

Southwest Bonner County Subarea Plan

October 2020

Final Draft

Table of Contents

Introduction.....	3
Public Process	3
Rural Vision.....	4
Community Outreach Survey	5
Overview	5
Methods	5
Results.....	5
Background on Respondents.....	9
Land Use.....	11
Population	11
Rathdrum Prairie Aquifer	11
Land Use Policies	12
Community Design and Housing Policies	13
Transportation Policies.....	13
Property Rights Policies.....	13
Public Services Policies	14
Natural Resource Goals.....	14
Land Use Designations	16
SBCS Community:	16
SBCS Resort:.....	16
SBCS Rural:.....	17
SBCS AG 10	17
SBCS Resource Lands.....	17
SBCS Industrial:.....	17
APPENDIX A: Southwest Bonner County Resident Survey	19
APPENDIX B: Land Use Designations Map.....	22

Introduction

The Southwest Bonner County Subarea Plan (Plan) is a comprehensive planning document and an amendment to the Bonner County Comprehensive Plan. This document provides a guide for the Planning and Zoning Commission and the Board of County Commissioners concerning growth and development within the designated Southwest Bonner County Subarea (SBCS), including serving as a basis for decisions regarding updates to the zoning map, in approval of subdivision plats and approval for requested changes to land use designation map. This Plan is strictly advisory in nature; it is not a regulatory document. However, it is the intent of the Bonner County Planning and Zoning Commission (PZC), the Planning and Zoning Department (PZD) and the Board of County Commissioners (BCC) to actively refer to and use this document during their current and future decision-making processes regarding zoning regulation development and growth in the SBCS. This plan also helps to establish a long-range vision for development in Southwest Bonner County. While the Bonner County Comprehensive Plan contains general goals and policies that are applicable county-wide, the contents of this document are tailored specifically to local conditions in the Southwest Bonner County area. This document is intended to give the public, businesses, and government agencies an account of the community's intentions for future development.

Public Process

The citizens of Southwest Bonner County provided the policy direction articulated in the plan by participating in regular volunteer monthly meetings from 2018 through 2020 to review and understand the current plan to develop a direction for future area growth. As part of this process the committee developed and conducted a survey distributed within the subarea. The purpose of the community survey was to gain an understanding of how citizens in the area view their community now and what their vision is for the future. It also provided pertinent data to draw from when developing the SBCS plan. This document will be used by the County Commissioners to protect the desired qualities that are unique to Southwest Bonner County; small town rural character, open space, agriculture and solitude. The Plan will also serve as a guide to property owners and developers to help them understand the vision of the area, attempt to predict what uses could occur both on and near their properties, understand what to anticipate with regards to future uses of their own property such as lot splits for potential sale or inheritance gifts and help them make informed land-use decisions.

Rural Vision

The Southwest Bonner County community desires to protect the rural lifestyles and land use patterns currently enjoyed by residents. SBCS's community vision is to maintain and protect remaining large acre parcels of land while recognizing the importance of private property rights in pertinence to the preservation of the Rural Character of the community. **Rural Character** as it relates to the SBCS Plan is defined as:

1. A local culture that values natural resources, rural lifestyles and unincorporated communities. This includes, but is not limited to, an acceptance and understanding of the importance of income generating opportunities such as logging, livestock grazing, farming; outdoor recreation including hunting, fishing, trapping and gathering; and year-round access to public lands;
2. Lands that feature minimal or low density residential, commercial or industrial development.
3. Protection of water rights, use and protection of the local aquifers and the preference for single family wells instead of large volume multi use wells. Protection of open space, visual landscapes, scenic vistas and natural areas typically associated with rural lifestyles. Increased minimum lot sizes requiring full utilities related to resort growth and/or high density housing.
4. Easy access to public lands and public waterways;
5. Abundant and healthy fisheries and wildlife populations and their associated habitats;
6. Clean air quality; clean surface waters
7. Available outdoor recreation opportunities such as hunting, fishing, wildlife viewing and camping;
8. Low traffic congestion; minimize highway traffic noise including compression braking and unmuffled exhausts from MM 22 thru MM 30 on HWY 41 and on Blanchard-Elk Road from Highway 41 to Washington State line.
9. Quiet, solitude with dark skies.

Community Outreach Survey

Overview

On March 26, 2019 the Southwest Bonner County Subarea Committee conducted a survey held at the Blanchard Community Center; where local residents were polled regarding future growth and development of the area as well as those aspects about the area that were important to them regarding land use and development. The questions were formulated by the SBCS Committee as a means of canvassing the community in relation to lifestyle, community design, development patterns, and economy. It was also done to provide a survey record for purposes of justifying Committee recommendations. Several questions were specific to the area while others questions were intended to be more general in addressing a variety of topics associated with future community planning.

Methods

The PZD used mapping software and Geographical Information Systems (GIS) to identify landowners within the subarea boundary. Landowners were mailed a postcard inviting them to participate in a survey that would help provide policy direction to the committee on topics regarding long range land use planning. Out of 1,191 postcards mailed, 17 postcards were returned as undeliverable, and 192 surveys were submitted. While this sample size may not seem comprehensive, the results were highly suggestive and strikingly consistent with input received from committee members. **Appendix A** shows the actual survey form used.

Results

Residents were asked what parcel, or lot size they preferred most in Southwest Bonner County. **Figure 1** shows respondents generally preferred parcel sizes larger than 2.5 acres. All other categories show a trend towards lot sizes greater than 5 acres.

