

Priest River/Oldtown Subarea Plan

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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 (Do no harm) to one’s neighbors
- 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. 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.

CHAPTER 1: POPULATION

This chapter provides demographic and population data used to inform the dialogue throughout The Plan. This summary is intended to provide a baseline of the present, an analysis of the past, and a projection of future trends including characteristics such as total population, and demographics that are useful in planning for future growth.

The boundary of the Priest River/Oldtown subarea is divided by the Pend Oreille River corridor, while also abutting the incorporated cities of Priest River and Oldtown proper. Due to the unique boundary extents, data specific to the subarea was difficult to obtain. Population and demographic information was captured for the Priest River/Oldtown subarea using various techniques in an effort to capture the major trends of the area. In order to provide a frame of reference much of the data summarized is compared to other towns in Bonner County which feature similar population trends and geography.

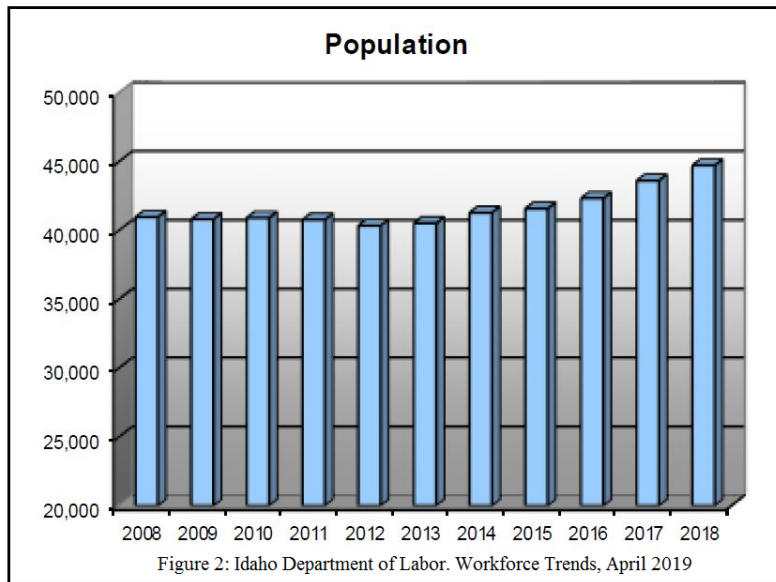
Population

In the last five years the population based on residency within Priest River’s zip code area has increased moderately compared to other zip code boundaries in the county. According to a private economic study published by the group EMSI, the general population of the Priest River zip code area increased 13.6%, while Blanchard grew 16.6%, and Sandpoint grew 8.4% . Figure 1 compares the population trends of various zip code boundaries in Bonner County in relation to the Priest River zip code area.

Zip Code Boundary	Population (2013)	Population (2018)	Percent Increase
Nordman (83848)	240	253	2.2%
Sandpoint (83864)	41,468	43,946	8.4%
Sagle (83860)	6092	6,885	13.0%
Priest River (83856)	6,250	7,101	13.6%
Blanchard (83804)	1,492	1,740	16.6%

Figure 1: Adapted from EMSI Q2 Data Set, Economic Overview. www.economicmodeling.com

Although the Priest River area has seen a considerable increase in population over the last 5 years, trends across Bonner County show that the area as a whole has been growing at a slower pace compared to the state over the course of a 10 year period. From 2008 to 2018 the county grew 9% as opposed to 14.3% throughout Idaho. Even though Bonner County has seen a below average growth trend over the last decade, Figure 2 shows a marked increase in growth during the last five years which coincides with the five year population trend of the Priest River zip code area.



Bonner County Population Overview & Trends

To add perspective to the recent growth in the area, the last 2010 census placed Bonner County’s population at 40,877. Bonner County, established in 1907, now has 100 years of population data. The 100-year population chart shows the county grew by fewer than 2,000 people over the first 60 years of its existence. Rises and falls in population amounted to little more than 3 or 4 percent over each decade until 1970. But the 1980 census revealed Bonner County was experiencing a population boom. The population jumped 55 percent in 10 years from 1970 to 1980. In a 30-year span beginning in 1970, the population grew by 137 percent. Between 1990 and 2000, Bonner County increased in population by 38.4 percent, but by the 2010 census, the growth slowed to an 11 percent increase over 10 years. In conclusion, current population trends reveal that the area will continue to grow at a steady 10-15% into the next decade but is not anticipating extraordinary population growth. We understand that we do not

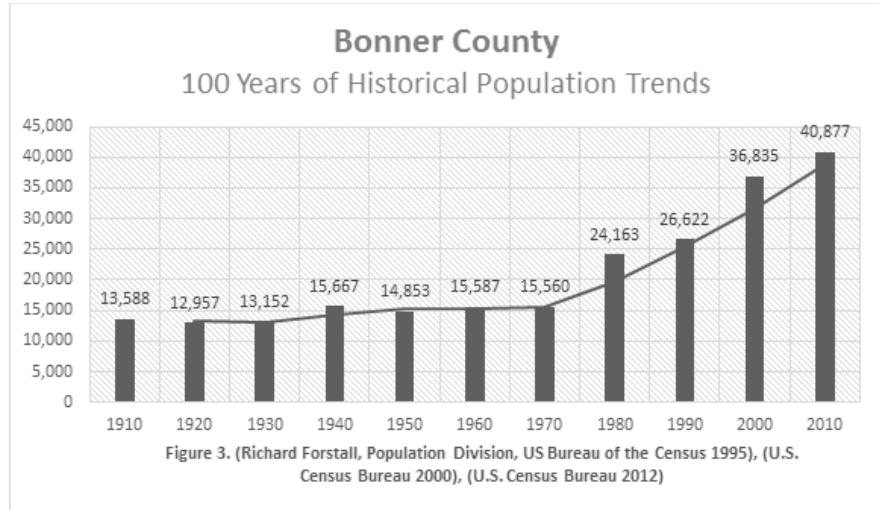
have sufficient data and that we cannot readily predict the future of population growth for the area. The goal for this plan is to guide growth in an effort to maintain the Rural Character of the area.

