BLAINE COUNTY COMPREHENSIVE PLAN

GOALS-POLICY-IMPLEMENTATION

PREPARED BY:
BLAINE COUNTY PLANNING AND ZONING COMMISSION
WITH CITIZEN INPUT

THE COMPLETE PLAN DOCUMENT, INCLUDING INVENTORY AND MAPS, IS AVAILABLE FOR REVIEW IN THE BLAINE CO. PLANNING OFFICE

COMPREHENSIVE PLAN

BLAINE COUNTY, IDAHO

DEDICATION

The report is dedicated to the memory of John C. Fox. His love for the area combined with his foresight, dedication and quiet leadership initiated and established a planning program in Blaine County. His understanding, warmth and rare sense of humor gave that program both purpose and meaning.

Special thanks are also conveyed to David L. Vhay, County Planner and primary author of this plan.

Funding:

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ORGANIZATION

The Blaine County Comprehensive Plan was prepared under the auspices of the Blaine County Board of County Commissioners, by the Blaine County Planning and Zoning Commission, with the assistance of Blaine County Planning and Zoning Office staff and citizen input throughout the planning process.

Board of County Commissioners:

C.W. "Andy" Gardner, Chairman
Ray Sweat
Ivan J. Gustafson, MD.

Blaine County Planning and Zoning Commission:

Nick Purdy, Chairman
Mary Jane Marin, Vice-Chairwoman
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ACKNOWLEDGEMENTS

Special Acknowledgement is given as follows:

To the Planning and Zoning Commission's members for the long hours spent in review and preparation of the Inventory and Plan, and specifically to Nick Purdy, Chairman of the Commission, for the tireless support, direction and political leadership he has provided in the development of the Comprehensive Plan for Blaine County.

To Doug Bishop (Soil Conservation Service) for his assistance in the preparation of portions of the Inventory.

To the Ketchum Community Project for some of the data and methodology used in this report.

To the State Planning Agency, especially to Ray Mickelson and Jim Weaver.

And to the many individuals, too numerous to list, who have contributed to the preparation of the Comprehensive Plan.

In addition, grateful acknowledgement is made to the following agencies for their contribution to this report:

UNITED STATES GOVERNMENT (Department of:)

Army Corps of Engineers--Walla Walla District
Agriculture Stabilization & Conservation
Bureau of Wildlife and Sports Fisheries
Agricultural Research Service
Soil Conservation Service

STATE OF IDAHO (Department of:)

Health and Welfare
Transportation
Soil Conservation Commission
Water Resources
University of Idaho Cooperative Extension Service
Fish and Game
Division of Budget, Policy Planning and Coordination
Parks and Recreation

Acknowledgements cont.

BLAINE COUNTY (Department of:)

Cooperative Extension Service

Agriculture Stabilization & Conservation Office

Prosecuting Attorney's Office

Roads Department

Soil Conservation Service

Engineering

Public Works

Recorder's Office

Soil Conservation District

Assessor's Office

ADOPTION

WHEREAS, the Blaine County Commissioners have initiated a planning program for the preparation and administration of a Comprehensive Plan for Blaine County;

WHEREAS, pursuant to the Idaho Code, the Blaine County Commissioners appointed the Blaine County Planning and Zoning Commission for the purpose of evaluating the county problems, obtaining citizen input, projecting land use patterns, conducting an inventory of county resources, developing a comprehensive plan; outlining methods of implementation and making recommendations;

WHEREAS, a countywide comprehensive plan and means of implementation has been prepared for Blaine County with citizen involvement;

WHEREAS, public meetings and hearings have been held to review the proposed comprehensive plan;

NOW, THEREFORE, BE IT RESOLVED that the Blaine County Commissioners adopt the Blaine County Comprehensive Plan to be used as a general quide for the orderly development of Blaine County, Idaho.

Resolution passed and adopted on the 22nd day of December, 19 75.

BLAINE COUNTY BOARD OF COMMISSIONERS

Chairman

Attested By:

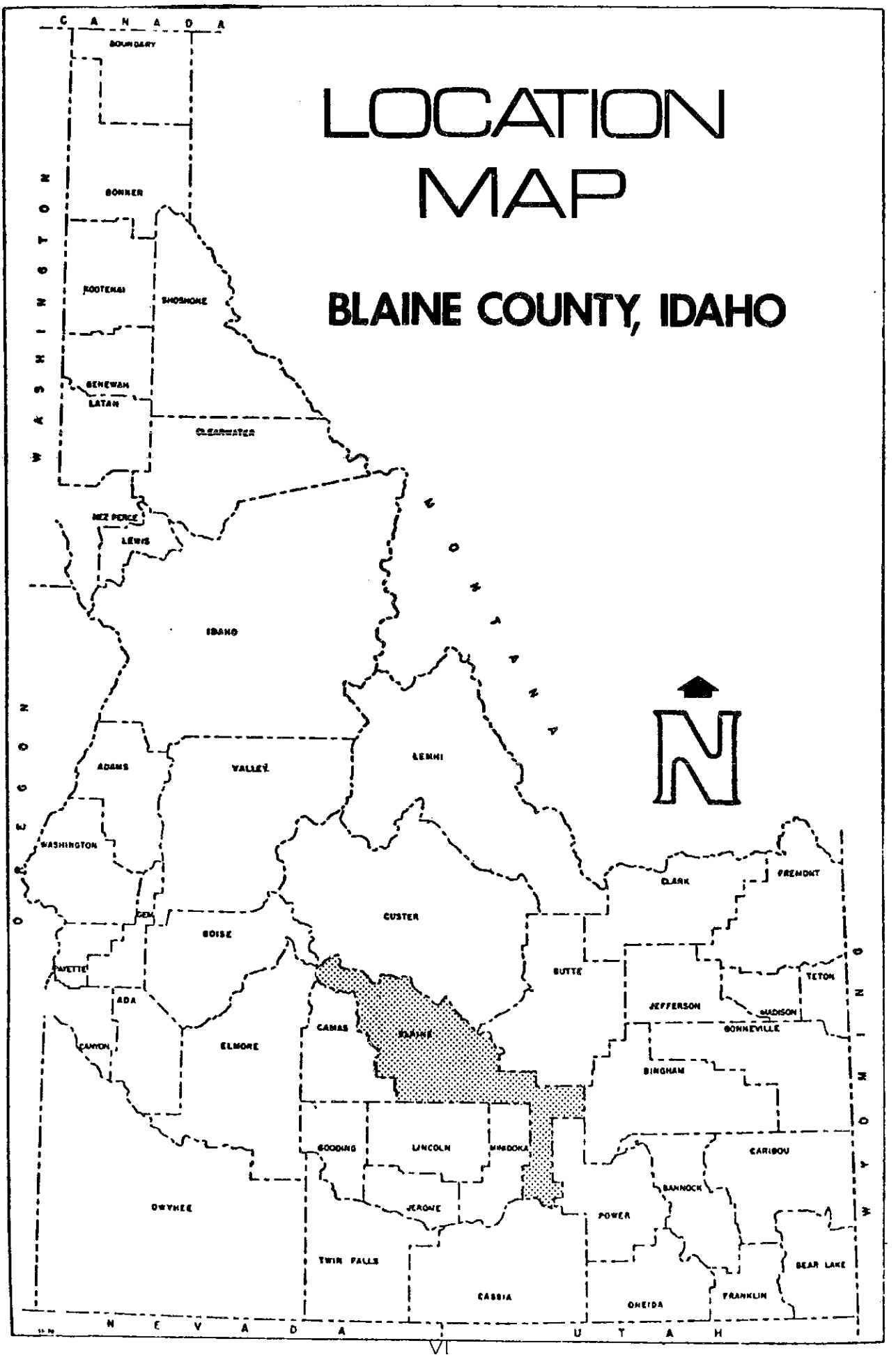
Clerk

Components of the Plan as required by I.C. 67-6508, and referenced to the elements of the plan.

Component	Goals and Policies Page	Inventory Page	Maps
Population	12	60	
Economic Development	17	103	
Land Use	8	34	x
Natural Resource	5	5	
Hazardous Areas	10	10	x
Public Services and Utilities	5, 13	80	
Public Facilities	18	80, 110	
Transportation	13	80	x
Recreation	8, 13	42	
Special Areas or Sites	15	97	
Housing	15	45, 68	
Community Design	15	34	x
Implementation	throughout		

LOCATION MAP

BLAINE COUNTY, IDAHO



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INTRODUCTION

Blaine County is a County of contrasts, both social and physical. Large segments of the population have farmed the land for generations. From Hailey north, the mountainous Wood River tributary system has provided summer recreation for Idaho residents for many years. More recently, Sun Valley ski resort has attracted increased national attention to Blaine County by combining an aggressive promotional land development campaign with an expansive year-around recreational program. Increasing numbers of people are moving from metropolitan areas hoping to find in this rural county something they found lacking in urban areas.

Agriculture and recreation form the economic base of the county. The Plan addresses the possible compatibility of the two uses in the future planning of the county's limited private land area. Each requires a high quality environment to maintain its economic vitality, and neither in itself is destructive to the land.

As population has increased phenomenally in the Ketchum/Sun Valley area over a short period of time, creating both local and county problems, it has become important that county-wide comprehensive planning be undertaken. High quality environment is the basic recreational attraction to the area. For this environment to be preserved, policies must be established now that will direct growth to occur in an orderly manner. The Local Planning Act of 1975, (I.C. 67-6501 et seq.) provides the enabling legislation and direction for this Comprehensive Plan.

