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[EXT SENDER] Comprehensive Plan

1 message

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To: "planning@bonnercountyid.gov" <planning@bonnercountyid.gov>

Goal: Prevent Bonner County Zoning codes from criminalizing land uses common in an area when rezoning to a higher density zone.

The Problem: The Suburban zone west of Sandpoint and extended up Baldy Mt. Road nearly to the end of the pavement, converts many appropriate land uses in an R5 zone to unacceptable land uses in the Suburban zone. In particular, Forest Practices encouraged in R5 and supported by county assessor tax incentives, are not allowed on the same property once the Suburban zone is created. Every farm and ranch along Baldy road is engaged in land uses that are not allowed in the Suburban zone. The nature of the properties has not changed but the arbitrary overlay of the Suburban zone strips property rights from property owners. (Reference: 12-324 part 2)

Goal: Bonner County Zoning Codes should be applied according to Bonner County code.

The Problem: The Suburban zone west of Sandpoint requires that urban sewer and urban water sources be available or available in the near future. There are no urban sewer or water sources available to provide service to the area just west of the tracks, let alone throughout the 2.6 mile reach of the Suburban zone. The suburban zone violates the code of 12-324 and should not be used in that area at all.

Further, code for 12-324 clearly indicates the Suburban zone should be used "along the edges" of incorporated or developed areas. It seems the intent is to create a buffer zone between rural 5 and the urban environment. The application west of Sandpoint has removed R5 status from nearly every parcel up to the Janish Drive area. The 2.6 mile width of the Suburban zone west of Sandpoint is not consistent with the concept of "along the edges".