

LAND USE

Community Vision 2028

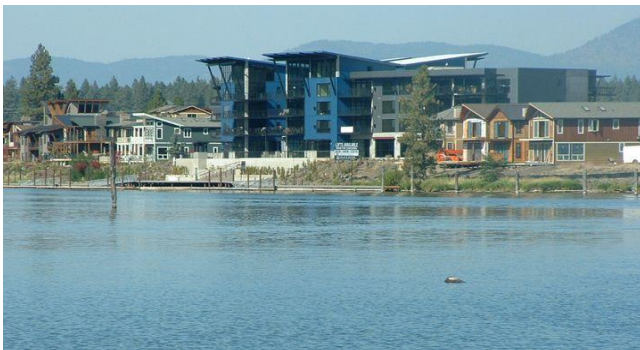
“We cherish our way of life and our small town feel. Our sense of community is strong because we share a commitment to each other and to this beautiful place.”

“As citizens of Kootenai County, we know what we can count on because our land use plans are consistently updated, implemented and enforced.” – Kezziah Watkins Report

Overview

The Land Use Plan is a component of the Plan that establishes policies on the future use of land. Subsequent to the review and update of this Plan it is crucial that Kootenai County continue to update its development regulations to insure well-planned land use in the future.

The beauty, heritage, and rural character are what attract people and their families to Kootenai County. Therefore, it is crucial that the County use this plan to establish the policies, standards, and priorities that, along with timely changes to ordinances, will determine the future landscape and character of this County.



After the Land Use Plan has been adopted by the Board of County Commissioners it has the following clearly defined functions:

1. It represents the vision of the community for future use and development of land within the County. That vision is expressed in this chapter of the Plan and its accompanying land use goals, policies, and implementation strategies.
2. It provides a rational basis for establishing and modifying zoning and other land use and development regulations.
3. It provides a broad set of policies that can be used in guiding public and private decisions on projects that come before the government.
4. It becomes a valuable tool of communication between citizens and the local government on matters concerning land use and development.

Existing Conditions and Uses

Land Ownership

Kootenai County has a total area of 1,315.69 square miles. Of this total area, 1,245.12 square miles is land and 70.57 square miles is water. As of July 2007, there were approximately 32,000 acres of incorporated areas in Kootenai County and approximately 80,000 acres within the total Areas of City Impact (ACIs) (Kootenai County GIS Department).

Approximately, sixty-nine percent of County residents live within incorporated cities. Thirty-one percent live in unincorporated areas. If that city/county split continues for the next 20 years, more than 16,000 new dwelling units will need to be constructed in the various cities, and more than 7,000 units will need to be constructed in the County's unincorporated areas.

There are approximately 363,000 acres of public land in Kootenai County. This land includes federal, tribal, and state lands and municipalities with corporate boundaries.

As of July 2007, there were 33,349 parcels within the unincorporated areas of Kootenai County, excluding public lands and incorporated cities. The average parcel size is 14 acres, with varying sizes up to 18,097 acres. As of 2007, there were 12,843 vacant parcels without residential structures. The average size of the vacant parcels was approximately 25 acres.

There are currently 7,622 parcels in the Shoreline Development designation; 2,761 of those parcels are vacant. The average lot size of the Shoreline Development parcels are 9.5 acres with varying sizes of up to 553 acres.

In 1995, there were 11,218 structures in the unincorporated areas of the County. In 2007, there were 21, 309 residential structures in the unincorporated areas of the County.

Existing Land Use Map (see next page)

Kootenai County manages land use and development in the following areas:

1. Comprehensive Plan policies, the County development codes, and other applicable ordinances and standards.
2. In negotiated ACIs outside city limits through the application of the ACI agreement.

An analysis of existing conditions and land uses was conducted in September, 2007. The uses were categorized by major land use categories. This Plan identifies the following existing major land use categories to plan for development in future areas of growth and to preserve the integrity and amenities of residential areas as well as promote the economic vitality of the County: commercial, industrial, public lands, resource lands, and several categories of residential land uses.

- Existing commercial land uses typically consist of retail and wholesale sales, professional office and services. There are approximately 2,200 acres of privately owned commercial land in the County. The majority of the commercial uses in the County are located near population centers, major transportation corridors, and on the Rathdrum Prairie. There are some commercial resort uses on lakefront properties.
- Existing industrial land uses include light and heavy industrial-type uses consisting of manufacturing and assembly. There are approximately 1,600 acres of industrial uses the smallest total acres and percentage of privately owned land uses in Kootenai County. These uses are generally located near major transportation corridors in the northern half of the County.
- Existing public lands include federal, state, tribal and county land. There are approximately 363,000 acres of public lands within Kootenai County (approximately

10,350 acres are not Federal/State/Tribe owned), which is 43% of the total land within the County. The largest areas of public lands are located in the U.S. Forest Service’s Bitterroot Mountain Range.

- Existing resource land uses include publicly owned and privately owned parcels that have agriculture or timber exceptions. Resource lands are located throughout the County with large blocks of resource lands in the Bitterroot, Worley, and Selkirk sub-areas.
- Existing residential land uses are categorized by four designations: Rural 1–4 (see Table 1). Rural 1 encompasses existing parcels under 2 acres in size (0–1.99 acres). These parcels are primarily residential, do not have tax exemptions related to agriculture or timber, and are located primarily near shorelines of the County’s rivers and lakes. There is also a concentration of Rural-1 uses on the Rathdrum Prairie. Rural-2 comprises 2 to 5 acre parcels (2 to 4.99 acres), typically residential parcels that have no agriculture or timber exemptions. These parcels are generally located in the northern half of Kootenai County, with smaller pockets south of the Spokane River. There is a large concentration of these parcels near Post Falls and northwest of Rathdrum.
- Rural 3 and Rural 4 are existing land use categories that are primarily residential; however, they generally have agriculture and/or timber exemptions. Rural 3 and 4 are typically located in the same area. These categories total about 18% of the acreage of Kootenai County. These categories are located throughout the County, with concentrations in the northern half of the County, near concentrated population centers, and in the Cougar Bay/Mica Flats areas. The Rural 3 category encompasses parcels from 5 to approximately 10 acres (5–9.99 acres). The Rural 4 category encompasses parcels from 10 to approximately twenty 20+ acres (10–20+ acres).

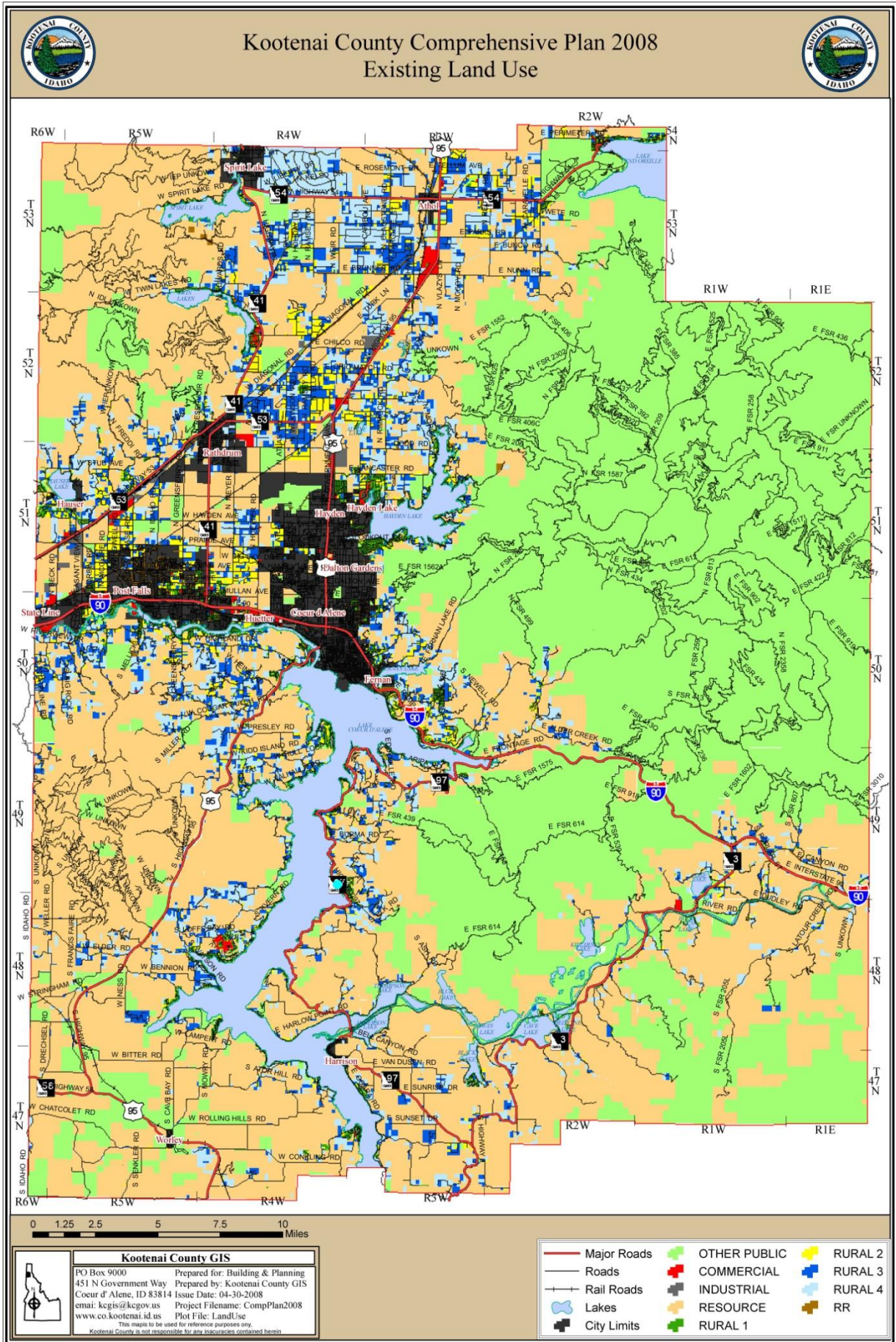


Table 1: Comparative Land Use Inventory, September 2007

Land Classification	Parcel Count	Total Acres	Average Acres	Acres % of Total
Commercial	362	2,289.43	6.32	0.51
Industrial	107	1,682.29	15.72	0.37
Public *	638	10,350.00	16.22	2.29
Resource	3,766	328,829.89	87.34	72.69
Rural 1	16,327	8,695.27	0.53	1.90
Rural 2	4,256	16,756.04	3.93	3.70
Rural 3	4,530	33,148.14	7.32	7.33
Rural 4	4,114	50,736.94	12.33	11.21
Total	34,100	452,488.00	18.71	100%

*Public lands that are not owned by Federal/State/Tribe. Source: Kootenai County Assessor’s records; by Kootenai County GIS.

Existing Lots by Sub-Areas

An analysis of the existing lots in each sub-area was conducted by the GIS (Geographic Information Systems) department in December 2007. The information was extracted from the County Assessors records. Table 2 delineates the number of existing lots, the number of lots with and without residential dwellings, and the potential for dividing the land. A comparison of the existing and future potential lot creation within each sub-area is discussed under future land use.

There are approximately 33,000 existing residential lots within the County. There are 17,000 residential lots that have primary dwellings, which indicate that 50% of the parcels do not have residential dwellings.

There are 903 non-residential lots within the County, which total 7,635 acres. Over half of the non-residential lots are located on the Rathdrum Prairie.

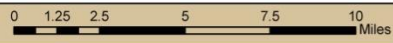
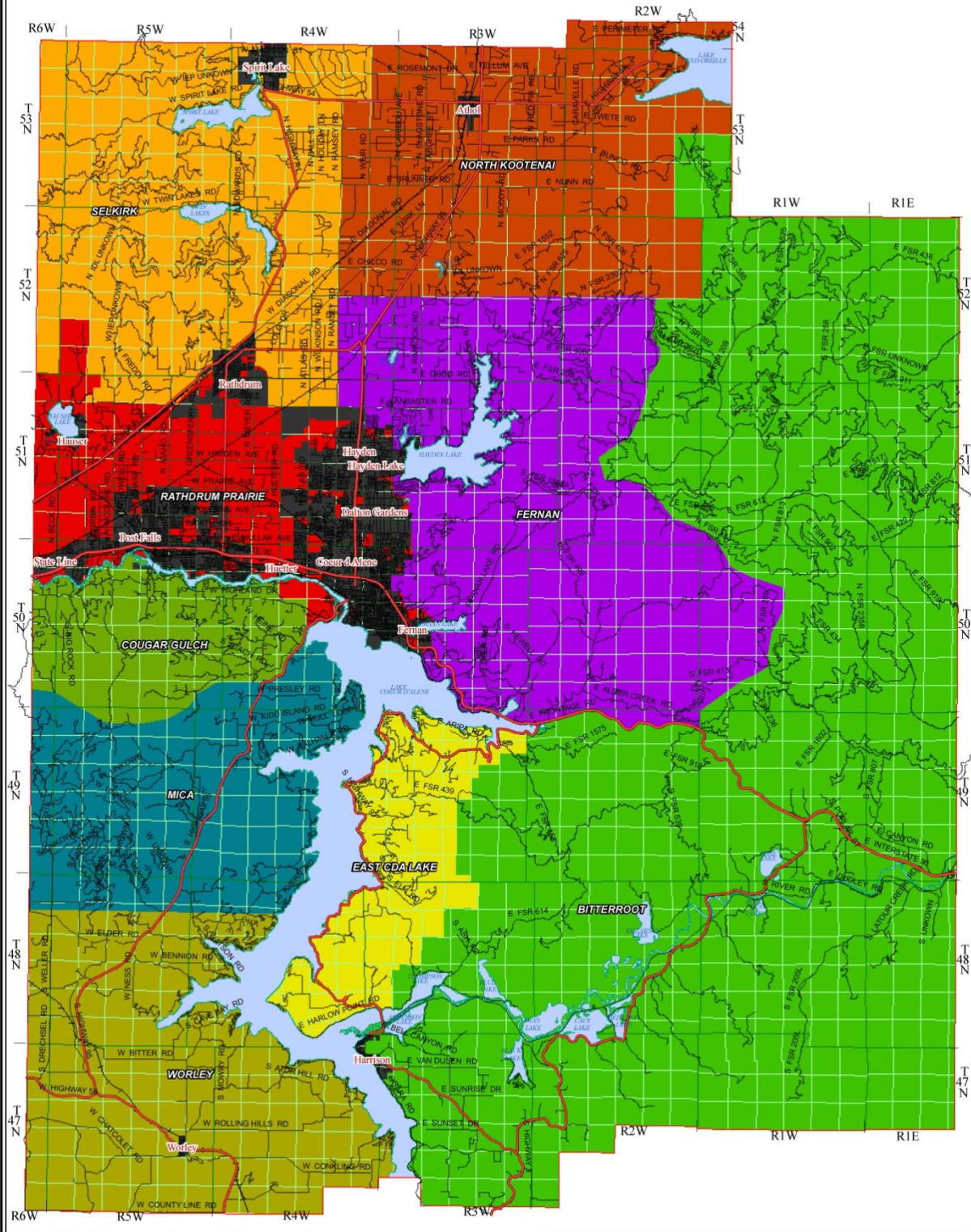
Kootenai County has a wide variety of geographic and topographic features. The Planning Commission divided the County into 9 geographic sub-areas based on 12 categories. These categories include cultural and historical identity, sense of community, density of the existing community, geography, topography, transportation, “urban versus rural,” and Idaho Code land use statutes. The nine sub-areas are:

Selkirk, Rathdrum Prairie, Cougar Gulch, Mica, Worley, North Kootenai, Fernan, East Coeur d’Alene Lake Bitterroot (see Sub-area Map). A broad summary of each sub-area and a cursory analysis of land uses and the settlement patterns based upon residential building permit activity over the past 10 years follows (see Pre-1995 and 2007 Settlement Pattern Maps).

As of July 2007, an examination of parcels was done within the nine sub-areas. As indicated by the chart below, the Bitterroot and the Selkirk sub-areas are the largest in acreage. The Bitterroot and the Mica sub-areas have the largest overall acreage average, of 30 and 22 acres, respectively. The Fernan and Rathdrum Prairie sub-areas have the smallest average acreage size.



