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**Fwd: [EXT SENDER] Question/comment on the comp plan amendment**

3 messages

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**Allan Songstad** <allan.songstad@bonnercountyid.gov>  
To: Jenna Crone <jenna.crone@bonnercountyid.gov>

Thu, Jul 21, 2022 at 11:15 AM

Jenna

Please circulate this email to the commissioners, Jake and Swatie for discussion on August 2. Consider It public comment. To be clear I have not taken any position or given any feedback to Matt. This type of comment should be for the commission to discuss and consider.  
Thanks

Sent from my iPhone

Begin forwarded message:

**From:** Matt & Casey Linscott <maclinscott@yahoo.com>  
**Date:** July 21, 2022 at 9:18:21 AM PDT  
**To:** [allan.songstad@bonnercountyid.gov](mailto:allan.songstad@bonnercountyid.gov)  
**Subject:** [EXT SENDER] Question/comment on the comp plan amendment

Allan,

I wasn't able to stay for the entire meeting last night. Is the plan to allow public comment at your next meeting?

I want to bounce a couple of suggestions off you, since you originally handled the "property rights" component.

The suggestions come from the recently adopted Comp plan amendment in Kootenai County. Take a look at the attachment, and let me know your thoughts.

Thank you,  
Matt Linscott

**Comp plan amendment - Copy.docx**

15K

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**Jenna Crone** <jenna.crone@bonnercountyid.gov>

Thu, Jul 21, 2022 at 11:50 AM

To: Swati Rastogi &lt;swati.rastogi@bonnercountyid.gov&gt;, Jacob Gabell &lt;jake.gabell@bonnercountyid.gov&gt;

See Allan's request. Should I send it to the commission?

**Jenna Crone, Hearing Coordinator**  
**Bonner County Planning Department**  
**208-265-1458 ext - 1277**

[Quoted text hidden]

**Comp plan amendment - Copy.docx**

15K

**Jake Gabell** <jake.gabell@bonnercountyid.gov>  
To: Jenna Crone <jenna.crone@bonnercountyid.gov>  
Cc: Swati Rastogi <swati.rastogi@bonnercountyid.gov>

Thu, Jul 21, 2022 at 3:56 PM

As we discussed, upload this and all agency and public comments to the AM0012-22 file and to the Planning Commission G-drive so the commissioners can review these as they come in.

**Jake Gabell, Director**  
Bonner County Planning Department  
[1500 Highway 2, Suite 208](#)  
[Sandpoint, ID 83864](#)  
Phone: 208-265-1458

[Quoted text hidden]

## Property Rights

Consider this additional language under “policies” (these were recently adopted in Kootenai County)

“Avoid reductions in land use intensity (called “down-zoning”) in any County initiated zoning map or development code text amendments, with the exceptions being a property owner’s voluntary agreement to a change, or if there is a clear, useful and significant public purpose. The need for map and text amendments should either remedy existing nonconformities or at least not create new ones.”

Bonner County is not starting with a clear slate. Investments, plans, and expectations have been made on existing zoning designations. Without a clear and significant public purpose, as it relates to health, safety, and general welfare, those current property rights should not be infringed.

“Remedy existing nonconformities and avoid creating new nonconformities by adopting appropriate land use regulations.”

This language is straight forward, it makes no sense in creating additional nonconforming parcels. And discourages “down-zoning” unless for clear significant public purposes.

## Land Use

Consider this under “policies”, As it is instructional language directly from LLUPA, Title 67-6502(E)

“Encourage the protection of prime agricultural, forestry and mining lands for production of food, fibre, and minerals.”

From 67-6508 E

“Land use designations will be assigned based on an analysis of natural land types, existing land covers and uses, and the intrinsic suitability of lands for uses such as agriculture, forestry, mineral exploration and extraction, preservation, recreation, housing, commerce, industry, and public utilities.

## Natural Resources

Consider adding what is in red below, to the proposed “Objectives”

“Bonner County values its productive agricultural lands, forests, **and mines**, its fisheries, wildlife and wetlands, and will provide measures to protect and maintain these natural features.”

Under “Policies”

“Productive farmland, ~~and~~ timberland, **and mines**, shall be identified and protected from adverse effects of adjoining developments.”

Reason for adding this language.

As shown from 67-6502 and 67-6508, it is instructional to protect not only agriculture and forestry, but mining as well. Also see Bonner County Resolution #18-29. “Mining- Mining production in the County contributes to the livelihood and wellbeing of many of its residents and contributes significantly to its economy. The County must strive to protect its mining heritage. This heritage includes small and large commercial operations. The County must protect the vital natural resources that are necessary to keep these enterprises in operation.”