

Bonner County Planning Department

"Protecting property rights and enhancing property value"

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BONNER COUNTY COMPREHENSIVE PLAN

COMPONENT: LAND USE

RECOMMENDED UPDATE – April 22, 2025

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Introduction

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.

Chapter 1 – Natural Land Types

Bonner County is a natural resource-rich county located in the Panhandle of Northern Idaho. The City of Sandpoint is the county seat.

Approximately 9.1 percent, or 183 square miles, of Bonner County's total area is surface water, the most of any Idaho county. Bonner County's Lake Pend Oreille is Idaho's largest natural lake, covering 90,000 acres and reaching depths of about 1,200 feet. Priest Lake and Upper Priest Lake in the northwestern portion of the County are known for their exceptionally high water quality and natural aesthetics. Lower Priest Lake is the third largest natural lake entirely within Idaho.

Bonner County's land area of roughly 1172 square miles or 1.23 million acres consist of a diverse range of land types from river bottoms at an elevation of 2,062 feet above sea level to mountaintops at over 7300 feet above sea level.

About 40 percent of Bonner County is private land, while the remainder is held by the federal government (44.4 percent), the state (15.2 percent) and municipalities (1 percent).

For the rest of this component the land described is the privately held land.

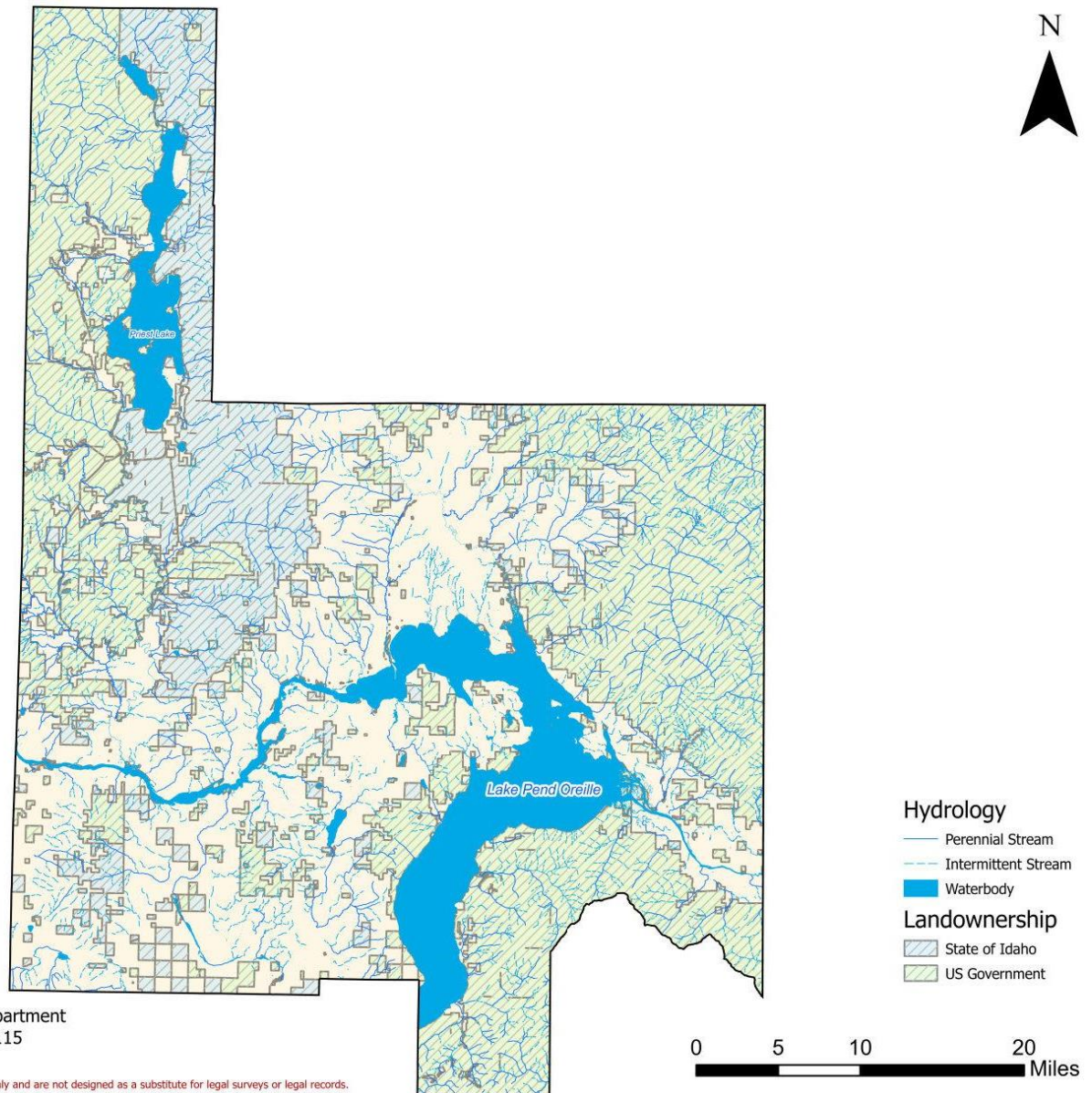
Chapter 2 – Existing Land Cover, Use, and Density

Section 2.1 – Existing Land Cover

According to the Forest Inventory and Analysis by the U.S. Forest Service’s 2019 estimates, nearly 77.2% of the land area in Bonner County is covered by forests. Water covers nearly 9.3% of the area within the County. Developed areas constitute nearly 4% of the total area. The remaining land area constitutes less than 10% of Bonner County.

The GIS generated map below shows all public lands, both state and federal, along with all mapped hydrology, including lakes, streams, and rivers.

Figure 1 Existing Land Cover Map



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Maps and the associated data are for illustrative purposes only and are not designed as a substitute for legal surveys or legal records.

Section 2.2 – Existing Land Use

The 2005 Land Use component created ten separate land use designations on over one million acres of land. The table below was created using mapped GIS data and shows the amount of acreage in each comprehensive land use designation.

Table 1 Existing Land Use

Land Use Designation	Acres	Percent
Ag/Forest Land	248,795	21.9%
Alpine Community	5,738	0.5%
Neighborhood Commercial	1,120	0.1%
Prime Ag/Forest Land	99,549	8.8%
Remote Ag/Forest	584,779	51.6%
Resort Community	12,463	1.1%
Rural Residential	159,643	14.1%
Suburban Growth Area	11,664	1.0%
Transition	5,636	0.5%
Urban Growth Area	4,493	0.4%
Total	1,133,880	100%

Zoning District	Acres	Percent
Agricultural/forestry 10	81,175	7.1%
Agricultural/forestry 20	280,192	24.6%
Alpine Village	5,738	0.5%
Commercial	459	0.0%
Forest 40	567,976	50.0%
Incorporated	10,843	1.0%
Industrial	538	0.0%
Recreation	9,122	0.8%
Rural 10	70,050	6.2%
Rural 5	95,299	8.4%
Rural Service Center	856	0.1%
Suburban	14,460	1.3%
Total	1,136,708	100%

While drafting this 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. The application is an ESRI based GIS software that contains many data sets to include: historical building location permit applications issued, historical parcels, and potential growth scenarios. Due to data constraints, all the data contained in the application is for 2019 through 2024. Potential growth scenarios were developed to determine the possible total number of potential properties based on current zoning.

