

# Bonner County Planning Department

*"Protecting property rights and enhancing property value"*

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## **BONNER COUNTY COMPREHENSIVE PLAN**

**COMPONENT: COMMUNITY DESIGN**

**ADOPTED UPDATE – FEBRUARY 22, 2023**

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The 2005 comprehensive plan does not have a community design component. As a result of public input it was decided that goals, objectives and policies should be included to guide future land use decisions. Of most concern was the maintenance of rural character while recognizing the unique qualities of different areas of the County.

The county formed five sub-area committees to gather input for various areas to determine local goals. Although this component was not addressed as a separate component in most of the plans some principle ascertained. The most common theme was preservation of rural character. To reach that goal new development should occur in areas of similar densities and with compatible uses.

In order to preserve the natural features and rural atmosphere of the community, the county should enact development standards that address, design standards that account for waterfront setbacks, commercial and industrial landscaping, reduced lighting, cluster development, rural rather than urban setback standards and other design objectives aimed at preserving the rural, natural character of the community.

It was also the desire of the communities to allow unique and flexible design standards such that new development within older neighborhoods and historic settlements is compatible with those unique neighborhoods. Some of the subarea committees also recognized that particularized design standards to address waterfront and mountain top developments which may differ from standard design objectives.

These concerns and desires should be set forth in the goals, objectives and policies developed for the comprehensive plan.