

**BONNER COUNTY PLANNING DEPARTMENT
BOARD OF COUNTY COMMISSIONERS
STAFF REPORT FOR DECEMBER 5, 2007**



Project Name: GREYHAWK

File Number, Type: FILE #S1485-07, Preliminary Plat

Request: The applicant is seeking preliminary plat approval to subdivide ±186 acres into 40 lots ranging in size from 1.38 acres to 3.36 acres, with two designated remainder parcels of greater than 50 acres each.

Legal Description: The property is described as parcels of land located in Section 21, Township 58 North, Range 2 West, Boise Meridian, Bonner County, Idaho.

Location: The project site is located off of Schweitzer Basin Road, ±14 miles north of the City of Sandpoint.

Parcel Size: ±186 acres

Applicant: Schweitzer Mountain Real Estate, LLC
1201 Third Avenue Suite 1680
Seattle, Washington 98101

Project Representative: Martin E. Taylor, AICP
James A. Sewell & Associates, LLC
1205 Highway 2, Suite 101
Sandpoint, Idaho 83864

Schweitzer 2a

Property Owner: Same as applicant

Application Filed: April 9, 2007

Notice Provided: Mailed: November 14, 2007
Site Posted: November 16, 2007
Published in Newspaper: November 16, 2007

Staff recommendation:

APPROVE subject to Conditions. See Staff Analysis below.

Planner's Initials: DC Date: October 25, 2007

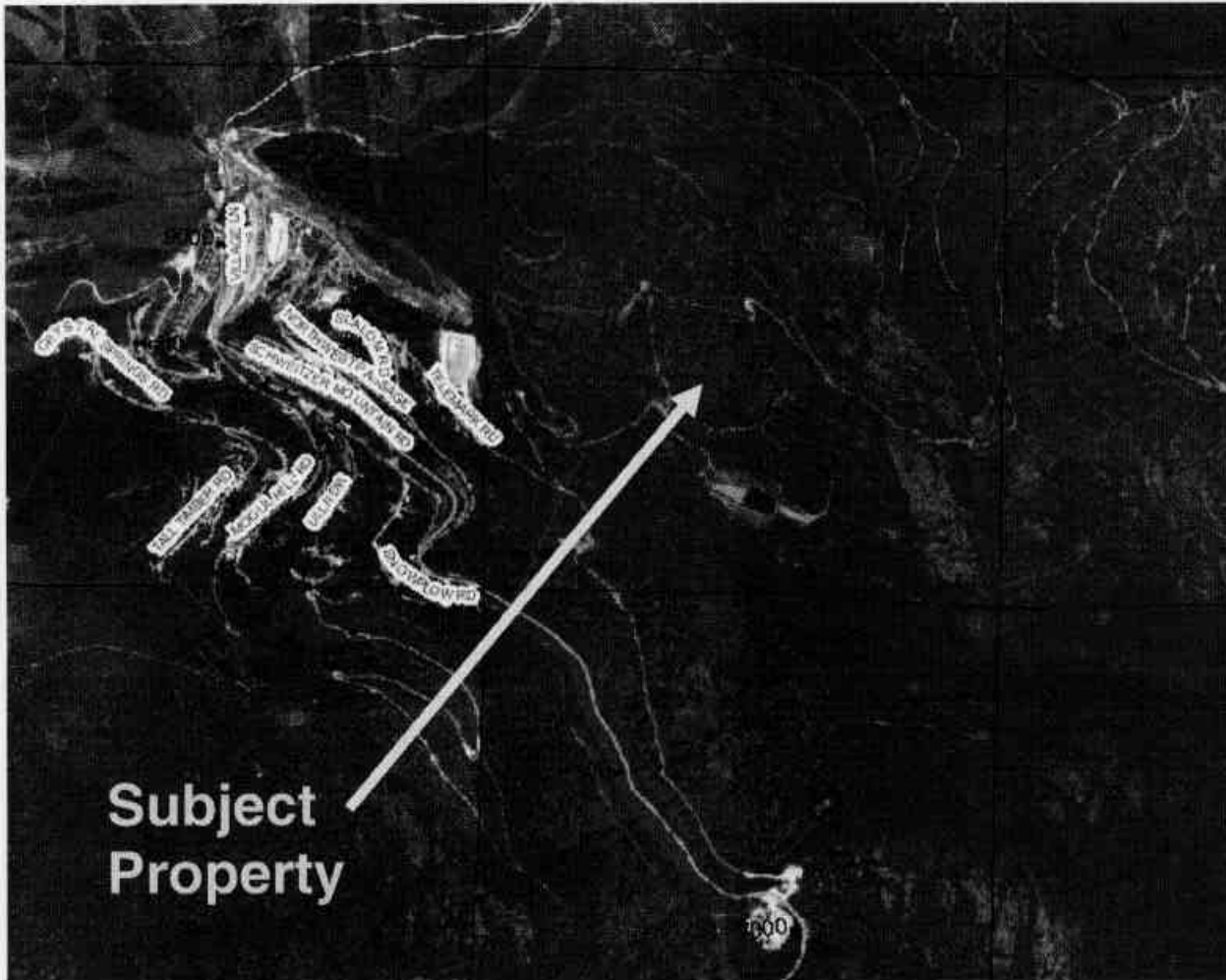
Note: The final decision rests with the governing body after the completion of the public hearing and consideration of all relevant oral and written testimony and evidence.

Planning & Zoning Commission Recommendation:

APPROVE subject to Conditions

Hearing date: November 1, 2007

Vote: Unanimous



Project summary:

Greyhawk is a proposed 40-lot subdivision located approximately 14 miles north of the City of Sandpoint and east of the main village at Schweitzer. The site is a part of the Planned Unit Development approved for Schweitzer in 1990 (PUD 4-90). The original PUD was modified in 2004 by files CM384-04 and 394-04 to shift neighborhood development and service areas. The site is located within what is known as Development Area F. The large scale PUD applied open space/clustering land use plans and now encompasses 5,560 acres. Development Area F has been approved for a total of 4,328 dwelling units.

The site is designated "Alpine Community" on the 2005 comprehensive plan land use map, which provides a range of density from 0-2.5 acres per dwelling unit. The zoning map designation is Recreation, which allows for densities of 12,000 square feet per dwelling unit provided all urban services are provided, 1 acre where either urban water or sewer is