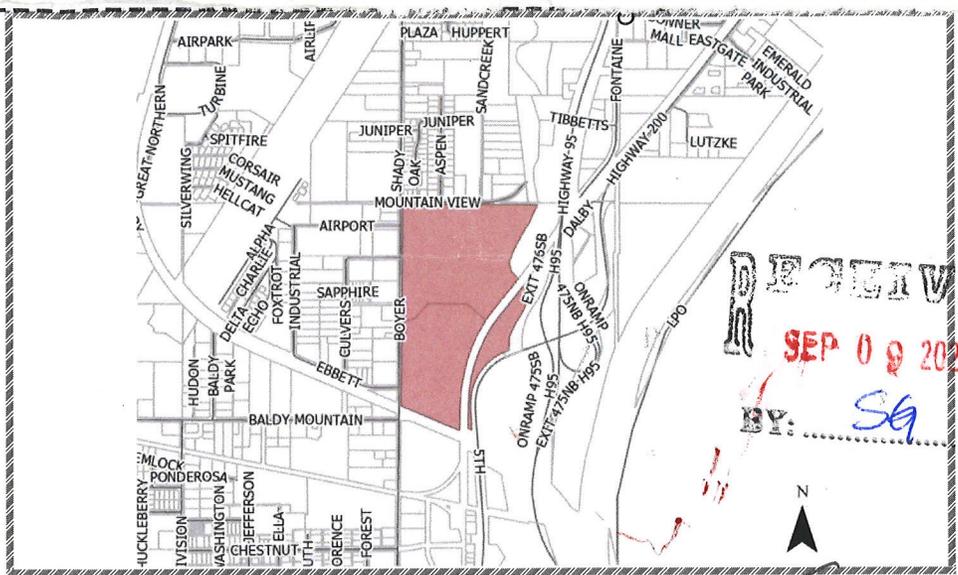


You can send us your opinion in writing by using the space provided at the bottom of this notice, faxing your response to 208-263-3678, emailing us at [cityplanning@sandpointidaho.gov](mailto:cityplanning@sandpointidaho.gov), calling us at 208-263-3370, or you can come to the public hearing and voice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



RECEIVED  
 SEP 09 2020  
 BY: *Sg*

PLEASE RESPOND:

SUPPORT

DO NOT SUPPORT

NEUTRAL

COMMENTS:

*WITH ONLY TWO ACCESS ROADS ON THE NORTH END OF THIS DEVELOPMENT I CAN FORSEE TERRIBLE TRAFFIC CONGESTION ON F. MT. VW. DR. THIS PROJECT NEEDS ADDITIONAL ACCESS TO BOYER AVE.*

NAME: *DOUG BOTCHER*

ADDRESS: *506 F. MT. VW. DR.*



Does the traffic study include the future zone change plans for the 150 MDU's, 10,000 s.f. commercial and 45,000 s.f. self storage center planned at the south end of the property?

Rob and Deb Osborn  
420 East Mountain View Dr.  
Sandpoint, Id. 83864

**Subject:** PS20-0003 university park subdivision

**Date:** Monday, September 14, 2020 at 9:56:35 AM Pacific Daylight Time

**From:** elizabeth wilson

**To:** Melissa Ward, City Planning

I disapprove this project as written. This property has benefited the community for years as research and recreational opportunities. Our neighborhood located on Aspen Way will be negatively affected by traffic and congestion. Also a concern is the safety issues, Fire and police services are located south of 2 very busy railroad tracks with no bypass provided, the additional traffic congestion would slow response to our neighborhood. If this development goes forth, a roundabout should be built at the corner of Boyer and Airport way. This roundabout should be taken from the Development property, and at no land or financial expense from surrounding neighbors on Boyer. No entrance or exit from this development should come out at the top of East Mountain view Road as the road starts downhill to popsicle bridge. Congestion at this point could endanger walkers and bicyclists attempting to leave or enter the recreational site. A recreational space (park) separating Aspen Way neighborhood from the new development is recommended along E. Mountain View Rd. and extending into the housing development 70 ft. This space allows for the bicycle lane to remain intact as it is now and providing green space for the neighborhood proposed.. For the number of families expected in this housing development A second green Space would be beneficial near the commercial area. Green spaces should not cost land or financial loss to anyone living in the surrounding neighborhoods. Sandpoint prides itself as an active town, a walking community. Please do not allow this Neighborhood to become over developed, Losing its unique nature. Thank you for considering these comments. Chuck Hepner and Margaret CHENEY- Hepner  
Sent from my iPhone

**Subject:** University Park Subdivision

**Date:** Monday, September 14, 2020 at 10:47:24 AM Pacific Daylight Time

**From:** Dawn Evenson

**To:** cityclerk@sandointidaho, City Planning

**CC:** david evenson, Kelsey Evenson, Emilie Evenson

Good Evening Planning Commission,

We are writing you as concerned citizens and home owners on Aspen Way, near the proposed University Park Subdivision. This large subdivision will greatly impact our neighborhood.