The prime agricultural acreages of the county are threatened with subdivision developments. It is imperative that agricultural land be protected both for private and public interests. Since patterns of land use accrue from day to day decisions, it is necessary that these decisions be made within the framework of long-range goals. By establishing policies now, and enlisting citizen participation, the framework will be provided for achieving the goals of the Comprehensive Plan.

Blaine County is a unique and special place; we cannot permit its deterioration. People choose to live here because the area has the beauty and spirit that has been lost to most of the country. Once these qualities are destroyed, they cannot be restored, and nothing can replace them. This Plan was commissioned by the people of this community because of the respect and regard for the oasis of natural beauty in which they live.

PURPOSE

A comprehensive plan is valuable mainly for its ability to articulate policy choices with an inventory of hard data, and must provide the basis on which specific decisions can be made. The policies set forth in a plan provide public statement of goals and direction which will be implemented through such means as zoning and subdivision regulations, and assure that the processes of land use legislation, administration, and enforcement will be neither arbitrary nor capricious.

The process of implementation associated with a comprehensive land use plan is a valuable opportunity for a community, forcing it to make conscious choices about its future.

The Board of County Commissioners will have the responsibility to further the aims of the Comprehensive Plan consistent with their duties as elected officials of the County.

The purpose of this plan shall be to promote the health, safety, and general welfare of the people of Blaine County as follows:

To protect property rights and enhance property values.

To ensure that adequate public facilities and services are provided to the people at reasonable cost.

To ensure that the economy of the County and localities is protected and enhanced.

To ensure that the important environmental features of the County and localities are protected and enhanced.

To encourage the protection of prime agricultural, forestry, and mining lands for production of food, fibre, and minerals.

To encourage urban and urban-type development within incorporated cities.

To avoid undue concentration of population and overcrowding of land.

To ensure that the development on land is commensurate with the physical characteristics of the land.

To protect life and property in areas subject to natural hazards and disasters.

To protect fish, wildlife, and recreation resources.

To avoid undue water and air pollution.

FORMAT

The Blaine County Comprehensive Plan is composed of three elements; 1) The Comprehensive Plan Inventory, 2) The Comprehensive Plan Goals, Policies, and Implementation, and 3) The Land Use Maps.

COMPREHENSIVE PLAN INVENTORY

The Blaine County Comprehensive Plan Inventory has been prepared as the basis of and logical predecessor to other Comprehensive Plan Documents.

The Inventory is divided into seven components; natural resources, land use, population, transportation, social concerns, economics, and governmental coordination. Within each component specific topics such as hazardous areas, public services, recreation, special districts, housing and community design are discussed.

At the end of each component, conclusions and recommendations are given which range from general policy to specific programs for implementation.

Copies of the Comprehensive Plan Inventory are available through the Blaine County Planning and Zoning Office, Box 149, Hailey, Idaho 83333.

COMPREHENSIVE PLAN GOALS, POLICIES, AND IMPLEMENTATION:

This section of the Plan Document identifies Goals, Policies and specific programs required to implement the Comprehensive Plan.

It is intended to serve as a formally adopted policy manual for future land use decisions. In addition, it is intended to provide the general public with the information required to evaluate the intent and implications of the Comprehensive Plan.

LAND USE MAPS:

The Land Use Maps section of the Plan Document provides a description of land use designations indicated on Comprehensive Land Use Maps. Comprehensive Land Use Maps designate the type and location of future land use in Blaine County.

GOALS, POLICIES, AND IMPLEMENTATION

INTRODUCTION

Comprehensive planning based on sound, ambitious, but attainable goals and policies, that can be implemented through future decisions, is the key to achieving a superior living and working environment for Blaine County. The adopted goals, policies, along with the Inventory and Comprehensive Plan Maps, are to be used by the Blaine County Planning and Zoning Commission, general public, and the County Commissioners when making land use decisions. The goals, policies and implementations set forth in this plan summarize the conclusions and recommendations which are made in the Comprehensive Plan Inventory, and are the result of public meetings and diligent work on the part of local citizens, Planning and Zoning Commission and the governing body.

DEFINITIONS:

GOALS: Statements in the plan which indicate a general aim or purpose to be achieved.

POLICIES: Statements in the Plan which establish a definite course to guide present and future decisions.

IMPLEMENTATION: Statements which identify specific actions or programs to implement the Comprehensive Plan.

NATURAL RESOURCE AND HAZARDOUS AREAS

NATURAL RESOURCES & HAZARDOUS AREAS

GOAL: TO PROTECT THE VALUES AND RESOURCES OF THE NATURAL ENVIRONMENT.

POLICY: Encourage and/or initiate studies of the natural environment and identify inherent land use limitations.