Kootenai County Comprehensive Plan 2008 Sub Areas Map



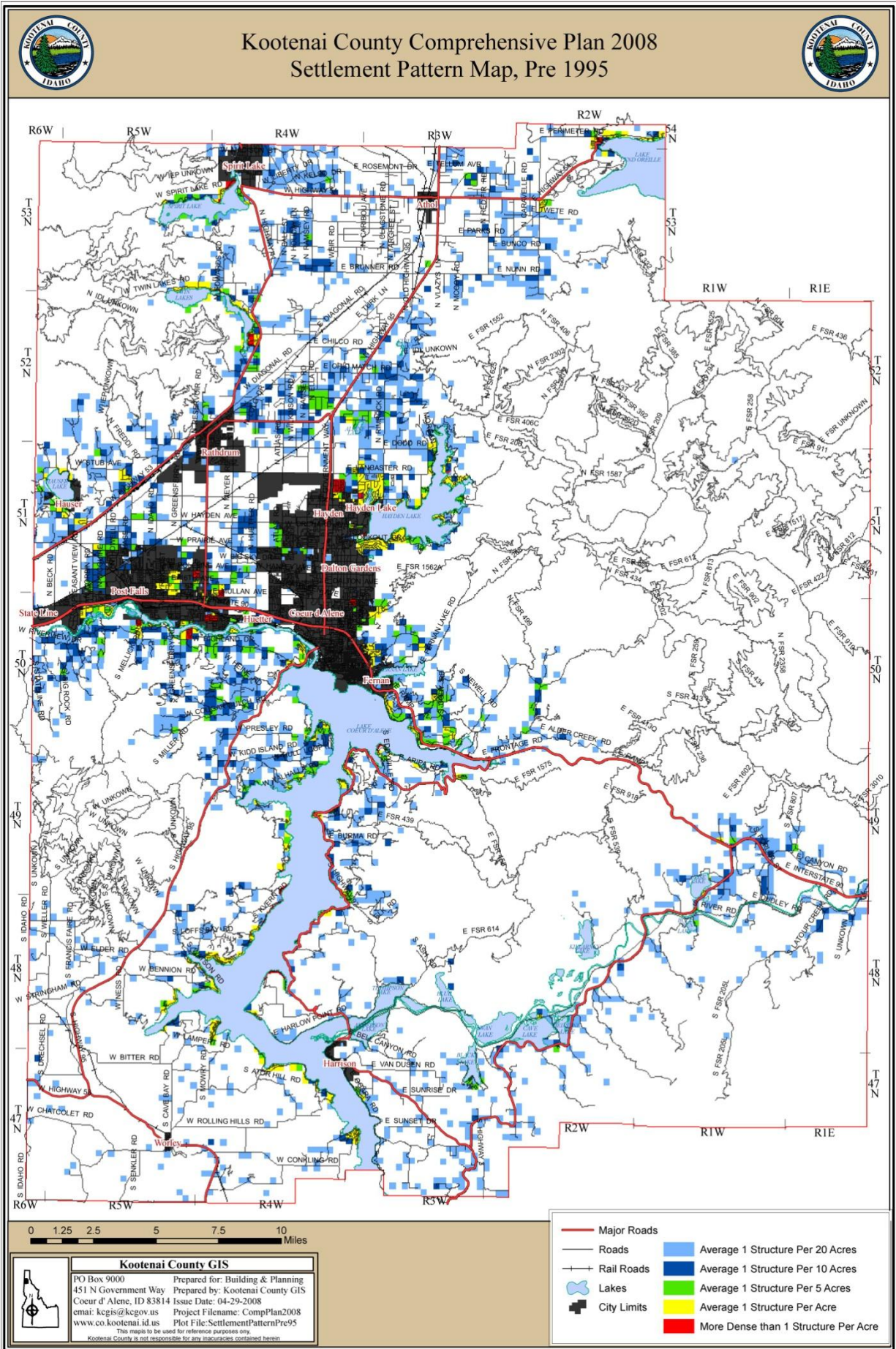
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Prepared by: Kootenai County GIS
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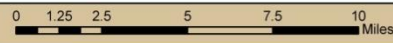
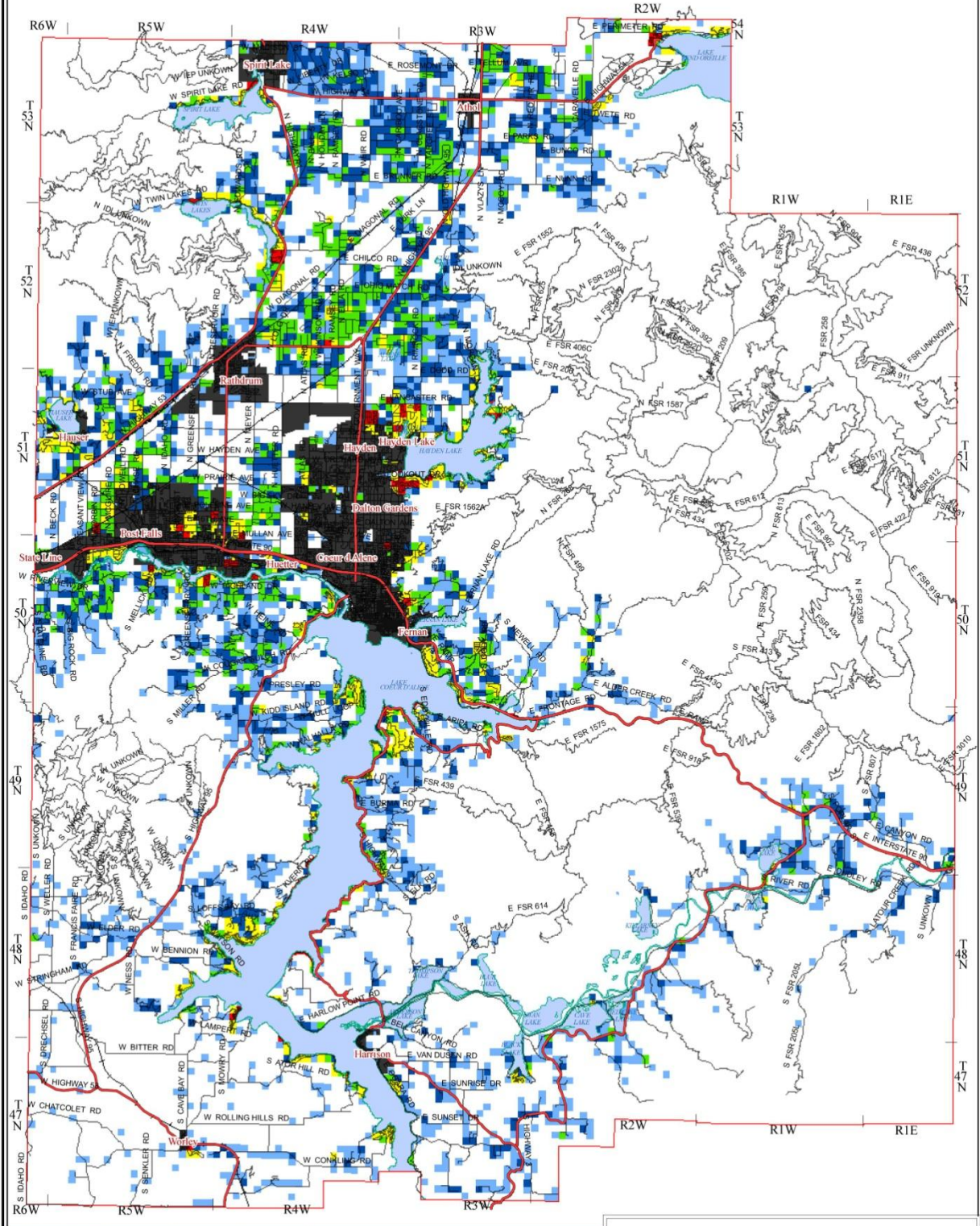
This maps to be used for reference purposes only.
Kootenai County is not responsible for any inaccuracies contained herein.

- Major Roads
- Roads
- Rail Roads
- Lakes
- City Limits
- BITTERROOT
- COUGAR GULCH
- EAST CDA LAKE
- FERNAN
- MICA
- NORTH KOOTENAI
- RATHDRUM PRAIRIE
- SELKIRK
- WORLEY





Kootenai County Comprehensive Plan 2008 Settlement Pattern Map, 2007



Kootenai County GIS
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 email: kcgis@kcgov.us Project Filename: CompPlan2008
 www.co.kootenai.id.us Plot File: SettlementPattern2007

- Major Roads
- Roads
- Rail Roads
- Lakes
- City Limits
- Average 1 Structure Per 20 Acres
- Average 1 Structure Per 10 Acres
- Average 1 Structure Per 5 Acres
- Average 1 Structure Per Acre
- More Dense than 1 Structure Per Acre

Table 2: Existing Parcels and Acreage by Sub-area

Name	Parcel Ct*	Parcel %*	Acres*	Avg* Acre.
Fernan	6,898	20.23%	42,980	6.2
Bitterroot	3,635	10.66%	109,205	30.0
Selkirk	4,376	12.83%	70,136	16.0
East CDA Lake	2,506	7.35%	25,181	10.0
North Kootenai	3,830	11.23%	49,899	13.0
Rathdrum Prairie	4,640	13.61%	30,677	6.6
Cougar Gulch	2,545	7.46%	25,176	9.9
Mica	2,217	6.50%	49,505	22.3
Worley	3,453	10.13%	49,729	14.4
Total	34,100	100%	452,488	14.3

*Excluding cities and lakes. Source: Kootenai County GIS.

According to the assessor’s records, the Rathdrum Prairie, Worley, and Bitterroot sub-areas have historically been used for agriculture, livestock, or timber production.

Sub Areas

Bitterroot

The Bitterroot sub-area is the largest geographic sub-area and has a wide variety of topographic features ranging from mountainous areas to low-lying valleys. This sub-area encompasses the geologic formation that includes the Coeur d’Alene and St. Joe mountain ranges and the low-lying areas of the Coeur d’Alene River Basin and Chain Lakes. The lakes in this sub-area are shallow, and there is a large flood plain composed of wetlands and meadows in addition to the Coeur d’Alene River. This sub-area also contains upland hills and plateaus. The heavily forested hills and mountains are part of the very ancient Bitterroot Range, and the plateaus, largely cleared of forests for farming, are formed by the eastern extremity of the Columbia basalt flows. The western edge of the plateau forms the very scenic shoreline of Lake Coeur d’Alene.

Existing land uses consist of timber and agriculture production and limited residential development. Residential housing is typically on larger parcels, owing not only to current zoning regulations but also to distance from urban centers and environmental constraints. There are

limited commercial properties along Highway 3 from Rose Lake to the City of Harrison. The vast majority of the land in the Bitterroot sub-area is rural, composed of private or publicly managed forest land, predominately ponderosa, white pine, and larch.

According to the residential structures and building permits over the past 10 years, growth has occurred on parcels of 10 or more acres (see Pre-1995 and 2007 Settlement Pattern Maps).

Cougar Gulch

This sub-area is centrally located on the western border of Kootenai County. There is a wide variety of elevations in this sub-area: half of the area is mountainous; the remaining area consists of rolling hills, farmlands, creeks, and wetlands. The sub-area also encompasses river and lakefront properties. The Kootenai County Soil Conservation Service Soil Survey indicates that the soil types are varied and limit residential and agriculture production. Geologically, there are large areas of granite and small areas of basalt near the Coeur d’Alene Lake.

The existing land uses include residential development, small agriculture and timber operations. Most of the smaller lots are located along the riverfront (see existing land use maps).

Settlement patterns and building permit activity over the past ten years indicate that the area has seen a significant amount of growth. Building permits over the past ten years range from lots of 1–2 acres on the river front to five and ten acre parcels (see Pre-1995 and 2007 Settlement Pattern Maps).

East Coeur d’Alene Lake

The East Coeur d’Alene Lake sub-area extends primarily along the lakefront of Lake Coeur d’Alene from Wolf Lodge Bay to the City of Harrison. The topography of the area rises steeply from the lake, punctuated by bays fed by year-round creeks to a shelf of rolling open meadows and farmland until it climbs again through the forest to the ridgeline that connects to the mountains. The mountainous areas are primarily logged and consist of public and

privately owned forested lands. There are several prominent outcroppings of Columbia basalt throughout the area. Mount Coeur d'Alene is the most dominant landmark and can be seen from many locations on the lake.

Settlement patterns based on building permit activity over the last 10 years indicate that there has been significant growth near the lake front. There are sporadic areas of high-density-permit activity farther south along the lakefront; however, the majority of the settlement activity south of Carlin Bay is still in 5, 10 and 20 acre parcels.

Fernan

The Fernan sub-area is bounded on the west by the City of Coeur d'Alene and Hayden, to the south by I-90, to the east by the U.S. Forest Service land and the Bitterroot sub-area, and to the north to Ohio Match Road. This sub-area has a wide variety of geography and topography, from mountainous areas to relatively flat prairie land. The sub-area also consists of winding roads around Coeur d'Alene, Fernan, and Hayden lakes. Most of the area is separated from the Rathdrum Prairie by the Rimrock, which runs along the east side of U.S. 95. Distinguishing this area from the Prairie is the wide variety of elevation, wetlands, and a large amount of timbered areas. Areas that have been cleared are typically used as home sites. According to the Kootenai County Soil Conservation Service Soil Survey, the soils in the area are highly erodible; however, they are considered fair for agriculture and residential development.

The existing land uses indicate there is high-density residential development around the lakes, with lower-density-development, grazing, and timber activities throughout the rest of the sub-area. There are some public access points on the lakes, including boat launches, marinas, stores, and restaurants.

The settlement patterns associated with building permit activity indicate that there is a surge of development around Hayden Lake. There are several areas where the development

intensity is 1 acre parcels or less (see the Pre 1995 and 2007 Settlement Pattern Maps).

Mica

The Mica sub-area is centrally located several miles south of the City of Coeur d'Alene. The area includes the mountainous area of Mica Peak, located near the Idaho-Washington state border to the shoreline of Lake Coeur d'Alene. The sub-area encompasses land from Cougar Bay to Black Rock Bay. There are three unique land forms in this sub-area: the mountainous area of Mica Peak (Signal Point), the relatively flat prairie and the rolling hills of Mica Flats, and the shoreline of Lake Coeur d'Alene.

The existing land uses are typically larger lots of five- and 10-acre parcels on the "flats" and in the foothills of Signal Point and higher-density lots adjacent to the lakefront. The issue related to development in this area is water availability (see Existing Land Use Maps).

Settlement patterns related to building permit activity indicates that increases can be found around the lake front (see Pre-1995 and 2007 Settlement Pattern Maps).

North Kootenai

The North Kootenai sub-area is located in the northern part of Kootenai County, almost entirely over the Rathdrum Prairie Aquifer and its recharge. The western portion of the sub-area is relatively flat prairie land, and the eastern portion comprises mountains and timberland. A portion of Lake Pend Oreille, the largest natural lake in Idaho, is located in the northeast corner of the sub-area. The City of Athol and the community of Bayview are in this sub-area.

Existing land uses in the sub-area are typically subdivisions of 5, 10 and 20 acre parcels. Athol continues to be a small community and is the hub for services in the area. Bayview is a high-density community located adjacent to Lake Pend Oreille. The mountains to the east are public property owned by both the state and the federal government.

Comparison of the settlement patterns between 1995 and 2007 indicates that this area has had the highest rate of building permit activity in Kootenai County (see Pre-1995 and 2007 Settlement Pattern Maps).

Rathdrum Prairie

The Rathdrum Prairie is a relatively level area with soil types that are generally good for residential development. The ground is very porous, and groundwater contamination from individual sewage systems is a concern. Soil Survey of Kootenai County Area Survey indicates that the soils are good for farming. The Rathdrum Prairie sole source aquifer is located in this area. The sub-area is under great pressure for development, which has been discussed in the Community Design chapter. The sub-area is surrounded by the urban populations of Coeur d’Alene, Post Falls, Hayden, and Rathdrum.



Ranch in Mica Flats

Historically, land uses within the sub-area have predominately included mill sites, farms, rural areas, and low-density housing. Urban densities have typically been seen in the surrounding communities.

The past 10 years have witnessed rapid growth and rapid building of housing units. Currently, the land uses are primarily residential; however, there has been some commercial business development. There is still some active farming occurring on the Prairie.

