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"Protecting property rights and enhancing property value"

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BONNER COUNTY COMPREHENSIVE PLAN

COMPONENT: LAND USE

SUGGESTED UPDATE – August 22, 2024

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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 1919 square miles or 1.12 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%).

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

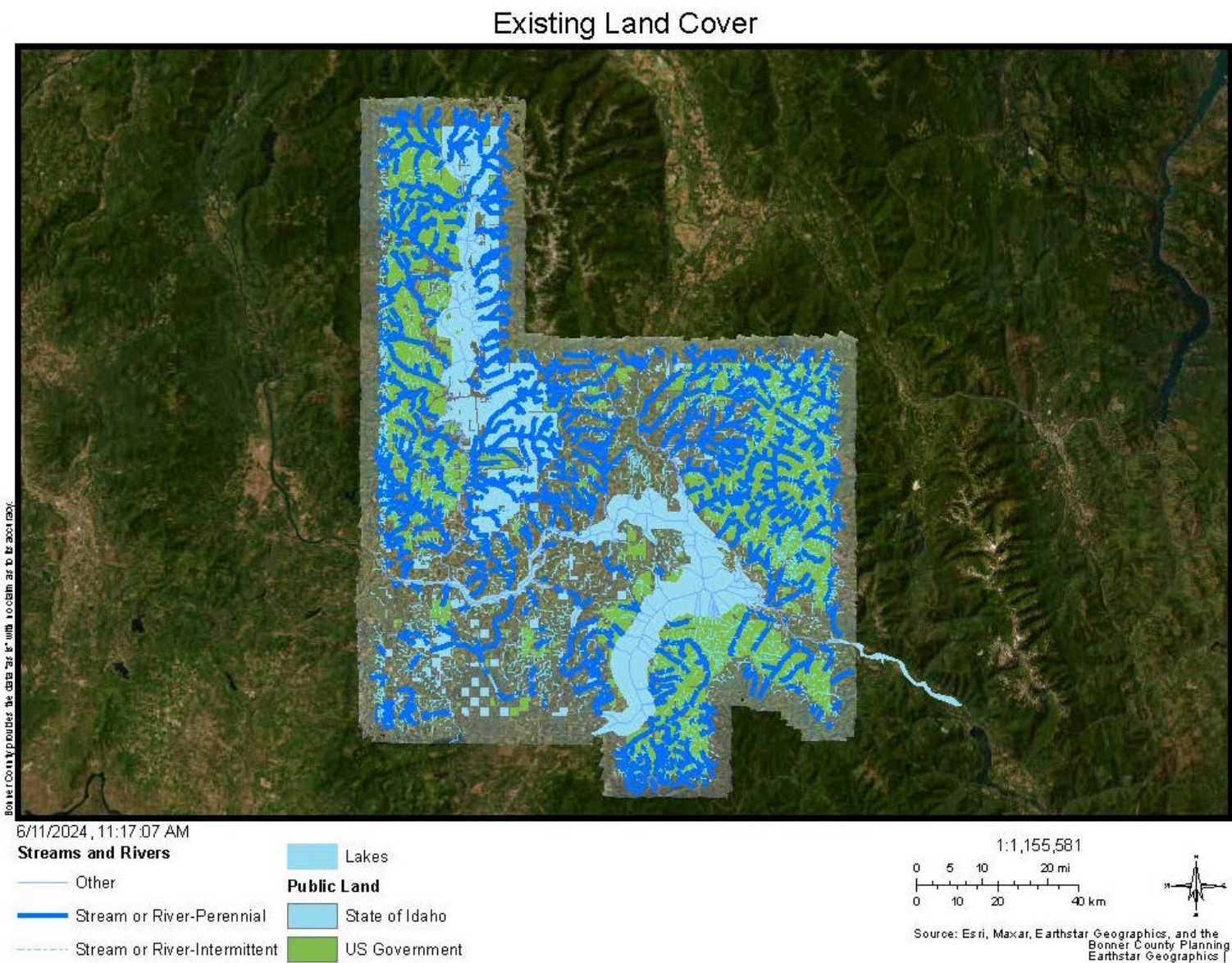
Chapter 2 – Existing Land Cover, Use, and Density

