

BONNER COUNTY COMPREHENSIVE PLAN

GOALS, OBJECTIVES AND POLICIES

Draft Update on July 05, 2022

LACLEDE WATER DISTRICT

COMMENTS TO DRAFT UPDATE TO BONNER COUNTY COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES

7/18/2022

NOTE: This document contains the recommended updates to the Goals, Objectives and Policies of the existing Comprehensive Plan. The language in red is recommended as additions and the words in ~~black and strike through~~ are proposed to be deleted.


LACLEDE WATER DISTRICT

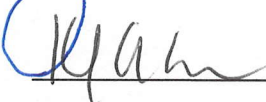
COMMENTS TO DRAFT UPDATE TO BONNER COUNTY COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES:

1. The goals, objectives, and policies are not clearly defined throughout this document, and the text is inconsistent in format, style, and language.
2. Goals are not "shall" or "intend" statements. They are "to" statements, reflecting the high-level intent of this portion of the plan. Each topic should have a clearly defined goal(s) stating the desired outcome(s).
3. Objectives are not "shall" or "should" statements. They are lower level "to" statements intended to expand upon and support the stated goal(s) by providing specific paths to action. Each topic should have concise objectives that will be completed to support or deliver the stated goal.
4. Policy statements need to be "shall" statements, clearly outlining the requirements being established in the governing document. Each topic shall have specific policy actions that clearly define the activity that shall be performed.
5. Suggested final text for the entire document is provided below.

RECOMMENDATIONS:

1. Revise the document as provided on the following pages.

Justin Roberts, President  Date: 7/18/2022

Kimberly Swank, Secretary  Date: 7-18-22

Gloria Fletcher, Board Member  Date: 7/18/2022

Mike Kauffman, Board Member  Date: 7/18/2022

David Stevens, Board Member  Date: 7-18-2022

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PROPERTY RIGHTS

GOALS:

- Protect property rights and enhance property values through conscientious land-use planning that complies with state law relevant to all county land use actions.
- Consider the property rights of the applicant, adjoining landowners, and future generations, as well as the short-term consequences of decisions.

OBJECTIVES:

- Ensure private property is not taken for public uses without just compensation and/or due process of law.
- Ensure impacts to other properties are taken into account when considering land use proposals, policies, and codes.

POLICIES:

- Bonner County shall follow the Idaho Attorney General’s checklist, proscribed at Idaho Code §67-8003 and provided in the “Property Rights” component of the county’s comprehensive plan, for all land use decisions.
- For all land use decisions, findings of fact and conclusions of law shall be adopted that:
 - Reflect the justifications for exactions, conditions, and restrictions; and
 - Confirm that a taking of private property has not occurred.

POPULATION:

GOAL:

- Ensure the impact of demographic changes on land use proposals including generational issues and economic diversity are identified and included in planning activities and decisions.

OBJECTIVES:

- Maintain and use current county census data, population estimates, and population projections to assess community needs and project impacts

POLICIES:

- Population projections shall be analyzed annually to:
 - Ensure public and community needs are being met through and align with land use decisions.
 - Determine if changes need to be made to the Comprehensive Plan goals and policies and/or the Zoning Ordinance
- Population forecast and census data shall be used to evaluate impacts to:
 - Housing;
 - Schools;
 - Public Transportation; and
 - Community Services.
- Bonner County shall cooperate with its incorporated cities and neighboring counties to address growth challenges within the ACI areas and coordinate planning efforts whenever possible.

SCHOOL FACILITIES AND TRANSPORTATION:

GOAL:

- Preserve the county's commitment to and ability to provide quality education to the current and future students of Bonner County.

OBJECTIVES:

- Ensure proposed developments and county land use decisions do not adversely impact the local school districts or their ability to provide adequate school facilities and transportation systems.
- Involve affected school districts in proactive reviews of development applications to determine individual school needs and concerns.
- Promote design and maintenance of roads, trails and bicycle paths to allow safe passage of students to schools and after school activities.
- Consider long-term consequences of land use proposals, including the adequacy of existing facilities and the siting of future schools.

