



KEEPING KOOTENAI

2019 Kootenai County Comprehensive Plan Update

PROPOSAL

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Guide to the Comprehensive Plan Update

Proposed Goals, Objectives and Policies

The Comprehensive Plan Update is not a complete overhaul of the 2010 Comprehensive Plan. The Update focused only on the goals, objectives and policies of the 2010 Comprehensive Plan. After thoroughly reviewing and evaluating the 2010 Plan's goals, objectives and policies, the planning commission compressed, combined, rephrased, eliminated or added new ones. The aim is to create a more understandable, informative, achievable, and enforceable document. If adopted, the Update's goals, objectives and policies will replace those found in the 2010 Plan. The remaining areas of the 2010 Comprehensive Plan are not changed. Changes to such items as the plan's data and future land use map will be considered later.

The following document contains the proposed Kootenai County comprehensive plan Update's goals, objectives and policies. The elements are arranged in the order found in the Idaho state planning statute-Title 67, Chapter 65 (Local Land Use Planning).

An introduction summary prefaces each planning element. The 2010 Plan calls these elements "chapters" but the Update calls them "elements." In each element introduction the content of the 2010 Comprehensive Plan regarding the element is summarized. Next, the logic used by the planning commission when it developed the proposed goals, objectives and policies for each element is presented. This is followed by a summary of the proposed Update's policies for each element.

After each element introduction, the accompanying Goals, Objectives (only for some elements), and Policies are presented. The more complex elements (Property Rights, Land Use and Natural Resources) contain objectives so policies can be better organized.

Under current Ninth Circuit case law, the County is prohibited from exercising land use jurisdiction over lands owned by the Tribe or any of its enrolled members located within the Coeur d'Alene Reservation. This is true regardless of whether that land is owned by the Tribe or a member thereof in fee simple, or whether it is owned by the federal government in trust for the Tribe or any member of a federally recognized Indian Tribe. This is reflected in section 8.1.104 of the Kootenai County Code, which expressly disclaims jurisdiction over these lands.

However, this does not necessarily preclude the County from exercising its planning functions over such lands, nor does it preclude zoning of these lands with the understanding that such zoning is not enforceable unless the land passes into non-Tribal ownership. The same is true with lands owned by the federal government or the State of Idaho that are outside the County's land use jurisdiction.

As you read through this proposed draft, please realize that the policies found in it are not enforceable regulations concerning land use. The policies only provide directions for writing regulations in the future.

PROPERTY RIGHTS

Comprehensive Plan Element (a) Property Rights

SUMMARY: The 2010 Comprehensive Plan addresses property rights from a legal viewpoint, describing federal and state protections and procedures for assessing and appealing takings. The planning commission believes property rights are fundamental and proposes policies that recognize these rights while ensuring public health, safety and general welfare. The proposed 2019 Comprehensive Plan Update policies focus on property rights while protecting public health, safety and general welfare.

PROPOSED GOAL: PROPERTY RIGHTS

To adopt land use regulations and zoning that protect property rights while ensuring that public health, safety, general welfare and natural resource protection needs are met.

PROPOSED OBJECTIVE 1 (GENERAL):

Recognize the primacy of owners' rights to use and control their properties in all regulations and policies and justify any limitations on these rights.

PROPOSED POLICIES:

1. Determine public outlooks on property rights, public health and safety and general welfare.
2. Tailor land use regulations to reasonably and narrowly address nuisances and other concerns related to health, safety and general welfare, while respecting individual property rights.
3. Protect the rights of property owners to the greatest extent possible by maximizing the land uses permitted by right in each zone and minimizing conditional and prohibited land uses.
4. Remedy existing nonconformities and avoid creating new nonconformities by adopting appropriate land use regulations.
5. Document specific health, safety and general welfare reasons supporting each land use decision.

PROPOSED OBJECTIVE 2 (ZONING):

Balance property rights with the responsibility to protect public health, safety and general welfare through zoning.

