



## Staff Report

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To: Planning & Zoning Commission  
From: Planning Staff  
Report: April 12, 2019  
Meeting: April 16, 2019  
Item: Comprehensive Plan Update

### General Information

**Requested Action:** Familiarize and review elements of the 2009 Comprehensive Plan and to advise staff on defining the scope of updating the plan (continuing from the discussions at the 3/19/19 and 4/2/19 meetings)

**Staff Report Sections:**

- A. Overview of Comprehensive Planning
- B. Elements of a Comprehensive Plan
- C. Chapter 6 – Transportation
- D. Chapter 7 – Recreation
- E. Chapter 8 – Public Services and Facilities

## A. Overview

A City’s Comprehensive Plan is a document that considers previous and existing conditions, compatibility of land uses, trends, goals and objectives that are intended to *guide the day-to-day decisions of elected officials and local government staff* typically for a 20-year horizon. Although a comprehensive plan is a vision document rather than a regulatory one (such as a zoning ordinance) it is a *required prerequisite* to zoning decisions. It considers various existing conditions such as, but not limited to population, schools, natural resources, transportation, housing, and airports, etc. In essence it is a community’s *over-arching vision for the future*. Sandpoint’s 2009 Comprehensive Plan can be accessed here: <http://www.sandpointidaho.gov/compplan>.

## B. Comp Plan Elements

Idaho statute §67-6508 requires a total of 17 elements within a City’s comprehensive plan. Below is a list of all required elements with the **current missing elements in bold**. A comprehensive plan, may, however contain additional components as well, such as a chapter on community health, for example.

- Property Rights
- Population
- School Facilities and Transportation
- Economic Development
- Land Use
- Natural Resources
- Hazardous Areas
- Public Services, Facilities, and Utilities
- Transportation
- Recreation
- Special Areas or Sites
- Housing
- Community Design
- **Agriculture**
- Implementation
- National Interest Electric Transmission Corridors
- **Public Airport Facilities**

## C. Chapter 6 – Transportation

This chapter heavily references the 2007 Urban Area Transportation Plan (UATP) which was in its final stage of development at the time and completed by the Bonner County Area Transportation Team (BCATT). The UATP was a plan that envisioned improvements and road classifications to the year 2026 and encompassed a much broader area than Sandpoint, including the Cities of Dover, Ponderay, Kootanai and beyond. According to the Sandpoint Comprehensive Plan, *“many of the [UATP] plan’s suggested improvements emphasize regional mobility over local mobility, considering traffic movement through Sandpoint rather than to it, or within City limits.”*

The Comprehensive Plan emphasizes addressing different demands within the City such as accessibility for pedestrians and non-motorized transportation. Additionally, this chapter references the land use chapter where land uses and design is intended to facilitate more walking, without minimizing the importance of regional connectivity. The Chapter also makes some reference to the Sandpoint Airport which has since adopted a Master Plan in 2015 and, per state statutes, requires a section of the revised Comprehensive Plan to be dedicated to the Airport.

There have been significant changes to the transportation system in Sandpoint and the region since the adoption of both the UATP and the Comprehensive Plan. Some of the changes include the reversion of downtown streets to local control, adoption and continued implementation of the 2012 Downtown Streets Plan and Design Guide, the Sand Creek Byway, roundabouts at the intersections of Larch and Boyer and North Boyer and Schweitzer Mountain Cutoff, a cycle track on Oak. More planning and implementation is on the horizon. The City has recently initiated a long-range

planning and implementation document that is to incorporate all modes of travel over the next 20 years which will also inform updates to this section of the Comprehensive Plan. Details about the 2020 Transportation System Plan can be found here: <https://stories.opengov.com/sandpointid/published/TgbMdsHxg>

**Chapter Goals:**

- Make Sandpoint a walkable community.
- Reconcile the conflicting demands of mobility and access, providing for efficient movement of people and goods while still providing convenient access to neighborhoods and commercial districts.
- Reduce household transportation costs.
- Facilitate the orderly development of the Area of City Impact.

**Chapter Link:** <http://www.sandpointidaho.gov/home/showdocument?id=316>

## D. Chapter 7 – Recreation

Through the Comprehensive Planning process, recreation emerged as a top priority for citizens. Community preferences at the time indicated the need for more access to Lake Pend Oreille, more urban parks, and more viable, multimodal connections between existing and future parks. This chapter also provides for an inventory of existing parks and recreation facilities within Sandpoint. There have been some additions since, including the Ponderay Bay Trail, the extension of the Pier at City Beach, the rebuild of Barlow Stadium at War Memorial Field, the new park facilities at the Bonner County Fairgrounds and others. Recent planning efforts have also indicated a strong desire for a regional recreation center which helped prompt the YMCA to acquire the Sandpoint West Athletic Club with support from Litehouse Foods, Inc. Finally, the City has recently selected a consultant to complete an overhaul of the 2010 The Parks and Recreation Master Plan—an effort which is anticipated to last through the fall of this year. Similar to the transportation master planning effort, this will also inform an update to the Comprehensive Plan. Details about the Parks and Recreation Master planning effort can be seen here:

[https://stories.opengov.com/sandpointid/published/gTzg\\_dWjD](https://stories.opengov.com/sandpointid/published/gTzg_dWjD)

**Chapter Goals:**

- Provide integrated and comprehensive parks and recreation facilities to serve Sandpoint’s needs.
- Support recreation as an important component of Sandpoint community life.
- Incorporate environmentally sensitive areas and public open spaces into the parks and recreation system.

**Chapter Link:** <http://www.sandpointidaho.gov/home/showdocument?id=318>

## E. Chapter 8 – Public Services and Facilities

This chapter outlines various public services and facilities within and around Sandpoint. Not all reference are city services specifically. The plan also references regional energy, solid waste, transmission corridors, health and welfare facilities, the library and schools. City services directly referenced include Water, Wastewater (sewer), Stormwater, and public safety (Police and Fire). Regional considerations were also articulated at the time of the Comprehensive Plan Adoption. Since then, the City, through a voter approved bond measure, has vastly increased capacity at the Lake Water Treatment Plant and has initiated upgrades to the Wastewater Treatment Plant at Lakeview Park, following the completion of a Wastewater Master plan. A revised water system master plan is currently underway, for which background details can be seen here: [https://stories.opengov.com/sandpointid/published/B\\_IQEvckS](https://stories.opengov.com/sandpointid/published/B_IQEvckS)

Regarding the provision of public services broadly, the comprehensive plan advocates, *“providing appropriate levels of services for reasonable levels of growth to keep pace with changes forecast to occur in the next 20 years. Providing high levels of service doesn’t always mean just increasing capacity of existing services or adding new services. Arrangement of land uses, inclusion of multi modal transportation alternatives, creative approaches to storm water, and efficient use of existing services are some of the ways this plan and its goals and policies address population growth and the increased need for public services.”*

**Chapter Goals:**

- Provide public services to keep pace with changes in community demand, while increasing sustainability to reduce infrastructure cost.
- Keep Sandpoint safe and clean.
- Establish an environment where children excel in school.

**Chapter Link:** <http://www.sandpointidaho.gov/home/showdocument?id=320>