Section 2.1 – Existing Land Cover

According to the Forest Inventory and Analysis by the U.S. Forest Service’s 2019 estimates, nearly 77.17% of the land area in Bonner County is covered by forests. Water covers nearly 9.28% of area within the County. Developed areas constitute nearly 3.98% of the total area. The remaining land area uses constitute 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



Section 2.2 – Existing Land Use

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

Table 1 Existing Land Use

Land Use Designation*	Acres	Percent
Rural Residential	142,980	13.09%
Prime Ag/Forest Land	98,248	8.99%
Resort Community	9,797	0.90%
Alpine Community	5,738	0.53%
Transition	4,201	0.38%
Urban Growth Area	2,329	0.21%
Neighborhood Commercial	1,120	0.10%
Suburban Growth Area	1,086	0.10%
Remote Ag/Forest	579,082	53.02%
Ag/Forest Land	247,702	22.68%
Total	1,092,284	100%

Zoning District	Acres	Percent
Forest 40	566,776	51.52%
Ag/Forestry 20	277,595	25.23%
Ag/Forestry 10	78,513	7.14%
Rural 10	66,929	6.08%
Rural 5	84,646	7.69%
Alpine Village	6,473	0.59%
Recreation	6,651	0.60%
Suburban	11,191	1.02%
Commercial	374	0.03%
Industrial	373	0.03%
Rural Service Center	676	0.06%
Total	1,100,197	100%

* Acreage data excludes all land use designations within incorporated cities and waterways.

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 2023. 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 2023. 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 times 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 include 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 found in the graphs below. The complete data tables included in these graphs can be found in the Appendix.

