

LISTENING TO BONNER COUNTY



UNIVERSITY OF UTAH
DEPARTMENT OF CITY AND METROPOLITAN PLANNING
URBAN ECOLOGY WORKSHOP
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WHO WE ARE



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“Listening to Bonner County” is a community-based participatory planning workshop conducted by students from the University of Utah’s Department of City & Metropolitan Planning in Salt Lake City, Utah. We were invited to Bonner County, Idaho, to hold listening sessions, conduct surveys, and produce a final document of our findings during the Fall 2018 semester. This document will be accessible to all and reflect back to the community what we heard about the character, values, challenges, and goals of Bonner County residents. The purpose of this workshop was to help us learn from the citizens of Bonner County; the experts of their community.

ACKNOWLEDGEMENTS

Listening to Bonner County has been a collaborative process between students and faculty from the University of Utah and the citizens of Bonner County. The people of Bonner County are the true experts of their community, and their graciousness and willingness to share their home and perspectives with us is the foundation of this document. We thank all of the people in the community who so generously provided unforgettable interactions in person, online, and through surveys. This process would not have been possible without all who contributed, especially the extraordinary community leaders, educators, business owners and citizens who make Bonner County the truly special place that it is. There are too many to acknowledge here and we thank you all.

Listening Session Hosts

East Bonner County Library District
Clark Fork Public Library
Priest Lake Public Library
Sandpoint Public Library
Monarch Senior Center (Sagle)
Sandpoint Senior Center
Sandpoint High School
Farmers' Market at Sandpoint
Walmart (Ponderay)
Inland Northwest Preparedness Expo
Blanchard Community Center
The Grange (Blanchard)

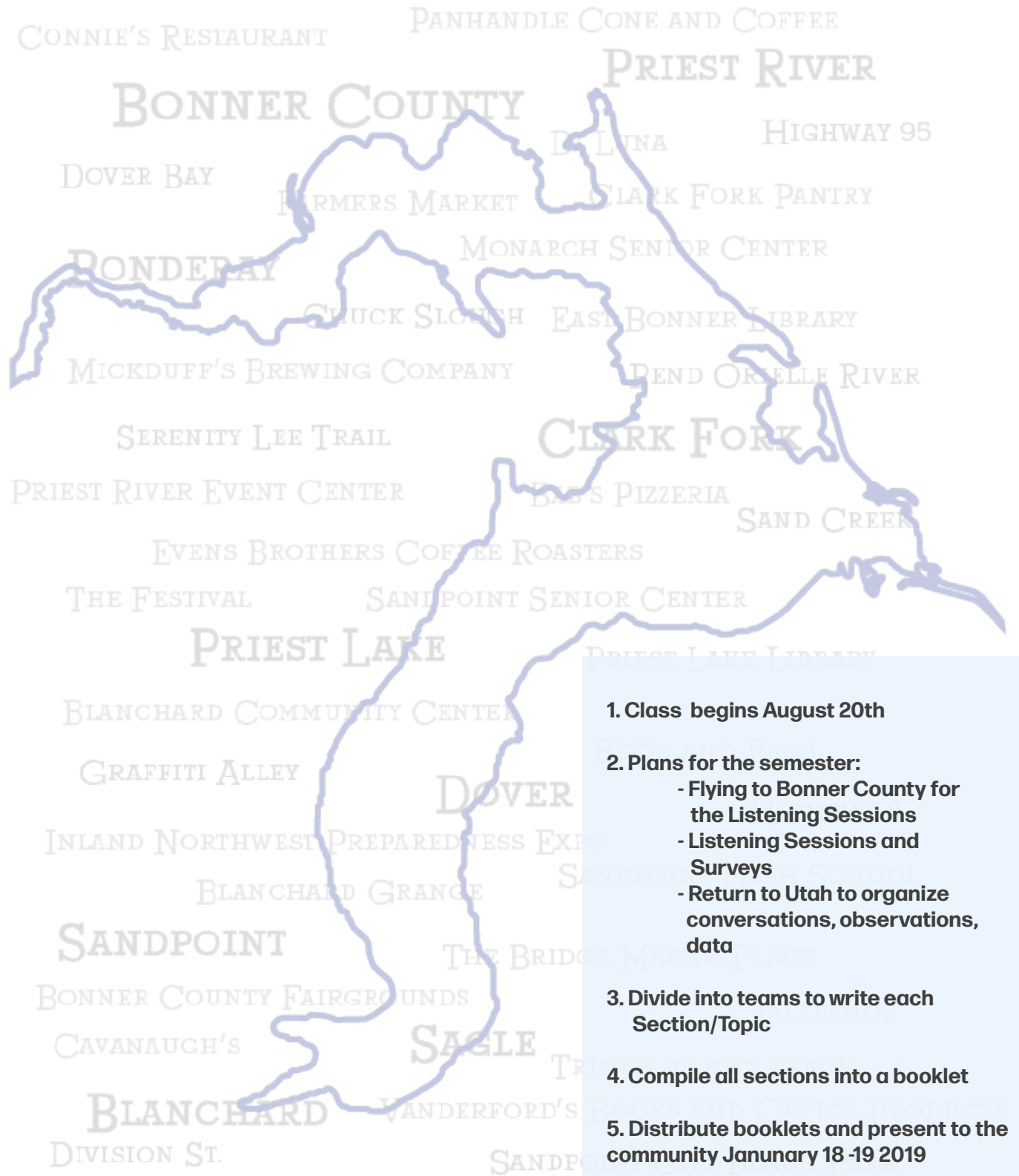
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Community Group

Project 7B

OUR LISTENING PROCESS



OUR SANDPOINT SENIOR CENTER STORY

We did not know what to expect upon arriving in Bonner County on an overcast Thursday afternoon. Passing by Lake Pend Oreille on Highway 95, we were overcome by an array of emotions: curiosity, anxiousness, and awe. We were stunned by the beauty of the landscape and the character of each town we passed.

One of our first listening sessions was held at the Sandpoint Senior Center on Main Street. We were pleasantly surprised by the energy of the room during an 8 AM breakfast gathering where we were seated among the seniors and graciously served a hearty breakfast. There was so much joy, laughter, and meaningful conversations taking place at the dining tables. Our breakfast was made possible by Ellen Weissman and a team of committed volunteers who regularly care for the seniors at the center. They work with what they have to provide meals for the town's aging population, despite experiencing financial struggles.

The senior residents we interacted with were warm, hospitable, and eager to share the love they have for Bonner County during our visit. After saying our goodbyes, we were excited to see what other insights the residents of Bonner County had to share with us.

INTRODUCTION

Our mission is to work in collaboration with the community; to listen and seek to understand the character, values, challenges, and goals guiding the future of Bonner County, Idaho.

Nationally, Bonner County has been recognized in the press as an attractive location for tourists to escape the city, snowbirds to invest, and retirees to make a new life. This media attention has highlighted the stark beauty of Bonner County and the appealing lifestyle of its citizens, yet this attention has been received with ambivalence. Gateway communities like Bonner County face the challenge of attracting growth more quickly than they are prepared to deal with its benefits and consequences, leaving everyone involved uncertain about present circumstances and in disagreement and doubt regarding how they might face the future.

As students of the built environment and outside observers of Bonner County, it is evident to us that the increasing value tensions causing friction between citizens in Bonner County is not an isolated incident. Across the country and in our own neighboring state, we see similar dynamics playing out between a wider range of perspectives than we could possibly account for in this document. Understandably, some citizens of Bonner County have been skeptical about the idea of out-of-state students prying into their lives. They questioned our motives and doubted our intentions. Other citizens sought out our time and attention, eager to show off their home and open up about their lives and concerns. Most landed somewhere in between. What all residents we spoke to had in common was the pride they had for Bonner County and an intense desire to protect their home.

“There is distrust of you being here, a probably left-leaning, out-of-state university.”

- Preparedness Expo attendee

Our first encounter with Bonner County residents occurred on our Facebook page in the days before we were set to arrive in Bonner County. While some commented that our project was interesting, many others responded with more vitriol. They denounced our presence with messages letting us know that we were unwelcome observers of Bonner County:

Karen WE ARE RURAL and like it that way. We don't want to be herded into towns, cities, etc., per UN 21/2030 processes. If you report any differently to your 'masters', you will be lying.