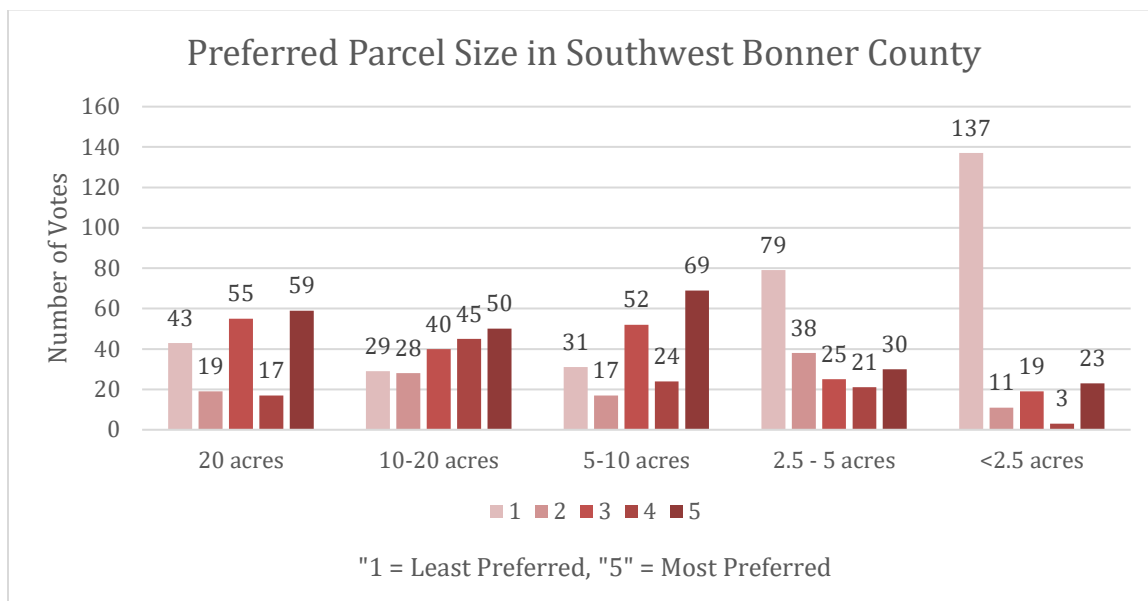


Figure 1. Survey results for Question 1 - SBCS

During the creation of the survey, the Committee found it very important to parse out the character of the local community by designing questions that ranked development or technology improvements as they related to lifestyle, community design, and economy. Residents were asked to rank the importance of high-speed internet, city incorporation, traffic volume on Highway 41, increasing residential development, and employment opportunities [Figure 2]. Approximately 51.3% of Southwest Bonner County responses ranked high-speed internet access as “most preferred”. Conversely, 64.8% of the community responses stated that city incorporation was of lowest importance, or not desired at all. Amongst the lowest of importance was “increasing residential development” where 62.7% of the community responses indicated that more development is not preferable. Employment opportunities ranked low as being “least preferred” when asked about furthering new business opportunities in the area.

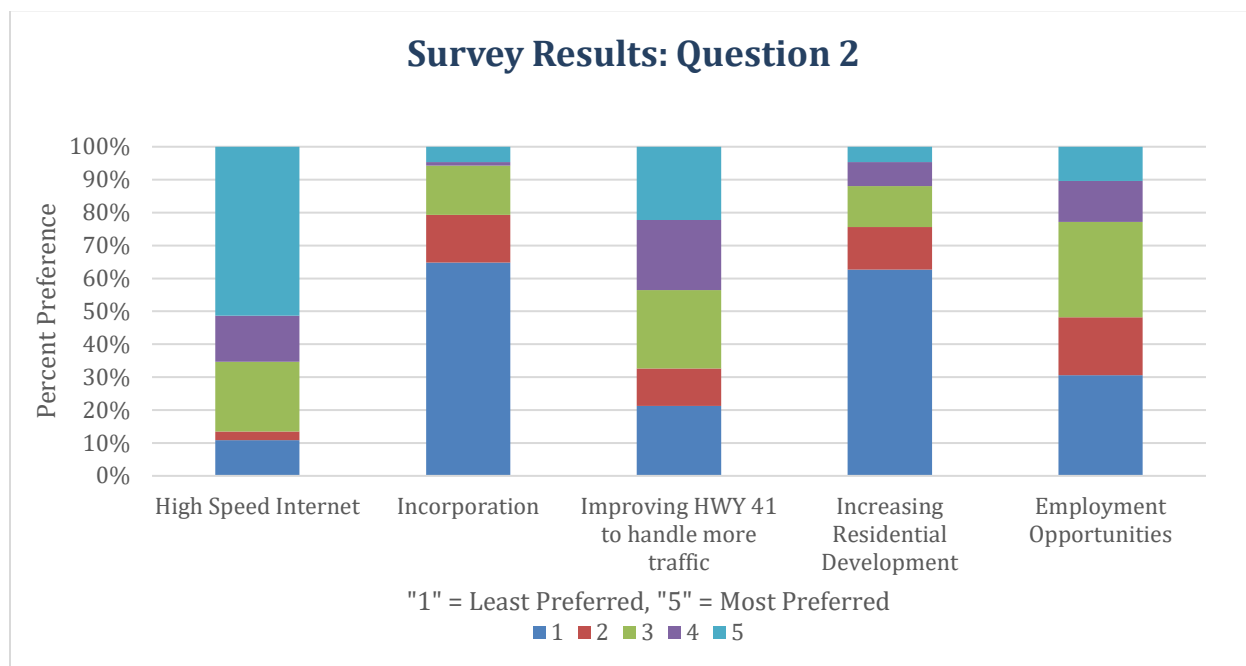


Figure 2. Survey results for question regarding the challenges and opportunities of change.

