



Bonner County Zoning Commission

September 23, 2024

Snowmass Enterprises LLC,
270 Rapid Lightning Rd.
Sandpoint, ID 83864

Subj: File ZC0006-24 – Zone Change – Snowmass Enterprises LLC

Encl: (1) Bonner County Zoning Commission Approved Site Plan/Legal Description

Dear Snowmass Enterprises LLC,

The Bonner County Zoning Commission on September 19, 2024, recommended to the Bonner County Commissioners approval for the above referenced application.

MOTION TO RECOMMEND APPROVAL: Commissioner Clark moved to recommend approval of this project, FILE ZC0006-24, requesting a zone change from Rural 5 to Recreation, to the Board of County Commissioners, on approximately 1.81 acres generally located in Sections 21, Township 57 North, Range 1 East, 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 Recreation zoning designation.

and based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing.

Commissioner Clark further moved 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.

Commissioner Wakely seconded the motion.

Role Call Vote:

Commissioner Clark: AYE
Commissioner Marble: AYE

Commissioner Wakely: AYE
Commissioner Weimer: AYE
Commissioner Webster: AYE

The motion was carried with 5 voting in favor, and 0 voting against.

Zone Change Findings of Fact:

1. The parcel will be served by an individual well and septic system.
2. The parcel is located within the Trestle Creek Sewer District but has not shown proof of service or a will-serve letter.
3. The parcel is below the lot size minimum for the higher-density zones, at 1.81-acres with no urban services.
4. The parcel is located near existing public and private recreational areas such as resorts, boat launches, marinas, and restaurants.
5. Access to the parcel is currently part of a network of developed public right-of-way and a privately owned and maintained road. The parcel is accessed from Highway 200, a State of Idaho owned and maintained paved public right-of-way and Creekside Lane, a privately owned and maintained gravel road.
6. The proposal does not contain mapped streams or wetlands.
7. The proposal is not within a mapped critical wildlife habitat.
8. The proposal is located within FEMA SFHA Zone A, per Bonner County Floodplain Manager.
9. Electricity is provided by Avista Utilities.
10. The property is within the Sam Owen Fire District.
11. Law enforcement and emergency services are provided by Bonner County Sheriff's Department and Bonner County EMS.
12. The applicant has submitted an application, AM0004-24, for a Comprehensive Plan Map Amendment from Rural Residential to Resort Community. On August 6, 2024, the Planning Commission recommended approval of file AM0004-24 to the Board of County Commissioners.

Please contact the Bonner County Planning Department if you have any questions.

Sincerely,



Jacob Marble, Chair
Bonner County Zoning Commission

C: Dan Provolt & Joshua Provolt, Provolt Land Surveying, Project Representative