The change in development or settlement patterns is evident in the Rathdrum Prairie sub-area. Comparison of the pre-1995 existing development pattern map with the 2007 map shows a large influx of residential building on lots of 5 acres or smaller. These settlement

patterns have increased dramatically around the cities of Post Falls, Hayden, Coeur d’Alene, and Hauser. The settlement patterns appear less dramatic in the southern portion surrounding the City of Rathdrum (see Pre-1995 and 2007 Settlement Pattern Maps).

Selkirk

The Selkirk sub-area is located in the northwestern portion of the County. It is bordered on the west by the Idaho/Washington state border and on the north by the Kootenai/Bonner county border. This sub-area is dominated by the Selkirk Mountains, which extends into Canada and west to Mount Spokane. The Selkirk range is one of the major watershed and recharge sources for the Rathdrum Prairie Sole Source Aquifer. The geology of this area consists of the granitic Idaho Batholith. The Kootenai County Soil Conservation Service Soil Survey indicates that soil types in this area are poor for high density residential development and agriculture due to the steep slopes.

The existing land uses indicate that residential development is still fairly sparse with the exception of lakefront properties and between Spirit Lake and Athol. According to the Kootenai County Assessor’s Office, small farms and cattle ranches can be found in the Hidden Valley and bordering the City of Rathdrum. There are small commercial resorts on Twin Lakes and Spirit Lake. Secondary lake front homes are increasing.

Settlement patterns associated with building permit activity indicate that the growth has centered around the lakes and close to urban centers. According to the Pre-1995 and 2007 Settlement Pattern Maps, building permit activity has increased in areas northeast of Rathdrum and Twin Lakes. Additional increased building permit activity has occurred around Spirit Lake and the area between Spirit Lake and Athol. The majority of the permit activity has been on 5 and 10 acre parcels.

Worley

The Worley sub-area is almost entirely on the Coeur d'Alene Indian Reservation. The sub-area is predominately rolling hills and is underlain by the Columbia River Basalt Group. These soils are good for agriculture, but the hazard of erosion is high. (Kootenai County Soil Survey or Natural Resource Soil_Conservation Service) The area is fair for residential development. Based on interviews with tribal planners, the Tribe encourages agriculture and timber production in this sub-area. U.S. Highway 95 bisects the sub-area, and the Idaho Transportation Department has plans for major improvements. Worley is the main community within this sub-area and there is a node of commercial activity at the Tribal Casino and Resort.

Based on the Pre-1995 and 2007 Settlement Pattern Maps, the settlement of the area over the past 10 years has remained relatively stable. The increases in building activity have occurred close to the lakefront, more specifically in the Rockford and Windy Bay areas.

Areas of City Impact

Idaho Code 67-6526 states that in defining the impact area, there are three factors that must be considered: trade areas, geographic factors, and areas that can reasonably be expected to be annexed into the city in the future. The governing board of each county and each city therein must adopt by ordinance following the notice and hearing procedures provided in Idaho Code 67-6509, a map identifying an Area of City Impact within the unincorporated area of the county. A separate ordinance providing for application of plans and ordinances for the ACI must also be adopted. Subject to the provisions of Idaho Code 50-222, an ACI must be established before a city may annex adjacent territory. This separate ordinance must provide for one of the following:

- (1) Application of the city plan and ordinances adopted under this chapter to the ACI; or
- (2) Application of the County plan and ordinances adopted under this chapter to the ACI; or

- (3) Application of any mutually agreed-on plan and ordinances adopted under this chapter to the ACI.

As part of the negotiated agreement, the County and the affected city mutually decide where the future land use plan and implementing ordinances that will be used will either be from the County, the city, or a combination of the two. Idaho Code 67-6526 (d) also provides the procedures necessary if the city and the County fail to reach an agreement.

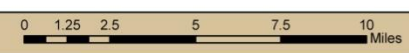
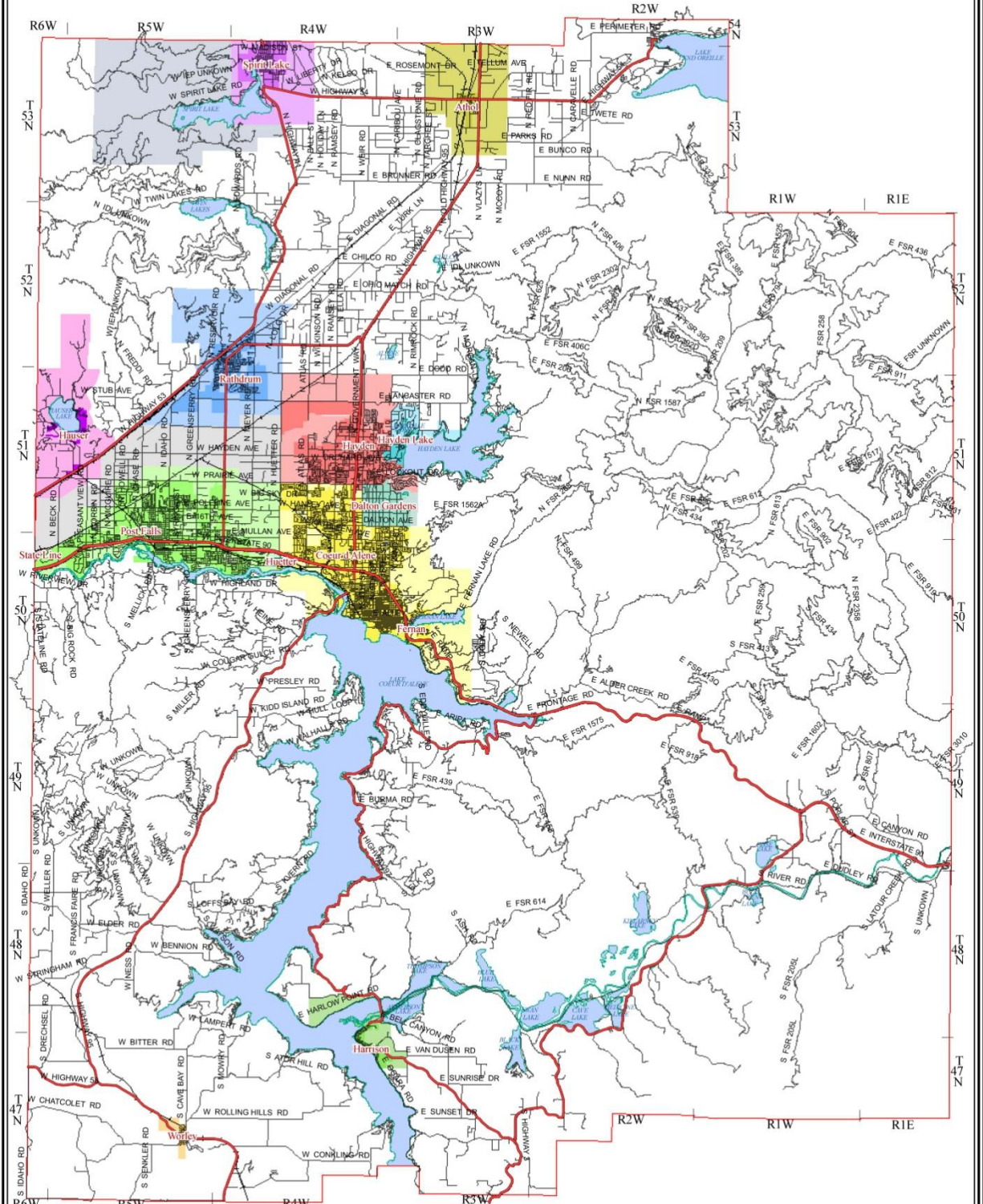
In the 1990s, the majority of the communities within Kootenai County negotiated Areas of City Impact and the plans and regulations that would apply in each area. A brief summary of each city and its impact area is discussed later within this chapter; the complete agreements and maps may be found on www.kcgov.us. The boundaries of each ACI and the regulations that were selected were based on each community's needs and concerns. The majority of the communities used all three factors trade areas, geographic or environmental features, and the annexation of land in the future as part of the negotiations.

Since 1994, there have been very few amendments or renegotiated agreements, with the exception of the Rathdrum Prairie Coordinated Area of City Impact Agreement, which was negotiated in 2004 and replaced the previous individual ACI agreements with the cities of Post Falls, Hayden and Rathdrum.

See Areas of City Impact map on following page.



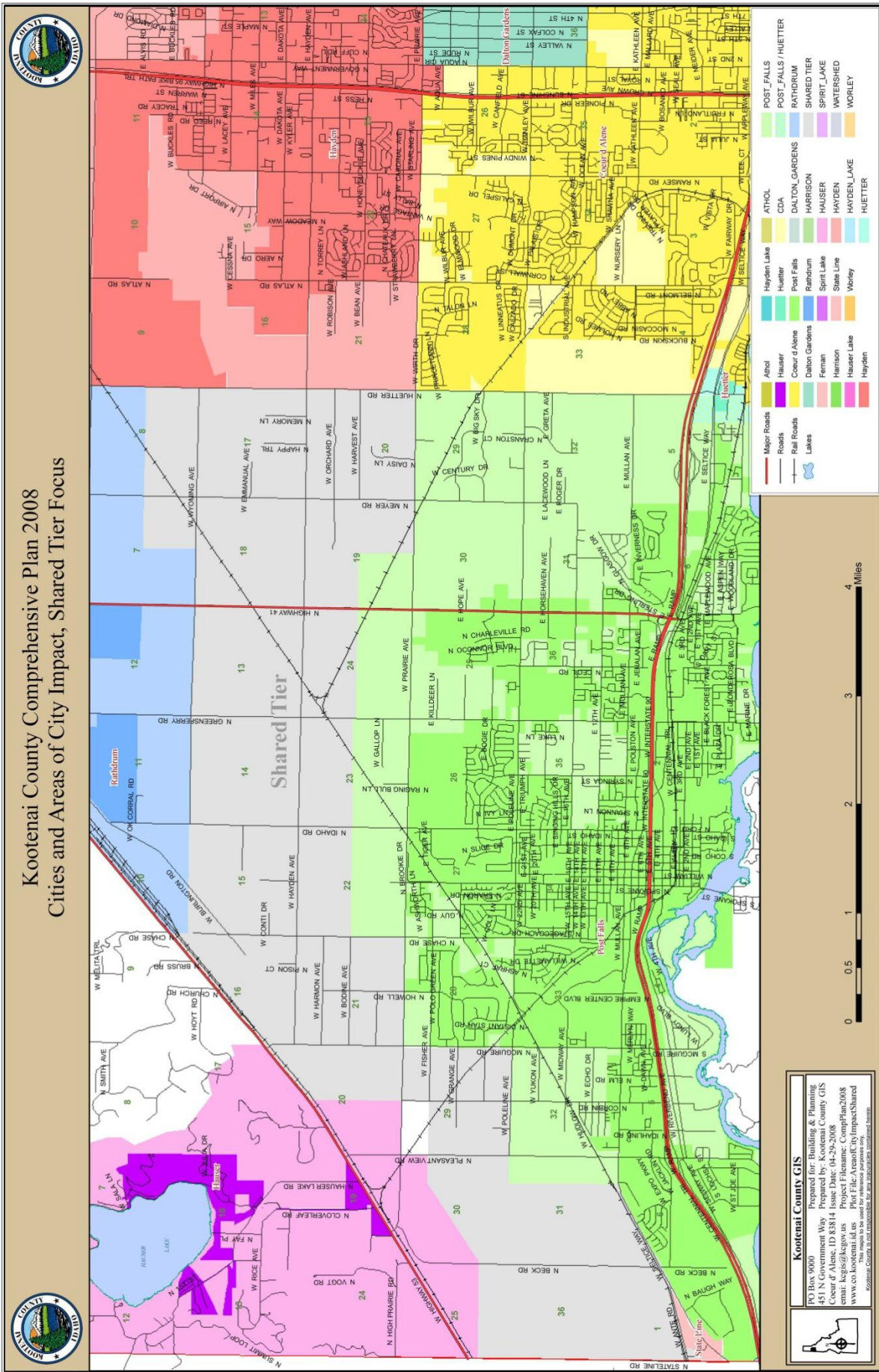
Kootenai County Comprehensive Plan 2008 Cities and Areas of City Impact



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 www.co.kootenai.id.us Plot File: AreaofCityImpact
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- Major Roads
- Rathdrum
- Hayden Lake
- ATHOL
- POST_FALLS
- Roads
- Coeur d'Alene
- CDA
- POST_FALLS / HUETTER
- Rail Roads
- Dalton Gardens
- HARRISON_GARDENS
- RATHDRUM
- Lakes
- Ferman
- Spirit Lake
- HAUSER
- SHARED TIER
- Harrison
- State Line
- HAYDEN
- SPIRIT_LAKE
- WATERSHED
- Hauser Lake
- Worley
- HAYDEN_LAKE
- WORLEY
- Hayden
- Huetter

Kootenai County Comprehensive Plan 2008
 Cities and Areas of City Impact, Shared Tier Focus



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Rathdrum Prairie Coordinated Area of City Impact

In September 2004, Kootenai County and the cities of Post Falls (population 21,065), Rathdrum (5,605), and Hayden (11,086) entered into a joint agreement for the purpose of creating a master wastewater plan and coordinating future planning and development efforts on the Rathdrum Prairie. (Ordinance Number 340) As discussed in other chapters, the Rathdrum Prairie covers the sole source of drinking water for the northern half of Kootenai County and the city of Spokane, Washington. The Panhandle Health District prohibits densities of more than 1 equivalent residential unit (ERU) for every 5-acre parcel unless the parcel is on a municipal or public sewer system. Owing to increasing development on the Prairie, the jurisdictions participating in the joint agreement were seeking a coordinated effort for future growth and then the ability to renegotiate the agreements based on future sewer, open space, and transportation needs.

This agreement created an interim two-tiered Area of City Impact for each participating jurisdiction. Each city delineated an exclusive tier for which the County agreed to the following:

- a. Infrastructure and subdivision standards would be the jurisdiction of the city;
- b. No subdivisions would be allowed without public sewer and water;
- c. Zone changes that are requested in the unincorporated areas would consider the city's Comprehensive Future Land Use plan.

The second tier was shared jointly with the County and the cities of Rathdrum, Post Falls, and Hayden. This ACI shared-tier map was in the center of the wastewater study area and was under the sole jurisdiction of Kootenai County. However, as part of the shared-tier agreement, the County agreed to rezone agriculturally zoned property or allow conditional use permits only if the request would not adversely affect the ability for future public wastewater collection and treatment.

The participants of the coordinated agreement, along with the City of Hauser,

financially supported and selected an engineering firm to prepare, analyze, and make recommendations for a shared wastewater collection and treatment system for the Prairie. The draft study was released in February 2008 and the study concluded that increased and stringent water-quality standards for discharging into the Spokane River will be required and that exploration of methods to land-apply or discharge treated effluent would be necessary. The study also recommended four alternatives, which included either additional land use with less stringent discharge standards to less land use and more stringent discharge standards. Each recommendation provided a current cost estimate for future development and population growth on the Prairie.

Once the study is accepted by all parties, a strategic plan for implementation will be drafted, along with a coordinated land use plan for the study area. Once there is acceptance of the land use and implementation plan, renegotiation of the Areas of City Impact for the participating cities will be completed. The agreement remains in effect until the study, the plans, and the renegotiated agreements are completed.

Cities with ACI Agreements

Athol

The City of Athol is a small community of approximately 700 citizens in the northern half of the County and is approximately 1.5 miles south of the Bonner County line. The community of Spirit Lake is approximately five miles west of the city. The geography of the impact area is fairly flat and heavily treed and is over the Rathdrum Prairie Aquifer. The majority of the community is bordered by U.S. Highway 95 and State Highway 54; both highways provide the primary access in and out of the city. Annexation into the city is limited due to its location over the Aquifer and the absence of municipal sewer. Lots surrounding the area are limited to 5-acre parcels. The ACI boundary is approximately nine square miles. The County's Comprehensive Plan and regulations apply in this area with the exception of the city's subdivision ordinance.

