

**Implementation Component  
Bonner County Comprehensive Plan**

# **Implementation Component Bonner County Comprehensive Plan**

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# **IMPLEMENTATION COMPONENT**

The Implementation Component contains an analysis to determine actions, programs, budgets, ordinances, or other methods including scheduling of public expenditures to provide for the timely execution of the various components of the plan.

## CHAPTER 1 - SUMMARY

This comprehensive plan is a general framework within which future land use decisions can be made. It is based on an overall consideration of what Bonner County is today, and more importantly, what County residents hope it will be in the future.

This plan is a legally binding document but too general to be used in making specific land use decisions. For instance one objective under Natural Resources states "..... to maintain or enhance present water quality." This plan is not meant to list specific ways to maintain water quality but simply that the consensus of public opinion says we should.

The next step in the planning process is to write a subdivision and zoning ordinance stating the specific steps we as county residents are willing to take to accomplish the goals and objectives of this plan. An additional method of implementing this plan is to formulate a Capital Improvements Program, identifying public improvements, setting priorities, and determining means of financing.

Land use planning is an on-going process aimed at providing a public forum for citizens to effectively determine the future of their communities. Planning is a way to balance the needs of individuals against the needs and desires of the group as a whole. Planning is a way to consider our options before they no longer exist. The future of Bonner County will be told by the decisions we as residents make today.

## CHAPTER 2- GOALS, OBJECTIVES AND POLICIES

### **Section 2.1 - Property Rights**

<b><i>PROPERTY RIGHTS</i></b>
<b><i>GOAL:</i></b>
➔The issue of property rights is a “two-way street” and the property rights of the applicant, adjoining landowners and future generations shall be considered, as well as the short-term consequences of decisions.
<b><i>OBJECTIVES:</i></b>
➔Private property shall not be taken for public uses without just compensation or due process of law.
➔Impacts to other properties shall be taken into account when considering land use proposals, policies and codes.
<b><i>POLICIES:</i></b>
➔Bonner County shall consider the attorney general’s checklist, proscribed at Idaho Code §67-8003 and provided in the “Property Rights” component of the county’s comprehensive plan, for all land use decisions.
➔For all land use applications, specific findings shall be adopted and conclusions reached reflecting that the governing body’s decision has not resulted in a takings.
➔Decisions shall reflect the justifications for exactions, conditions and restrictions and shall confirm that a taking of private property has not occurred.

## **Section 2.2 - Population**

### ***POPULATION:***

#### ***GOAL:***

➔ Multi-generational, multi-economic diversity shall be encouraged within Bonner County.

#### ***OBJECTIVES:***

➔ Bonner County shall keep current with county census data, population estimates and projections and shall use the data to analyze community needs and project impacts.

#### ***POLICIES:***

➔ Population projections shall be analyzed annually.

➔ Population forecasts and census data shall be used to evaluate housing and school needs, transportation and service impacts.

➔ Bonner County shall cooperate with its incorporated cities and neighboring counties to address growth challenges on a regional scale and coordinate planning efforts whenever possible.

## **Section 2.3 - School Facilities & Transportation**

### ***SCHOOL FACILITIES & TRANSPORTATION:***

#### ***GOAL:***

➔ Full consideration shall be given to the county's ability to provide quality education to the current and future students of Bonner County.

#### ***OBJECTIVES:***

➔ Proposed developments and county land use decisions shall not adversely impact the local school districts and their ability to provide adequate school facilities and transportation systems.

#### ***POLICIES:***

➔ The county shall keep current with school capacity and transportation issues associated with growth and development.

➔ The county shall involve school districts in proactive reviews of development applications to determine particularized school needs and concerns.

➔ School bus, walking and bicycling routes shall be considered when making land use decisions.

➔ Bonner County shall consider and promote higher education needs.

➔ Bonner County shall examine the impacts to the school system by land use proposals and shall seek mitigation from the developers by providing facilities, safety features, fees or other measures as permitted by Idaho Code, relative to the impact of the proposals.

➔ Long-term consequences of proposals shall be considered, including the adequacy of existing facilities and the siting of future schools.

## **Section 2.4 - Economic Development**

### ***ECONOMIC DEVELOPMENT***

#### ***GOAL:***

➔ Bonner County shall encourage economic diversity for the financial health of the community and maintenance of its rural atmosphere.