- 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

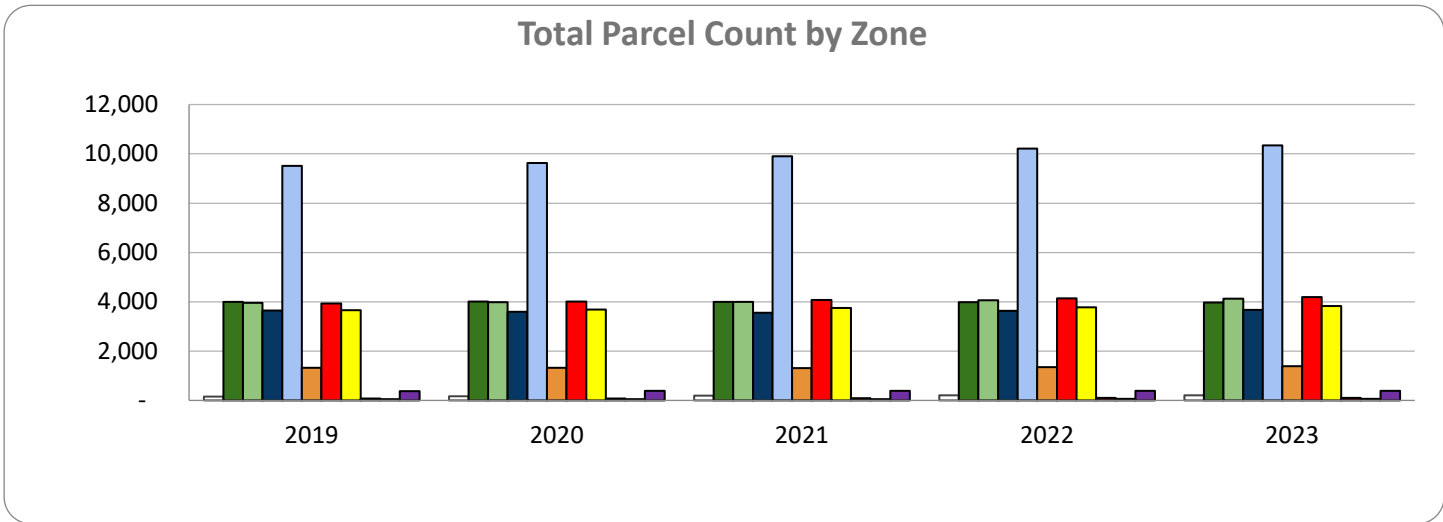


Figure 3 Vacant Parcels by Zone Graph

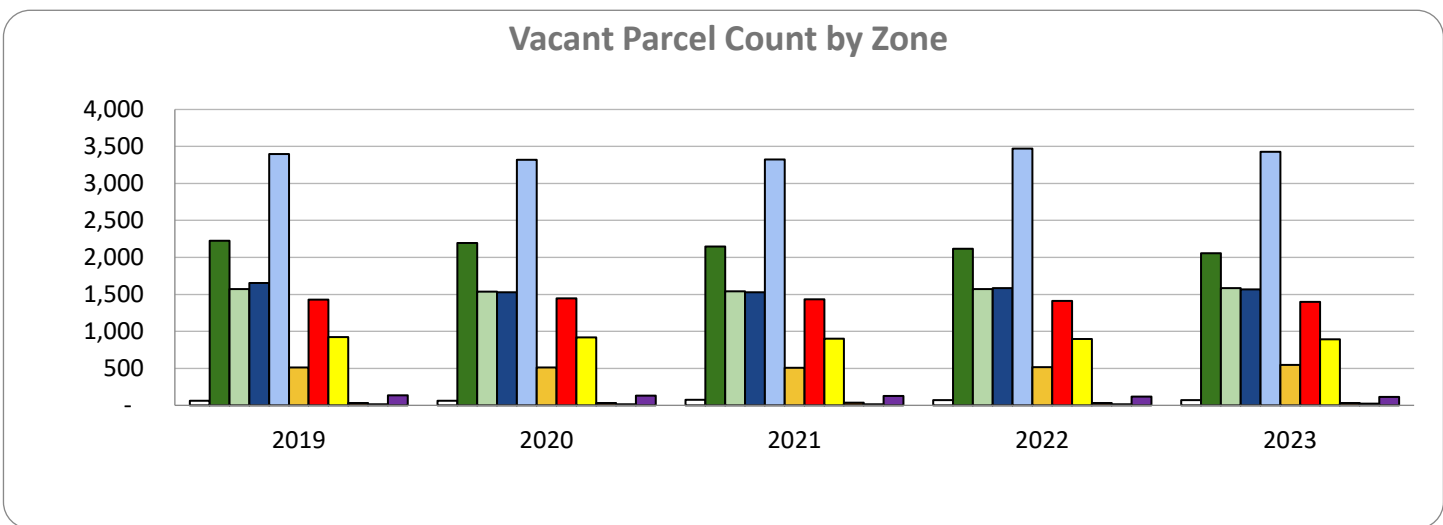


Figure 4 Total Acreage by Zone Graph

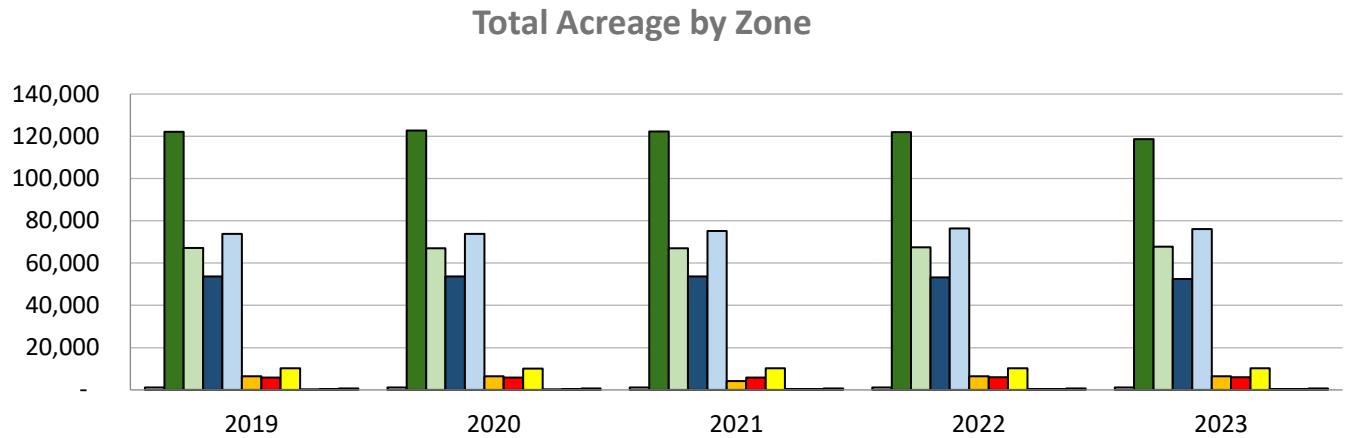
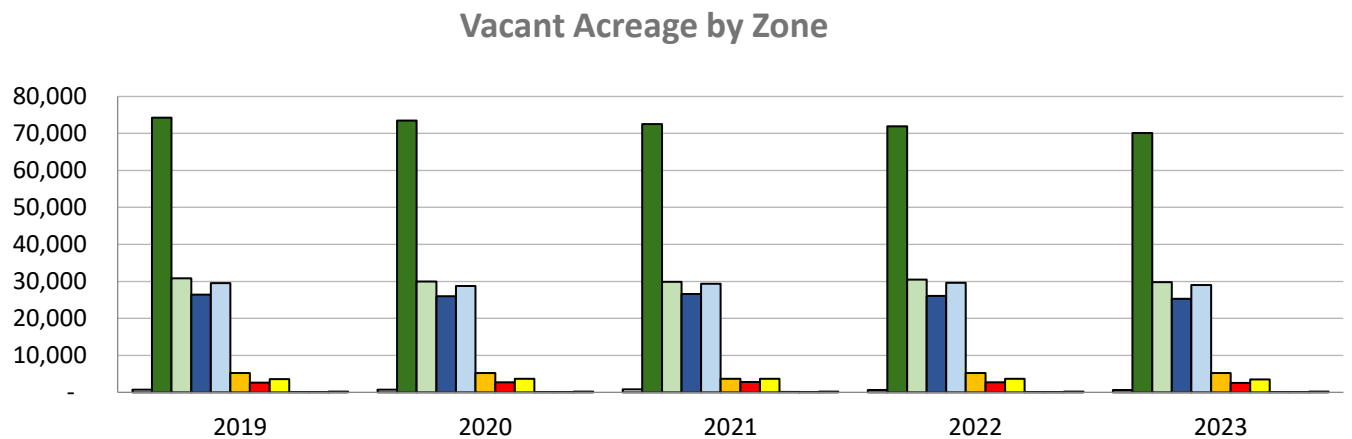


Figure 5 Vacant Acreage by Zone Graph



Chapter 3 – Land Suitability

Idaho Code §67-6508(e) requires 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. Prime agricultural soils are a planning factor and an indicator of successful agriculture production. Other soil types have also shown to be productive in agriculture pursuits.

Bonner County acknowledges the provisions of Idaho State's Right to Farm Act, and will not adopt land use policies that are contrary to the provisions of the Act. Idaho has also enacted the Idaho Agriculture Protection Act by which the counties through the Agriculture Protection Commission can designate, at 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.