Coeur d'Alene

Coeur d'Alene is the County's largest city, with approximately 40,000 citizens, and is the county seat. The city has a wide variety of geographic features, including neighborhoods on the Rathdrum Prairie, adjacent hillsides, and lake and riverfront properties. The City has recently completed a rewrite of its Comprehensive Plan. The Area of City Impact agreement was adopted in 1993 and the County's Plan and regulations apply with the exception of design and infrastructure standards, which require approval of the City of Coeur d'Alene. The mapped impact area is bounded by Rathdrum Prairie to the North, the City of Huetter to the West, Spokane River to the south, and two miles from the corporate limits east toward the National Forest. The City of Coeur d'Alene currently has limited ability to annex additional land to the north or west due to jurisdictional boundaries.

Dalton Gardens

The City of Dalton Gardens is surrounded by the city of Coeur d'Alene to the south and west, City of Hayden to the north, and Canfield Mountain to the east. The population of Dalton Gardens is approximately 2,500; and the City is unique in its requirement of minimum 1-acre densities. Dalton Gardens is primarily residential; however, it is bounded by a commercial strip along Government Way. The agreement was reached in 1995, and the County controls the impact area with the County Comprehensive Plan and implementing regulations. Dalton Gardens is concerned about the impact of the surrounding communities and Canfield Mountain as a result of the transportation network that runs through Dalton Gardens as the sole means of access for portions of Hayden Lake and access to and from Canfield Mountain. The majority of the city is over the Rathdrum Prairie Aquifer. The city is currently renegotiating its agreement with the County.

Harrison

The City of Harrison is a community of approximately 300 citizens and is located in the southeast portion of Kootenai County. Access to the city is via Highway 97 and Highway 3.

Harrison is a lakefront community with a mix of commercial and residential uses. It is bisected by Highway 97 and a portion of the residential district is "stepped" into the hillside to the east. Slopes are relatively steep. The primary aspect of the area is timbered; however, closer to Highway 3 there are plateaus (Harrison Flats) and rolling hills of grazing lands and small pockets of hay production. The County Plan and regulations apply in this area. The City agrees not to annex any lands outside of the impact area.

Hauser

The City of Hauser is a small community of approximately 800 citizens located in the northwest portion of the County. The community has some unique environmental and geographic features. The majority of the community is adjacent to Hauser Lake and the Hauser Lake Watershed, which has a direct conduit to the Rathdrum Prairie aquifer. Several studies of the lake have been carried out, and the conclusion is that the lake is eutrophic, which means an advanced state of age and demise. There is an active group (Hauser Lake Watershed Coalition; www.hauserwatershed.org) that monitors the health of Hauser Lake and makes recommendations to the city and to applicable state agencies. The community also has a unique corporate limit, which is contiguous in areas only by a 2-foot strip of right of way. This vested annexed area is approximately two miles from the city's urban core. Another unique feature of the City of Hauser is the type of Plan and implementing regulations for not only the City of Hauser, but the Area of City Impact.

Kootenai County adopted the Hauser Plan and Development Code as part of the ACI in 1999. The land use plan designations and the type of implementing regulations are very different than what is used in the rest of the County. The land use designations are based on geographic areas that are tied directly to performance standards. The primary purpose of not only the plan but the regulations is protection of the watershed and the lake. The development regulations are based on performance standards and a point system, which means that a certain number of points are awarded for performance in

a subdivision application. Other requests such as rezones or conditional use permits are evaluated based on a “meets or does not meet” set of standards.

Hayden

The City of Hayden is a growing community of approximately 10,000 citizens, located five miles north of Interstate 90 and Lake Coeur d’Alene. The City of Hayden encompasses approximately 5212 acres of land adjacent to Hayden Lake, the third largest lake in Kootenai County, and maintains nearly one third of a mile of frontage on Honeysuckle Bay. The watersheds of Hayden Lake drain directly into the Rathdrum Aquifer. In order to protect and preserve Hayden Lake’s water quality, the State of Idaho has designated Hayden Lake as a Special Resource Water. The City of Hayden is adjacent to the Coeur d’Alene Airport’s Pappy Boyington Field. This generates revenue and provides aviation services for the entire county, but also presents a challenge to future land use and development within the area.

Hayden Lake

Hayden Lake is a small community of approximately 500 citizens. It is adjacent to Hayden Lake, the second-largest lake entirely within Kootenai County. There is an active watershed association (www.haydenlakewatershedassociation.com) that monitors lake quality and provides information and recommendations to applicable jurisdictions and state agencies. The Area of City Impact agreement was adopted in 1995, and the boundary stretches north to Lancaster Road, west to the City of Hayden, and south and east bordering Hayden Lake. The agreement has recently been amended (2006) and includes minimum lot sizes of 1-acre parcels and additional regulations regarding traffic calming devices. The County’s Comprehensive Plan and development regulations apply within the ACI.

Huetter

The City of Huetter is a small community of approximately 100 citizens and is located near the Spokane River surrounded by the City of Coeur d’Alene and the City of Post Falls. Huetter is a

mixed-use community of retail, light manufacturing, and residential uses. Huetter was the first Area of City Impact agreement negotiated in the state in 1984. Huetter has a small mapped impact area and the County Plan and regulations apply in the ACI.

Post Falls

The City of Post Falls is located along the Spokane River and borders Interstate 90 on both the north and south sides of the city. Post Falls, with a current population of approximately 21,000 citizens, is approximately seven miles downriver from both the outlet of Lake Coeur d’Alene and the City of Coeur d’Alene. Over the past years, Post Falls served as a rural bedroom community for Spokane and Coeur d’Alene, the seat of Kootenai County’s government. Lumber and agriculture were the cornerstones of the local economy for most of the past century and remained so until the last decade. The decline of the lumber industry and major changes to agricultural production has created both challenges and new opportunities for city government and business leaders. However, since the early 1990’s, the city has facilitated the needed infrastructure improvements to continue attracting new businesses and encouraging the growth of existing businesses.

Rathdrum

The City is located on the Rathdrum Prairie approximately 10 miles north of the Spokane River, Post Falls and Interstate 90. Rathdrum sits above the Rathdrum Aquifer and is surrounded by both forest and agricultural fields with Rathdrum Mountain looming above the valley floor as a scenic backdrop to the city. With a population of approximately 5600 citizens, the City has seen an increase of 141% in population growth in the decade between 1990 and 2000. The City’s residents continue to cherish the small town feel as a primary reason they live here. Some of the primary housing concerns as the city grows are diversity, affordability, well planned neighborhoods, neighborhood connectivity, sense of community, and preserving the natural environment that characterizes Rathdrum as a community.

Spirit Lake

The City of Spirit Lake is a community of approximately 1,600 citizens and is bordered by Highway 54, Highway 41, and Spirit Lake. The city's northern boundary is on the boundary line between Kootenai and Bonner County and has a wide variety of commercial and residential uses. There is small downtown core with a historic district. This community and the surrounding area are partially over the Rathdrum Prairie Aquifer, but the majority of the land is within the watershed and off the Aquifer.

Public facilities, services, and schools are shared by citizens from both Kootenai and Bonner counties. A portion of the city is served by municipal sewer. Spirit Lake is a very shallow lake and has had water quality issues in the past several years. In the late 1990s, the Panhandle Health District and the Department of Environmental Quality developed a lake management plan for Spirit Lake. The geography of the area is heavily wooded with varying grades and slopes. The land on the north and east side of the lake has been subdivided into smaller lakefront lots. The impact map within the agreement has two tiers; tier 1 is the area that allows annexation and comments from the city regarding development applications. Tier 2 is labeled a watershed notification area where Kootenai County provides notification of any development applications to the City of Spirit Lake. The City agrees not to annex any lands outside of its Tier 1 area, and has recently adopted a new Comprehensive Plan, which is available on its website (www.spiritlakeid.gov).

Worley

The City of Worley is a small community of approximately 220 citizens and is located on the Coeur d'Alene Reservation. The land is relatively rolling hills and areas of timber. The land is primarily used for agriculture, some timber, and grazing. The ACI agreement primarily leaves jurisdiction to Kootenai County; the County Plan and regulations apply. The mapped impact boundary is quite small and is located primarily to the northwest and south of the city. Tribal trust land (land under the jurisdiction of the Tribe) primarily surrounds the city. The agreement was

adopted in 1995 and has not been amended or renegotiated.

Cities with-out Area of City Impact Agreements

The incorporated communities of Fernan Lake Village and State Line Village do not have Areas of City Impact agreements with the County. If those communities are interested in annexation, a negotiated ACI agreement must be adopted. Fernan Lake Village is located on the banks of Fernan Lake, which is a shallow, eutrophic lake. The lake is designated by the Idaho Department of Fish and Game as a family-friendly lake. State Line Village is a very small community of primarily commercial uses located in the western portion of the County adjacent to the Idaho/Washington state line.

Communities of special interests

The unincorporated communities consist of Cataldo, Rose Lake, Medimont, Bayview, Twin Lakes, and Setters. These communities have a very small population base. Bayview is the largest unincorporated community and has a chamber of commerce, a commercial district, and a large residential district. County regulations apply in these areas. The communities have a wide variety of geographic and topographic characteristics.

The Coeur d'Alene Tribe

The Coeur d'Alene Tribe (www.cdatribe-nsn.gov) is situated on a reservation covering 345,000 acres of mountains, lakes, rivers and valleys, which spans the northeastern edge of the abundant Palouse Country. The reservation covers portions of both Kootenai and Benewah Counties. The Reservation includes the Coeur d'Alene and St. Joe rivers and a portion of Lake Coeur d'Alene.

The Tribe, like all tribes in America, has a government based on executive, legislative, and judicial branches. The tribal council has seven members and operates on a parliamentary system, with members elected by tribal vote and the chairman elected by vote on the council. Although he or she would serve as chief

executive, the chairman has one vote on the council and does not have veto power.

The reservation economy is based primarily on productive agriculture. The Coeur d'Alene Tribe's 6,000-acre farm produces wheat, barley, peas, lentils, and canola. The reservation countryside includes about 180,000 acres of forest and 150,000 acres of farmland, most of that farmland owned by private farmers. The reservation land also produces about 30,000 acres of Kentucky bluegrass. Logging is another important component of the economy and source of revenue for the tribe. Only selective cutting of forests is undertaken on tribal land. Clear-cuts are banned.

The majority of land and land use on the Reservation falls under the jurisdiction of the County. However, Tribal Trust lands in the County do not fall under either the jurisdiction of the County, nor the State of Idaho. Also, the Coeur d'Alene Tribe has jurisdiction and ownership of the southern one-third of Lake Coeur d'Alene. With potentially different goals within the same geographic area, there arises the need to develop compatible land use plans and joint land use planning processes in order to coordinate efforts between jurisdictions.

Representatives of the Coeur d'Alene Tribe Planning Division and both the Kootenai County Building and Planning Department and Planning Commission have indicated a willingness to work cooperatively in the development of plans and ordinances for the development of land within the Reservation boundaries.

Future Land Use

Kootenai County has been under great pressure for development since the early 1990s. Without full implementation of comprehensive land use planning documents, land use conflicts arise, the cost of providing public services can become a public burden, and the potential for irreversible environmental degradation is heightened. The 1994 future land use designations and map were never fully implemented. The public has expressed concern that implementation and enforcement did not

happen and the possibility of this trend continuing. Careful future land use planning is critical for Kootenai County to show the community that we have learned from the past. Rigorous and immediate implementation of the future land use designations herein through new development regulations is necessary to ensure the viability of this Plan.

The land use chapter is a compilation of a comprehensive examination of many aspects of the County: its existing conditions and future potential for economics, population, public facilities, natural resources, and the community vision for the future.

Due to the unique nature of Kootenai County, the Planning Commission divided the County into various sub-areas and examined each area's geography, historical and existing land uses, and settlement patterns.

The Planning Commission also reviewed the Area of City Impact agreements and the potential for development within each of those impact areas.

Based on these factors, the drafted goals and policies, and the community's vision, new future land use designations were developed. These future land use designations draw a sharp line between urban and rural land use. The designations direct urban growth toward urban centers or remote villages. Lower densities and rural land uses are located in remote areas where transportation and public facilities will be difficult to develop.

An analysis of the build-out of the future land use map was conducted and clearly indicates that development potential for Kootenai County is available and viable; however, growth has been directed toward urban centers where transportation and public facilities and services are readily available.

This chapter directs land use away from the more traditional implementation strategies that would severely segregate land uses and toward innovative planning techniques and strategies. For example, the land use plan, designations, and

future land use map direct appropriate residential and non-residential growth to all areas of the County. These uses shall be more dependent upon future performance standards versus delineated “zoning districts.”

Land use is a description of how land is occupied or used. To accurately describe how the land is used, land is typically classified or designated based on a set of criteria. To plan for the future and ensure a balance of adequate housing, a flourishing economy, and careful consideration of the environment, Kootenai County must examine:

1. The land (topography, erodible soils, wildlife habitat, water features)
2. Existing land uses which includes future availability of services and infrastructure
3. Goals and policies of the Plan
4. Community input

The purpose of creating designations is to adequately describe and map what the future land use will be over the next 20 years.

Because the County is over 1,300 square miles, a broad examination of several features was completed to create nine sub-areas in the spring of 2007. The sub-areas were broadly categorized based on topographic features and community character. These sub-areas were used to move through the future land use mapping exercise.

During the summer of 2007, community groups created mini “plans” for each sub-area, independent from the Planning Commission’s work on the Plan. These mini land use plans were reviewed by the Commission for community input into the Plan.

During the fall of 2007, the County hired William Grimes of Studio Cascade Inc. to develop a community design chapter. Using the Planning Commission recommendations, the consultant examined these differences in prioritizing the value and vision elements of the Kezziah-Watkins report and extrapolated into report form how some of the most popular

components of the values and vision were viewed within the four geographic areas described in the visioning report. The Community Design chapter presented first a countywide assessment and design framework, followed by more detailed investigation of smaller sub-areas and individual communities. The community design chapter is not a land use element, rather an exercise that will be used to assist the Commission in land use designations and policies on a countywide basis.

During the fall and winter of 2007, a review of the land related to topography, erodible soils, water features, and wildlife habitat was conducted using information collected by the Planning staff and analyzed and mapped by the County GIS department. The County Planning Commission held several workshops on creating, defining, and mapping the designations for the future land use map. Based on the information collected and analyzed, the Commission used existing conditions, the environment, lot creations, building permit activity, existing land uses, and the community vision and design to develop the Future Land Use Map.

The purpose of each of the following designations has been prioritized by its importance. These priorities are only used to classify future land use; specific areas or sites may have different priorities due to environmental characteristics that cannot be seen at a large scale. Any lot that lies within two or more designations and alters the lot-line through a boundary adjustment does not change the designation.

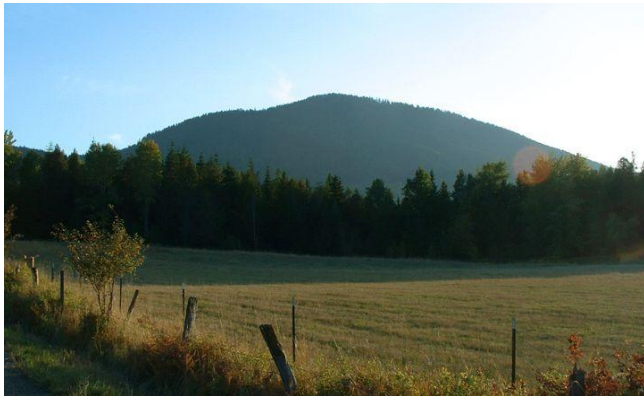
Scenic

Scenic describes land that is valued for natural processes and wildlife, agricultural and forest production, aesthetic beauty, active and passive recreation, and other public benefits. Such lands include working and natural forests, rangelands, and grasslands, farms, ranches, parks, streams and river corridors, and other natural lands within rural, suburban, and urban areas. Open space may be protected or unprotected public or private.

The primary purpose of the Scenic designation is to promote large tracts of contiguous open space in public lands. Scenic land that is permanently set aside for public or private use. The space may be used for passive or active recreation, or may be reserved to conserve or buffer environmentally sensitive areas or wildlife corridors. This designation encompasses large tracts of public lands. Non-residential uses should be limited to support services for recreation and resource-based uses that are directly tied to agriculture, timber, resource cultivation, or recreation.

