

PLAN IMPLEMENTATION

Community Vision 2028

“Decisions about the use of the land impact our lives. We respect the rights of all property owners and the rights of residents to influence land use decisions. As citizens of Kootenai County, we know what we can count on because our land use plans are consistently updated, implemented, and enforced.” —Kezziah Watkins Report

In response to the question related to community values, survey respondents and Meetings-in-a-Box participants were clear in their priorities. In addition to their interests in natural areas, resident responses focused on implementation of the Plan, with many expressing the desire for carefully managed growth and for a planned approach to growth-related issues.

Overview

The Plan Implementation Chapter identifies the policies necessary to ensure that the recommendations of the Plan are carried out effectively. These policies include a monitoring process to provide consistency among the Plan chapters and ensure the Plan remains responsive to the dynamic needs of the community. The chapter also identifies a work program, ordinance and code changes, additional planning studies, and other programs and initiatives the County will pursue in achieving the long-term development pattern envisioned in the Plan.

The Plan is intended to encourage consistent public and private decisions that will result in coherent and sustainable development for the next two decades and beyond. To do this, the Plan relies on a continuous planning program that overlays traditional plan implementation techniques with a strategic planning perspective.

Much of the plan implementation occurs on a case-by-case basis through review of proposed site plans, conditional uses, rezoning applications, subdivision developments for consistency with adopted development regulations, the acquisition of land, and the provision of public improvements

and facilities. Implementation also occurs on a daily basis through an ongoing process within local government that involves orderly procedures for gathering information, making recommendations, and taking action. This ongoing system of analysis, of studying the situation, and reaching rational conclusions about community needs and the best courses of action all occurs within the conceptual and policy framework established by the Plan.

To these traditional implementation activities, the Plan adds a deliberate strategic perspective that concentrates on a limited number of issues, explicitly considers available resources, and attempts to address significant priority problems and opportunities. This approach is results-oriented, and emphasizes the allocation of fixed organizational resources to critical strategic issues. The resulting continuous planning program provides an improved capacity for the County to define long-term directions for change.



Implementation of the Plan will be accomplished through, including but not limited to, the following general measures:

1. Enactment of new County zoning regulations, zoning map and subdivision regulations, including adoption of amendments recommended in this Plan;
2. Adoption of amended Area of City Impact agreements with the cities within the County;
3. Day-to-day administration of the newly adopted County development regulations;
4. Application of policies in this plan and such other policies, resolutions, or ordinances as may be adopted by the Board of County Commissioners;

5. Adoption of follow-up plans and follow-up development standards as may be identified herein or in the future;
6. Continued coordination with other local jurisdictions, state, federal and tribal government agencies, community groups, and citizens; and
7. Education, adoption, and practice of conservation measures both in County facilities and new development.

It should also be recognized that the regular County budgetary processes will be used to appropriate funds to carry out the goals, policies, and implementation strategies of this Plan, as well as monitor the effectiveness of the County's actions. In an effort to ensure long-term implementation and in addition to the annual budget constraints, the County will actively solicit grant funding to augment County funds. The pace and schedule of implementation will by necessity depend ultimately on the adequacy of budgetary appropriations, including any grant or nonrecurring funds that may be secured.

Conclusion

Implementation is considered by many to be the most important phase of the planning process. It is the process that is intended to transform the goals and policies of the Plan into actions. A comprehensive plan, no matter how well crafted, is of little value if it is not implemented and used by both County officials and the public. To this end, and in addition to simply fulfilling the regulatory requirements, the primary focus of the Implementation chapter is to ensure the ongoing implementation of this Plan is a relevant, usable, current, and consistent statement of County policy regarding land use, physical development, and public facilities.

GOALS AND POLICIES

The goals and policies in this chapter are intended to articulate the community vision toward the implementation of this Plan and not be regulatory, but provide specific guidance for the adoption and implementation of development regulations which will ensure conformity with the Plan.

GOAL 1: Carry out a coordinated work program of actions to guide the ongoing implementation of the Plan.

