

Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (866) 537-4935

Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov



Planning Commission Staff Report for August 30, 2022

Amendment Title **Comprehensive Plan Goals, Objectives and Policies Update**

File Number, Type: **AM00012-22: Comprehensive Plan Text Amendment**

Proposal: To consider an amendment to the existing goals, objectives and policies of the Comprehensive Plan.

Applicant: Bonner County Planning Commission
C/O Bonner County Planning Department,
1500 United States Highway 2, Suite 208,
Sandpoint, ID 83864

Project Representative Bonner County Planning Department,
1500 United States Highway 2, Suite 208,
Sandpoint, ID 83864

Notice provided: Published in Newspaper: August 02, 2022
Notice to cities: July 15, 2022

Notice of the public hearing to consider the amendment to Bonner County Comprehensive Plan has been provided at least 15 days prior to the hearing to the political subdivisions providing services in Bonner County, to area newspapers, radio and television stations, incorporated cities within Bonner County, and the school districts, consistent with Idaho Code §67-6509.

Project Authority:

This Comprehensive Plan amendment is proposed under the authority granted at Idaho Code:

- §31-714 through §31-716 Board of County Commissioners;
- §31-801 Powers And Duties Of Board Of Commissioners;
- §67-6508 Planning Duties;
- §67-6509 Procedural requirements, recommendation and adoption, amendment, and repeal of the Plan;

Bonner County Revised Code:

- BCRC 12-213 Applications, Applicants for Amendments to This Title;
- BCRC 12-214 Procedures for Amendments to This Title;
- BCRC 12-216 Evaluation of Amendment Proposals;
- BCRC 12-217 Public Hearings, Notice of

Agency and Public Comment:

Agency Review

The application was routed to the following agencies for comment on July 15, 2022.

All Taxing Districts	Lake Pend Oreille School District #84 - Admin
Area of City Impact: Clark Fork	Lake Pend Oreille School District #84 - Transportation
Area of City Impact: Dover	Lakeland Joint School District #272
Area of City Impact: East Hope	Lakes Highway District
Area of City Impact: Hope	Little Blacktail Ranch Water Association
Area of City Impact: Kootenai	Midas Water Corporation
Area of City Impact: Oldtown	Montana Rail Link
Area of City Impact: Ponderay	Mountain Utility Company
Area of City Impact: Priest River	Natural Resource Conservation Service
Area of City Impact: Sandpoint	New Schweitzer Ski Village
Area of City Impact: Spirit Lake	North of the Narrows Fire District
Avista Utilities	Northern Lights, Inc.
Bay Drive Recreation District	Northland Cable Television
Bayview Water & Sewer	Northside Fire District
Blanchard Cooperative Water Assoc. Inc.	Northside Water District
Bonner County EMS	Northwest Medstar
Bonner County GIS Department	Oden Water Association
Bonner County Historical District	Outlet Bay Sewer District
Bonner County Road & Bridge	Pack River Cemetery
Bonner County Sherriff	Panhandle Health District
Bonner Historical Society	Pend Oreille Hospital District
Bonneville Power Administration	Pend Oreille Valley Railroad
Bottle Bay Water & Sewer District	Pine Bluff Mutual Water Co, Inc.
Bureau of Land Management – CdA District	Pine Bluff Water System
Burlington Northern Santa Fe (BNSF)	Priest Lake Golf Club Estates Water, Inc.
CDS Stonebridge Utilities	Priest Lake Public Library District
Cedar Grove Water System	Priest Lake Translator District
Clark Fork Library	Priest River Airport
Clark Fork Valley Fire	Public Works Department
Colburn Water Association	Round Lake State Park
Coolin Sewer District	Sagle Valley Water & Sewer