Age & Demographic Trends

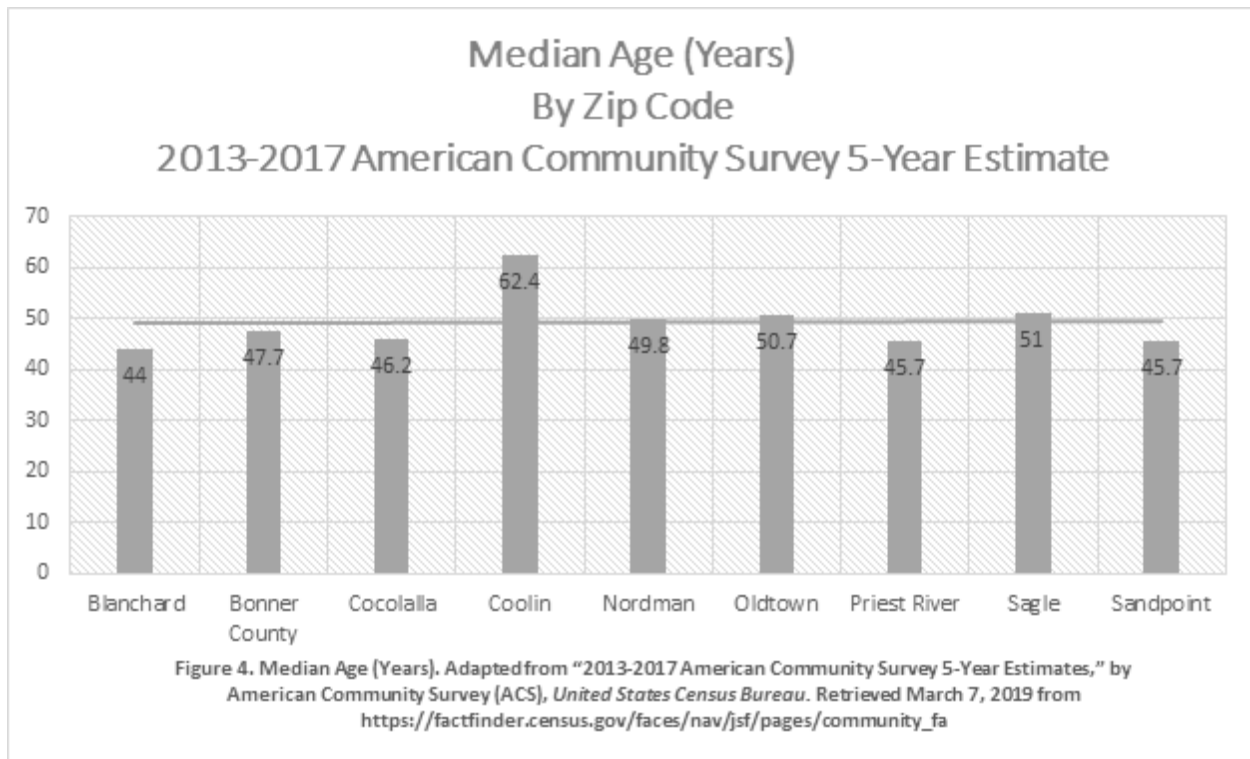
The average age of the Priest River/Oldtown community is

45.7 years old, which is

slightly lower than the Bonner County median age of 47 years old, but considerably higher than Idaho's median age of 36.1 [Figure 4]. In the last decade Bonner county's median age increased from 45.8 years old in 2010 to 47.7 years old by 2017.



According to the Idaho Department of Labor, rural Idaho's demographics are expected to become further imbalanced towards a retirement aged population. Projected trends for the Priest River/Oldtown area show that the population will continue to age, but not as quickly as some of the other zip code areas in Bonner County. The major influence affecting this phenomenon is the prevalence of economic opportunity in rural places. Since some economic opportunities are available in the cities of Priest River & Oldtown, trends for the area reveal a slower aging of the populus in the subarea as opposed to the rest of Bonner County's unincorporated areas. Aging of rural places across Bonner County will continue as the pull of stronger economic opportunities in urban areas pull younger workers away from their rural communities.



Future Conditions

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

Goals:

- To promote land use policies which encourage and support a diverse economy, entry level jobs, first time home buyers, and a high quality of life.
- To maintain and encourage the use of those cultural and recreational resources that contribute to the community's character, while promoting a stable economy through managed growth.
- To encourage low density levels that are consistent with the area's Rural Character.

