

SAGLE

COMMUNITY AREA PLAN



Barn at the Slough by Devon Chapman



Sagle Community

Unincorporated Bonner County



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ACKNOWLEDGEMENTS

The County would also like to acknowledge and thank the following Citizens for their involvement:

David Bertus
Virginia Bertus
Glen Bailey
Bill Berg
Tim Blankenship
Dick Brandentich
Carry Bristow
Garry Bristow
Kevin Bristow
Mindy Cameron
Mark Cherry
Emily Cleveland
George Congleton
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Matt Linscott
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INTRODUCTION

A Community-Based Local Area Plan

The Sagle Community Area Plan is a comprehensive planning document for the next 20 years. It is an amendment to the Bonner County Comprehensive Plan. The Sagle Community Area Plan is intended to provide policy guidance to meet the needs and desires of this unincorporated community. While the Bonner County Comprehensive Plan contains general goals and policies that are applicable county-wide, the contents of this document are tailored specifically to local conditions in the Sagle area. The Sagle Community Area Plan is intended to give the public, businesses, and government agencies an account of Sagle's intentions for future development. The plan outlined in this document is intended to enhance the positive characteristics of the community while moving it towards the future envisioned by its people. Local residents, property owners, public entities, government agencies, members of the Planning & Zoning Commission, and the Board of County Commissioners worked with Bonner County planning staff to identify planning issues, formulate a purpose-statement, and to develop specific goals and policies. Participation in this process was robust, including numerous monthly Sagle Community Area meetings. These meetings provided extensive opportunity for public input and comment, as well as presentations of data, drafts, and plan revisions by the Planning Department.

Sagle Community Area “Defined”

The area subject to this community-based local area plan is called Sagle. The southern boundary of the community of Sagle is Dufort Road, but also including the Talache community in the southeast. The northern boundary of the community of Sagle is the Pend Oreille River. The eastern boundary of this community is the shore of Lake Pend Oreille, while the western boundary of the community is the western edge of Range 2 West, Boise Meridian. This area is visually represented by the map on page 7 of this document. The Sagle Community planning area, will be hereinafter known and referred to as the “Sagle area.”

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COMMUNITY AREA PLAN STATEMENT OF PURPOSE

We seek to maintain, encourage, and reward methods that support the identity of the Sagle area as a rural and traditional community. The Sagle area desires to continue responsible land stewardship. The purpose of the Sagle Community Area Plan is to promote the health, safety, and general welfare of the people of Sagle. The people of the Sagle area wish to adapt to changes in the surrounding area and within their own community to responsibly reduce impact as follows:

- ❖ To plan orderly and responsible development within the Sagle area.
- ❖ To avoid inappropriate urban or high density land uses.
- ❖ To identify the current population demographics and projected trends to anticipate potential growth and future impacts of that growth.
- ❖ To provide safe, efficient, environmentally sound, and fiscally responsible systems that seek to accommodate responsible growth while directing future development toward those areas with existing urban services.
- ❖ To foster opportunities and encourage economic development to promote a diverse economy in appropriate areas.
- ❖ To ensure an adequate supply of land use capabilities, thereby maximizing the choices residents can make to live, produce, and thrive in Sagle.
- ❖ To provide a framework to allow community development issues to be addressed in a timely manner and ensure continued prosperity of the area.
- ❖ To responsibly manage the anticipated impacts of the future United States Highway 95 (hereinafter called US-95) project.
- ❖ To maintain and improve public access within the surrounding Sagle area.
- ❖ To encourage local stakeholders, public entities, school districts, and citizens to participate in their community planning and development process through public hearings and meetings.
- ❖ To ensure that the continued improvement of the Sagle area maintains the rural atmosphere that embodies Sagle and greater northern Idaho.

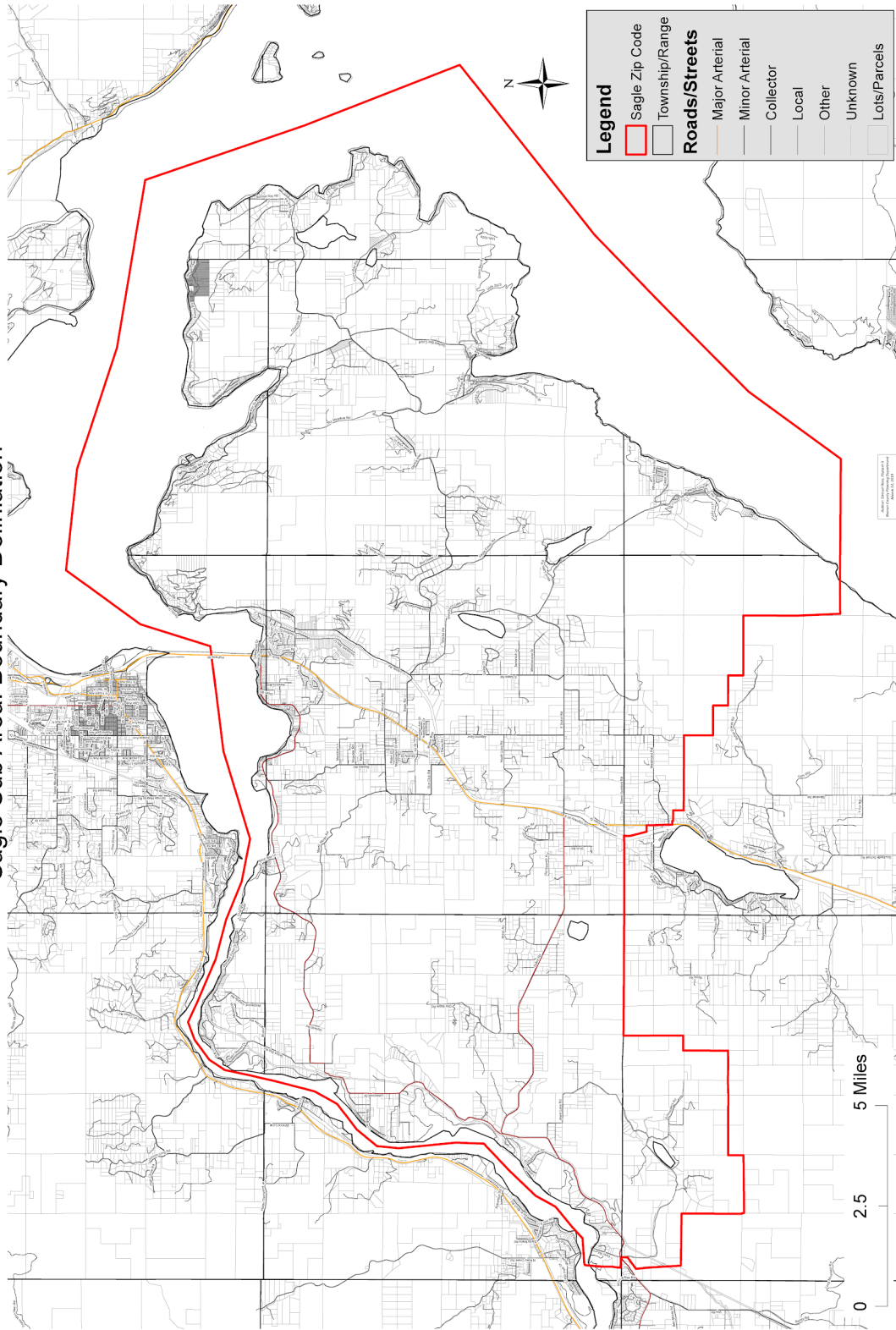
The Bonner County Planning Department, Planning and Zoning Commission, and Board of County Commissioners will use this community plan as a decision-making tool; reviewing the goals, objectives, and policies herein when evaluating projects and making decisions, including but not limited to considerations of the scales and types of future development.

SAGLE'S RURAL CHARACTER

Rural Character is defined as agriculture, forestry and those who use the land for those purposes. Rural Character further includes those areas in a mix of agricultural and timber uses, such as green fields, open space, range land, forests, lakes, rivers, streams, and other characteristics typically associated with rural areas. Lands with Rural Character feature a minimum of residential, commercial and industrial development. Commercial and industrial development, when and where allowed, should minimize and mitigate its impacts on these important attributes. County land use ordinances such as those governing subdivisions, planned unit developments and planned communities, may threaten Rural Character and county ordinances and policies should take into account these important attributes. To minimize impacts to Rural Character, land development techniques such as buffer zones, open space or landscaping guidelines shall be considered and adopted as needed. The following are identified as desirable qualities of Sagle rural lifestyles:

1. A culture reflecting natural resources dependent lifestyles and communities. This includes, but is not limited to, an acceptance and understanding of the importance of logging, grazing, farming, hunting, fishing, outdoor recreation, and public access to public lands.
2. A land and resources stewardship philosophy focusing on the sustainability of land resource.
3. Land use regulations and policies that foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas, including supporting working farms, ranches, and forestry.
4. High water quality in lakes, streams and rivers;
5. Easy access to public lands and water and to private lands that provides access to public lands.
6. Abundant and healthy wildlife and fish populations and habitat.
7. Clean, healthy air quality.
8. Open space, visual landscapes, scenic vistas and natural areas typically associated with rural lifestyles.
9. Available outdoor recreation such as hunting, fishing, wildlife viewing and camping.
10. Low traffic congestion.
11. Dark sky.
12. Quiet and solitude, and
13. A sense of place and community.

