



Staff Report

To: Planning & Zoning Commission
From: Aaron Qualls, Planning & Community Development Director
Report: June 14, 2019
Meeting: June 18, 2019
Item: Comprehensive Plan Update

General Information

Requested Action: Review of feedback summary for updating the 2009 Comprehensive Plan based on discussions from the 3/5/19, 3/19/19, 4/2/19 4/16/19 and 5/7/19 meetings

Staff Report Sections:

- A. Overview of Comprehensive Planning
- B. Elements of a Comprehensive Plan
- C. Summary of Commission Feedback for Comp Plan Update

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. Summary of Proposed Update Scope

Overall, despite outdated data in several areas, many of the current goals and objectives in the current plan remain relevant. The Commission supports adding a dedicated element to Agriculture as well as The Sandpoint Public Airport and is open to consideration of more robust elements as well such as sustainability and community health. Integrating elements together is also generally supported by the Commission.

Chapter 1 - Introduction:

- Ensure broad participation by the community through a variety of outreach strategies
- Updates to reflect revisions to Idaho’s Local Land Use Planning Act

Chapter 2 – Community Profile:

- Incorporate more robust population projections in the city and surrounding areas using a variety of local and regional data sources
- Incorporate data sources such as wastewater, water master plans and GIS analysis into planning for the Area of City Impact (ACI).
- Ensure that planning for growth with regards to the ACI is sustainable with regards to delivery of services, the environment and the economy

Chapter 3 – Community Profile:

- Avoid addressing the recreational aspects first so as not to give the impression that the city is over-prioritizing a tourist-based economy
- Incorporate stronger language around historic preservation
- Include more consideration for sustainability including a local energy section
- Strongly address housing affordability in this and subsequent areas for the comp plan such as the housing component

Chapter 4 – Land Use:

- The Commission generally supports the contents of this chapter (which does not include the land use map)
- As previously noted, the Commission supports having dialog with the County regarding the (ACI) with particular discussion about the Urban-Wildland Interface

Chapter 5 – Housing:

- Strong address affordable housing
- Include an inventory either in the comp plan or supplemental assessment of current inventory
- Update data so that there is current information
- Include more robust analysis and recommendations for including public space within new neighborhoods

Chapter 6 – Transportation:

- More language addressing bicyclists should be included
- Reconsider language about the proposed western bypass
- Include references to the many changes in transportation since 2009 including the byway and 2-way downtown street reversion and reconstruction
- Include updated information and projections regarding the railroads and associated impacts/mitigation measures (such as quiet zones)
- Incorporate or align with the pending city transportation system master plan and other plans such as the Multijurisdictional Hwy2/200 Corridor Strategy

Chapter 7 – Recreation:

- Incorporate findings from the Parks and Recreation Master Plan underway
- Incorporate, where appropriate, other newer park areas since 2009 and potential park lands
- Ensure all neighborhoods are in adequate proximity to parks. It was generally acknowledged that some neighborhoods are underserved.

Chapter 8 – Public Services Facilities and Utilities:

- Incorporate findings from the City water and wastewater plans
- Stormwater facilities should also be addressed
- Incorporate, along with population projects, school enrollment and demographic data

Chapter 9 – Economic Development:

- Include information about high speed internet
- Update chapter with more current data
- Emphasis on year-round employment opportunities and resist an exclusively tourist-based economy such as high tech and aerospace industries
- Address education and what opportunities there are for employing and training students with existing companies

- Address the relationship of affordable housing to economic development
- Address opportunities for more participation with regional jurisdictions and organizations as it pertains to economic development

Chapter 10 – Natural Resources and Hazardous Areas:

- Address the threat of Wildfires
- Update chapter with current info and priorities around air quality and water quality

Chapter 11 – Special Areas or Sites:

- Maintain and potentially strengthen aspects related to historic preservation
- Update the plan to include the recently designated historic district and recommendations for maintaining/expanding it
- Provide more robust information pertaining to identifying and preserving viewsheds
- Identify city property and ROW for opportunities to expand the forest canopy
- Include findings and input from the pending Arts & Culture Plan

Chapter 12 – Implementation:

- Add: coordinate with ITD on implementing regional vision for Hwy 2/200
- Consider interim zoning if deemed appropriate
- Maintain language regarding sidewalk improvements
- Maintain, generally, other action items such as separated railroad crossings
- Address action items to incentivize affordable housing per findings from the housing chapter