Policies:

- Increased population shall not dictate density.

- The Plan shall keep current with county census data, population estimates and projections and shall use the data to analyze community needs and project impacts.
- Population forecasts and census data shall be used to evaluate housing and school needs, transportation and service impacts.
- Bonner County shall cooperate with its incorporated cities and neighboring counties to address growth challenges on a regional scale and coordinate planning efforts whenever possible.
- Monitor and analyze employment and population data to identify trends affecting the Priest River/Oldtown area.
- Apply the results of this analysis, as appropriate, to the Priest River Oldtown/subarea plan to maintain alignment and support its vision statement and definition of Rural Character.

CHAPTER 2: ECONOMIC DEVELOPMENT

Existing Conditions

Agriculture, forestry, light commercial & industrial, home occupations, small food services, trades, machine shops, utility companies, construction and service based industries primarily serve the Priest River/Oldtown area. Most of the commerce in the area is centered around the incorporated cities of Priest River and Oldtown. This chapter includes an analysis of the economic base of Priest River/Oldtown subarea, including employment, industries, economies, and jobs.

Employment & Industries

According to a recent publication by the Idaho Department of Labor, Priest River has lost more than 450 sawmill and logging jobs since 2007; a historic economic mainstay for Bonner County residents [Idaho Department of Labor, *Workforce Trends*, November 2019]. Though the timber industry has seen declines in the last decade, a private economic study published by the group EMSI states that sawmills and wood preservation is still one of the main employers in the Priest River zip code area. Amongst Forestry as a main employment industry, Figure 1 & 2 shows an increase in agriculture, fishing & hunting employment opportunities, accommodation & food services, real estate, rentals & leasing, and recreational jobs.

One of the quantitative ways workforce information is examined is to compare the ratio of an industry in a particular community in reference to the region [Figure 2]. This process is called Location Quotient and it can be used to reveal what makes a particular region “unique” in comparison to the national average. Location quotients are a measure of the relative importance of an occupation in an area, and show the share of an occupation's employment in an area relative to the U.S. average. One example of Priest River/Oldtown’s uniqueness using this measure is the continued presence of forestry jobs which is shown to have a high LQ in Figure 2. Similarly, Figure 3 shows an above average number of government, manufacturing, retail trade, agricultural, and recreation type jobs which are all economic opportunities the community would like to see persist in the area.

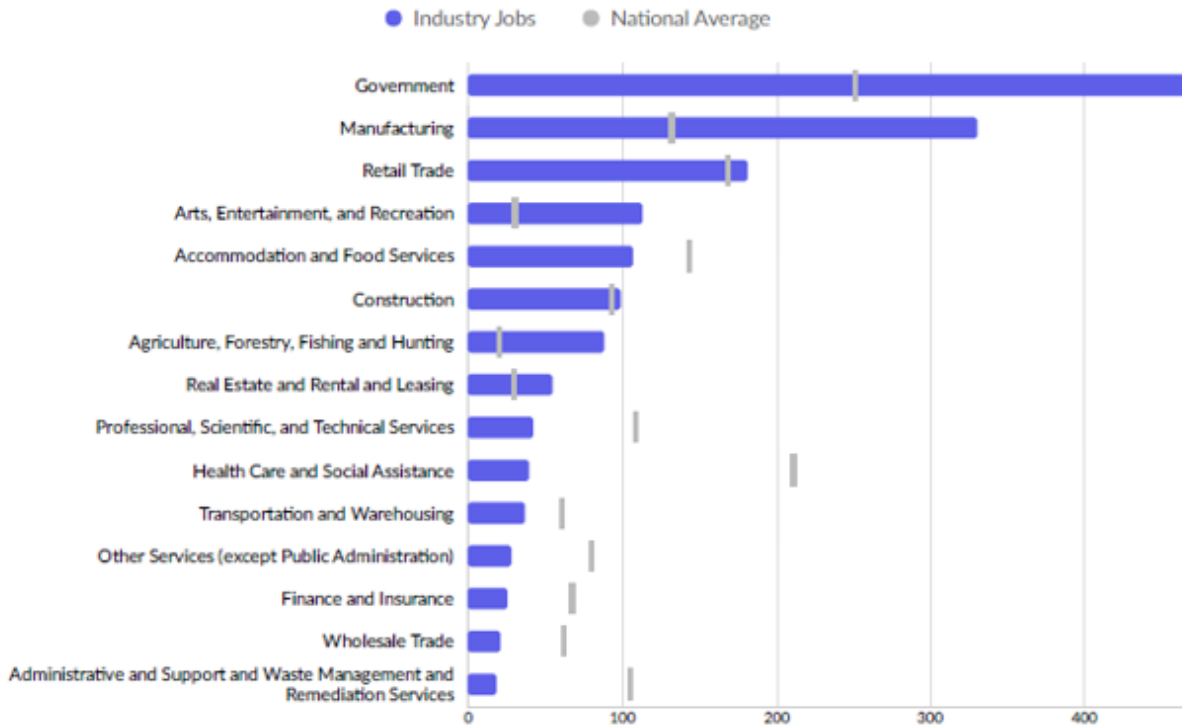
Figure 1: EMSI: Economic Overview for Zip Code 83856; Top Growing Industry Jobs for 83856



Figure 2: EMSI: Economic Overview for Zip Code 83856; Top Industry Jobs Location Quotient



Figure 3: EMSI: Economic Overview for Zip Code 83856; Largest Industries by National Average



Cottage Industries

Home businesses are a growth industry not captured in labor force statistics. Based on an analysis of 2005-2018 American Community Survey data, national trends show a 3.7% increase in overall self-employment across the nation [US Census Bureau, Retrieved August 16, 2019]. Since self employment stats are difficult to obtain, The American Community Survey (ACS) derives its data on work-at-home from the question: What was your primary means of transportation to work during the survey week? “Worked at home” is one of the choices. Therefore, all we know about this population is that they worked primarily at home, which we assume means at least half-time.