Our concerns are:

- 1. Traffic Flow** - The plan for traffic to flow through E. Mountain View Road near the popsicle bridge will impact our neighborhood as well as the existing walking/ bike path that is frequently used. There needs to be a more viable solution for ingress/egress from the proposed subdivision. We suggest a round-about near Airport Way which would route neighborhood, Boyer and airport traffic more smoothly.
- 2. Green Space (parks)** - Sandpoint is a community known for it's focus on outdoor activities and community. A community that invests in trails, parks and open spaces. This subdivision does not provide adequate green space/parks for the number of homes/units that are planned. We suggest including green space/park area in the plan along the border of E. Mountain View Road. This will keep traffic off of the bike/walking path that currently exists on E. Mountain View Road.
- 3. Safety** - The Aspen Way development has many children in the neighborhood, with many families that enjoy the bike/walking path. Routing traffic onto E. Mountain View will also encourage additional traffic flow onto Aspen way. Increased traffic could make it more unsafe for our families. Solution: Do not route traffic onto E. Mountain View Road. Utilize another road that exits onto Boyer.

Thank you for your time and consideration.

David Evenson

And

Dawn Evenson, proud member of SHS class of 1980.

[dawn.evenson@gmail.com](mailto:dawn.evenson@gmail.com)

Mom, wife, educator, world changer, "talks too much in class", "doesn't work up to her potential"

Constantly visioning and creating educational systems that include challenge, collaboration, competency, deep engagement, and well-being

**Subject:** University Park subdivision

**Date:** Monday, September 14, 2020 at 10:25:36 AM Pacific Daylight Time

**From:** Brenda Cooper

**To:** City Planning, Melissa Ward

To whom it may concern:

As residents of Sand Creek Ln in Sandpoint, we are against the proposed development of the University Park Subdivision as it is presented now. With the main traffic flow from the large residential area being funneled to E Mountain View Rd, we feel it will negatively impact the surrounding neighborhoods and create severe back up at the intersection at N Boyer Ave. We would like to see additional access to N Boyer Ave midway between the north and south ends of the full development. A traffic circle at Airport Way, at the expense of the developer and located on the proposed site, would help mitigate congestion at E Mountain View and N Boyer.

Sincerely,

Brenda & Terry Cooper

**Subject:** FW: Comments - Sandpoint Subdivision  
**Date:** Monday, September 14, 2020 at 2:54:03 PM Pacific Daylight Time  
**From:** aqualls@ci.sandpoint.id.us  
**Attachments:** image001.png

**From:** Nathan Herbst <Nathan.Herbst@itd.idaho.gov>  
**Date:** September 14, 2020 at 1:40:11 PM PDT  
**To:** Amanda Wilson <awilson@sandpointidaho.gov>  
**Cc:** William Roberson <William.Roberson@itd.idaho.gov>  
**Subject: Comments - Sandpoint Subdivision**

Amanda,

I originally sent my comments to Bill Roberson thinking everything was being compiled together, but I think I was late to do that. Anyways, my comments are very late it seems but better late than none!

My comments on the matter:

- I am concerned about the volumes and when the data was taken. Internally, the Department concluded that any data taken between February and May (possibly June) would not be representative of the traffic volumes or turn movement numbers being typically seen. As such, ITD put a moratorium on data collection until such time data seemed to be returning to normal levels. I fear some of the volume counts presented in the report might not truly represent of the typical conditions (as it appears it was taken towards the beginning of various shutdowns and travel restrictions with Covid) unless something was done that I missed that converted the numbers to represent values that would be seen if Covid did not occur.
- There are great concerns about the signals in Sandpoint along US-2. It is my understanding that once the signals, and the US-2 corridor in general, along 5th St, Pine St., and along US-2 to the west reached a certain LOS, the "Curve" project would be considered. Was any analysis for this move taken into account? As it stands, it doesn't seem like the signals and corridor are there yet, but I feel it will not take long until that measure occurs, especially given the high growth rate for the area. If no Curve project, Improvements will be likely for many of the intersection (e.g. Larch, Church, Boyer, and Division) given this information from this report.