IMPLEMENTATION:

1) Initiate a waste water management study in cooperation with city jurisdiction to:

   a. Evaluate the need and cost for expansion or development of municipal waste water treatment systems.
   b. Reveal the land use implications of these systems.
   c. Research the impact of individual disposal systems on water quality.
   d. Limit densities in areas beyond the reach of municipal systems in relation to the septic capability of the soil.
   e. Develop a waste water management program.

2) Coordinate related government agencies to establish the feasibility of a water monitoring program for the Big Wood River.
3) Request completion of soils mapping and interpretations on the unsurveyed lands in the county. Identify unstable, erodable and prime agricultural soils.
4) Identify flood prone areas.
5) Identify avalanche areas.

POLICY: Assist state and federal agencies to insure enforcement of standards and regulations.

IMPLEMENTATION:

1) Coordinate state emission, water quality, individual water and sewer system, and other environmental standards with local planning review procedures.
2) Establish and enforce consistent standards and regulations for installation of individual water and sewer systems.

POLICY: Encourage land use development which is optimally harmonious with existing natural values.

IMPLEMENTATION:

1) Establish specific review criteria regarding the

IMPLEMENTATION: cont.

impact of development on the following, and revise subdivision and zoning ordinances accordingly:

Geology	Water Quality
Topography	Surface and Ground Water
Soils	Vegetation
Fisheries	Wildlife
Shorelines	Watersheds
Climate	Forests
	Range

2) Encourage planned unit development where appropriate.
3) Encourage soil conservation measures.
4) Identify geothermal and mineral resources, and encourage their creative and efficient utilization.
5) Analyze potential hazards from faulting, landslides, and subsidence.

POLICY: The inherent natural characteristics of water courses and flood plain areas should be preserved.

IMPLEMENTATION:

1) Encourage open space designation for flood plain area.
2) Adopt flood plain management policies which preserve natural fisheries and streamside vegetation.

POLICY: Seek to maintain critical wildlife habitats and existing wildlife populations. Cooperate with State Fish and Game Management efforts.

IMPLEMENTATION:

1) Establish review criteria for evaluating the impact of development on existing wildlife and wildlife habitat.
2) Establish seasonal use districts to be applied to identified winter range areas and migration corridors where feasible.
3) Consider a wildlife overlay district with special restrictions to protect the wildlife resource.

GOAL: TO PROTECT THE PUBLIC HEALTH AND GENERAL WELFARE, AND TO MINIMIZE PROPERTY LOSS AND PUBLIC EXPENDITURES FROM FLOODING, AVALANCHE, AND OTHER NATURAL HAZARDS.

Continued:

POLICY: Development which is subject to avalanche damage or which increases the degree of avalanche potential should be prohibited.

IMPLEMENTATION: Establish review criteria with which to identify avalanche potential, and map avalanche hazard areas.

POLICY: Building in floodways shall be prohibited. Building in the floodplain should be restricted and closely supervised.

IMPLEMENTATION:

1) Encourage PUDs in which all residential construction takes place out side the actual floodplain line.
2) Study flood prone areas, and revise present flood plain zoning regulations to result in a Flood Plain Management Overlay District.
3) Coordinate the flood control district, water administration, and Planning and Zoning toward adoption of a flood plain management program.
4) Initiate planning studies of areas where development has already occurred in the flood plain. Define limitations on additional development.

POLICY: The county shall adopt additional regulations which establish building and fire standards adequate for local conditions.

IMPLEMENTATION:

1) Adoption and periodic revision of building and related codes.
2) Adoption of consistent snow load design requirements for all habitable structures.
3) Regulation of development in critical windfall areas.

LAND USE

LAND USE

(This section identifies land use areas designated on the Comprehensive Plan Maps.)

GOAL: TO IDENTIFY FUTURE LAND USE NEEDS, AND TO ESTABLISH AN ORDERLY PATTERN OF DEVELOPMENT COMPATIBLE WITH NATURAL RESOURCES AND VALUES.

POLICY: Investigate development guidance and regulation tools that will promote optimal land use according to the goals of this plan.

IMPLEMENTATION:

1) Develop a Planned Unit Development section in the subdivision ordinance that will encourage innovative land use design and development patterns in areas that are suitable for development.
2) Study density transfer as a tool for future development guidance.
3) Consider alternative methods to direct development to land most suited for that purpose.

AGRICULTURAL USE

POLICY: Attempt to preserve lands in agricultural use, and protect resources essential for continued agricultural production. Discourage development in productive agricultural land.

IMPLEMENTATION:

1) Establish productive and non-productive agricultural districts. Consider a marginal agricultural district.
2) Development deemed necessary and feasible should be encouraged to occur as Planned Unit Development.