Figure 3 shows the results of community responses towards ranking services and businesses in their area. High-speed internet again ranked high as being the only service the community feels could be improved. All other businesses and services ranked of minimal importance.

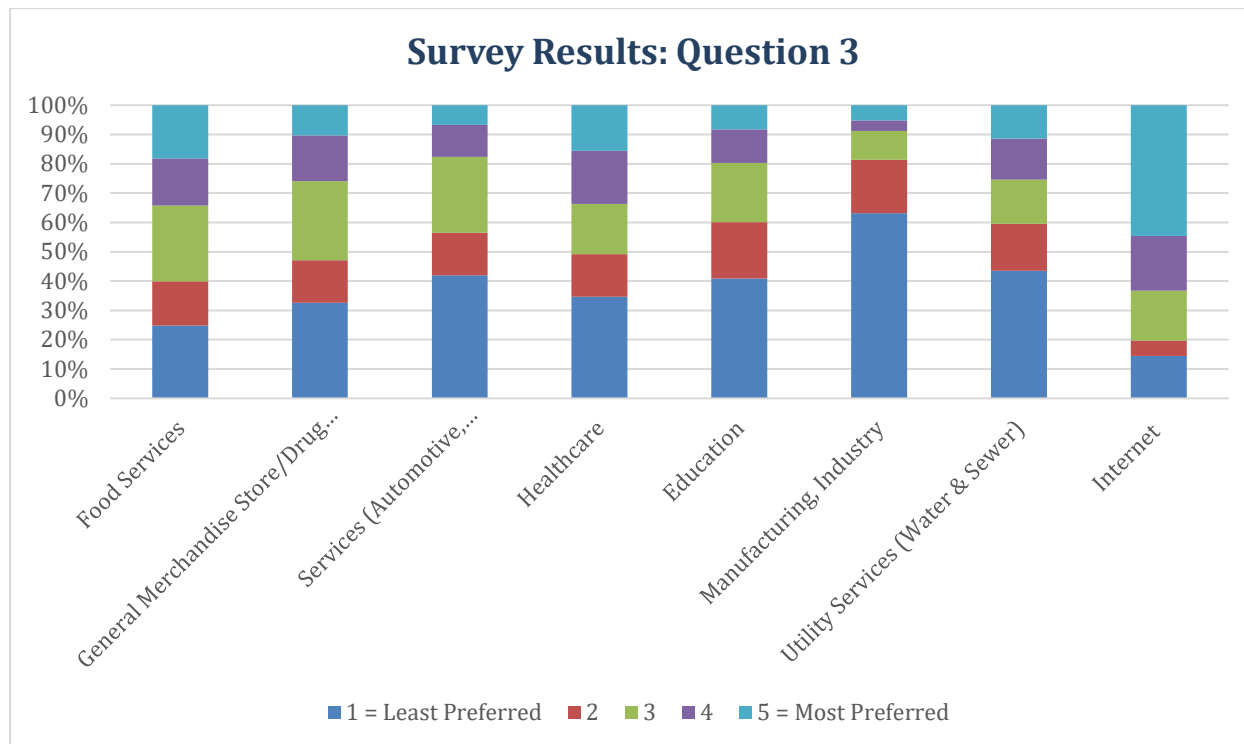


Figure 3. Survey results for question regarding the ranking of local types of business desirability.

When residents were asked, “What characteristics are important to you as a resident of Southwest Bonner County?” the general policy direction of the community became very apparent. When posed this question, the community clearly articulated that future development should take into account one’s private property rights while preserving Rural Character: open space, historic places, dark skies, access to public lands and low-density development [Figure 4]. Though this community sits in close proximity to urban areas versus the rest of Bonner County, the community did not express a preference in maintaining or creating ease of access to any urban centers. In addition to the questions listed above, landowners were also asked if they were planning to remain in southwest Bonner County; 99.5% responded that they would, and 87% considered themselves full-time residents. Landowners also responded that southwest Bonner County is a more desirable place to live if the community continues to remain unincorporated as opposed to working towards incorporation.