Ryan Can these students please tell us all their political views before starting the surveys? Because we need to know if there will be political bias amongst them towards those who live here. I've caught the Reader and the Bee changing people's words and lying and then telling the people to not say anything about the incidents. I'd be curious if this issue would arise from the students and this survey.

After reading messages such as these, we were not sure what to expect upon arriving in Bonner County only a few days later. What we found was a small but real presence in the county that seeks to disrupt and disengage citizens from their community and, to separate neighbors from each other rather than find workable solutions to difficult problems. However, the residents who expressed disinterest or disdain for our presence were outweighed by engaged citizens whose enthusiasm to communicate their ideas and concerns were commendable. As planning students, the citizens' insights and unique perspectives into Bonner County will undeniably inform our work as planners, for which we are sincerely grateful. We hope we have succeeded in highlighting diverse community voices throughout this document.

With the kind of national attention already on Bonner County, and the necessity of protecting a landscape and way of life that was so passionately conveyed to us, this community has the potential to position themselves as thought leaders in the western United States. From Salt Lake City to Bonner County, each place in the west is unique - typical urban planning practices do not work for rural places where resources and goals differ so greatly. Bonner County has its own strengths and weaknesses, its own challenges and goals to work through. There are no obvious solutions or one right way of doing things. If this document reflects back to the citizens of Bonner County their own concerns, passions, and the common ground they share, we hope it affirms how they are poised to bridge divides and manifest new visions of a home they are devoted to protecting and serving.

HISTORY OF BONNER COUNTY

Coeur d'Alene Tribe

The *Schitsu'umsh*, or the “discovered people”, were later called the Coeur d'Alene by French fur traders meaning “Heart of the Awl” because of their disciplined trading activities. They lived along the Coeur d'Alene, St. Joe, Clark Fork, and Spokane Rivers. They set up homes along the shores of Lake Coeur d'Alene, Lake Pend Oreille, and Hayden Lake across five million acres in northern Idaho, eastern Washington, and western Montana.



Kalispel Tribe

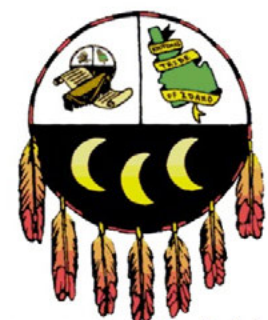
The name Kalispel is an Anglicization of Qlipse meaning ‘Camas People.’ The traditional homeland of the Kalispel Tribe of Indians was vast and abundant. They lived near lands that stretch from Lake Pend Oreille to northeastern Washington.

Those near the rivers gathered to conduct their commercial and social lives and became skilled river paddlers. Kalispel people who lived around the mountains hunted deer, caribou, bear, and other small animals to feed themselves. During the winter evenings the Kalispel people gathered and shared memories of the past and present.



Kootenai Tribe

Kootenai tribal bands occupied the areas around the Kootenai River in Montana, Idaho, and British Columbia. Salmon was a staple food and an important part of their diet, along with starchy roots and bulbs. During winter months, the Kootenai set up villages near the highest quality fishing sites. The tribe constructed cone-shaped houses made from wooden poles and rush mats and they lived in extended family groups.



All three sovereign nations are diverse in their cultures and languages and strive to preserve their heritage. They continue strengthening their connection with the land by managing shared ecosystems within their reservation and throughout the county.

Bonner County History

● First Peoples: Coeur d'Alene Tribe, Kalispel Tribe, and Kootenai Tribe

● Establishing Bonner County (1800s onward)

Bonner County is a county in Northern Idaho between Boundary County (to the north) and Kootenai County (to the south). In 1864, the counties of Lah-toh and Kootenai County were created. At that time, Kootenai County contained both Bonner and Boundary counties, followed by a southward expansion into Benewah County in 1867. Then, Bonner County was created in 1907. In 1915, Boundary County separated from Bonner County.

● European Immigration and Building Bonner County (1800s onward)

The first Europeans to explore the Bonner County area arrived during the 1800s, including David Thompson with his Northwest fur trading company. The county was named for Edward L. Bonner, a ferry operator and entrepreneur. The area was initially famous for its lumber and mineral deposits, and filled with small farming communities and stump ranches. During the 1880s the Southern Pacific Railroad came into Bonner County.

● WWII Submarine Testing (1940s)

During World War II, the Farragut Naval Center was built in order to cater to people who were recruited to the base. At this time, Lake Pend Oreille was considered by the U.S. Navy as "the U.S. Submarine force's most important body of water." The naval base was used as a testing space for submarines, ideal for its depth, calm waters, and good water conditions.

● The Bridge (1900s-1980s)

A bridge connecting from Sandpoint to Sagle was built in 1908, which was completed in 1910. The two-mile bridge crossed over Lake Pend Oreille and was rebuilt in 1934, 1956, and 1981. The first two spans aligned with Sandpoint's First Avenue and today's span aligns with Superior Avenue.

● Entertainment and Tourism Boom (1900s-Present)

Entertainment history included the building of Panida Theater in 1927, where many people in town attended shows. Then, in 1963, the Schweitzer Ski Area was opened, bringing recreational opportunities to this small Northern Idaho area. In 1977, The Pend Oreille Arts Council was established to support the growing arts-oriented population. The economy has now switched from being a commodities-oriented economy to being a diversified economy filled with natural resources, manufacturing, recreation, and tourism.



OUR CLARK FORK STORY

Residents of Clark Fork trickled in and out of the town's library on a gloomy Saturday afternoon. Patrons browsed the shelves, checked out books, and kids played with toys and took advantage of available computer and internet access. A librarian's husband and daughter spent time in the library and made the place their own for the afternoon. The space was a welcome resource for residents from Clark Fork, as well as individuals who made the drive to visit from neighboring counties.

Our experiences in smaller towns like Clark Fork illustrated the discernable contrast between rural and more urban areas in Bonner County. In Clark Fork, the pace was slower and resources more scarce than what we found in Sandpoint and its surrounding areas where wealth and opportunities are concentrated. A dedicated educator from Clark Fork Junior/Senior High School spoke to us at length about the serious struggles faced by the town and the actions she takes to support her students. A lack of internet access in the town prevents her students from excelling in school by impeding their ability to take online tests and apply for scholarships. Programs that benefit children by keeping them involved during the summer, as was shared with us by a military veteran and his son, are threatened by a lack of funding. And residents experience difficulties with drug abuse and homelessness that make it difficult for some of her students to stay in school and graduate at all. She described some of her students as, "raised by wolves".

Most importantly, some Clark Fork residents lack access to opportunities for services that are located in or around Sandpoint, where many residents believe most resources in the county are directed. Bonner County's local public transportation, the SPOT Bus, does not extend to Clark Fork, creating barriers between already struggling residents and the resources that could most help them. Without these resources, it is difficult for some rural residents to help shape the change already occurring in their towns. Some residents are so busy trying to maintain their own lives that engaging in broader community activities is beyond their capacity.

RURAL/URBAN DIVIDE

“The differences between how Bonner County is managed and how Sandpoint is managed are stark. Very conservative minded County commissioners and more centrist minded than Sandpoint city council with little conversation between the two, leads to disjointed and argumentative governance.”

- Survey respondent

In recent decades the division between rural and urban communities has become increasingly apparent. Although always existent, the divide has deepened as cities continue to experience rapid growth in many economic sectors while traditional rural sectors such as agriculture and mining have declined. Rural residents are sometimes faced with choosing between the difficult task of finding available work in their communities or commuting long distances for work in other areas.

Animosity between members of the two groups has emerged as cultural and political differences have highlighted the groups' dissimilarities. We believe that bridging the rural/urban divide should be encouraged to create social cohesion and to improve economic conditions among regional communities. For this to happen there needs to be a clear understanding of the differences and similarities between the two community types, and work to establish a path to find common ground.

