



# BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)  
planning@co.bonner.id.us (e-mail) <http://www.co.bonner.id.us/planning/index.html> (web page)

## ZONE CHANGE APPLICATION

### FOR OFFICE USE ONLY:

FILE # **ZC0008-24**

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*By Alex Feyen at 4:13 pm, Jun 13, 2024*

### PROPOSED ZONE CHANGE:

Current zoning: A/F-20 & A/F10

Proposed zoning: Alpine Village

### APPLICANT INFORMATION:

Landowner's name: Schweitzer Mountain Properties

Mailing address: PO Box 1399

City: Sandpoint

State: Idaho

Zip code: 83864

Telephone: 208.304.7370

Fax:

E-mail: dbritt@smpdevelopment.com

### REPRESENTATIVE'S INFORMATION:

Representative's name: Daniel Britt

Company name: Schweitzer Mountain Properties

Mailing address: PO Box 1399

City: Sandpoint

State: Idaho

Zip code: 83864

Telephone: 208.304.7370

Fax:

E-mail: dbritt@smpdevelopment.com

### ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project: Schweitzer Mountain Resort- PUD partners

Company name: Huskey Mountain Aquisition Inc.

Mailing address: 10000 Schweitzer Mountain Road

City: Sanpoint

State: Idaho

Zip code: 83864

Telephone: 208.263.9555

Fax:

E-mail:

### PARCEL INFORMATION:

Section #:

Township:

Range:

Parcel acreage:

Parcel # (s):

Legal description:

See attached parcel list for Sections, Township and Range, parcel number, parcel acreage and legal description

Current zoning: Alpine Village ,A/F-20 & A/F-10	Current use: Resort
What zoning districts border the project site?	
North: AV, A/F-20 and A/F-10	East: A/F-20, A/F-10, Forest 40, AV
South: AV, R-5, Forest 40, A/F-20	West: A/F-20 and AV
Comprehensive plan designation: Prime Ag/F land, Ag/F Land and Alpine Community	
Uses of the surrounding land (describe lot sizes, structures, uses): See attached parcel list	
North: Residential, Vacant, Ski Resort	
South: Residential, Vacant, Ski Resort	
East: Residential, Vacant, Ski Resort	
West: Residential, Vacant, Ski Resort	
Nearest city: Ponderay	Distance to the nearest city: 9 miles
Detailed directions to site: North on Highway 95 left at Schweitzer Mountain Cutoff, right onto North Boyer Road, left onto Schweitzer Mountain Road	

### ADDITIONAL PROJECT DETAILS:

Explain why the zone change is necessary: \_\_\_\_\_  
The zone change is necessary to annex the "Future Expansion" lands from the approved 1996 PUD map "Exhibit A" and to annex additional lands into the PUD through the modification of terms and conditions of the approved PUD, in addition to eliminate any split zoning on the properties.

Is the comprehensive plan map designation for this site consistent with the proposed zoning?  
☒ Yes   ☐ No

How does the proposal meet the specific criteria of the proposed zoning district? (BCRC 12-321 through 12-329) \_\_\_\_\_  
The proposal is +/-1565 acres, of that acreage +/- 1310 acres is above 3000' elevation as required in BCRC 12-329. Portions of these properties are currently within the Alpine Village District. Therefore, the proposal can support and complement mountain recreational activities. Furthermore, the proposal is part of a currently developed and maintained transportation network.

Explain how the proposed zone change will effect elements such as noise, light glare, odor, fumes and vibrations on adjoining property: \_\_\_\_\_

The proposed zone change will have minimal affect on adjoining properties as recreational uses associated with a ski resort produce a minimal amount of noise, light glare, odor, fumes or vibrations. Furthermore the resort has been in operations for decades. with minimal impact to adjoining properties.

How has the proposal been designed to be compatible with the adjoining land uses? \_\_\_\_\_

This request is compatible with the adjoining properties as portions of the properties in the request are currently assigned the zoning of Alpine Village. The request is to correct the split zoning and to seek a modification of terms to the approved PUD #4-90.

