

Land Use Draft Component

BOCC AND PLANNING COMMISSION WORKSHOP

JUNE 17, 2024

Intent of the Workshop

Background and State Law

Intent of the Workshop:

- The Planning Commission requests input from the Board of County Commissioners regarding the proposed Land Use Component, including the modified land use designations

Idaho Code §67-6508 (E) requires the following for the Land Use Component:

- An analysis of natural land types, existing land covers and uses, and the intrinsic suitability of lands for uses such as agriculture, forestry, mineral exploration and extraction, preservation, recreation, housing, commerce, industry, and public facilities. A map shall be prepared indicating suitable projected land uses for the jurisdiction.

Chronology / Timeline:

Thus far the Planning Commission has discussed and workshopped the Land Use component at the previous 15 meetings to include these dates: 10/17/23, 11/7/23, 11/14/23, 12/5/23, 12/12/23, 1/16/24, 2/6/24, 2/20/24, 3/5/24, 3/19/24, 4/2/24, 4/16/24, 5/7/24, 5/21/24, and 6/4/24.

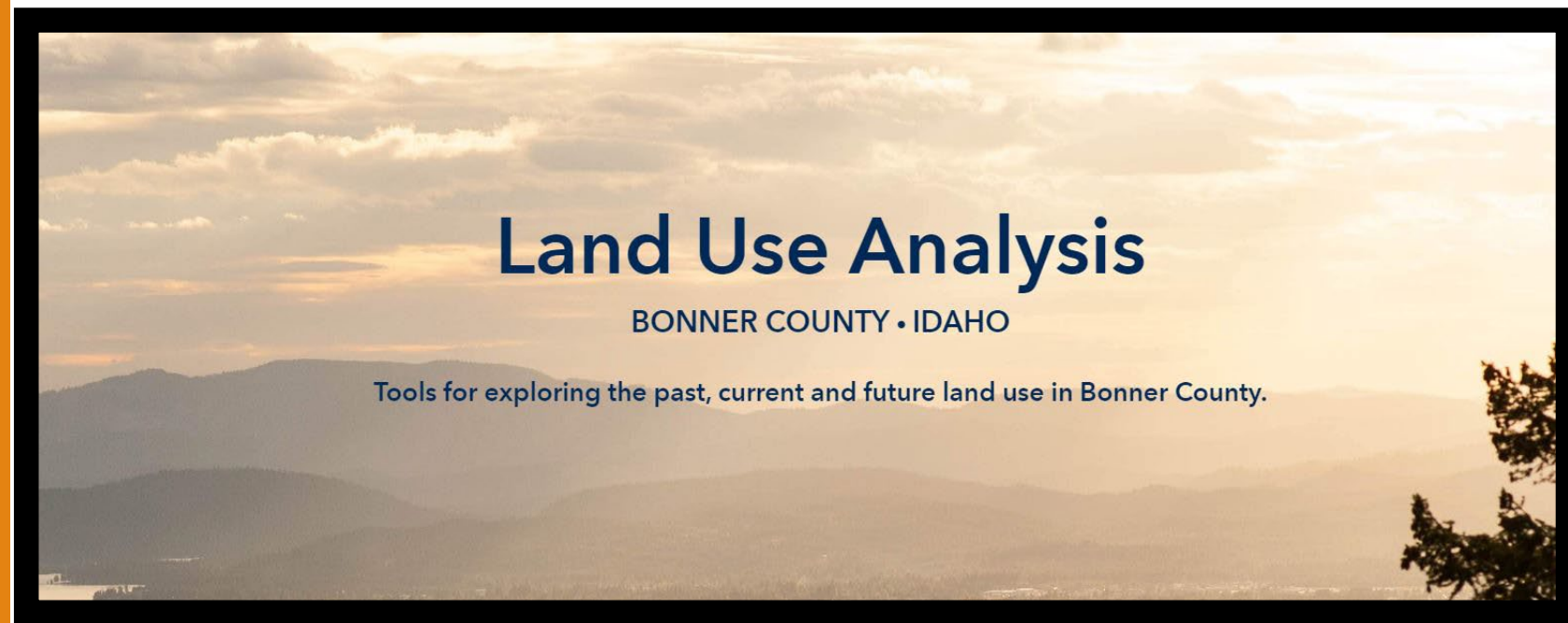
Timeline:

- Complete the draft component with recommended changes to the Comp Plan map and relevant zoning ordinances by the end of September.
- Hold public workshops before public hearings with the Planning Commission and the BOCC.
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After the Land Use Component and Comp Plan map is updated:

- Review and update the Implementation component (Goals, Objectives, and Policies).
- Review and update the Zoning Map.
- Review and update the zoning ordinances (Title 12).

Land Use Analysis Application



While drafting the Land Use component the Planning Commission met with the GIS Department and Planning Department staff to develop a way to analyze previous growth in the unincorporated county and to project future growth. The commission desired to complete a more thorough analysis based on historical data that led to the creation of the Land Use Analysis application. Due to data constraints, all the data contained in the app is for 2019 through 2023. The county was divided into nine geographic areas to review the growth by area in the county. Historical vacant properties were reviewed to determine vacant land by zone and area. Potential growth scenarios were developed to determine the total number of potential properties based on current zoning.

Component Update Overview:

- The draft component is made up of four chapters to include: Natural Land Types, Existing Land Cover, Use, and Density, Land Suitability, and Proposed Land Use.
- Currently in draft form, the Land Use component update incorporates Planning Department, GIS, and Assessor data which as been analyzed to create the tables, graphs, and maps and are found in the draft component.
 - Section 2.2, Existing Land Use contains a table of current Land Use Designation and Zoning District by total acres.
 - Section 2.3, Existing Parcel Density contains several graphs depicting total and vacant parcels by zone and acreage.
- Chapter 3 contains an analysis of the Intrinsic Land Suitability in a variety of uses: Agriculture, Forestry and Mineral Exploration & Extraction, Preservation, Recreation, Housing, Economic Development, and Public Facilities.
- Chapter 4 is the Proposed Land Use Designations.

The 1978 Designations and Descriptions:

1. Recreation: The Recreation classification is intended to allow for urban residential densities in remote and scenic areas of the County centered around winter sports, lakes and rivers. If seasonal recreation areas can be developed without requiring year-round public services, the cost to taxpayers of servicing these remote areas can be minimized.
2. Rural: The Rural classification makes up the majority of the County. These areas are away from existing population and service centers with a residential density of one unit per five acres. Natural resource oriented industry and manufacturing are permitted as a conditional use.
3. Suburban: The Suburban classification designates the neighborhood or residential areas of the County. Land use includes neighborhood businesses, home occupations, and residential density of one unit per acre. Multi-family housing and mobile home parks are permitted as a conditional use.
4. Transition: The Transition classification provides for land uses similar to the urban areas with the exception of slightly less residential density per acre and heavy industry being permitted as a conditional use. The transition classification allows for cities and existing growth centers to expand without totally committing the land as an industrial area.
5. Urban: The Urban classification is designed so the most intense type of land use occurs around the largest cities and towns, where existing services can best handle the growing demand. Land use in the urban area includes industry and commerce, multi-family housing and mobile home parks, and small-lot single family residential.