Sagle Sub Area: Boundary Delineation



PLANNING AREA IN PERSPECTIVE

A Brief History of Sagle

The Sagle area is located north of Dufort Road, roughly bisected by US-95, reaching to the Pend



Oreille River. Sagle is a rural area served by few public services. There is a small corridor of commercial and industrial business in Sagle, though many people commute to jobs in Sandpoint, Ponderay, Dover, and points further. As the population of Bonner County increases, Sagle must plan responsibly for future growth to maintain a small and rural atmosphere. Historically, the economy of

Sagle relied heavily on agriculture and forestry, which created a lasting relationship with the land. This area of Bonner County boasts numerous beautiful recreational areas and charming rural roadways which make it a unique place for its residents to call home.

In the early 1900's the Sagle area was mostly undeveloped aside from a few large homesteads. Industries thrived in trapping, mining, and lumber. A main source of local jobs at the time was the Talache Mine, owned by the Burrow's Company, who facilitated a 'tent city' for mine workers. After the mine closed in 1928, the lumber industry took over as a main source of work. The farms in the greater Sagle area were nicknamed 'Stump Ranches' due to the large amounts of timber being cut and logged out. The railroad facilitated the expansive export of lumber and stimulated considerable growth in Sagle.

The railroad bridge was the only method of crossing the Pend Oreille River to what is now known as Sandpoint. Bonner County notes it was an all-day event to go from Sagle to 'town.' Using the bridge as a path of transport on foot was very dangerous; there were wooden platforms with water barrels (for fires) on the side of the bridge where a person could seek refuge in case a train was coming. The first wagon bridge was built in 1910, which allowed for safer passage to and from Sandpoint. In the 1960s the population in Sagle grew rapidly, causing increases in property values and taxes, even as income growth was largely flat. However, as Wayne Gunter said "the draw was not to make it rich, it was in the beauty of the land." Current residents and visitors of the community take pride in the scenic landscape, recreational opportunities, and active lifestyle that Sagle provides.

CHAPTER 1: PROPERTY RIGHTS

The property rights component includes provisions which may be necessary to ensure that land use policies, restrictions, conditions, and fees do not violate private property rights, adversely impact property values or create unnecessary technical limitations on the use of property and analysis as prescribed under the declarations of purpose in Chapter 80, Title 67, Idaho Code.

Existing Conditions

Property Rights

Land use regulations or actions cannot be so restrictive that this causes a “taking” of landowner’s property without just compensation. If the ordinance, regulation, or decision is so restrictive as to deprive the owner of economically viable or beneficial use of a property, then the property has for all practical purposes been taken by “inverse condemnation.”

Federal Standards

To determine if a government action results in a “taking” resolves to the Fifth Amendment to the United States Constitution: “Nor shall private property be taken for public use without just compensation.” Factual inquiry by the courts on the particular circumstance of the case will arbitrate compensation or invalidation of action for violation of due process.

State Requirements

Chapter 3 of the Bonner County Comprehensive Plan describes regulatory takings and Idaho Code §67-8001, which seeks to establish an orderly, consistent review process that better enables state agencies and local governments to evaluate whether proposed regulatory or administrative actions may result in a “taking” of private property without due process. Some courts give weight to comprehensive plans which consider “taking problems,” although it does not provide an absolute defense.

Future Conditions

In keeping with the requirements of Idaho Code and the guidelines established by the Attorney General’s Office, Bonner County adopts the following objectives, policies and implementation strategies. Although the principles of private property rights and administration thereof are not expected to change, land-uses change as communities develop. As the population changes, new demands will be placed on the County and improvements will need to be made as seen appropriate and desired by the community, and its citizens.

Goal

- ❖ To protect property rights by complying with state law relevant to any county action.

Objectives

- ❖ To ensure that private property shall not be taken for public uses without just compensation or due process of law.
- ❖ To consider the attorney general's checklist, per Idaho Code §67-8003 and provided in the "Property Rights" component of the county's comprehensive plan, for all land use decisions.
- ❖ To ensure that 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 taking.

Implementation Strategies & Policies

- ❖ Review new Comprehensive Plan policies, zoning ordinances, and other regulations for consistency with Idaho Code.
- ❖ Use the review process before finalizing any administrative or regulatory action prescribed by the Local Land Use Planning Act, and the guidelines established by the Attorney General of the State of Idaho (Idaho Code §67-8003) to evaluate whether such action may result in an unconstitutional taking of private property. This should be done on a case-by-case basis with guidance from the Idaho Attorney General and County legal counsel, as needed.
- ❖ Promote and make available regular training with County staff to ensure that they properly adhere to and apply provisions of Idaho Code §67-8003 in land use planning and development review processes.
- ❖ Plan by use of consistent policies which defend the property rights and values of the community, striving to preserve the character of the area.

CHAPTER 2: POPULATION

The intent of the population portion of this local area plan is to provide an analysis of Sagle's population and its' unique characteristics. This will help residents to understand the impacts facing the area as a whole. Comparing the changes in population of an unincorporated and previously undefined area can be an imperfect science. As such, the Bonner County Planning Department has collected, assessed and reported findings from multiple sources of population data, including the Idaho Department of Labor, U.S. Census Bureau, and the Bureau of Economic Analysis.

Existing Conditions

The boundaries identified by Sagle residents as the subject area incorporate multiple census tracts and statistical areas. Bonner County's analysis often draws from these data points that contain but are not limited to the Sagle area, (not including Sandpoint). Continuation land use data collected by the department over the years was pivotal in being able to discern and stratify relevant data points. This process of the aggregation of multiple data points was done in order to build a more complete profile of the area.

Overview

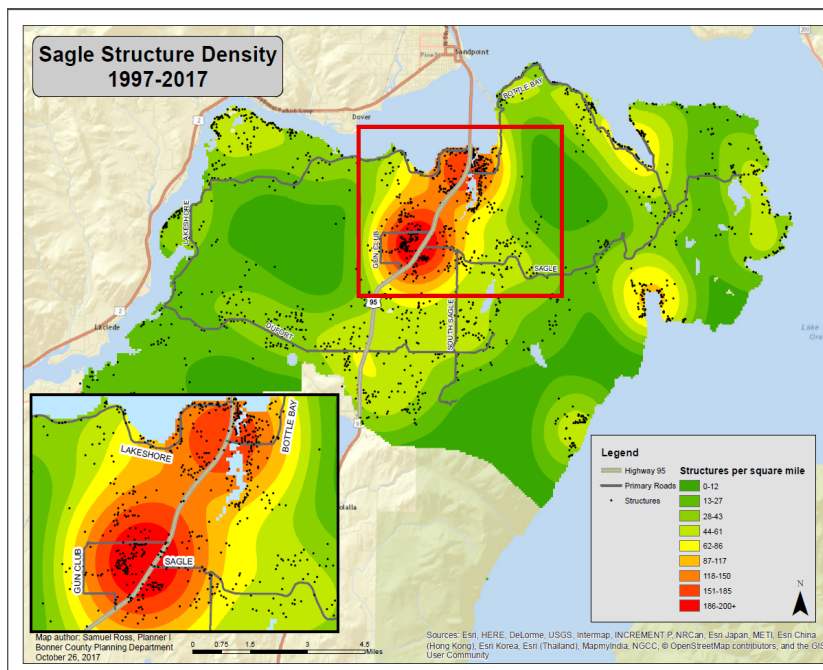


Figure 1

According to a private economic study done for Sagle the population of the Sagle area increased approximately 13% between 2013 and 2018, and growth is expected to increase 5.3% from 2018 to 2023. Using the Planning departments Building Permit and Building Location Permit databases we were able to establish locations of the population changes based on density of development. Figure 1 reveals where the highest density is occurring in the Sagle area.

Figure 2 highlights data collected by EMSI and identifies a population increase of 13% in Sagle between the year 2013 and 2018. This increased percentage rate of change is common in smaller communities as the absolute population is lower, so any increase or decrease carries significant weight. This indicated that on average every year, a new 158.6 residents call Sagle their home. While that number is certainly low, considering the extensive area that the Sagle subarea plan covers, the implications and impact those new residents could have on the area is considered to be large.

POPULATION	2013	2018	% CHANGE
TOTAL SAGLE	6,092	6,885	13.0%
TOTAL BONNER COUNTY	40,966	44,727	10.9%

Figure 2 Source: EMSI Q2 2019 Data Set, Idaho Department of Labor.

Future Conditions

The community plan for the Sagle area must be designed to protect the quality of the environment and the quality of life for its citizens, including opportunities to live and work in the Sagle area. Sagle must be able to provide for community services such as law enforcement, fire protection and adequate sewer and water facility. The residents of the Sagle area desire to preserve rural character as future development occurs.

Goal

- ❖ To promote land use policies which encourage and support a diversified economy, living-wage jobs and a high quality of life.

Objectives

- ❖ To maintain and encourage the preservation and development of those cultural and recreational resources that contribute to the community's character, while promoting a stable economy through managed growth.

Implementation Strategies & Policies

- ❖ Monitor and analyze employment and population data to identify trends affecting the Sagle area.
- ❖ Apply the results of this analysis, as appropriate, to the Sagle subarea plan and its objectives.