PROPOSED POLICIES:

1. Adopt zoning which reflects current land use and expected future land use based primarily on the concerns articulated by those who own property within the unincorporated area of Kootenai County.
2. Avoid reductions in land use intensity (called "down-zoning") to the County initiated zoning map and development code text amendments, with the exceptions being a property owner's voluntary agreement to a change, or if there is a clear, useful and significant public purpose. The need for map and text amendments should either remedy existing nonconformities or at least not create new ones.

PROPOSED OBJECTIVE 3 (TAKINGS):

Ensure that land use regulations are adopted and applied in a manner consistent with takings law.

PROPOSED POLICIES:

1. Establish a process for the county to evaluate land use regulations using the Idaho Attorney General's Regulatory Takings Act Guidelines as a starting point but tailoring the evaluation tool for ease of use.
2. Adopt land use regulations which provide that agency exactions may only be made a condition of permit approval if they are roughly proportional, both in nature and extent, to the impact of the use to be permitted.
3. Endeavor to prevent the need for the exercise of eminent domain, but when it occurs mitigate its effects through land use regulations.

POPULATION

Comprehensive Plan Element (b) Population

SUMMARY: The 2010 Plan contains numerous population statistics and projections. The planning commission believes population information needs to be kept current and consulted while planning. The 2019 proposed Update draft calls for periodically refreshing population data so it helps guide planning.

PROPOSED GOAL: POPULATION

To monitor and measure population and settlement densities in order to project growth characteristics for ongoing planning purposes using all available resources.

PROPOSED POLICIES:

1. Make current population, housing permits, development pattern and other analytical data available to the Planning Commission, Board of County Commissioners, regulatory agencies and the public annually or as needed by the appropriate departments.
2. Identify and document population trend changes and resulting implications and formulate recommendations to the Board of County Commissioners for element amendments, as deemed necessary by the Planning Commission.
3. Maintain a list of available sites/parcels by zone categories to help balance available sites with population growth and development.

SCHOOL FACILITIES AND TRANSPORTATION

Comprehensive Plan Element (c) School Facilities and Transportation

SUMMARY: The 2010 Plan supports school districts and the expansion of educational opportunities. The planning commission believes school districts should be notified about larger residential developments so mitigation may be addressed. The 2019 Update proposes policies supporting school district planning efforts and informing districts about larger residential developments so mitigation measures may be discussed.

PROPOSED GOAL: SCHOOL FACILITIES AND TRANSPORTATION

To support school districts and other educational providers in establishing future school sites and meeting their transportation needs.

PROPOSED POLICIES:

1. Provide relevant information on proposed residential development applications with the appropriate impacted local school districts.
2. Develop regulations which require applicants for large-scale (50 or more residential units) residential developments to consult with local public school district officials at the pre-application stage.
3. Develop regulations which require large-scale (50 or more residential units) residential developments to address the mitigation of impacts on public school facilities and services.

ECONOMIC DEVELOPMENT

Comprehensive Plan Element (d) Economic Development

SUMMARY: The 2010 Plan contains many dated economic development charts and statistics. The planning commission believes commercial and industrial development should be located in areas where adequate supporting infrastructure exists, and other economic activities should be encouraged and, when necessary, regulated. The 2019 Update proposes policies that support a diverse economy, direct commercial and industrial development be located where adequate infrastructure exists, and regulate home-based businesses and cottage industries when necessary.

PROPOSED GOAL: ECONOMIC DEVELOPMENT

To support a healthy, sustainable economy by coordinating with communities, businesses and service providers.

PROPOSED POLICIES:

1. Direct commercial and industrial uses, excluding home-based businesses and cottage industries, where urban services are available or where sufficient infrastructure is available.
2. Strengthen the County's economic base by adopting land use regulations that support recreation, natural resources, tourism, agriculture and forestry industries.
3. Determine through a public process the future compatibility of additional commercial and/or industrial development within the unincorporated areas of the county.
4. Review regulations for home-based businesses and cottage industries in the rural county.

