

Explain why the zone change is necessary.

The Laclede Water District is currently going through an improvement plan and getting additional hookups is almost impossible during this process. Therefore, the owner would like to not subdivide the property but rather open a ministorage business. The current zoning is suburban, where ministorage is not allowed, therefore a zone change is necessary. The rezoning to commercial allows the owner to operate a ministorage without the need for a conditional use permit, where one would be needed if in the zoning where to be rural service center, which is the same as other adjoining parcel's zoning. Therefore, this zone change allows the land owner to use this amount of land in one of the best possible ways now. Ministorage does not require water or septic, and is consider a low impact on the land. Lastly, the nearest ministorage is in Sandpoint to the east and Priest River to the west, both over 10 minutes away. This provides nearby accommodation to the residence and may encourage additional recreational opportunities.

How does the proposal meet the specific criteria of the proposed zoning district?

The Commercial zoning district, as defined in BCRC 12-325, is intended to support a diverse mix of commercial services that meet the needs of the immediate area, surrounding rural communities, and visiting populations, while minimizing negative impacts to adjacent residential neighborhoods. This proposal aligns directly with those objectives.

The proposed mini-storage facility is a low-impact commercial use that provides a valuable service to both local residents and surrounding rural areas by offering secure and accessible storage. It complements the intent of the Commercial district by serving practical, ongoing needs without generating significant traffic, noise, or light pollution. Unlike more intensive retail or service uses, mini-storage has minimal daily vehicle trips and does not create a gathering space or attract high volumes of people, thereby preserving the quiet and character of nearby residential uses.

The site has been thoughtfully designed with simple, efficient traffic circulation, clearly marked entry and exit points, and unit orientations that reduce unnecessary vehicular circulation or conflict points. The layout supports orderly vehicle movement and safety, both on-site and at points of ingress and egress. Building placement, landscaping buffers, and fencing have all been planned in accordance with BCRC Section 12-486 to ensure compatibility with neighboring parcels.

Further, the proposed facility adheres to the applicable development standards outlined in BCRC 12-321 through 12-329, including setbacks, landscaping requirements, parking provisions, and signage limitations. Landscaping along property boundaries will provide visual screening and soften the facility's appearance from public view and neighboring properties, in keeping with the aesthetic objectives of the district.

In summary, the proposal supports the goals of the Commercial zoning district by offering a necessary community service in a manner that is visually appropriate, operationally quiet, and contextually compatible with the surrounding land uses.

Explain how the proposed zone change will affect elements such as noise, light glare, odor, fumes and vibrations on adjoining property.

This proposal is not anticipated to effect elements such as noise, odor, fumes or vibrations. Proposed lighting will be downward facing and have screens per Bonner County mini storage code, BCRC 12-486.

How has the proposal been designed to be compatible with the adjoining land uses?

The proposed mini-storage facility has been thoughtfully designed to be compatible with the surrounding mix of land uses, which includes residential, commercial, agricultural, and public properties. This area falls within a Transition land use designation under the Bonner County Comprehensive Plan, which anticipates and supports a blend of uses as the area gradually evolves from rural to more developed land uses. The proposed facility reflects this vision by providing a service-oriented use that bridges the needs of both residential and commercial neighbors.

Mini-storage is inherently a low-impact land use that generates minimal traffic, noise, or light, and does not involve daily customer gatherings, retail operations, or manufacturing. This makes it especially suitable for locating near residential and agricultural areas, as it provides a needed service without introducing conflicts in intensity or character.

Compatibility has also been ensured through intentional site design. The layout of the buildings and circulation routes is simple and efficient, minimizing vehicle movement and exposure to neighboring properties. Landscape buffers and fencing are incorporated along all property boundaries to provide screening, reduce visual impact, and maintain privacy for adjacent uses. Lighting will be shielded and downcast to preserve the rural night sky and avoid spillover onto neighboring parcels.

By respecting setbacks, preserving sightlines, and minimizing operational impacts, the design maintains the existing character of the area while serving both the local community and surrounding rural populations. The facility's subdued architectural design, scale, and function support a seamless transition between residential, commercial, and agricultural uses in accordance with the intended purpose of the Transition land use designation.