



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Notice of Public Hearing - File ZC0008-24 - Zone Change - Alpine Village, AF-10 & AF-20 to Alpine Village

1 message

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

Thu, Jul 18, 2024 at 2:42 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: Thursday, July 18, 2024 8:38 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>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoverydaho.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@spiritleakeid.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 <eplfdchief@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 <EHapplications@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@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: dbritt@smpdevelopment.com; bkliind@smpdevelopment.com; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jacob Gabell <jake.gabell@bonnercountyid.gov>; Travis Haller <travis.haller@bonnercountyid.gov>

Subject: Notice of Public Hearing - File ZC0008-24 - Zone Change - Alpine Village, AF-10 & AF-20 to Alpine Village

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] RE: Notice of Public Hearing - File ZC0008-24 - Zone Change - Alpine Village, AF-10 & AF-20 to Alpine Village

1 message

Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>

Mon, Aug 5, 2024 at 2:36 PM

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

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:** Thursday, July 18, 2024 8:38 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>; 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 <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>; 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 <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: dbritt@smpdevelopment.com; bkbind@smpdevelopment.com; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jacob Gabell <jake.gabell@bonnercountyid.gov>; Travis Haller <travis.haller@bonnercountyid.gov>

Subject: Notice of Public Hearing - File ZC0008-24 - Zone Change - Alpine Village, AF-10 & AF-20 to Alpine Village

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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: Notice of Public Hearing - File ZC0008-24 - Zone Change - Alpine Village, AF-10 & AF-20 to Alpine Village

1 message

Julie Bishop <ihdclerk@gmail.com>

Fri, Jul 19, 2024 at 2:48 PM

To: Jenna Crone <planning@bonnercountyid.gov>

Cc: Mel Bailey <ihdm Bailey@gmail.com>, Brian Ivy <ihdcomsd2@gmail.com>, Marj Tilley <ihdmtilley@gmail.com>, Brett Engel <ihdbengel@gmail.com>, "Ryan Luttmann P.E." <rluttmann@centurywest.com>

Good afternoon, Jenna,

Chairman Bailey stopped by my office this afternoon and confirmed that we should submit the same comments for File ZC0008-24 as were submitted for File AM0005-24, as follows:

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

From: **Mel Bailey** <ihdm Bailey@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

Julie Bishop

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

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

From: **Julie Bishop** <ihdclerk@gmail.com>

Date: Thu, Jul 18, 2024 at 10:43 AM

Subject: Fwd: Notice of Public Hearing - File ZC0008-24 - Zone Change - Alpine Village, AF-10 & AF-20 to Alpine Village

To: Mel Bailey <ihdm Bailey@gmail.com>

Good morning, Mel,

For this review request, shall I submit the same comments from you and Ryan that were submitted for this project regarding "File AM0005-24 - Comprehensive Plan Map Amendment - Prime Ag/Forest Land, Alpine Community, and Ag/Forest Land to Alpine Community"?

<https://www.bonnercountyd.gov/FileZC0008-24>

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 Department** <planning@bonnercountyd.gov>

Date: Thu, Jul 18, 2024 at 8:38 AM

Subject: Notice of Public Hearing - File ZC0008-24 - Zone Change - Alpine Village, AF-10 & AF-20 to Alpine Village

To: Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>, Assessors Office Group <assessorsgroup@bonnercountyd.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@bonnercountyd.gov>, BC EMS Jeff Lindsey <jeff.lindsey@bonnercountyd.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>, City of Spirit Lake <cityclerk@spiritleakeid.gov>, Coolin Sewer <coolinsewer@gmail.com>, Coolin-Cavanaugh Bay Fire District <coolinfirechief@gmail.com>, DEQ - Kristie McEnroe <kristie.mcenroe@deq.idaho.gov>, Drainage District #7 Kim Hoodenpyle <kjh5345@gmail.com>, East Bonner Library <vanessa@ebonnerlibrary.org>, East Priest Lake Fire Chief Tom Renzi <epfldchief@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>, ID State Historical Society - Dave Everhart <dan.everhart@ishs.idaho.gov>, Idaho Department of Fish & Game <merritt.horsmon@idfg.idaho.gov>, IDL - Mike Ahmer <mahmer@idl.idaho.gov>, IDL - Nav. Waters Ryan Zandhuisen <RZandhuisen@idl.idaho.gov>, IDL - Pend Oreille Lake Supervisory <esjoquist@idl.idaho.gov>, IDL - Priest Lake Supervisory Area <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 <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>, School District #83 - Joseph Kren <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@spiritleakefire.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: <dbritt@smpdevelopment.com>, <bkbind@smpdevelopment.com>, Alexander Feyen <alexander.feyen@bonnercountyid.gov>, Jacob Gabell <jake.gabell@bonnercountyid.gov>, Travis Haller <travis.haller@bonnercountyid.gov>

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



Notice of Public Hearing - Zoning 8.15.24.pdf
 1225K

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 **17th** 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 **Wednesday, July 17, 2024**.