Policies and Implementation Strategies

- I-1 A. Establish a Plan Implementation Work Program in order to provide a coordinated schedule of key programs and projects that the County should seek to carry out in order to achieve the Plan goals and policies. The County should review and update the Plan Implementation Work Program on a regular basis.
- I-1 B. Ensure that the County's ongoing operations and work programs directly relate to the growth of the County and the provision of public facilities and services are consistent with the policies of the Plan.
- I-1 C. Prepare an annual report for the Board of County Commissioners and Planning Commission describing how the Plan has been used and what changes have occurred that may affect the relevance of the document and make the report available to the public and other governmental jurisdictions within the County.
- I-1 D. During each annual budgeting cycle, individual County departments and County entities should project funding requirements necessary for the completion and execution of their respective tasks identified in the Plan Implementation Work Program.
- I-1 E. Encourage public participation and input at appropriate junctures throughout each budgeting cycle.

GOAL 2: Adopt implementing regulations that are consistent with the Future Land Use Map and Policies and Implementation Strategies adopted within this Plan.

Policies and Implementation Strategies

- I-2 A. The Policies and Implementation Strategies within this Plan are intended to provide specific guidance for the adoption and implementation of development regulations, and may be used to determine the consistency of implementing ordinances.

I-2 B. Enact development regulations, which implement the goals and policies established in this Plan.

GOAL 3: Ensure future land development applications are properly reviewed for consistency with the adopted development regulations.

Policies and Implementation Strategies

I-3 A. The Policies and Implementation Strategies within this Plan are not intended to be used as a basis to determine whether any particular land use application is consistent with the goals set forth in this Plan.

I-3 B. Develop and enact regulations that require the recommending body and/or decision maker approving a project to find that the project is in compliance with all applicable development regulations.

GOAL 4: Conduct periodic reviews of the Plan and propose amendments as conditions warrant.

Policies and Implementation Strategies

I-4 A. During the initial development of implementing ordinances, and as conditions warrant, the County may initiate Plan amendments on an “as-needed” basis in order to make necessary corrections.

I-4 B. Public requests for consideration of Plan amendments may be initiated through the County Planning Commission from time to time as circumstances warrant, but no more than once every six (6) months. The Board of County Commissioners will exercise final approval of formal amendments to the Plan text and maps.

I-4 C. Conduct a review of the Plan every five years. The review should be conducted under the oversight of the Planning Commission and should identify those features that are out-of-date or ineffective and should include a tentative schedule for amending or revising the Plan. The five-year review should also include an assessment of the County’s overall progress toward achieving the goals and policies of the Plan and recommendations for adjustments to Plan policies or the Plan Implementation Work Program that should be

considered prior to the scheduled 10-year update of the Plan.

I-4 D. Conduct a detailed assessment and update of the Plan at least once every 10 years. The assessment process should be conducted through The Planning Commission and involve public participation, and may include a citizen’s advisory committee to assist in the review of the Plan text and maps. Upon completion of the Plan assessment process, a comprehensive proposal for updating the Plan will be submitted to the Board of County Commissioners for final approval.

I-4 E. Notify all special districts, municipal jurisdictions, abutting counties, the media, and the public, about proposed amendments to the Plan.

I-4 F. Identify and evaluate all relevant factors when considering proposed amendments, including, but not limited to, the following:

- a. Whether the proposed change is justified by an error in the Plan as originally adopted;
- b. Whether the change is generally consistent with the goals, policies, and other elements of the Plan;
- c. Whether the proposed change is justified by a change in community conditions or neighborhood characteristics since adoption of the Plan;
- d. Whether the proposed change creates an adverse impact on public facilities and services, including but not limited to, roads, sewers, water supply, drainage, schools, police, emergency medical services, fire, and parks, that cannot be reasonably mitigated;
- e. Whether the proposed change creates an adverse impact on landmarks or other historically significant structures or properties that cannot be reasonably mitigated;
- f. Whether development resulting from the proposed change would create an undue impact on surrounding neighborhoods;
- g. Whether the proposed change would have a significant adverse impact on the natural environment, including wooded areas, wetlands, critical wildlife areas, shorelines, slopes, groundwater, and other

significant natural resources that could not be mitigated;

- h. Whether the proposed change would have an adverse impact on the capacity of the community to meet affordable housing objectives;
- i. Whether there was a change in County adopted policies or codes that would justify a change in the Plan; and
- j. The impact of the proposed change on the County's adopted development policies, and the fiscal and operational capacity of the County to provide any services, facilities, or programs that might be required if the change were adopted.