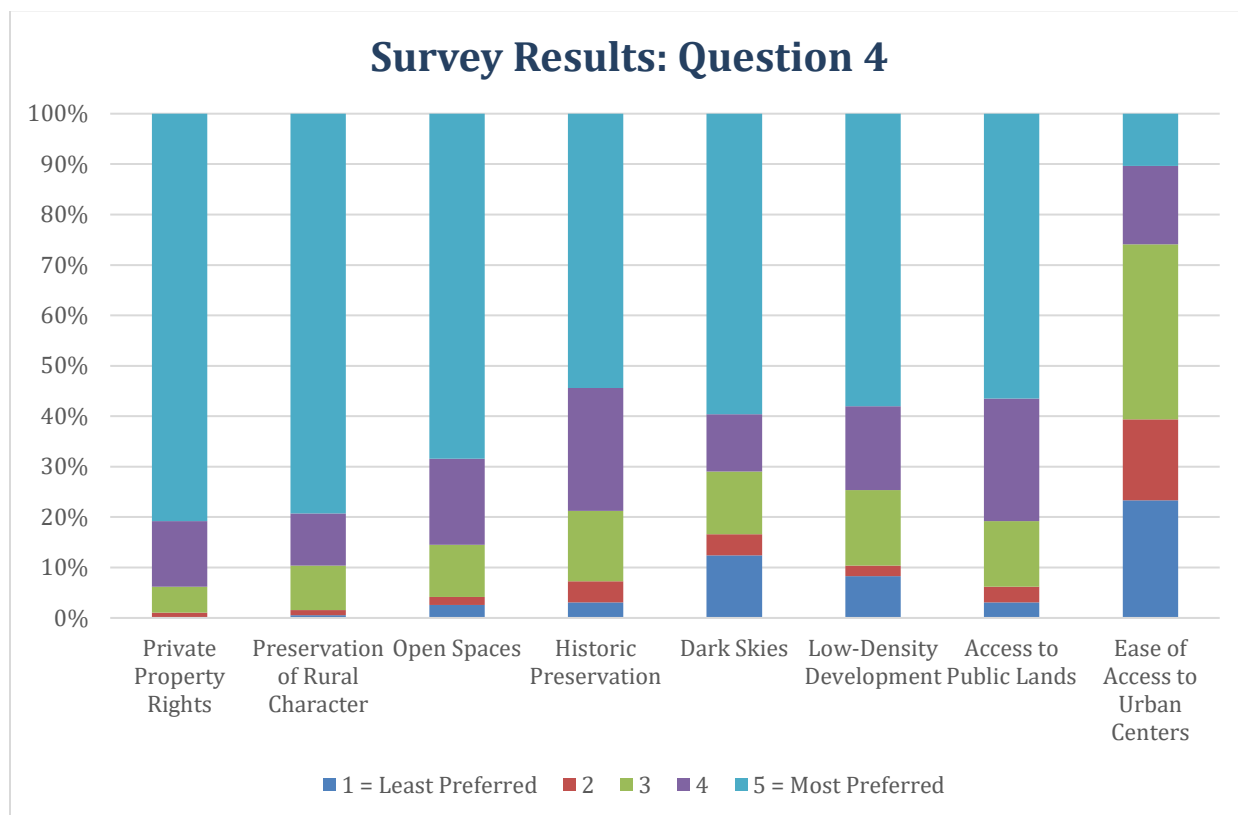


Figure 4. Survey results regarding respondents’ ranking of local characteristics important to residents of Southwest Bonner County.

Background on Respondents

The following three figures [Figures 5-7] provide some background information regarding survey respondents.

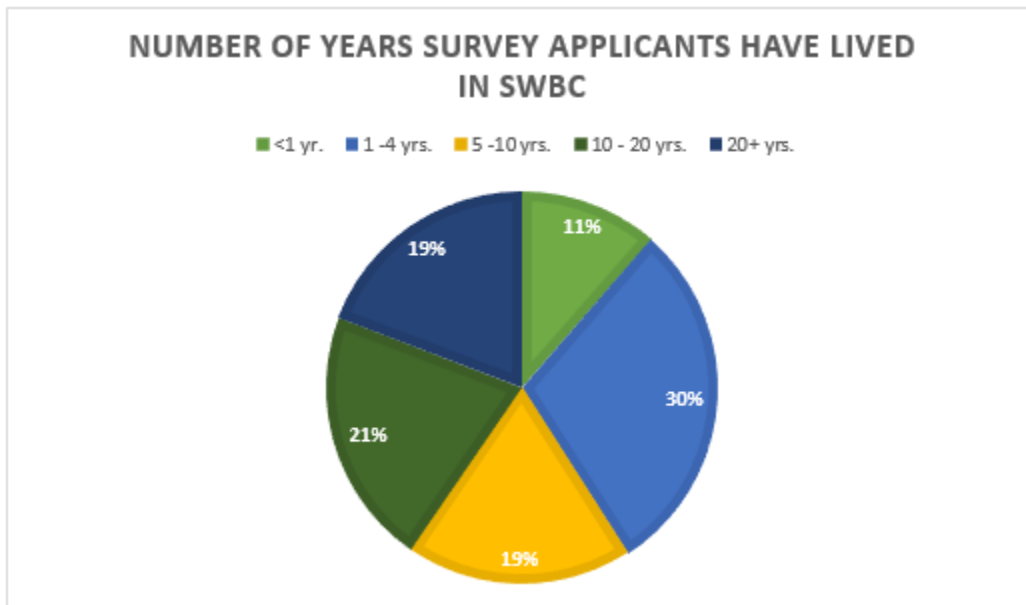


Figure 5. Number of years respondents have lived in the area.