Since Idaho became a State in 1890, the legislature recognized the importance of mining and the material that is utilized in nearly every aspect of development. 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."* Realizing this importance, the legislature went so far as to allow even private mines to utilize eminent domain to ensure their completion of the resource. (*Section 14 – Idaho State Legislature*, n.d.; *Marsh mining v. Inland Empire Mining*; *Potlatch Lumber v. Henry Peterson*; *Boise Redevelopment v. Yick Kong*)

Most of the mining activity today 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. Preservation of 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 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, the 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, 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.

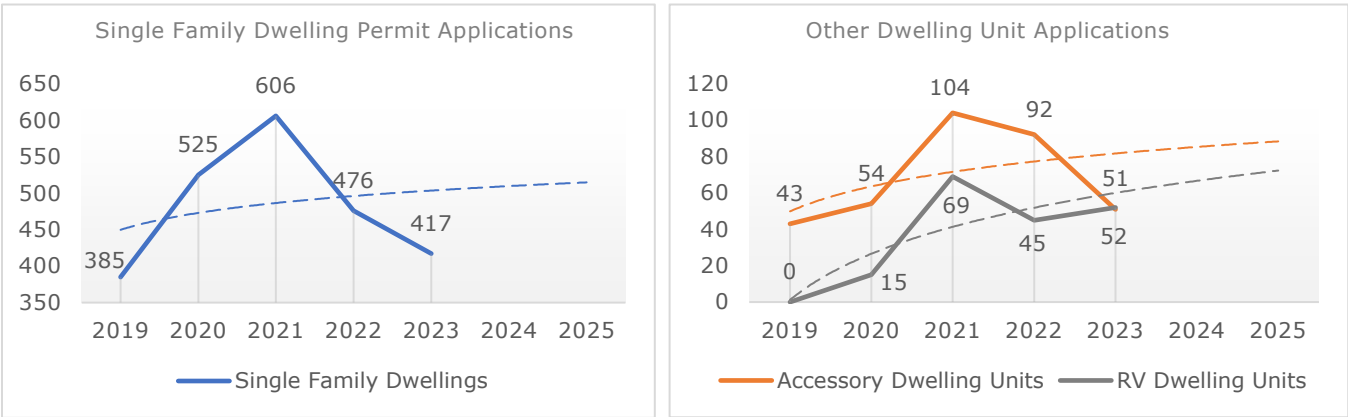
The County has chosen the Recreational Resort Community land use map designations as a method to recognize areas that are intrinsically suitable for developments centered on sports, outdoor attractions and recreational uses and to protect and encourage this important County asset.