NOTICE IS HEREBY GIVEN that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm** on **Thursday, August 15, 2024** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File ZC0008-24 - Zone Change - Agricultural/Forestry 20, Agricultural/Forestry 10 and Alpine Village to Alpine Village. The applicant is requesting a Zone Change on seven (7) parcels from Agricultural/Forestry 20, Agricultural/Forestry 10 and Alpine Village to Alpine Village. 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.

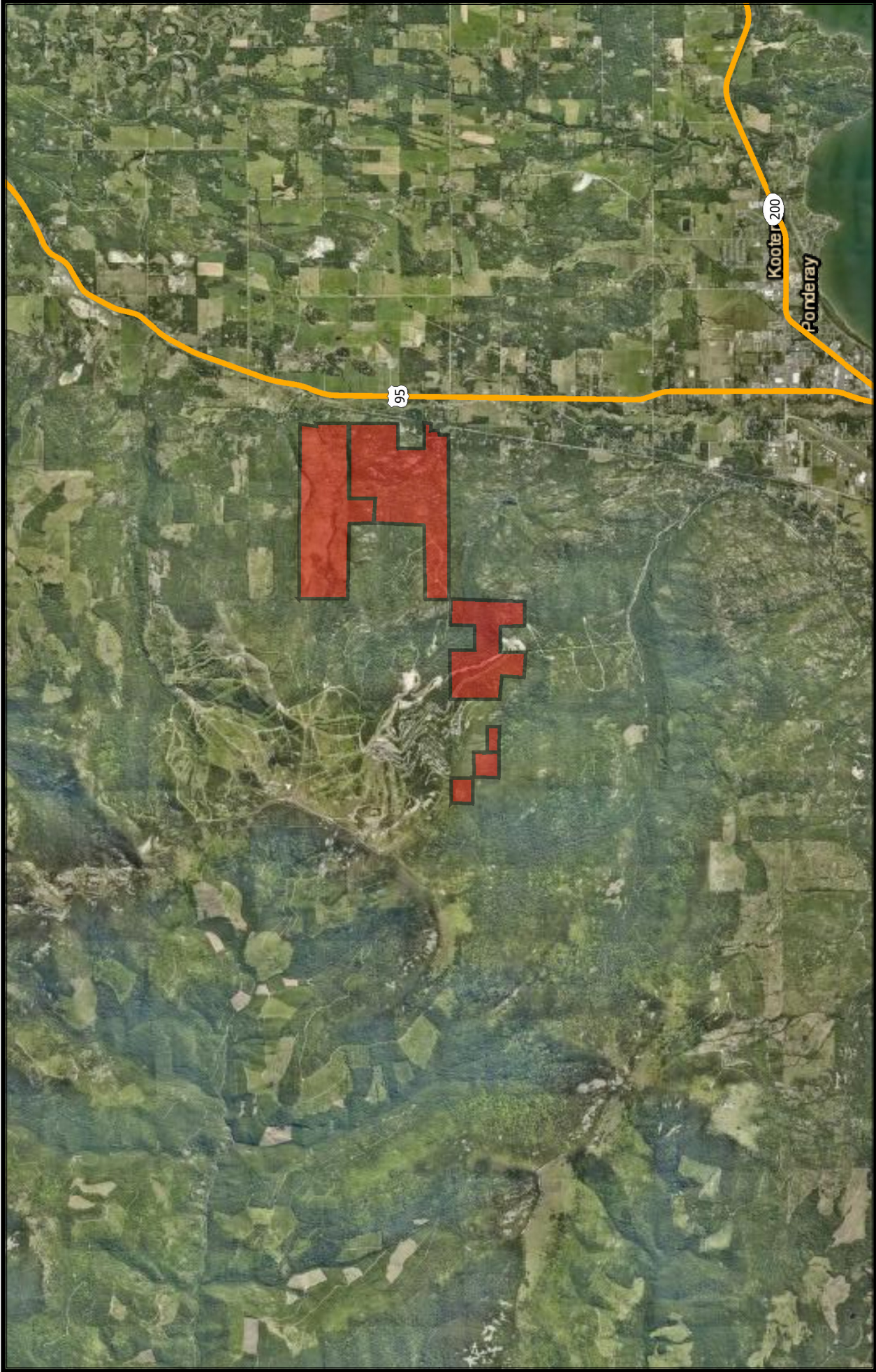
Written statements must be submitted to the planning department record no later than seven (7) days prior to the public hearing. Written statements not exceeding one standard letter sized, single spaced page may be submitted at the public hearing. Statements can be sent to the Bonner County Planning 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 _____
Name

Date



Bonner County provides the data "as is" with no claim as to its accuracy.