Section 2.3 – Existing Parcel Density

The graphs below were created using Assessor data from 2019 through 2024. The Assessor data is collected throughout the year, and the data points included in these graphs are as of January 1st of each year. Often, a building location permit is issued, and the construction takes several years to complete. The new dwellings permitted in a building location permit will not be included in the Assessor data due to construction and the data collection timing.

The data in these graphs has been adjusted to exclude the following land ownership types: US Government, State of Idaho, Schweitzer/Alterra, Platted Common Area, Municipal, Tax Exempt, and Commercial Timber.

The key on the right indicates the color associated with each zoning district, as shown in the graphs below. The complete data tables included in these graphs can be found in Appendix A: Data Tables.

- Rural Service Center
- Industrial
- Commercial
- Suburban
- Recreation
- Alpine Village
- Rural 5
- Rural 10
- Ag/Forestry 10
- Ag/Forestry 20
- Forest 40

Figure 2 Total Parcels by Zone

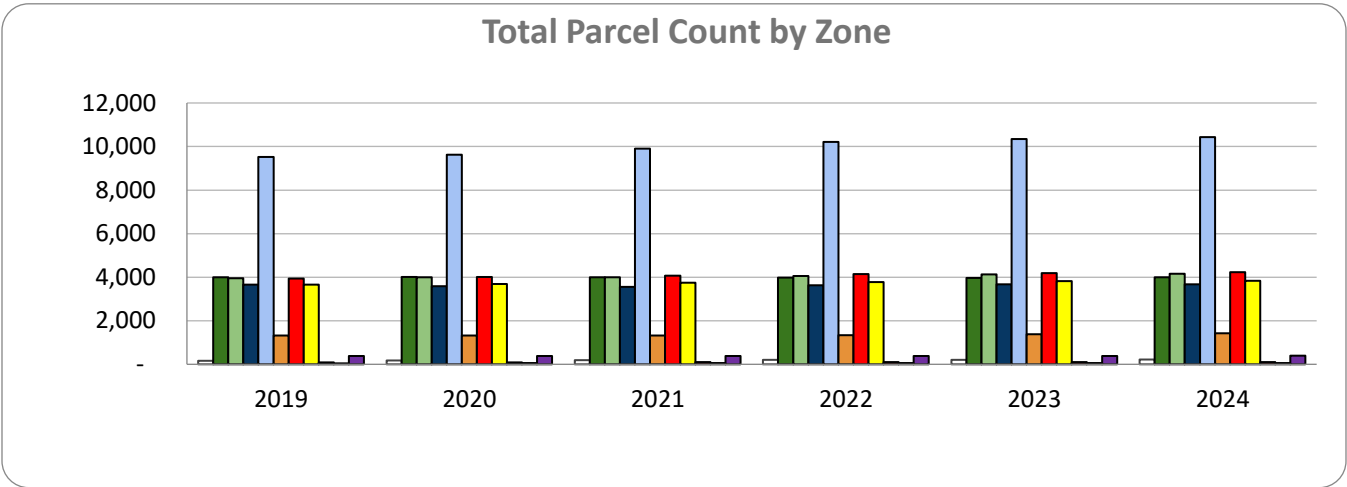


Figure 3 Vacant Parcels by Zone

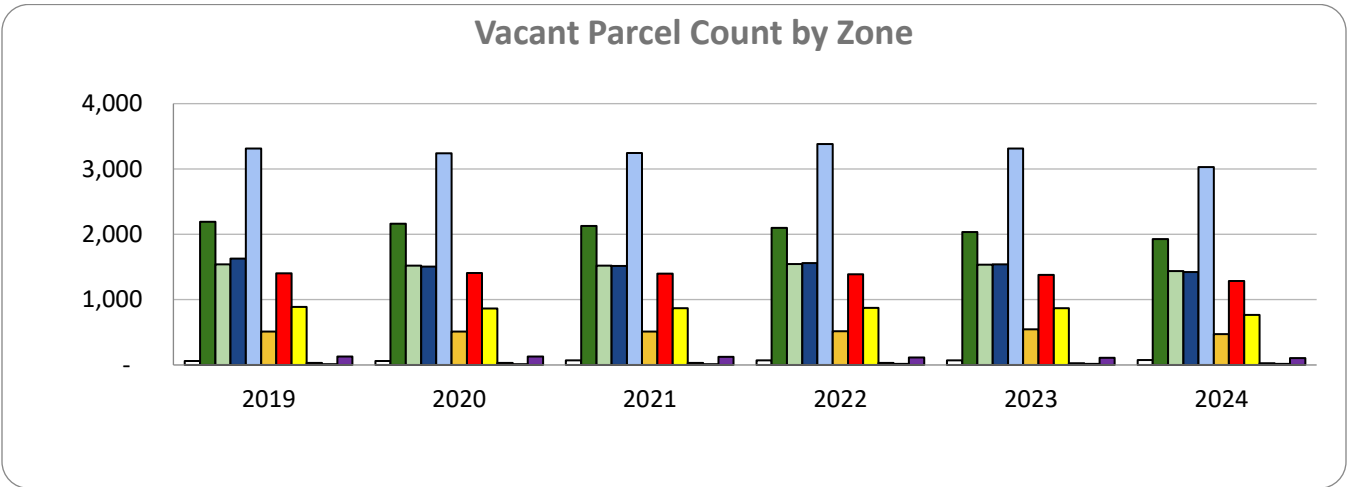


Figure 4 Total Acreage by Zone

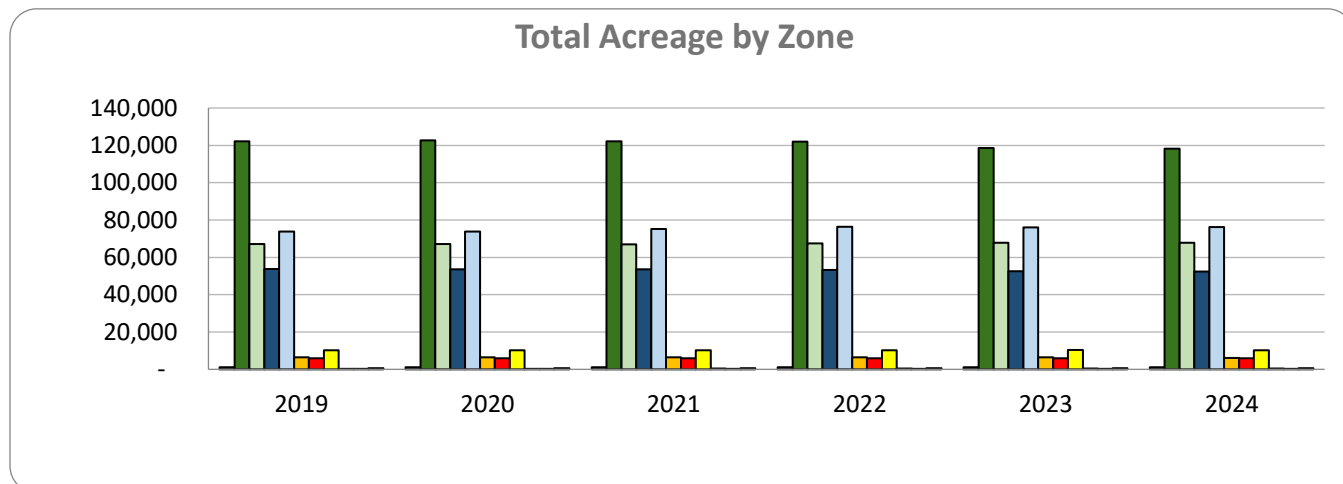
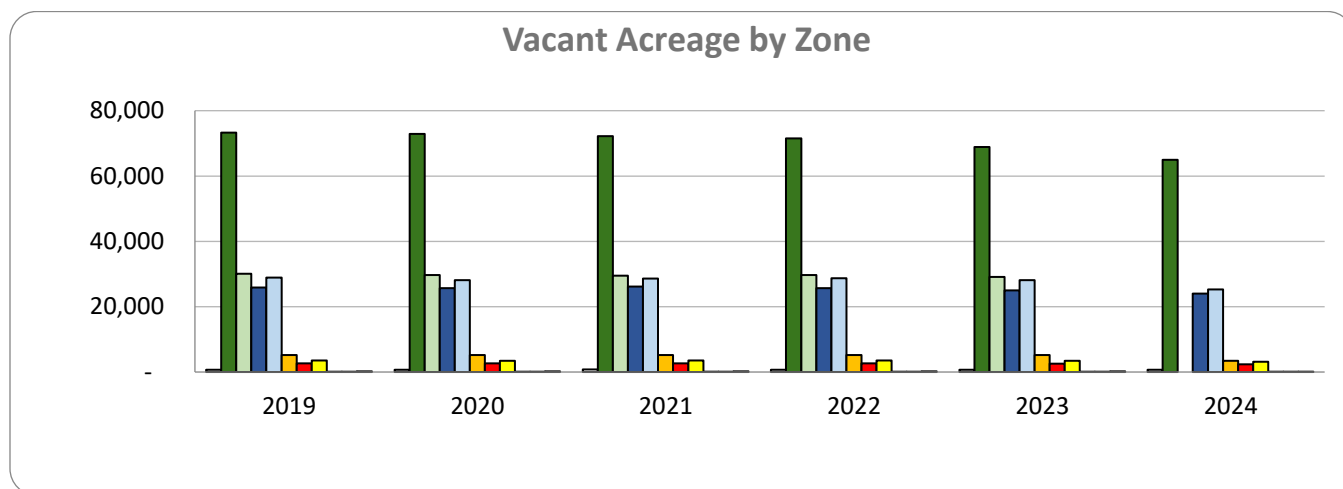


Figure 5 Vacant Acreage by Zone



Chapter 3 – Land Suitability

Idaho Code §67-6508(e) requires that communities examine the “intrinsic” suitability of lands for uses such as agriculture, forestry, mineral exploration and extraction, preservation, recreation, housing, commerce, industry, and public facilities.

Section 3.1 – Agriculture

Bonner County’s agriculture is a key factor in maintaining the county’s rural character which is highly prized by its residents. The community has expressed the desire to continue to enable viable agricultural uses ranging from small hobby farms all the way to larger commercial enterprises. Realizing the community’s desire will require preserving the natural resources necessary for successful agricultural pursuits, implementing land use policies that provide opportunities for agricultural land uses, and enabling uses such as farm stands and agribusinesses to coexist with farms in the rural areas of Bonner County.

Areas within valley floors and foothills are generally suitable for agriculture uses. Access to a road network is necessary for agriculture areas.

