



Da Niel Scott <daniel.scott@bonnercountyid.gov>

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**[EXT SENDER] File #MLD0186-21 -Rockstarr Acres First Addition**

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**Christian Starr** <l3ranches@gmail.com>  
To: planning@bonnercountyid.gov

Mon, Dec 6, 2021 at 4:38 PM

Planning director,

Attached is a letter of intent to appeal the decision to deny the minor land division in the previous subject line. Please promptly email me an attachment to pay necessary fees, as I do have a limited time for this appeal.

Thank you

Christian Starr  
Rockstarr Land LLC

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 **appeal Dec 06, 2021.pdf**  
334K

SUBJECT: File#MLD0186-21 – Rockstarr Acres First Addition

To whom it may concern,

This is an appeal in regards to Minor land division 0186-21. Recently, I was denied a Minor Land Division for the specific reason stated:

*The Minor Land Division cannot be processed pursuant to the Bonner County*

*Revised Code, Title 12 Land Use Regulations Chapter 6, Subdivisions, 12-600:*

*PURPOSE: (C) and Title 12 Land Use Regulations Chapter 6, Subdivisions, 12-611*

*DEFINITIONS: "A minor land division shall not be used contiguously to avoid the regular subdivision process. See BCRC 12-600 C)."*

While I do not disagree with the intent of this law, I do believe my specific case is outside of the intent. As stated above the intent is "to avoid the regular subdivision process." Avoiding the process was not and is not my intent.

The original Rockstarr Acres minor land division took place two years ago in 2019. This was ahead of the new law coming into effect as of mid August 2021. Both parcels were never under my ownership at the same time so thus I could not plat them together. I am no longer the owner of Rockstarr Acres. You can see that I did setup a 60' easement through Rockstarr Acres in 2019. Making the access available if anyone continued to develop the parcel due west. If this were the current parcel I owned and was developing, this law would be applicable. This is not the circumstance. I will be in no way using the old land division for access to the new one. Presently, there is county road access to the new Rockstarr Acres First Addition. This will in no way be effecting Rockstarr Acres.

Furthermore, I was delayed by more than one month for my rezone and comprehensive amendment hearing because of a county clerical error that resulted in a delay in notifying the public. Had this been done as scheduled, there is a chance that I could have submitted this Minor Land Division Application before the new law came into effect.

Thank you,

Christian Starr



Rockstarr Land LLC