RURAL RECREATIONAL USE (R-R)

POLICY: The Rural Recreational Use district is designed to allow the development of recreational housing and necessary tourist services directly adjacent to recreational access points. This district is not intended to promote commercial development, nor to encourage its location along major highways.

Continued.

IMPLEMENTATION: Revise the existing RD district.

OPEN LAND USE DISTRICT

POLICY: Some land areas of the County are not appropriate for development, and are assigned no development density. These are primarily Public Lands which support open space uses such as grazing, timber, recreation, mining etc.

IMPLEMENTATION: Revise the existing Open Land District.

RESIDENTIAL/AGRICULTURAL USE

POLICY: A residential/agricultural district is characterized by agricultural land use where limited residential development has either begun or is anticipated to begin. Clustering through PUDs may be encouraged to preserve rural character, retain large open space areas, and to increase compatibility with whatever agricultural units continue to be feasible.

IMPLEMENTATION:

1) Revise existing agriculturaltransition (R-5) district.
2) Adopt criteria for review of ranchette or small agricultural unit subdivisions.
3) Encourage PUDs to retain large open space areas and harmonize development with the landscape.

LOW DENSITY RESIDENTIAL USE (R-L)

POLICY: The Low Density Residential Use District (R-L) should be established to provide and protect single-family residential use in appropriate areas.

IMPLEMENTATION:

1) Revise present (R-1) low density residential district.
2) Establish development review criteria regarding residential development in critical resource areas, and in areas of high natural hazard.
3) Provide density incentives under PUDs to preserve floodplain, scenic corridor, open space, hillside, and other resource areas within residential districts. Open space may be maintained under private or condominium ownership, or dedicated to public use.

HIGH DENSITY RESIDENTIAL USE (R-H)

POLICY: The High Density Residential Use district (R-H) should be established to provide and protect small lot, mobile home, and multi-family residential uses in appropriate areas. These are primarily areas where expansion of existing communities, and related water and sewer facilities, is anticipated.

IMPLEMENTATION:

1) Encourage city/county planning cooperation in areas adjacent to cities.
2) Although R-H areas will be zoned for higher densities, these densities should only be permitted following installation of central sewer, central water, or other necessary improvements or utilities.

COMMERCIAL USE (C)

POLICY: General commercial services within Blaine County should be located within or directly adjacent to existing community commercial areas. Limited commercial and light industrial facilities may be allowed within planned development proposals where warranted by specific community need and compatible with adjoining uses in the development. Commercial development in PUDs will be designed to serve that development and shall not be designed so as to attract shoppers from elsewhere.

IMPLEMENTATION:

1) Encourage city jurisdiction to promote commercial development within existing commercial zoned districts.
2) Establish criteria for neighborhood commercial and light industrial facilities within planned developments.

LIGHT INDUSTRIAL USE AREAS

POLICY: Light Industrial Use Areas should be located with regard to access and their compatibility with surrounding uses.

IMPLEMENTATION:

1) Designate light industrial use areas and define the uses allowed there.
2) Establish County regulations to insure environmental protection.

HEAVY INDUSTRIAL USE AREAS

POLICY: Heavy industry shall be sited by the County to minimize their environmental impact, and are also subject to State environmental regulations. Additional considerations include access, low visibility, and compatibility with adjacent land use.

IMPLEMENTATION: Establish criteria to direct heavy industry siting.

SPECIAL USE DISTRICTS

POLICY: Develop Special Use Districts related to resource or hazard areas identified in the comprehensive Plan.

IMPLEMENTATION: Establish following special use districts:

A. Flood Plain Management District
B. Airport Vicinity District
C. Avalanche District
D. Seasonal Use District
E. Mountain District where slope exceeds 25%.
F. Wildlife District-delineate migration corridors, winter range, and other important wildlife habitat areas which are important to indigenous species.

POPULATION

POPULATION

GOAL: TO LOCATE ANTICIPATED POPULATION IN AREAS LEAST HARMFUL TO NATURAL RESOURCES, AND WITH REGARD TO THE FISCAL IMPACT ON THE COUNTY BUDGET.

POLICY: Land use designations and related density regulations should be premised upon anticipated future population.

Note: The Comprehensive Plan does not intend to establish an optimum population. However, the population projection which underlies both land use designations and densities synthesizes:

a) recent construction trends
b) school enrollment trends
c) scheduled expansion of recreation facilities.

This projection foresees permanent population increasing from 8,000 to between 16, 000 and 18,000 by 1990, and seasonal visitor population increasing from approximately 6,000 people to between 12,000 and 18,000. At such a pace, it is felt that the Wood River Valley will be approaching its recreational capacity around 1995. And it is these roughly 20,000 1995 residents who are considered the Design Population for the Comprehensive Plan.