CHAPTER 3: ECONOMIC DEVELOPMENT

Economic development is the process a region goes through to improve the economic, political, and social wellbeing of its people. This chapter component includes an analysis of the economic base of Sagle, including employment, industries, and jobs.

Existing Conditions

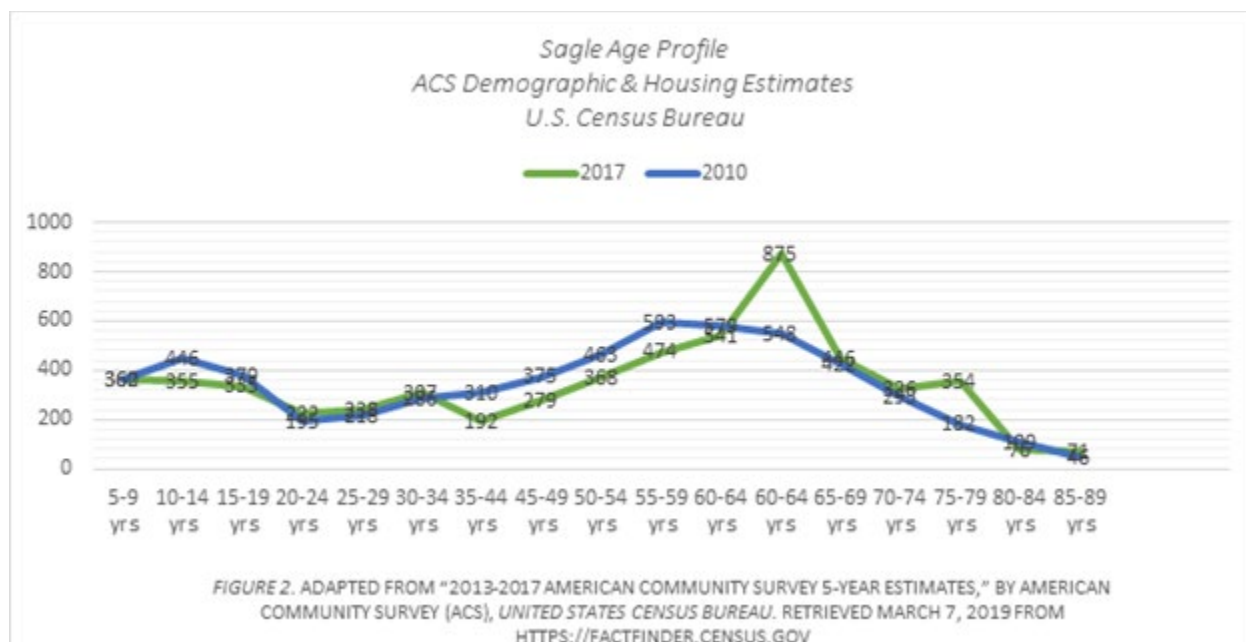
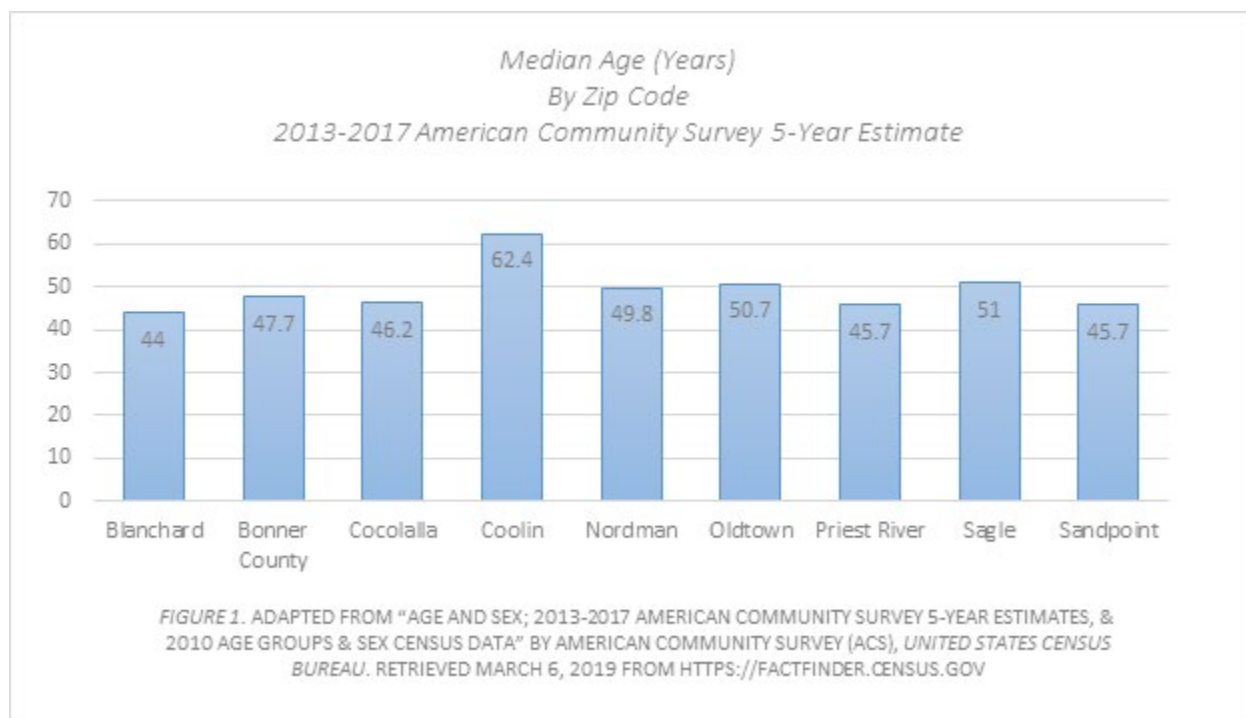
Currently Sagle is best described as a rural-residential community with fairly limited commercial/industrial development. Commercial uses have been small in scale and provide convenience services to the rural neighborhoods of Sagle. Small scale, localized businesses including light industry, mining, agriculture, forestry, and home based occupations are the principal sources of economic activity in the area [Workforce Trends, Bonner County; Idaho Department of Labor]. The commercial development that does exist is primarily located along the US-95 corridor, and secondarily in several resort locations such as Bottle Bay and Garfield Bay.

Existing businesses along US-95 fall into several categories. Many provide products and services that are typically in demand in rural communities such as Sagle. Examples include retail farm supply and landscaping materials businesses, gravel pits, welding and fabrication services and a retail tractor and farm implement business. A second category is retail and professional businesses which serve customers in Sagle as well as the surrounding area. Examples in this category include an auto dealership, auto service and repair shops, building contractors, retail home improvement centers, several storage facilities, and restaurants. There are a few locations in Sagle that support small resort communities at the lake. At each of these locations are businesses typical of those found at lake side resorts such as small markets, restaurants, and marinas. These businesses provide basic services that support resort residents and visitors without requiring a trip into town. Currently, the lack of urban services such as water, sewer and robust Internet connectivity limit the scale and type of commercial and industrial development that can realistically take place in Sagle. This is especially true outside the US-95 corridor.

The Influence of Demographics

While Idaho is ranked one of the fastest growing states in the nation, the vast majority of recent population growth has been concentrated in urban counties while Idaho's rural areas, like Bonner County, have seen a slower growth trend [Idaho Department of Labor, The Future of Rural Idaho, July 2018]. This trend is due in part to the aging of the local population (Figure 1). This is common in small rural towns across the U.S., and is characteristic of the Sagle subarea. In Sagle this trend is driven by two phenomena. First, like many other rural communities, many younger workers leave the area seeking better economic opportunities in urban areas. Secondly, Bonner County has attracted the attention of retirees interested in moving to a more rural area. The rural-residential nature of Sagle together with its proximity to Lake Pend Oreille makes it a popular destination for retirees moving from other states and more urban locations in Idaho [Workforce Trends, Bonner County; Idaho Department of Labor]. The average age of the Sagle community is 51 years old, slightly higher than the Bonner County median at 47 years old, and considerably higher than

Idaho's median age of 36.1 (Figure 2). Figure 1 also shows the significant growth over time in the 60+ age group, which is mainly the result of migration from other locations. As this trend continues and the proportion of Sagle residents in the older age brackets grows it will create demand and opportunities for some businesses to serve that market segment.



Future Conditions

The community values local commercial, light industrial, and resource-based development, and desires to facilitate an appropriate level of development while maintaining rural character and environmentally sound practices. This is to enhance economic opportunity and the local quality of life by having needed products and services available locally in our community. The intention of the community is to focus on and develop the unique strengths of the area, such as the small thriving businesses, small local resorts, home-based businesses, and microenterprises that currently exist and service local neighborhoods. Economic development should be allowed, but with adequate protection of the natural environment, historic properties, and rural lifestyles, uses, and landscapes for generations to come. It is vital that Sagle positions itself in a way to benefit from the coming changes associated with the expansion of US-95. With proper planning, the US-95 expansion can benefit the surrounding community and economy.