Bonner County acknowledges the provisions of Idaho State's Right to Farm Act and will not adopt land use policies contrary to the Act's provisions. Idaho has also enacted the Idaho Agriculture Protection Act by which the counties, through the Agriculture Protection Commission, can designate, at the land owner's request, an Agriculture Protection Area. These requests will be processed in accordance with Idaho Code 67-97.

Section 3.2 – Forestry and Mineral Exploration & Extraction

Of the total land area covered by forests in Bonner County (948,055 acres), approximately 26% (250,390 acres) of the forests are owned by private landowners in the unincorporated Bonner County. (FIA Land Resources Explorer, 2019 and Bonner County Assessor's Office, 2023) The Natural Resource component of the comprehensive plan describes the intrinsic suitability of lands for forestry and mineral uses.

Idaho State Code section 67-6502 (e) states, *"To encourage the protection of prime agricultural, forestry and mining lands and land uses for production of food, fiber and minerals, as well as the economic benefits they provide to the community."*

Today, most mining activity in Bonner County is limited to sand, gravel, and rock extractions. The established gravel pits, mines, quarries, and sand pits in Bonner County are shown on the map titled Mines Located in Bonner County, Idaho, found in the map appendix in the Natural Resources component. Sand, gravel, and rock quarry mining comprise the majority of mining activities in Bonner County.

Idaho has also enacted the Idaho Agriculture Protection Act by which the counties through the Agriculture Protection Commission can designation, at land owner's request, an Agriculture Protection Area. These requests will processed in accordance with Idaho Code 67-97.

Section 3.3 – Preservation

Both public and private entities have taken the initiative to preserve structures and lands that offer unique cultural or environmental features or provide open space. The "Special Areas or Sites" component of the Comprehensive Plan provides information on the various significant archaeological, ecological, wildlife, and scenic sites that have been recognized in Bonner County as unique and important to preserve.

Bonner County should also consider avenues to create incentives for land conservation through its zoning and subdivision laws. Preserving unique natural and cultural features and ecosystems should be an important element of the community's land use policies in recognition of the irreplaceable nature of these areas. Design standards to encourage the preservation of open space as a means of keeping the rural character of the community should also be a center of Bonner County's land use codes.