IMPLEMENTATION:

1) Reevaluate zoned densities on agricultural and residential lands to reasonably correlate with the Design Population. Permissible densities should also derive in part from the suitability or capability of individual land parcel for development, and a list or criteria for judging this suitability can be found in the Inventory.
2) The district density restrictions should be reviewed as the need is determined by the Board of County Commissioners.

TRANSPORTATION

AND

UTILITY SYSTEMS

TRANSPORTATION AND UTILITY SYSTEMS

GOAL: TO PROMOTE THE SAFE AND EFFICIENT MOVEMENT OF TRAFFIC.

Note: This section identifies a circulation pattern as shown on the Comprehensive Plan Map.

POLICY: The County should establish a comprehensive circulation plan.

IMPLEMENTATION:

1) Establish review criteria to evaluate the impact of road systems for new developments on the existing circulation system.
2) Designate Hwy. 75 alignment and county collector road alignments in the upper Wood River Valley.
3) Establish access limitations on main arterial highways and coordinate with Highway Department policy.
4) Identify and study problem areas and initiate planning studies:
   a. vicinity of Steel Bridge on Highway 75
   b. All city bypasses
   c. access to west side of Friedman airport
5) Adopt specific dimensional and construction standards for:
   a. Collector roads
   b. Secondary roads
   c. Private roads
   d. Public access roads

POLICY: Preserve the right of public use over specific roads and trails.

IMPLEMENTATION:

1) Identify access roads
2) Initiate necessary improvements
3) Prohibit closure of roads historically used by the public to reach public lands.

POLICY: Encourage the private development of equestrian, pedestrian, bicycle and other recreational circulation systems.

IMPLEMENTATION: Establish planned development criteria which encourage development of recreational circulation systems.

POLICY: Encourage a Scenic Corridor along the proposed arterials.

IMPLEMENTATION: Create PUD density incentives which encourage large setbacks for the housing clusters, and retention of open space along the highway.

POLICY: Consider the feasibility of the UPPR Right-of-way as a future transit and utility corridor in the Upper Wood River Valley.

IMPLEMENTATION: Consider action at local and state levels to preserve this option.

POLICY: Residential development adjacent to existing airport facilities should be restricted.

IMPLEMENTATION:

1) Investigate limitations on continued expansion of Friedman Airport
2) Evaluate the feasibility of alternative surface transportation systems.

GOAL: TO MINIMIZE PUBLIC EXPENDITURES FOR ROAD MAINTENANCE AND IMPROVEMENTS.

POLICY: All future roads shall be installed and brought up to County standards prior to their acceptance by Blaine County.

IMPLEMENTATION: Revise present subdivision regulations.

POLICY: Development which may require excessive road maintenance and improvement expenditures may be restricted or prohibited.

IMPLEMENTATION:

1) Establish review criteria to evaluate potential maintenance and improvement costs.
2) Establish Seasonal Use Districts for outlying areas.
3) Articulate maintenance responsibilities for private roads.

GOAL: TO MINIMIZE VISUAL IMPACT OF UTILITIES

POLICY: Require underground utilities in new subdivisions where feasible.

IMPLEMENTATION: Revise Subdivision Regulations.

SOCIAL, HISTORIC,

AND

AESTHETIC VALUES

AND

HOUSING AND

COMMUNITY DESIGN

SOCIAL, HISTORIC, AND AESTHETIC VALUES, AND HOUSING AND COMMUNITY DESIGN

GOAL: TO COORDINATE THE DESIRE OF DIFFERING SOCIAL GROUPS.

POLICY: Participation and opinions from all social groups should be solicited and integrated.

IMPLEMENTATION: Continue or establish procedure which promotes public participation in planning decisions.

GOAL: TO PRESERVE AREAS OF SPECIAL INTEREST--HISTORIC, ARCHITECTURAL, SCENIC, ARCHEOLOGICAL, AND ECOLOGICAL.

POLICY: Establish methods to identify and preserve such areas of interest.

IMPLEMENTATION:

1) Establish review criteria to objectively evaluate visual impact of proposed development.
2) Establish review criteria for identification and preservation of historic sites.
3) Establish planned unit development policies which encourage open space uses in areas of high visibility.

GOAL: TO PLAN FOR AN ADEQUATE SUPPLY AND VARIETY OF HOUSING FOR COUNTY RESIDENTS.

POLICY: Cooperate with city administrators to provide sufficient residential acreage for County residential demand.

IMPLEMENTATION: Negotiate city impact zones as required by the Local Planning Act of 1975.

GOAL: TO INSURE HIGH STANDARDS OF LANDSCAPING, BUILDING DESIGN, AND COMMUNITY DEVELOPMENT.

POLICY: Encourage PUDs and cluster subdivisions which best integrate development with the landscape.

Social, Historic, and Aesthetic values, and Housing and Community Design cont.