Goals

1. Economic development activities shall maintain healthy water, healthy air, dark skies, and overall environmental quality and Rural Character (as defined herein) of the Sagle area.
2. Policies regarding economic development activities shall consider the effects of elements such as noise, light glare, odors, fumes and vibrations.
3. Commercial and industrial areas, beyond the scale of home-occupation uses, shall be located in defined areas which encourage clustered development and discourage sprawl and strip development. Commercial and industrial uses shall be encouraged only in those areas able to support such development; such as locations with urban services and county-maintained hard-surfaced roads.
4. Encourage, enable, sustain, improve, and preserve activities and developments which provide for the employment of Sagle citizens and area residents, while retaining our Rural Character.
5. Encourage full utilization, rehabilitation and reuse of currently unused or underutilized commercial and industrial structures, sites, and infrastructure.
6. Promote a healthy and diverse regional economy that provides a strong and diverse tax base and living wage jobs while encouraging business formation, retention, and expansion where appropriate.
7. Support small businesses such as markets, restaurants, recreational activities and campgrounds, and marinas that provide basic services which support resort residents and visitors in their local communities.
8. Support local economic development opportunities offered by increasing demand for outdoor recreation in the Sagle area. Encourage and pursue public acquisition of additional water accesses, campgrounds, and recreational areas.

Implementation Strategies & Policies

1. Develop codes that encourage full utilization, rehabilitation and reuse of currently unused or underutilized commercial and industrial structures, sites, and infrastructure.
2. Local economic development efforts shall protect, enhance and encourage a high quality of life. Local economic development efforts shall consider cultural amenities as critical factors in business retention, recruitment and economic growth.

3. Foster agriculture, forestry, mining and recreational opportunities by promoting flexibility in development regulations.
4. To identify and define center(s) and corridor(s) for potential commercial, residential and recreational uses. This is intended to preserve the surrounding area for rural residential pursuits.
5. To support the creation and maintenance of an up-to-date inventory of opportunity sites for business development, including existing buildings suitable for rehabilitation and adaptive reuse.
6. Locations for new business and industrial enterprises should be identified in conjunction with changes or expansion of highway 95 and encouraged to develop appropriately.
7. Preserve rural character by developing standards for commercial and industrial development that are appropriate for the surrounding community, including: appropriate site sizes, use types, landscaping, buffering and design standards to encourage both attractive and efficient function.
8. Support local food choices and the local economy by encouraging locally based food production, distribution, congregation, and retail sales. Examples include community gardens, school gardens, farm-to-school programs, farmers or public markets, and other small-scale, collaborative initiatives.
9. Identify and define areas for potential recreational activity expansion in the Sagle area.

CHAPTER 4: SCHOOL FACILITIES & TRANSPORTATION

Introduction

The purpose of the school component of the sub area plan is to analyze the public school system that serves Sagle. This section shall serve as a conceptual framework to assist Bonner County in future decision making regarding school facilities and school related transportation within Sagle.

Analysis

Sagle lies within the Lake Pend Oreille School District #84 and consists of several attendance areas across the K-12 spectrum

School	Total Enrollment*	Total Capacity*	Sagle Residents in Attendance*	Percentage of Population*	Percentage of Sub-Area covered by Attendance Area*
Sagle Elementary	274 students	352 students	245 students	3.5%	77.66%
Southside Elementary	141 students	163 students	49 students	0.07%	22.34%
Sandpoint Middle	517 students	652 students	110 students	1.5%	100%
Sandpoint High	979 students	1212 students	190 students	2.7%	100%

- **Total Enrollment:** Total enrollment figures observed 3/15/2019. Data courtesy of LPOSD #84
- **Total Capacity:** Total capacity figures observed 3/15/2019. Data courtesy of LPOSD #84
- **Sagle Residents in Attendance:** Figures observed via address request provided by LPOSD #84, 4/9/2019
- **Student Resident Percentage of Population:** Figures observed as quotient: Sagle students / Sagle population (Emsi report: Sagle Pop: 6,885 (2018))

- **Percentage of Sub-Area covered by Attendance Area:** Percentage based on GIS query. Data courtesy of LPOSD #84 c/o Davis Demographics

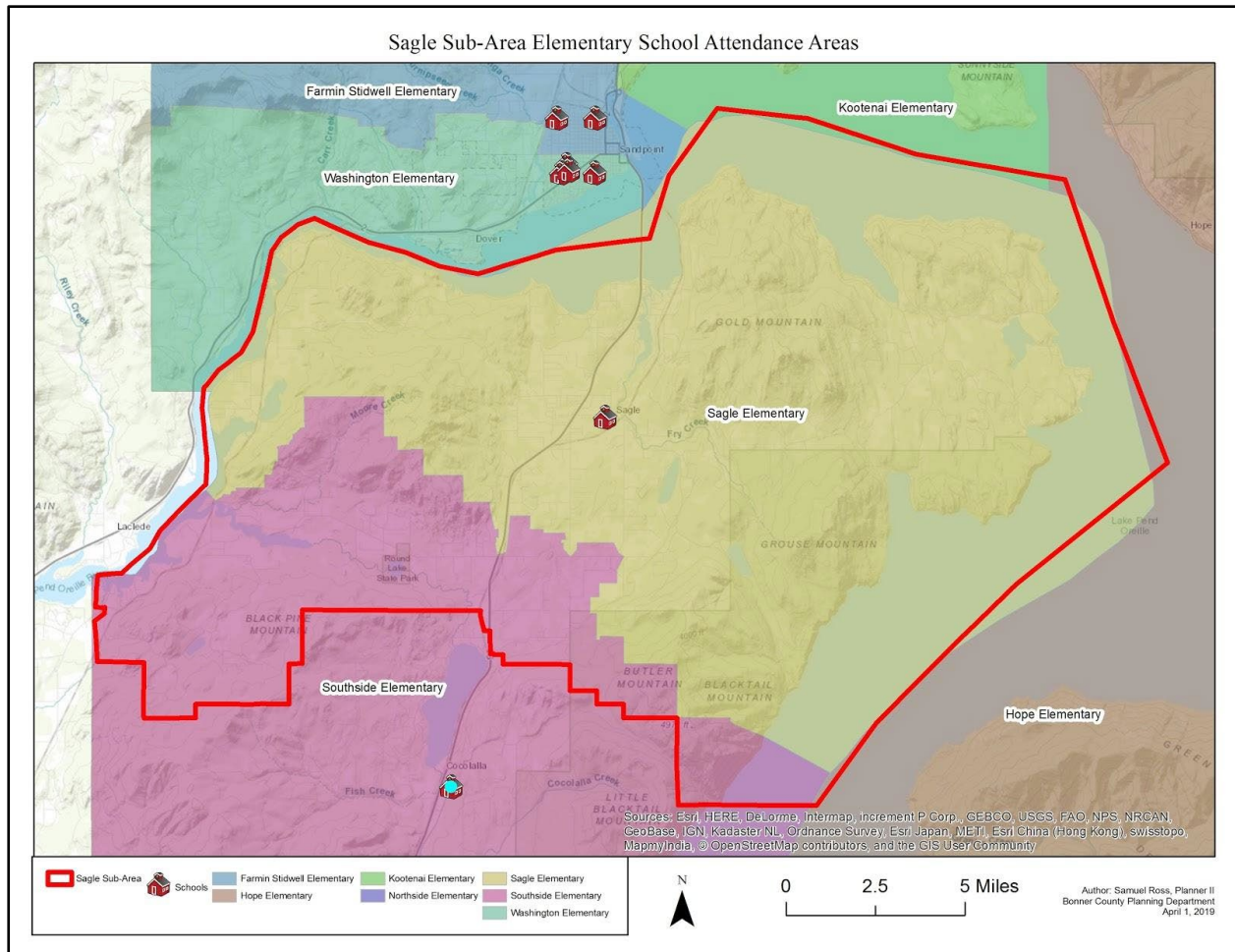


Figure 1.1

Objective:

The people of Sagle recognize the important role that adequate school facilities have on the community. It is the desire of the people of Sagle to carefully plan for the future needs of our school facilities. This will be accomplished by implementing and maintaining policies that ensure close coordination with the school district in order to provide consistency between the Comprehensive Plan, County Ordinances, and school facilities programs and policies as they relate to land use, development and population growth.

Goals

- ❖ To encourage and support the school district in the establishment of future educational sites.
- ❖ To assist and encourage facility and transportation needs to be adequately met.
- ❖ To minimize adverse impacts on educational facilities by encouraging coordination between developers and the school district.
- ❖ To encourage the development of safe travel ways to educational facilities.
- ❖ Sagle should execute land use policies and ordinances that allow technology advances to benefit local schools, encourage the building of information technology infrastructure and coordinate location of facilities with other service providers and affected agencies.
- ❖ The Sagle area should involve the school district in proactive reviews of development applications to determine particular school needs and concerns.
- ❖ Sagle land use decisions and ordinances should not adversely impact local schools and their ability to provide adequate school facilities and transportation systems.
- ❖ Sagle roads, trails and bicycle paths should be designed and maintained to allow safe passage of students to schools.
- ❖ Long-term consequences of land use proposals should be considered, including the adequacy of existing facilities and the siting of future schools.
- ❖ Work with Idaho Department of Transportation to paint arrows and bike paths directly on Sagle Road, coming off US-95 towards the school.