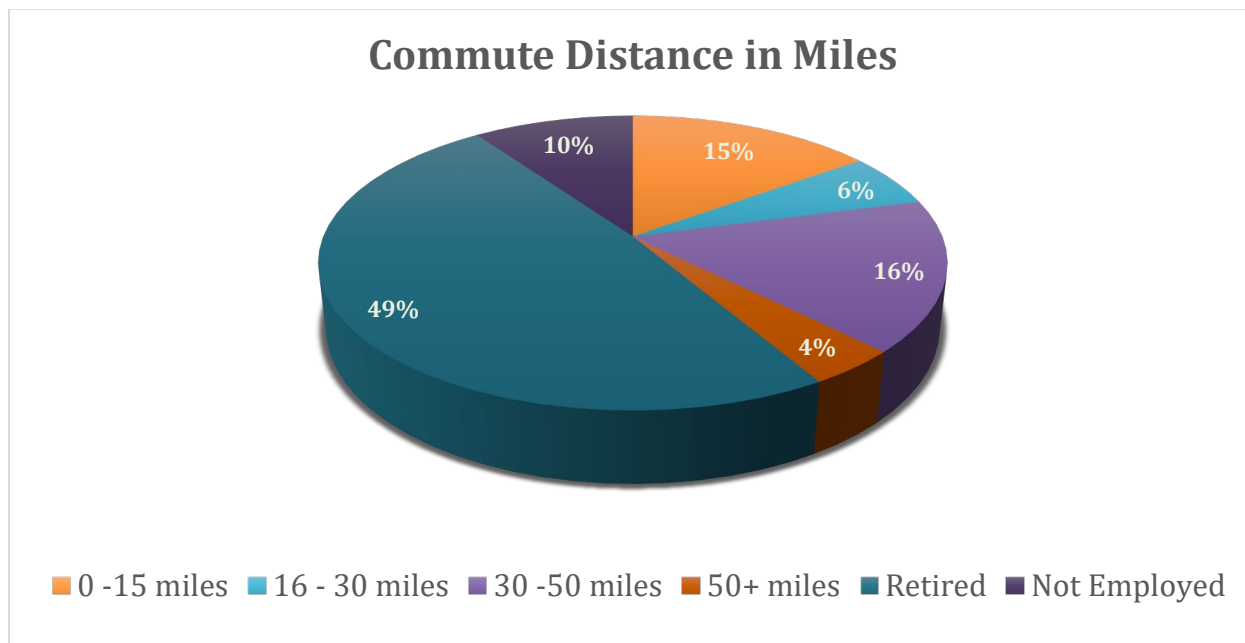


Figure 6. Percent of applicants that commute to work and the distance.

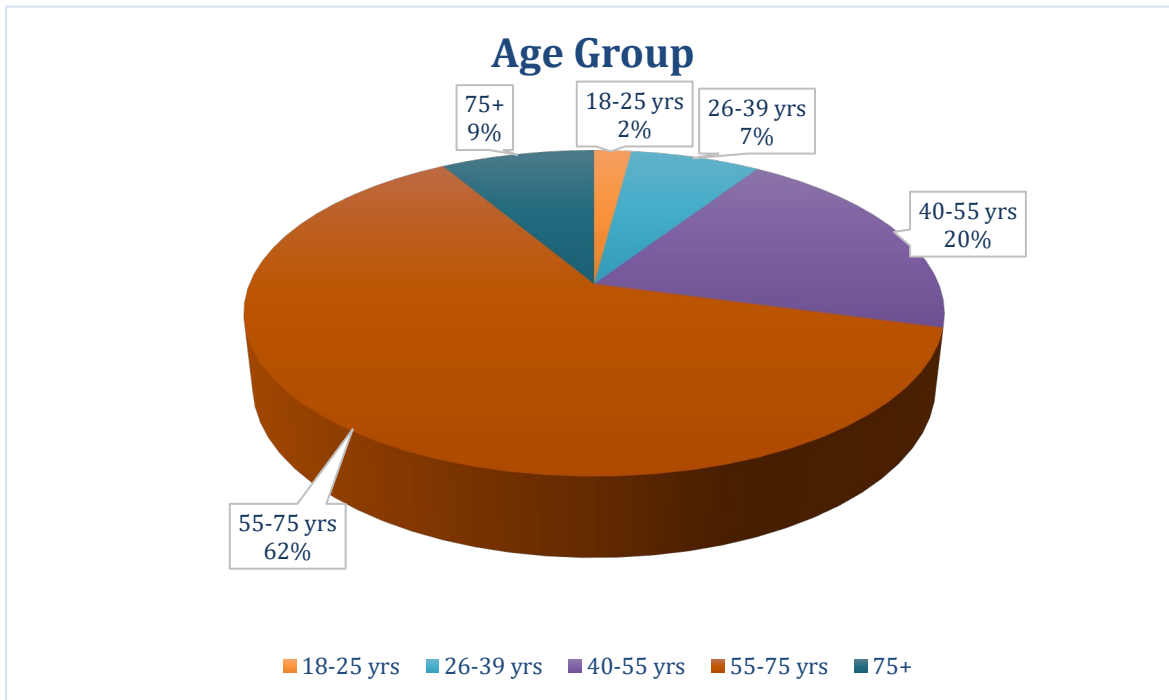


Figure 7. Age group of respondents for SBCB area plan.

Land Use

The evaluation of current land use conditions described below, as well as the aforementioned community survey, was used to prepare goals and policies specific to SBCS. Evaluating the current land use patterns, population densities and their associated relationships also assisted the committee in determining the land available to meet the community’s potential future land use needs, while maintaining the Rural Character of the community.

The goals and policies that are presented in this chapter have been developed using data collected throughout this document, through input from the community and committee members, and in conjunction with supporting documentation in the general Bonner County Comprehensive Plan. They represent priority topics discussed during the update of the land use plan, and comprehensively address the areas of land use; residential neighborhoods; commercial development; transportation; natural resources; and agriculture. The goals contained in this chapter are meant to compliment and strengthen the statements in the general comprehensive plan and provide a more specific framework for future planning and development in Southwest Bonner County.

Population

One of the first steps in examining the conditions of the area was to compile basic population information. In the last five years, the zip code area of Blanchard has grown 16.6%, the fastest growing zip code in Bonner County [Table 1]. Though the area is experiencing growth, the community survey demonstrates that the citizens value their Rural Character and desire to protect the area from over development.

