

# Comprehensive Plan Update Policy Review Based on the Public Comment Report

For July 11, 2019

## Property Rights

Proposed Goal: To adopt land use regulations and zoning that protect property rights while ensuring that public health, safety and general welfare needs are met.

No Change.

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Proposed Objective 1 (General): Recognize the primacy of owner's rights to use and control their properties in all regulations and policies and justify any limitations on these rights.

No Change.

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Proposed Objective 1 (General), Policy #1: Determine public outlooks on property rights, public health and safety and general welfare.

No Change.

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Proposed Objective 1 (General), Policy #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.

No Change.

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Proposed Objective 1 (General), Policy #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.

No Change.

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**Proposed Objective 1 (General), Policy #4: Adopt, to the greatest extent possible, land use regulations which remedy existing nonconformities and do not create new nonconformities.**

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Changed to:

**Proposed Objective 1 (General), Policy #4: Remedy existing nonconformities and avoid creating new nonconformities by adopting appropriate land use regulations.**

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Proposed Objective 1 (General), Policy #5: Document specific health, safety and general welfare reasons supporting each land use decision.

No Change.

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**Proposed Objective 2 (Zoning): Ensure that zoning balances property rights with the responsibility to protect public health, safety and general welfare.**

Changed to:

**Proposed Objective 2 (Zoning): Balance property rights with the responsibility to protect public health, safety and general welfare through zoning.**

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Proposed Objective 2 (Zoning), Policy #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.

No Change.

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**Proposed Objective 2 (Zoning), Policy #2: Adopt zoning which avoids “down-zoning,” and, to the greatest extent possible, remedies existing nonconformities and does not create new nonconformities.**

Changed to:

**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.**

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**Proposed Objective 3 (Takings):** Ensure that land use regulations are adopted and applied in a manner consistent with then-current takings law.

**Changed to:**

**Proposed Objective 3 (Takings):** Ensure that land use regulations are adopted and applied in a manner consistent with takings law.

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**Proposed Objective 3 (Takings), Policy #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 to fit local conditions.

**Changed to:**

**Proposed Objective 3 (Takings), Policy #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.

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**Proposed Objective 3 (Takings), Policy #2:** Avoid adoption or application of land use regulations in a manner which could be deemed a regulatory taking.

**Deleted.**

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**Proposed Objective 3 (Takings), Policy #3:** Adopt land use regulations which provide that exactions requested by agencies with jurisdiction 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.

**Changed to:**

**Proposed Objective 3 (Takings), Policy #3:** 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.

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Proposed Objective 3 (Takings), Policy #4: Endeavor to prevent the need for the exercise of eminent domain, but when it occurs mitigate its effects through land use regulations.

No Change.

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**For July 18, 2019**

### Population Element

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

No Change.

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Proposed Policy #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.

No Change.

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Proposed Policy #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.

No Change.

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Proposed Policy #3: Maintain a list of available sites/parcels by zone categories to help balance available sites with population growth and development.

No Change.

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### School Facilities and Transportation Element

**Proposed Goal—School Facilities and Transportation: To support school districts and other educational providers in establishing future school sites and meeting transportation needs.**

**Changed to:**

**Proposed Goal—School Facilities and Transportation: To support school districts and other educational providers in establishing future school sites and meeting their transportation needs.**

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**Proposed Policy #1: Prepare and provide relevant information on proposed residential development applications with the appropriate impacted local school districts.**

**Changed to:**

**Proposed Policy #1: Provide relevant information on proposed residential development applications with the appropriate impacted local school districts.**

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**Proposed Policy #2: Develop regulations which require applicants for large-scale (50 or more residences) residential developments to consult with local public school district officials at the pre-application stage.**

**Changed to:**

**Proposed Policy #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.**

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**Proposed Policy #3: Develop regulations which require large-scale (50 or more residences) residential developments to address the mitigation of impacts on public school facilities and services.**

**Changed to:**

**Proposed Policy #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.**

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### Economic Development Element

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

No Change.

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**Proposed Policy #1: Encourage and direct commercial and industrial uses where urban services are available or where sufficient infrastructure is available.**

**Changed to:**

**Proposed Policy #1: Direct commercial and industrial uses, excluding home-based businesses and cottage industries, where urban services are available or where sufficient infrastructure is available.**

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Proposed Policy #2: Strengthen the County's economic base by adopting land use regulations that support recreation, natural resources, tourism, agriculture and forestry industries.

No Change.