CHAPTER 5: TRANSPORTATION

The vision of this transportation plan is to provide a safe, efficient, environmentally sound and fiscally responsible multi-modal transportation system that promotes efficient system management and operation, provides for and accommodates responsible growth, and emphasizes the preservation of the existing transportation system. This in turn will enhance economic opportunity and quality of life in the Sagle area.

Proposed development shall be evaluated for consistency with the goals and policies herein.

Goals

- ❖ Maintain, improve and grow a multi-modal transportation system.
- ❖ Consider and provide for safety, cost effectiveness, efficiency, accessibility, and environmental impacts when planning maintenance and upgrades to transportation systems and infrastructure, and when building new transportation systems and infrastructure.
- ❖ Provide for the construction of transportation improvements concurrent with new land development, while considering the impact of development on existing and proposed transportation routes.
- ❖ Work with Bonner County Road and Bridge and Idaho Transportation Department to coordinate and cooperate in transportation planning and improvement of the system; participate in regional transportation planning efforts. Coordinate with the Bonner County Area Transportation Team (BCATT) as appropriate.
- ❖ Study and evaluate the feasibility of road/rail grade separation(s) within the Sagle area to reduce traffic congestion, maintain local access and circulation, and to improve safety. Study and evaluate the feasibility of rail crossing quiet zones within the Sagle area.
- ❖ Study and evaluate options and feasibility for increasing safe and multi-modal connectivity between east and west Sagle, minimizing the barrier-effects of US-95.
- ❖ Keep citizens informed and involved in the planning of facility improvements and new facility construction.
- ❖ Reduce negative impacts to Sagle from the proposed U.S. Highway 95 expansion.

Implementation Strategies & Policies

- ❖ The Sagle area shall participate in the periodic review and update of the standards for the design and construction of County transportation systems. This process shall include, but shall not be limited to, the consideration of:
 - Features to reduce wildlife/vehicle collisions;
 - Environmentally responsible design features;
 - Features to minimize impacts on surface and ground water; and
 - Standards for widened shoulders or other features to accommodate multi-modal transportation options, including but not limited to pedestrian, bicycle, and ATVs.
- ❖ When designing and constructing new roads and transportation infrastructure within the Sagle area; the State, Bonner County, and private parties shall:
 - Give priority to public safety;
 - Limit the risk of wildfires;

- Avoid locating roads in sensitive areas to minimize environmental disruption and construction costs.
- Consider provisions to accommodate multi-modal transportation options, including but not limited to pedestrian, bicycle, and ATVs.
- ❖ The State and County shall consider the construction of passing lanes and turn lanes on roads in the Sagle area to address safety concerns and excessive delays. Bonner County and the State shall cooperate with the Sagle area for the provision of safe turnouts for disabled vehicles, slow vehicles, and/or scenic viewpoints.
- ❖ Bonner County and the State shall, in cooperation with the Sagle area, consider the restriction/elimination of access points as opportunities arise to improve safety and maintain the capacity of existing arterials.
- ❖ Bonner County and the State shall, in cooperation with the Sagle area, promote the shared use (roads, trails, bicycle paths etc.) of railroad crossings in an effort to minimize the need for new crossings.
- ❖ Bonner County and the State shall cooperate with the Sagle area to retain public right-of-way to provide an adequate transportation system, including provision for private property access, to accommodate utilities, and to access and view water bodies.
- ❖ Bonner County, the State and private parties shall cooperate with the Sagle area to provide and improve trail corridors, pedestrian and bicycle paths, and recreational and sporting access.
- ❖ Land uses shall provide for multiple transportation modes, such as bus, rail, car-pooling, pedestrian, bicycle, and ATVs whenever possible.
- ❖ The Sagle area subarea plan shall include provisions to prohibit the siting of incompatible uses adjacent to general aviation airports operated for the benefit of the general public, whether that airport be publicly owned or privately owned for public use. Such regulations shall be adopted only after formal consultation with airport owners and managers, private airport operators, general aviation pilots, ports, and the Idaho Transportation Department (ITD) Division of Aeronautics.
- ❖ Research the establishment of regulations to require new development to mitigate their impacts on County roads consistent with Idaho Statutes Title 67, Chapter 82, the "Idaho Development Impact Fee Act," or as hereafter amended.
- ❖ The State, Bonner County and the Sagle area shall coordinate in the establishment of a Concurrency Management System to help ensure that transportation improvements, strategies, and actions needed to support new development will be in place in time to support the developments causing such needs.
- ❖ The State and Bonner County shall coordinate with the Sagle area in the establishment and maintenance of financing plans based on the transportation needs and priorities identified in the comprehensive plan and any associated Bonner County sub-area plans.
- ❖ Priority consideration should be given to the construction of all-weather road surfaces and improvements that will minimize seasonal road restrictions.
- ❖ The State and Bonner County shall coordinate with the Sagle area to pursue funding to develop one or more road/rail grade separation points in the community. This would include identifying a recommended alternative based on those crossings experiencing the highest traffic congestion conditions and identifying future studies, permits, potential

funding sources and other special requirements that would be needed to advance a grade separation project.

- ❖ Highway development shall be accomplished in a manner so as to minimize barrier effects and maximize connectivity between opposite sides of US-95 and all of its frontages. This effort shall take into account the connectivity needs of all cross-highway traffic, including but not limited to vehicular, bicycle, and pedestrian traffic.

CHAPTER 6: PUBLIC SERVICES, FACILITIES & UTILITIES

This component corresponds with the Bonner County Comprehensive Plan and includes an analysis of the Sagle area's general plans for: fire stations, emergency management systems, school services, sewage disposal, water supplies, substations, communication towers and facilities, and solid waste disposal sites.

Existing Conditions

Jurisdictional authority for sewage disposal in Bonner County is the responsibility of two agencies: the Panhandle Health District (PHD) and the Idaho Department of Environmental Quality (IDEQ). There are multiple sewer districts which operate under Bonner County ordinances and IDEQ, serving some residents of Sagle. Landowners not connected to urban services or community systems have individual septic systems approved by PHD. Water is furnished by utility, individual private wells, or private water system. Groundwater and surface water rights are applied for with Idaho Department of Water Resources. The current conditions are listed in the table below, though these are approximate numbers compiled from public and state entities.

Sewer/Water District	Type of Utility	Population In-Service	Population Capacity	Projected Expansion
Bottle Bay	Public	187 hookups	320 hookups	None at this time
Southside	Public	422 hookups	800 hookups	None at this time
Garfield Bay	Public	* No data available	*No data available	*No data available
Sagle Valley	Public	* No data available	*No data available	*No data available
Tamarack Village	Community	*No data available	*No data available	Currently built out for a community, is not a district.
Trestle Creek	Community	8	8	Currently built out for a community, is not a district.
Individual Wells	Private (PHD)	*2,213 wells	1-2 homes	n/a
Individual Septic Systems	Private (IDW)	*4,508 systems	1-2 homes	n/a

Figure 10 *data collected from the Idaho Dpt. Of Water and Panhandle Health District websites, searched by section, township, and range to compile **approximate** numbers of individual septic and well logs in the Sagle area.

Future Conditions

The Idaho Department of Environmental Quality (IDEQ) conducted a ground water quality investigation in the Sagle area in response to the increasing population coupled with the area's reliance on individual septic systems. A summary of the 2009 report states that, "increased population and the number of septic systems have the potential to degrade water quality in the Sagle Aquifer, the area's primary drinking water source" (Tech Report No. 31). The report concludes that "based on the evidence, the current number and density of septic system drain fields has little to no regional impact on nitrate concentration in groundwater in the Sagle area...some areas such as the Southside Water and Sewer District's wastewater reuse facility, however, do show evidence of anthropogenic impacts to the aquifer" (Tech. Report No. 31). Based on the review of all available data, IDEQ concluded groundwater nitrate concentrations in the Sagle area appeared to be stable and well below Idaho's ground water quality standard of 10 mg/L, at the time of the study.

Where future growth and densities increase in appropriate areas, the protection of water quality with adequate systems is of the utmost importance.

Goals

- ❖ To encourage continued service to current users of the sewer, waste, and drinking water district systems.
- ❖ To ensure the health and safety of community residents and local natural resources.
- ❖ To increase communication between public, private, and regulatory agencies.
- ❖ To ensure that an adequate source of clean drinking water is found for current and future residents.
- ❖ To support local, state, and federal regulations to protect and avoid contamination of natural resources and public health.

