



Bonner County Zoning Commission

September 23, 2024

Schweitzer Mountain Properties, LLC
10000 Schweitzer Mountain Road
Sandpoint, ID 83864

Subj: File ZC0008-24 – Zone Change –SMP Development, Schweitzer Mountain Facilities & Husky Mountain Acquisition

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

Dear Schweitzer Mountain Properties LLC,

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

MOTION TO RECOMMEND APPROVAL: Commissioner Webster moved to recommend approval of this project, FILE ZC0008-24, requesting a zone change from Agricultural/Forestry and Alpine Village to all Alpine Village, to the Board of County Commissioners, on approximately 1,565.44. acres generally located in Sections 22, 23, 28 & 29, Township 58 North, Range 2 West, 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 Alpine Village zoning designation, provided at Chapter 3, Title 12, Bonner County Revised Code.

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

Commissioner Webster 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 Webster further moved that the applicant shall work with the Planning Staff to draft a development agreement to present to the Board of County Commissioners to

include that no development shall be done at or below 3,000 feet in elevation to remain consistent with surrounding land uses.

Commissioner Clark seconded the motion.

Roll Call Vote

Commissioner Clark: AYE
Commissioner Marble: AYE
Commissioner Wakely: AYE
Commissioner Weimer: AYE
Commissioner Webster: AYE

The Motion carried, with 5 voting in favor, 0 voting against.

Zone Change Findings of Fact:

1. The parcels will be served by Schweitzer Water Company and Schweitzer Mountain Utilities Company.
2. The parcels are all generally at or above 3,000 feet of elevation.
3. Access to the parcels is currently part of a network of developed public rights-of-way.
4. The parcels are accessed from Schweitzer Mountain Road, an Independent Highway District owned and maintained public right-of-way and West Selle Road, a Bonner County owned and maintained public right-of-way, which is directly accessed from Highway 95.
5. The proposal does contain mapped streams and wetlands on some of the parcels.
6. The proposal is not within a mapped critical wildlife habitat.
7. Electricity is provided by Northern Lights, Inc.
8. The properties are within the Schweitzer Fire District and Northside Fire District
9. Law enforcement and emergency services are provided by Bonner County Sheriff's Department and Bonner County EMS.
10. The applicants have applied for a Comprehensive Plan Map Amendment, AM0005-24, for a change to Alpine Community on these parcels. On August 6, 2024, the Planning Commission recommended approval of this Comprehensive Plan Map Amendment 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: Daniel Britt, SMP Development, Project Representative