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 2023, 2,409 single family dwellings building location permits (BLPs) were issued in the unincorporated area of Bonner County. Of those BLPs, 1,515 dwelling units were constructed on platted lots, some of which were created through minor land divisions (MLDs). 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 2023, there were 10.6 thousand vacant properties which made up 151.6 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 20.5 thousand properties. The complete data tables can be found in the Appendix. 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 land owners 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.

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

	BLP Applications*	2023 Vacant Land**	Projected BLP Applications*
Zoning District	Average BLP	Parcels	10 Years
Forest 40	4	72	38
Ag/Forestry 20	49	2,056	490
Ag/Forestry 10	72	1,584	724
Rural 10	70	1,567	700
Rural 5	235	3,430	2,346
Alpine Village	18	548	180
Recreation	79	1,401	794
Suburban	67	891	672
Commercial	9	31	90
Industrial	1	22	14
Rural Service Center	9	114	88
	614	11,716	6,136

*Applications only for SFD, ADU, RVDU, Multi Family, & Industrial/Commercial from 2019 – 2023.

**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 land use designations and therefore the map must be updated to reflect 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 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. 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 a 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, on 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.
- 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 which serve it. Intrinsic suitability of lands for public facilities are 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 siting public facilities.

Model flood damage prevention ordinances, which Bonner County has adopted, require sewer, water and gas utilities 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 from them 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 - Proposed Land Use Designations

The land use matrix below lists general uses and characteristics of each of the map designations. Since the map covers approximately 1.1 million acres, the map is generally in nature, and it is recognized that some areas may have more moderate slopes or include transportation features that cannot be mapped on this scale.

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. 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 collector roads.
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.
3. Recreational Resort Community: Allows for urban densities in areas centered on recreational facilities for winter sports, water sports, golf, hiking, and other activities, where adequate water and sewer services (as determined by relevant agencies such as IDEQ, PHD, IDWR) are provided. These areas provide adequate access to primary transportation systems such as state highways or major/minor collector roads.
4. Suburban Residential: Primarily located on the outskirts of incorporated cities or higher-density communities, and areas where urban services may not be available. Requires access to primary transportation routes and a system of paved roads.
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 Panhandle Health Department or Idaho Department of Environmental Quality. These areas may also include agricultural protection areas per Idaho Code 67-97. Small-scale agricultural, forestry uses, low impact recreation, and residential development are permitted if compatible with neighboring uses and wastewater treatment is feasible. These areas are characterized by proximity to major/minor collector roads and may already be developed to or near one single family dwelling unit per 5 acres. Commercial uses may be conditionally permitted if shown to be compatible with the neighboring uses. Rural residential development is acceptable in areas with multiple access routes that meet fire safety road standards and adequate water for fires suppression, as determined by the applicable fire district. These areas are appropriate nearer to populated areas, so as to optimize the cost-effectiveness of providing county services and infrastructure.

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 where viable agricultural is feasible 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 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. These areas may contain prime agricultural soils or soils where agricultural and forestry remain viable. These areas may include agricultural protection areas per Idaho Code 67-97. Allowable parcel density is related to adequate access to nearby minor collector roads and the existence of substandard road systems 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 to minimize vulnerability to hazards, such as wildfires and flooding.
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.