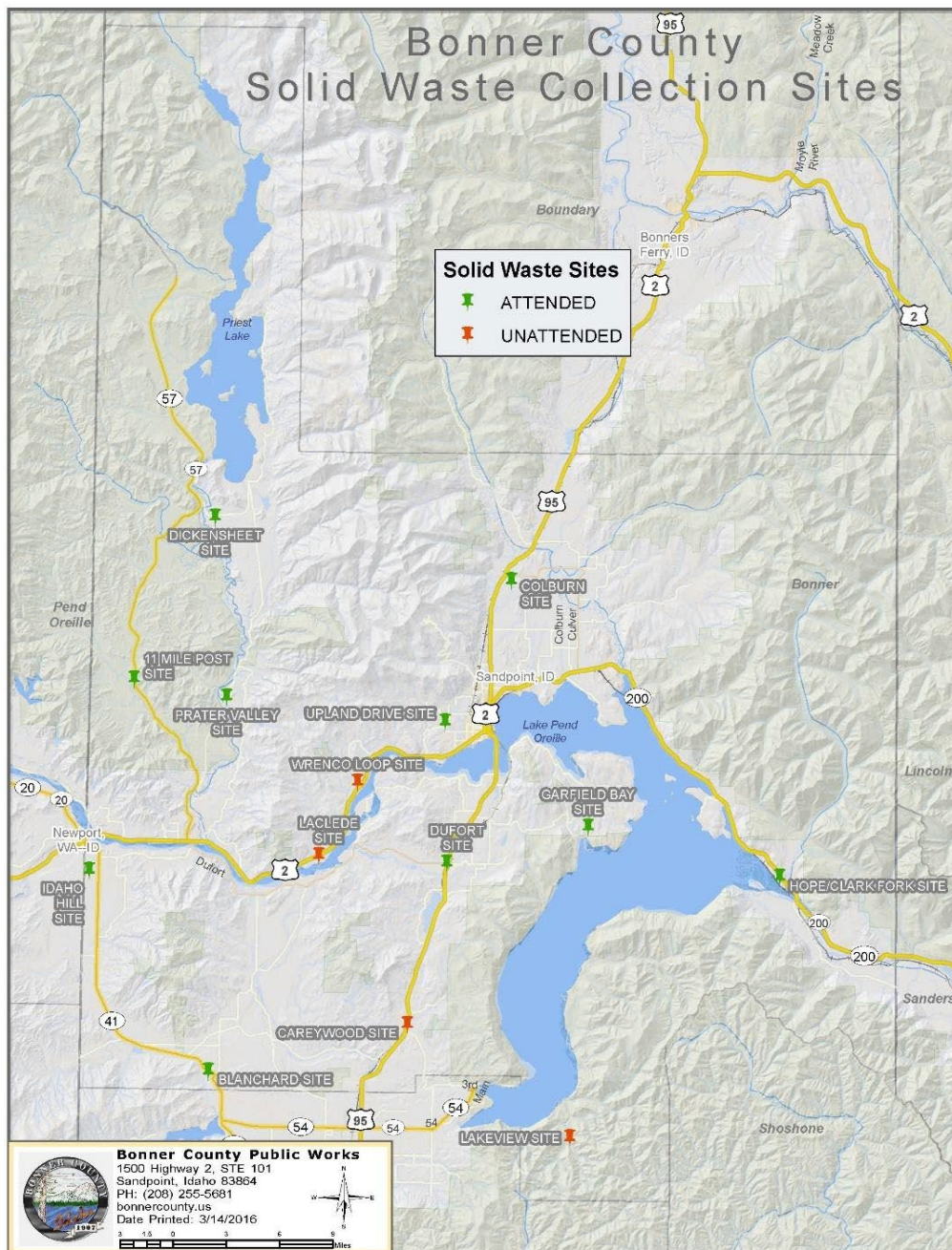
Objectives

- ❖ To enforce precautions set forth by these entities, as well as local and state regulations to avoid contamination by hazardous waste materials.
- ❖ To guide the increasing demand for sewer and water towards community based systems when appropriate and most effective.
- ❖ To provide accurate and clear communications.
- ❖ To support the expansion of infrastructure development conducive with serving densities as appropriate in accord with the land use goals of the comprehensive and community area plans.
- ❖ To research and take initiative in order to allow for responsible development, knowing that the current sewer district's capacities limit growth.

Implementation Strategies & Policies

- ❖ Collect data from the sewer and water districts and incorporate it in the Bonner County geographic information system.

Solid Waste Facilities



Existing Conditions

Garfield Bay Site

Location: 1550 Garfield Cut-off Road, Sagle, ID 83860

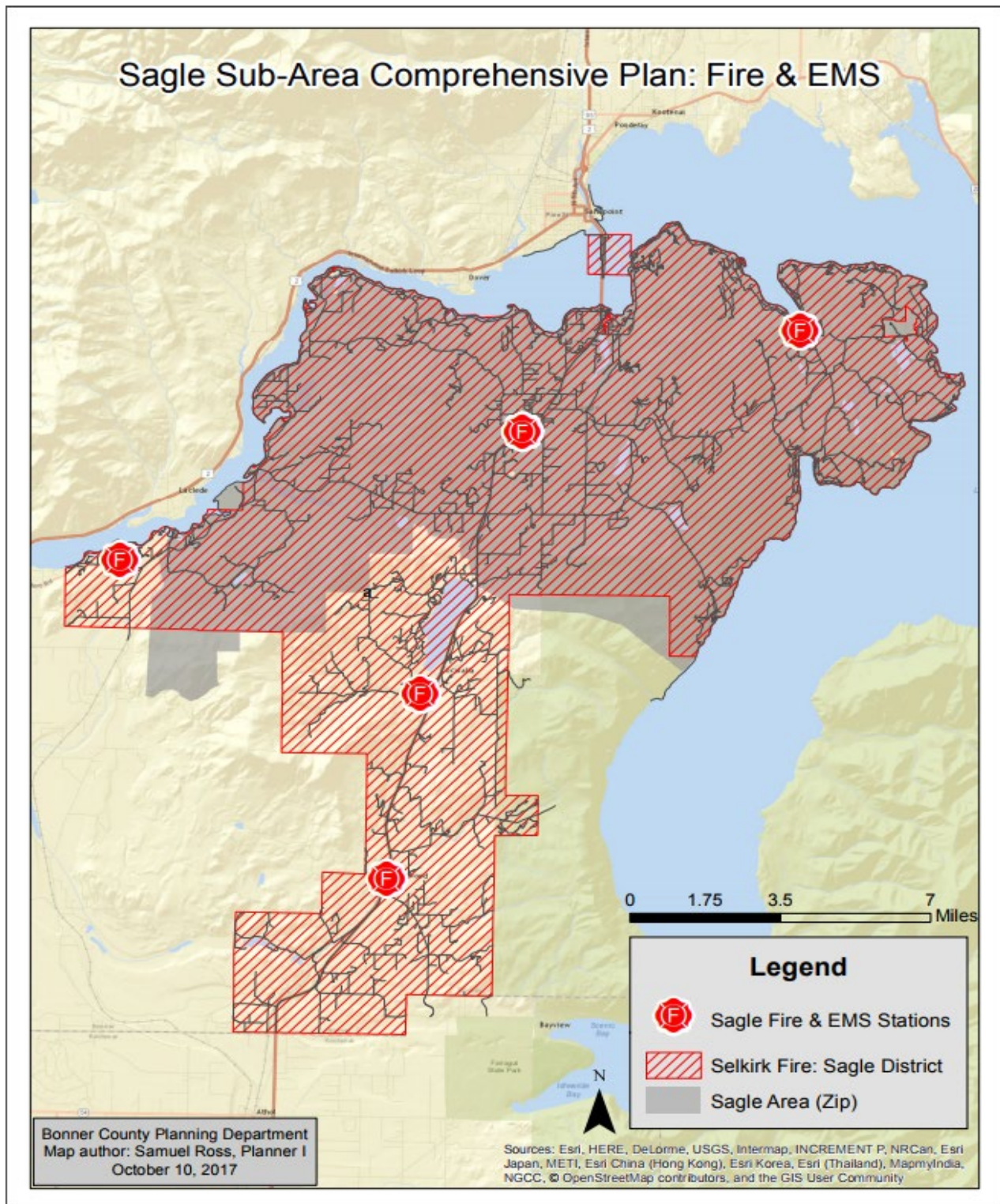
Schedule: Seven days a week from 7:00 am to 5:00 pm. (summer; winter hours are limited)

Dufort Site

Location: 15 Dufort Road, Sandpoint, ID 83864

Schedule: Seven days a week from 7:00 am to 5:00 pm.

Fire and EMS



Existing Conditions

The Sagle area is adequately served by career-service men and women of the Selkirk Fire & EMS. The district covers approximately 81,406 acres west of Lake Pend Oreille and south of Pend Oreille River. The district includes properties along a corridor following US-95, where fire codes are enforced on all commercial and industrial structures.

Goal

- ❖ To ensure that land use practices do not create unintended or unmitigated impacts on fire and EMS services, ensuring that Selkirk Fire & EMS can continue to provide the best available services to the current residents of the Sagle District.

Objectives

- ❖ To ensure the health and safety of community residents by enforcing recommendations set forth by these entities, as well as local and state regulations to avoid damage and harm by fire and other forces.
- ❖ To increase communication between Sagle area residents and Selkirk Fire & EMS to alleviate problems and information gaps.
- ❖ To support the expansion of infrastructure development which is in accord with the comprehensive plan and guide the increasing demand for fire and EMS services.

Implementation Strategies & Policies

- ❖ Support the improvements to infrastructure necessary for adequate fire and EMS services to mitigate the potential for damage and harm by fire and other forces.