LAND USE

Comprehensive Plan Element (e) Land Use

SUMMARY: The 2010 Plan offers numerous and often conflicting land use policies. The planning commission believes land use policies should be clearly stated, specific in their application, harmonious with community values, and instructive to regulation writing. The 2019 Update draft proposal reduces the number of policies and organizes them under general countywide policies and various land use objectives and policies.

PROPOSED GOAL: LAND USE

To adopt land use regulations that are consistent with the comprehensive plan and promote public health, safety and general welfare in the unincorporated county.

PROPOSED GENERAL POLICIES:

1. Continue to work with Panhandle Health District and other appropriate agencies to establish effective regulations for infrastructure improvements such as water and wastewater treatment for any development in the unincorporated areas of the county to protect ground and surface water resources and to protect the public health and welfare.
2. Establish regulations and procedures to require that development of a certain size demonstrates adequate water sufficiency by working with Idaho Department of Water Resources (IDWR), the Idaho Department of Environmental Quality (IDEQ) and others to develop methodologies developers can use to estimate groundwater and surface water needs to determine if sufficient water will support the new development without negatively impacting surrounding land owners and the hydrologic system.
3. Ensure development has or can have adequate internal infrastructure and that the developer pays a proportional share of the off-site costs.
4. Review new and emerging technologies for possible inclusion in county regulations.
5. Recognize Kootenai County as an area of high potential for wildfire and increase county-wide awareness and responsiveness to this threat through education and regulation as appropriate such as found in Firewise concepts and coordinate with agencies to develop a county wildfire protection plan including access and egress routes.
6. Adopt regulations for future oil and gas exploration, drilling and extraction.

PROPOSED LAND USE OBJECTIVE 1A - RURAL CHARACTER:

Foster rural and community character by encouraging open space, public resources, forestry, agriculture, and low-intensity development.

PROPOSED POLICIES:

1. Encourage and provide guidelines for the voluntary retention of open space through resource-based activities such as farming, forestry, mining, rural residential development, tourism, outdoor recreation and other uses through such means as buffers, setbacks, or other measures.
2. Determine the public's definition of rural character and use agreed upon rural character principles and/or standards to review zoning and land use regulations.

PROPOSED LAND USE OBJECTIVE 1B - RURAL COMMUNITY:

Foster existing rural communities and character by encouraging land uses to be consistent with existing development, voluntarily retained open space, and allowing commercial uses that serve local residents and harmonize with these communities.

PROPOSED POLICIES:

1. Encourage preservation of voluntary open space and a rural residential lifestyle.
2. Encourage standards for housing that complement rural communities.
3. Commercial development in rural communities should serve local residents and harmonize with communities.
4. Allow, to the greatest extent possible, rural property owners reasonable economic opportunities for the use of their land.

PROPOSED LAND USE OBJECTIVE 2 - AREAS OF CITY IMPACT:

Renegotiate Area of City Impact agreements to reduce their sizes based on realistic municipal growth projections and infrastructure extension plans and develop policies that, to the degree possible, keep these areas rural until annexed.

PROPOSED POLICIES:

1. Renegotiate Area of City Impact Agreements with various municipalities so they reflect realistic growth and annexation plans and define the ACI county/municipality governance protocol.
2. Support municipal annexation which is in compliance with the adopted Area of City Impact agreement.
3. Encourage the preservation of low-density development, voluntary open space, historical sites and agricultural practices within ACIs.
4. Encourage industrial and commercial development to occur within cities rather than in ACIs.
5. Investigate and, where appropriate, adopt intergovernmental agreements with municipalities and agencies that standardize infrastructure.

PROPOSED LAND USE OBJECTIVE 3 -

SINGLE-FAMILY AND MULTI-FAMILY INDIVIDUAL RESIDENCES:

Adopt policies that maintain rural residential characteristics found in the county and set standards for residential development in various zones.