Political trends can be used as an indicator of the rural/urban divide. According to the Pew Research Center, rural areas are home to a higher percentage of Republican voters, while urban areas are home to more Democratic voters. This trend of partisan division has become pronounced since 2008, and the divide has likely become exacerbated following the 2016 election. Rural residents that felt their concerns were ignored lauded President Trump's platform of fighting for the "rural forgotten." Regardless of the reasons for the growing political division between rural and urban residents, the divide is highlighted now more than ever.

While we were in Bonner County holding listening sessions, the community indicated that they tended to be more conservative. However, a common sentiment shared by conservative residents from rural areas was that progressive residents had a smaller but louder voice. It seems that more progressive residents tend to live closer to the center of town and in more urban areas, which makes those who live in more rural areas feel like their voices do not matter as much.

A recent study by the Pew Research Center aimed to quantify the similarities and differences in rural and urban communities. More than 6,000 adults were surveyed to discover attitudes and experiences of urban, suburban, and rural Americans. The results of the study demonstrate several key findings that are important in bridging the rural/urban divide.

“Labels limit our understanding. We are not racially diverse and that is the weakness of our area.”

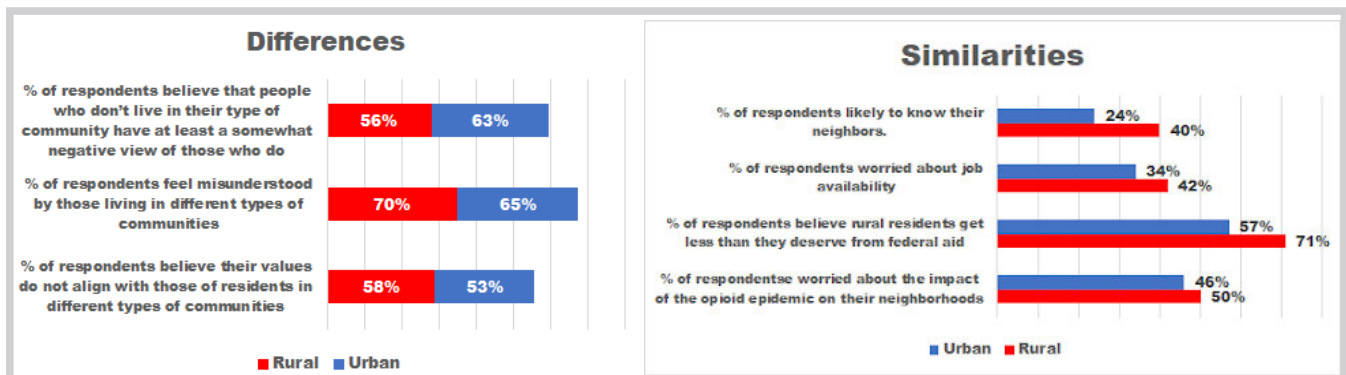
- Bonner County Human Rights Taskforce

Differences

Approximately 58% of rural respondents believe their values do not align with urban residents, and 53% of urban residents believe their values do not align with rural residents.

Both urban and rural residents feel misunderstood by those living in different types of communities. 70% of rural residents and 65% of urban residents believe that people who don't live in their same type of community don't understand the types of problems faced by those who do.

63% of urban residents and 56% of rural residents believe that people who don't live in their type of community have at least a somewhat negative view of those who do.



Whether or not these opinions are grounded in truth, these findings demonstrate that *perceptions* of differences between the two community types are pronounced.

In contrast to these findings showing the differences between rural and urban communities, other findings showed some surprising similarities.

Similarities

Both urban and rural groups believe rural residents get less than they deserve from federal aid. (57% urban, 71% rural)

Neither believes they have a strong attachment to their local communities. (Approximately 16% feel strongly attached for both groups)

Neither are likely to know their neighbors. (24% urban 40%, rural)

Both are worried about job availability. (34% urban, 42% rural)

Both groups are equally worried over the impact of the opioid epidemic on their neighborhoods. (46% urban, 50% rural)



Photo taken at Sandpoint of the Galaxy Gallery created by high school students and local artists.

This last finding is consistent with those seen in the Listening to Bonner County Survey results, which shows that **43% of respondents believed that crime and drug abuse is a major challenge** in their community. This demonstrates a major concern seen among both rural and urban residents in Bonner County, and nationwide.

“Drugs and alcohol are on the rise with our local residents.”
- Survey respondent

As the findings in the Pew study suggest, rural and urban residents have more in common than either may believe. Unfortunately, these commonalities may go undiscovered as residents of opposing sides of the political or geographic divide do not typically come into contact with each other. A first step in bridging the rural/urban divide starts with encouraging dialogue between these two groups of residents as a means of addressing common problems. A recent article published in *The American Conservative* addresses the divide, and provides advice on how to work through it:

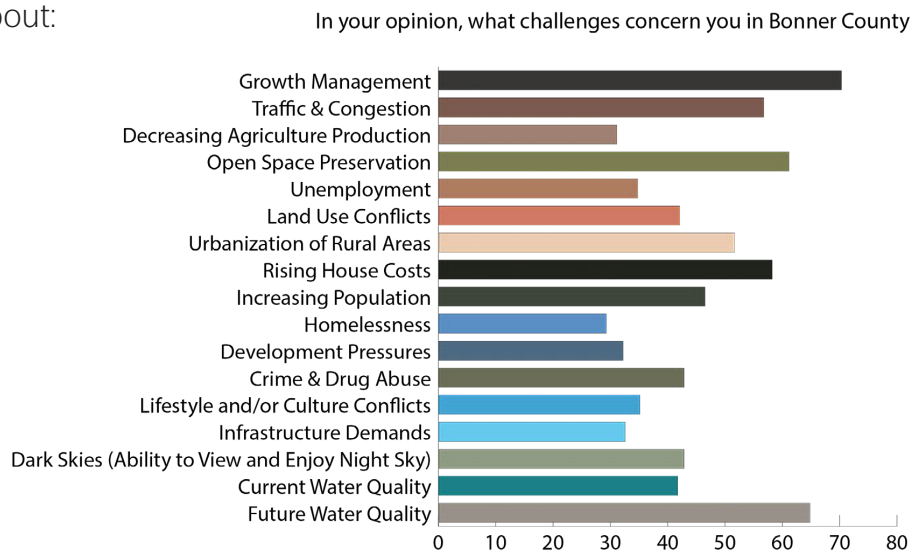
“Fixing these problems will require more than a distrust of our political leaders’ schismatic rhetoric, instrumental in entrenching our divide though that rhetoric has been. Turning to the state for answers or blame is one of the reasons we’re in trouble in the first place. A healthy effort to “plug in”—to connect at the local level, to dialogue with our political “enemies,” and to engage in civic and philanthropic efforts—may be the best way to cut back on some of this rancor and polarization.”

Regardless of political affiliation, residents who care about their communities should be willing to look past superficial differences they may have with their neighbors to work towards solutions of shared problems.

The technological “digital” divide is an extremely potent barrier between urban and rural areas. As discussed in the following section “The Digital Divide” on page 17, access to stable and current technology is essential to bridge economic and social gaps that hamstring effective development and cooperation.

Survey Data

Alongside our first-hand experiences in Bonner County, we gathered information during our county-wide listening sessions and through online surveys taken by those who call the county home. It was of great importance that as guests and observers we understand that Bonner County citizens are the real experts on their community. While listening to these voices, we heard citizens express their passionate concerns about their home and its future. We also observed that even among individuals with disparate points of view, there are many issues in which they see eye to eye. The following topics were listed on the survey and are indicative of issues that citizens care about:



As demonstrated in the graph, growth management, housing costs, open space preservation, and future water quality were of the greatest importance. It became clear to us that these are issues that most people in Bonner County are ready to engage if they would like to see changes made on these manageable challenges. Based on survey responses, internet and cellular service, wastewater management, and dark skies were also unifying issues for the county.

Future water quality was considered the second-most pressing issue - roughly 90% of those who filled out the survey thought it to be either important or extremely important to them. Air quality was also a concern. While visiting Bonner County, we attended a meeting in Priest River held by the Washington Department of Ecology on the proposed PacWest Silicon Smelter to be built upwind of Bonner County, just over the Washington State border. The department took questions and comments from the community, almost all of whom - both urban and rural residents - vehemently

opposed the smelter and the negative impacts that the smelter would bring with it. This kind of engagement could be the kind of involvement that helps bridge the divide between urban and rural communities in Bonner County, and as an example of what can take place in communities dealing with similar issues across the country. Bonner County is well positioned to be a model region in the U.S. for finding ways to bridge these divides.

