



BERING ZONE CHANGE NARRATIVE

The applicant desires to change the zoning on two parcels (RPD00000282553A & RPD00000282554A) from Agriculture to Suburban. The reason for the zone change is that the applicant is constricted by the 10' side-yard setback requirements imposed by the existing Agriculture zoning. The Canoe Cove neighborhood is already zoned as Suburban and rezoning these two parcels to Suburban would bring them more in-line with the neighborhood and provide the owner with the same allowances enjoyed by the rest of the neighborhood. Further, the Projected Land Use Map of these two parcels is identified as Large Lot Single-Family which is consistent with the future vision of the parcels within the Canoe Cove neighborhood and other neighborhoods to the west with similarly sized parcels (~1/2 acre).

This zone change is consistent with the following policies and goals of the Dover Comprehensive Plan.

- *Policy 2.P.1: Strive to maintain and expand a variety of housing types and sizes with new development.* The zone change will facilitate the redevelopment of these parcels and allow for a more diverse range of options due to the increased footprint allowance.
- *Policy 2.P.2: Provide opportunity to develop affordable workforce housing in proportion to the need in the Greater Sandpoint Region.* The need for affordable housing is perhaps greater than ever before. Additional flexibility on these parcels for laying out a house will make the development of affordable workforce housing more of a reality.
- *Policy 3.P.2: Encourage the continued development of Dover neighborhoods...* This application is providing exactly that, by allowing greater flexibility you are encouraging development in existing neighborhoods.
- *Policy 5.P.1: Protect sewer and water service capacity for future development that has been approved by subdivision plat or conceptually by master plan.* This proposal is providing for more development flexibility in an existing subdivision and will not create any additional stress or need for main extensions.
- *Policy 9.G.2: Manage impacts of stormwater runoff in Dover.* In addition to requirement of a stormwater plan, the change in zone will not modify the maximum allowable lot coverage.
- *Goal 11.G.1: Ensure land use policies, restrictions, conditions and fees do not violate private property rights, or create unnecessary technical limitation of the use of property.* The current zoning is in effect creating the unnecessary restriction by placing Agriculture zoning requirements which are meant for larger parcels on two of the smallest parcels in the area.

Lastly, this proposed amendment will not affect public services such as sewer, water, and roads. The change in zoning would not allow an increase in number of dwelling units due to the size of the existing lots.