If you have any questions, please let me know.

Regards,

Nathan Herbst, PE  
TRAFFIC ENGINEER  
DISTRICT 1 - COEUR D'ALENE



PHONE: 208.772.1218  
EMAIL: [NATHAN.HERBST@ITD.IDAHO.GOV](mailto:NATHAN.HERBST@ITD.IDAHO.GOV)

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**Heather Steele**

1210 Maple St.  
Sandpoint, Idaho 83864  
(208) 627-3964  
heathergreene1980@yahoo.com

13th September 2020

**Sandpoint City Council**

Planning and Zoning Commission  
1123 West Lake St.  
Sandpoint, Idaho 83864

To Whom it may Concern,

I have been a resident of Bonner county for 19 years and am proud to call Sandpoint home. In the nearly 20 years I've lived here I have watched the real estate prices soar making homeownership out of reach for working class residents of Bonner county.

In your public hearing notice posted in the Bonner County Daily Bee it states that University Park would be home to a 152 lot subdivision. In the time I've lived here I've experienced and witnessed local residents struggle to find affordable housing, and when it's available often additions or remodels done by homeowners prevent these affordable homes from passing inspections needed for bank financing. I am hopeful that many of the homes proposed in University Park would be marketed at a price point that local residents could afford and banks would finance. I would be especially ecstatic if this subdivision kept the existing pond intact and made it accessible to the community, as this is a piece of Sandpoint I know myself and others have cherished over the years.

Not only would this subdivision create homes for local families but it also has the potential to create 100's jobs at a time when work has been scarce and many are unemployed.

Thank you for your consideration.

Sincerely,

Heather Steele



Sandpoint Planning and Zoning Commission  
1123 Lake St.  
Sandpoint, ID 83864

Dear Sandpoint Planning Commission:

On behalf of the board and staff of Kaniksu Land Trust, I would like to express my support for the preliminary plat and subdivision request for University Park. This is an exciting opportunity for our community and KLT looks forward to working closely with the developers regarding future determinations for public access and use, in accordance with applicable land use codes. The owners of the property have clearly expressed their plans to grant a portion of this land to KLT for conservation benefit and public use through the exercise of a Letter Of Intent.

As you are likely aware, the former University of Idaho parcel on Boyer harbors both historically and ecologically significant features that make it unique within our community. From the two dozen species of mixed hardwoods that were planted in the 1980s and 90s, to the pond that fills with life each spring and the Sand Creek corridor where three species of rare plants were documented in 2017, this land is peppered with special flora and fauna. Add to that the fact that hundreds of community members have developed a fondness for quiet recreation and reflection here, drawn by its close proximity to a growing part of town that lacks access to large parks and recreational features. The importance of preserving a portion of this land will benefit the entire region.

Working to ensure continued access to the University Park parcel has long been a strategic objective of Kaniksu Land Trust's and we are thrilled by the opportunity to partner with the current owners to achieve this goal. Based on the layout that has been shared with us, and the work currently underway in partnership with our organization, we fully support this development proposal.

Sincerely,

Katie Eglund Cox  
Executive Director

## Melissa Ward

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**From:** Hannah Bushnell <hannahjbushnell@gmail.com>  
**Sent:** Tuesday, September 15, 2020 8:15 AM  
**To:** Melissa Ward  
**Subject:** Written comment regarding University Park

Hello,

I would like to submit my comment about the University Park subdivision.

I think it is a great subdivision idea and should be approved. Sandpoint is only going to continue to grow, and as it stands right now, there are not enough "starter" homes in the area. This would be a fantastic opportunity for so many people to buy a home in the future in a very nice place to live.

I recommend you approve the subdivision.

Thank you.

Best regards,  
Hannah Bushnell

## Melissa Ward

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**From:** not me <43shell@gmail.com>  
**Sent:** Tuesday, September 15, 2020 8:20 AM  
**To:** Melissa Ward  
**Subject:** Old University property

I am for more housing in Sandpoint, plus they are setting aside property for the public. Sandpoint is growing. Sorry, but it can't be stopped.

Shelley Healy  
Sandpoint native.

## Melissa Ward

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**From:** Mary Merrill <mmerrill53@hotmail.com>  
**Sent:** Tuesday, September 15, 2020 9:08 AM  
**To:** Melissa Ward  
**Subject:** University park

I have many concerns about this proposal.