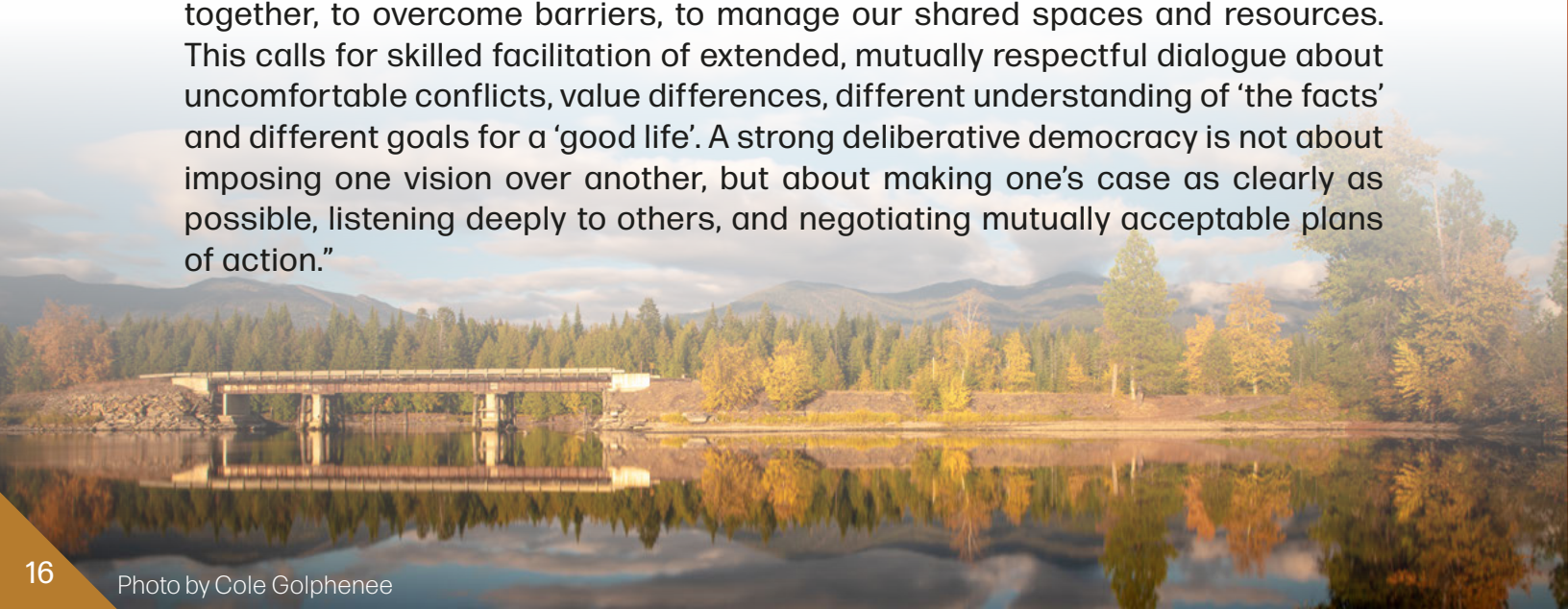
Moving Forward

Utilization of community engagement and dispute resolution strategies (see *Community Engagement*, page 49) can give the community a leg up on resolving these complex issues. Even without such resources, finding places for people to respectfully voice their opinions and find common ground is a great place to start.

For instance, the proposed smelter described above could negatively affect the water and air quality that the residents hold dear. Not only could it directly affect the quality of life of citizens and the condition of the landscape, but it could also affect vehicle traffic patterns, train routes, population densities, and many other aspects of life in Bonner County, such as the ability to view the night sky. These are all issues that can unite citizens, both rural and urban, to take action and protect what they value most about Bonner County.

It is important for these communities to bridge the gap that exists between them. Social and political pressure continues to deepen this divide in Bonner County and throughout the United States. If the communities and citizens of Bonner County can find their common ground and use that to make a new path that respectfully showcases the greatness in both rural and urban settings, preserving the quality of life that many hold dear will not be threatened but enhanced. There are real differences between these two communities and their ideals, however the similarities that they share are greater than the majority on both sides might think.. Sara Scherr, the President and CEO of EcoAgriculture Partners, states:

“By working collaboratively at the landscape scale we can find creative ways, together, to overcome barriers, to manage our shared spaces and resources. This calls for skilled facilitation of extended, mutually respectful dialogue about uncomfortable conflicts, value differences, different understanding of ‘the facts’ and different goals for a ‘good life’. A strong deliberative democracy is not about imposing one vision over another, but about making one’s case as clearly as possible, listening deeply to others, and negotiating mutually acceptable plans of action.”



DIGITAL DIVIDE

A digital divide exists in Bonner County that limits access to internet and mobile services for residents, businesses, and other services in the area. Digital infrastructure is also important to county functions. Internet and broadband access can support opportunities for education, economic development, and public safety and support services. Greater access to the internet can be a tool to strengthen the local economy. For instance, a study from the Hudson Institute in 2016 showed that “the rural broadband industry supported nearly 70,000 jobs and provided states in which they operated with more than \$24 billion in 2015,” and most can agree the services are not equal throughout the county. This can be a disadvantage for people without good internet connection since there is an accumulation of knowledge and resources online.

Most rural Bonner County residents have been meeting their technological needs through city libraries, however, this is not enough once they leave the building. This can be a disadvantage for people without good internet connection in their homes. Internet connection can be especially challenging for students who rely only on their school and library internet access. The majority of residential internet users in Bonner County pay as low as \$20 for 6 Mbps and as high as about \$70 for 25 Mbps, which is the minimum broadband speed to withhold basic computer usage, according to the Federal Communications Commission. The speed and quality of internet service is dependent on

“There could be more efforts put towards improving/updating our infrastructure. Bonner county has grown in population quite a bit recently. Our telephone lines, internet services, roads and bridges, and healthcare facilities are not equipped to handle this influx of people.”

- Survey respondent



Photo taken at Clark Fort Public Library. Tablets in library.

the overall usage, including file size, visual quality, number of downloads/uploads, number of users, etc. A broadband speed of 25 Mbps will not be enough to keep up with multiple users in one household who may have several applications open at a time. In addition, these prices and providers may not be available in all parts of the county. However, internet access can be unaffordable when considering the existing monthly expenses for food, housing, utilities, etc.

We believe this is vital information that can be addressed to bridge divides in Bonner County. Part of the flow of communication is accessibility, and broadband accessibility in these rural environments is seen to be inadequate. Survey data we collected from Bonner County residents demonstrated that high-speed internet is not available to many in rural areas of the county. The survey also showed that 74% of residents in Bonner County find access to high-speed internet to be either important or extremely important to them. For these communities, it is essential to increase access to updated technology in order to ensure that the community has access to the most up to date information.



Photo of Tim Cook and Ivanka Trump visit to Wilder, Idaho.

