

ZONE CHANGE APPLICATION NARRATIVE

We are seeking a zone change for two parcels located in Cocolalla, Idaho to match the existing uses and zone of the adjoining property, also, due to the contradiction between the Comprehensive plan map and the current zoning of these parcels. The Comprehensive plan designates this area as "Transition" which would align with the desired zone of "Suburban" and NOT the current zone of Rural 5.

The comprehensive plan states:

"The Transition classification is reserved for those areas of the County where a mixture of land uses can occur which may include higher density residential uses, commercial, industrial and light industrial uses. Due to the intensity of land use, these areas require primary transportation routes, urban like water and sewer services, fire and police services".

One of these parcels currently has a family owned and operated Automotive Repair Facility, while the other parcel has two family homes with a shared well and individual septic that adjoins suburban zoning on the north, east and south sides, all within the same family and same residential uses. This satisfies the mixed land use statement. The suburban zone will allow separate ownership of the existing homes on this parcel and only increase the density by 1. The Cocolalla area is, in most cases, a higher density zone, which is why a majority of it is currently designated as "Suburban", including the area directly adjacent to these parcels. Despite the comprehensive map designation and the surrounding suburban zone, Cocolalla does not have urban like water and sewer services, but it can be reasonable to expect those developments in the future due to the growth of the area and the population reaching over 1000 residents. In addition the code defines urban services as "Publicly or privately maintained water supply and distribution systems; sewage collection, treatment and disposal systems (not to include individual septic tanks and drainfield systems or community septic tanks and drainfield systems, unless subject to an approved sewer management agreement); electric power and telephone utilities; and hard surfaced roads constructed to the standards set forth in title 2 of this code" giving the option of an approved sewer management agreement would allow for this requirement to be satisfied.

With the exception of Priest River and Garfield bay, there are no public sewer systems in Bonner County lying south of the Pend Orielle river and west of the Pend Orielle lake, and there is only one water system (Little blacktail), with several suburban zones throughout that described area. The zoning map was made without regard to this lack of urban services and therefor cannot be considered as a crucial requirement of this zone.

The Bonner County Code states:

[12-324: SUBURBAN DISTRICT:]

"A. The suburban district is established to promote the development of residential uses located on the edges of the incorporated cities or other developed communities or areas, where urban sewer and water services are either available or have the potential to become available in the near future..."

"Access to primary transportation routes and a system of hard surfaced roads are expected"

Primary transportation routes, police and fire services are in place and satisfy the remaining conditions set forth by the Comprehensive plan the Suburban zone.