Table 1. Bonner County, Idaho Median Age (Years). Adapted from “2013-2017 American Community Survey 5-Year Estimates,” by American Community Survey (ACS), *United States Census Bureau*. Retrieved March 7, 2019 from https://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml

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

Rathdrum Prairie Aquifer

The Rathdrum Prairie Aquifer (RPA) covers an area of approximately 211 square miles in Idaho and extends from Lake Pend Oreille south to Coeur d’Alene and Post Falls and then west to the Idaho-Washington border. A lobe of the aquifer extends into southwest Bonner County and most of the SBCS sits atop this aquifer. The aquifer extends into Washington and becomes part of the larger Rathdrum-Spokane Aquifer.

The Idaho Department of Environmental Quality (DEQ) has classified the RPA as a sensitive resource aquifer, following the boundary defined by EPA [*Department of Environmental Quality*, <https://www.deq.idaho.gov/regional-offices-issues/coeur-dalene/rathdrum-prairie-aquifer/>, Retrieved April 28, 2020]. Because of this classification, all activities that could impact the water quality of the RPA

must be carried out so they maintain or improve existing quality of the ground water. Water recharges the RPA through precipitation, runoff from the surrounding upland areas, and leakage from surrounding lakes. The larger Rathdrum-Spokane Aquifer supplies drinking water to approximately 100,000 people in Kootenai County, Idaho, another 400,000 people in Spokane County, Washington, and the portion of residents along the Bonner County border [Figure 8]. This information was a priority topic discussed during the update of the land use plan, as high densities of homes and septic systems as well as a proliferation of commercial wells and sewage treatment facilities could have negative implications on the water quality of the area and the aquifer.



Figure 8. Rathdrum Prairie Aquifer boundaries.

Land Use Policies

The SBCS community believes that land use policies should be clearly stated, specific in their application, harmonious with community values, and instructive to regulation writing. This plan aims to adopt land use regulations which are clear, concise and avoid the use of overbearing land use jargon.

1. Land use regulations shall be consistent with this subarea plan and promote public health, safety and general welfare in the unincorporated county.
2. Rural character should be enhanced by encouraging land uses to be consistent with existing development, and blend with existing communities.
3. Require any proposed development, including ground surface disruption, to abide by all current and applicable County, State, and Federal rules and regulations that apply to ground water quality.

4. Development shall be limited to low density housing within the boundaries of the Rathdrum Prairie Aquifer as to mitigate sources of groundwater pollution and to prevent adverse effects on groundwater.

Community Design and Housing Policies

The Board of County Commissioners formed this committee believing that community planning and public participation should inform future growth patterns. This section summarizes key discussions informed by the community survey and public participation during this process.

1. Home industries, home professions and accessory uses should be allowed within the SBCS community provided they do not adversely affect the rural character or conflict with agricultural, forest, and resource-based uses.
2. Rural development shall not be allowed to degrade the environment or increase noise and light pollution or create the need for urban levels of service including but not limited to requiring larger lot sizes to meet the threshold requiring utilities for resort or high density designation; city incorporation, a higher public scrutiny for communication tower density to insure the rural aspect be preserved including local landscaping and camouflaging of the towers, or increasing the number of traffic lanes on roads throughout SBCS.
3. Bonner County government shall use this plan to develop the zoning ordinance and map to reflect the desires of the SBCS community. Best uses shall be determined by the overall community design principles as laid out in the survey results.
4. Rural lands in the SBCS community shall be characterized by low residential densities which can be sustained by minimal services and infrastructure improvements. Examples of rural infrastructure include septic systems, individual wells, rural unimproved roads and lot size minimums of five acres.
5. Any future expansion of the SBCS Resort Land Use Designation shall meet standards set forth in this document.

Transportation Policies

This plan contains goals about transportation which are aimed at addressing how future growth could affect existing roads and traffic. The SBCS community believes that working with State and Local government transportation agencies will produce good planning and help alleviate traffic congestion and degradation of dirt roads.

1. Future development shall not adversely impact the existing transportation system by reducing the quality or level of service or creating hazards or congestion.
2. Future access roads shall be developed to integrate with the state and county system of roads without overburdening the transportation system.
3. Should certain future intense land use developments be approved by the County, the developer shall refer to the Bonner County Road Manual to meet the standards for public roads.
4. Minimize highway traffic noise including eliminate compression braking and unmuffled exhausts from MM 22 thru MM 27 on HWY 41 and noise and speed limit reduction on Blanchard-Elk Road from Highway 41 to Washington State line.

Property Rights Policies

The current Bonner County Comprehensive Plan addresses property rights from a legal viewpoint, describing federal and state protections and procedures for assessing and appealing takings. The SBCS

community believes that property rights are fundamental, essential and vital to residents and thus adopts goals that recognizes these rights while avoiding restrictive nuisance laws.

1. Recognize the fundamental importance of owners' rights to use and control their properties while balancing private property rights with accountability to one's neighbors.
2. Tailor land use regulations to reasonably address nuisances and other concerns related to health, safety and general welfare, while respecting individual property rights.

Public Services Policies

The SBCS community understands that the majority of Bonner County is a rural place and the County does not directly control services. However, the SBCS community believes that new development should not be allowed at the expense of overburden existing systems.