POLICIES:

- Current data regarding school capacity and transportation issues associated with population changes, development, and demographic changes in Bonner County shall be included in assessment of all development applications.
- School districts shall provide proactive reviews of development applications to determine impacts to the county schools.
- School bus, walking, and bicycling routes shall be considered when making land use decisions.
- Developers shall mitigate land use proposal impacts to school systems by providing facilities, safety features, fees or other measures as permitted by Idaho Code, relative to the impact of the proposals.

ECONOMIC DEVELOPMENT:

GOAL:

- Support and encourage appropriate economic development and diversity of the incorporated communities and unincorporated areas of Bonner County.

OBJECTIVES:

- Locate commercial and industrial uses beyond the scale of home-occupations in defined areas in order to encourage clustered development and limit impacts to residential and recreational areas.
- Ensure commercial and industrial uses are located and operated in a manner to protect our natural resources including clean air and water, dark skies, and the overall environmental quality and rural character of Bonner County.
- Support small businesses (such as markets, restaurants, recreational activities, campgrounds, marinas, etc.) that provide services supporting resort residents and visitors in the local communities.
- Enable development of small-scale cottage industries and home-based occupations while protecting the surrounding areas from adverse impacts.
- Ensure policies regarding economic development activities mitigate the impacts of factors such as noise, light glare, odors, fumes, and vibrations on the surrounding community.
- Support local economic development by increasing support for outdoor recreation in Bonner County by encouraging and protecting public access to public lands and waters, campgrounds, and recreational areas.
- Support local businesses by enabling development of workforce housing in appropriate locations.

POLICIES:

- Commercial and industrial uses shall be unconditionally permitted only in areas identified in the Comprehensive Plan as being suitable for such development.
- Evaluation of suitability shall be based on availability of urban services, adequate access to hard surfaced publicly maintained roads and other factors that may impact the surrounding community.
- Applications for conditional permits for commercial uses in areas not identified for such uses in the Comprehensive Plan shall be subject to a critical review of the proposed use. Approval of the conditional permit shall be granted only if the review determines that, with appropriate conditions, the use will not adversely impact the surrounding areas.
- Small scale “cottage” businesses and home occupations shall be allowed in all areas of the county. Reasonable conditions on such uses shall be set to minimize adverse impacts to the neighborhood based on factors including, but not limited to, hours of operation and traffic volume generated by the business.
- Land use regulations shall be implemented to allow Bonner County's agricultural heritage to be maintained by enabling local food production, distribution, congregation, and retail sales. Examples include community gardens, school gardens, farm related education programs, farmers or public markets, and other small-scale, collaborative initiatives.

- Standards shall be developed and implemented for commercial and industrial development that are appropriate for the surrounding community. This may include, but is not limited to standards on:
 - Appropriate site sizes;
 - Appropriate use types;
 - Buffering zones; and
 - Design standards that encourage both attractive and efficient function, while protecting the environment.
- Land use regulations for employee housing shall be reviewed and updated to support the goal of enabling this use in appropriate areas of the county.

LAND USE:

GOAL:

- Balance and integrate land use policies and the proposed land use maps with the components of the comprehensive plan to encourage community growth while retaining Bonner County's rural character and protecting Bonner County's unique natural resources.

OBJECTIVES:

- Develop and maintain a future land use map and land use codes that:
 - Acknowledge the values of agricultural and timber land;
 - Protect the water and wildlife resources;
 - Identify and avoid hazard areas;
 - Provide areas for economic growth;
 - Encourage affordable housing; and
 - Center growth in areas where adequate public and private services can be provided.

POLICIES:

- Land use maps and land use codes shall be developed that
 - Acknowledge the values of agricultural and timber land;
 - Protect the water and wildlife resources;
 - Identify and avoid hazard areas;
 - Provide areas for economic growth;
 - Encourage affordable housing; and
 - Center growth in areas where adequate public and private services can be provided.

NATURAL RESOURCES:

GOAL:

- Protect, enhance, and maintain Bonner County's natural resources such as air, water, forest, minerals, plants, and animals for long-term benefits to the public.