The 2005 Designations and Descriptions:

1. Transition: The Transition classification is reserved for those areas of the County where a mixture of land uses can occur which may include higher density residential uses, commercial, industrial and light industrial uses. Due to the intensity of land use, these areas require primary transportation routes, urban- like water and sewer services, fire and police services.
2. Neighborhood Commercial: The Neighborhood Commercial area is designed to provide light commercial uses to serve the needs of the rural communities and tourist trade without adversely affecting residential neighborhoods. Urban services and primary transportation systems, such as the state highways or major/minor collector roads are required.
3. Urban Growth Areas: The Urban Growth Areas are designed to recognize the historic developments of communities and neighborhoods which are served by either urban water or sewer services or are located within the fringes of incorporated cities where such services have or can be extended to serve these areas. These areas are general level to moderately slopes and serve by a network of primary transportation systems.
4. Resort Community: The Resort Community provides for urban-like densities for areas centered around the recreational areas developed for winter and water sports, golf and hiking, where urban services are provided.
5. Alpine Community: The Alpine Community is established to recognize the challenges of higher density development in higher elevations of Bonner County generally above 3,500 feet elevation, where urban services are provided, but a range of road types developed in mountainous conditions serve the area. Specific design standards to address steeper slopes and heavy snowfall will govern these areas.

The 2005 Designations and Descriptions, continued:

6. Suburban Growth Area: The Suburban Growth Area is located on the edges of the incorporated cities or higher density developed communities or areas, where urban sewer and water services may not be available or are not likely to be extended. Access to primary transportation routes and a system of hard- surfaced roads are expected.
7. Rural Residential: The Rural Residential area provides for residential development in areas where urban services are not available and slopes may vary up to 30%. These areas include hazard areas and critical wildlife habitats, where lower densities reduce potential impacts to resources and exposures to loss of property or lives. Small-scale agricultural uses and residential development are permitted.
8. Ag/Forest Land: The Ag/Forest Land designation recognizes areas where steeper slopes prevail (30% or greater) and transportation is provided by private roads or U.S. Forest Service or state roads. Urban services are not available and residential development challenges are present due to slope, poor soil conditions, hazard areas and lack of police or fire services.
9. Prime Ag/Forest Land: The prime agricultural/forest land is designed to preserve the productive farm and ranch land and timber land to promote its important economic and environmental contributions to the County. This area may have a range of road systems serving it and is generally served by individual sewer and water systems. These areas generally have prime agricultural land soils and soils of recognized state importance and active farm and ranch operations.
10. Remote Ag/Forest Land: The remote Ag/forest land is located on mountaintops and remote areas of the County where few or no access roads have been constructed. Included in these areas are most of the state and federal lands, which are managed for forest production or recreation.

2005 Designation vs 2024 Draft Designation

High Density Designation Changes

- Urban Services and Urban-like Services removed and replaced with “where adequate water and sewer services (as determined by relevant agencies such as IDEQ, PHD, IDWR) are provided”.
- Combination of the “Recreation” and the “Alpine Community” designations into the “Recreational Resort Community” designation.
- Combination of the “Suburban Growth Area” and the “Urban Growth Areas” designations into the “Suburban Residential” designation.

Low Density Designation Changes

- Idaho Code 67-97, Agricultural protection Areas.
- Removal of “steep slopes” and “soil” from designation descriptions.
- Combination of the “Rural Residential”, “Ag/Forest Land”, and the “Prime Ag/Forest Land” designations into the “Rural” designation.

Proposed Designations and Descriptions

Current:

Transition: The Transition classification is reserved for those areas of the County where a mixture of land uses can occur which may include higher density residential uses, commercial, industrial and light industrial uses. Due to the intensity of land use, these areas require primary transportation routes, urban- like water and sewer services, fire and police services.

Proposed:

Mixed-Use: This classification is for areas where a combination of higher-density residential, commercial, industrial, and light industrial land uses can coexist. Uses should require adequate water and sewer services (as determined by relevant agencies such as IDEQ, PHD, IDWR), fire services, police services, and primary transportation systems such as the state highways or major/minor collector roads.

Proposed Designations and Descriptions

Current:

Neighborhood Commercial: The Neighborhood Commercial area is designed to provide light commercial uses to serve the needs of the rural communities and tourist trade without adversely affecting residential neighborhoods. Urban services and primary transportation systems, such as the state highways or major/minor collector roads are required.