Characteristics:

1. Environmental protection and preservation are sought through private land donations, conservation easements, public land purchases, and other means.
2. Economic activity, if allowed, is confined to resource production that preserves environmental integrity.
3. Housing is limited to existing dwellings and the ability to replace dwellings.



Agricultural open space

Resource/Recreation

The primary purpose of the Resource/Recreation designation is to promote commercially viable and productive resource cultivation and extraction of agriculture, timber production, and surface mining. This designation also includes lands suitable for recreation and support services related to recreation such as, but not limited to, dude ranches and lodges. The secondary purpose of this designation is to

promote large tracts of environmentally sensitive lands, such as, wetlands, very steep slopes, and areas with highly erodible soils with sustainable resources.

Non-residential uses are limited to resource cultivation or extraction services that support forestry, agriculture mining, (including surface mining), recreation, and the facilities necessary to sustain those uses.

Characteristics:

1. Economic activity emphasizing sustainable and environmentally safe resource production (logging, farming, and mining).
2. Environmental protection and preservation are sought.

Country

The primary purpose of the Country designation is to protect open space and to promote both: (1) agricultural activities that are compatible with rural residential development; and (2) residential subdivisions that allow residential and non-residential uses. Subdivisions are allowed, and cluster subdivisions are discouraged unless design methods are used to minimize impacts on environmentally sensitive areas, historical sites, or other unique characteristics of the land being subdivided. Subdivisions are designed to reduce the need to extend infrastructure (roads, water, and sewer) over long distances and should be self-contained and require only very limited public services.

The secondary purpose of the Country designation is to promote economic activities that minimize environmental impacts and do not require a full range of services.

Non-residential uses are allowed that support activities and facilities necessary to provide services to outlying areas that reduce traffic, minimize environmental impacts, and permanently preserve open space. Non-residential uses shall be allowed only at a scale and intensity commensurate with the terrain, impact to environmental features and the rural character of the area. Typical non-residential uses that may be considered are, but are not limited to, equipment

storage, small convenience stores, fuel stations, and assembly and manufacturing plants.

Characteristics:

1. Housing is primarily low density single-family dwellings.
2. Economic activity associated with rural activity, resource activities, or activities that minimize environmental impacts and do not require a full range of services.
3. Environmental protection of water quality and the preservation of wildlife habitat and migratory corridors are sought.

Suburban

Suburban development involves an examination of existing land use patterns and may allow residential, commercial, or mixed uses. The primary purpose of this designation is to promote the development of vacant or underused parcels within areas that are largely developed. Non-residential uses should be limited to services and industries needed to support the rural transitional area.

The secondary purpose is to provide economic development opportunities that serve the surrounding community.

Characteristics:

1. Housing types are governed by surrounding types of housing.
2. Economic opportunities that include low impact businesses that provide community services.
3. Environmental concerns deal with the establishment of public spaces such as parks, greenbelts, and walking and bicycle paths, and the preservation of water and air quality.

Shoreline

This mapped designation encompasses those lands generally within 500 feet of bodies of water that include land directly adjacent to shorelines and lands where a portion of the parcel is within the 500-foot boundary.

The primary purpose of this designation is to guard against water quality degradation by

managing erosion and surface water runoff, reducing impervious surfaces in developments, and implementing effective setbacks from shorelines and surface water corridors. Recognizing that development demand in these areas is high, additional measures must be in place to protect surface water quality.

The secondary purpose of the Shoreline designation is to provide continued development in areas adjacent to the shoreline of a lake, river, or stream and to promote design standards that enhance natural shorelines and retain view sheds. This designation recognizes existing residential patterns of small-acreage parcels and encompasses larger parcels that are surrounded or adjacent to platted lands of the same.

Cluster subdivisions and increased setbacks will be encouraged to ensure the preservation of views of the natural shoreline.

Non-residential uses should be limited to services needed to support resource, seasonal, shoreline, and recreational uses.

Characteristics:

1. Environmental protection of surface and subsurface water quality is essential. Promote lake view sheds and natural character of the shoreline.
2. Housing is primarily single-family and dispersed so as to protect water quality; however, housing would be allowed to infill corresponding to the densities of surrounding properties.
3. Economic activity includes some resource production and limited commercial services that are related to marinas or services to support seasonal or shoreline development.

Transitional

The purpose of this designation is to reserve land for future annexation into an incorporated area. This designation encompasses those lands suitable to reserve for future annexation within an incorporated area. The boundary encompasses designated lands that may not be required for urban use during the term of this plan, but are important for the future expansion of the cities

and are at least 1,000 feet from an incorporated boundary. These areas will have limited development that should be easily redeveloped when annexed into the cities.

The Transitional designation identifies areas that may be appropriate for urban development and inclusion in the future when circumstances are appropriate. The Transitional designation enables the city to plan and phase growth based on the need and ability to provide the necessary facilities and services to support additional growth.

The Transitional designation is tailored for each area to the Area of City Impact for which it is applied, recognizing the different physical, location, and service limits associated with each area. These limits will affect the timing of future development and will influence the character of development in the Transitional designation.

Characteristics:

1. Housing remains sparse in anticipation of city annexation and development.
2. Economic activity would be available in the nearby urban area.
3. Environmental protection is preserved by the low population density.

Border

This designation is located within Areas of City Impact and immediately adjacent to city boundaries. The purpose of this designation is to allow very limited development that ensures future city expansions can be accomplished in an effective, orderly and logical fashion. Prior to annexation, these areas are generally suitable for agricultural pursuits and/or single family development on existing lots. Until annexation has occurred and until city services can be provided, these areas are generally not expected to be intensely developed or further subdivided. Once annexed, consistent with the city’s long-range plans, the areas within this designation are ultimately expected to be served by urban services which will then facilitate its further development and urbanization.

Characteristics:

1. Housing limited to single-family dwellings, accessory structures, and minor associated accessory uses.
3. Economic activity limited to environmentally safe resource production and activities (logging and farming etc).

Village

The primary purpose of providing the Village designation is to: 1) allow for an annual public review and decision making forum where projects not yet fully contemplated or enumerated under existing plans and regulations can be reviewed and considered; and, 2) to effectuate innovative project designs of such proposals, to promote open space to prevent sprawl, mitigate impacts, and encourage developments that compliment the overall intent of this Plan when deemed appropriate. Although there are likely many concepts that could potentially be considered under this designation, one example is more specifically described in the Community Design chapter, which is referred to as a “rural village”. Regardless of the ultimate scope of any particular proposal, Villages shall consist of some, if not all, of the following attributes:

1. The community is self contained. This means it provides, administers and when deemed practical, operates its own critical services and is self funded.
2. The community is comprised of contiguous acres under single ownership or control.
3. The community contains special amenities, including recreational opportunities found in a “destination resort” that attracts its residents.
4. The community engages in careful land use planning, including clustering and other devices, to preserve natural habitats in non-urban locations, and incorporates other land use/building devices in urban locations to enhance that location.
5. The residential types of communities provide a variety of housing in discreet neighborhoods ranging from multi-family, condominiums, to single family homes.

6. The proposed Village considers the existing employment and future staffing needs during the planning process. Consideration should include, but is not limited to, using the existing local work force and providing housing options in the Village for employees and/or staff.

The Village differs from all other developments because its size, development intensity, its potential for a variety of uses, its location or proximity to existing uses, or that it may be anticipated to have broader implications or requirements than many smaller or preauthorized projects. It is the expectation that such proposals will clearly and fully identify the core attributes and focus of the community, which are typically expected to be an appreciable distance from a municipality or Area of City Impact. The residents of Kootenai County have requested input into these types of developments and the ability to have an initial review of the total project scope at the Comprehensive Plan level. Therefore, additional areas may from time to time be mapped in the future. However, until approved through the Comprehensive Plan amendment process, this Plan continues to encourage and promote development as contemplated in the Plan and as mapped in the Future Land Use Map. The Village requirements do not apply to projects which are otherwise permitted at the time of application and do not form a new “village” as contemplated by the Village designation.

Characteristics:

1. Housing ranges from single family homes, condominiums, apartment buildings, and affordable or workforce housing.
2. Critical services are self sufficient and self funded and when deemed practical include fire, police, emergency and garbage.
3. Environmental values include critical wildlife habitat, wildlife travel corridors, habitat connectivity, water quality/quantity from both surface and sub-surface uses, and provision for maintaining public open space are essential.

4. Economic activity involves commercial business that would typically be found in a self-sustaining town/development and light industry that does not negatively impact the environment.

“Predetermined” Village

In order to promote countywide development options and a variety of housing opportunities, in recognition of the expressed public interests and acknowledging the unique conditions that currently exist, one location has been “predetermined” and mapped as a Village, which is the Worley/Highway 95 location. In order to provide a vision and general scope for this predetermined village, the following shall serve as a starting point for future planning efforts initiated by the owners/developers of this site. Moreover, it is fully expected and anticipated that the Village goals, implementation strategies and policies will be utilized in those efforts. However, until such time as these planning efforts are completed, interim development should be allowed when determined not to be in conflict with the intent of the Village designation. At a minimum, and in addition to attributes listed in 1 through 6 above, Villages are contemplated to:

1. Contain a limited range of uses that are shown to be necessary or supportive in their respective outlying areas and are conducive to maintaining services to the community.
2. Public sewer and water systems must be available within the community.
3. With the exception of tourist based activities, generally uses within these designated sites must provide or further the focal point of the community and not provide services designed to draw from or replace services provided by residential or urban designations.
4. With the exception of the Worley/Highway 95 community, these sites do not envision big box retail stores, shopping malls, or fast-food outlets.
5. Generally, these sites envision small-scale offices, limited industry, and limited retail associated with providing direct services to the Community.

6. Future development regulations may require a maximum size of each non-residential structure to ensure a community design conducive to a “village type atmosphere”.
7. Any new lot creation and subdivision in these sites is encouraged to use such design methods such as clustering to minimize impacts on sensitive portions of the site, promote open space and reduce the need to extend services such as roads and utilities over long distance

Interpreting Land Use Maps

Boundaries and identification of land use boundaries established under this Plan are shown on the Future Land Use Map. Land use designations are generally shown using colored shading superimposed on lighter lines designating platted lot lines, streets, and other physically identifiable ground features. In some cases, specific distances or other references to a boundary line are specified. When the exact location of a land use designation boundary line is not clear, it shall be determined by the Director of Building and Planning, with due consideration given to the location as indicated on the Future Land Use Map, Area of City Impact mapping, parcel mapping, and other data contained in the County’s Geographic Information System (GIS).

To the greatest extent possible, boundaries of land use designations were drawn so as not to bisect parcels. Except for parcels divided by ACI or Resource Land designation boundaries, where a land use designation boundary shown on the Future Land Use Map divides a lot of record at the time of adoption of this Comprehensive Plan, the property owner shall have the option of choosing either of the two designations to apply to the entire parcel area or may subdivide the lot to retain both designations as mapped, provided that all of the standards and requirements, including relevant density and dimensional requirements, and performance standards can be met.

Where an ACI boundary divides a lot of record at the time of adoption of this Plan, the entire parcel area shall be deemed to lie within

the ACI boundary. During future annual updates of the Plan of the County and the affected city or town, the property owner may petition for removal of the entire parcel from the ACI in accordance with the required amendment processes. Alternatively, the property owner may subdivide the lot to retain both designations as mapped, provided that all of the performance standards and requirements, including relevant density and dimensional requirements, can be met.

Where a resource land boundary divides a lot of record at the time of adoption of this Plan, the entire parcel area shall be deemed to lie within the Resource Land designation.

Parcels of land determined by the Building and Planning Director to be a technical mapping error (other than those listed herein) may be re-designated to the next least intensive land use designated for parcels contiguous to the subject parcel. This determination shall be made with consideration to the location of adjacent land use designations as indicated on the Future Land Use Map, parcel mapping and other data contained in the County’s Geographic Information System (GIS).

Parcel boundary modification activities, such as “lot-line-adjustments” or “subdivisions”, that are completed after the date of adoption of this plan and that result in a lot(s) being divided by a land use designation, shall not be considered a basis for adjusting the land use designation boundaries except as may be approved through a Comprehensive Plan amendment.

This Plan’s land use designation review process is not intended to change any of the land use designation criteria used as part of the Plan, including, but not limited to those criteria that allow inclusion of some parcels that may not individually appear to meet a particular land use designation. The procedures and timelines for processing amendments will follow those as prescribed in the Plan and resulting development regulations, except as stated above.



Future Land Use Map

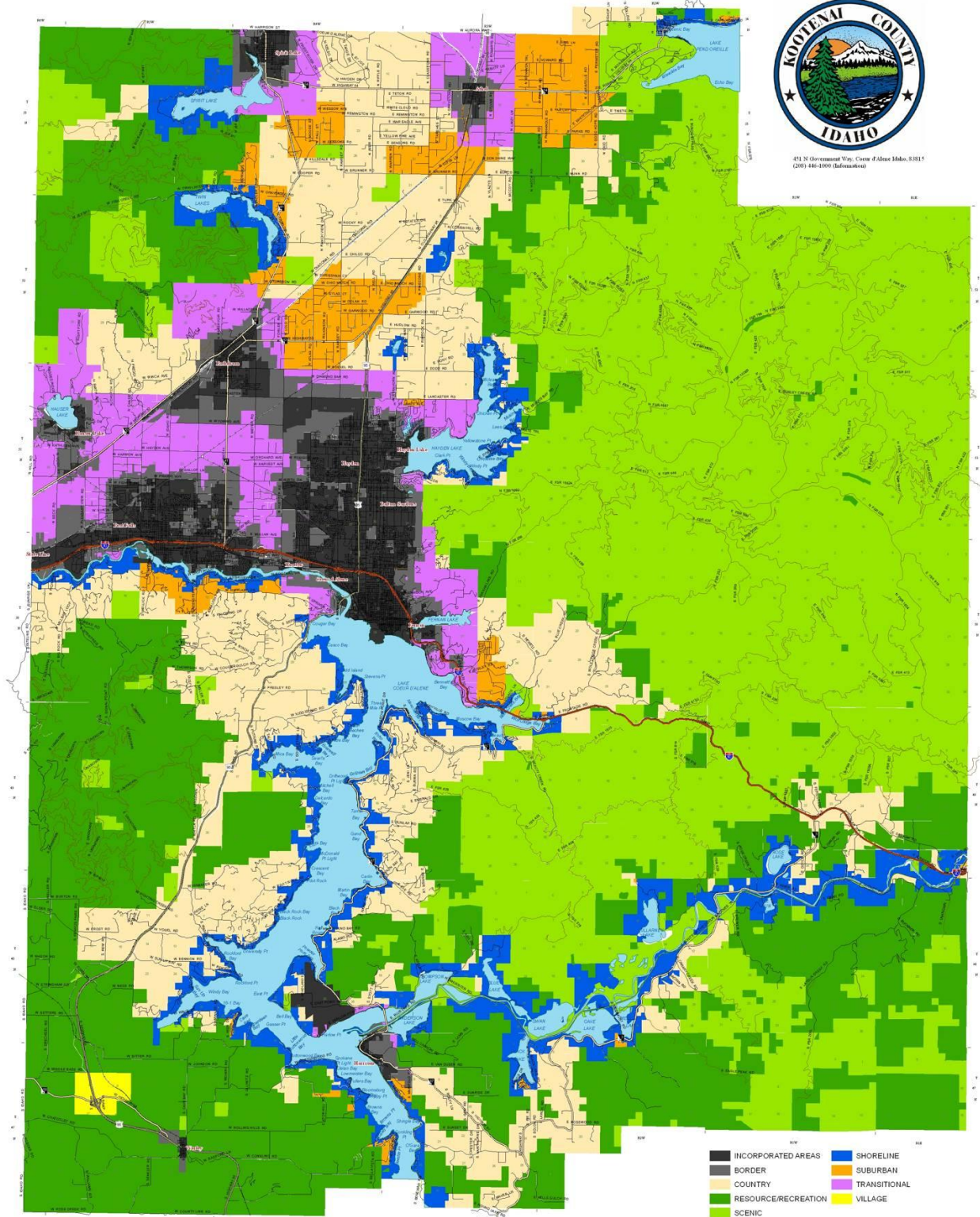
The land use areas depicted in the Future Land Use Map represent a long-range vision of community development (see Future Land Use Map). It should be noted that the Future Land Use Map is not a zoning map but rather a depiction of appropriate, suitable, and desired land uses throughout the County as defined by the general land use designations outlined in this chapter. Moreover, the Future Land Use Map has the potential to be supplemented at a later date with additional mapping efforts within specific planning areas, such as the Rathdrum Prairie or Villages, etc.

