

Schweitzer Mountain Properties & Alterra

Zone Change- Statement

In accordance with Bonner County Revised Code 12-211, Schweitzer Mountain Properties and Alterra are requesting a zone change from A/F-20 to Alpine Village. The reasons for this request:

1. Align lands within the approved PUD#4-90 boundry with the Alpine Village zoning.
2. Include the proposed "Future Expansion" parcels as noted in the 1996 approved PUD map into the Alpine Village zoning.
3. Remedy the split zoning that currently exists on the parcels within the approved PUD boundary.
4. Request a modifcation to the current approved PUD map.

Since 1983 Schweitzer Mountain Resort has applied and received approvals from Bonner County for various zone changes, conditional use permits, development plans and subdivisions, all related to the development of Schweitzer Mountain Community as a large scale planned unit development(PUD). The PUD is currently 5,560 acres and is allowed 7,228 units for residential and commercial uses. These files were all approved under the land use desingation and zoning designation of Recreation. Since then the comprehensive land use map designation and zoning district map have been reclassified to Alpine Community and Alpine Village. The goal of this request is to remedy the split zoning and include the "Future Expansion" lands from the approved 1996 map for the PUD. The lands in this proposal are generally greater than 3000' in elevation and are supported by moutain recreational activites. The propoal is within a developed transportation network of roads that are paved and both publicly and privately maintained.

History of approvals:

1. Conditional Use Permit (C303-83) approved
2. Zone Change (ZC091-83) approved
3. Subdivision (S295-84) approved
4. Variance (V126-87) approved
5. Conditional Use Permit(C384-87) approved
6. Conditianal Use Permit(C394-87) approved
7. Zone Change (ZC151-87) approved- Bonner County initiated
8. Planned Unit Development (PUD4-90)
9. Subdivision (S363-90) approved
- 10.Subdivision (S376-90) approved
- 11.Subdivision (S534-94) approved

Conformity to the Comprehensive Plan:

Property Rights

Goal:

Protect property rights and enhance property values through conscientious land use planning that complies with state law relevant to all county land use actions.

Objective:

Private property should not be taken for public uses without just compensation or due process of law.

Impacts on other properties should be taken into account when considering land use proposals, policies and codes.

Applicant: This request conforms with property rights goal and represents a balance between conforming to County Code and respecting the private property rights of the applicant. Impacts to adjoining properties were considered when the original PUD was reviewed and approved.

Population

Goal:

Ensure that the impact of demographic changes including generational issues and economic diversity are identified and considered during planning activities and decisions.

Objective:

Maintain current and projected county population estimates and utilize this information when making land use decisions.

Applicant: This request is in keeping with this goal as Bonner County population continues to grow generationally. This request can contribute to and maintaining the current population and projected estimates. This proposal will create both long-term and short-term employment opportunities that can contribute to the economic diversity of the community.

School Facilities & Transportation

Goal:

Preserve the county's commitment to and ability to provide quality education to the current and future students of Bonner County.

Objective:

Ensure that the proposed developments and county land use decisions do not adversely impact the local school districts and their ability to provide adequate school facilities and transportation systems.

The county should encourage school districts to proactively review development applications to determine particular school needs and concerns.

Bonner County roads, trails and bicycle paths should be designed and maintained to allow safe passage of students to schools.

Long-term consequences of land use proposals should be considered, including the adequacy of existing facilities and the siting of future schools.

Applicant: The proposal is within Lake Pend Oreille School District #84. Given the geographical location of this proposal, this request is unlikely to have a negative impact on the school district services.

Economic Development

Goal:

Support and encourage economic development.

Objective:

Support small businesses such as markets, restaurants, recreational activities, campgrounds, and marinas that provide services which support resort residents and visitors in their local communities.

Enable development of small-scale cottage industries and home-based occupations while protecting the surrounding areas from adverse impacts.

Policies regarding economic development activities should seek to mitigate the impacts of such factors as noise, light glare, odors, fumes and vibrations on the surrounding community.

Support local economic development by increasing support for outdoor recreation in Bonner County. Encourage and protect public access to public lands and water, campgrounds, and recreational areas.

Support local businesses by enabling development of workforce housing in proximity to commercial, industrial and agricultural uses.

Applicant: The proposed zone change will allow for economic growth in the community and will have minimal effect on adjacent properties in relation to noise, light glare, odors and vibrations. 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. These parcels are in an area that is currently contributing to the economic diversity of Bonner County.

Land Use

Goal:

Bonner County intends to balance and integrate its land use policies and proposed land use map with the components of the comprehensive plan to enable the community to grow while retaining its rural character and protecting its unique natural resources.

Objective:

Bonner County should develop and maintain a future land use map and land use codes that acknowledge and protect its agricultural, timber and mining lands, protects the water and wildlife resources, identifies and avoids hazard areas, provides areas for economic growth, encourages affordable housing and centers growth in areas where adequate public and private services can be provided.

Encourage clustered development for medium and large scale commercial and industrial uses.

Commercial and industrial uses should be located and operated in a manner to ensure the protection of our natural resources including clean air and water, dark skies, and overall environmental quality and rural character of Bonner County.

Applicant: This proposal will contribute to maintaining timber lands, wildlife resource and wildlife corridors, as the vast majority of the lands in this proposal will be used for recreational activities. Due to the nature of the proposal and the current use on the property's development will be located away from natural resources and hazardous areas.

Commercial uses on the properties have been approved through an existing conditional use permit with areas identified for future development. Additional lands will be for low impact recreational uses that will have minimal effect on air, water and dark skies. Approval of this amendment will allow for the alpine community to grow while allowing for expanding the protection of natural resources and the rural character of Bonner County.