As internet services become more readily available not only across the Priest River/Oldtown subarea, but globally, it is reasonable to anticipate an increase in the percentage of individuals working from home in rural areas. As such, telecommuting enables many individuals to live remotely without the need for local employment opportunities.

Future Conditions:

The Priest River/Oldtown community envisions a future where the rural landscape continues to be predominate over man made development. While economic opportunities are important to the community, future economic development shall not degrade the condition of our current air, water, open spaces and natural areas for recreation and residential pursuits, that contribute to a healthy

community. Maintaining the balance of our natural resources, rivers, valleys, and mountains, is an essential economic development strategy.

As demonstrated in the analysis contained herein, industries such as forestry, construction, retail, and service based businesses continue to provide an economic base for the area. Since the subarea surrounds the cities of Priest River & Oldtown, we are in the unique position to plan for those types of developments in key areas identified as the Area of City Impact, as to preserve the outlying areas for rural residential pursuits. The community also recognizes & supports the need for some neighborhood commercial and light industrial operations that do not require the extension of urban like services into the boundaries of the Priest River/Oldtown subarea, such as allowing for the continued operation of small businesses like the Vay Market.

Though the analysis reveals that cottage industries are difficult to track and quantify, home based businesses are an important economic factor to our community. Those industries should be encouraged to develop while avoiding adverse impacts to residential neighborhoods and the surrounding environment. It is anticipated that as internet services become more readily available in this rural community, cottage industries and home based businesses will continue to be a top economic opportunity for residents.

Furthermore, as farmland diminishes across rural America, the community recognizes the need to protect agricultural pursuits within the subarea. The term protection should be perceived as an opportunity to support agriculture as a business, and on a voluntary basis protect farmland as a land use in the community. The term is not used as a means of restricting a property owner's rights to the use of their land but rather, "the preservation, conservation, management and improvement of lands which are part of viable farming operations, for the purpose of maintaining current uses; such as farming, timber, wildlife management, recreation lands to remain in agricultural production" as defined. The classification of agricultural production covers establishments (e.g., farms, ranches, dairies, greenhouses, nurseries, orchards, hatcheries) primarily engaged in the production of crops, plants, vines, or trees (excluding forestry operations) and the keeping, grazing, or feeding of livestock for the sale of livestock or livestock products. Agricultural production also includes establishments primarily engaged in the operation of sod farms, cranberry bogs, and poultry hatcheries; in the production of mushrooms, bulbs, flower seeds, and vegetable seeds; and in the growing of hydroponic crops. The community recognizes these establishments as an integral part of living and working in a rural community.

Goals:

- To encourage, improve, and preserve activities and developments which provide for the employment of citizens and area residents, yet retains the area's Rural Character.
- Identify and encourage low impact development of areas that, due to the nature of existing uses and transportation corridors, will lend themselves to increased activity and non-residential or mixed uses, so as to preserve the surrounding area for rural residential pursuits.

- To encourage and promote rural pursuits that support traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas, supporting working farms, ranches, and forestry.
- Maintain dark-skies, healthy water and air.
- Ensure development is occurring in specific areas identified by the land use plan to maintain the Rural Character of the area while also providing low impact infrastructure and services.

Policies:

- Local economic development efforts shall protect, enhance and encourage a high quality of life, and consider cultural amenities as significant factors in business retention, recruitment and economic growth.
- Foster agricultural opportunities by protecting agricultural practices and activities.
- Develop standards for commercial and industrial development that are appropriate for the surrounding community, including: appropriate site sizes, use types, and design standards that encourage both attractive and efficient function, while protecting the environment, [and the viewshed](#).
- Commercial and industrial development shall occur only within the area of city impact or those areas identified within the land use plan.
- Support local food choices and the local economy by encouraging locally based food production, distribution, congregation, and retail sales. Examples include community gardens, school gardens, farm related education programs, farmers or public markets, and other small-scale, collaborative initiatives.
- Home Occupations are recognized as an important economic factor in the community and should be encouraged to develop while avoiding adverse impacts to residential neighborhoods.
- Development of commercial and rural service areas in locations defined by the land use plan where services and transportation networks are readily available.
- Development standards for all Commercial & Industrial facilities shall take into consideration minimizing specified conditions with respect to emissions of noise, light, glare, smoke, odor, dust, particulate matters, vibrations, traffic, and hours of operation.
- Specified conditions with respect to emissions of noise, light, glare, smoke, odor, dust, particulate matters, vibrations or hours of operation may be prescribed differently from those required in a given district, as to be compatible with other applicable state and federal standards.