The map displays the relationships between parcels and the distribution and allocation of land by use in a composite presentation. The Future Land Use Map is most valuable as a planning tool to:

1. Ensure that the County is thoughtfully planned for the continued success of the local economy; and,
2. Ensure compatibility of uses; and,
3. Protect property values; and,
4. Reflect the vision of the community; and,
5. Conserve the natural resources located within the County.

To fully implement the Plan and its Future Land Use Map, the County must change, by ordinance, development regulations and zoning map consistent with the plans text and land classification areas.

Kootenai County
Comprehensive Plan Land Use



- INCORPORATED AREAS
- BORDER
- COUNTRY
- RESOURCE/RECREATION
- SCENIC
- SHORELINE
- SUBURBAN
- TRANSITIONAL
- VILLAGE

Revised Census GIS
 GIS Data Provided by:
 Kootenai County GIS Department
 2010 Census Data
 2010 Census Data
 2010 Census Data



■ TERRITORY — LOCAL ROAD LAKE
 ■ U.S. HIGHWAY — SEASONAL ROAD
 ■ STATE HIGHWAY — Rail Roads

GOALS AND POLICES

The goals and policies in this chapter are intended to articulate the community vision toward the region’s land use and not be regulatory, but provide specific guidance for the adoption and implementation of development regulations which will ensure conformity with the Plan.

<i>Goals</i>	<i>Quick Reference Guide</i>	<i>Page</i>
County-Wide		
1	Unincorporated Lands - General	27
2	Historical/previous Development	29
3	Rural Development/Character	29
4	Agriculture Lands/Activities	30
5	Public Facilities & Services	31
6	Public Participation	31
<i>Commercial, Industrial, Mining and Resource Based Uses & Activities</i>		
7	Resource Uses & Activities	31
8	Commercial & Industrial Uses	32
9	Mining	33
Land Use Designations		
10	Scenic	34
11-12	Resource/Recreation	34
13	Country	35
14	Suburban	35
15	Shoreline	36
16-17	Village	36
Areas of City Impact		
18	Land Use Designations	40
19	Border	40
19	Transitional	40
20-22	General Goals & Policies	41
23	Annexation	43
Airport Influence Areas		
24	Support of Airport Master Plan	43

COUNTY-WIDE

Unincorporated Lands

GOAL 1: Development will be allowed in unincorporated areas that are planned and developed in an orderly and cost effective manner.

Policies and Implementation Strategies

LU-1 A. Develop regulations which encourage preservation of open space and a rural residential lifestyle with limited development in areas that cannot reasonably be served by public sewer systems.

LU-1 B. Develop regulations for densities and lot sizes for rural residential development to allow only development that is of a rural character outside of Villages.

LU-1 C. Review land use and permitting procedures to assure that regulatory processes are understandable and predictable, and can be accomplished within reasonable time periods and cost.

LU-1 D. Consider innovative planning and land use techniques for residential development using density incentives, transfer of development rights, clustering, planned unit developments, and long platting procedures. The County may include consideration of the following:

- a. Appropriate buffer widths from property boundaries, existing and potential rural and resource uses, other residential development, rights-of-way, and other factors;
- b. Design to preserve environmentally sensitive areas and to harmonize with topography and landscape features;
- c. Design to preserve in place and protect significant historical sites;
- d. Design to maintain or enhance predominant rural character, scenic views, and open space corridors;
- e. Need, feasibility, and cost of public service delivery to the cluster development;
- f. Maximum number of residential units to be accommodated in individual clusters;
- g. Potential use of density bonuses as an incentive to encourage cluster development; and
- h. Minimum site size.

In considering innovative techniques such as clustering, the County may:

1. Establish a task force to help develop a clustering program;

2. Develop techniques to monitor the impact of a clustering program (i.e., record and track the numbers and locations of clustered housing);
3. Limit areas where clustering would be allowed; and/or
4. Limit or cap the total number of clustered lots allowed.

LU-1 E. Consider a transfer of development rights (TDR) program for residential development. TDR programs permit the “right to develop” to be severed from one property (the “donor” site) and transferred to another location (the “recipient” site). The donor site is preserved in its existing state, and the recipient site may be developed at a higher density than otherwise established. A properly devised TDR program could provide incentive for preservation of resource and rural lands in the County.

A TDR program may include, but not limited to, consideration of the following:

- a. Identification of appropriate “donor” and “recipient” sites. TDRs may be limited to specific parcels, land use designations, or geographic areas;
- b. Identification of an appropriate number of units that may be transferred consistent with maintaining land use compatibility and that are necessary to create an effective incentive;
- c. Provisions for protection of significant landscape features and historical sites, environmentally sensitive areas, scenic views, rural character, and open space corridors;
- d. Measures necessary to ensure that land use impacts to properties adjacent to the recipient site are mitigated; and
- e. Monitoring and evaluation procedures to ensure that proposed recipient sites have adequate public services and facilities to absorb the additional development and that rural character is maintained.

LU-1 F. Develop regulations, that provide for density limitations, density transfer or denial of development where physical constraints or hazards exist. Such constraints or hazards may include flood hazards, unstable soil and

geological conditions, steep slopes, and other dangerous characteristics.

LU-1 G. Develop regulations that encourage rural development to have access to a road that complies with highway district road standards.

LU-1 H. Develop regulations that identify when new or modified development adjacent to existing uses should provide screening and other site design techniques to mitigate impacts on existing development.

LU-1 I. Encourage rural development to minimize adverse impacts on the natural environment and resource land uses.

LU-1 J. Evaluate actions and policies that allow hazardous materials to be utilized and/or stored in the County, or that allow such materials to pose a threat to residents and the environment due to the proximity of such materials.

LU-1 K. Amend the County’s zoning map, as needed to be consistent with this Plan, as may be amended, including any future sub-area plans.

LU-1 L. Promote the cooperation of the County and the Coeur d’Alene Tribe in developing policies, plans and planning processes for lands within the reservation boundary.

LU-1 M. Promote cooperation and coordination for land use decisions beyond County limits that may have a significant effect on development in the County. Recognize and coordinate with regional planning efforts.

LU-1 N. Work with cities and other agencies to establish a process for regular communication and coordination about the location and provision of services to areas where future growth is expected to occur. Also address the sequence and timing of future growth,

LU-1 O. Develop regulations as needed to require provision of open space, greenways, bicycle paths, and pedestrian linkages between existing or planned parks, schools, neighborhoods, and shopping areas as new development and growth occurs.

GOAL 2: Recognize development approvals that have been granted but may not have yet been constructed or acted upon, such as subdivisions, planned unit developments, conditional use and

other special use permits, that are non-conforming with the goals of this Plan, Future Land Use Map, and/or subsequent development regulations, unless they pose a direct threat to public health and safety.

Policies and Implementation Strategies

LU-2 A. Retain the development rights of legal lots of record with residential development rights that exist on the effective date of this Plan, provided that:

- a. No direct threat to public health or safety exists;
- b. The scope of the non-conforming use or inconsistent land development, land activity, and/or land use does not expand; and
- c. The non-conforming use or inconsistent land development, land activity, and/or land use is not abandoned for an extended period, which in most cases should be deemed to be one year. Non-conforming structures that are destroyed by fire, earthquake, flood, or other natural or manmade event may be reconstructed as long as a building permit for such reconstruction is approved within a reasonable period of time, which in most cases should be deemed to be one year.
- d. If the scope of the non-conforming use or inconsistent land development, land activity, and/or land use diminishes for an extended period, which in most cases should be deemed to be one year, the lesser scope of the inconsistency should not be allowed to subsequently expand.
- e. Special types of non-conforming land development, land activities, and/or land uses that may create a nuisance or negatively affect public health, safety, and welfare should be “grandfathered” only for a fixed period of time. This period of time will generally equal the useful life reasonably expected of the non-conforming use.

LU-2 B. Recognize the continuing validity of variances, special use permits, planned unit developments, and conditional use permits that were approved prior to the effective date of this Plan.

GOAL 3: Rural areas should generally be developed at low levels of intensity so that demands will not be created for high levels of public services and facilities. County requirements for housing in rural areas should encourage residential development that is compatible with natural resource based economic activity, fish and wildlife habitats, open space, outdoor recreation, protection of significant historical sites, rural service levels, and generally with the rural character.

Policies and Implementation Strategies

LU-3 A. Develop regulations which establish lower densities in designated areas to ensure a rural quality of life for residents.

LU-3 B. Cluster housing may be used in a manner that protects the environment if it is determined to fit the neighborhood.

LU-3 C. Develop regulations which encourage design standards for new housing development that complement the rural nature of the community.

LU-3 D. Develop, formalize or adopt procedures to incorporate provisions of future open space plans into the land use development review process and other land use decisions.

LU-3 E. Promote land uses in rural areas that are related to farming, forest management, mining, rural residential development, tourism, outdoor recreation, and other open space activities.

LU-3 F. Encourage residential development in rural areas on lands that can physically support it without requiring urban services.

LU-3 G. Encourage proposed development near designated resource areas to be developed in a manner that minimizes potential conflicts. Mechanisms such as clustering, buffering, and deed notification should be used.

LU-3 H. Develop regulations which provide for a variety of rural densities to:

- a. Maintain rural character, farming, forestry and mining;
- b. Buffer natural resource lands;
- c. Retain open space;
- d. Minimize the demand and cost of public infrastructure improvements;

e. Allow rural property owners reasonable economic opportunities for the use of their land.

LU-3 I. Develop regulations which encourage affordable housing opportunities that are compatible with rural character.

LU-3 J. Discourage new residential development within the rural area from negatively affecting or causing the conversion of farming, mining, or timber activities. Buffers between the residential uses and the natural resource based uses should be provided.

LU-3 K. Encourage efficient resource operations and production methods that are based on sustainable and best management practices.

GOAL 4: Support the agricultural industry and preservation of prime agricultural land in the unincorporated areas of the County.

Policies and Implementation Strategies

LU-4 A. Develop a “right-to-farm” ordinance and apply its provisions to all farms within rural lands.

LU-4 B. Develop regulations which encourage protection of agricultural land on prime agricultural lands zoned for rural residential use through buffering, fencing, anti-nuisance requirements, and laws, and other strategies.

LU-4 C. Analyze the creation of development regulations which require a “notice to title” statement recorded prior to or concurrent with obtaining development permits for properties within a prescribed distance of agriculture uses.

LU-4 D. Develop regulations which allow for schools, churches, and other public and quasi-public uses to be in rural areas, provided such uses primarily serve the needs of the rural community. Such uses should be encouraged to locate on land not classified as prime agricultural land.

LU-4 E. Develop regulations which encourage agricultural related industries, including those related to the production, processing, and sale of food and fiber, to locate in the rural areas

on land not classified as prime agricultural land.

LU-4 F. Consider dust, noise and odors normally associated with agricultural pursuits acceptable in rural areas. Non-agricultural development should not restrict adjacent agricultural operations.

LU-4 G. Develop regulations which allow permanent housing in rural agricultural areas to meet the needs of farm families and farm workers and establish criteria that would allow for additional temporary and/or permanent farm residences for farmers, immediate relatives, and/or farm workers.

LU-4 H. Develop regulations that recognize part-time farming as an appropriate and acceptable use of smaller parcels of agricultural land. As land prices rise, specialty farming operations may become more appropriate and viable agricultural uses.

LU-4 I. Develop regulations which provide for farm-related activities that provide additional income to the farm operation may be allowed through conditional use permitting procedures in those areas of the County that remain rural in anticipated use and do not interface with either Villages or rural transitional uses.

LU-4 J. Promote preservation standards and incentives that protect the long-term use of land with prime agricultural soils, used for existing agricultural operations, and designated for rural use.

LU-4 K. Develop regulations which provide opportunities for and encourage small-scale or specialized agricultural operations in the unincorporated part of the County. Address community supported agriculture in rural areas and areas of city impact.

LU-4 L. Develop regulations which review the siting standards and regulations for confined animal feeding operations.

GOAL 5: Promote the provision of public facilities, services, roads, and utilities that are consistent with a rural character and lifestyle.

Policies and Implementation Strategies

LU-5 A. Discourage urban government services from expanding or extending to rural areas outside of Cities, except in those limited

circumstances shown to be necessary to protect basic public health and safety and the environment and when such services are financially supportable at rural densities and do not permit urban development.

LU-5 B. Allow community systems or decentralized treatment systems to, be used in rural areas if consistent with the rural character and lifestyles.

LU-5 C. Allow individual on-site septic systems or other methods approved by the applicable agencies if consistent with the rural character and lifestyles.

LU-5 D. Encourage Panhandle Health District and/or Idaho Department of Environmental Quality to, routinely inspect on-site septic systems to determine the location and causes of failing systems.

LU-5 E. Promote wise use of public funds in rural areas by encouraging service providers to establish rural facility and service standards that are consistent with rural densities and uses.

LU-5 F. Develop regulations that promote public facility and other related costs of new development are borne primarily by new residents and/or developers.

LU-5 G. Encourage growth in areas where public investments have already been made or necessary facilities, services, and utilities have been planned.

GOAL 6: In order to encourage early and continuous public participation, developers/landowners should meet, present, and discuss future development proposals with area landowners and neighborhood groups.

Policies and Implementation Strategies

LU-6 A. Develop regulations where applicants for major development proposals, including, but not limited to, major subdivisions, planned unit developments, and conditional use permits should consult with nearby landowners and neighborhood groups prior to submitting their applications.

LU-6 B. Encourage applicants to consult with adjacent neighborhood groups prior to submitting a development application.

LU-6 C. Develop and adopt procedures for engaging the public in land use planning processes, using a variety of methods to provide the flexibility to use different tools in varying situations to inform and/or solicit comments from residents and stakeholders.

**Commercial, Industrial, Mining,
Resource Based Uses & Activities**
County-Wide

GOAL 7: Facilitate the production of agricultural, timber and mineral products by allowing related processing facilities, limited direct resource sales and limited natural resource support services that support natural resource activities, and which are not harmful to the environment in the long term..

Policies and Implementation Strategies

LU-7 A. Conditionally permit natural resource support services to be located within rural lands. Such uses will be limited to those related to natural resource enhancement, production, or utilization, and which maintain the rural character of the area. If particular urban services are necessary, conditions shall be established which ensure that urban growth will not occur in adjacent rural or resource lands.

LU-7 B. Promote the development of performance standards and mitigation measures in order to govern the intensity, siting, and design of any proposed on-site enterprise and support business to conserve natural resource lands and protect existing rural character. Performance standards may govern permitted uses regarding their impacts on soils, drainage, critical areas, traffic generation, visual impact, noise, and any other relevant criteria.

LU-7 C. Develop regulations for processing facilities, limited direct resource sales, and limited natural resource support services proposed within a natural resource designation. These shall, at a minimum, require compliance with the following:

- a. The use does not substantially detract from the natural resource production on-site or in the area;
- b. The use is directly related to natural resource enhancement or production;
- c. Any other threshold criteria that may be enacted in the development regulations; and
- d. The use does not substantially detract from agricultural production on-site or in the area.

LU-7 D. Develop an agricultural/timber-based business ordinance to permit on-farm enterprises including, but not limited to, direct marketing of unprocessed and value-added agricultural/timber products and agricultural/timber support businesses, to allow farmers to supplement their farm income, improve the efficiency of farming, and provide employment for farm family members, provided that:

- a. The use remains an accessory use, secondary to the primary agricultural/timber use of an actively farmed property;
- b. The use does not substantially interfere with adjacent farming/timber operations in the area; and
- c. Performance standards and mitigation measures are developed in order to govern the intensity, siting, and design of any proposed on-farm enterprises and agricultural/timber support businesses.
- d. Performance standards may consider the relative impacts of the proposed use on soils, drainage, noise, critical areas, traffic generation, visual impact, and other relevant criteria.

LU-7 E. Develop regulations which provide for agricultural/timber-related, home-based businesses conducted seasonally or for short duration to be allowed in rural and resource lands of the County.

