



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] City of Kootenai Planning: Draft ACI Letter for Providence Subdivision Modificaiton, MOD0002-24

1 message

Manda R. Corbett <cityclerk@cityofkootenai.org>

Thu, Jul 18, 2024 at 1:02 PM

To: jake.gabell@bonnercountyid.gov, Bonner County Planning Department <planning@bonnercountyid.gov>, Jessi Webster <jessi.webster@bonnercountyid.gov>, alisar.schoeffel@bonnercountyid.gov, "Nancy Lewis - City of Kootenai (mayorlewis01@gmail.com)" <mayor.lewis01@gmail.com>, Clare Marley <cmarley@ruenyeager.com>, Tessa Vogel <tvogel@ruenyeager.com>

Attached is the AIC Comment for the City of Kootenai for MOD0002-24

Have a good day,

Manda R. Corbett

"Mandy"

City Clerk-Treasurer

PO Box 566

[204 Spokane St](#)

[Kootenai, ID 83840](#)

208-265-2431

City Hall Hours - Mon-Thursday 9:00 a.m. to 5:00 p.m.

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**City of Kootenai ACI Comment , File MOD0002-24 Providence Sundivision Modification for July 24 Hearing.pdf**

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City of Kootenai

PO Box 566
204 Spokane St.
Kootenai, ID 83840
208-265-2431

July 16, 2024

Jacob Gabell, Planning Director
Bonner County Board of Commissioners

RE: City of Kootenai ACI Comment, File MOD0002-24, Providence Subdivision Modification, July 24, 2024, Hearing

Dear Mr. Gabell and Bonner County Commissioners:

The City of Kootenai is in receipt of the Bonner County Planning Department's invitation to comment on the proposed modification of Providence Subdivision, located east of the City limits of Kootenai.

Kootenai City Council reviewed the proposed modification at their July 02, 2024, City Council meeting. The City previously commented on this proposed subdivision and remains concerned that the application as approved by the county and as proposed for modification will place a significant burden on the City and its citizens. The City wishes to provide the following comments for the county's July 24, 2024, public hearing.

1. The City of Kootenai continues to ask that the development be annexed into the City before any development occurs within the subdivision.
2. If approved, the modification would allow for the approved 60-foot-wide easement to become a public right-of-way, connecting onto the City of Kootenai's Seven Sisters Drive, exactly what the City requested to not be permitted.
3. The modification could provide access to adjoining lands. While it is unknown at this time if the City of Sandpoint would provide water service outside of Providence Subdivision, there is potential for adjacent land to Providence Subdivision to be developed in a similar manner, increasing potential impacts on the City of Kootenai as a whole, as well as their vehicle traffic infrastructure.
4. The City is concerned about the traffic trips and impact Seven Sisters Drive will potentially have due to the proposed right-of-way extension and would also like to know if this increase in traffic would trigger a re-review of the project by the Idaho Transportation Department.
5. If the modification were to be approved, the City requests the following be made conditions of approval to offset the impacts and costs Providence Subdivision will cause:
 - a. **Have a stop light installed at the intersection of Seven Sisters Drive and Highway 200.**
 - b. **The developer shall pay for and construct, to the approval and specifications of the City, the undeveloped portion of the existing Seven Sisters Drive right-of-way within the City limits to connect to the proposed right-of-way extension.**
 - c. **The developer shall improve all of Seven Sisters Drive and Chewelah Loop to arterial roads standards and City code.**
 - d. **Have Bonner County impose a bond on the subdivision to ensure the improvements for the extension.**

Sincerely,


Nancy Lewis, Mayor of Kootenai

cc: Kootenai City Planner / Kootenai City Attorney