#### ***OBJECTIVES:***

➔ Bonner County shall provide areas for the growth of businesses, professional and technical services without adversely impacting the integrity of residential neighborhoods.

➔ Future commercial and industrial developments shall provide adequate public/private services and access to suitable transportation systems.

➔ Commercial and industrial areas shall be located in defined areas which encourage clustered development and discourage sprawl and strip development.

➔ Bonner County's highway systems shall be viewed primarily as transportation corridors for the efficient flow of traffic and shall not be viewed merely as frontage roads for commercial development.

➔ Bonner County shall consider the impact of commercial and industrial development on natural resources.

## ***ECONOMIC DEVELOPMENT***

### ***POLICIES:***

- ➔ Land use codes should be reviewed and revised to permit home occupations while still protecting the residential nature of neighborhoods.
- ➔ Neighborhood commercial areas to serve the rural and tourist needs should be encouraged, where transportation and infrastructure is adequate and residential neighborhoods are not unduly impacted.
- ➔ Low-impact and light industrial uses should be encouraged to provide a stable economic base while avoiding environmental impacts.
- ➔ Historic commercial developments serving rural neighborhoods should be recognized.
- ➔ Historic natural-resource based industries such as mining, timber production, woodworking plants and agri-business are recognized as viable components of Bonner County's economic health and shall be retained and encouraged to develop.
- ➔ Landscaping and buffering standards should be developed to retain the rural character of the community.
- ➔ The design and location of future commercial and industrial development shall not impede the flow of traffic on the state and county highway systems. Frontage roads shall be developed whenever possible to ensure free-flowing traffic.
- ➔ The art community is recognized as an important economic factor in the community and should be encouraged to develop while avoiding adverse impacts to residential neighborhoods.
- ➔ Designated scenic byways and their natural views shall be preserved and protected when considering commercial and industrial development.
- ➔ Bonner County supports the development of industrial, commercial and rural service areas in locations where services and transportation networks are readily available and it will work to develop business and industrial parks where land-use designations and services have been pre-planned.

## **Section 2.5 - Land Use**

<b><i>LAND USE:</i></b>
<b><i>GOAL:</i></b>
➔ Bonner County intends to balance and integrate its land use policies and proposed land use map with the components of the comprehensive plan to encourage the community to grow while retaining its rural character and protecting its unique natural resources.
<b><i>OBJECTIVES:</i></b>
➔ Bonner County will develop and maintain a future land use map and land use codes that acknowledge the values of its agricultural and timber land, protects the water and wildlife resources, identifies and avoids hazard areas, provides areas for economic growth, encourages affordable housing and centers growth in areas where adequate public and private services can be provided.

## **Section 2.6 - Natural Resources**

### ***NATURAL RESOURCES:***

#### ***GOAL:***

➔ Bonner County places a high value on its natural resources and amenities and desires to protect these features that make the county unique place to live, work and play. The county recognizes that natural resources, such as pure water, clean air and diverse wildlife, are important to preserve and once lost, they may not be recovered. Bonner County will strive to manage its natural resources to attain the greatest long term public benefit.

#### ***OBJECTIVES:***

➔ Bonner County's system of lakes and waterways is one of its greatest assets, and Bonner County will strive to preserve both the quality and quantity of its water resources.

➔ Bonner County values its productive agricultural lands and forests, its fisheries, wildlife and wetlands, and will provide measures to protect and maintain these natural features.

➔ Bonner County will protect its water resources by requiring adequate sewer treatment systems based on soil, density, and intensity of use to reduce impacts to water resources.

➔ Bonner County intends to consider wetlands and aquifer recharge areas in the location and density of future development.

➔ Bonner County intends to maintain or enhance its fish and wildlife resource.

***NATURAL RESOURCES:***

***POLICIES:***

➔ Bonner County in cooperation with affected municipalities shall seek grants and funding for aquifer and watershed studies. Watershed and wellhead protection standards shall be employed in future land use codes to protect water quality. Individual development proposals shall be examined for their ability to preserve water quality.

➔ Best management practices for waterway setbacks and earth-moving activities and road construction should be instituted to reduce erosion and sedimentation into waterways.

➔ Goals of sustaining natural resources should be measured for long-term benefits.

➔ Development standards should be designed to encourage clustered development and the preservation of open space and wildlife habitat.