Section 3.4 – Recreation

As more fully described in the Recreation component of the comprehensive plan, Bonner County has recognized the numerous public and private recreational opportunities that are a major County

asset to be protected and encouraged. Many parks, large tracts of public lands, and campgrounds adjoin private lands. Vistas, parkways, scenic drives, and trails encompass portions of the travel ways in the County. Golf resorts and water-related recreation activities, including marinas/boat access, beaches/public access, and fishing, make Bonner County a summer destination for much of the Inland Northwest, while fall and winter time activities, including hunting, downhill skiing, and snowmobiling make Bonner County a fall and winter destination.

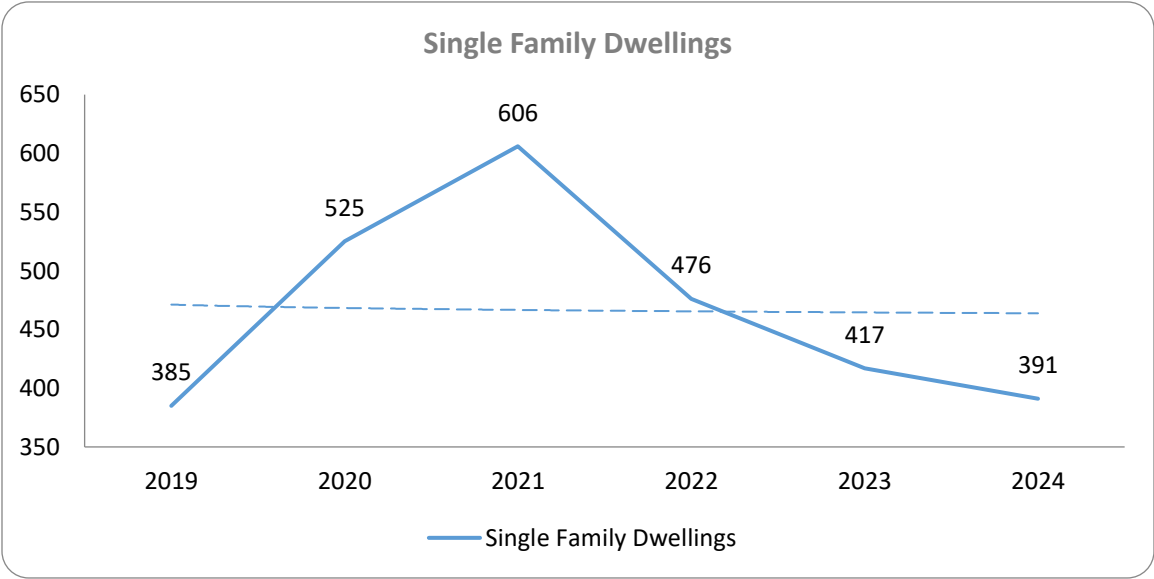
The County has chosen the Recreational Resort Community land use map designations as a method to recognize areas that are intrinsically suitable for developments centered on sports, outdoor attractions, and recreational uses and to protect and encourage this important County asset.

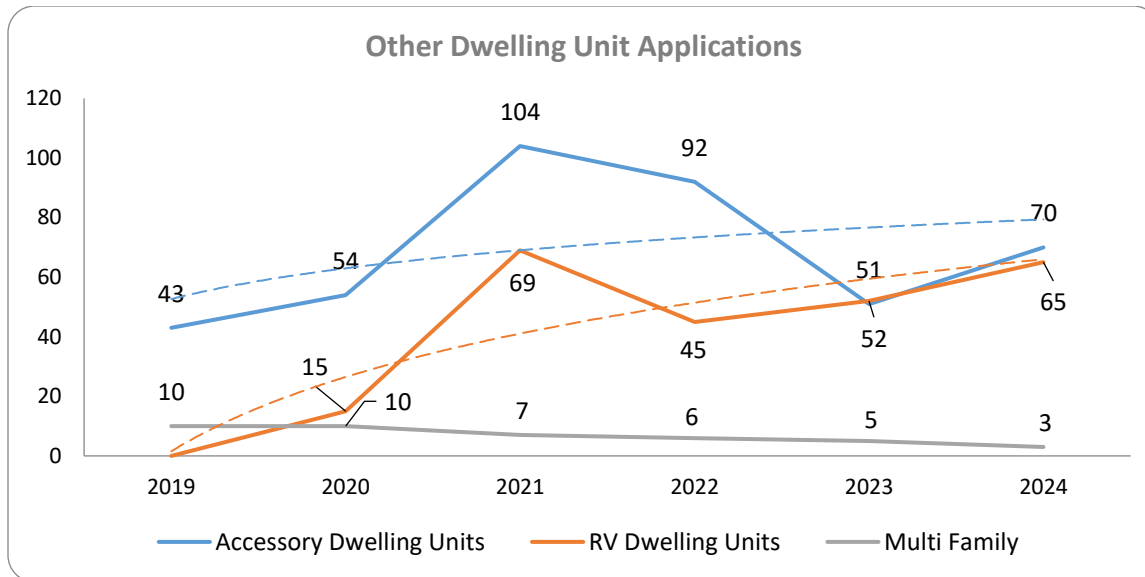
Section 3.5 – Housing

In order to determine the intrinsic suitability of lands in Bonner County for housing, many factors must be taken into account. Natural environmental features such as wetlands, water bodies and streams, floodways, steep slopes, rock outcrops, and soils not conducive to supporting subsurface septic systems can limit the land’s suitability for housing. The wildland-urban interface, combined with many outlying areas served by only one road in and out, can present hazards for residential development, even of single homes.

Between 2019 and 2024, 2,800 single family dwellings building location permits (BLPs) were issued in the unincorporated area of Bonner County. In addition to the potential limiting factors noted above, the high costs of land, building materials, and labor have resulted in fewer low to median income families being able to get into housing either by buying or building their own house or renting one.

Figure 6 Dwelling Unit Permit Applications Graphs





As to the availability of parcels of land or lots on which to build new housing units, at the end of 2024, there were over 10.9 thousand vacant properties, which made up of approximately 156 thousand acres of undeveloped land in the unincorporated portion of the county, after discounting for commercial timber and government-owned property. Applying zoning district basic housing density limits, discounting for commercial timber and government-owned properties, and assuming no availability of urban services, the available acreage roughly translates to a potential additional 20 thousand properties. The complete data tables can be found in Appendix A: Data Tables. If the trend continues at approximately 450 single-family home building location permits per year for single-family dwelling units, the supply of parcels and lots for development will last for more than ten years. Another limitation of parcel availability is the growing number of landowners who are establishing conservation easements on their properties. Conservation easements generally remove the potential for development or subdivision of the land.

It is unlikely that every property will be developed with a dwelling unit. As found in the sub-area recommendations, maintaining the rural character of the county is a strongly stated desire, see Appendix B: Rural Character.