Coolin-Cavanaugh Bay Fire District	Sam Owen Fire District
Drainage District #7	Sandpiper Shores Master Utility, LLC
East Bonner Library	Sandpoint Aviation
East Priest Lake Fire District	Schweitzer Basin Water
Ellisport Bay Sewer	Schweitzer Fire District
Environmental Protection Agency	Schweitzer Resort Water
Federal Aviation Administration	Schweitzer Ski Village
Federal Emergency Management Agency	Selkirk Fire, Rescue & EMS
Frontier Communications	Selkirk Recreation District
Garfield Bay Water and Sewer District	Southside Fire District
Gas Transmission Northwest Corp.	Southside Water & Sewer District
General Telephone Company	Spirit Lake East Water District
Granite Reeder Water & Sewer District	Spirit Lake Fire District
Humane Society of U.S.	SPOT
Idaho Agricultural Aviation Association, Inc.	State Historical Society
Idaho Department of Environmental Quality	Stoneridge Utilities
Idaho Department of Fish & Game	Sunnyside Water Association
Idaho Department of Health and Welfare	Swan Shores Sewer District
Idaho Department of Insurance	Syringa Heights Water Association
Idaho Department of Lands - CdA	Talache Water Association, Inc.
Idaho Department of Lands - Coolin	Tamarack Village Water & Sewer
Idaho Department of Lands - Sandpoint	The Spires Water Company, LLC
Idaho Department of Lands- Navigable Waters & Mining	Timber Lake Fire District
Idaho Department of Parks and Recreation	Trestle Creek Sewer District
Idaho Department of Water Resources	U.S. Army Corps of Engineers (USACE)
Idaho Division of Building Safety	U.S. Department of Agriculture
Idaho Humane Society	U.S. Fish & Wildlife Service
Idaho Panhandle National Forest	U.S. Forest Service
Idaho State Police - CdA	Union Pacific Railroad (Spokane International)
Idaho Transportation Department - Aeronautics	Verizon
Idaho Transportation Department - District I	VP, Inc.
Independent Highway District	Vyve Broadband/ Northland Cable Television
Inland Power & Light	West Bonner County Cemetery District
Kalispel Bay Sewer & Water	West Bonner County School District #83
Kalispel Tribe of Indians	West Bonner Library
Kokanee Park Water System	West Bonner Water & Sewer District
Kootenai Indian Tribe	West Pend Oreille Fire District
Kootenai-Ponderay Sewer District	West Priest Lake Fire District
Kullyspell Water	Westmond Water District
Laclede Water District	Whispering Pines Cemetery

The following agencies replied with comments:

Idaho Department of Environmental Quality	July 15, 2022
Independent Highway District	July 18, 2022
Independent Highway District	July 28, 2022
North of the Narrows Fire District	August 08, 2022

The following agencies replied with no comment:

Laclede Water District	July 19, 2022
Northern Lights, Inc.	July 21, 2022

None of the other agencies, notified of this request, replied.

Public Comments: Several public comments were received. All have been included as part of the file.

Staff Review and Analysis:

The process to update the Comprehensive Plan process started in the year 2017 with the formation of sub-area land use planning committees - Priest River-Oldtown (West County) and Priest Lake, Sagle, Selle-Samuels, Southwest County. The committees’ land use recommendations were submitted to the County in the form of sub-area plans by the year 2021.

In April of 2022, Planning Commission was formed to carry on the work of the prior Planning and Zoning Commission to continue updating the Comprehensive Plan. The Commission’s first task in updating the Comprehensive Land Use Plan (Plan) was to review the goals, objectives and policies of the plan. During the May, June and July Planning Commission workshops, the goals, objectives and policies presently stated in the Plan were reviewed. Suggestions were made for rewording, deleting or adding new goals, objectives and policies to either make them align better with the analysis of their respective Plan components and the sub-area plans or to determine their applicability to land use, as directed by Idaho Code 67-6508.

The goals, objectives and policies of Bonner County’s existing Plan reviewed in the accompanying document deal with the following Plan components: Property Rights; Population; School Facilities and Transportation; Economic Development; Land Use; Natural Resources; Hazardous Areas; Public Services, Facilities and Utilities; Transportation; Recreation; Special Areas and Sites; Housing; Community Design; and Agriculture and Implementation. The attachments to this staff report include:

- Appendix A – Goals, Objectives and Policies (Current)
- Appendix B – Goals, Objectives and Policies (Suggested Updates, July 19, 2022)

The Commission further intends to keep updating the Comprehensive Plan with review and updates to the text of each Component and the resulting goals, objectives and policies, if any.

Motion by the Governing Body:

PLANNING COMMISSION

MOTION TO RECOMMEND ADOPTION: I move to recommend to the Board of County Commissioners adoption of the updated goals, objectives and policies of the Comprehensive Plan as presented or as amended in this hearing, finding that it is in accord with the Idaho State Code as enumerated in the following findings of fact and conclusions of law, and based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. I further move to adopt the following findings of fact and conclusions of law as written (or as amended). This action does not result in a taking of private property.

Findings of Fact:

1. Per Idaho Code Chapter 65, Title 67, it is the duty of the planning or planning and zoning commission to conduct a comprehensive planning process designed to prepare, implement, and review and update a comprehensive plan, hereafter referred to as the plan.
2. The Board of County Commissioners is authorized by Idaho Code, Chapter 7, Title 31, to adopt ordinances, rules and regulations "...not repugnant to law, necessary for carrying into effect or discharging the powers and duties conferred by the laws of the state of Idaho, and such as are necessary or proper to provide for the safety, promote the health and prosperity, improve the morals, peace and good order, comfort and convenience of the county and the inhabitants thereof, and for the protection of property therein..."

Conclusions of Law:

1. The proposed amendment **IS** in accord with Idaho Code Title 67, Chapter 65.

The complete file is available for review in the Planning Department, 1500 Highway 2, Suite #208, Sandpoint, ID. Staff reports are available prior to the scheduled hearing at www.co.bonner.id.us Bonner County Revised Code (BCRC) is available at the Planning Department or online.