PROPOSED POLICIES:

1. Establish, where warranted, various rural residential zones after reviewing existing zoning, parcel sizes, development history, density, access, hazardous areas, infrastructure and the need for regulations.
2. Evaluate development regulations and land use permitting procedures to assure that regulatory processes minimize applicants' costs, are understandable and predictable, and can be accomplished in a timely manner.
3. Review and revise, where warranted, standards such as setbacks, height restrictions, etc. that foster rural character and implement goals and policies of the comprehensive plan.

PROPOSED LAND USE OBJECTIVE 4 - RESIDENTIAL SUBDIVISION DEVELOPMENTS:

Meet the varied health, safety and welfare needs of subdivision residents through consideration of different types of transportation modes, utilities, fire prevention measures, water conserving landscape strategies, parks and the voluntary inclusion of open space and wildlife passages in residential subdivision developments.

PROPOSED POLICIES:

1. Consider and, where warranted, develop regulations where applicants for major development proposals (50 or more residential units), including but not limited to planned unit developments and conservation subdivisions, shall consult with nearby landowners and neighborhood groups prior to submitting their applications.
2. Subdivision developments (50 or more residential units) in rural areas should be designed to preserve, where warranted, resource lands, wildlife habitat and, voluntarily, open space.
3. Allow cluster housing if it protects the environment, fits in the neighborhood and does not require urban services.

PROPOSED LAND USE OBJECTIVE 5 - COMMERCIAL DEVELOPMENT:

Permit commercial development in unincorporated areas of the county where adequate public infrastructure and transportation corridors are or will be available and where such development complements the surrounding character.

PROPOSED POLICIES:

1. Allow limited commercial development which complements and preserves rural character and has adequate infrastructure.
2. Maintain, where warranted, regulations for home-based businesses and cottage industries in the rural county.

PROPOSED LAND USE OBJECTIVE 6 - INDUSTRIAL DEVELOPMENT (INCLUDING MINING):

Allow industrial development, beyond the cottage industry scale, only where appropriate and where necessary public and transportation infrastructure is available.

PROPOSED POLICIES:

1. Require, where appropriate, industrial development to have adequate access to transportation corridors, a sufficient water supply, noise and odor mitigation protocols, wastewater treatment and disposal facilities, and other necessary supporting infrastructure, and buffering to harmonize with surrounding land uses.
2. Support the agriculture industry including establishing siting standards and regulations for confined animal feeding operations.
3. Require mineral extraction/mining operations to provide a plan which includes a description of the area to be mined, the volume to be mined, the timeline for mining, effective ways to mitigate impacts (including buffering and wastewater treatment) and a land reclamation plan.
4. Maintain procedures and regulations to review and permit mining as an overlay zone or conditional use permit.

PROPOSED LAND USE OBJECTIVE 7A - DEVELOPMENT IN OR ADJACENT TO PUBLIC RESOURCES:

Establish through a public process, regulations and practices that protect water quality and public resources.

PROPOSED POLICIES:

1. Review areas where land use development has negatively affected water quality or quantity and use this information to determine other potentially affected areas.
2. Determine areas adjacent to water bodies that are environmentally sensitive and develop appropriate land use regulations to protect water quality.
3. Develop and coordinate shoreline management plans/regulations for lakes, rivers and streams with other agencies, local groups and individuals.
4. Provide, where it is appropriate, setbacks and other means to protect wetlands, shorelines and riparian areas to preserve fish and wildlife habitats and water quality.
5. Update and apply site disturbance, land development and storm water controls for development near water bodies to protect water quality.
6. Development near public resources should be developed in a manner that minimizes potential conflicts by such means as clustering, adequate shoreline buffers; site disturbance and storm water control measures; standards for building above aquifers, in flood plains and on steep slopes and unstable soils where appropriate.
7. Encourage Panhandle Health District and other agencies to require upgrading wastewater treatment systems to current standards upon redevelopment or when these systems fail in order to protect water quality. Continue to work with Panhandle Health District and other appropriate agencies to establish effective regulations for infrastructure improvements such as water and wastewater treatment for any development in the unincorporated areas of the county to protect ground and surface water resources and to protect the public health and welfare.
8. Require development of a certain scale to estimate all groundwater and surface water needs including their source and quantity and the effect of water uses on surrounding land owners and the hydrologic system. Consider and, if warranted, establish regulations and procedures to require that development of a certain size demonstrates adequate water sufficiency by working with Idaho Department of Water Resources (IDWR), the Idaho Department of Environmental Quality (IDEQ) and elsewhere to develop methodologies developers could use to estimate groundwater and surface water needs to determine if sufficient water will support the new development without negatively impacting surrounding land owners and the hydrologic system.