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**Proposed Policy #3: Determine through a public process the future feasibility of additional commercial and/or industrial development within the unincorporated areas of the county.**

**Changed to:**

**Proposed Policy #3: Determine through a public process the future compatibility of additional commercial and/or industrial development within the unincorporated areas of the county.**

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Proposed Policy #4: Review regulations for home-based businesses and cottage industries in the rural county.

No Change.

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### Land Use Element

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

No Change.

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Proposed General Policy #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.

No Change.

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**Proposed General Policy #2: 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 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.**

**Changed to:**

**Proposed General Policy #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.**

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**Proposed General Policy #3: Ensure development has or can have adequate infrastructure.**

**Changed to:**

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**Proposed General Policy #3: Ensure development has or can have adequate internal infrastructure and that the developer pays a proportional share of the off-site costs.**

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**Proposed General Policy #4: Review new technologies for possible inclusion in county regulations.**

**Changed to:**

**Proposed General Policy #4: Review new and emerging technologies for possible inclusion in county regulations.**

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**Proposed General Policy #5: Encourage land owners and developers to reduce the risks of wildfires to individual structures, communities and areas in the unincorporated county by creating and distributing fire protection guidelines.**

**Changed to:**

**Proposed General Policy #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 and coordinate with agencies to develop a county wildfire protection plan.**

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**Proposed General Policy #6: Explore requiring large-scale development to bear its proportionate share of public infrastructure costs.**

**Deleted, becomes part of Land Use General Policy #3.**

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**Proposed General Policy #7: Adopt regulations for future oil and gas exploration, drilling and extraction.**

**No Change.**

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**Proposed Objective 1A --Rural Character: Foster rural character by encouraging open space, public resources, forestry, agriculture, and low-intensity development.**

**Changed to:**



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### **Proposed Objective 1A--Rural Character: Foster rural and community character by encouraging open space, public resources, forestry, agriculture, and low-intensity development.**

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Proposed Objective 1A, Policy #1: Encourage and provide guidelines/regulations for the 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.

No Change.

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Proposed Objective 1A, Policy #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.

No Change.

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Proposed Land Use Objective 1B--Rural Community: Foster existing rural communities and character by encouraging land uses to be consistent with existing development, retaining open space, and allowing commercial uses that serve local residents and harmonize with these communities.

No Change.

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Proposed Objective 1B, Policy #1: Encourage preservation of open space and a rural residential lifestyle.

No Change.

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Proposed Objective 1B, Policy #2: Encourage standards for housing that complement rural communities.

No Change.

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Proposed Objective 1B, Policy #3: Encourage commercial development in rural communities that serves local residences and harmonizes with communities.

No Change.

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Proposed Objective 1B, Policy #4: Allow, to the greatest extent possible, rural property owners reasonable economic opportunities for the use of their land.

No Change.

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**Proposed Objective 2—Areas of City Impact: Renegotiate Area of City Impact agreements based on realistic municipal growth projections and infrastructure extension plans and develop policies that, to the degree possible, keep these areas rural but able to facilitate annexation plans.**

**Changed to:**

**Proposed 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.**

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Proposed Objective 2, Policy #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.

No Change.

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Proposed Objective 2, Policy #2: Support municipal annexation which is in compliance with the adopted Area of City Impact agreement.

No Change.

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Proposed Objective 2, Policy #3: Encourage the preservation of low-density development, open space, historical sites and agricultural practices within ACIs.

No Change.

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Proposed Objective 2, Policy #4: Encourage industrial and commercial development to occur within cities rather than in ACIs.

No Change.

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Proposed Objective 2, Policy #5: Investigate and, where appropriate, adopt intergovernmental agreements with municipalities and agencies that standardize infrastructure.

No Change.

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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.

No Change.

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Proposed Objective 3, Policy #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.

No Change.

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Proposed Objective 3, Policy #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.

No Change.

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Proposed Objective 3, Policy #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.

No Change.

