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[EXT SENDER] AM0012-22, Bonner County Comprehensive Plan – Goals, Objectives and Policies

1 message

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Fri, Aug 19, 2022 at 2:06 PM

Please include the following as comments to the above-referenced proceeding. References are made to the page number of the current update.

p. 5 Education is by far the most expensive public expense associated with new development. The existing policy to involve school districts in reviews of development applications needs to be retained.

p. 17

Even though wellhead protection standards are promulgated by the State, subdivision and zoning ordinances are needed to implement a portion of those standards.

p. 18

Why eliminate provision of “avenues and incentives for land conservation” through ordinances?

p. 22 The direction of providing multiple points of ingress/egress to new development is a needed and important addition.

p. 24 The requirement of adequate public services, facilities and utilities in development approvals is also a needed and important addition.

p.32 The prohibition of access easements under all circumstances is definitely inappropriate and limiting given the present and potential proposal of large scale development on Lake Pend O’reille. Public access as part of a large scale subdivision, including phased development, would be part of the subdivision plat rather than associated with any homeowner’s lot.

p. 37 Limiting building heights and regulating ridge top development are essential to preserving the rural atmosphere and natural features of Bonner County. Blaine County and the City of Ketchum have had good success enforcing ridge top development restrictions for nearly forty years. In fact, the Idaho Supreme Court upheld application of Ketchum’s hillside subdivision restrictions in *Curtis v. City of Ketchum*, 111 Idaho 27, 720 P.2d 210 (1986).

Thank you.

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