Proposed:

Neighborhood Commercial: Designed to provide low-impact commercial services to rural communities and tourists without adversely affecting residential neighborhoods. These areas should require adequate water and sewer services (as determined by relevant agencies such as IDEQ, PHD, IDWR), and access to primary transportation systems such as state highways or major/minor collector roads.

Proposed Designations and Descriptions

Current:

Recreation: The Recreation classification is intended to allow for urban residential densities in remote and scenic areas of the County centered around winter sports, lakes and rivers. If seasonal recreation areas can be developed without requiring year-round public services, the cost to taxpayers of servicing these remote areas can be minimized.

Alpine Community: The Alpine Community is established to recognize the challenges of higher density development in higher elevations of Bonner County generally above 3,500 feet elevation, where urban services are provided, but a range of road types developed in mountainous conditions serve the area. Specific design standards to address steeper slopes and heavy snowfall will govern these areas.

Proposed:

Recreational Resort Community: Allows for urban densities in areas centered on recreational facilities for winter sports, water sports, golf, hiking, and other activities, where adequate water and sewer services (as determined by relevant agencies such as IDEQ, PHD, IDWR) are provided. These areas have or shall provide adequate access to primary transportation systems such as state highways or major/minor collector roads.

Proposed Designations and Descriptions

Current:

Suburban Growth Area: The Suburban Growth Area is located on the edges of the incorporated cities or higher density developed communities or areas, where urban sewer and water services may not be available or are not likely to be extended. Access to primary transportation routes and a system of hard-surfaced roads are expected.

Urban Growth Areas: The Urban Growth Areas are designed to recognize the historic developments of communities and neighborhoods which are served by either urban water or sewer services or are located within the fringes of incorporated cities where such services have or can be extended to serve these areas. These areas are general level to moderately slopes and serve by a network of primary transportation systems.

Proposed:

Suburban Residential: Primarily located on the outskirts of incorporated cities or higher-density communities, and areas where urban sewer and water services may not be available. Requires access to primary transportation routes and a system of paved roads.

Proposed Designations and Descriptions

Current:

Rural Residential: The Rural Residential area provides for residential development in areas where urban services are not available and slopes may vary up to 30%. These areas include hazard areas and critical wildlife habitats, where lower densities reduce potential impacts to resources and exposures to loss of property or lives. Small-scale agricultural uses and residential development are permitted.

Ag/Forest Land: The Ag/Forest Land designation recognizes areas where steeper slopes prevail (30% or greater) and transportation is provided by private roads or U.S. Forest Service or state roads. Urban services are not available and residential development challenges are present due to slope, poor soil conditions, hazard areas and lack of police or fire services.

Prime Ag/Forest Land: The prime agricultural/forest land is designed to preserve the productive farm and ranch land and timber land to promote its important economic and environmental contributions to the County. This area may have a range of road systems serving it and is generally served by individual sewer and water systems. These areas generally have prime agricultural land soils and soils of recognized state importance and active farm and ranch operations.

Proposed:

Rural: Provides for residential, agricultural, and forestry uses. These areas may include hazardous areas and critical wildlife habitats, with appropriate mitigation. Lower densities are maintained to reduce potential impacts on resources and exposure to property damage or loss of life. These areas may include agricultural protection areas per Idaho Code 67-97. Allowable density is related to adequate access to nearby major/minor collector roads.