GOAL 8: Provide for continued existing and new small-scale commercial and industrial developments outside Areas of City Impact that are compatible with and continue to preserve, maintain, and enhance the vital rural and resource uses in the County.

Policies and Implementation Strategies

LU-8 A. Allow home-based occupations and cottage industries throughout the rural area, provided they do not adversely affect the surrounding residential uses. Site-specific standards shall be considered through the permitting process. Such uses shall only be a secondary use of the property with the primary use in compliance with the policies provided for the designation in which they are to be located. Such uses shall not require urban services.

LU-8 B. Allow commercial uses in rural areas (other than small-scale home-based businesses and home-based cottage industries) with appropriate scale, bulk, which can adequately mitigate impacts to the lower densities and land uses of rural areas, such as:

- a. Neighborhood convenience stores;
- b. Neighborhood service businesses;
- c. Retail stores/facilities related to and dependent on on-site natural resources, agriculture, timber and minerals; and
- d. Commercial recreational uses.

LU-8 C. Allow recreational/tourist and highway-oriented commercial and industrial facilities within a natural resource designation or a rural designation if, at a minimum, the following criteria are met:

- a. The location of the facility would not adversely impact the natural resource production in the area;
- b. The facility is of size and scale appropriate to its intended use and the surrounding area;
- c. The use does not require extension of urban services.

LU-8 D. Develop performance standards and mitigation measures in order to govern the intensity, siting, and design of any proposed on-site enterprise and support business to conserve natural resource lands and protect existing rural character. Performance standards may govern permitted uses regarding their impacts on soils, drainage, critical areas, traffic generation, visual impact, noise, and any other relevant criteria.

LU-8 E. Allow neighborhood commercial uses outside Areas of City Impact, that meet specific development criteria in those areas

related to availability of existing services, impact on surrounding agricultural or residential uses and impacts on traffic. Such uses should primarily serve the immediate surrounding area, travelers passing through, or the agricultural community.

LU-8 F. Develop regulations which require applications for commercial and industrial development to conform with the adopted local, state and federal standards for:

- a. Air emissions
- b. Drainage systems
- c. Effects on neighboring land uses
- d. Employment characteristics
- e. Environmental impacts
- f. Fire and public safety
- g. Nature and volume of industrial activity
- h. Noise pollution
- i. Odor emissions
- j. Sewage collection and treatment
- k. Solid waste disposal
- l. Streets/roads/transportation
- m. Visual impacts
- n. Water quality
- o. Utility services

LU-8 G. Update development regulations for commercial and industrial land uses in rural areas to ensure consistency with updated Plan goals and policies; define allowable commercial and industrial uses in rural areas as part of this process.

LU-8 H. Protect developed commercial and industrial activities existing at the time of adoption of this Plan through acknowledging historical land use approvals.

LU-8 I. Develop regulations which require, commercial and industrial development to, use adequate wastewater treatment.

LU-8 J. Develop regulations which provide for the siting of industrial sites where adequate water supply and pressure are available for fire flow and protection.

LU-8 K. Develop regulations which require Industrial uses discharge water to be properly treated or pre-treated to eliminate adverse impacts on wastewater treatment facilities and the environment.

LU-8 L. Allow industrial uses in rural areas (other than small-scale home-based industries and

cottage industries) that is appropriate to the lower densities and land uses of rural areas, such as:

- a. Independent contracting services and storage facilities;
- b. Industries related to and dependent on natural resources of agriculture, timber, and minerals;
- c. Industries requiring large secluded areas away from population centers and not requiring urban services; and
- d. Commercial recreational uses.

LU-8 M. Develop regulations which provide for protection of industrial sites developed under this Plan from encroaching incompatible uses by defining allowable industrial uses in rural areas as part of this process.

LU-8 N. Encourage redevelopment of vacant or underutilized existing industrial sites.

GOAL 9: Mitigate conflicts between mining and other land uses in rural lands.

Policies and Implementation Strategies

LU-9 A. Develop regulations minimizing the potential conflict of mining operations proposed in rural areas adjacent to residential uses.

LU-9 B. Require anticipated conflicts between a proposed new or modified land use and existing mining activity to be mitigated by the newer proposed use prior to issuance of development permits.

LU-9 C. Develop regulations which require residential uses developed in the area of existing mining operations shall recognize that mining activities may create situations, such as smell, noise, dust, glare, vibrations, and truck traffic.

LU-9 D. Develop regulations which include setback and buffer requirements as part of new mining development proposals on lands within or adjacent to rural lands. Such buffer areas shall be of sufficient size to protect adjacent land uses from the impacts of incompatible development and to mitigate against the effects of mining operations on adjacent land uses. Such buffer shall occur on the mining parcel for which a development right or permit is being sought.

LU-9 E. Analyze the creation of development regulations which require a “notice to title” statement recorded prior to or concurrent with obtaining development permits for properties within a prescribed distance of an approved mining activity.

LU-9 F. Develop regulations which require agriculture lands not to be used for mining purposes unless they can be restored for agricultural purpose, through the application of segmental reclamation as mining occurs.

LU-9 G. Develop regulations which require extraction industries to adequately mitigate impacts on:

- a. Adjacent or nearby land uses;
- b. Significant cultural or archaeological resources;
- c. Fish and wildlife habitat;
- d. Air and water quality;
- e. Community aesthetics and reclamation; or
- f. Public health and safety.
- g. Noise levels as measured at property lines.
- h. Traffic impacts.

LU-9 H. Develop regulations which require new or expanded mineral resource operations to minimize and mitigate adverse impacts of mineral-related activities on surrounding affected uses. Utilize and rely on the authority and expertise of state and federal permitting agencies in development, implementation, and enforcement of permit conditions.

LU-9 I. Develop regulations which require that exhausted mining sites shall be reclaimed in a manner consistent with best management practices, reclamation requirements, and other requirements of this Plan.

LU-9 J. Develop regulations which require that segmental reclamation of mineral extraction sites occur as the site is being mined. The site should be reclaimed for appropriate future use and should blend with the adjacent landscape and contours.

LU-9 K. Develop regulations which require that mineral-processing waters are not discharged to natural streams without adequate water quality treatment so as to meet all discharge standards of state and federal jurisdictions.

LAND USE DESIGNATIONS

County-Wide Rural Lands

“Scenic” - Land Use Designation

GOAL 10: Create and define a land use designation named “Scenic” and map it on the County’s Future Land Use Map.

Policies and Implementation Strategies

LU-10 A. Define “Scenic” as having the lowest density in the unincorporated part of the County. Scenic areas:

- a. Are those not typically available for development due to public land ownership;
- b. Are characterized by activities including, but not limited to, resource-oriented timber and mineral extraction activities and open space recreational activities;
- c. Are too far from urban areas to enable cost-effective provision of public services, or contain land uses that do not require extension or provision of urban services;
- d. May be outside existing main road networks and distant from existing utilities; and
- e. May have severe soil limitations, critical areas, and/or very limited ground water.

LU-10 B. Encourage the Federal, State, Tribal and local jurisdictions to maintain the land in the Scenic designation for the benefit of the Public.

LU-10 C. Develop regulations that allow for the replacement of a residential structure if it is damaged or destroyed by natural causes.

“Resource/Recreation” - Land Use Designation

GOAL 11: Create and define a land use designation named “Resource/Recreation” and map it on the County’s Future Land Use Map.

Policies and Implementation Strategies

LU-11 A. Define “Resource/Recreation” as having the second lowest density of the designations in order to promote large acre agriculture, timber, mining, and recreational opportunities in the unincorporated part of the County. Resource/Recreation areas:

- a. Are characterized by activities including, but not limited to, resource-oriented activities (farming, timber, and mineral extraction), open space, and residential;
- b. Are too far from urban areas to enable cost-effective provision of public services, or contain land uses that do not require extension or provision of urban services;
- c. Require on-site water and sewer service, may have limited fire service, or have other site constraints;
- d. May be outside existing main road networks and distant from existing utilities; and
- e. May have severe soil limitations, critical areas, and/or very limited ground water.

GOAL 12: Identify and protect Resource/Recreation Lands in order to encourage an adequate land base for long-term resource uses.

Policies and Implementation Strategies

- LU-12 A. Promote the protection of designated resource lands as a resource to benefit present and future generations.
- LU-12 B. Promote the reduction of development pressure on resource lands by directing future development in the County toward designated areas of more intense development.
- LU-12 C. Support and encourage the maintenance of timber and agricultural lands. Commercial timberland and farmland owners should be encouraged to retain their lands in production.
- LU-12 D. Discourage the establishment or expansion of utility local improvement districts or sewer, water, or public utility districts on designated agricultural lands which result in the imposition of assessments, rates, or charges on designated resource land.
- LU-12 E. Promote the development of residential uses in designated rural areas adjacent to resource lands that minimize potential conflicts and reduce unnecessary conversion of those resource lands.
- LU-12 F. Encourage the voluntary donation of conservation easements or other development restrictions to the County or a qualified, private nonprofit organization for the purpose

of preserving the perpetual resource use of the land.

“Country” - Land Use Designation

GOAL 13: Create and define a land use designation named “Country” and map it on the County’s Future Land Use Map.

Policies and Implementation Strategies

- LU-13 A. Define “Country” as the designation with the third lowest density to, maintain the rural atmosphere and rural quality of life in the unincorporated part of the County. Country areas are:
 - a. Characterized by activities including, but not limited to, small-scale farms, dispersed single-family homes, and open space;
 - b. Typically too far from the urban area to enable cost-effective provision of public services nor do typical uses require provision of urban services; and
 - c. Characterized by soil conditions able to handle the cumulative long-term impacts of on-site sewage disposal without adverse impacts to ground and surface waters.

“Suburban” - Land Use Designation

GOAL 14: Create and define a land use designation named “Suburban” and map it on the County’s Future Land Use Map.

Policies and Implementation Strategies

- LU-14 A. Define “Suburban” as the designation with moderate to low density to maintain the rural atmosphere and continue the current growth patterns that exist in areas of the unincorporated part of the County. Suburban areas:
 - a. Characterized by activities including, but not limited to, small-scale farms, dispersed single-family homes, and open space; and
 - b. Characterized by soil conditions able to handle the cumulative long-term impacts of on-site sewage disposal without

adverse impacts to ground and surface waters.

“Shoreline” - Land Use Designation

GOAL 15: Create and define a land use designation named “Shoreline” and map it on the County’s Future Land Use Map.

Policies and Implementation Strategies

LU-15 A. Define “Shoreline” as the designation generally within 500’ of waterfront. This designation will have a wide range of densities determined by many factors. It is along the lake shores and riverbanks throughout the unincorporated part of the County. Shoreline areas:

- a. Characterized by activities including, but not limited to, a mix of both dispersed and more intensely developed single-family homes, forest and open space;
- b. Characterized as being highly desirable areas for development.
- c. Characterized by having either soil conditions able to handle the cumulative long-term impacts of on-site sewage disposal without adverse impacts to ground and surface waters, or having severe soil limitations.
- d. Characterized by sometimes containing wetlands, sensitive areas, and areas of special flood hazard.
- e. Characterized as being considered an important view shed.
- f. Development regulations should provide for maximum residential densities for the various designated Shoreline areas based on the predominant density of the built environment of the area, provided the land can physically support such development without requiring public sewer or water services, if not currently available.

LU-15 B. Develop regulations for residential development in areas designated as Shoreline to protect water quality of adjacent water bodies, including but not limited to requiring applicable agency review and approval.

“Village” - Land Use Designation

GOAL 16: Create and define a land use designation named “Village” and map it on the County’s Future Land Use Map.

Policies and Implementation Strategies

LU-16 A. Define “Village” as the designation that is in only one area on the map, and it has great possibilities but great burdens as well. In order to place anymore Villages they must go through the comprehensive plan amendment process. This will be very detailed and not for the faint of heart. Its vision is very broad, from a very large site specific recreation use to urban densities and urban services. All services must be planned and funding secured well in advance of the project approval.

GOAL 17: Allow for the development of Villages, consistent with the goals and policies of this Plan and requirements of the County’s zoning, planned unit development, and subdivision ordinances. All Villages are intended to be self-sufficient and self-supporting; conserve the existing natural resources, community, character and heritage and; must demonstrate the ability to provide and sustain the Villages utilities and services. Villages are not to be subsidized by residents living outside the Village.

Policies and Implementation Strategies

LU-17 A. Develop a Village overlay map that will be coordinated with new development regulations and reflect the intent and direction of this Plan and provide guidance to developers and governing bodies for future planning.

LU-17 B. Villages should be considered for approval only when financial guarantees are provided by the developer and assurances from the appropriate public agency that essential public services will be provided, created, and financed. Villages should demonstrate that the project will have minimal impacts to the public funding services, and is capable to provide adequate funding for operations and maintenance of essential public services, with the exception

of public schools and libraries (which are funded through user fees, state tax revenues and/or general funds). Essential public services include, but are not limited to, water systems, wastewater collection and treatment systems, public safety services, schools, streets and roads, paths, and parks. Provision of public facilities should be consistent with other policies of this Plan and coordinated with other affected service providers, including, but not limited to, ITD and any water or sewer service provider with facilities within three miles of the proposed village.

LU-17 C. Villages should be of a tract of land for the intended purpose of the Village and include a mixture of residential, community, and commercial land uses that provide a tax base sufficient to cover the costs of essential public services and government functions that will be needed to support the project.

LU-17 D. Villages may include well-planned, pedestrian-oriented retail shops, offices, and commercial services.

LU-17 E. Applicants for Villages will be required to consult and hold at least one informational meeting with nearby landowners and neighborhood groups prior to submitting their applications.

LU-17 F. Applications for Villages should fully assess the land-use, public-service, environmental, and transportation impacts prior to submittal of application.

LU-17 G. Applications for Villages should provide for an evaluation and consideration of existing conditions that identifies environmental constraints and measures to minimize impacts on natural resources, consistent with other policies detailed within this Plan, County zoning, planned unit development, subdivision ordinances, and other County requirements. Development should be designed for compatibility with the natural environment and minimize the impacts on the aquifer, aquifer recharge areas, watersheds, hunting, geothermal resources, steep slopes, and visually sensitive areas; provide substantial open space; and be consistent with policies of this Plan and any applicable specific or future sub-area plans. Development should not be located in

geologic and environmental hazard areas unless it can be shown that it can occur without threatening public health and safety.

LU-17 H. Applications for Villages should provide independent technical studies for new subsurface sewage disposal systems proposed for areas with high soil permeability, shallow water tables, shallow aquifers, or geologic hazards. Villages should prevent contamination of groundwater with seepage, stormwater, and wastewater by connecting to central water and sewer and using Best Management Practices for stormwater management.

LU-17 I. Villages should be required to incorporate design elements that utilize water conservation practices.

LU-17 J. Villages located within urban/rural and wildland urban_interface lands should implement fire safety project design concepts and standards for new construction to reduce the threat of loss of life, structure, and property from wildland fires.

LU-17 K. Villages located near shorelines should protect and preserve the natural beauty and habitat of shorelines and land abutting the river, stream or lake, established forest preserves, wildlife sanctuaries, and wildlife travel corridors. When reasonable possible, they should retain the floodway of shorelines in a natural state as a greenbelt, wildlife habitat area, and open space recreation area. They should protect shorelines floodplains, banks, related ponds, and canyon rims from incompatible development, as well as guide recreational use of those areas. Development located near shorelines should provide the continuation of shorelines greenbelt areas. Villages are encouraged to provide access points that are to the general public.

LU-17 L. Development within Villages should incorporate public and private pedestrian walkways. Applicants will be encouraged to establish a continuous network of sidewalks and bicycle, pedestrian, and equestrian paths to link neighborhoods, parks, schools, and open space and to establish external linkages.

LU-17 M. The applicant is encouraged to coordinate with Kootenai County Historic Preservation Commission and the Coeur

d’Alene Tribe to rehabilitate and retain existing historic structures and to avoid or reduce impacts to any unique geological, archaeological, or historical sites.

LU-17 N. While distinctive zoning may be necessary, whenever reasonably possible adopt consistent planning and zoning regulations to guide the development of each Village consistent with the policies of this Plan.

LU-17 O. Permit the adoption of a sub-area plan for each Village as an amendment to the Plan.