➔ Bonner County will recognize its critical wildlife habitat and create zoning districts and standards to protect these areas and mitigate development impacts to these habitats.

➔ Proximity of development to waterways and the ability to protect water quality from development impacts shall be examined when developing future zoning maps, land use standards and individual applications.

➔ Productive farmland and timberland shall be identified and protected from adverse effects of adjoining developments.

➔ Bonner County recognizes voluntary conservation easements, land trusts and other private and public land conservation programs are important tools to preserve open space and productive forest and farm lands and to protect sensitive areas such as wetlands, floodplains, or critical wildlife habitat. Because Bonner County recognizes the public benefits to the private and public programs, it will provide avenues and incentives for land conservation through its land use ordinances.

## **Section 2.7 - Hazardous Areas**

### ***HAZARDOUS AREAS:***

#### ***GOAL:***

➔ Bonner County desires to protect its community from the loss of lives and property and to reduce public and private financial losses due to flood, fire, mass wasting, avalanches and excessive slopes by setting standards for development within hazard areas and discouraging development in high hazard areas.

#### ***OBJECTIVES:***

➔ Bonner County intends to regulate the location and density of new development in floodplain to reduce the potential for the loss of lives and property within flood hazard areas.

➔ Future development shall be designed to reduce exposure to wildland fire and to provide for emergency and escape routes for residents.

➔ Development within areas of excessive slopes, unstable areas and avalanche zones shall be discouraged.

#### ***POLICIES:***

➔ Flood mitigation standards shall be adopted that meet or exceed the National Flood Insurance Program minimum requirements.

➔ Residential, commercial or industrial development within the floodway should be prohibited.

➔ Fill within the floodplain should be discouraged.

➔ The county's wildland fire, urban/wildland interface policies and plans should be integrated into development patterns and standards.

➔ Excessive slopes should be identified and development discouraged by providing lower densities within these areas.

➔ Avalanche zones should be identified and avoided.

## **Section 2.8 - Public Services, Facilities & Utilities**

### ***PUBLIC SERVICES, FACILITIES & UTILITIES:***

#### ***GOAL:***

➔Future development shall provide adequate services and should not adversely impact the services or utilities of present-day users.

#### ***OBJECTIVES:***

➔Bonner County intends for new development to offset the capital costs of expanding services to its area by requiring the developer to provide infrastructure, utilities or financial support for services generated by the proposed development.

➔New development shall not unduly overburden the current system.

➔New development should be adequately served by fire protection, roads, sewer, schools, law enforcement, ambulance and emergency services, water and other public/private services.

➔Full urban services and provisions for continued operation and maintenance of the systems shall be provided for urban and suburban densities.

#### ***POLICIES:***

➔Bonner County will identify sewer and water service areas, and encourage development within the boundaries of these areas.

➔Bonner County will seek comment from existing service providers on their ability to serve future developments without adversely impacting current users.

➔Measures to mitigate development impacts shall be explored by the county and service providers.

➔The county is encouraged to provide assistance and expertise to develop broad-band connections, high-speed internet services and other high -tech utility connections.

## **Section 2.9 - Transportation**

### ***TRANSPORTATION:***

#### ***GOAL:***

➔ Bonner County intends to provide a transportation system that is safe, uncongested, and well maintained.

#### ***OBJECTIVES:***

➔ Future development shall not adversely impact the existing transportation system by reducing the quality or level of service or creating hazards or congestion.

➔ Roads within new development shall be built to county standards and at the expense of the developer.

➔ Roads within new development shall provide adequate access for fire and emergency vehicles and routes of escape.

➔ Future access roads shall be developed to integrate with the state and county system of roads without overburdening the transportation system.

➔ To reduce transportation costs, road building and environmental impacts, cluster development shall be encouraged.

➔ Bonner County intends for certain intense land use developments to provide paved roads.

➔ Bike ways and pedestrian paths shall be included in development plans to provide an integrated community transportation system wherever possible.