Proposed Designations and Descriptions

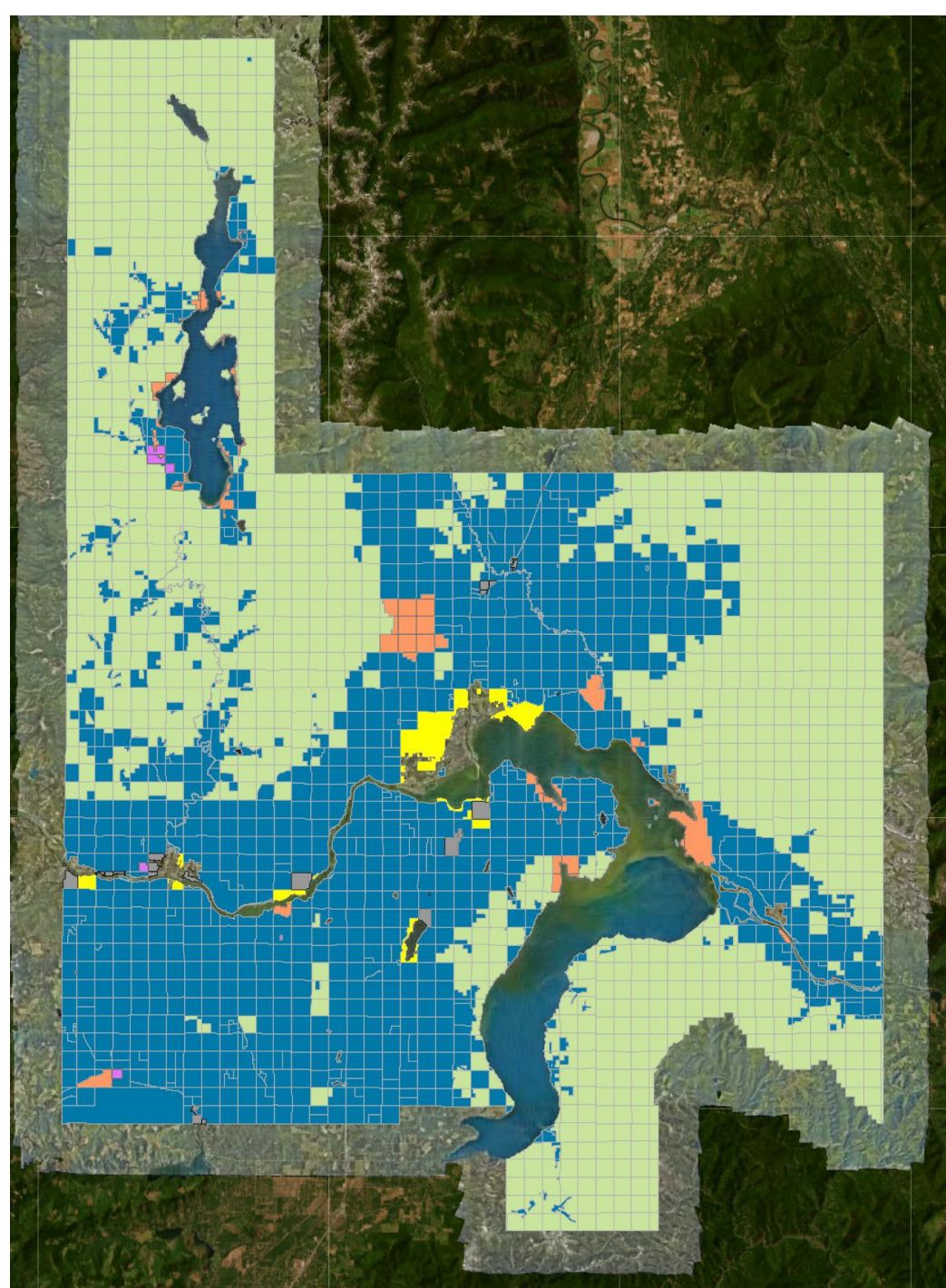
Current:

Remote Ag/Forest Land: The remote Ag/forest land is located on mountaintops and remote areas of the County where few or no access roads have been constructed. Included in these areas are most of the state and federal lands, which are managed for forest production or recreation.

Proposed:

Remote Ag/Forested Land: Encompasses remote areas of the county. These lands are typically remote, held and managed by Federal/State agencies, or private entities. These areas may include agricultural protection areas per Idaho Code 67-97. Residential uses are few and access roads are limited.

Very Rough Draft Land Use Map Update



-  Neighborhood Commercial
-  Remote Forest Land
-  Resort Community
-  Rural
-  Suburban Growth Area
-  Transition