Bibliography

Bureau of Labor Statistics, U.S. Department of Labor, *Occupational Employment Statistics*, [12/11/2019] [www.bls.gov/oes/].

EMSI, Economy Overview, *Q2 2019 Data Set*, Priest River Zip Code 83856 in Bonner County, [www.economicmodeling.com].

Idaho Department of Labor; *Workforce Trends*, November 2019.
The Business Professor, Business Encyclopedia, *Cottage Industry Definition*, [<https://thebusinessprofessor.com/knowledge-base/cottage-industry-definition/>].

CHAPTER 3: NATURAL RESOURCES & AGRICULTURE

The Natural Resources & Ag Component includes an analysis of the uses of water bodies, to include rivers, streams, lakes, and geothermal waters; vegetation, to include wetlands, forests, pasture, range and cropland, generalized vegetation, and sensitive species; soils, to include prime and non-prime farmland, and soil properties; fisheries, to include hatcheries, stream segments and shorelines of concern, sensitive species and populations; wildlife, to include habitat, general species and sensitive species; minerals, to include metals and non-metals; beaches and shorelines, to include locations and facilities; watersheds and aquifers, to include location and size; and climate, to include general statistics and general history. Idaho Code §67-6508 (n) also requires the following for the Agriculture component: "An analysis of the agricultural base of the area including agricultural lands, farming activities, farming-related businesses and the role of agriculture and agricultural uses in the community."

Existing Conditions:

The following natural resource concepts have been considered in this component:

Water

Water is one of the most valuable resources on the earth. It is the essential element to maintain all plant and animal life. Water sources can be easily degraded by human activities. Ground disturbance can degrade aquatic environments through changes in hydrology and water quality. The ability to provide guidance and incentives to private landowners for conserving and restoring these important features is important to the PRO community. Healthy plant communities play many vital ecological roles: soil building and stabilization, water infiltration, watershed health, heat absorption and water temperature control, carbon and pollutant sequestration, and habitat formation for animals and other plants. Adequate setbacks from riparian corridors, and limiting the removal of shade bearing vegetation along waterways in order to mitigate water temperature rise is an essential economic strategy. Policies should attempt to limit the impact of development density as to reduce septic systems along waterways, as well as the use of agricultural fertilizers and pesticides in areas of riparian impact.

Topography

Steep slopes and ridgelines are environmentally important and sensitive to disturbance. Steep slopes frequently host a wide range of vegetation and habitat types that support high biodiversity. At the same time, property owners often desire steep slopes for residential construction because they can offer spectacular views. However, because they often feature unstable and erodible soils, development can result in soil loss and degradation. Policies should protect the integrity and resiliency of the natural environment while allowing for appropriate low density development in these sensitive areas.

Soils

Soils are important to the planning and development process for several reasons. When soils are disturbed during land development, essential functions of healthy soils are disrupted. If soils are not quickly stabilized with vegetation after disturbance, then erosion, airborne dust, invasive weeds, and degraded water quality can quickly result.

Soils are also important in the management of wastewater. In the PRO planning area, a large proportion of the residential development contains on-site septic systems for the treatment and disposal of wastewater. Panhandle Health District (PHD) reviews and approves plans for both conventional and alternative on-site wastewater treatment facilities to ensure that they are designed and constructed in accordance with the Idaho Department of Environmental Quality (IDEQ) Rules. These systems rely on soil bacteria to break down waste material as water percolates downward. Loamy soil (a mixture of clay and sand) is the ideal texture to facilitate water filtration. Coarse sand and bedrock are examples of soils or substrates that are unsuitable for septic systems because they do not adequately filter water before it reaches the groundwater below. Shallow or unsuitable soils make the installation of septic systems difficult and expensive because conventional septic tanks and leach fields may not be feasible. Due to these factors, the Priest River/Oldtown community intends to take soil type, and drainage into consideration when determining the suitability of land for development, as well as density.

Scenic Areas

The International Selkirk Loop is a 280-mile-long scenic highway that spans the state of Idaho and Washington, as well as the Canadian province of British Columbia. The PRO area is divided by Highway 2 which comprises the southern leg of the International Selkirk Loop. This portion is known as the Panhandle Historic Rivers Passages Scenic Byway, and it begins at the Washington state line following the northern shore of the Pend Oreille River through Oldtown, Priest River, and ends in Sandpoint. In total, the loop encircles the Selkirk Mountain Range, and offers several side trips from the main route. The portion of the loop in the United States has been designated an All-American Road by the United States Department of Transportation.

Vegetation

Healthy plant communities play many vital ecological roles: soil building and stabilization, water infiltration, watershed health, heat absorption and water temperature control, carbon and pollutant sequestration, and habitat formation for animals and other plants. Much of the composition of plant species are well outlined in the general Comprehensive Plan for Bonner County. Due to the rural nature of the area, the PRO community wishes to establish further policies that improve forest and land health that would promote firewise stewardship of the lands.

