

Active Development Permit Applications - Submit a Comment

File No. / Applicant:

23-009 John Koop as agent for JAKK Enterprises Ltd.

Comments or Concerns:

We live next door to the proposed zoning amendment and have concerns with the proposed plan. The lots slope towards our property and we are worried about drainage. A lot of the spring run off runs through our property to Tea Creek, if the drainage pattern is changed it could cause flooding on our property and cause significant damage. The proposal states there are existing water wells in the area. There is concerns if additional water wells are drilling within the existing aquifer it will cause issues to the existing water wells in the area. Especially with the current drought situation.

The area is also a major wildlife corridor for many animals (moose, elk, deer, bears, fox, coyotes), changing from 2 lots to 4 could significantly displace or disrupt the wildlife.

There was also another subdivision approved on the 279 rd a couple of years ago.

Name:

Dale Lynn & Sacha Plotnikow

Date:

07/19/2023

Address:

[REDACTED]

Email (optional):

[REDACTED]

Phone Number (optional):

[REDACTED]

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23-009 John Koop as agent for JAKK Enterprises Ltd.

Comments or Concerns:

Concerned with this proposed rezoning due to road infrastructure does not support higher traffic (dirt road, washboards often, narrow along the 279 road) also only one way in/out.

Also concerned as another subdivision west of this proposed rezoning change is being proposed which will also impact road conditions and access.

Also concerned about water availability as all properties are on wells or have to haul water. This added residences could impact current resident water flow.

Finally the entire section slopes from west to east and already residences east of the property have had flooding issues. The added development will cause more water runoff and likely more flooding for the lower adjacent residences.

Name:

Stuart Lee Trim

Date:

07/26/2023

Address:

[REDACTED]

Email (optional):

[REDACTED]

Phone Number (optional):

[REDACTED]

Active Development Permit Applications - Submit a Comment

File No. / Applicant:

23-009 ZN John Koop as agent for JAKK Enterprises Ltd.

Comments or Concerns:

Hello,

As the direct neighbor of one of the 10 acre parcels I am against this change to 4 - 5 acre lots.

-This devalues my recently purchased home as I will now have potentially 4 different properties against one side of my property line. Had I been aware that the property next to me could potentially turn into 4 properties I likely wouldn't have purchased.

- These properties are likely to have lagoons which are likely going to be as close to my property line as legally possible which will add to the case of devaluing my property. Not to mention the potential of having a lagoon overflow or leach and contaminate the drinking water for my animals if the lagoons aren't looked after.

-Other properties in the subdivision are all 10 acres as well, I think these subject properties should also remain as 10 acres to keep the property values up for all, and keep the appeal of only having 10 acre lots.

As you would be aware, the subject property is part of the ALR, as such these properties are much more valuable in a drought year like this year as Hay land (they currently are farmed), versus 5 acre lots. If these were to be subdivided this space could no longer be farmed, and there would be less space for agricultural type ventures.

-The properties could potentially increase the current well water supply issues the subdivision already has if all 4 lots were to drill wells.

In conclusion, I personally see these properties best suited to stay as they are, I think that's where they are most valuable to myself, others, and future community members who may chose to develop the lots for homes. If listed for sale at a fair price I would be interested in purchasing 1 of these 10 acre lots in the future just for the Hay alone. I'm sure others would feel the same.

Thanks,

Name:

Daimon Derouin

Date:

09/29/2023

Address:

[REDACTED]

Email (optional):

[REDACTED]

Phone Number (optional):