PROPOSED LAND USE OBJECTIVE 7B - DEVELOPMENT IN OR ADJACENT TO PUBLIC RESOURCES:

Provide access to water bodies and other recreational areas.

PROPOSED POLICY:

1. Identify access points to water bodies and other recreational areas and acquire them through purchase, access easements and other means.

PROPOSED LAND USE OBJECTIVE 8 - PUBLIC FACILITIES:

Coordinate with public facility providers to encourage the location of facilities and construction so they harmonize with an area's natural landscape and rural character.

PROPOSED POLICIES:

1. Encourage public service providers to identify and evaluate their ability to meet their long-term needs arising from land development.
2. Support the adopted Coeur d'Alene Airport Master Plan.

PROPOSED LAND USE OBJECTIVE 9 - ZONING:

Provide zoning and other land use regulations the highest degree of certainty regarding allowed uses while, at the same time, protecting property rights and public health, safety and general welfare.

PROPOSED POLICIES:

1. Maximize those uses permitted outright in zoning by specifying all conditions or standards that must be met.
2. Limit those uses which require unspecified conditions to situations where the need for conditions is demonstrated.
3. List in applicable zoning district sections all applicable conditions or performance standards required for conditionally allowed uses.

NATURAL RESOURCES

Comprehensive Plan Element (f) Natural Resources

SUMMARY: The 2010 Plan recognizes the value of natural resources, but its numerous policies make it hard to carry out. The planning commission believes protecting natural resources is central to maintaining a resilient economy and high quality of life. The 2019 Update proposal reduces the number of policies and organizes them under the following five objectives: 1) maintaining air quality, 2) conserving land characteristics and soil integrity, 3) protecting water quality and quantity, 4) protecting and, where appropriate, enhancing wildlife habitat, and 5) reducing nuisances during mineral extraction and requiring land reclamation.

PROPOSED GOAL: NATURAL RESOURCES

To protect and enhance, when appropriate, the county's natural resources.

PROPOSED OBJECTIVE 1:

Reduce air quality degradation during land development and construction.

PROPOSED POLICIES:

1. Encourage the construction of all-weather roads.
2. Require, when appropriate, dust mitigation during construction.

PROPOSED OBJECTIVE 2:

Conserve land characteristics and soil integrity.

PROPOSED POLICIES:

1. Minimize land disturbance during development and construction through such means as site disturbance regulations and best management practices.
2. Encourage the retention of farms, timberland and the resources they provide using such means as voluntary open space, conservation easements and other measures.
3. Subdivision development should preserve open space and wildlife habitat using such means as voluntary conservation easements and other measures.

PROPOSED OBJECTIVE 3:

Protect water quality and quantity.

PROPOSED POLICIES:

1. Inventory where land use development does negatively affect water quality or quantity and use this information to determine other possible affected areas.
2. Determine areas adjacent to water bodies that are environmentally sensitive and develop appropriate land use regulations to protect water quality.
3. Update and apply site disturbance, land development and stormwater controls for development near water bodies to protect water quality.
4. Encourage Panhandle Health District and other agencies to require upgrading wastewater treatment systems to current standards upon redevelopment or when these systems fail in order to protect water quality.
5. Coordinate with ACI cities to encourage development to utilize public water and wastewater systems.
6. Work with appropriate agencies to develop methodologies developers could use to estimate groundwater and surface water needs to determine if sufficient water is available to serve developments without negatively impacting surrounding land owners and the hydrologic system.