1. Southwest Bonner County intends for new development to offset the capital costs of expanding services to its area by requiring the developer to provide infrastructure, utilities or financial support for services generated by the proposed development.
2. New development shall not unduly overburden the current system.
3. Proposals should include comment from existing service providers on their ability to serve future developments without adversely impacting current users.
4. In an effort to maintain the desirable rural nature of Southwest Bonner, and to honor the overwhelmingly strong responses to keep this area aesthetically rural based on the survey results, the SBCS Committee recommends including a minimum frequency number and spacing distance for any future proposed telecommunication towers, satellite receiver pads, solar farms or wind power towers. A minimum of 8000 feet between each facility (cell tower, satellite pad, solar farm, wind tower, etc.) should be adopted for this subarea. In addition, no new facility (cell tower, satellite pad, solar farm, wind tower, etc.) shall be allowed to be constructed within 500 feet of any residence. All of these types of facilities should be counted in aggregate to insure that a density no greater than one facility for every 2 square miles occurs, and as stated elsewhere in this plan, any installation must incorporate environmentally sensitive camouflage and concealment.

Natural Resource Goals

The community recognizes the value of its natural resources, but intends to provide for the predictable right of the residents to a healthy environment and the reasonable use of their property.

1. To educate and encourage property owners to participate in fuels reduction and other measures that reduce risk to human safety and property.
2. To protect natural lakes, rivers and streams while at the same time protecting the rights of the private property owners for the timely and reasonable use and enjoyment of their properties and the surface waters found on them.
3. Support appropriate road design that encourages efficient transportation and safety while minimizing environmental impacts
4. Maintaining air quality while minimizing light and noise pollution
5. Conserving rural land characteristics.
6. Protecting water quality and quantity.
7. Protecting and, where appropriate, enhancing wildlife habitat.
8. Reducing nuisances during mineral extraction and requiring land reclamation.

9. Protect human and wildlife health from impacts from radio towers, cell towers and technological advances related to communications.

Land Use Designations

These land use designations were designed to be simple and streamlined. The community created the land use designations by putting the needs and interests of property tax paying resident citizens of Bonner County first.

SBCS Community:

This is a residential designation that encourages development to occur within the existing neighborhood areas of SBCS. The land use designation shall only occur within the areas as shown by the Land Use Map. These areas are generally level and served by a network of primary transportation systems, primarily along the Highway 41 corridor. This designation should be used primarily within the areas of Blanchard (unincorporated) and along State Highway 41 in Bonner County immediately north of the Kootenai County line.

The minimum lot size is **20,000 square feet** where urban sewer is available. Where none is available, a five acre minimum is required. . For lots 20,000 square feet or less, this designation further limits commercial uses to cottage industries where no person other than those residing on the premises shall be engaged in such occupation. Vehicular traffic generated by such home occupation shall not significantly exceed the traffic attributable to a normal dwelling unit (no more than 10 vehicle trips per day on average), and any need for parking generated by the conduct of such occupation shall be met off the street and other than in a required front or side yard. Home occupation permits may be required for more intensive home businesses. Density would be limited to (1) single family dwelling and (1) accessory dwelling unit per minimum lot size.

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

SBCS Resort:

This is a residential designation that encompasses the Planned Unit Development (PUD) of Stoneridge Resort. The land use designation, based off survey results, shall only occur within the areas as shown by the Land Use Map and should not extend further than a ¼ mile south of the current existing PUD's southern boundary and maintain Blanchard-Elk Rd as its northern boundary. This area is generally level and served by a network of paved, primary transportation systems, as well as full urban services. Achievement of maximum density in this designation shall require new roads to attach to collector, arterial or highway.

The minimum lot size is **20,000 square feet/acres** where urban and improved services are present and **5 acres where none are available**. Density would be limited to (1) single family dwelling and (1) accessory dwelling unit per minimum lot size.

SBCS Rural:

The purpose of the SBCS Rural area is to preserve the open character of land. The Rural area provides for residential development in areas where urban services are not available and little to no slope exists. Lower densities in this area will reduce potential impacts to resources and exposure to loss of property or lives.

The lot size minimum for this designation is **five (5) acres with one (1) dwelling unit per minimum lot size and one (1) accessory dwelling unit per parcel**. Minimum access requirements are graveled travel ways and may be public or private roads. Low density residential is the most commonly use in the SBCS area by acreage. This area will primarily be served by individual sewage and water systems and unpaved roads. Due to the lack of improved infrastructure in this designation, commercial uses shall be limited to home occupation and agricultural uses. Small-scale agricultural uses and residential development are permitted. Small scale farming that provides products for local use shall be encouraged.

SBCS AG 10

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

The lot size minimum is ten (10) acres with one (1) dwelling unit per minimum lot size and one (1) accessory dwelling unit per parcel to allow for additional family/farm labor situations. The minimum access requirements may be public or private roads. These areas generally have prime agricultural land soils, soils of recognized state importance, and active farm and ranch operations. Due to the unimproved infrastructure within this designation, only limited residential densities shall be allowed. This designation encourages the preservation of pastoral farm land, managed timber ground, and minimizes commercial and industrial use. All commercial activities taking place within this designation shall be encouraged to be based around agricultural uses, such as Ag related education, direct marketing activities, seasonal harvest activities and value-added processing.

SBCS Resource Lands

This land use designation was created to protect and promote the ongoing renewable uses of resources lands within Bonner County. These will include but not be limited to waterbodies, timber lands, minerals deposits, and current tillable agriculture. Included in these areas are most of the state and federal lands, which are managed for forest production or recreation.

The minimum lot size is twenty (20) acres and has a maximum residential density of one (1) dwelling unit and (1) Accessory Dwelling Unit per twenty (20) acres. Transportation in these areas is generally provided by private roads or U.S. Forest Service or state roads, though improved roads exist in some areas. The primitive nature of many of the travel ways in this designation add to the development limits in these areas. Urban services are generally not available and residential development challenges are present due to slope, poor soil conditions, hazard areas and lack of police or fire services.