OBJECTIVES:

- Preserve and protect the quality and quantity of Bonner County's system of lakes and waterways.
- Provide measures to protect and maintain productive agricultural and forest lands, fisheries, wildlife, and wetlands.
- Protect water resources by requiring adequate sewer treatment systems based on soil, density, and intensity of use to reduce impacts to water resources.
- Consider wetlands and aquifer recharge areas in the location and density of future development.

POLICIES:

- Watershed standards shall be employed in land use codes to protect water quality.
- Best management practices for waterway setbacks, earth-moving activities, and road construction shall be implemented to reduce erosion and sedimentation into waterways.
- Development standards shall be designed to encourage clustered development resulting in the preservation of open space and wildlife habitat.
- Zoning districts and standards shall be created to protect critical wildlife habitat and mitigate development impacts to these habitats.
- Standards to protect water quality shall be developed and implemented for development in close proximity to shorelines.
- Productive farmland and timberland shall be identified and protected from adverse effects of adjoining developments.

HAZARDOUS AREAS:

GOALS:

- Protect communities from the loss of lives and property.
- Reduce public and private financial losses due to flood, fire, landslides, unstable areas, avalanches, and excessive slopes.

OBJECTIVES:

- Develop land use standards to discourage development within hazard areas.
- Regulate the location and density of new developments in hazard areas.
- Require future development designs reduce exposure to wildland fire and provide for emergency and escape routes for residents.

POLICIES:

- Flood mitigation standards shall be adopted that meet or exceed the National Flood Insurance Program minimum requirements.
- Residential, commercial, and/or industrial development within floodways shall be prohibited.
- Fill within the floodplains shall be discouraged.
- Bonner County's wildland fire and urban/wildlife interface policies and plans shall be integrated into development standards.
- Excessive slopes shall be identified and development in these areas shall be discouraged by providing lower densities in these areas.
- New developments shall have multiple points of ingress/egress.
- Development in avalanche zones shall be prohibited.

PUBLIC SERVICES, FACILITIES AND UTILITIES:

GOALS:

- Require adequate public services, facilities, and utilities in future development approvals.
- Ensure future development approvals do not adversely impact the services or utilities of present-day users.

OBJECTIVES:

- Ensure new development is adequately served by fire protection, roads, sewer, schools, law enforcement, ambulance and emergency services, water, and other public/private services.
- Provide urban services for urban and suburban densities.
- Require developers provide infrastructure, utilities, or financial support to offset the capital costs of expanding services necessary to support new developments.
- Require adequate provisions for future utility services in areas of commercial, industrial, or other similar uses.

POLICIES:

- Development shall be encouraged within the boundaries of existing sewer and water service areas.
- Adequate provisions for future utility services shall be required for new developments.
- Existing public service and utility providers shall be included in reviews of development applications to determine impacts to existing services, facilities, and utilities and to assess the provider's ability to serve current users. Approval shall only be granted if:
 - Existing services are shown to be adequate to service the new development without adversely impacting current users; or
 - Developer agrees to provide, or offset via financial support, all necessary expansion of services required to avoid adversely impacting services to current users.
- Adequate facilities for responsible disposal of solid waste shall be provided to protect the health and welfare of the public as well as Bonner County's natural resources.

TRANSPORTATION:

GOAL:

- Provide a transportation system that is safe, uncongested, and well maintained.

OBJECTIVES:

- Ensure future development does not adversely impact the existing transportation system by reducing the quality or level of service or creating hazards or congestion.
- Ensure roads within new developments
 - Are built to Bonner County standards;
 - Are built the expense of the developer;
 - Provide adequate access for fire and emergency vehicles, as well as provide routes of escape;
 - Are developed to integrate with Idaho and Bonner County systems of roads without overburdening the transportation system.
- Encourage cluster development to reduce transportation costs, road building, and environmental impacts.
- Ensure certain intense land use developments provide paved roads.
- Encourage bike ways and pedestrian paths be included in development plans to provide an integrated community transportation system.