PROPOSED OBJECTIVE 4:

Protect and enhance wildlife habitat where appropriate.

PROPOSED POLICIES:

1. Work with wildlife management agencies, where it is appropriate, to identify critical wildlife habitats and travel corridors and protect and enhance these areas through voluntary means.
2. Provide, where it is appropriate, setbacks and other means to protect wetlands, shorelines and riparian areas in order to preserve fish and wildlife habitats and water quality.

PROPOSED OBJECTIVE 5:

Reduce nuisances during mineral extraction and require land reclamation.

PROPOSED POLICIES:

1. Require mineral excavation/mining operations to provide a written plan which includes a description of the area to be mined, the volume to be mined, the timeline for mining, specific and effective ways to mitigate impacts (including buffering and wastewater treatment) and a land reclamation plan.
2. Develop regulations to mitigate nuisances from mining-related activities such as asphalt and concrete operations.

HAZARDOUS AREAS

Comprehensive Plan Element (g) Hazardous Areas

SUMMARY: The 2010 Plan contains policies to protect the public from hazards such as floods, slope failures, storm water runoff, waste disposal and wildfire. The planning commission believes hazards can be lessened by identifying them, adopting regulations to reduce and mitigate them, and informing people about them. The 2019 Update proposes policies that identify and regulate hazards and educate the public on minimizing them.

PROPOSED GOAL: HAZARDOUS AREAS

To plan development in natural and man-made hazardous areas to strictly protect life, property and general welfare.

PROPOSED POLICIES:

1. Work with appropriate agencies to inventory and map current known hazardous areas in the county, which include such hazards as earthquake faults, slide areas, contaminated areas, floodways and areas prone to wildfires.
2. Maintain and/or develop regulations which promote public health and safety and protect public resources and infrastructure in identified floodplains, geologically unstable areas and other hazardous areas.
3. Prohibit hazardous materials that threaten public health, safety or general welfare from being placed within the County except as designated at a secure Hazardous Materials Repository or comparable facility.
4. Create a series of educational handouts (pamphlets) for public distribution which identify hazards in various areas and suggest ways to voluntarily minimize them.

PUBLIC SERVICES, FACILITIES AND UTILITIES

Comprehensive Plan Element (h) Public Services, Facilities, and Utilities

SUMMARY: The 2010 Plan contains many policies on regulating infrastructure development, but the county does not directly control many decisions related to it. The planning commission believes the county should concentrate on services it provides and coordinate with other service providers. The 2019 Update's proposed policies focus on regulating what the county controls and supporting the work of other public service providers and oversight agencies.

PROPOSED GOALS: PUBLIC SERVICES, FACILITIES AND UTILITIES

1. To provide adequate county-regulated services and facilities to the public at a reasonable cost.
2. To coordinate with the public and private service providers to deliver public services.

PROPOSED POLICIES:

1. Work with different county departments to identify future county service and facility needs and promote the acquisition of properties to meet these needs.
2. Supply public service providers with population forecasts, development plans, and technical data.
3. Allow utility facilities in all land use designations as necessary when and where utility franchises or easements exist and if they are in compliance with applicable development regulations.

TRANSPORTATION

Comprehensive Plan Element (i) Transportation

SUMMARY: The 2010 Plan contains policies on transportation, but in many cases the county does not have jurisdiction over it. The planning commission believes working with transportation agencies will produce good planning. The 2019 Update proposes working with transportation agencies on planning.

PROPOSED GOAL: TRANSPORTATION

To coordinate with and provide input to local highway districts, state agencies and other departments to ensure safe, efficient public transportation while protecting and enhancing, when appropriate, the county's economy, environment, neighborhood quality, and cultural and scenic values.