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**Proposed Objective 4—Residential Subdivision Developments: Meet the various health, safety and welfare needs of subdivision residents through consideration of different types of transportation modes, utilities, fire prevention measures, open spaces, wildlife corridors and parks, viewsheds (where appropriate), and water conserving landscape strategies.**

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Changed to:

**Proposed 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 and water conserving landscape strategies and the voluntary inclusion of open space, wildlife passages, parks, and viewsheds within residential subdivision developments.**

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**Proposed Objective 4, Policy #1: Consider and, where warranted, develop regulations where applicants for major development proposals, including but not limited to planned unit developments and conservation subdivisions, should consult with nearby landowners and neighborhood groups prior to submitting their applications.**

Changed to:

**Proposed Objective 4, Policy #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.**

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**Proposed Objective 4, Policy #2: Develop regulations which encourage subdivision development in rural areas to be designed, preserving, where warranted, open space, resource lands, and wildlife habitat.**

Changed to:

**Proposed Objective 4, Policy #2: Encourage subdivision development (50 or more residential units) in rural areas to be designed, preserving, where warranted, open space, resource lands, and wildlife habitat.**

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**Proposed Objective 4, Policy #3: Allow cluster housing if it protects the environment, fits in the neighborhood and does not require urban services.**

No Change.

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Proposed 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.

No Change.

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**Proposed Objective 5, Policy #1: Encourage limited commercial development which complements and preserves rural character, primarily serves the local rural community and has adequate infrastructure.**

**Changed to:**

**Proposed Objective 5, Policy #1: Allow limited commercial development which complements and preserves rural character and has adequate infrastructure.**

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**Proposed Objective 5, Policy #2: Review and establish, where warranted, regulations for home-based businesses and cottage industries in the rural county.**

**Changed to:**

**Maintain, where warranted, regulations for home-based businesses and cottage industries in the rural county.**

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Proposed Objective 6—Industrial Development—Including Mining: Allow industrial development, beyond the cottage industrial scale, only where appropriate and where necessary public and transportation infrastructure is available.

No Change.

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Proposed Objective 6, Policy #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.

No Change.

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Proposed Objective 6, Policy #2: Support the agriculture industry including establishing siting standards and regulations for confined animal feeding operations.

No Change.

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Proposed Objective 6, Policy #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 a land reclamation plan.

No Change.

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**Proposed Objective 6, Policy #4: Establish procedures and regulations to review and permit mining as an overlay zone or conditional use permit.**

**Changed to:**

**Proposed Objective 6, Policy #4: Maintain procedures and regulations to review and permit mining as an overlay zone or conditional use permit.**

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Proposed Objective 7A—Development In or Adjacent to Public Resources: Establish through a public process regulations and practices that protect water quality and public resources.

No Change.

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Proposed Objective 7A, Policy #1: Review areas where land use development has negatively affected water quality and use this information to determine other potentially affected areas.

No Change.

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Proposed Objective 7A, Policy #2: Determine areas adjacent to water bodies that are environmentally sensitive and develop appropriate land use regulations to protect water quality.

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No Change.

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**Proposed Objective 7A, Policy #3: Develop and coordinate shoreline management plans/regulations for lakes, rivers and streams with other agencies, homeowner groups and individuals.**

**Changed to:**

**Proposed Objective 7A, Policy #3: Develop and coordinate shoreline management plans/regulations for lakes, rivers and streams with other agencies, interested groups and individuals.**

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**For August 1, 2019**

Proposed Objective 7A, Policy #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.

No Change.

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Proposed Objective 7A, Policy #5: Update and apply site disturbance, land development and storm water controls for development near water bodies to protect water quality.

No Change.

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**Proposed Objective 7A, Policy #6: Encourage development near public resources to 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; and viewsheds where appropriate.**

**Changed to:**

**Proposed Objective 7A, Policy #6: Encourage development near public resources to 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**

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**plains and on steep slopes and unstable soils; and voluntary viewsheds where appropriate.**

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Proposed Objective 7A, Policy #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.

No Change.

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Proposed Objective 7A, Policy #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.

No Change.

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Proposed Objective 7B—Development in or Adjacent to Public Resources: Provide access to water bodies and other recreational areas.

No Change.

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Proposed Objective 7B, Policy #1: Identify access points to water bodies and other recreational areas and acquire them through purchase, access easements and other means.

No Change.

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Proposed 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.

No Change.

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Proposed Objective 8, Policy #1: Encourage public service providers to identify and evaluate their ability to meet their long-term needs arising from land development.

No Change.

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Proposed Objective 8, Policy #2: Support the adopted Coeur d’Alene Airport Master Plan.

No Change.

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Proposed Objective 9—Zoning: Provide zoning and other land use regulations the highest degree of certainty regarding allowed uses while, as the same time, protecting property rights and public health, safety and general welfare.

No Change.

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Proposed Objective 9, Policy #1: Maximize those uses permitted outright in zoning by specifying all conditions or standards that must be met.

No Change.

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Proposed Objective 9, Policy #2: Limit those uses which require unspecified conditions to situations where the need for conditions is demonstrated.