Natural Resources

Goal:

Protect, enhance and maintain the County's natural resources such as air, water, forest, minerals, plants and wildlife for long-term benefits to the public.

Acknowledge and consider agency comments regarding natural resources.

Objective:

Bonner County's system of lakes and waterways is one of its greatest assets, and Bonner County should strive to preserve both the quality and quantity of its water resources.

Bonner County values its productive agricultural lands and forests, mining lands, its fisheries, wildlife, wetlands and aquifer recharge areas and should provide measures to protect and maintain these natural features.

Bonner County should protect its water resources by requiring adequate sewer treatment systems based on soil, density, and intensity of use to reduce impacts to water resources.

Applicant: This proposal contributes to the overall intention of this goal in the long term as the properties will be for low impact recreational uses that can protect and enhance the above-named natural resources on the properties benefiting wildlife as well as the public.

Hazardous Areas

Goal:

Bonner County's system of lakes and waterways is one of its greatest assets, and Bonner County should strive to preserve both the quality and quantity of its water resources.

Bonner County values its productive agricultural lands and forests, mining lands, its fisheries, wildlife, wetlands and aquifer recharge areas and should provide measures to protect and maintain these natural features.

Bonner County should protect its water resources by requiring adequate sewer treatment systems based on soil, density, and intensity of use to reduce impacts to water resources.

Objective:

Bonner County intends to regulate the location and density of new development in floodplain to reduce the potential for the loss of lives and property within flood hazard areas.

Future development should be designed to reduce exposure to wildland fire and to provide emergency and escape routes for residents.

Development within areas of excessive slopes, unstable areas and avalanche zones should be discouraged.

Applicant: The proposal is not within a mapped floodplain. Future development will be areas that will reduce the risk of loss of life and property. Approval of this amendment will allow for the development of new emergency access points in case of an emergency.

Public Services, Facilities & Utilities

Goal:

Future development approvals should require adequate services and should not adversely impact the services or utilities of the utility provider.

Require adequate public services, facilities, and utilities in future development approvals.

Objective:

New development should be adequately served by fire protection, roads, sewer, schools, law enforcement, ambulance, power and emergency services, water and other public or private services.

Require the developers to provide infrastructure, utilities or financial support to offset the capital costs of expansion of services required by the proposed development.

Bonner County shall require adequate provisions for future utility services in areas of commercial, industrial, residential or other similar uses.

Applicant: Lands included in this proposal are currently developed with these services. The capacity to extend these services exists in areas designated for development.

Transportation

Goal:

Provide a transportation system that is safe, uncongested, and well maintained.

Objective:

Future development should not adversely impact the existing transportation system by reducing the quality or level of service or creating hazards or congestion.

Roads within new development should be built to county standards and at the expense of the developer.

Roads within new development should provide adequate access for fire and emergency vehicles as well as routes of escape.

Future access roads should be designed and built to integrate with the state and county system of roads without overburdening the transportation system.

To reduce transportation costs, road building and environmental impacts, cluster development should be encouraged.

Bonner County intends for certain intense land use developments to provide paved roads.

Bike ways and pedestrian paths should be considered in development plans to provide an integrated community transportation system wherever possible.

To communicate and work cooperatively with other jurisdictions within the county to ensure the best possible flow of traffic county-wide.

Applicant: The proposal is already within a transportation network of paved roads that a public and privately maintained. Bike ways and pedestrian pathways are integrated into the properties and future expansion of these amenities will be designed so these networks work in conjunction with one other for the safety of the users.

Recreation

Goal:

Protect and encourage public and private recreational opportunities as an important asset that supports a key segment of the County's economy.

Objective:

Ensure public legal recreational access and amenities are not obstructed or adversely impacted by future development.

Applicant: Public and private recreational opportunities that currently exist will not be obstructed or adversely impacted by this proposal. This proposal will create both new public and private recreational access.

Special Areas or Sites

Goal:

To protect, preserve and maintain special areas and sites both natural and manmade in relation to land use.

Objective:

Future developments should not adversely affect or destroy culturally or ecologically sensitive sites.

Applicant: This goal appears unaffected by this proposal.

Housing

Goal/ Objective:

Provide an environment that enables opportunities for diverse housing needs.

Applicant: 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.

Community Design

Goal:

To enable a variety of lifestyles while maintaining the rural character in the future development of Bonner County.

Objective:

New development should be located in areas with similar densities and compatible uses.

The adverse impacts of new development on adjacent areas should be minimized.

Consider the protection of natural resources, rural features and surrounding uses of the community in the design and location of new development.

Applicant: This proposal is in keeping with the community design of Schweitzer Mountain community. The lands included in this proposal are adjacent or near the alpine village community where high density and abundant open space currently exist. Furthermore, a portion of this proposal was part of the future expansion of the approved PUD#4-90 prior to the adoption of the current comprehensive plan map.

Agriculture:

GOALS/ OBJECTIVES:

1. Protect the rural character and agricultural heritage of Bonner County by retaining large- and small-scale commercial agriculture and hobby farms as viable uses.
2. Support the local economy by encouraging production, distribution, and retail sales of locally grown food and other agricultural products.
3. Develop policies to discourage fragmentation of very large productive agricultural lands.

Applicant: This goal appears unaffected. The intended use of the properties is low impact recreational uses, However, since the properties do have timber,

selective harvesting is likely to occur, as a result this will provide for short term economic growth for Bonner County.