

**CITY OF SANDPOINT PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING**

RECEIVED
APR 08 2019

Notice is hereby given that the Sandpoint Planning and Zoning Commission will hold a public hearing at their meeting on Tuesday, April 16, 2019, at 5:30 p.m. in the City Council Chambers at City Hall, 1123 Lake Street, Sandpoint, ID, to consider the following:

ZC19-02: This proposed zone change application encompasses an 8.86 acre parcel that is located at 2205 N Boyer Ave, which is the NW corner of Boyer Ave & Mountain View Dr., also legally described as 10-57N-2W E2 LOT 13 LESS TAX 3 & 37. The change from ITP (Industrial Technical Park) to RS (Residential Single Family) would allow low density residential development (minimum of 5,000 sf per lot). ITP generally allows for a variety of commercial and lower intensity industrial uses.

Copies of the complete files for the above are available for review at the Sandpoint Planning and Building Division. **Any written testimony of more than one page to be considered at this meeting must be delivered to the Planning staff before April 11, 2019 at 5:00 p.m.** Any person needing special accommodations to participate in the above noticed meeting should contact the City of Sandpoint seven days prior to the meeting at City Hall, 1123 Lake Street, Sandpoint (208-263-3370).

You can send us your opinion in writing by using the space provided at the bottom of this notice, mailing this form back to us, faxing your response to 208-263-3678, emailing us at rshea@sandpointidaho.gov, calling us at 208-263-3370, or you can come to the public hearing and voice your concern or your support. **Please note** that written comments must include your name and address to be placed in the public record.



PLEASE RESPOND:

SUPPORT

DO NOT SUPPORT

NEUTRAL

COMMENTS:

Consideration of strain on City Water & Sewer Systems needs addressed. Boyer av. is already highly congested area; impaired egress due to DWTP bypassing downtown. This area should remain ITP until these other issues are addressed.

NAME:

Cary & Nora Kedish

ADDRESS:

2224 N. Boyer

[Signature]
Nora Kedish

4-5-19



To: Zkadiv@Sandpoint idaho.600

RECEIVED
APR 12 2019
Sandpoint Planning Dept

**Steve and
Misha**

[Coldwell Banker]
[202 S. 1st]
[208-263-6802]
[]

**[Regarding]
[2205 N. Boyer Sandpoint Id 83864]**

Sandpoint Planning Dept,

To whom this may concern, I'm writing this letter in support of the zoning change on the Eickhoff property from Industrial Technology (ITT) to a residential zone. I am submitting this letter as a member of the Selkirk Real Estate Association for over 30 years and feel this property is an appropriate designation for residential apposed to ITT Zoning. We certainly need more housing in the city of Sandpoint as this property may sit unused for along time as it is zoned today.

Unfortunately in Sandpoint we are not a computer based area so it could be years before that property could be utilized. With home sites the city could start receiving a greater tax base and at this time we need more residential lots for housing.

Warm regards,



**Steve Carlson
Associate Broker
Coldwell Banker
steves**

Ryan Shea

From: Julie Bishop <ihdclerk@gmail.com>
Sent: Friday, February 22, 2019 1:23 PM
To: Ryan Shea
Subject: Fwd: Request for Comment (City of Sandpoint ZC19-02)

Hi Ryan,

Here are Chairman Mel Bailey's comments on behalf of the IHD.

Have a great weekend!

Julie Bishop

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

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

From: Mel Bailey <ihdmbailey@gmail.com>
Date: Fri, Feb 22, 2019 at 12:09 PM
Subject: Re: Request for Comment (City of Sandpoint ZC19-02)
To: Julie Bishop <ihdclerk@gmail.com>

Comments on City of Sandpoint ZC19-02

The change from industrial to residential will eliminate the buffer zone between the airport to the residential area. Moving higher density residential to the west side of Boyer may put residential homes in conflict with airport and commercial activities. Noise, hours of operation and hazards from aviation and industrial activities may be a problem for this project. Using up the available business property may unbalance the tax ratio between commercial and residential.

Mel Bailey

On Fri, Feb 22, 2019 at 8:48 AM Julie Bishop <ihdclerk@gmail.com> wrote:
Mel,

Have you had a chance to review this zone change application? Comments are due by the end of the day today.

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 Shea** <rshea@sandpointidaho.gov>
Date: Fri, Feb 8, 2019 at 10:53 AM
Subject: Request for Comment (City of Sandpoint ZC19-02)
To:

Hello,

Please submit any comments on the attached City of Sandpoint Zone Change application by 2/22/19. This proposal encompasses 1 large 8.86 acre parcel that is located at the NW corner of Boyer Ave & Mtn. View Dr. The change from [ITP \(Industrial Technical Park\)](#) to [RS \(Residential Single Family\)](#) would allow low density residential development. ITP currently only allows small residential caretaker units (1,000 sf max) attached to allowed industrial/commercial uses. If you have any questions or need additional materials please let me know.

Thank you,

Ryan Shea

Associate Planner

1123 Lake Street

Sandpoint, ID 83864

(208) 946-2087

rshea@sandpointidaho.gov



--

Mel Bailey

Commissioner
Independent Highway District
PO Box 1047
Sandpoint, ID 83864



Bonner County

Board of Commissioners

Jeff Connolly

Daniel McDonald

Steve Bradshaw

February 26, 2019

On February 26, 2019 Dave Schuck, Bonner County Airports Director, presented a recommendation regarding a zoning change request to the City of Sandpoint. The Bonner County Board of County Commissioners unanimously approved and support the following recommendation:

RECOMMENDATION

To: Commissioners

Re: Bonner County's Comments on a Zoning Change Request to the City of Sandpoint

Commissioners,

We have been asked to consider the impacts and ramifications to the airport of changing the zoning on a parcel of land under the Airport Overlay as described by the City of Sandpoint in its Comprehensive Plan. The request from the property owner to the City of Sandpoint is to change the zoning on this parcel to allow higher population density.

The Airport Overlay describes an area around the airport designated by the City wherein certain zoning requirements and restrictions are applied in order to mitigate any negative impacts caused by the interactions between the airport and the surrounding community.

I asked Bonner County's FAA program manager for the FAA's guidance on this matter which is attached to this recommendation.

While there are some minor negative impacts to the community from the airport such as noise, fumes, lights, etc. the foremost concern of the County is the safety of the surrounding community. In general, it is best if residential populations are kept low in close proximity to airports, particularly near the runway ends, to reduce the likelihood of injury or damage to persons or property in the event of an off-airport accident. Accident statistics show that a significant portion of airplane accidents occur near the ends of runways.

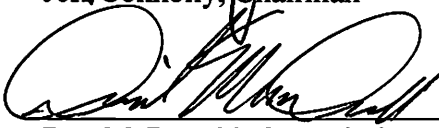
For these reasons I recommend that Bonner County not support increasing residential population densities on any parcels under the City of Sandpoint Airport Overlay.

Sincerely,

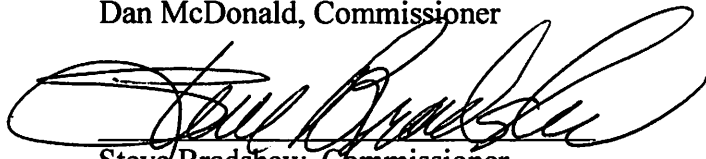
BONNER COUNTY BOARD OF COMMISSIONERS



Jeff Connolly, Chairman



Dan McDonald, Commissioner



Steve Bradshaw, Commissioner