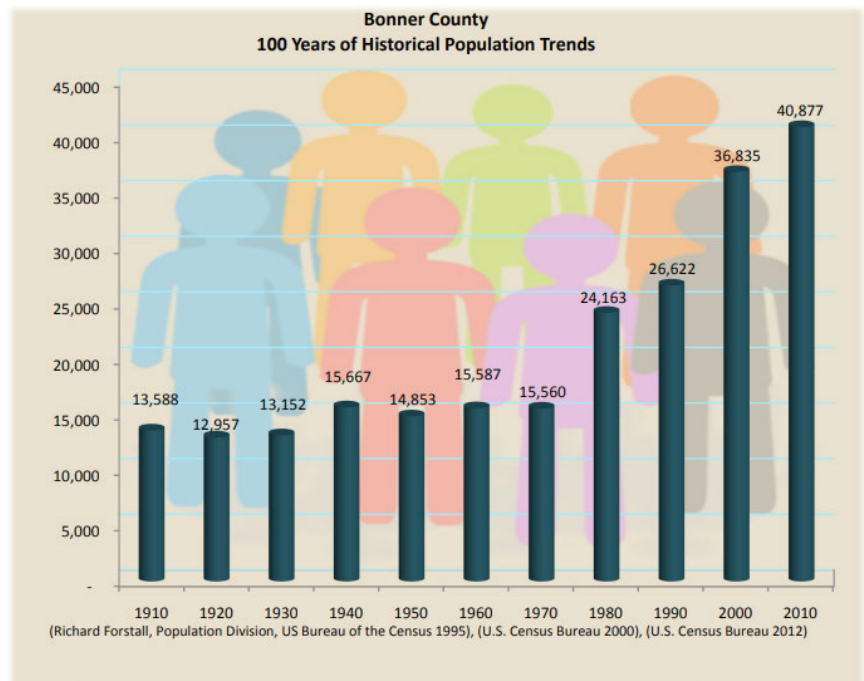
“The internet connection is inconsistent and Verizon [phone] service is sketchy. People can’t hear because the towers are too few or overloaded and NIC classes here are limited. The library is one of the best things about Bonner County.”

- Survey respondent



HOUSING

There is a housing shortage in Bonner County. This is largely due to the population increases that have taken place over the last 50 years. During the “Back-to-the-Land” Movement, residents from nearby states including Washington, Oregon, California, Texas, Utah, Colorado, and Wyoming migrated from urban cities to rural communities like Bonner County for various reasons. These Bonner County residents related that their previous urban hometowns were becoming overcrowded, taxes were increasing, and they wanted to move to a place with more open land around them. Some wanted to get away from the busy cities, traffic, and the suburbs. And others desired to be closer to nature and live what they perceive to be a simpler lifestyle.



Source: Bonner County Planning Commission. Chapter 2: Population 2013.

Changing Demographics

As more retirees and part-time residents relocate to Bonner County, demographics in the area continue to evolve and shape the community. For young residents, it is difficult to support themselves and gain financial independence due to a lack of employment opportunities and well-paying jobs. Upon high school graduation, young adults might live at home and take online courses from nearby universities (if they have adequate internet connectivity), or move away to find jobs or attend college elsewhere.

“It’s hard to make a living here. The kids are using half of their paycheck to live here.”

- Sagle Senior Center resident

“Many people move here to escape, and they want to close the door behind them.”

- Sandpoint Library patron

Adults trying to start or raise a family (25 to 55-year-olds) struggle to find a place that is affordable and safe. The median home price in Bonner County is \$268,000, while the average household income is about \$57,696. Monthly housing costs can range from \$1,000 to \$1,499, which accounts for as much as 28% of a household's monthly income. This cost burden - when families or households pay equal to or more than 30 percent of their income for housing - makes it difficult to afford necessities like food, clothing, transportation, and healthcare. The cost of living in Bonner County is too expensive for many families who are sometimes left to look for employment and more affordable housing elsewhere.

USA Today cited Sandpoint as the place to “retire to the best/most beautiful small town in America.” This has drawn many retirees. Retirement Places Report says, “...everyone is now learning why this is one of the country’s best mountain communities for active adults seeking an affordable place to retire.” National Geographic captures it as a place to explore and adventure, “Sandpoint today is much as it was 24 years ago...”

Retirees are drawn to the many seasonal amenities the area has to offer, as well as the breathtaking landscape. In the summer, people play on Lake Pend Oreille or enjoy the many hiking and biking trails. During winter, there is Schweitzer Mountain Resort for skiing or snowboarding. Many residents we spoke to visited Bonner County while on vacation and simply never left.



Bonner County is one of the top places to live for active retirees. Nationally, many senior living communities are located in more urbanized areas where there is an increased amount of accessibility to shopping and dining. For example, the city of Sandpoint has about eight senior living related facilities. The town of Sandpoint is walkable and there are many restaurants, stores, and places for entertainment close to one another. This makes it easy for seniors to move around town by themselves, with their families, or with their assistants and/or nurses. Because of the many support services, seniors can remain active.

Sunset magazine has referenced Bonner County in many of their articles as: “Best Small Town”, “Make a summer escape to the West’s most beautiful lakes”, “Legendary lake country: Where the lakes are deep and blue, and each one has a story”.

Growth Management

Unmanaged growth and sprawl in neighboring cities and counties such as Kootenai has been deemed undesirable by Bonner County residents. For some citizens, growth in areas such as Ponderay resembles a growth pattern that many residents would like to avoid. For example, chain stores next to multifamily housing threatens the rural aesthetic of Bonner County. However, many potential buyers have expressed a desire for amenities located within walking

distance of their homes, which could be considered for future development plans.

Bonner County's rapid population growth with its notable outdoor attractions makes it more desirable on the housing market. This leads to rising property values and an increased cost of living. The cost of living in Bonner County is 8.4% higher than the U.S. average. This situation is detrimental to housing affordability in the county, especially since income is so low in proportion to housing costs.

Growth necessitates a greater investment in infrastructure. This issue will need to be addressed regardless of what decisions are made about managing growth in the county. City water and sewer districts have limitations and until these services are available in all areas of Bonner County, the housing market will be restricted. Rising demands for technology infrastructure such as cable and internet affects the housing market, as lack of access to these services in certain areas creates a demand for housing in areas that can obtain strong network connections.

Affordable Housing

A lack of long-term rentals in Bonner County is pricing locals out of affordable rental housing. Housing demands in the area focus on single-family homes, on about two acres of property, and are located close to town. For those that are moving with their family, good schools are also on their list of "must-haves." Since few families who own homes are leaving Bonner County, there is a shortage of desirable single-family housing. The only option for many is to purchase land and build a new home.

Affordable housing in Bonner County is almost non-existent. Affordable housing is often more dense than typical rural housing and may require zoning changes. Re-zoning to allow smaller minimum lots in some areas is something we believe can be addressed sooner than later to help Bonner County avoid unwanted sprawling development. Changes like these can manage growth as it comes, which might be more easily accepted by residents when they are engaged early in the planning process. Tiny



homes (homes between 100 and 400 square feet) could be a viable option for the area, however, Covenants, Conditions, & Restrictions (CC&Rs), in most areas, do not allow homes this small to be built, so these types of zoning changes may need to be made as well. There is also an interest among residents for ADUs (Accessory Dwelling Units, sometimes called a Mother-In-Law apartment), but CC&Rs also restrict these in many areas as well.

As more home owners turn to make their properties viable and profitable sources of income, the shortage of affordable housing increases. These shortages have a ripple effect and can make it difficult for those that can't leave, unable to find housing. As a result, some may even become homeless.

Sunbirds and snowbirds own vacation homes that they also use for short-term rentals. Houses bought as future retirement homes may be converted into long-term rentals until the buyer is able to retire. The State Legislature regulates short-term rentals under HB216, which “preempts cities and counties in Idaho from enacting or enforcing any ordinances that would prohibit a short-term rental from a certain part of their jurisdiction.”



HOMELESSNESS

Homelessness has become an increasingly important issue in Bonner County. This is due to a number of factors, most obviously rapid population growth which has consequently led to a rise in housing prices throughout the county. Individuals experiencing homelessness are often older adults, individuals with disabilities, those who suffer from substance abuse issues, and low-income earners who are unable to meet the high cost of housing in Bonner County.

Homeless individuals in Bonner County face a number of challenges including a lack of personal security, no privacy, and the burden of carrying their possessions wherever they go. They also cannot maintain a mailing address and face hostility and legal action against urban vagrancy. Other issues include reduced access to healthcare, as well as societal rejection and discrimination.