PROPOSED POLICIES:

1. Participate with the Kootenai Metropolitan Planning Organization (KMPO), the Idaho Transportation Department (ITD) and local highway districts in multilateral planning on an ongoing basis to provide safe, efficient, and adequately funded transportation and protect and enhance, when appropriate, the local economy, environment, neighborhood quality, and cultural and scenic values.
2. Provide all transportation agencies with current information on development patterns and statistics.

RECREATION

Comprehensive Plan Element (j) Recreation

SUMMARY: The 2010 Plan seeks to increase public recreation sites and facilities. The planning commission believes the county needs to develop a long-range park and recreation plan and carry it out. The 2019 Update's proposed policies seek to maintain existing recreation sites and create new ones.

PROPOSED GOAL: RECREATION

To maintain existing public recreation sites and acquire and develop new ones including parks, parkways, trailways, river bank greenbelts, beaches, playgrounds, and other recreation areas and programs.

PROPOSED POLICIES:

1. Work with the Parks and Waterways Department to inventory and map current county-owned recreation areas' locations, sizes, purposes, types and levels of services, public usage and other qualities.
2. Create and maintain an active long-term parks and recreation plan to acquire, improve, develop and maintain County recreation facilities.

SPECIAL AREAS OR SITES

Comprehensive Plan Element (k) Special Areas or Sites

SUMMARY: The 2010 Plan calls for the identification and protection of special areas and sites. The planning commission believes protecting significant special areas and sites enhances local culture. The 2019 Update policies propose identifying, evaluating and, where appropriate, protecting such areas and sites.

PROPOSED GOAL: SPECIAL AREAS OR SITES

To identify, conserve or, when appropriate, enhance the county's areas, sites, or structures of geological, anthropological, historical, archaeological, architectural, ecological, wildlife, or scenic significance.

PROPOSED POLICIES:

1. Work with pertinent groups to identify and map the county's areas, sites, or structures of geological, anthropological, historical, archaeological, architectural, ecological, wildlife, or scenic significance.
2. Develop regulations which provide for review of proposed developments to determine if they would destroy or impact any unique sites of geological, anthropological, historical, archaeological, architectural, ecological, wildlife, or scenic significance and outline what steps may be needed to mitigate negative impact to the site.

HOUSING

Comprehensive Plan Element (l) Housing

SUMMARY: The 2010 Plan contains a great deal of information on housing and focuses on providing a variety of housing types. The planning commission believes the county should determine areas appropriate for various types of housing development, let the market stimulate development, and regulate it. The 2019 Update's proposed policies encourage market-based housing development where appropriate.

PROPOSED GOAL: HOUSING

To adopt land use policies that allow the market to meet the varied housing needs of the county's diverse population

PROPOSED POLICIES:

1. Allow a variety of housing types in appropriate areas.
2. Allow mixed-use development in areas deemed appropriate.
3. Allow accessory dwelling units.
4. Allow residential care facilities and other group homes serving special needs populations, including but not limited to the homeless, victims of domestic violence, victims of disaster, seniors, and persons with disabilities at locations with adequate utilities and services.

COMMUNITY DESIGN

Comprehensive Plan Element (m) Community Design

SUMMARY: The 2010 Plan contains descriptions of development in various county areas and policies that preserve natural resources and regulate growth. The planning commission believes community sub-area planning should be considered to establish general land use designations and dialog should take place between developers and area residents when large developments are proposed. The 2019 Update proposes to allow for county sub-area community planning and early public participation when developments of a certain size are proposed.

PROPOSED GOAL: COMMUNITY DESIGN

To allow sub-area planning.

PROPOSED POLICIES:

1. Establish a policy for allowing sub-area planning within the county.
2. Establish a process for a preliminary meeting to take place between proponents of residential, commercial and industrial developments of a certain scale and local residents to gather residents' feedback on proposals and submit the results of these meetings to the county as part of the application process.