Section 4.2 - Land Use Matrix

Mixed Use	
Characteristics	Mixture of land uses
Parcel Size	Dependent on zone and services
Services Required	Primary transportation routes, adequate water and sewer services, public safety services
Uses	Higher density residential, commercial, industrial and light industrial
Applicable Zone Districts	Suburban, Commercial, Industrial, Rural Service Center, Recreation

Neighborhood Commercial	
Characteristics	Serve the needs of rural communities without adversely affecting residential neighborhoods
Parcel Size	Dependent on zone and services
Services Required	Adequate water and sewer services, primary transportation routes, public safety services
Uses	Rural, Light Commercial Uses
Applicable Zone Districts	Commercial, Rural Service Center, Recreation

Suburban Residential	
Characteristics	Urban sewer and water services may not be available or likely to be extended. Within or adjacent to a higher density developed community
Parcel Size	Dependent on services

Services Required	Adequate water and sewer services, primary transportation routes, public safety services
Uses	Residential; accessory and complimentary uses compatible with suburban residential communities
Applicable Zone Districts	Suburban

Recreational Resort Community	
Characteristics	Recreational areas developed for winter or summer sports, adequate water and sewer services
Services Required	Adequate water and sewer services, primary transportation routes, public safety services
Parcel Size	Maximum 4 single family dwelling units per acre dependent on services
Uses	Housing, commercial
Applicable Zone Districts	Alpine, Rural Service Center, Recreation

Rural Residential	
Characteristics	Parcels which support rural pursuits such as lower density residential, agricultural and forestry uses.
Services Required	Adequate access to transportation routes classified as major/minor collector roads, and generally served by individual wells and septic systems.
Parcel Size	Minimum 5 acres
Uses	Rural residential, agriculture, forestry
Applicable Zone Districts	R-5, Rural Service Center

Ag/Forest	
Characteristics	Larger parcels which support rural pursuits such as lower density residential, agricultural, and forestry uses, and may include hazardous areas and critical wildlife habitat
Services Required	Adequate access to routes classified as minor collector roads or substandard road systems. Generally served by individual wells and septic systems.
Parcel Size	Minimum 10 to 20 acres; allowable parcel density is related to adequate access to nearby minor collector roads and the existence of substandard road systems or where large tracts of land may be devoted to ag/forest production.
Uses	Low density residential, agriculture, forestry
Applicable Zone Districts	Ag/Forest 10, Ag/Forest 20

Remote Forested Land	
Characteristics	Few to no access roads exist, state and federal lands, large corporate holdings
Parcel Size	One single family dwelling unit per 40 acres
Uses	Limiting uses to those that are compatible with forestry
Types of Places/Locations	Remote areas
Applicable Zone Districts	Forestry