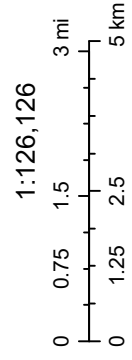
1/25/2024

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



Esri, HERE, Garmin, (c) OpenStreetMap



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] ZC0008-24 SMP Development

1 message

Robert Beachler <Robert.Beachler@itd.idaho.gov>
To: Bonner County Planning <planning@bonnercountyid.gov>

Thu, Sep 26, 2024 at 3:37 PM

Bonner County Planning Department

RE: ZC0008-24

The Idaho Transportation Department is neutral regarding the proposed zoning change, but would like to submit the following comments. The proposed change from Alpine Village and Agriculture/Forestry to Alpine Village and future development and recreational activities will increase traffic generation in the area. Parcel 6 can be accessed by W Selle Rd which is a collector to US-95. Future development, activities or services may require development driven improvements to W Selle Rd.

Robert Beachler

District 1 Planning Program Manager

Idaho Transportation Department

[600 W. Prairie Ave](#)[Coeur d'Alene, ID 83815](#)robert.beachler@itd.idaho.gov

(208) 772-1216

Office Hours M-TH 6-4:30

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 **24th** day of **September 2024**.

Jessica Montgomery

Jessica Montgomery, Hearing Coordinator

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, September 24, 2024**.

NOTICE IS HEREBY GIVEN that the Bonner County Commissioners will hold a public hearing at **1:30 pm** on **Wednesday, October 23, 2024** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File ZC0008-24 - Zone Change - Agricultural/Forestry 20, Agricultural/Forestry 10 and Alpine Village to Alpine Village. The applicant is requesting a Zone Change on seven (7) parcels from Agricultural/Forestry 20, Agricultural/Forestry 10 and Alpine Village to Alpine Village. 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. The Zoning Commission at the hearing on September 19, 2024, moved to recommended approval to the Board of County Commissioners on this file.

For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at www.bonnercountyd.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@bonnercountyd.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 Kootenai-Ponderay Sewer District - GS 9/24/24
Name Date
Out of District Boundaries



Janna Brown <janna.brown@bonnercountyid.gov>

File ZC0008-24 Zone Change

1 message

'Colleen Johnson' via Mail-Planning <planning@bonnercountyid.gov>
Reply-To: Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>
To: Bonner County Planning <planning@bonnercountyid.gov>

Tue, Sep 24, 2024 at 12:36 PM

Good Afternoon:

Attached is the District's response to the above named file.

NOTICE OF CHANGE IN HOURS: THE OFFICE WILL BE CLOSED ON FRIDAYS. WE WILL BE OPEN NORMAL HOURS MONDAY THRU THURSDAY.

Colleen Johnson

Business Office Manager

Kootenai-Ponderay Sewer District

208-263-0229 Fax – 208-265-5326 Mobile: 208-304-5820

511 Whiskey Jack Road Sandpoint, Idaho 83864

P.O. Box 562, Kootenai, ID 83840

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 **2024 09 BC ZC0008 24 ZC.pdf**
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SCHWEITZER FIRE DISTRICT

7094 SCHWEITZER MTN. RD.
SANDPOINT, ID 83864
208-265-4741

August 2, 2024

To Whom it May Concern:

The Schweitzer Fire District currently provides emergency Fire and EMS services to the overall Schweitzer community including a few portions of undeveloped areas of Schweitzer Mtn. Resort surrounding that community. The Fire District has no objection to expand its service area to include adjacent lands as further described in the Schweitzer Mountain Properties' applications, "Comprehensive Plan Map Amendment," file number AM0005-24 and "Zone Change," file number ZC0008-24. An annexation would require the review and consent of the Fire District.

Respectfully,

D. Spencer Newton

Spencer Newton
Fire Chief
Schweitzer Fire District



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D. Spencer Newton

Spencer Newton
Fire Chief
Schweitzer Fire District