Based upon the data collected for this land use component it appears that there is sufficient land supply to accommodate anticipated residential growth in the appropriate zones.

The following table illustrates the projected vacant land and potential building location permits (BLPs) by zoning district:

Table 2 Projected Vacant Land to Building Location Permits

Zoning District	BLP Applications*	2024 Vacant Land**	Projected BLP Applications*
	Average BLP	Parcels	10 Years
Forest 40	4	221	42
Ag/Forestry 20	50	4,003	495
Ag/Forestry 10	73	4,153	727
Rural 10	73	3,680	728
Rural 5	230	10,428	2,298

Alpine Village	17	1,473	165
Recreation	76	4,227	758
Suburban	63	3,836	628
Commercial	9	101	88
Industrial	1	61	12
Rural Service Center	8	399	77
Total	602	32,582	6,018

*Applications only for SFD, ADU, RVDU, Multi Family, & Industrial/Commercial from 2019 – 2024.

**Adjusted to exclude the following land ownership types: US Government, State of Idaho, Platted Common Area, Municipal, Tax Exempt, and Commercial Timber.

The land use designations and, therefore, the map must be updated to reflect the current reality regarding use, parcel size, and conversion of property from public ownership to private, especially in the Priest Lake area.

As an element of the built environment, the county's transportation system was analyzed in the transportation component of this comprehensive plan. The network of roads is limited both by available funds from the county and by the terrain throughout all areas of the county, resulting in very few areas where new publicly owned and maintained roads will likely ever be built. Recently, most new roads built to serve parcels or lots with new housing are private roads or privately maintained roads. Traffic flows to and from the housing over the private roads and driveways, then to and from county-maintained roads and on to state highways to get to and from the incorporated areas (cities) for employment, education, shopping, and entertainment purposes.

The implementation component of the comprehensive plan states that the goal is to provide a transportation system that is safe, uncongested, and well-maintained. Safety and congestion problems occur on the county road system, mainly at intersections. Traffic associated with additional dwelling units will incrementally affect the operation of each intersection traveled. A traffic impact study (TIS) may be required to be performed if it is anticipated that a development will generate more than 50 vehicle trips during the peak hour of the road system. If the increase in traffic warrants a safety or capacity improvement approval of the development can be conditioned on mitigating the impact on the transportation system. However, most development in the county over the past five years has been building location permits for dwelling units on individual lots or individual minor land divisions, either of which have only incremental impact on the transportation system but collectively have a quantifiable impact that can result in safety or congestion issues.

Many remote areas of Bonner County are served by single public roads in and out of the areas connecting to arterial roads. As more dwelling units are added to the outlying areas, traffic will increase on these single-access roads, creating potential hazards if they become blocked. As has been seen in other areas of the country, if a wildfire occurs and engulfs one of these single-access roads, it could trap area residents and first responders fighting the fire or rescuing the residents.

Taking all the potential issues into account, parcel size and associated maximum dwelling unit densities are appropriate regulatory tools to minimize the public health, safety and welfare of the county's residents.

Section 3.6 – Economic Development

Bonner County has a desire to support future economic development of both small-scale home occupation/cottage businesses as well as larger scale commercial and industrial operations. Areas that are intrinsically suitable for each of these two categories will naturally be different in accordance with the scale and nature of the businesses under consideration.

Home occupation and small-scale cottage businesses can range from a single employee or family who works from their home and has minimal customer visits to the location up to examples such as farm stands that may have a small number of employees as well as customer traffic. In general, these operations are intended to be co-located with the owner's residence or agricultural operation. As a result, areas suitable for these types of business operations are found in most areas where residential or agricultural uses are permitted. Given their location in residential areas, mitigation to avoid negative impacts to the surrounding area may be required. Mitigation may include ensuring adequate traffic access and parking based on the anticipated number of employees and customers, possible screening to mitigate visual impacts, and so forth.

Bonner County desires to cluster larger commercial and industrial operations together in defined areas of the county. This will both avoid commercial sprawl and support the natural requirement that larger commercial enterprises typically require and benefit from direct access to primary transportation corridors. Areas suitable for future larger-scale commercial or industrial development should have one or more of the following characteristics:

- Be located where existing commercial and industrial uses are already found;
- Be located with direct access to one of the primary transportation corridors in the county, including but not limited to US-95, US-2, SH-41, SH-57, and SH-200; or
- Be located where urban water and sewer services are or can be made available if required based on the nature and scale of the business.

Section 3.7 – Public Facilities

An entire component of the Comprehensive Plan, "Public Services, Facilities, and Utilities," is devoted to the water, sewer, transportation, electric, and gas services of this community and the public facilities that serve it. Intrinsic suitability of lands for public facilities is based on service boundaries, community needs, proximity to sources of water, gas or electrical transmission lines, and other resource needs. Consideration must be given to avoiding hazardous areas and avoiding the potential to create hazards when citing public facilities.

Model flood damage prevention ordinances, which Bonner County has adopted, require sewer, water, and gas utilities to be designed to minimize the infiltration of flood waters into the systems and the discharge of sewage into flood waters. On-site waste disposal systems are to be located to avoid impairment during a flood and contamination in the event of flooding (Bonner County Revised Code, Chapter 16). The Federal Emergency Management Agency (FEMA) also cautions communities to establish emergency response and critical facilities away from floodplains so that communications, equipment, shelters, and personnel are not at risk in flood events.

Chapter 4 – Proposed Land Use

Section 4.1 - Principles Evaluated

The Planning Commission, based on the preponderance of public testimony and input from landowners, agencies with technical expertise, taxing districts, and public and private service providers, decided on the following set of interactive principles to guide where the various land use designations described in the Land Use Component of Comprehensive Land Use Plan would best be placed. The guiding principles shown below are not listed in any order of hierarchy or preference.

- Maintaining the rural character of the county. Rural character directly relates to the parcel or lot size, which is established through the zoning districts associated with the various land use designations. The term “rural character” can mean a variety of characteristics. Several sub-area plans created a definition or description of rural character. Each of those definitions was considered in developing the land use designations. Appendix B: Rural Character sets for the subarea definitions submitted along with the subarea plans.
- The proximity of services to every part of the county. Many public services available to the private landowners and residents are located generally at the county seat, Sandpoint, or at the other eight cities in Bonner County or are located with easy access to the state highway system. The farther away from the centrally located services the longer and potentially more complex is the response time. The existing state highway and county road system serve all areas of the county but are minimal as to the density of the road network. Due to the terrain and other land features, as well as continuously mounting construction and maintenance costs, it seems unlikely that Bonner County will be expanding the county-maintained road network or accepting, for maintenance, sufficient additional road mileage to safely accommodate increased land use density.
- Wildfire and evacuation routes. Much of the county land cover is highly subject to wildfire. Evacuation of the outlying areas with even the existing land use density may be precarious due to many areas with only one road serving the area. Beyond the publicly maintained road system the network of narrow, privately maintained roads are extending ever deeper into the mountainous, forested terrain.
- Homogeneity of area designations. Areas have specific, individual land use designations which results in homogeneity across the landscape. Islands of different land use designations defy the sense of rural context, especially if the land uses are markedly dissimilar.
- Urban development is better suited in urban areas. Idaho Code 67-6502 (a through m) promotes the health, safety and general welfare of the people of the state. Subsection (f) encourages urban and urban type development within incorporated cities. All nine cities within Bonner County provide or are associated with urban water and sewer systems which allow and depend on higher density to make the services fiscally feasible and sustainable.