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Appendix

Table 3 Adjusted Total and Vacant Parcels by Zone

Adjusted Total Parcels by Zone*												
	2019		2020		2021		2022		2023		2019-2023 % Change	
	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	35.26%	2.35%
Ag/Forestry 20	3,996	122,173	4,014	122,705	3,997	122,224	3,980	122,002	3,967	118,632	-0.73%	-2.90%
Ag/Forestry 10	3,955	67,113	3,977	67,087	3,998	66,978	4,059	67,484	4,125	67,821	4.30%	1.05%
Rural 10	3,652	53,728	3,590	53,634	3,561	53,634	3,634	53,295	3,666	52,491	0.38%	-2.30%
Rural 5	9,518	73,827	9,627	73,870	9,898	75,163	10,218	76,422	10,339	76,117	8.63%	3.10%
Alpine Village	1,317	6,444	1,319	6,444	1,312	4,245	1,343	6,434	1,382	6,451	4.94%	0.11%
Recreation	3,938	5,873	4,014	5,919	4,071	5,916	4,140	5,992	4,190	5,923	6.40%	0.85%
Suburban	3,663	10,217	3,687	10,161	3,747	10,198	3,771	10,258	3,823	10,302	4.37%	0.83%
Commercial	81	266	82	266	96	359	98	364	101	373	24.69%	40.23%
Industrial	51	333	52	339	57	338	58	332	60	339	17.65%	1.80%
Rural Service Center	380	653	387	651	387	637	388	632	389	626	2.37%	-4.13%
	30,707	341,732	30,922	342,251	31,322	340,886	31,893	344,339	32,253	340,206	5.03%	-0.45%
Adjusted Vacant Land by Zone*												
	2019		2020		2021		2022		2023		2019-2023 % Change	
	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage
Forest 40	62	728	64	707	74	843	69	674	72	672	16.13%	-7.69%
Ag/Forestry 20	2,224	74,244	2,193	73,462	2,146	72,514	2,115	71,922	2,056	70,082	-7.55%	-5.61%
Ag/Forestry 10	1,573	30,793	1,536	29,962	1,541	29,917	1,572	30,469	1,584	29,794	0.70%	-3.24%
Rural 10	1,655	26,386	1,528	25,996	1,528	26,574	1,585	26,091	1,567	25,264	-5.32%	-4.25%
Rural 5	3,396	29,576	3,321	28,769	3,324	29,344	3,471	29,649	3,430	28,995	1.00%	-1.96%
Alpine Village	512	5,207	511	5,207	507	3,649	518	5,201	548	5,215	7.03%	0.15%
Recreation	1,430	2,632	1,448	2,727	1,434	2,799	1,412	2,682	1,401	2,539	-2.03%	-3.53%
Suburban	924	3,605	917	3,634	903	3,648	895	3,670	891	3,501	-3.57%	-2.88%
Commercial	30	85	30	84	35	106	30	81	31	80	3.33%	-5.88%
Industrial	15	71	16	66	15	63	16	75	22	85	46.67%	19.72%
Rural Service Center	134	173	130	195	128	196	120	220	114	193	-14.93%	11.56%
	11,955	173,500	11,694	170,809	11,635	169,653	11,803	170,734	11,716	166,420	-2.00%	-4.08%
Adjusted Percentage of Vacant Land by Zone*												
	2019		2020		2021		2022		2023			
	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage		
Forest 40	40%	66%	37%	60%	37%	71%	34%	60%	34%	59%		
Ag/Forestry 20	56%	61%	55%	60%	54%	59%	53%	59%	52%	59%		
Ag/Forestry 10	40%	46%	39%	45%	39%	45%	39%	45%	38%	44%		
Rural 10	45%	49%	43%	48%	43%	50%	44%	49%	43%	48%		
Rural 5	36%	40%	34%	39%	34%	39%	34%	39%	33%	38%		
Alpine Village	39%	81%	39%	81%	39%	86%	39%	81%	40%	81%		
Recreation	36%	45%	36%	46%	35%	47%	34%	45%	33%	43%		
Suburban	25%	35%	25%	36%	24%	36%	24%	36%	23%	34%		
Commercial	37%	32%	37%	32%	36%	30%	31%	22%	31%	21%		
Industrial	29%	21%	31%	19%	26%	19%	28%	23%	37%	25%		
Rural Service Center	35%	26%	34%	30%	33%	31%	31%	35%	29%	31%		

*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 4 Adjusted Total and Vacant Parcels by Area

Adjusted Total Parcels by Area*

	2019		2020		2021		2022		2023		2019-2023 % Change	
	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	5.97%	-1.04%
Alpine	1,355	8,441	1,357	8,441	1,350	6,241	1,384	8,432	1,423	8,449	5.02%	0.09%
Grouse	3,553	62,293	3,562	61,897	3,592	62,208	3,595	63,043	3,589	62,685	1.01%	0.63%
Baldy Mountain	4,319	40,979	4,392	40,575	4,471	40,776	4,521	40,448	4,577	39,757	5.97%	-2.98%
Gold Mountain	5,913	49,169	5,961	49,200	6,041	49,394	6,119	49,097	6,216	48,164	5.12%	-2.04%
Hoodoo Mountain	3,877	48,890	3,886	48,837	3,956	48,869	4,058	50,030	4,107	49,005	5.93%	0.24%
Spirit Valley	2,384	27,082	2,420	28,381	2,464	28,517	2,615	28,591	2,650	28,032	11.16%	3.51%
Blacktail Mountain	3,165	37,707	3,105	37,677	3,113	37,623	3,187	37,642	3,240	37,407	2.37%	-0.80%
Lunch Peak	2,052	31,886	2,072	31,901	2,089	31,826	2,102	31,832	2,118	31,968	3.22%	0.26%
	30,707	341,734	30,922	342,242	31,322	340,886	31,893	344,340	32,253	340,388	5.03%	-0.39%