***TRANSPORTATION:***

***POLICIES:***

- ➔ The county should review opportunities to offset the impacts to current users from future users of the transportation systems.
- ➔ Levels of service for the county road system should be developed and thresholds and standards for the transportation system set.
- ➔ The needs for future road extensions or new transportation corridors should be examined and a future acquisitions map developed.
- ➔ Development in areas that are not served by county standard roads or where transportation is inadequate should be discouraged.
- ➔ A mechanism for ensuring the maintenance of private road systems should be developed and imposed on new developments to reduce the likelihood of the roads becoming a burden to the taxpayers.
- ➔ Bike and pedestrian trails need to be included in development proposals to connect the communities with existing and planned bike and walking paths.

**Section 2.10 - Recreation**

<b><i>RECREATION:</i></b>
<b><i>GOAL:</i></b>
➔Public and private recreational opportunities are recognized as a major county asset to be protected and encouraged
<b><i>OBJECTIVES:</i></b>
➔Public recreational accesses and amenities shall not be obstructed or adversely impacted by future development.
<b><i>POLICIES:</i></b>
➔Bonner County needs to develop a waterways and park access program to preserve and develop access to public recreational lands and waterways. The program should include retaining access parcels that may be acquired from tax sales or private donations. As development of the area’s waterways continues, public access to public waterways is being eroded.
➔A plan for a system of green belts and pathways (bike and pedestrian) should considered as areas develop, so that a connected system can be developed and preserved.
➔Bike and “multi-use” trail and recreation systems should be developed by the county as a “economic bootstrap” for the area to add to the existing attractions.

## **Section 2.11 - Special Areas or Sites**

### ***SPECIAL AREAS OR SITES:***

#### ***GOAL:***

➔ Bonner County will attempt to protect special archeological and historical sites and unique visual and ecological features of the region.

#### ***OBJECTIVES:***

➔ Future developments shall not adversely affect or destroy culturally or ecologically sensitive sites.

#### ***POLICIES:***

➔ A generalized map of the known pre-historic and historic sites should be developed so that future developments are aware of special areas of concern and are connected with the historical society and Native American tribes for appropriate preservation and protection.

➔ Protection of the view sheds of recognized scenic by-ways should be included in considerations for development of these areas of the state highway system.

➔ Natural special areas should be recognized and addressed when development is proposed in these areas.

## **Section 2.12 - Housing**

<b><i>HOUSING:</i></b>
<b><i>GOAL/OBJECTIVE:</i></b>
➔ Bonner County recognizes diverse housing needs are to be addressed to provide adequate shelter for all, regardless of age, income or physical abilities.
<b><i>POLICIES:</i></b>
➔ Clustering of housing to save on infrastructure and transportation costs is encouraged.
➔ Bonner County recognizes opportunities should be made for assisted living and group shelters because it is not just an urban housing function.

## **Section 2.13 - Community Design**

### ***COMMUNITY DESIGN:***

#### ***GOAL:***

➔ Bonner County's goal is to maintain a variety of lifestyles and a rural character in the future development of Bonner County.

#### ***OBJECTIVES:***

➔ Bonner County intends for new development to locate in areas with similar densities and compatible uses.

➔ Bonner County intends for new development to minimize the adverse impacts on adjacent areas.

➔ Bonner County intends to consider the protection of natural resources and the rural features and surrounding uses of the community in the design and location of new development.

#### ***POLICIES:***

➔ To promote and preserve the natural features and rural atmosphere of the community, the county should enact development standards that address building heights and view sheds, ridge-top development, development within scenic byways and design standards that account for waterfront setbacks, wildlife corridors, commercial and industrial landscaping, reduced lighting requirements, cluster development, rural rather than urban setback standards and other design objectives aimed at preserving the rural, natural character of the community.

➔ Bonner County recognizes it has a number of historic neighborhoods developed over the past century and realizes the need for flexibility for older neighborhoods and historic settlements so that standards fit those unique neighborhoods.

➔ Bonner County recognizes it has a wealth of resort neighborhoods which require particularized design standards to address waterfront and mountaintop developments which may differ from standard design objectives.

## **Section 2.14 - Implementation**

### ***IMPLEMENTATION:***

#### ***POLICY STATEMENT:***

➡ To keep the comprehensive plan current and to avoid costly, belated revisions to the plan, Bonner County needs to set aside a meeting once a year to examine the plan and determine whether updates/revisions are needed. This meeting should be scheduled at the beginning of each year and prior to the county's budgeting sessions so that adequate funding can be addressed, if need be.

➡ Bonner County needs to develop and maintain an effective zoning enforcement program so that the County can ensure that its land use laws are met.