“Sandpoint is bad for the homeless. The cops will arrest you and there is only one homeless shelter, Bonner Gospel Mission.”
- Sandpoint Library patron

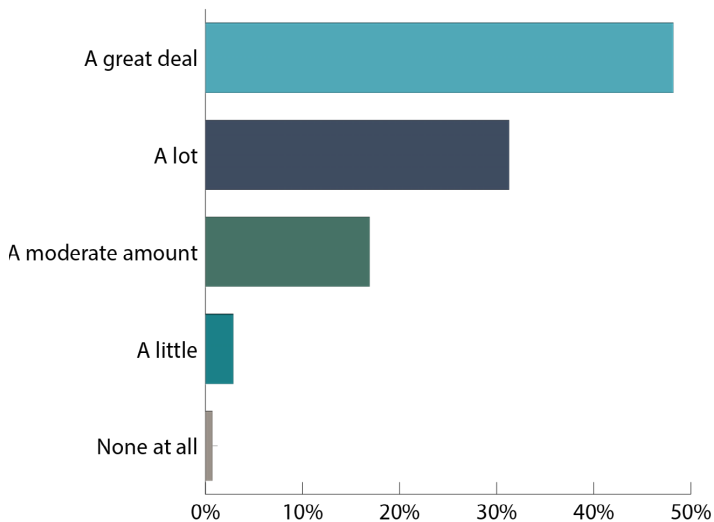
During our stay in Bonner County, one citizen observed that residents are becoming increasingly reliant on food banks - more and more individuals seek assistance every day. There are a number of national and local programs in place to address hunger and homelessness based on the different needs of residents in Bonner County (see *Resources*, page 51). These programs are vital for meeting the most immediate needs of Bonner County's most impoverished residents.

“Many families [in Priest Lake] have subsidized food needs. We have very low wages here.”

- Priest Lake Library patron

TOURISM

Tourism is an Important Industry in Bonner County



During the warmer months, activities from hiking to boating bring in tourists to Bonner County. The International Selkirk Loop, a 280-mile scenic route through Idaho, Washington, and British Columbia treks through Bonner County. Numerous hiking trails traverse the mountains and valleys of the county, and the Garfield Bay Campground offers lakeside camping opportunities. Lake Pend Oreille offers opportunities for boating, swimming, and relaxing on beaches.

Tourism in Bonner County is largely driven by outdoor recreation throughout the year. Bonner County’s beautiful natural amenities lend themselves to fantastic opportunities for outdoor activities for residents and tourists alike. Schweitzer Mountain is a nearby ski resort that invites a substantial portion of tourists during winter months. In addition, there are significant numbers of tourists that visit for other outdoor winter activities such as cross-country skiing and snowmobiling, with over 300 miles of groomed snowmobile trails.

With these numerous amenities scattered around the area, Bonner County is an outdoor enthusiast’s getaway. A 2018 study by Headwaters Economics contends that investing in Bonner County’s trail system “would likely result in \$750,000 to \$4.5 million in new annual spending by visitors to the area,” and “support between 12 and 72 jobs and \$254,000 and \$1.6 million in labor income each year.” Further investments to other sectors of the tourism economy could likely have similar returns.

| | 2013 | 2012 | 2011 | 2010 | 2009 |
|----------------------------|-------|--------|--------|--------|-------|
| Visitors | 8,956 | 11,114 | 10,558 | 11,395 | 8,887 |
| Info Calls | 4,985 | 5,066 | 5,396 | 4,967 | 6,346 |
| Vacation Packages | 399 | 306 | 347 | 451 | 505 |
| Relocation Packages | 22 | 27 | 58 | 59 | 44 |

“You can create a world for tourists, but as a result it creates artificial place, it hurts locals and residents because the cost of living is rising.”

- East Bonner County Library patron

“Coeur d’Alene downtown used to have shops that were useful to residents; now it just contains tourist shops.”

- Survey respondent

Gateway Communities

Bonner County is a gateway community that acts as an entry point to some of Idaho’s finest public lands. The attractive landscape and rural lifestyle have created a phenomenon experienced by many similarly pristine places throughout the country, leading the area to face indiscriminate population growth and all that comes with it.

Without proper growth management, gateway communities leave themselves vulnerable to losing the landscapes and lifestyle that they hold most dear. Bonner County citizens are not in denial about the change occurring in their county, which was reflected in our conversations with residents as well as indicated through our survey data. What citizens seem unsure about is how to face this change.

While investment in Bonner County’s attractions may bring in more tourism and related tax income, there is some concern amongst residents about the effects of tourism for those who live in this paradise year-round. In our survey, some respondents indicated they were concerned with how the county was developing in order to serve visitors and not its own residents. Other respondents were worried about the opposite; that development was not conducive enough for tourism, and that new businesses were not as oriented to tourists as they should be for a

tourism-based economy. The same dichotomy is paralleled by residents’ comments about development in nearby counties.

Over 95% of respondents to our survey indicated that they think tourism is at least a moderately important industry in Bonner County. However, only 73% of respondents indicated that they approved of tourism in Bonner County. There is a portion of the county who sees the importance of tourism to the local economy, yet they dislike the externalities - type of development, more traffic, etc. - that go along with that tourism. This disconnect is something that Bonner County will deal with into the future as it chooses its path forward.

In addition, some comments on our survey mentioned how the cost of a tourism-heavy economy was showing up in the county’s cost of living. Housing costs are high and wages are low. Existing housing is being converted to Airbnbs and other short-term rentals, removing those homes from the housing stock and raising prices across the market as supply is removed. Retail and lodging are large portions of tourism-based economies - unfortunately those jobs tend to be hourly and low-paying, creating difficulties in attaining homeownership or even paying for basic living needs.

“Create tourist districts that maintain year-round lifestyle of residents, don’t interfere with their access to amenities.”

- Survey respondent



OUR SMELTER MEETING STORY

When we walked into the Priest River Event Center to attend the PacWest Silicon Smelter Meeting, the first thing we noticed was the organization. Packed to the rafters, with visitors continually pooling in, there was not a sense of chaos like is typical with town hall events. The community was on a mission, showing a unified opposition to the proposed smelter.

This unity caught us off guard. In a county where there is normally a clear division between urban and rural residents none of that division was to be seen. As people came up for public comment, we saw it did not matter who you were and what your background was, the same passion and desire to protect Bonner County's natural beauty was demonstrated time and time again.

Everyone brought up similar, if not identical worries, from the Mayor of Sandpoint to the grizzled rancher from Priest River, from the Army Veteran to the Buddhist nuns from Sravasti Abbey. Key phrases were repeatedly mentioned: water, air, children, water quality, the lake, natural beauty, night sky, public health, and, most importantly, Bonner County.

We saw this and realized the smelter issue was an opportunity for building common ground and building community. Bonner County is diverse and the split between urban and rural communities within this small geographic area is highly concentrated. It seems to us that there are certain key concerns everyone has and regardless of who they were, or their background was people share the knowledge that I - Bonner County is a beautiful place and should be preserved and protected for future generations.

DARK SKIES

Survey results reflected that Bonner County citizens value their ability to view the night sky. Citizens can protect their dark skies from light pollution by adopting dark sky ordinances that incentivise the smart use of lighting in developed areas throughout Bonner County. Lighting ordinances ensure that outdoor lighting fixtures only be placed and turned on where and when they are needed, that they not be brighter than necessary, that shades and fixtures direct light downward, and that bulbs are chosen to minimize blue light emissions - all while maintaining safety and security for community members.

The International Dark-Sky Association (IDA) has developed a model lighting ordinance that can inform residents what a lighting ordinance might look like and how one should be implemented. The information is available on their website, in addition to access to their staff of experts that can help to direct the process should Bonner County be interested in pursuing a dark sky ordinance. The IDA also offers outreach materials and reference the features of appropriate lighting fixtures and where they can be obtained (see [Resources](#), page 51) .

“Not many people know that it’s so beautiful here. Whenever the kids look out to the sky, some ask if that’s Mars right there.”

- Citizen at Blanchard Grange

The IDA has a program highlighting Dark Sky Places in six designations:

1. International Dark Sky Communities

Communities are legally organized cities and towns that adopt quality outdoor lighting ordinances and undertake efforts to educate residents about the importance of dark skies.

2. International Dark Sky Parks

Parks are publicly- or privately-owned spaces protected for natural conservation that implement good outdoor lighting and provide dark sky programs for visitors.

3. International Dark Sky Reserves

Reserves consist of a dark “core” zone surrounded by a populated periphery where policy controls are enacted to protect the darkness of the core.

4. International Dark Sky Sanctuaries

Sanctuaries are the most remote (and often darkest) places in the world whose conservation state is most fragile.