The inter-relationship among these guiding principles directed the Planning Commission to place the various land uses as shown on the Future Land Use Map.

Section 4.2 - Proposed Land Use Designations

The following land uses describe the general uses and characteristics of each of the map designations. Since the Comprehensive Plan Map covers approximately 1.1 million acres, the map is general in nature, and it is recognized that some areas may have or may lack features and characteristics that cause them to differ somewhat from what is in their land use description. It is

not reasonable to expect that every parcel within a land use designation will conform to every detail of the geographic characteristics of the area as a whole.

Map Designations

1. Mixed-Use: This classification is for areas where a combination of higher-density residential, commercial, industrial, and light industrial land uses can coexist. Some uses within this designation should only be conditionally permitted. Uses require adequate water and sewer services (as determined by relevant agencies such as IDEQ, PHD, IDWR), public safety services, and primary transportation systems such as the state highways or major/minor arterials roads. Appropriate zoning districts include: Suburban, Commercial, Industrial, Rural Service Center, and Recreation.
2. Neighborhood Commercial: Designed to provide low-impact commercial services to rural communities and tourists without adversely affecting residential neighborhoods. These areas 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. Appropriate zoning districts include: Commercial, Rural Service Center, and Recreation.
3. Recreational 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 provide adequate access to primary transportation systems such as state highways or major/minor collector roads. Appropriate zoning districts include: Alpine, Rural Service Center, and Recreation.
4. Suburban Residential: Primarily located on the outskirts of incorporated cities or higher-density communities and areas where urban services may not be available. Uses require adequate water and sewer services (as determined by relevant agencies such as IDEQ, PHD, IDWR). Requires access to primary transportation routes and a system of paved roads. Appropriate zoning districts include: Suburban.
5. Rural Residential: Provides for residential development in areas to promote rural character and pursuits. Urban services are typically not available. Soil and topography are conducive to individual or small-scale septic systems, as determined by the Panhandle Health Department or Idaho Department of Environmental Quality. These areas may also include agricultural protection areas per Idaho Code 67-97. Residential, small-scale agricultural, and forestry uses are permitted. Low-impact recreation and commercial uses may be conditionally permitted if compatible with neighboring uses and wastewater treatment is feasible. Commercial uses may be conditionally permitted if shown to be compatible with the neighboring uses. These areas are characterized by an existing road infrastructure adequate to serve this level of density and may already be developed to or near one single-family dwelling unit per 5 acres. Rural residential development is acceptable in areas with multiple access routes that meet fire safety road standards and adequate water for fire suppression, as determined by the authority having jurisdiction. These areas are appropriate nearer to populated areas so as to optimize the cost-effectiveness of providing county services and infrastructure. Appropriate zoning districts include: Rural 5.

6. Ag/Forest: The purpose of this land use designation is to protect, preserve, and maintain areas that are rural in character and the integrity of forest/woodland areas and to avoid fragmentation of forests and farms. These areas are suitable for agricultural and forestry pursuits, including livestock production, horticulture, floriculture, viticulture, and accessory uses for treating, storing, and processing agricultural products. Nonagricultural uses should be limited to those compatible with forestry or agriculture. These areas may include hazardous areas and critical wildlife habitats. Lower densities are maintained to reduce potential impacts on agriculture resources, natural resources, and exposure to property damage or loss of life, and maintain parcel sizes of 10 acres or greater. Commercial uses may be conditionally permitted if shown to be compatible with the neighboring uses. These areas may include agricultural protection areas per Idaho Code 67-97. These areas are characterized by an existing road infrastructure adequate to serve this level of density or where large tracts of land may be devoted to ag/forest production. Residential uses are generally limited to low densities to support these primary uses, protect the county's water quality and wildlife populations, reduce the financial burden on the county, and minimize vulnerability to hazards, such as wildfires and flooding. Appropriate zoning districts include: Ag/Forest 10 and Ag/Forest 20.
7. Remote 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. Appropriate zoning districts include: Forestry.

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Appendix A: Data Tables

Table 3 Adjusted Total and Vacant Parcels by Zone

Adjusted Total Parcels by Zone*														
	2019		2020		2021		2022		2023		2024		2019-2024 % Change	
	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage
Forest 40	156	1,105	173	1,175	198	1,194	204	1,124	211	1,131	221	1,194	41.7%	8.1%
Ag/Forestry 20	3,996	122,173	4,014	122,705	3,997	122,224	3,980	122,002	3,967	118,632	4,003	118,293	0.2%	-3.2%
Ag/Forestry 10	3,955	67,113	3,997	67,087	3,998	66,978	4,059	67,484	4,125	67,821	4,153	67,814	5.0%	1.0%
Rural 10	3,652	53,728	3,590	53,634	3,561	53,634	3,634	53,295	3,666	52,491	3,680	52,450	0.8%	-2.4%
Rural 5	9,518	73,827	9,627	73,870	9,898	75,163	10,218	76,422	10,339	76,117	10,428	76,243	9.6%	3.3%
Alpine Village	1,317	6,444	1,319	6,444	1,324	6,442	1,343	6,434	1,382	6,451	1,473	6,165	11.8%	-4.3%
Recreation	3,938	5,873	4,014	5,919	4,071	5,916	4,140	5,992	4,190	5,923	4,227	5,941	7.3%	1.2%
Suburban	3,663	10,217	3,687	10,161	3,747	10,198	3,771	10,258	3,823	10,302	3,836	10,142	4.7%	-0.7%
Commercial	81	266	82	266	96	359	98	364	101	373	101	375	24.7%	41.0%
Industrial	51	333	52	339	57	338	58	332	60	339	61	349	19.6%	4.8%
Rural Service Center	380	653	387	651	384	637	388	632	389	626	399	670	5.0%	2.6%
	30,707	341,732	30,942	342,251	31,331	343,083	31,893	344,339	32,253	340,206	32,582	339,636	6.1%	-0.6%