No Change.

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Proposed Objective 9, Policy #3: List in applicable zoning district sections all applicable conditions or performance standards required for conditionally allowed uses.

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No Change.

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### Natural Resources Element

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

No Change.

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Proposed Objective 1: Reduce air quality degradation during land development and construction.

No Change.

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Proposed Natural Resources Objective 1, Policy #1: Encourage the construction of all-weather roads.

No Change.

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Proposed Natural Resources Objective 1, Policy #2: Require, when appropriate, dust mitigation during construction.

No Change.

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Proposed Natural Resources Objective 2: Conserve land characteristics and soil integrity.

No Change.

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Proposed Natural Resources Objective 2, Policy #1: Minimize land disturbance during development and construction through such means as site disturbance regulations and best management practices.

No Change.

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**Proposed Natural Resources Objective 2, Policy #2: Develop and coordinate shoreline management plans/regulations for lakes, rivers and streams with other agencies, homeowner groups and individuals.**

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**Deleted, appears in Land Use Objective 7A, Policy #3.**

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**Proposed Natural Resources Objective 2, Policy #3: Encourage the retention of farms, timberland and open space and the resources they provide using such means as conservation easements or other measures.**

**Changed to:**

**Proposed Natural Resources Objective 2, Policy #3: Encourage the retention of farms, timberland and open space and the resources they provide.**

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**Proposed Natural Resources Objective 2, Policy #4: Encourage subdivision development to preserve open space and wildlife habitat using such means as conservation easements and other measures.**

**Changed to:**

**Proposed Natural Resources Objective 2, Policy #4: Encourage subdivision development to preserve open space and wildlife habitat.**

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Proposed Natural Resources Objective 3: Protect water quality and quantity.

No Change.

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Proposed Natural Resources Objective 3, Policy #1: Inventory where land use development does negatively affect water quality and use this information to determine other possible affected areas.

No Change.

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Proposed Natural Resources Objective 3, Policy #2: Determine areas adjacent to water bodies that are environmentally sensitive and develop appropriate land use regulations to protect water quality.

No Change.

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Proposed Natural Resources Objective 3, Policy #3: Update and apply site disturbance, land development and storm water controls for development near water bodies to protect water quality.

No Change.

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Proposed Natural Resources Objective 3, Policy #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.

No Change.

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Proposed Natural Resources Objective 3, Policy #5: Coordinate with ACI cities to encourage development to utilize public water and wastewater systems.

No Change.

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Proposed Natural Resources Objective 3, Policy #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.

No Change.

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**Proposed Natural Resources Objective 4: Protect and, where appropriate, enhance wildlife habitat.**

**Changed to:**

**Proposed Natural Resources Objective 4: Protect and enhance wildlife habitat where appropriate.**

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**Proposed Natural Resources Objective 4, Policy #1: Work with wildlife management agencies to identify critical wildlife habitats and travel corridors and, where it is appropriate, protect and enhance these areas.**

**Changed to:**

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**Proposed Natural Resources Objective 4, Policy #1: Work with wildlife management agencies, where it is appropriate, to identify critical wildlife habitats and travel corridors and protect and enhance these areas.**

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Proposed Natural Resources Objective 4, Policy #2: Provide, where it is appropriate, setbacks and other means to protect wetlands, shoreline and riparian areas in order to preserve fish and wildlife habitats and water quality.

No Change.

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Proposed Natural Resources Objective 5: Reduce nuisances during mineral extraction and require land reclamation.

No Change.

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Proposed Natural Resources Objective 5, Policy #1: Require mineral excavation/mining operations of a certain scale 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 a land reclamation plan.

No Change.

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Proposed Natural Resources Objective 5, Policy #2: Develop regulations to mitigate nuisances from mining-related activities such as asphalt and concrete operations.

No Change.

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### **Hazardous Areas Element**

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

No Change.

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Proposed Policy #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.

No Change.

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**Proposed Policy #2: Develop and/or maintain regulations which promote public health and safety and protect public resources in identified floodplains, geologically unstable areas and other hazardous areas.**

**Changed to:**

**Proposed Policy #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.**

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**Proposed Policy #3: Prohibit contaminated materials from being placed within the County except as designated at a secure Hazardous Materials Repository or comparable facility.**

**Changed to:**

**Proposed Policy #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.**

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Proposed Policy #4: Create a series of educational handouts (pamphlets) for public distribution which identify hazards in various areas and suggest ways to voluntarily minimize them.