Agriculture

While Bonner County's agriculture sector is relatively small when compared to its neighbors regionally, its impact cannot be ignored locally. The size of the agriculture sector makes protecting the valuable resources that allow it to function all the more important. The area's residents seek to promote the retention of agricultural lands by implementing planning strategies that complement and support

agriculture and farm-related, non-agricultural activities. This plan has been developed with the Right-to-Farm statute in mind as mandated by Idaho Code Title 22, Chapter 45. The legislature has mandated that no owner may be deprived of full and complete use of agricultural land for production of any agricultural product by land use restrictions enacted after the commencement of the agricultural use. It is the intent of the legislature to reduce the loss to the state of its agricultural resources by limiting the circumstances under which agricultural operations may be deemed to be a nuisance. The legislature also finds that the right to farm is a natural right and is recognized as a permitted use throughout the state of Idaho.

Future Conditions:

Natural resources present both opportunities and limitations to land use activities. This plan aims to adequately balance natural resource protections with private property rights, while maintaining the rural character of the area. The area's residents also seek to protect natural resources, while retaining productive working timber ground and agriculture as a viable land use. Residents support and encourage the continued existence of agricultural and forestry practices. The goals & policies contained in this component aim to address the suitability of lands for any given use with natural resource protection in mind.

Goals:

1. To preserve the quality of dark skies in the rural areas.
2. To encourage that new development provides open spaces for wildlife.
3. To preserve areas devoted to outdoor enjoyment and encourage recreational opportunities for future generations.
4. To protect public access to waterways, recreational activities, public lands and rights-of-ways.
5. To ensure that any development does not result in a significant negative impact on ground and surface water, or air quality.
6. To sustain a healthy aquifer which is critically important to the quality of life and recreational opportunities in the area.
7. To protect Rural Character & the area's agricultural heritage.
8. To retain commercial agriculture & hobby farms as a viable use.

Policies:

1. Policies will encourage the protection of watersheds, floodplains, and riparian areas, and will consider hazards that are inherent to floodplains, floodways, steep slopes, and areas of geological instability. Development should not occur on lands deemed unsuitable for health, safety and property damage, such as due to flooding, inadequate drainage, and severe erosion potential.
2. New isolated industrial areas in the rural areas of the county are discouraged as they may result in environmental deterioration, agriculture production impacts, and/or increased need for road maintenance.
3. Best management practices for waterway setbacks and earth-moving activities and road construction should be instituted to reduce erosion and sedimentation into waterways.

4. Encourage policies that provide open space to protect the finite resource base of the area's natural environment – including air, groundwater, surface water, soil, plant and wildlife habitats, agricultural lands and aquifers, watersheds, and wetlands.
5. Require any proposed development, including ground surface disruption, to abide by all current and applicable County, State, and Federal rules and regulations that apply to ground, surface, and air quality.
6. Encourage the use of natural landscape to block out light from other houses, limit the number of street lights in planned developments, and support designs which radiate as few lumens of light as possible. Examples include installing lights lower to the ground, implementing shields, and pointing lights down.

CHAPTER 4: PROPERTY RIGHTS

Rural communities are founded on the productive and diverse activities of individual property owners. The success of these individual rural property owners relies on the preservation and advocacy of private property rights.

In the simplest of terms, private property rights are the recognition that a landowner has the constitutional authority to pursue life, liberty and happiness through utilizing their land in the manner of their choosing, so long as it does not cause harm to their neighbors. By extension, planning and zoning codes, rules, regulations and administrative policies should be limited to defining and preventing specific causes and remedies of harm between neighbors. Broadly defined land use restrictions are ineffective at preventing harm and serve only as encroachments on private property rights.

In order to protect and support the rural character, economy and resiliency of our community, private property rights must be recognized and respected as the first filter through which all land use goals and policies are defined.

CHAPTER 5: Land Use Goals & Policies

Goal: To protect the quality of water sources (lakes, rivers, streams, springs and wetlands).

Policy: Protect sensitive water sources from the harm caused by excessive use and/or contamination by maintaining a low density (≥ 10 acres) of development in close proximity to such water resources.

Policy: Sprawl around waterways shall be avoided. Zoning districts should protect these areas by allowing only low-density (≥ 10 acres) for new development around waterways.

Goal: To protect farmland by allowing for the continuation of agriculture as a distinct land use, and a viable sector of the economy.

Policy: Land use regulations should protect larger parcel sizes (≥ 20 acres) in the Agricultural zoning districts in order to preserve agricultural uses as a viable economic base in the community.

Policy: Protect existing farm operations and farmland from fragmentation by discouraging the encroachment of non-agricultural uses.

Policy: Create true agricultural zoning requiring a large minimum lot size (≥ 20 acres) to reduce conflicts caused by adjacent development that is incompatible with agricultural uses.

Policy: Create a spatial separation and buffering of land uses which will serve to protect existing farmland.

Policy: Agricultural lands not classified as prime agricultural lands or farmland of statewide or local significance should also be protected in an effort to reduce the overall loss of agricultural lands and farming activities.

Goal: To limit commercial/industrial uses to those areas specifically designated for those uses.

Policy: Growth of commercial & industrial type businesses should occur within the Area of City impact.

Policy: Commercial/Industrial development will be planned and managed to assure its compatibility and balance with neighboring development.

Policy: Density of above ground commercial communication systems and devices shall be limited. A minimum of 3 miles between each site (cell tower, satellite pad, solar farm, wind

tower, etc.). Each site is limited to 3 vertical structures under 200 feet in height from existing ground level. Site size shall not exceed one acre. In addition, no new facility (cell tower, satellite pad, solar farm, wind tower, etc.) shall be allowed to be constructed within 1000 feet of any residence.