Adjusted Vacant Land by Zone*														
	2019		2020		2021		2022		2023		2024		2019-2024 % Change	
	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage
Forest 40	60	727	61	667	73	833	69	674	70	670	77	708	28.3%	-2.6%
Ag/Forestry 20	2,191	73,264	2,164	72,895	2,128	72,192	2,100	71,546	2,033	68,869	1,987	66,861	-9.3%	-8.7%
Ag/Forestry 10	1,541	30,091	1,519	29,676	1,519	29,529	1,544	29,673	1,537	29,063	1,480	27,998	-4.0%	-7.0%
Rural 10	1,629	25,818	1,504	25,675	1,518	26,114	1,559	25,684	1,542	24,993	1,456	24,404	-10.6%	-5.5%
Rural 5	3,315	28,925	3,238	28,098	3,247	28,595	3,380	28,688	3,314	28,077	3,119	26,204	-5.9%	-9.4%
Alpine Village	511	5,207	510	5,207	511	5,204	516	5,200	546	5,176	512	4,108	0.2%	-21.1%
Recreation	1,403	2,608	1,410	2,671	1,396	2,661	1,387	2,648	1,378	2,512	1,320	2,450	-5.9%	-6.1%
Suburban	890	3,529	866	3,470	870	3,502	874	3,578	868	3,403	800	3,257	-10.1%	-7.7%
Commercial	30	85	30	84	34	103	30	81	27	68	27	68	-10.0%	-20.0%
Industrial	13	65	14	61	14	61	16	75	18	69	19	83	46.2%	27.7%
Rural Service Center	131	164	130	195	126	190	117	198	112	191	111	191	-15.3%	16.5%
	11,714	170,483	11,446	168,699	11,436	168,984	11,592	168,045	11,445	163,091	10,908	156,332	-6.9%	-8.3%

Adjusted Percentage of Vacant Land by Zone*														
	2019		2020		2021		2022		2023		2024			
	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage		
Forest 40	38%	66%	35%	57%	37%	70%	34%	60%	33%	59%	35%	59%		
Ag/Forestry 20	55%	60%	54%	59%	53%	59%	53%	59%	51%	58%	50%	57%		
Ag/Forestry 10	39%	45%	38%	44%	38%	44%	38%	44%	37%	43%	36%	41%		
Rural 10	45%	48%	42%	48%	43%	49%	43%	48%	42%	48%	40%	47%		
Rural 5	35%	39%	34%	38%	33%	38%	33%	38%	32%	37%	30%	34%		
Alpine Village	39%	81%	39%	81%	39%	81%	38%	81%	40%	80%	35%	67%		
Recreation	36%	44%	35%	45%	34%	45%	34%	44%	33%	42%	31%	41%		
Suburban	24%	35%	23%	34%	23%	34%	23%	35%	23%	33%	21%	32%		
Commercial	37%	32%	37%	32%	35%	29%	31%	22%	27%	18%	27%	18%		
Industrial	25%	20%	27%	18%	25%	18%	28%	23%	30%	20%	31%	24%		
Rural Service Center	34%	25%	34%	30%	33%	30%	30%	31%	29%	31%	28%	29%		

*Adjusted to exclude the following land ownership types: US Government, State of Idaho, Platted Common Area, Municipal, Tax Exempt, and Commercial Timber.

Table 4 Adjusted Total and Vacant Parcels by Area

Adjusted Total Parcels by Area*														
	2019		2020		2021		2022		2023		2024		2019-2024 % Change	
	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage
Priest Lake	4,089	35,287	4,167	35,333	4,246	35,432	4,312	35,225	4,333	34,921	4,360	35,067	6.63%	-0.62%
Alpine	1,355	8,441	1,357	8,441	1,362	8,438	1,384	8,432	1,423	8,449	1,515	8,414	11.81%	-0.32%
Grouse	3,553	62,293	3,562	61,897	3,592	62,208	3,595	63,043	3,589	62,685	3,604	62,987	1.44%	1.11%
Baldy Mountain	4,319	40,979	4,392	40,575	4,471	40,776	4,521	40,448	4,577	39,575	4,578	39,129	6.00%	-4.51%
Gold Mountain	5,913	49,169	5,961	49,200	6,041	49,394	6,119	49,097	6,216	48,164	6,281	48,203	6.22%	-1.96%
Hoodoo Mountain	3,877	48,890	3,886	48,837	3,956	48,869	4,058	50,030	4,107	49,005	4,174	49,096	7.66%	0.42%
Spirit Valley	2,384	27,082	2,420	28,381	2,464	28,517	2,615	28,591	2,650	28,032	2,667	28,015	11.87%	3.45%
Blacktail Mountain	3,165	37,707	3,105	37,677	3,113	37,623	3,187	37,642	3,240	37,407	3,257	37,440	2.91%	-0.71%
Lunch Peak	2,052	31,886	2,072	31,910	2,089	31,826	2,102	31,832	2,118	31,968	2,146	31,286	4.58%	-1.88%
	30,707	341,734	30,922	342,251	31,334	343,083	31,893	344,340	32,253	340,206	32,582	339,637	6.11%	-0.61%

*Adjusted to exclude the following land ownership types: US Government, State of Idaho, Platted Common Area, Municipal, Tax Exempt, and Commercial Timber.

Adjusted Vacant Land by Area*														
	2019		2020		2021		2022		2023		2024		2019-2024 % Change	
	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage
Priest Lake	1,423	17,002	1,426	16,807	1,429	17,172	1,433	16,670	1,390	15,923	1,352	15,886	-4.99%	-6.56%
Alpine	549	7,203	548	7,203	548	6,804	555	6,801	585	6,776	551	5,961	0.36%	-17.24%
Grouse	1,413	28,697	1,385	28,137	1,374	28,450	1,342	29,074	1,301	28,233	1,268	27,587	-10.26%	-3.87%
Baldy Mountain	1,565	21,060	1,590	20,603	1,606	20,678	1,590	19,982	1,575	18,668	1,467	17,896	-6.26%	-15.02%
Gold Mountain	2,089	22,141	2,036	21,992	2,042	22,033	2,054	21,185	2,032	20,034	2,032	19,972	-2.73%	-9.80%
Hoodoo Mountain	1,505	24,479	1,453	24,195	1,468	24,239	1,498	24,585	1,504	24,359	1,433	23,328	-4.78%	-4.70%
Spirit Valley	846	13,109	796	13,257	783	13,234	888	13,312	840	12,768	722	11,768	-14.66%	-10.23%
Blacktail Mountain	1,444	16,814	1,324	16,474	1,294	16,309	1,335	16,526	1,327	16,503	1,222	15,678	-15.37%	-6.76%
Lunch Peak	880	19,978	888	20,031	892	20,064	897	19,908	891	19,826	870	18,257	-1.14%	-8.61%
	11,714	170,483	11,446	168,699	11,436	168,983	11,592	168,043	11,445	163,090	10,917	156,333	-6.80%	-8.30%

*Adjusted to exclude the following land ownership types: US Government, State of Idaho, Platted Common Area, Municipal, Tax Exempt, and Commercial Timber.