CHAPTER 7: NATURAL RESOURCES & AGRICULTURE

Existing Conditions

Sagle has a diverse landscape that's rich with natural resources. The area is nearly surrounded by a variety of waterways, including Lake Pend Oreille, the Pend Oreille River and several small lakes, such as Shepherd, Mirror, Beaver and Gamlin, which contain important wetland and wildlife communities. The waterways also support native and introduced fish species, and their beaches and public access points are highly valued for recreational pursuits. Sagle has vast tracts of forestlands, which provides cover and important habitat for a variety of species, including bear, elk, moose, cougar, deer, bald eagle, osprey and more. These forests also provide timber for area mills, and opportunities to hunt, fish and recreate. Sagle has large open meadowlands that have been historically used for agriculture and still support agricultural pursuits. Sagle's open spaces, forests and wetlands provide important filtering and protection of Sagle's groundwater, which is the primary drinking water source for residents of Sagle. The richness of the natural resources contributes to Sagle's extraordinary quality of life.

Future Conditions

Sagle residents aspire to protect natural resources, and productive working timber and agricultural landscapes as future development occurs. Residents support and encourage the continued existence of agricultural and forestry practices. Specifically, Sagle residents are particularly concerned about water quality, and desire to protect both Sagle's waterways, which are key to the quality of life and recreation opportunities in Sagle, and protect the purity of the groundwater, which is critically important as a drinking water source. As development occurs in Sagle, it should not imperil the wildlife, fisheries, clean air, water, wetlands, forests, beaches and open spaces that make Sagle a desirable place to live

Goals

- ❖ To ensure that any development does not result in a significant negative impact on ground and surface water, or air quality.
- ❖ To consider impacts on the aquifer in regards to permitting and compliance thereof.
- ❖ To preserve dark sky in the rural area.
- ❖ To ensure development provide open space and park facilities.
- ❖ To encourage the continued existence of pastures and open spaces on large residential lots.
- ❖ To sustain a healthy aquifer which is critically important to the quality of life and recreational opportunities in the Sagle area.

Objectives

- ❖ Protect critical habitat.
- ❖ To provide open space to protect the finite resource base of Sagle's natural environment – including air, groundwater, surface water, soil, plant and wildlife habitats, agricultural and forested lands and aquifer, watersheds, and wetlands.

- ❖ To protect against hazards that are inherent to floodplains, floodways, steep slopes, and areas of geological instability.
- ❖ To create a quality outdoor-lighting ordinance, educate the residents on how to promote dark skies, and encourage thoughtful placement of lighting.

Implementation Strategies & Policies

- ❖ Require any proposed development, including ground surface disruption, to abide by all current and applicable County, State, and Federal rules and regulations that apply to ground, surface, and air quality. This includes but is not limited to: new gravel pits, wastewater injection wells, etc.
- ❖ Create an ordinance that requires developers to include set asides for open spaces. Establish guidelines for open space set asides.
- ❖ Use natural landscape to block out light from other houses, limit number of street lights in planned developments, and encourage designs which radiate as few lumens of light as possible. Examples include installing lights lower to the ground, implementing shields, and pointing lights down.

Water

The Idaho Department of Environmental Quality (IDEQ) conducted a ground water quality investigation in the Sagle area in response to the increasing population coupled with the area's reliance on individual septic systems. A summary of the 2009 report states that, "increased population and the number of septic systems have the potential to degrade water quality in the Sagle Aquifer, the area's primary drinking water source." The report concludes that "based on the evidence, the current number and density of septic system drain fields has little to no regional impact on nitrate concentration in groundwater in the Sagle area...some areas such as the Southside Water and Sewer District's wastewater reuse facility, however, do show evidence of anthropogenic impacts to the aquifer." The Sagle aquifer is generally unconfined; however, layers of glacial drift and finegrained sediments may form confining conditions at some locations. Uranga (2001) describes the eastern portion of the study area associated with Fry Creek and Sagle Slough as confined with a local perched system. Depth to ground water varies from near ground surface to 200 feet below ground surface (bgs) with an average of 51 feet bgs. Within the study area, ground water flow is to the north towards Lake Pend Oreille and the Pend Oreille River.

Source:

https://www.deq.idaho.gov/media/470736_water_data_reports_ground_water_sagle_31.pdf

Goals

- ❖ To predict and mitigate sources of groundwater pollution to prevent adverse effects on groundwater supplies, including the Sagle Aquifer.
- ❖ To advise Sagle citizens to regularly test individual wells.
- ❖ To encourage Panhandle Health District to inspect and regulate septic systems.

Objectives

- ❖ To encourage residents to use natural landscaping with native plants that do not require irrigation or fertilization once established.
- ❖ To discourage turf lawns where irrigation and fertilization runoff would likely enter ground or surface water.
- ❖ Require PHD sign off on Building Location Permits before approval.
- ❖ Require vegetative buffers around surface water and wells.
- ❖ Provide information on water quality protection to Sagle area residents.
- ❖ Regularly remind the public via social media, articles, handouts, mailings about regulations that protect water quality and best management practices (i.e. Lake Assist handbook).

CHAPTER 8: RECREATION

TRAILS, WATER ACCESS & CAMPING

Existing Conditions

The Sagle area is home to a variety of public boat launches, trails, and recreational opportunities. Areas like Springy Point Campground, Garfield Bay Campground and Gold Hill are a variety of recreational areas that service Sagle residents and tourists alike. There are approximately three (3) public boat launch sites in the subject area: Springy Point, Garfield Bay, and Talache Landing. Campgrounds in the area offer an assortment of amenities such as drive-in tent sites, group camp areas, RV hook-up sites, and tent only sites. Private resorts also offer recreational lodging, dining, boat rentals and water access. Maintaining and retaining outdoor opportunities including access to public lands and waterways, along with open area is a high priority of the Sagle area.



Future Conditions

Sagle residents support the maintenance and retention of existing outdoor facilities such as public campground, boat launch facilities, and trails. As future development occurs it is important to the Sagle area that these areas be maintained and protected for future generations.

Goals

- ❖ To preserve areas devoted to outdoor enjoyment and encourage recreational opportunities for future generations.
- ❖ To protect public access to waterways, recreational activities, public lands and rights-of-ways.
- ❖ To encourage trail connectivity in the production of new trails systems.
- ❖ To discourage disruption and degradation of the environment from vacation and recreational users.

Objectives

- ❖ To encourage the creation of increased trail connectivity.
- ❖ To protect areas devoted to public recreation.
- ❖ To identify opportunities for expanding public access to waterways.

Implementation Strategies & Policies

- ❖ Explore grant opportunities to expand and maintain existing parks and trails.
- ❖ Seek county or other easements to gain legal access to Bureau of Land Management and U. S. Forest Service lands that are currently without any public access.
- ❖ Provide incentives to developers to include public pathways that contribute to connectivity.
- ❖ Provide incentives to developers to increase access to public lands and waterways and to provide parks and open space within their developments.
- ❖ Identify and preserve existing county properties that provide water access, whether currently developed for public access or not.

CHAPTER 9: LAND USE ELEMENT

In general, the Land Use element of this plan aims to lessen the congestion in the streets; to secure residents of Sagle area from natural hazards, disaster and other dangers; to provide adequate natural light and air; to prevent the overcrowding of land; to avoid over concentration of population; and to facilitate provision of transportation, water, sewage, schools, parks, and other public requirements; all goals of allowing development to occur responsibly.

This element provides a land use framework to aid in guiding development and policies in the Sagle area. Within Sagle there should be opportunities for a variety of residential development densities ranging from lower densities in remote areas to high densities closer to Highway 95, and for a variety of residential types. In order to create and maintain land use designations that provide for a range of residential opportunities with respect to cost, density of development, and locations within the Sagle area, residential density should be greatest near areas of concentration of commercial and public services and employment opportunities, and lessen as development occurs farther from the Highway 95 corridor.

Commercial and industrial opportunities should also be developed in the Sagle area, ideally centered along US Highway 95. These designations should allow for a sliding scale of commercial and industrial intensities to occur; for example one designation may allow for more intense commerce and industry, while a second separate designation shall permit only lower intensity commerce and industry or none at all. The land use categories herein allow Sagle to be a distinctive part of Bonner County, encouraging a diverse place with a mix of land uses compatible with development and conservation activities.

There may be parcels that are less than the required minimum due to long time existence. These parcels shall not be used as justification for land use designation changes resulting in reductions in the mapped area. Decisions for changing one land use designation to another shall be based on the following criteria. All criteria must apply in order to grant a designation change.

Goals

- ❖ Multifamily housing in the Sagle Area shall be limited to a maximum of two stories, and duplex units.
- ❖ To ensure zoning, subdivision, and other land use standards and procedures are regulated in accordance with a comprehensive plan and Idaho Code.
- ❖ To consider the most appropriate land uses for the Sagle area, while preserving the Rural Character of the area that the community desires.
- ❖ To provide for the periodic review of development standards, zoning codes, and related ordinances to build a streamlined, understandable, consistent and predictable building, land use and development procedure.

- ❖ Protect the health, safety and general welfare of residents and the integrity of the natural environment.

Objectives

- ❖ Create a subarea plan that facilitates the generation of a zoning code and subdivision code that is consistent with comprehensive plan and Idaho Code while respecting, and maintaining the Rural Character of the Sagle Community.
- ❖ Create a plan that promotes human and environmental health and public safety.
- ❖ Ensure new development and redevelopment promotes vibrant and accessible places for people of all ages, abilities, and backgrounds, while also protecting natural resources, health, and safety.
- ❖ Consider the character of land use and associated zoning designations, and their suitability for particular uses, with a view to conserving the value of land and structures, encouraging the most appropriate use of the land throughout Sagle.
- ❖ Preserve our natural resources and the beneficial functions and services they provide to the Sagle Community. Prevent incremental environmental degradation and ensure that environmental protection measures reflect current data and best available science.
- ❖ Review land use proposals for consistency with this subarea plan, the comprehensive plan, and Idaho state law.