Goal: To maintain the Rural Character of the Priest River/Oldtown area.

Policy: Land use designations shall be located in defined areas as provided by this plan. This plan encourages clustered development, and prohibits amendments to the map that would cause a land use designation to become “spot” development. Extension of any land use designation must be adjacent to that land use type and compatible with the adjacent land uses of differing types.

Policy: Land uses should be consistent and compatible with existing development, and blend with existing communities.

Policy: Land use regulations shall foster compact development patterns that minimize the conversion of open space and rural lands into suburban like areas, including but not limited to PUD’s and Conservation Subdivisions.

Policy: Protect the character of residential neighborhoods by precluding the encroachment of incompatible land uses, and minimizing adverse impacts on natural resources.

Policy: Transitional zoning should be used to act as a buffer between land uses of differing types and intensities to harmonize rural residential lifestyles and agricultural practices in the rural areas.

Land Use Designations

The following land use descriptions lists general uses and characteristics of each of the map designations specific to the Priest River/Oldtown Area.

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

PRO Industrial & Commercial

The PRO Industrial & Commercial classification is the only area where industrial & commercial land uses can occur. Industrial operations shall be conducted in a manner that protects the health, safety and general welfare of residents, and the integrity of the natural environment. Lots must be sized sufficient to accommodate permitted uses and associated parking, setbacks, landscaping, walkways, and other applicable development standards. By minimizing the locations that this designation can occur we effectively limit the impact that large scale commerce and industry can have on the surrounding area. This designation shall only occur within the Area of City Impact. Due to the intensity of land use, these areas require:

1. Primary transportation routes
2. Industrial will require full urban services
3. Appropriate landscape buffers.
4. Access shall be public, paved (?), and will accommodate the turning radii of commercial vehicles.

PRO Neighborhood

This is a residential designation that encompasses higher density development that has already occurred in the existing neighborhood areas of Priest River/Oldtown. This land use designation shall only occur within the areas as shown by the Land Use Map. These areas are generally level and served by a network of primary transportation systems. It is characterized by the following:

1. The minimum lot size is one (1)**acre** where urban services where available
2. The minimum lot size is five (5) **acres where no services are available.**
3. Density would be limited to (1) single family dwelling and (1) accessory dwelling unit per minimum lot size.

4. The minimum access requirements are: public roads or private roads that are dedicated to the public. Roads shall be graveled at a minimum and are encouraged to be paved to ensure safety and mobility. Achievement of maximum density in this designation shall require paved roads.

PRO Rural Residential

The purpose of the Rural Residential area is to preserve the open character of land. The rural area provides for residential development in areas where urban services are not available. Lower densities in this area will reduce potential impacts to resources, private road ways, and preserve the rural landscape.

1. The lot size minimum for this designation is **=/>10 acres** with one (1) dwelling unit and one (1) accessory dwelling unit per minimum lot size.
2. Minimum access requirements are graveled travelways, and may be public or private roads.
3. This land use should be located to create a buffer between PRO Agricultural/PRO Timber lands and PRO Neighborhood designation.
4. The minimum lot size is ten (10) **acres** where Slopes are less than 30%.
5. The minimum lot size is twenty (20) **acres where slopes are greater than 30%.**

Low density residential is the most common use in area by acreage. This area will primarily be served by individual sewage and water systems and unpaved roads. Due to the lack of improved infrastructure in this designation, commercial uses shall be limited to home occupation and agricultural uses. Small-scale agricultural uses and residential development are permitted. Small scale farming that provides products for local use shall be encouraged.

PRO Agriculture Lands

This designation includes prime agricultural land in order to preserve productive farm, and ranch, land. This is intended to promote the important economic and environmental contributions of these lands to the County. This area may have a range of road systems serving it and residences are generally served by individual sewer and water systems.

1. The lot size minimum **is** **=/> 20 acres** with a one (1) dwelling unit and one (1) accessory dwelling unit and one(1) worker housing unit or one (1) RV Dwelling Unit per minimum lot size. (Employee housing for farms, agricultural)
2. Onsite housing for farms shall be limited to farms larger than 100 acres, one worker housing unit.
3. The minimum access requirements are primitive and may be public or private roads.
4. These areas generally have prime agricultural land soils, soils of recognized state importance, and active farm and ranch operations. Agricultural lands not classified as

prime agricultural lands or farmland of statewide or local significance should also be protected in an effort to reduce the overall loss of agricultural lands and farming activities.

