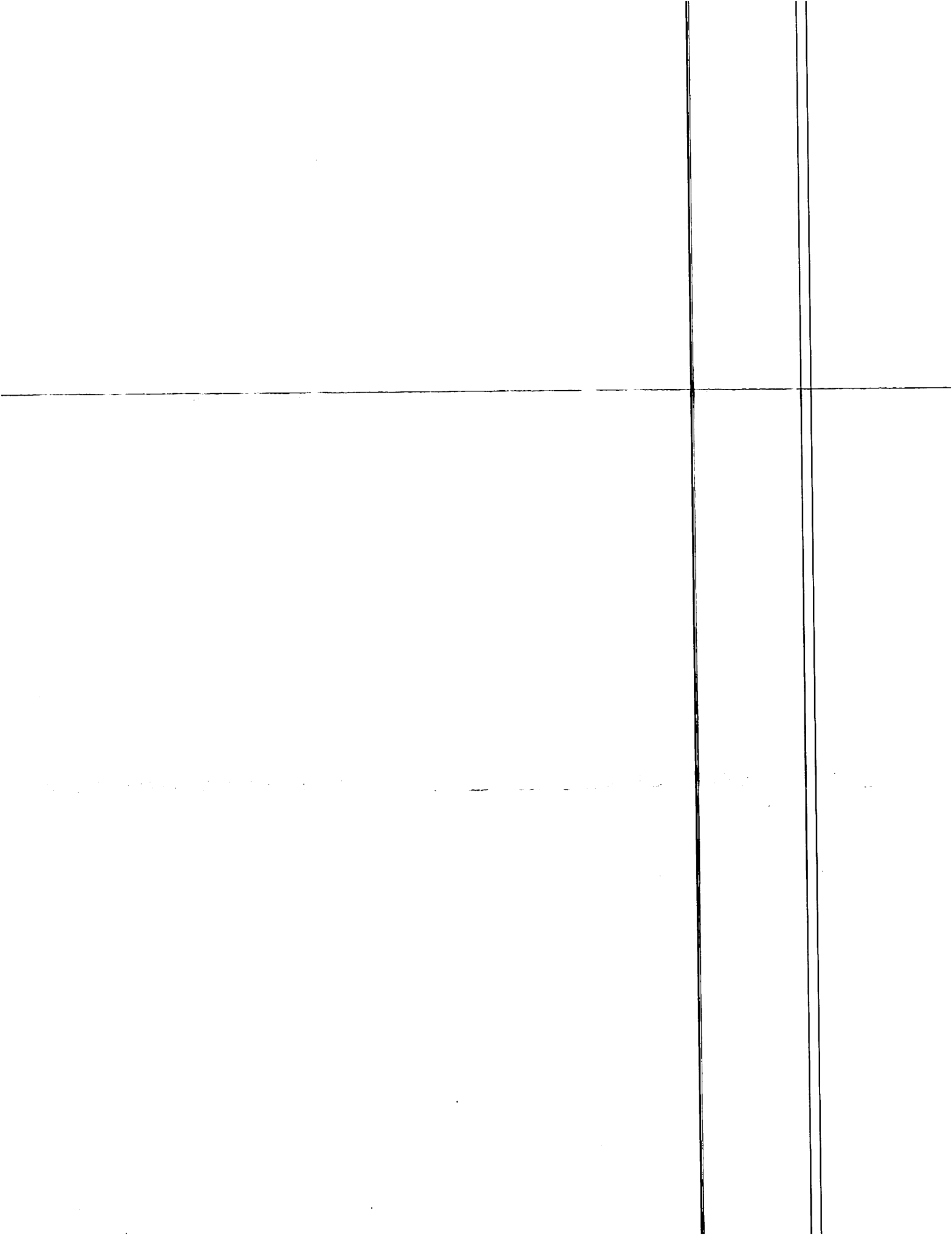
The District is in favor of an option of a "closing donation" for each house in a proposed new development. We have seen this work successfully in surrounding districts. Even though the donations would certainly not fund new schools, they do give the District an avenue to save for land acquisition and building upgrades. Short of a change to the Idaho State Constitution delineating funding for school facilities, we are willing to meet with the developers to discuss a "win-win" option.

Responsible development must include planning for the impact on schools. We look forward to working with planning agencies and developers to improve the quality of our schools and future neighborhoods. If you have any question or want to discuss the direct effects of development on our district, please contact the District Office at 208-263-2184.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "B. Meyer".

Dr. Becky Meyer, Superintendent of Schools





Janna Brown <janna.brown@bonnercountyid.gov>

RE: [EXTERNAL] AM0005-24 - Supplemental Site Plan

1 message

'Ken Flint' via Mail-Planning <planning@bonnercountyid.gov>

Thu, Jul 11, 2024 at 12:57 PM

Reply-To: Ken Flint <ken_flint@tcenergy.com>

To: "planning@bonnercountyid.gov" <planning@bonnercountyid.gov>

Cc: US Crossings <us_crossings@tcenergy.com>

There are no issues with the proposed comprehensive plan from the perspective of TC Energy. The parcels are far enough away from our pipeline that there are no concerns.