SBCS Industrial:

The SBCS Industrial classification is reserved for those limited portions of the area where a mixture of commercial and industrial land uses can occur. The purpose of the Industrial area is to provide

transportation-oriented commercial development along the State Highway 41 corridor within ½ mile of the highway, and properties fronting Spirit Lake Cutoff Road. By minimizing the locations that this designation can occur in, it will effectively limit the impact that large scale commerce and industry can have on the surrounding area.

The scope of the allowed uses are as follows: commercial structures which are required to house equipment and machinery with a maximum size of 10,000 sq. ft of covered area per 5 acres , provisionally allowing pockets of industrial, manufacturing centers, retail, professional offices, grocery stores, and drive-through locations. Industrial operations shall be conducted in a manner that protects the health, safety and general welfare of residents, and the integrity of the natural environment. In addition, to reduce noise pollution, hours of operations/maintenance activities/manufacturing activities will be limited to the window of 6AM-9PM seven days a week for any industrial/commercial operations within one (1) mile of any SBCS Community zoned parcels. Access shall be public, maintained to County Road standards and shall accommodate for the turning radii of commercial vehicles.

In this designation, residential uses have been limited to one dwelling per lot for caretaker/security purposes. Dwellings in this designation shall not exceed 1000 sq. ft of living space. The lot size minimum is 10,000 square feet, if all urban services are available and 2.5 acres for lots with individual systems. Lots must be sized sufficient to accommodate permitted uses and associated parking, setbacks, landscaping, walkways, and other applicable development standards.

Proposed Land Use Designation Boundaries

Per Idaho Code 67-6504, the Planning & Zoning Commission created the Subarea Committee program to assist in updating the comprehensive plan in specific subareas. In the establishment of committees, subarea comprehensive planning documents within Bonner County necessitate that general boundaries be delineated for this purpose. It was during this process that the geographic boundaries of the Southwest Bonner County Subarea were defined. The Committee, as part of its requested obligations to update the SBCS portion of the Comprehensive Plan also developed a land use designation map. **Appendix B** shows the proposed new land use designations, and the area's planning boundaries.

APPENDIX A: Southwest Bonner County Resident Survey

1. In general, what parcel or lot sizes would you prefer to see in Southwest Bonner County? *(Rank each of these with 1 being the size you least prefer and 5 being the size you most prefer. If you find two sizes equally appealing, you may select a number more than once.)*

20 acres or larger	1	2	3	4	5
10-20 acres	1	2	3	4	5
5-10 acres	1	2	3	4	5
2.5-5 acres	1	2	3	4	5
Less than 2.5 acres	1	2	3	4	5

2. Change is not necessarily good or bad, but it always brings challenges and opportunities. Rank each of the following for its importance and impact (positive or negative) to the future of Southwest Bonner County. *(Rank each of these with 1 being least important and 5 being most important to the future of the area. You may select a number more than once.)*

High speed internet	1	2	3	4	5
Incorporation - A portion of SW Bonner County becoming a city	1	2	3	4	5
Improving Highway 41 to handle more traffic	1	2	3	4	5
Increasing residential development	1	2	3	4	5
Employment opportunities	1	2	3	4	5

3. What types of businesses or services would you like to see in Southwest Bonner County?
(Rank each of these with 1 being least preferred and 5 being most preferred. You may select a number more than once.):

Food services (restaurant, grocery store)	1	2	3	4	5
General merchandise store / drug store	1	2	3	4	5
Services (automotive service, landscaping services, housekeeping, contractors, etc)	1	2	3	4	5
Healthcare (clinic, optometrist, care providers, long-term care, etc)	1	2	3	4	5
Education (technical school, charter school, trade school)	1	2	3	4	5
Manufacturing, industry	1	2	3	4	5
Utility services (water and sewer)	1	2	3	4	5
Internet services	1	2	3	4	5

4. What characteristics are important to you as a resident of Southwest Bonner County?
(Rank each of these with 1 being least preferred and 5 being most preferred. You may select a number more than once.):

Private property rights	1	2	3	4	5
Preservation of rural character	1	2	3	4	5
Open spaces	1	2	3	4	5
Historic preservation	1	2	3	4	5
Dark skies	1	2	3	4	5
Low-density development	1	2	3	4	5
Access to public lands	1	2	3	4	5
Ease of access to urban centers	1	2	3	4	5

5. Are you planning to remain in Southwest Bonner County?
 - a. Yes
 - b. No

6. As a resident of Southwest Bonner County what do you believe makes this area a more attractive place to live?
 - a. Southwest Bonner County to remain unincorporated to maintain its current rural feel and lifestyle
 - b. Southwest Bonner County should move toward incorporation of the city of Blanchard

Demographic questions (multiple choice):

1. How long have you lived in Southwest Bonner County?
 - a. Less than one year.
 - b. 1-4 years
 - c. 5-10 years
 - d. 10-20 years
 - e. 20+ years

2. What is your age group?
 - a. 18-25
 - b. 26-39
 - c. 40-55
 - d. 55-75
 - e. 75+

3. Do you own or rent your home/property?
 - a. Own
 - b. Rent

4. Do you consider yourself a full-time or part-time resident of Southwest Bonner County?
 - a. Full-time (year-round) resident
 - b. Part-time resident

5. How far do you commute for work?
 - c. 0-15 miles
 - d. 16-30 miles
 - e. 30-50 miles
 - f. 50+ miles
 - g. Retired
 - h. Not employed

APPENDIX B: Land Use Designations Map