What extensions of water or sewer lines, roads or other public or private services would be necessary if this zone change were approved?

Extensions of these services will be necessary to accommodate the previously approved uses within the PUD. The proposal is currently being served by Schweitzer Mountain Utility Company and Schweitzer Water Company. Any extension of water and sewer can be served by those entities. Future roads will be developed by the applicant to meet private road standards. In addition, the properties will be annexed into a fire district if this request is approved.

#### ACCESS INFORMATION:

Please check the appropriate boxes:

☐ Private Easement      ☐ Existing      ☐ Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and easement width. Include recorded instrument number for existing easements & name, if existing: \_\_\_\_\_

☒ Public Road      ☒ Existing      ☐ Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: \_\_\_\_\_

Schweitzer Mountain Road is a paved and publicly maintained 60' right of way.

☐ Combination of Public Road/Private Easement      ☐ Existing      ☐ Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and right-of-way/easement width and road name, if existing: \_\_\_\_\_

#### SITE INFORMATION:

Please provide a detailed description of the following land features:

Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc:

The properties have mapped slopes between 15-30% and greater. There are several benches and rock outcroppings spread throughout the +/- 1565 acres found in this proposal.

Water courses (lakes, streams, rivers & other bodies of water):

There are two (2) mapped perennial streams and two (2) mapped intermittent streams that are part of this proposal.

Is site within a floodplain?      ☐ Yes      ☒ No      Firm Panel #: \_\_\_\_\_      Map designation: \_\_\_\_\_

Springs & wells: Seasonal springs and permitted drilled wells

Existing structures (size & use): \_\_\_\_\_

There are two structures that are part of this proposal. A yurt that is +/- 900sq.ft. used for training and a pump house that is +/- 2000sq.ft.

Land cover (timber, pastures, etc): \_\_\_\_\_  
 Timber, open space, ski and recreational trails \_\_\_\_\_  
 \_\_\_\_\_

U.S. Fish & Wildlife

Are wetlands present on site? ☒ Yes ☐ No Source of information: Inventory Map

Other pertinent information (attach additional pages if needed): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

### SERVICES:

Sewage disposal will be provided by:

<input checked="" type="checkbox"/>	<u>Existing Community System</u> - List name of sewer district or provider and type of system: Schweitzer Mountain Utility Company- The system includes lagoons and land application areas under an existing Municipal Wastewater Reuse Permit #M-090-05
<input type="checkbox"/>	<u>Proposed Community System</u> – List type & proposed ownership: _____ _____
<input type="checkbox"/>	<u>Individual system</u> – List type: _____

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Water will be supplied by:

<input checked="" type="checkbox"/>	<u>Existing public or community system</u> - List name of provider: Schweitzer Water Company
<input type="checkbox"/>	<u>Proposed Community System</u> – List type & proposed ownership: _____ _____
<input type="checkbox"/>	<u>Individual well</u>

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: Water is supplied by wells approved by DEQ.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Distance (in miles) to the nearest:

Public/community sewer system: 0	Solid waste collection facility: 1
Public/community water system: 0	Fire station: 1
Elementary school: 10	Secondary schools: 11
County road: 9	County road name: North Boyer Road

Which fire district will serve the project site? Schweitzer Fire and Northside Fire

Which power company will serve the project site? Northern Lights Inc.

**How is the proposed zone change in accordance with the specific objectives of the comprehensive plan? (Please see attached copy of the goals and objectives):**

Property Rights: See attached narrative

Population: See attached narrative

School Facilities & Transportation: See attached narrative

Economic Development: See attached narrative

Land Use: See attached narrative

Natural Resources: See attached narrative

Hazardous Areas: See attached narrative

Public Services: See attached narrative

Transportation: See attached narrative

Recreation: See attached narrative

Special Areas or Sites: See attached narrative

Housing: See attached narrative

Community Design: See attached narrative

Implementation: ( Not required to complete this element)

I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Landowner's signature:  Danel Britt- Project Rep Date: \_\_\_\_\_

Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_