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

Adjusted Vacant Land by Area*

	2019		2020		2021		2022		2023		2019-2023 % Change	
	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage
Priest Lake	1,457	17,241	1,466	16,986	1,465	17,394	1,462	16,882	1,420	16,601	-2.54%	-3.71%
Alpine	550	7,204	549	7,203	544	5,249	557	6,801	587	6,816	6.73%	-5.39%
Grouse	1,448	29,457	1,409	28,571	1,401	28,828	1,370	29,860	1,329	28,805	-8.22%	-2.21%
Baldy Mountain	1,590	21,461	1,626	20,974	1,638	20,848	1,620	20,150	1,602	18,844	0.75%	-12.19%
Gold Mountain	2,143	22,570	2,089	22,487	2,088	22,717	2,086	21,421	2,085	20,520	-2.71%	-9.08%
Hoodoo Mountain	1,536	24,700	1,491	24,373	1,505	24,581	1,547	25,350	1,561	24,703	1.63%	0.01%
Spirit Valley	852	13,159	804	13,297	787	13,293	902	13,448	860	12,892	0.94%	-2.03%
Blacktail Mountain	1,475	17,441	1,354	16,754	1,307	16,505	1,359	16,891	1,365	17,267	-7.46%	-1.00%
Lunch Peak	904	20,268	906	20,162	900	20,236	900	19,930	907	19,972	0.33%	-1.46%
	11,955	173,501	11,694	170,807	11,635	169,651	11,803	170,733	11,716	166,420	-2.00%	-4.08%

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

Adjusted Percentage of Vacant Land by Area*

	2019		2020		2021		2022		2023	
	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage
Priest Lake	36%	49%	35%	48%	35%	49%	34%	48%	33%	48%
Alpine	41%	85%	40%	85%	40%	84%	40%	81%	41%	81%
Grouse	41%	47%	40%	46%	39%	46%	38%	47%	37%	46%
Baldy Mountain	37%	52%	37%	52%	37%	51%	36%	50%	35%	47%
Gold Mountain	36%	46%	35%	46%	35%	46%	34%	44%	34%	43%
Hoodoo Mountain	40%	51%	38%	50%	38%	50%	38%	51%	38%	50%
Spirit Valley	36%	49%	33%	47%	32%	47%	34%	47%	32%	46%
Blacktail Mountain	47%	46%	44%	44%	42%	44%	43%	45%	42%	46%
Lunch Peak	44%	64%	44%	63%	43%	64%	43%	63%	43%	62%

*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

Zoning District	2019	2020	2021	2022	2023	2019-2023 % Change
Forest 40	85	99	115	126	129	51.76%
Ag/Forestry 20	1,510	1,547	1,579	1,586	1,611	6.69%
Ag/Forestry 10	2,159	2,205	2,215	2,248	2,283	5.74%
Rural 10	1,758	1,802	1,786	1,803	1,849	5.18%
Rural 5	5,587	5,730	5,986	6,142	6,278	12.37%
Alpine Village	794	797	797	815	823	3.65%
Recreation	2,234	2,288	2,335	2,408	2,468	10.47%
Suburban	2,551	2,574	2,646	2,670	2,722	6.70%
Commercial	10	11	15	18	19	90.00%
Industrial	4	2	8	7	4	0.00%
Rural Service Center	162	168	168	173	176	8.64%
	16,854	17,223	17,650	17,996	18,362	8.95%

Total Parcels with Improvements by Area

Zoning District	2019	2020	2021	2022	2023	2019-2023 % Change
Priest Lake	2,351	2,409	2,471	2,521	2,574	9.49%
Alpine	794	797	797	816	824	3.78%
Grouse	1,901	1,938	1,962	1,999	2,008	5.63%
Baldy Mountain	2,540	2,566	2,631	2,695	2,758	8.58%
Gold Mountain	3,375	3,454	3,539	3,591	3,665	8.59%
Hoodoo Mountain	2,104	2,145	2,200	2,248	2,291	8.89%
Spirit Valley	1,347	1,417	1,481	1,518	1,590	18.04%
Blacktail Mountain	1,473	1,516	1,567	1,592	1,627	10.45%
Lunch Peak	969	981	1,001	1,016	1,025	5.78%
	16,854	17,223	17,649	17,996	18,362	8.95%