LU-17 P. Require appropriate design criteria to be an integral part of the development regulations created for all phases of each Village. The applicant should establish density and development standards designed to protect existing terrain, steep slopes, benches, floodways, habitat areas, habitat travel corridors, habitat connectivity, and ridge lines.

LU-17 Q. Applications for Villages should coordinate with the Idaho Department of Fish and Game and the US Forest Service to identify and resolve potential problems that may arise concerning land use changes in or adjacent to critical wildlife habitat and wildlife urban interface area in proximity of the Forest boundary.

LU-17 R. Villages should provide for a variety of housing types and designs, including housing necessary for on-site workforce.

LU-17 S. Village are encouraged to dedicate parks and open space for public use.

LU-17 T. In designing open space and trails, the applicant is encouraged to utilize the Kootenai County’s Parks, Open Space and Trails Plan and the Forest Service Open Space Conservation Strategy Plan, to cooperate with public agencies and adjacent public/private landowners in their land management efforts.

LU-17 U. Villages applications should include, but are not limited to, the contents described below:

- a. Vision statement for the use and design of the subject site;
- b. Series of coordinated goals, objectives, and policies implementing the aforementioned vision statement and

addressing residential, commercial, and industrial development; schools; air and water quality; recreation facilities; special or sensitive areas; the provision of essential public services and utilities; and the provision of irrigation delivery systems;

- c. Proposed distribution and intensity of land uses;
- d. Anticipated phasing plans showing the provision of a balanced mixture of land uses;
- e. Anticipated population at completion;
- f. General land use map designating land use categories for the entire Villages area and depicting irrigation delivery systems, if constructed, and essential public services associated with these land uses such as: water, public safety services, wastewater collection and treatment, and public schools and streets, as determined in consultation with the respective responsible agencies;
- g. Narrative analysis describing pre-development site conditions including, but not limited to:
 1. Detailed topographic map with slopes, views, and exposures;
 2. Geologic conditions, structure, and properties;
 3. Soil types, properties, and depth;
 4. Hydrology, drainage, watersheds, existing bodies of water, shorelines, wetlands, groundwater conditions, and irrigation delivery systems;
 5. Physical site dynamics and geomorphology (flooding, erosion, landslides);
 6. Climate and wind factors;
 7. Vegetation, wildlife and habitat considerations;
 8. Cultural resources including, but not limited to, historic and archaeological sites and finds; and
 9. General land use patterns on-site and within one mile of the Planned Community perimeter.
- h. Description of central design concepts that create themes to guide land use development and to integrate a mixture of

land uses. These concepts should consider careful placement of public and quasi-public land uses, ample open space areas interconnecting all phases of development with appropriate landscaping, and provision of specific guidelines for construction and placement of improvements;

- i. Description of impacts on area groundwater quality and quantity and proposed measures to address and/or mitigate such impacts.
- j. A map depicting any sub-areas or districts;
- k. Design and dimensional standards including, but not limited to: principal permitted, accessory, conditional, and prohibited uses; setback areas; structure heights and bulk; building and impermeable surface coverage; lot sizes; landscape and open space areas; street frontage and street access; signage; on- and off-street parking; energy and water conservation and protection; grading; and design guidelines and standards for buildings and site improvements; and
- l. Programs designed to achieve trip capture, dust control and other air quality mitigation.

LU-17 V. Developers of Villages should provide, at their expense and at the time of comprehensive plan amendment request, a detailed financial and environmental economic analysis of their project and its impacts upon the existing infrastructure and services and any costs of providing and maintaining new infrastructure or services that may be required to serve the project, including, but not limited to: public streets, school districts, fire districts, water systems, wastewater collection and treatment systems, air quality programs, water quality programs, solid waste disposal, law enforcement, recreation, wildland urban interface, and open space, irrigation districts, library districts, and emergency medical services; and the costs of mitigation of short-range and long-range tax and fee shortfalls.

LU-17 W. Required studies associated with Villages applications and agency comments

will be considered current and acceptable for a reasonable period of time from the date of original application submittal. The Director, Commission, or Board may make a determination that significant changes in conditions have occurred that may require updating, new analysis, or studies of specific issues.

LU-17 X. Encourage innovative forms of development to; provide opportunities for the development of neighborhoods.

LU-17 Y. Commercial areas within Villages should not be located near existing or planned elementary, junior high school or high school areas without the opportunity for school district input.

LU-17 Z. Prior to or concurrent with approval of a Village, its location should be reflected in the County's Comprehensive Plan. Planning for transportation improvements necessitated by the community should also be coordinated concurrently with all affected highway districts and ITD, and any needed updates to its long-term capital improvements plan should be identified.

LU-17 AA. To perpetuate and conserve the wildlife resources, Village developments should be designed to mitigate impacts to wildlife or habitat values through development or design standards related to habitat enhancement, open space preservation, conservation or development easements, or other means.

LU-17 AB. In determining allowed residential and mixed-use densities in Villages, the County should consider the adequacy of public facilities, consistency with Kootenai Metropolitan Planning Organization (KMPO) long-range transportation plans, proximity to existing employment centers, and physical site conditions, as well as the availability of a supply of water.

LU-17 AC. Village should be required to minimize adverse impacts on adjacent lands through techniques such as buffering, vegetative screening, location of open space, landscaping, traffic calming, or other mechanisms.

LU-17 AD. Identify location criteria for future Village, such as availability of an adequate

long-term water supply or ability to obtain water from another service provider, relative degree of environmental constraints, and other factors.

- LU-17 AE. Work with adjacent counties, including Spokane County, to develop a process to jointly review Village proposed in areas that cross county or state lines.
- LU-17 AF. Regularly assess the level of development occurring in Village for consistency with approved plans.
- LU-17 AG. Discourage the conversion of Scenic designated land to a Village Designation.
- LU-17 AH. The development of Villages near areas of city impact may be considered when the adjacent and/or neighboring cities agree that the proposed development fits their long range planning. Careful coordination is required with the cities to make appropriate policy decisions in these areas.
- LU-17 AI. Develop regulations to establish procedures and requirements for mitigating impacts of Villages on adjacent uses, including through buffering, screening, open space provision, transitional uses, and other means.

AREAS OF CITY IMPACT

County-Wide ACI Lands

GOAL 18: Encourage urban growth within City boundaries, and protect ACIs in order to allow the future expansion and redevelopment to city standards following the annexation process.

Policies and Implementation Strategies

- LU-18 A. Encourage urban density development within cities.
- LU-18 B. Encourage urban infill where possible to avoid sprawl and leapfrog development, thereby conserving fringe open lands.
- LU-18 C. Encourage growth in cities already characterized by urban growth that have the appropriate level of existing urban level public services and facilities, or where urban-level public services can be provided as a requirement of development.
- LU-18 D. Consider lands designated within ACIs as “joint planning areas”.

“Border” and “Transitional”

Interim Land Use Designations

GOAL 19: Create and define interim land use designations within ACI’s until ACIs can be renegotiated with the cities and map it on the County’s Future Land Use Map.

Policies and Implementation Strategies

- LU-19 A. Create and Define “Border” as an interim designation that includes parcels immediately adjacent to the incorporated city boundaries, within 1000 feet. This area should be limited to residential development on existing lots. No subdivision should be allowed. Border areas:
 - a. Are parcels immediately adjacent to incorporated boundaries of cities, within 1000 feet and should include the entire parcel even if it extends beyond the 1000 feet; and
 - b. Are anticipated to be annexed within a 20 year window; and
 - c. Are deemed necessary to hold in reserve for potential future inclusion within a city in response to current or future planning decisions defined by the city. and
 - d. Due to their proximity to the city, these areas can more easily provided municipal services to support future development.
- LU-19 B. Create and Define “Transitional” as an interim designation that includes parcels inside an existing ACI wholly located outside the interim Border designation. They are important for the future expansion of the cities and should only allow limited development that can easily be re-developed when annexation occurs. Transitional areas:
 - a. Are parcels beyond 1000 feet of an incorporated city boundary that is eventually expected to be annexed and redeveloped with urban densities; and
 - b. Are characterized by a wide-ranging mix of uses and residential development, scattered residences, various-sized undeveloped tracts in agricultural or timber use or production; and
 - c. Are an interim measure of preventing the establishment of land uses or land use patterns that could foreclose planning

options and eventual development or redevelopment at higher urban densities and uses.

GOAL 20: Designated Areas of City Impact should cumulatively provide the area and densities sufficient to permit the urban growth that is projected to occur in the county over the succeeding 20 years.

Policies and Implementation Strategies

LU-20 A. Encourage the cities and County to cooperate in the preparation of ACIs.

LU-20 B. Renegotiate the coordinated Areas of City Impact agreements in a timely fashion.

LU-20 C. “Long-term” land use designations within the ACIs should be established and included in this Comprehensive Plan through future collaborative planning efforts (sub-area plans) with the applicable cities. Said designations should be guided by the Goals, Policies, and Implementation Strategies within this Comprehensive Plan and that of the respective cities, as they may be amended.

LU-20 D. Consider and encourage the use of the following factors when determining ACI boundaries:

Recent growth trends and projected growth of the applicable city;

The availability of essential public services; and,

Intergovernmental agreements between the County, subject city and applicable service providers; and,

a. Urban services should be provided by cities or special districts; and,

b. Land within a ACI should not contain areas designated for long-term resource use; and,

c. Include sufficient buildable land for residential, industrial, commercial, and other public uses and needs during the 20-year planning window; and,

d. Natural features and historical sites should be utilized/considered to define boundaries; and,

k. Consider the cities CIPs and anticipated financial capability to provide the services

and facilities needed to serve the ACI over the planning period; and,

l. Consider citizen preferences for inclusion in an ACI, based on broad-based community interests; and,

m. Develop densities that reduce the inappropriate conversion of undeveloped land into sprawling, low-density development; and,

n. Develop a clear distinction between urban and rural lands; and,

o. Additional factors as determined through continuing discussions between the cities and County.

LU-20 F. Assist the corresponding city(s) with monitoring ACIs to ensure that land supply is not being over-constrained or that development is occurring in a manner inconsistent with this Plan. The model should consider several key indicators in order to provide a more quantifiable approach to making recommendations.

LU-20 G. Recognize the community’s interest in protecting and preserving designated natural resource lands, rural character, critical areas, and significant historical sites.

LU-20 H. Collaborate with cities to reach agreement on the location of an ACI boundary with each incorporated city as designated in this Plan.

LU-20 I. Collaborate and refine the process for negotiating ACI boundaries with cities in order to ensure a partnership in the planning process and timely review and adoption, consistent with the goals and policies of this plan.

LU-20 J. Codify ACI agreements for each incorporated city.

LU-20 K. Designated Areas of City Impact should cumulatively provide the area and densities sufficient to permit the urban growth that is projected to occur in the county over the succeeding 20 years.

LU-20 L. Encourage reductions in any ACI boundary if the area of the reduced ACI will be adequate to allow for the growth that is forecast to occur in the succeeding 20 years.

LU-20 M. Encourage inter-jurisdictional planning partnerships between the County, cities, and other local, state, and regional

entities in matters pertaining to sewer, roads, schools, and other capital improvements.

LU-20 N. Adjustments to ACI boundaries should include an agreement not to annex beyond the ACI unless negotiated by the county.

LU-20 O. Work with each city to agree on the process for applying zoning ordinances and development codes within each ACI: e.g. whether city or County standards and regulations will apply; and the process for joint review and/or coordination of land use review and decision processes.

LU-20 P. Develop guidelines and procedures for ensuring consistent land use review within ACIs.

LU-20 Q. Work with cities and other service providers to develop a process and procedures for determining ultimate boundaries, including service boundaries between cities.

LU-20 R. Work with the Cities with on the periodic review the ACI assumptions and monitoring of growth indicator data to provide “early warning” to ensure that the land supply is not being over-constrained or that development is occurring in a manner inconsistent with the intent of the ACI. The model should consider several key indicators in order to provide a more quantifiable approach to making recommendations.

GOAL 21: Maintain coordinated plans for each Area of City Impact around an incorporated city.

Policies and Implementation Strategies

LU-21 A. Promote the adoption, when applicable, of compatible level-of-service standards for public services and facilities among jurisdictions within ACIs.

LU-21 B. Promote development agreements, when practical, between the county and the cities to establish common and uniform development standards for infrastructure, including but not limited to roads and utilities, etc.

LU-21 C. Promote and endorse the following common goals to serve as guidance in future land use planning efforts within the Rathdrum Prairie ACI joint planning area:

- a. Encourage coordinated planning efforts between affected agencies and service providers, and provide adequate levels of public services in an integrated, efficient, and effective manner; and
- b. To establish common principles for land use on the Prairie; and
- c. To protect our shared water resources, consider wildlife habitat in planning, and encourage open space to be provided in balance with development; and
- d. To preserve the unique identity of each city as future development expands existing boundaries.

GOAL 22: Renegotiated Areas of City Impact should protect and provide an orderly transition of land from county to city.

Policies and Implementation Strategies

LU-22 A. Direct residential development in ACIs to have densities low enough to ensure cities can effectively annex and provide efficient public services.

LU-22 B. Encourage industrial and larger commercial development to be developed inside cities in order to support their roles as economic centers. Industrial and commercial development should be discouraged from occurring in ACIs.

LU-22 C. Encourage open space lands within ACIs to be preserved, including those containing significant historical sites and those providing community identity and buffers within and between urban and rural areas.

LU-22 D. Recognize the transitional nature of agricultural uses within the Area of City Impact.

LU-22 E. Recognize farm use as a legitimate activity within the Area of City Impact prior to conversion of property to urban use.

GOAL 23: Review annexations and incorporations to evaluate and comment on the impacts on land use, traffic circulation, public services and facilities, fiscal impacts, and integrity and continuity of service areas and boundaries affecting the county.

Policies and Implementation Strategies

LU-23 A. Support annexations of areas within ACIs if the annexation proposal(s) meet the following standards:

- a. Includes all adjacent roadways;
- b. Is contiguous to the existing city limits;
- c. Is within the city's designated ACI;
- d. Provides for efficient provision of emergency services without conflict between providers;
- e. Conforms with current regulations; and
- f. Does not deliberately exclude less desirable properties.

LU-23 B. Actively encourage the annexation of unincorporated islands within an ACI.

LU-23 C. Discourage cities from considering annexations outside of designated ACIs and annexations that cause the creation of unincorporated islands.

LU-23 D. Encourage the provision of adequate facilities and services for urban growth consistent with the Plan as part of the incorporation process for all new cities.

LU-23 E. Encourage cities and special service districts to jointly develop annexation agreements that define policies, including sharing of revenue of annexation reimbursement for capital projects developed by the special districts, maintenance of infrastructure, inclusion of roads and streets, and other issues.

Airport Influence Area

County-Wide

GOAL 24: Support the adopted Coeur d'Alene Airport Master Plan by providing for land uses that are compatible with aircraft noise, approach zones, and operation activities and protect the health, safety, and welfare of the general public.

Policies and Implementation Strategies

LU-24 A. Coordinate development regulations with the city of Hayden which discourage uses in the immediate airport area that are designed to attract birds, create visual impairments, or emit transmissions that are known to interfere with airport

communications or otherwise have safety implications for airport operations.

LU-24 B. Encourage commercial and industrial uses around the airport that benefit from, but do not conflict with, airport operations or the surrounding neighborhoods.

LU-24 C. Consider guidelines provided in the Airport Master Plan when adopting regulations that evaluate land use compatibility in the vicinity of the airport.

LU-24 D. Adopt mechanisms, rules, and zoning regulations that protect the safe operation of the airport from incompatible development. Include appropriate height and other development restrictions.

LU-24 E. Coordinate developments regulations with the city of Hayden and other appropriate jurisdictions in order to protect the viability of "Coeur d'Alene Airport/Pappy Boyington Field" as a significant county economic resource. Development regulations should address the siting of incompatible use such as residential, hospitals, nursing homes, schools and other assembly structures, as well as height restrictions in the most critical impact zones.

LU-24 F. Coordinate development regulations with the city of Hayden which require a notice to title for new developments or activities near the airport that specifies that a property is near the airport and may experience low overhead flights, noise, night lights, or other aviation impacts.

LU-24 G. Encourage open space/clear areas within key airport impact zones underlying low level flight paths near the end of runways beyond airport boundaries.