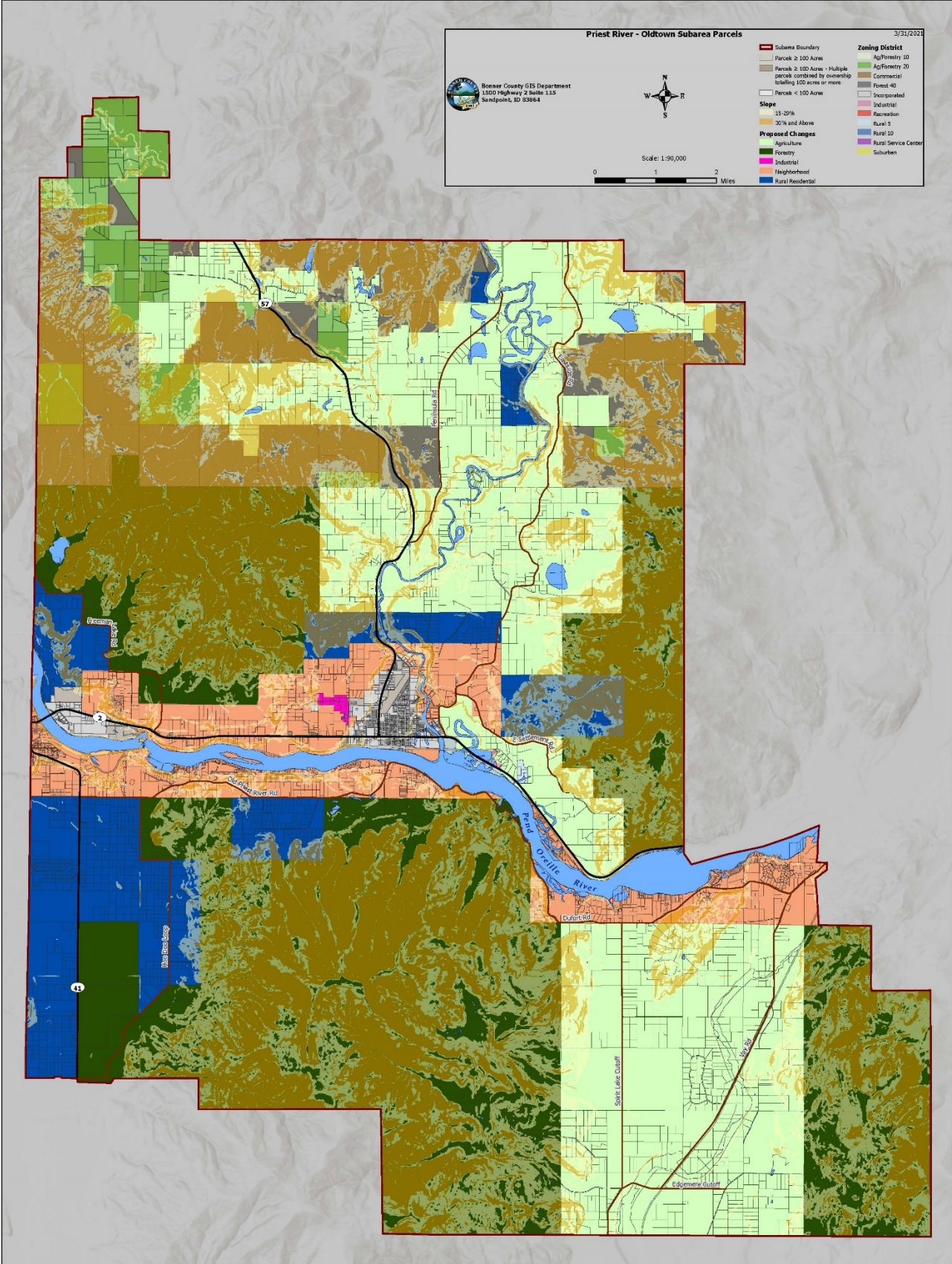
5. This land use shall be primarily located on slopes of less than 10% and where supporting soil types abound.
6. Encourage larger parcels by providing for tax or multi-residential incentives up to 1 primary dwelling units per 20 acres (Ex: 80 acres = 4 units). This would require recording a deed restriction to the lot requiring maintaining compliance with this standard

Due to the unimproved infrastructure within this designation, only limited residential densities shall be allowed. This designation encourages the preservation of pastoral farm land. All commercial activities taking place within this designation shall be based around agricultural uses, such as agri-education, direct marketing activities, seasonal harvest activities and value added processing. The activity shall not create a permanent or semi-permanent sales or manufacturing business that would require a commercial zone classification. To promote local and regional agriculture by providing opportunities for accessory activities associated with retail sale of agricultural products produced on the premises.

PRO Forestry Lands

This designation includes areas where one or more of the following apply: limited services; characterized by slopes steeper than ten percent (10%); where access may be absent or limited to substandard road systems or where large tracts of land may be devoted to forest production. This area may have a range of road systems serving it and residences are generally served by individual sewer and water systems.

The lot size minimum is twenty => **20 acres** with one (1) dwelling unit per minimum lot size.



DEFINITIONS:

Viewshed: the geographical area that is visible from a location. In planning, viewsheds tend to be calculated for areas of particular scenic or historic value that are deemed worthy of preservation against development or other change. Within the subarea the natural landscape shall predominate over development that increases large impermeable surfaces that can be seen along road ways, such as high density housing, large scale commercial or industrial enterprises, and large tracts of pavement. Policies regarding large scale development shall consider the scenic value of the existing rural landscape and attempt to reduce the negative visual impacts of development, including maintaining dark skies.

Protection: The term protection should be perceived as an opportunity to support any land use type, and on a voluntary basis to protect said use in the community. The term is not used as a means of restricting a property owner's rights to the use of their land. Protection is defined as follows: The preservation, conservation, management and improvement of lands for the purpose of maintaining an existing current use, such as farming, timber, wildlife management, recreation.-

Preservation: See definition of Protection.

Conservation: See definition of Protection.

Cottage Industries: a business or manufacturing activity carried on in a person's home. Any person self employed from a home based location.