Sagle Community Area Land Use Designations

It is the intent of this element to specify land use designations that fit the character of Sagle on a more detailed level, creating land use types unique for the area to embody the culture and communities of the Sagle area. The commercial hub for Sagle will be centered on US-95 as it runs between the intersections of Gun Club Road.

These tailored land use designations are as follows:

Sagle Light Industrial

The Sagle Light Industrial classification is reserved for those portions of the Sagle area where a mixture of commercial and industrial land uses can occur. The purpose of the Sagle Light Industrial area is to provide transportation-oriented commercial development nodes along the US-95 system. A development node is intended to be a compact cluster of development near a major transportation hub, such as a major intersection. Such development shall only occur within a quarter-mile of US-95 and any associated frontage roads. Such development shall have frontage directly on US-95, or along any associated frontage road. By minimizing the locations where this

designation can occur, we effectively limit the impact that large scale commerce and industry can have on the surrounding area.

The scope of the allowed uses are as follows: commercial structures which are required to possess highway frontage, provisionally allowing pockets of industrial, manufacturing centers, retail, professional offices, grocery stores, and drive-through locations. Industrial operations shall be conducted in a manner that protects the health, safety and general welfare of residents, and the integrity of the natural environment. Due to the intensity of land use, these areas require primary transportation routes, urban services, necessary emergency services, and appropriate landscape buffers. Access shall be public, paved, and will accommodate the turning radii of commercial vehicles.

In this designation, residential uses have been limited to 1 caretaker residence per lot. Dwellings in this designation shall not exceed 900 square feet of living space so as to encourage the area to be developed with commerce. The lot size minimum is 10,000 square feet, if all urban services are available and 2.5 acres for lots with individual systems. Lots must be sized sufficient to accommodate permitted uses and associated parking, setbacks, landscaping, walkways, and other applicable development standards. Building size in this designation will be limited to **20,000 square feet** as to promote the rural character of the area and to limit the impact of intense land uses on the surrounding community. Services in these areas shall be improved; urban services shall either be available or adjacent to this designation.

Sagle Mixed Use Commercial

The Sagle Mixed Use Commercial designation provides an opportunity to develop commercial and industrial uses at a lower intensity than Sagle Light Industrial, and also provides for residential dwellings, including multifamily that are limited to duplex units. The intent is to allow an area of mixed commercial, industrial and residential uses. The outcome of this designation is to establish businesses and services that meet the needs of the residents of the Sagle area and visitors. These needs should be protected while protecting the health, safety and general welfare of residents and the integrity of the natural environment. The overall rural character that Sagle embodies should be preserved. Sagle Mixed Use Commercial is effectively the second ripple of development off of US-95, with less intense uses than Sagle Light Industrial. This designation shall be located within ½ mile of US-95 or an associated frontage road.

Residential development in this designation should be encouraged to be part of a mixed-use development with commercial type uses. Site design standards for this designation should be consistent with the preservation of rural character. Any industrial or storage uses should be screened from views from rights-of-way to encourage a rural-edge design. The minimum lot size shall be 10,000 square feet with urban services and 2.5 acres with individual services. Maximum residential density shall be limited to two (2) D.U. per 20,000 square feet which would only be achievable through a Planned Unit Development (PUD). Stand-alone residential developments may be approved with a PUD, if open space, preservation of natural features, provision of urban services, and appropriate location of residential and nonresidential uses were all provided for.

PUD standards shall require considerations for water, sanitation, open space, screening, clustering of dwellings and increased setback considerations. These provisions in turn minimize the impact of higher density uses. Standard density without a PUD shall be 1 DU and 1 ADU per minimum lot size.

Land uses in this designation are associated with increased infrastructure improvements such as urban or improved sewer and water systems and improved transportation infrastructure. Minimum access requirements are paved, public roads. This is a mixed use “village community” area with a limited square footage of 10,000 square feet for commercial structures – such as neighborhood hardware stores, markets, drug stores, etc. This designation may be focused more on pedestrian oriented access with first floor public uses, second story private uses, accompanied by sidewalks and streets with crosswalks, while still allowing for motorized traffic.

Sagle Neighborhood

This is a residential designation that encourages development to occur with a neighborhood feel. The land use designation **shall only exist within Southside Sewer & Water or Sagle Water & Sewer, as designated on the map adopted on this date.** These areas are generally level. Uses in this designation would be centered on suburban like residential, limited commercial, and low impact or home-occupation use. The intent of this designation is to allow for the flexibility of a clustered community to occur.

Sagle Neighborhood allows for smaller residential lot sizes for subdivisions. The minimum lot size is 10,000 square feet where urban water and sewer and improved services are present and 2.5 acres where none are available. This designation further limits commercial uses to cottage industries where home occupation permits may be required for more intensive home businesses. Density would be limited to (1) single family dwelling and (1) accessory dwelling unit per minimum lot size. Multifamily housing shall be limited to duplexes.

Sagle Resort Community

Tourism and the influx of people from around the country affect our community’s way of life and economy. This designation is dedicated to promoting healthy lifestyles and livability by providing safe, accessible, and attractive outdoor space. This designation is intended to foster stewardship of parks, trails, and public land. This designation area provides for urban-like densities for areas located around the recreational areas including, but not limited to, Lake Pend Oreille, Gamlin Lake, Sagle Slough, Murphy Bay, Garfield Bay, and Bottle Bay. These areas are developed for winter and water sports, golfing, hiking, and other outdoor activities. Slopes of the area are most likely moderate due to proximity to lakes and other natural recreation locations. **Incentives shall be provided to encourage landowners to retain or create public access to waterways, trails, or other recreational areas.**

The minimum lot size is 12,000 square feet with water and sewer and **2.5 acres if no urban services are present.** Achievement of the smaller lot sizes and higher densities allowed in this designation shall require urban sewer and water. The residential density maximum is eight (8) dwelling units per acre. This maximum density shall only be allowed under a PUD. This

designation may include both low-to-medium density residential and limited commercial uses. Commercial uses shall be limited to 35% impervious surfaces. Examples envisioned could include corner markets, gas stations, cafes, and other businesses that provide products or services related to the recreational community.

The minimum access requirements shall be public roads, or private roads which are dedicated to the public. Due to the proximity to recreational and outdoor spaces, access travelways must be graveled at a minimum.

Sagle Rural Residential

The purpose of the Sagle Rural Residential area is to preserve the character of land in Sagle. This land use designation attempts to capture those areas, defined as the Rural Character of Sagle, where land use activities revolve around natural resource dependent lifestyles. The rural area provides for residential development in areas where urban services are not available while also providing separation from urban like densities along Highway 95 and the mountainous parcels in the Sagle subarea. This designation protects the random patterns of land use associated with the productive and diverse activities of individual property owners related to rural lifestyles. This method will ensure the productive, and diverse activities of individual property owners associated with rural communities are protected as development occurs farther from the main transportation corridor.

In the Sagle Rural Residential Area there may be parcels that are less than the required minimum due to long time existence. These parcels shall not be used as justification for further lot size minimum reductions in the mapped area. Decisions for changing one land use designation to another shall be based on the following criteria. All criteria must apply in order to grant a designation change.

Sagle Rural Residential 5 Acres

Five acre parcels are appropriate in areas

- Adjacent to the Sagle Resort Community designation.
- Adjacent to Sagle Neighborhood as it borders the Highway 95 corridor.
- Where sloping is less than 30%
- Beyond the boundary of Sagle Water and Sewer and Southside water n sewer established on the date of this document.
- Where soil types are not described as Prime Ag Farmland as shown on the Soil Conservation District soil maps.
- Where roads are more likely to meet the private road standards and are close to County maintained roads

Sagle Rural Residential 10 Acres

Ten acre parcels are appropriate in areas:

- Adjacent to Sagle Rural 5
- Adjacent to Sagle Forest or Sagle Agricultural
- Where sloping is greater than 30%; OR
- Where soil types are described as Prime Ag Farmland or Farmland of Statewide Importance.
- Where roads likely do not meet the private road standards

Sagle Forest

This designation includes the areas of Missouri Mountain, Gold Hill, and areas where one or more of the following apply: limited services; characterized by slopes steeper than thirty percent (30%); where access may be absent or limited to substandard road systems or where large tracts of land may be devoted to ag/forest production.. This is intended to promote the important economic and environmental contributions of these lands to the County. This area may have a range of road systems serving it and residences are generally served by individual sewer and water systems.

The lot size minimum is twenty 20 acres with a one (1) dwelling unit per minimum lot size. The minimum access requirements are primitive and may be public or private roads.

Sagle Agriculture

These areas generally are flat and may contain prime agricultural land soils, soils of recognized state importance, and may or may not feature active farm and ranch operations. This designation encourages the preservation of pastoral farm land, and minimizes commercial and industrial use. All commercial activities taking place within this designation shall be encouraged to be based around agricultural uses, such as agri-education, direct marketing activities, seasonal harvest activities and value added processing. The minimum lot size in this designation shall be 20 acres.

