
Priest River/Oldtown Community Subarea Plan

Draft 5/23/2019

INTRODUCTION

A Community-Based Local Area Plan

The Priest River/Oldtown Community Subarea Plan, hereafter known as “The Plan”, is an amendment to the Bonner County Comprehensive Plan. The Plan provides guidance to meet the needs and desires of the community. While the Bonner County Comprehensive Plan contains general goals and policies that are applicable county-wide, the content of The Plan is tailored specifically to the designated geographic boundary of the Priest River/Oldtown subarea. The Plan gives the public, businesses, and government agencies an account of the community’s intentions for future development and land-use. The Plan is designed to enhance the positive characteristics of the community while moving it toward the future envisioned by its people.

Vision Statement:

Our vision is to retain our rural character, history, and culture by protecting our unique natural resources, while balancing private property rights and land-use regulations.

The Plan’s vision is founded on these principles:

- respecting the history and culture of our communities,
- understanding the value of our natural resources
- defending the ongoing pursuit of liberty
- supporting future generations who embrace the aforementioned principles

The purpose of The Plan’s vision is to:

- Promote stewardship of the land
- Encourage multi-use access to public lands
- Support small scale (family) agriculture and forestry
- Preserve the context and character of communities
- Balance private property rights with accountability to one’s neighbors
- Exercise caution in regards to growth and expanding development particularly in terms of environmental impacts (air, water, view sheds) (Guide growth and development as it relates to environmental impacts (air, water, view sheds))

Rural Character

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. That eliminates the conversion of undeveloped land into sprawling, low-density development;
3. That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas, supporting working farms, ranches, and forestry.
4. Compatible with wildlife habitat.
5. Traditional rural roads and transportation; such as passenger vehicles, tractors and other farm equipment, and trucking.
6. Encourage more intensive land-use (commercial/industrial) and higher density developments (suburban) only within the Area(s) of City Impact.
7. That do not require the extension of urban governmental services beyond the limits of the Area(s) of City Impact.