5. Urban Night Sky Places

UNSPs are sites surrounded by large urban environs whose planning and design actively promote an authentic nighttime experience in the midst of significant artificial light at night, and that otherwise do not qualify for designation within any other International Dark Sky Places category.

6. Dark Sky Places category.

Dark Sky Friendly Developments of Distinction recognize subdivisions, master planned communities, and unincorporated neighborhoods and townships whose planning actively promotes a more natural night sky but does not qualify them for the International Dark Sky Community designation.

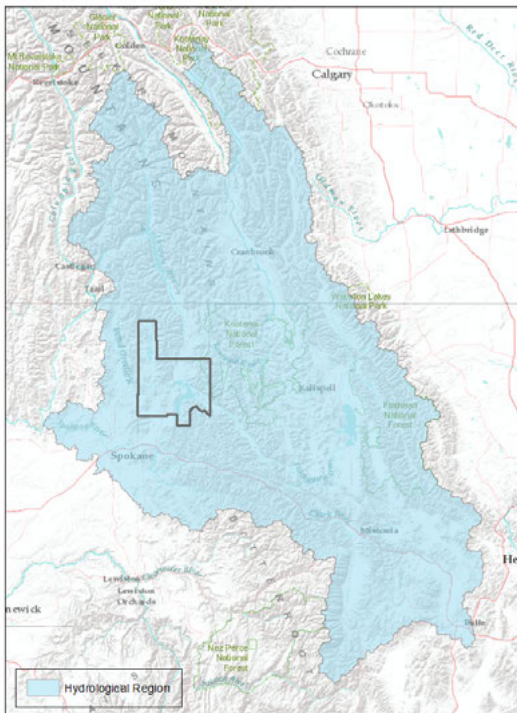
Source: International Dark-Sky Association

WATER

“I’ve been fishing at Priest River as long as I can remember. It’s in my DNA”

- Citizen at the Smelter Hearing in Priest River

The Hydrological Area That Affects Bonner County Water



Service Layer Credits: Sources: Esri, USGS, NOAA

Having planners who are able to look to the future and make a plan that will allow growth to occur in a sustainable manner. Right now, developers are guiding the planning process without regard of how the developments will impact the county as a whole. Also, I feel that there is not enough oversight with regards to wells and septic systems. As the county grows in population, the lack of oversight & regulation could result in ground water contamination.

- Survey respondent

Bonner County's surface area is around 9.5 percent water. Lake Pend Oreille is the largest lake in Idaho, with a watershed that spans northern Idaho and parts of Montana with a major inflow from the Clark Fork River. Brilliant bodies of water like Lake Pend Oreille make Bonner County a nationally recognized destination of natural beauty and recreation. Water provides the area and its residents life and economic vitality, currently supporting a population of over 40,000 residents and also affecting the wider Inland Northwest region. Water in Bonner County originates from rivers in Montana and the Selkirk Mountains in Idaho and feeds into the Columbia River providing water for British Columbia, Washington, and Oregon. The lakes, rivers, and streams of Bonner County are invaluable to its residents and visitors alike.

However, water is also located underground. Aquifers in Bonner County include the Pend Oreille River (Southside) Aquifer, Newport Aquifer, Rathdrum Prairie Aquifer, Priest River Aquifer, and the Kootenai Valley Aquifer. Aquifers are groundwater that often serve as drinking and irrigation water sources for humans. Despite being underground and out of sight, aquifers are as important as the above-ground water bodies that draw residents and visitors to Bonner County. Water is a whole system - groundwater is the same water that is in the lakes, rivers, rain, and snowpack.

Aquifers provide water to residents in Bonner County for drinking, recreation, agriculture, industry, and more. If this water source were compromised, it would result in contamination

“The lake is the gem.”

- Preparedness Expo attendee

and illness, rendering the aquifers unusable for the residents. In the case of contaminated water, the population would need to be a switch to other aquifers, resulting in fast aquifer depletion and strain on surface water sources. This not only impacts how water is sourced, but also impacts the area's physical beauty.

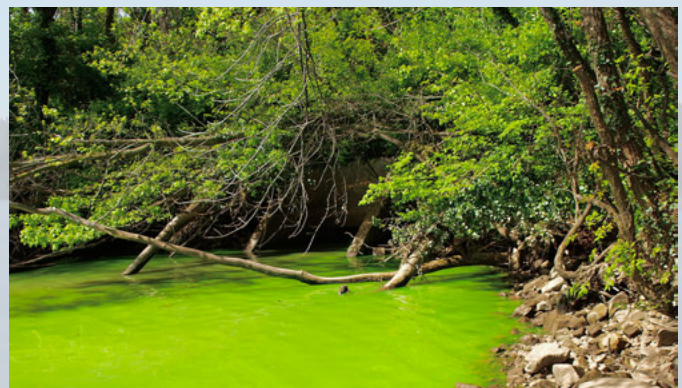
Several things can compromise the water source. Septic tanks and other waste can cause harmful bacteria to be introduced into the water system, creating a public health crisis. Improper septic tank maintenance is a common issue in rural areas. Septic tank failure is a threat to water quality, and could have significant consequences for Bonner County. The most common causes of septic tank failure are inappropriate soil conditions, poor design and/or installation, inadequate site evaluation, disposal of improper items or substances by users, and insufficient maintenance.

The operational life of septic tanks can be extended by pumping every 3-5 years for a typical family of four using a 1,000 gallon tank. This is a relatively simple process, but if done incorrectly and/or infrequently then serious problems emerge for all water sources connected to the area. Correction of these issues are extremely expensive for homeowners and damage to water sources can be irreversible.

Innovative solutions to mitigate septic tank related failure include:

- **Contour Systems:** effective for sloping sites
- **Off-Lot Individual Drainfields:** Often the best option in terms of soil suitability and septic system operation
- **Wastewater Volume Reduction:** treatment system size, cost, and requirements for drainage can be reduced with wastewater volume reduction techniques such as low-flush toilets.
- **Shared Septic Systems w/ Community Drainfields:** this is particularly effective in large rural areas, as land costs are much lower, and maintenance of combined individual septic leaching areas is cheaper than with individual drainfields

In addition to septic tanks, fertilizers also cause harm to water systems. Fertilizers cause eutrophication - or a buildup of excessive nutrients that limit oxygen - in lakes, and kill off aquatic life. This affects both water quality and outdoor recreation. Diminishing fish populations affect the economy by hurting both recreational and commercial fishing industries. A dead zone in the lake would spell disaster for all activities that involve the lake.



LOW-IMPACT DEVELOPMENT

Low-impact development (LID) are practices used to imitate natural ecological processes to manage water. LID reduces the effects of stormwater to protect water quality and surrounding natural sites. Much like trees and other vegetation, they can act as filters to reduce the intensity of flooding and change the direction where water flows. This helps to slow the water infiltrating nearby vegetation and prevents the soil from becoming too saturated with water. Examples of LID can include rerouting stormwater to rain gardens, incorporating bioswale (vegetated depressions in the ground to hold stormwater, and/or incorporating permeable surfaces.

Some challenges to these processes can be compacted soils, increased impervious surfaces, and lack of vegetation:

“The challenge in managing stormwater to protect water quality is to mimic how water moves through a well-vegetated landscape...”

- Oregon Department of Land Conservation and Development and Oregon Sea Grant Extension

“Repair flood damage (washout) on Lightning Creek Road, for access to back country.”

- Survey Respondent

In recent events, the Pend Oreille River and Pend Oreille Lake, have had increasing water levels. As of May 2018, the lake normal flood stage is 2063.50, a foot above the normal pool elevation. This in turn has flooded areas and has led to flood warnings being issued to Sandpoint, Priest Lake, Pack, Clark Fork, and many other towns in Bonner County. This can be especially harmful to waterfront homes. Bonner County should consider LID an option to manage water and reduce frequent flooding and future disasters (For examples of LID practices, see Rural by Design and Low Impact Development in Resources on page 51).