IMPLEMENTATION:

1) Establish density incentives for PUD developers which encourage imaginative landscaping and development patterns.
2) Revise present sign regulations.

ECONOMY

ECONOMICS

GOAL: TO MAINTAIN THE ECONOMIC WELL-BEING OF RESIDENTS.

POLICY: Encourage limited diversification of the present economic base.

IMPLEMENTATION: Identify and locate development of limited light industrial, educational or other facilities which will increase employment opportunities for existing residents, and which are also compatible with existing agricultural and recreational values.

POLICY: Blaine County should encourage the expansion of present agricultural production and recreational facilities within the context of the Plan.

IMPLEMENTATION: See Land Use Sections of the Comprehensive Plan.

GOAL: TO MINIMIZE THE TAX BURDEN ON COUNTY RESIDENTS.

POLICY: Encourage efficient and orderly development planning to minimize future impact on public service facilities.

IMPLEMENTATION:

1) Evaluate relationships between service costs and tax revenue generated by alternate development patterns.
2) Evaluate capacity of existing facilities to absorb new residents prior to major capital expenditures.
3) Adopt criteria to evaluate impact of potential development on existing service facilities.
4) Establish density incentives for PUDs which encourage efficient site development and improvements.
5) Establish means to restrict or prohibit development which may create disproportionate service requirements.

POLICY: Encourage County and State taxation policies which complement the objectives of the Comprehensive Plan.

IMPLEMENTATION:

1) Evaluate preferential taxation for open space districts.
2) Evaluate effects of current tax policy on land use.
3) Evaluate alternative taxation methods (development tax, bed tax, etc.) and encourage necessary enabling legislation.

GOVERNMENTAL

COORDINATION

GOVERNMENTAL COORDINATION

GOAL: TO DEVELOP A COMPREHENSIVE PLANNING PROCESS WHICH COORDINATES INDIVIDUAL PLANNING JURISDICTIONS.

POLICY: The County shall respect land use policy and regulations established for State and Federal lands by related agencies to the extent that they do not conflict with established County policy.

POLICY: Establish programs to coordinate State, Federal, and local planning programs.

IMPLEMENTATION:

1) Conduct periodic review meetings with local, State, and Federal agencies.
2) Initiate a program to coordinate city and county planning.

IMPLEMENTATION: Establish a full-time planning office for the purpose of implementing the Comprehensive Plan. In addition to administering zoning and subdivision regulations, the planning and zoning commission staff should initiate programs identified in the Plan and coordinate planning jurisdictions.

IMPLEMENTATION: Establish a coordinated plan for future physical expansion of school, hospital, administrative, and other service facilities.

LAND USE MAPS

LAND USE MAPS

The Land Use Maps graphically illustrate the text. They show generalized land use patterns that are desirable for Blaine County. Two land use maps cover the Ketchum, Hailey, and Bellevue vicinity. They are entitled, "Upper Wood River Valley Comprehensive Land Use Map" and "Middle Wood River Valley Comprehensive Land Use Map". One map, scale 1"=½ mile, covers the remaining County area and is entitled "Blaine County Rural Comprehensive Land Use Map".

The land use designations as shown on the land use maps are intended to accomplish the following:

AGRICULTURAL AND OPEN SPACE LANDS

There are three types of land use classification under this heading, namely:

1) Productive Agricultural (A-P)-These are agricultural areas which are in production at the present time. Included may be acres where soils are know to be potentially productive by the SCS which may not be in production at the present.

2) Unproductive Agricultural (A-G)-Agricultural areas not currently in production, and not known to be potentially productive.

3) Open Land District (A-O)-Land where residential and other structural development is not appropriate, and consequently, no densities have been assigned. This is primarily federally or state-owned land.

RESIDENTIAL LANDS

1) Residential/Agricultural (R-A)

These are low density areas of rural character where some agricultural use still exists. The permissible densities in the R-A district should be lower than in the other residential districts because of one or more of the following:

a. Distance from existing, established communities and services, which might necessitate disproportionate service costs.
b. Productive agricultural land or operations.
c. location in the floodplain and/or high water table, which constrain intensive development.
d. limited traffic access and capability.

2) Low Density Residential (R-L)

These single family residential areas are not now served by central water and sewer, and will not be served by such services in the foreseeable future. This provides for and protects residential lands for families who desire to live in an environment of single-family dwellings on lot sizes large enough to handle individual water and sewer systems.

3) High Density Residential (R-H)

These areas provide for and protect residential lands for families who desire to live in an environment of single or multi-family dwellings and who do not want or have no need for the larger lots provided in other residential districts. Because of the high densities allowed in this district, these areas are either served now by central water and sewer facilities, or will be served by such facilities in the foreseeable future.

Planned Unit Developments within this district are encouraged.