Ken Flint

Ken Flint**Land Representative, USNG Land Services**ken_flint@tcenergy.com**mobile:** 509-991-0804 **desk:** 509-533-2836[201 West North River Dr Suite 505](#)[Spokane, WA 99201](#)[TCEnergy.com](https://www.tcenergy.com)

From: US Crossings <us_crossings@tcenergy.com>**Sent:** Thursday, July 11, 2024 9:19 AM**To:** Ken Flint <ken_flint@tcenergy.com>**Subject:** FW: [EXTERNAL] AM0005-24 - Supplemental Site Plan

Hello Ken,

Please see attached.

Regards,



Elize Moreau

700 Louisiana Street, Ste. 14108A | Houston, TX 77002

Phone: 832-320-5517

What you tolerate, you encourage. - Anonymous

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

Sent: Monday, July 8, 2024 12:12 PM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Chace Bell <chace.bell@idwr.idaho.gov>; Chief Debbie Carpenter <chief@spirittlakefire.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Oldtown <cityofoldtown@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spirittlakeid.gov; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Connie Nelson <connien@inlandpower.com>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; Dan Brown <dbrown@idl.idaho.gov>; Dan McCracken <Dan.McCracken@deq.idaho.gov>; Dean Davis <deandavis@sd83.org>; DEQ - Kristie McEnroe <kristie.mcenroe@deq.idaho.gov>; East Bonner Library <vanessa@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 <Frankiejedunn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Gwen Victorson <GVictorson@idl.idaho.gov>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; HUCKLEBERRY SEWER & WATER <Huckleberryhoa@gmail.com>; ID State Historical Society - Dan Everhart <dan.everhart@ishs.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; ITD - Robert Beachler <robert.beachler@itd.idaho.gov>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; 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>; Joe Kren <joekren@sd83.org>; Jordan Brooks <coolinsewer@gmail.com>; KayLeigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <LWdistrict@frontier.com>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Matt Diel <matt.diel@lposd.org>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.org>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <Huckbay2501@gmail.com>; 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>; 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>; sandpointairport@gmail.com; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; 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>; Spencer Newton <firedistrict@msn.com>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone.legg@itd.idaho.gov; US Crossings <us_crossings@tcenergy.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epbfdchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>
Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jenna Crone <jenna.crone@bonnercountyid.gov>
Subject: [EXTERNAL] AM0005-24 - Supplemental Site Plan

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.

Good Morning,

Please see the supplemental site plan for the file.

Thank you,

Janna Brown, Administrative Assistant III

Bonner County Planning Department

208-265-1458 ext - 1252

We respect your right to choose which electronic messages you receive. To stop receiving this and similar communications from TC Energy please [Click here to unsubscribe](#). If you are unable to click the request link, please reply to this email and change the subject line to "UNSUBSCRIBE". This electronic message and any attached documents are intended only for the named addressee(s). This communication from TC Energy may contain information that is privileged, confidential or otherwise protected from disclosure and it must not be disclosed, copied, forwarded or distributed without authorization. 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 [cliquer ici pour vous désabonner](#). Si vous ne pouvez pas cliquer sur le lien de demande, veuillez répondre à ce courriel avec l'objet « DÉSABONNEMENT ». Ce message électronique et tous les documents joints sont destinés uniquement aux destinataires nommés. Cette communication de TC Énergie pourrait contenir de l'information privilégiée, confidentielle ou autrement protégée de la divulgation, et elle ne doit 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 initial. Merci.

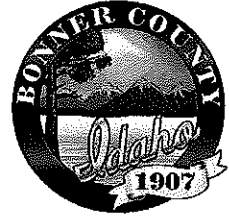
Respetamos el derecho de elegir los mensajes electrónicos que desea recibir. Para dejar de recibir estos comunicados y otros similares de TC Energía [haga clic aquí para cancelar la suscripción](#). Si no puede hacer clic en el enlace, responda este correo y cambie el asunto a "CANCELAR SUSCRIPCIÓN". Este mensaje electrónico y los documentos adjuntos están dirigidos solo a los destinatarios indicados. Este comunicado puede contener información de TC Energía privilegiada, confidencial, o bien protegida contra su divulgación, por lo que no se debe divulgar, copiar, reenviar ni distribuir sin autorización. Si recibió este mensaje por error, notifique de inmediato al remitente y borre el mensaje original. Gracias.



20240711130021808.pdf

543K

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 **2nd** day of **July 2024**.

J Crone

Jenna Crone, Hearing Coordinator

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, July 2, 2024**.

NOTICE IS HEREBY GIVEN that the Bonner County Planning Commission will hold a public hearing at **4:30 pm on Tuesday, August 6, 2024** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File AM0005-24 - Comprehensive Plan Map Amendment - Prime Ag/Forest Land, Alpine Community, and Ag/Forest Land to Alpine Community. 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 1,565.44 acres. The project is located off Schweitzer Mountain Road in Sections 22, 23, 28 & 29, Township 58 North, Range 2 West, Boise-Meridian.

For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at 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. 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 board 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

Kenneth J. Flint
Name

7-11-2024
Date



1/25/2024

Road Centerlines

Primary

Secondary

Local; Ramp

World Boundaries and Places

World Imagery

Low Resolution 15m Imagery

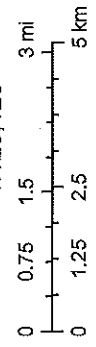
High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

38m Resolution Metadata

1:126,126



Esri, HERE, Garmin, (c) OpenStreetMap