Adjusted Percentage of Vacant Land by Area*												
	2019		2020		2021		2022		2023		2024	
	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage
Priest Lake	35%	48%	34%	48%	34%	48%	33%	47%	32%	46%	31%	45%
Alpine	41%	85%	40%	85%	40%	81%	40%	81%	41%	80%	36%	71%
Grouse	40%	46%	39%	45%	38%	46%	37%	46%	36%	45%	35%	44%
Baldy Mountain	36%	51%	36%	51%	36%	51%	35%	49%	34%	47%	32%	46%
Gold Mountain	35%	45%	34%	45%	34%	45%	34%	43%	33%	42%	32%	41%
Hoodoo Mountain	39%	50%	37%	50%	37%	50%	37%	49%	37%	50%	34%	48%
Spirit Valley	35%	48%	33%	47%	32%	46%	34%	47%	32%	46%	27%	42%
Blacktail Mountain	46%	45%	43%	44%	42%	43%	42%	44%	41%	44%	38%	42%
Lunch Peak	43%	63%	43%	63%	43%	63%	43%	63%	42%	62%	41%	58%

*Adjusted to exclude the following land ownership types: US Government, State of Idaho, Schweitzer/Alterra, Platted Common Area, Municipal, Tax Exempt, and Commercial Timber.

Table 5 Total Parcels with Improvements by Zone and Area

	Total Parcels with Improvements by Zone*						
	2019	2020	2021	2022	2023	2024	2019-2024 % Change
Forest 40	85	99	115	126	129	129	51.8%
Ag/Forestry 20	1,510	1,547	1,579	1,586	1,611	1,642	8.7%
Ag/Forestry 10	2,159	2,205	2,215	2,248	2,286	2,360	9.3%
Rural 10	1,758	1,802	1,785	1,803	1,849	1,915	8.9%
Rural 5	5,587	5,730	5,986	6,142	6,278	6,476	15.9%
Alpine Village	794	797	797	815	823	883	11.2%
Recreation	2,234	2,288	2,335	2,408	2,468	2,556	14.4%
Suburban	2,551	2,574	2,646	2,670	2,722	2,786	9.2%
Commercial	10	11	15	18	19	19	90.0%
Industrial	4	2	8	7	4	4	0.0%
Rural Service Center	162	168	168	173	176	183	13.0%
	16,854	17,223	17,649	17,996	18,365	18,953	12.5%

	Total Parcels with Improvements by Area*						
	2019	2020	2021	2022	2023	2024	2019-2024 % Change
Priest Lake	2,351	2,409	2,471	2,521	2,574	2,622	11.5%
Alpine	794	797	797	816	824	884	11.3%
Grouse	1,901	1,938	1,962	1,999	2,008	2,051	7.9%
Baldy Mountain	2,540	2,566	2,631	2,695	2,758	2,827	11.3%
Gold Mountain	3,375	3,454	3,539	3,591	3,665	3,737	10.7%
Hoodoo Mountain	2,104	2,145	2,200	2,248	2,291	2,400	14.1%
Spirit Valley	1,347	1,417	1,481	1,518	1,590	1,684	25.0%
Blacktail Mountain	1,473	1,516	1,567	1,592	1,627	1,717	16.6%
Lunch Peak	969	981	1,001	1,016	1,025	1,049	8.3%
	16,854	17,223	17,649	17,996	18,362	18,971	12.6%

Appendix B: Rural Character

Rural character as envisioned by four of the five sub-area committees

Priest River/Oldtown:

Rural areas include the mixture of agricultural uses, green fields, open space, range land, forest, and other rural land characteristics with minimum residential, commercial and industrial development. High- density development threatens rural character. "Rural character" refers to the patterns of land use and development described below. Ordinances and land use decisions shall take into account these valuable attributes of rural character as listed below:

1. Preserving open space, natural landscapes, and vegetation predominate over the man-made, built environment;
2. Avoiding the conversion of undeveloped land into sprawling, low-density development to preserve larger tracts of land;
3. Fostering traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas, such as supporting working farms, ranches, and forestry.
4. Compatible with wildlife habitat.
5. Encouraging more intensive land-use (commercial/industrial) and higher density developments (suburban) only within the Area(s) of City Impact.
6. Limiting the extension of urban governmental services to the Area(s) of City Impact.

Selle/Samuels:

The most valuable primary characteristic of the Selle/Samuels Area is its existing rural character. The preservation of this rural character is the primary intent of this area plan. Rural Character is defined as follows:

Rural character includes the mixture of agricultural uses, green fields, open space, range land, forest and other rural land characteristics. Ordinances and land use decisions shall take into account the following valuable attributes of rural character as listed below:

Preservation of open space, natural landscapes and vegetation, which predominates over the man-made, built environment.

Underpin traditional rural lifestyles, rural-based economies and opportunities to live and work in rural areas, supporting farms, ranches, cottage businesses and forestry.

Repel urban governmental services.

Underpin traditional rural roads and transportation. Such as passenger vehicles, tractors, trucks, plus logging and farm equipment. Maintain low traffic congestion.

Sagle:

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.

Southwest County:

The Southwest Bonner County community desires to protect the rural lifestyles and land use patterns currently enjoyed by residents. SBCS's community vision is to maintain and protect remaining large acre parcels of land while recognizing the importance of private property rights in pertinence to the preservation of the Rural Character of the community. Rural Character as it relates to the SBCS Plan is defined as:

1. A local culture that values natural resources, rural lifestyles and unincorporated communities. This includes, but is not limited to, an acceptance and understanding of the importance of income generating opportunities such as logging, livestock grazing, farming; outdoor recreation including hunting, fishing, trapping and gathering; and year-round access to public lands.
2. Lands that feature minimal or low density residential, commercial or industrial development.
3. Protection of water rights, use and protection of the local aquifers and the preference for single family wells instead of large volume multi use wells. Protection of open space, visual landscapes, scenic vistas and natural areas typically associated with rural lifestyles. Increased minimum lot sizes requiring full utilities related to resort growth and/or high density housing. Increase in lot size minimums for zoning districts requested.
4. Easy access to public lands and public waterways.
5. Abundant and healthy fisheries and wildlife populations and their associated habitats.
6. Clean air quality; clean surface waters.
7. Available outdoor recreation opportunities such as hunting, fishing, wildlife viewing and camping.
8. Low traffic congestion; minimize highway traffic noise including compression braking and unmuffled exhausts from MM 22 thru MM 30 on HWY 41 and on Blanchard-Elk Road from Highway 41 to Washington State line.
9. Quiet, solitude with dark skies.

Priest Lake: No specific description of rural character stated but certainly alluded to in the document.