AGRICULTURE

Comprehensive Plan Element (n) Agriculture

SUMMARY: The 2010 Plan does not address this topic as a separate element, but policies found in other chapters support agriculture. The planning commission recognizes the importance of resource-based industries and the need to reduce conflicts with other land uses. The 2019 Update's proposed policies support agriculture and forestry and seek to reduce conflicts between these activities and other land uses.

PROPOSED GOAL: AGRICULTURE

To support and encourage agriculture and forestry land uses.

PROPOSED POLICIES:

1. Support agricultural and timberland land use regulations that conform to the state’s right to farm and right to conduct forestry practices for small and large operations.
2. Reduce future conflicts between new residential uses and established agricultural/timber operations. This can be accomplished by ensuring that there are adequate buffers and fencing between these uses, and by adding notes to subdivision plats and any homeowner association documents to alert new owners of pre-existing conditions.
3. Allow permanent and temporary housing in agricultural zones to accommodate farm families and temporary workers, farm/timber-related businesses such as the production and sale of food and fiber and agritourism, and agricultural/timber activities on small parcels.
4. Establish siting standards and regulations for confined animal feeding operations (CAFO’s).

IMPLEMENTATION

Comprehensive Plan Element (o) Implementation

SUMMARY: The 2010 Plan states implementing the comprehensive plan is an essential planning step and provides several policies. The planning commission believes policy implementation needs to be actively carried out and evaluated. The 2019 Update’s policies propose creating a task grid to track actions taken to implement policies and conducting periodic assessments of these actions.

PROPOSED GOALS: IMPLEMENTATION

1. To implement the comprehensive plan’s goals and policies in a timely and efficient manner.
2. To periodically review capital improvement needs and funding sources and enable funding to be assessed and collected, when appropriate.

PROPOSED POLICIES:

1. Enact development regulations and processes which implement comprehensive plan policies.
2. Adopt land use regulations which are clear, concise and avoid the use of planning or legal jargon to the greatest extent possible.
3. Add an addendum to the comprehensive plan in which various element goals, objectives and policies are listed and assigned to appropriate parties to implement in a specified time period.
4. Review comprehensive plan policies at a planning commission meeting in the first quarter annually, adjust implementation goals, and report these findings to the county commissioners, the public and public agencies.
5. Communicate budget needs annually through the planning commission to the county commissioners for costs associated with the enforcement of zoning and land use regulations.

6. Review and update relevant comprehensive plan data as needed.
7. Periodically review/update the future land use map to display pertinent comprehensive plan policies.

NATIONAL INTEREST ELECTRIC TRANSMISSION CORRIDORS

Comprehensive Plan Element (p) National Interest Electric Transmission Corridors

SUMMARY: The 2010 Plan does not address this topic in a separate chapter, but mentions it in the Public Facilities and Utilities Chapter. The planning commission believes that the following policies are necessary for future use. The 2019 Update’s proposed policies support county coordination with federal agencies, though currently there is no electric transmission corridor in the county.

PROPOSED GOAL: NATIONAL INTEREST ELECTRIC TRANSMISSION CORRIDORS

To coordinate land use decisions with the federal government’s plans for establishing Electric Transmission Corridors.

PROPOSED POLICIES:

1. Keep informed of federal government plans for establishing Electric Transmission Corridors.
2. Adjust county planning to correspond with federal plans.

PUBLIC AIRPORT FACILITIES

Comprehensive Plan Element (q) Public Airport Facilities

SUMMARY: The 2010 Plan does not address this topic in a separate chapter but supports the airport’s master plan in the Land Use chapter. The planning commission believes a safely operated airport is important to the county’s economic future. The 2019 Update’s proposed policies support the Airport Master Plan and seek to protect the airport’s operation.

PROPOSED GOAL: PUBLIC AIRPORT FACILITIES

To support the Coeur d’Alene Airport Master Plan and protect the airport’s future operation and the health, safety and welfare of the general public through appropriate zoning and land use decisions and such things as aviation easements.