1. What will the city do to control traffic congestion on Boyer?
2. What will the city do to pay for additional fire protection?
3. Do the schools have capacity for such an increase in population?
4. The general PUBLIC will loose access to a great parkland area. Loss access to SandCreek trails and bike trails and cross country snow trails. How will the city mitigate the loss of this recreation land?????
5. Does the sewer plant have excess capacity currently to deal with the wastewater?
6. What will happen to the ponds and the fruit trees?

Mary Merrill

Mary Merrill

September 15, 2020

To: Sandpoint City Council

**RE: PS20-0003: University Park Subdivision**

Dear Sirs:

We are **against** the approval of the proposed University Park Subdivision for the following reasons:

The University of Idaho research & recreational area has provided great benefits to our community for many years.

We are residents on the corner of Juniper Drive & Aspen Way & can see that the proposed subdivision will have a negative impact on the existing neighborhoods surrounding this subdivision.

1. We disagree with the 2 entrance/exit roads being solely on East Mtn. View Rd. due to traffic congestion.
2. We disagree with one entrance/exit being located at the top of the hill on East Mtn. View Rd as it would endanger walkers & bicyclists leaving or entering the recreation site at Popsicle Bridge.
3. We are concerned about the emergency response teams – Ambulances & Fire Trucks – who would have two extremely busy railroad tracks to cross without a bridge to serve the needs of our neighborhood.
4. There would be a great deal of traffic congestion while entering or exiting any of the side roads off Boyer Ave. due to a great increase in population.
5. We are concerned about the availability of water & sewer provided by the city & the impact on surrounding neighborhoods.

If this proposal is approved, we have the following recommendations:

1. Increase lot sizes in order to build more custom homes with more green space surrounding each home.
2. Allow for only single-family dwellings with no multifamily dwellings & NO commercial zoning.
3. Build a roundabout on Boyer Ave. & Airport Way with no land taken from property on the west side of Boyer & using land in the proposed development at the owner's expense.
4. Create a 70 ft green space along E Mountain View Rd extending into the development to separate it from the neighborhood on Aspen Way. This would maintain the existing bike path as it is today. The surrounding neighborhood should not bear the cost or land burden for this.

Our community is built on beauty, recreational spaces & friendliness. We do not feel the proposed development would enhance any of those mentioned.

Please do not let this development be approved as proposed.

Thank you,

Bruce & Dede Chapman

## Melissa Ward

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**From:** Kim Bond <dnobstas@gmail.com>  
**Sent:** Tuesday, September 15, 2020 10:43 AM  
**To:** Melissa Ward

I am writing in support of the university of Idaho property development proposed by MK construction.

Thank you  
Kim Bond  
Sandpoint property owner

## Melissa Ward

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**From:** Melissa Ward  
**Sent:** Tuesday, September 15, 2020 11:23 AM  
**To:** Aaron Qualls  
**Subject:** written comments to include in the record

"Sandpoint has a desperate need for affordable housing (\$350-450,000) which I believe may apply to the proposed development." -Helen Newton, City of Sandpoint resident

-----Original Message-----

From: City of Sandpoint <no-reply@zoom.us>  
Sent: Tuesday, September 15, 2020 11:01 AM  
To: Melissa Ward <mward@sandpointidaho.gov>  
Subject: Webinar Registration Sandpoint Planning and Zoning Commission Meeting

Hi City of Sandpoint,

Helen Newton (snhnewton@frontier.com) has registered for "Sandpoint Planning and Zoning Commission Meeting" on: Sep 15, 2020 5:30 PM Pacific Time (US and Canada)

First Name: Helen  
Last Name: Newton  
Email: snhnewton@frontier.com  
Address: 423 S Huron  
City: Sandpoint

Brief comments (optional):: Sandpoint has a desperate need for affordable housing (\$350-450,000) which I believe may apply to the proposed development.

Please choose one option below re: the subdivision application:: I am in favor of this application.

Do you live within Sandpoint city limits?: Yes Do you wish to speak during the University Park Subdivision public hearing?: No

## Melissa Ward

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**From:** Brenda Smith <monarch.butterfly@hotmail.com>  
**Sent:** Tuesday, September 15, 2020 11:08 AM  
**To:** Melissa Ward  
**Subject:** Property on Boyer Ave

To whom it may concern: this property that Tim McDonald wants to develop, is very much needed in our town. With the amounts of people moving here & the lack of affordable housing, this project would fulfill a need in this area. We have lived here all our lives, & housing is needed for the younger generation.

Sincerely Brenda & Tony Yanik  
Sent from my Verizon, Samsung Galaxy smartphone