

Appendix 6: Black Eagle Rezone Justification

The proposed rezoning of the Black Eagle area from Urban Residential (UR) to Mixed Use (MU) is intended to: (1) reduce the number of existing non-conforming uses; (2) Match historical and perpetual land use patterns in the area; and, (3) allow flexibility in uses that are currently not allowed in Urban Residential zoning. Several properties in the Black Eagle area are currently used and have been historically used for commercial operations. These local businesses provide services for community members and, in some cases, are integral to local history. Under the zoning these operations are at risk of becoming impermissible in the case they lose protection as an existing non-conforming use, pursuant to §11 of the Cascade County Zoning Regulations (CCZR). Furthermore, business expansion can be hindered by the requirements of §11.1 CCZR. Since the Mixed Use district allows residential uses and limited commercial uses, the proposed rezone would eliminate this burden for Black Eagle businesses and the residents that depend on those businesses.

Many lots within Black Eagle do not conform with modern lot size requirements and this consequence of historical development often leads to limitations for building sizes due to setback requirements. The proposed rezone to Mixed Use would ease set back requirements for front yards (a reduction from 30 feet to 15 feet). This provides owners of non-conforming lots more space to build houses, additions, or businesses.

The proposed rezoning of Black Eagle areas from UR to MU is in accordance with the following Growth Policy goals and objectives

- Goal 1: Sustain and strengthen the economic well-being of Cascade County's citizens.
 - Objective A: Stimulate the retention and expansion of existing businesses, new businesses, value-added businesses, wholesale and retail businesses, and industries including agriculture, mining, manufacturing/ processing and forest products.
 - Objective G: Improve local trade capture for Cascade County businesses. Promote local shopping as well as planned businesses.
- Goal 5: Preserve and enhance the rural, friendly and independent lifestyle currently enjoyed by Cascade County's citizens.
 - Objective A: Maintain Cascade County's citizens independent lifestyle and minimize local governmental intervention, to the extent possible, consistent with the requirements of a continually evolving economy and constantly changing population.