POLICIES:

- Opportunities to offset impacts to current users from future users of the transportation system shall be explored.
- Responsible levels of service for the Bonner County road system shall be developed.
- Thresholds and standards for the Bonner County transportation system shall be set.
- The need for future road extensions or new transportation corridors shall be identified and included in land use maps.
- Development shall be discouraged in areas not served by Bonner County standard roads or where transportation is inadequate.
- A mechanism to ensure the maintenance of private road systems shall be developed and imposed on new developments to reduce the likelihood of the roads becoming a burden to taxpayers.
- Bike and pedestrian trails shall be encouraged in development proposals to connect the communities with existing and planned bike and walking paths.

RECREATION:

GOAL:

- Protect and encourage public and private recreational opportunities.

OBJECTIVES:

- Ensure public legal recreational accesses and amenities are not obstructed or adversely impacted by future development.

POLICIES:

- A waterways and park access program shall be developed to preserve and expand access to public recreational lands and waterways. The program shall include retaining access parcels that have or may be acquired from tax sales or private donation.
- A plan for a system of green belts, bike pathways, and pedestrian pathways shall be created so that as areas are developed, a connected system can be developed and preserved.
- Access easements shall not be required on private property as a condition of development.

SPECIAL AREAS OR SITES:

GOAL:

- Protect, preserve, and maintain special areas and sites, both natural and man-made, in relation to land use.

OBJECTIVES:

- Ensure future developments do not adversely affect or destroy culturally or ecologically sensitive sites.

POLICIES:

- Roadside development standards shall be implemented for recognized scenic byways to protect the view sheds.
- Special areas shall be recognized and address when development is proposed in these areas.

HOUSING:

GOAL:

- Enable opportunities to meet diverse housing needs.

OBJECTIVES:

- Work with municipalities and private parties to find solutions for all types of housing projects and developments.
- Encourage development of a variety of housing options.
- Encourage clustering of housing in developments to save on infrastructure and transportation costs.
- Recognize opportunities for assisted living and group shelters.

POLICIES:

- Bonner County shall work with municipalities and private parties to explore solutions for all types of housing projects and developments while maintaining the Land Use, Natural Resources, Public Services, Transportation, Recreation, and other relevant Goals within this Comprehensive Plan.
- Mechanisms to promote clustering of housing in developments (such as density bonuses) shall be developed to save on infrastructure and transportation costs.

COMMUNITY DESIGN:

GOAL:

- Enable a variety of lifestyles while maintaining the rural character in future development of Bonner County.

OBJECTIVES:

- Locate new development in areas with similar densities and compatible uses.
- Minimize the adverse impacts of new developments on adjacent areas.
- Protect natural resources, rural features, and the surrounding uses of the community in design and location of new development.

POLICIES:

- To promote and preserve the natural features and rural atmosphere of the community, development and design standards shall be enacted that account for and address:
 - Development within scenic byways;
 - Waterfront setbacks and wildlife corridors;
 - Commercial and industrial landscaping and reduced lighting; and
 - Cluster development.
- Design standards shall include rural setback standards and other design objectives aimed at preserving the rural and natural character of the community.
- Design standards shall recognize the historic neighborhoods developed over the last century and provide flexibility for these older neighborhoods and historic settlements so the standards fit these unique neighborhoods.
- Design standards shall recognize resort neighborhoods which require particularized design standards to address waterfront and mountaintop developments which may differ from standard design objectives.

IMPLEMENTATION:

GOAL:

- Keep the Comprehensive Plan current and enforced.

OBJECTIVES:

- Avoid belated, and therefore costly, revisions to the Comprehensive Plan
- Ensure the requirements of the Comprehensive Plan are met

POLICIES:

- Bonner County shall set aside a meeting at least once per year to examine the Comprehensive Plan and determine whether updates/revisions are necessary. This meeting shall be scheduled:
 - At the beginning of each year; and
 - Prior to Bonner County's budgeting sessions so that adequate funding can be addressed, if necessary.
- Bonner County shall develop and maintain an effective zoning enforcement program to ensure land use laws are met.