No Change.

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### Public Services, Facilities and Utilities Element

Proposed Goals:

1. To provide adequate county-regulated services and facilities to the public at a reasonable cost.

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No Change.

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2. To coordinate with the public and private service providers to deliver public services.

No Change.

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Proposed Policy #1. Work with different county departments to identify future county service and facility needs and promote the acquisition of properties to meet these needs.

No Change.

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Proposed Policy #2: Supply public service providers with population forecasts, development plans, and technical data.

No Change.

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Proposed Policy #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.

No Change.

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### Transportation Element

Proposed Goal: 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.

No Change.

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Proposed Policy #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.

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No Change.

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Proposed Policy #2: Provide all transportation agencies with current information on development patterns and statistics.

No Change.

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### Recreation Element

Proposed Goal: 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.

No Change.

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Proposed Policy #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.

No Change.

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Proposed Policy #2: Create and maintain an active long-term parks and recreation plan to improve, develop, and maintain County recreation facilities.

No Change.

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### Special Areas or Sites Element

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

**Changed to:**

**Proposed Goal: 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.**

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**Proposed Policy #1: Work with pertinent groups to identify and map the county's areas, sites, or structures of geological, historical, archaeological, architectural, ecological, wildlife, or scenic significance.**

**Changed to:**

**Proposed Policy #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.**

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**Proposed Policy #2: Develop regulations which provide for review of proposed developments to determine if they would destroy or impact any unique sites of geological, historical, archaeological, architectural, ecological, wildlife, or scenic significance and outline what steps may be needed to mitigate negative impact to the site.**

**Changed to:**

**Proposed Policy #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.**

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### **Housing Element**

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

No Change.

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Proposed Policy #1: Allow a variety of housing types in appropriate areas.

No Change.

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Proposed Policy #2: Allow mixed-use development in areas deemed appropriate.

No Change.

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Proposed Policy #3: Allow accessory dwelling units.

No Change.

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Proposed Policy #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.

No Change.

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### Community Design Element

Proposed Goal: To allow sub-area planning.

No Change.

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Proposed Policy #1: Establish a policy for allowing sub-area planning within the county.

No Change.

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Proposed Policy #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.

No Change.

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### Agricultural Element

Proposed Goal: To support and encourage agriculture and forestry land uses.

No Change.

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## Comprehensive Plan Update Policy Review Based on the Public Comment Report

**Proposed Policy #1: Support agricultural and timberland land use regulations that conform to the state’s right to farm and right to conduct forestry practices legislation.**

**Changed to:**

**Proposed Policy #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.**

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**Proposed Policy #2: Reduce 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.**

**Changed to:**

**Proposed Policy #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.**

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Proposed Policy #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.

No Change.

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Proposed Policy #4: Establish siting standards and regulations for confined animal feeding operations (CAFO’s).

No Change.

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## Comprehensive Plan Update Policy Review Based on the Public Comment Report

### Implementation Element

Proposed Goals:

1. To implement the comprehensive plan's goals and policies in a timely and efficient manner.

No Change.

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2. To periodically review capital improvement needs and funding sources and enable funding to be assessed and collected, when appropriate.

No Change.

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Proposed Policy #1: Enact development regulations and processes which implement comprehensive plan policies.

No Change.

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Proposed Policy #2: Adopt land use regulations which are clear, concise and avoid the use of planning or legal jargon to the greatest extent possible.

No Change.

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Proposed Policy #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.

No Change.

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Proposed Policy #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.

No Change.

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## Comprehensive Plan Update Policy Review Based on the Public Comment Report

**Proposed Policy #5: Communicate budget needs annually to the county commissioners for costs associated with the enforcement of zoning and land use regulations.**

**Changed to:**

**Proposed Policy #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.**

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Proposed Policy #6: Review and update relevant comprehensive plan data as needed.

No Change.

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**Proposed Policy #7: Periodically review/update the future land use map to display pertinent comprehensive plan policies.**

**New Proposed Policy.**

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### National Interest Electric Transmission Corridors Element

Proposed Goal: To coordinate land use decisions with the federal government's plans for establishing Electric Transmission Corridors.

No Change.

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Proposed Policy #1: Keep informed of federal government plans for establishing Electric Transmission Corridors.

No Change.

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Proposed Policy #2: Adjust county planning to correspond with federal plans.

No Change.

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## Comprehensive Plan Update Policy Review Based on the Public Comment Report

### Public Airport Facilities Element

Proposed Goal: 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.

No Change.

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