ADDITIONAL MAPPED DISTRICTS:

Rural Recreational

Commercial

Light Industrial

OVERLAY CLASSIFICATION

The following overlay districts are created to guide development within unique hazard areas or areas with high aesthetic value. Only the Flood Plain and Airport districts actually appear on the Comprehensive Plan Map.

1) Flood Plain Management Overlay District-To guide development in the floodway and flood plain of any water course known to flood and to thus minimize the expense and inconveniences to the individual property owners as well as the general public. Permitted and conditional uses should include open space, recreation, and agriculture, none of which shall hinder the movement of flood waters.

2) Airport Vicinity Overlay

3) Avalanche District

4) Wildlife Overlay

5) Seasonal Use District

6) Mountain District

USING THE LAND USE MAPS

The value of the land use maps will depend on how they are used by the citizens and decisions-makers of Blaine County. Recommended uses are:

1. Consulting the maps for guidance on zoning, subdivision, roads and streets, schools, utility systems, and similar questions. Procedures should be established for referral to the maps and Plan text as part of the regular decision-making process.

2. Reviewing and updating the maps in context with the goals and objectives as stated in the Comprehensive Plan. a detailed review and study of the land use maps should be conducted every five years.

The land use maps show general land patterns; i.e. open space, agriculture, residential, commercial, industrial, hazard areas, transportation pattern, and governmental jurisdiction areas. The maps are not intended to show specific land use or zoning classifications. Rather they represent compatible land use patterns which take into consideration the availability of public services, existing development, and community goals and objectives. The land use maps can serve as a general guide for making land use decisions which will protect the property rights and values within Blaine County.

COMPREHENSIVE PLAN AMENDMENT PROCEDURE

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Amendments to the Comprehensive Plan may only be made because of an error in the original plan or because of a substantial change in the actual conditions in the County which results in a material discrepancy or disparity between the conditions in the area and all or part of the Plan. The Blaine County Planning and Zoning Commission (Commission) may recommend amendments to the plan to the Blaine County Board of County Commissioners (Board) not more frequently than every six (6) months. Said six (6) month period shall be measured from the date that the Commission submits its recommendation to the Board.

An amendment may be initiated by any person or organization upon submitting an application on a form to be supplied by the Commission. The following procedure shall be followed when amending the Comprehensive Plan:

1. The Commission, prior to recommending amendments to the Board, shall conduct at least one (1) public hearing in which all interested persons shall have an opportunity to be heard. At least fifteen (15) days prior to the hearing, notice of the time and place and a summary of the plan amendments to be discussed shall be published in the official newspaper or paper of general circulation within Blaine County. The Commission shall also make available a notice of such hearing to other papers, radio and television stations serving Blaine County for use as a public service announcement.

2. Following the Commission hearing, if the Commission makes a material change in the amendment, the Commission shall hold one additional public hearing in which all persons interested shall have an opportunity to be heard. At least fifteen (15) days prior to the hearing, notice of the time and place and a summary of the proposed plan amendments shall be published in the official newspaper or paper of general circulation within Blaine County. The Commission shall also make available a notice of said hearing to other papers, radio and television stations serving Blaine County for use as a public service announcement.

3. The Commission shall maintain a verbatim of all hearings pertaining to plan amendments; the Commission shall also maintain a written record of all findings made and actions taken at all such hearings.

4. The Board, prior to amending the plan; shall conduct at least one (1) public hearing in which all interested persons shall have an opportunity to be heard. At least fifteen (15) days prior to the hearing, notice of the time and place and a summary of the proposed plan amendments to be discussed shall be published in the official newspaper or paper of general circulation within Blaine County. The Commission shall also make available a notice of such hearing to other papers, radio and television stations serving Blaine County for use as a public service announcement.

   The Board shall not hold a public hearing, give notice of a proposed hearing, nor take action to amend the plan until recommendations have been received from the Commission.

5. Following the public hearing before the Board, if the Board makes any material change in the amendment, the Board shall hold a public hearing on said proposed amendments, and at said hearing all persons interested shall have an opportunity to be heard. At least fifteen (15) days prior to the hearing, notice of the time and place and a summary of the proposed amendments shall be published in the official newspaper or paper of general circulation within Blaine County. The Commission shall also make available a notice of said hearing to other papers, radio and television stations serving Blaine County for use as a public service announcement.

6. No plan amendment shall be effective unless adopted by resolution or ordinance by the Board. An ordinance enacting an amendment of the plan may be adopted, amended or repealed by reference as provided for in sections 31-715 and 50-901, Idaho Code; provided, however, that three (3) copies of any material which is proposed to be adopted, amended or repealed by reference shall be filed with the Blaine County Clerk prior to the publication of any notice of any such proposed adoption, amendment or repeal.