It is not only a risk to the water quality, but also to Bonner County’s rural character and historical places affected by flooding. In addition, the cost of disaster clean up can take an economic toll on a household, businesses, and public facilities. Flood can be a hazard to road conditions and can be challenging for those who need main roads similar to the flooding damages caused in Boulder Creek and Lightning Creek roads December of 2015. Addressing these issues now and holes in knowledge of LID can better prevent flooding disasters from occurring.

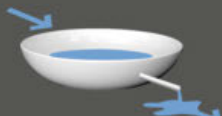


Mechanical

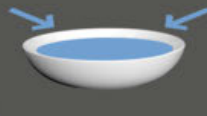
Biological



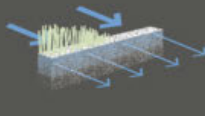
Flow Control



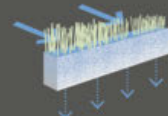
Detention



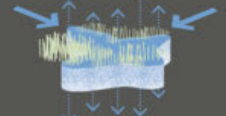
Retention



Filtration



Infiltration



Treatment

Source: University of Arkansas

MOBILITY

Mobility is a measure of how freely and easily someone can move around their environment. More mobility options establish greater freedom for each citizen to determine how to move around their landscape as they see fit. Mobility infrastructure is an enormous investment for communities that has long-lasting effects. Infrastructure decisions made yesterday create either more limitations or more options and opportunities that citizens have today, and that their children will have tomorrow.

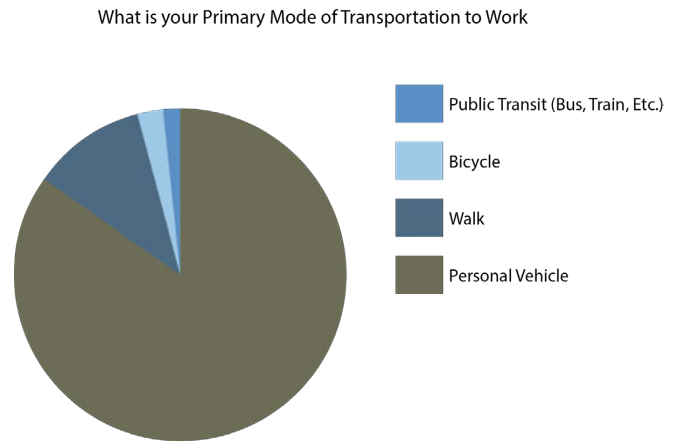
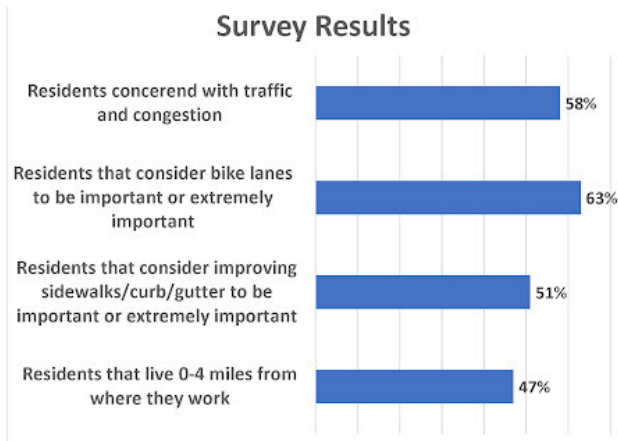
Bonner County citizens understand that change and growth is inevitable, but that does not mean they cannot protect their rural lifestyle by limiting road traffic and congestion as much as possible. But owning a vehicle or building road infrastructure is not the problem; rather, the problem is limiting everyone's options to move in other ways by investing primarily in one method of travel.

Bonner County has a lot of opportunity in terms of mobility options to support its residents. Roads and trails exist that create places for walking, bicycling, and horseback riding in addition to roads that subsidize and promote vehicle use for those that can afford it. While there is some variety in transportation options, this variety could be expanded to provide more options and opportunities for Bonner County residents. Investing in a variety of methods of travel does not have to require large sums of money or drastic change.

There are several reasons why rural areas in particular can benefit from having diverse transportation options. Rural communities have higher automobile crash rates than urban areas, fewer opportunities for physical activity, and fewer resources to work with. Rural communities also often have towns with a small land footprint and a main road that allows people to access most parts of town easily without the use of the automobile. There are many circumstances where an automobile may be necessary or preferable in rural areas but there is still a lot of opportunity to utilize other methods of travel. **Residents should have the freedom to choose from a variety of transportation options that are affordable, safe, and convenient.**

“The city of Sandpoint has done a good job with walkability, bike paths, planting trees, and sidewalks. Keeping the small-town feel of downtown. The towns of Kootenai and Ponderay need better planning to make these towns seem like actual “places” and not just commercial stores along a highway.”

- Survey respondent



Responses From Bonner County

Survey Results

Data from the *Listening to Bonner County* survey revealed the following:

Results show that there is both opportunity and desire to travel by means other than the automobile. Residents consider bike lanes and pedestrian infrastructure to be highly important. With nearly half of survey respondents living within four miles of their workplace there is great potential to travel by foot or bicycle—increasing both physical activity and monetary savings.

Additionally, congestion and traffic are clearly major concerns for Bonner County residents, particularly in the Sandpoint area. Traveling by means other than automobile could positively impact the situation. It may not be practical to bicycle or walk in many parts of the county, but in denser town developments such as Sandpoint, walking and bicycling is a practical alternative to the automobile.

“I hate the new downtown traffic and parking. Took 5 minutes to get out of town and now it takes 15 minutes. I avoid downtown at this point.”

- Survey Respondent

Current Situation

While visiting Bonner County we heard many comments about the changes being made to the downtown Sandpoint area. Many people appreciated the desire to make Sandpoint more walkable but were concerned that changes might make other activities more difficult. Several people commented that the curb extensions make parking large vehicles a nuisance. Others voiced concerns that curb extensions narrowed the road too much making traveling and maintenance more challenging. Considering how walkable and bikeable Sandpoint is, the changes felt unnecessary to the public and even a detriment to public safety.

It is apparent from the survey and from comments made by residents that many people in Bonner County enjoy having multiple travel options. The growing population in Sandpoint has created a demand for more of these options, and for that reason the city is leading the way in Bonner County as far as bicycle and pedestrian infrastructure goes. But a balance must be struck between infrastructure that adequately serves pedestrians and bicyclists, and infrastructure

that is designed for a rural lifestyle. It is important that residents understand one another's needs and desires, as many mobility issues such as traffic and water and air pollution affect everyone.



Photo of SPOT (Selkirk Pend Oreille Transit) Bus in Ponderay.

“Retired. Traffic routing in Sandpoint
SUCKS.”

- Survey respondent

“The traffic flow in Sandpoint is
unacceptable - I don't go downtown
anymore - 2 way traffic - slanted
parking - makes it impossible to get
in and out - GO BACK TO ONE WAY
STREETS DOWNTOWN!!”

- Survey respondent

Ideas for the Future

As mentioned before, providing for pedestrians, bicyclists, and other non-motorized users does not require large amounts of money or change. Shared-use paths separated from roads are often optimal but many slight alterations can be made to existing infrastructure to make roads more comfortable for non-automobile users. Following are a few examples of facilities that provide for bicyclists and pedestrians with minimal change to existing infrastructure.

Bicycle Boulevard

Bicycle boulevards are designed for local streets with low volumes of cars and low speed. These facilities increase comfort for people bicycling and can also benefit pedestrians and residents depending on intersection design. Intersection design may route cars in a way that makes streets calm and more pleasant for people walking and biking.



ENNIS, MT - Population 850

Advisory Shoulder

Advisory shoulders create usable shoulders for bicyclists and pedestrians on narrow roads. Motorists may only enter the shoulder when there is an oncoming motorist and there is no one in the advisory shoulder.

Pedestrian Lane

A pedestrian lane designates space exclusively for people on foot and can help create connections within a community without the use of sidewalks.

Bike Lane

Bike lanes designate exclusive space for people on bikes through the use of pavement markings and sometimes signage. Bike lanes are located directly adjacent to traffic lanes and bicyclists follow the same direction of travel as automobiles.



HANOVER, NH - Population 11,250



Duck, NC - Population 400



South Lake Tahoe, CA - Population 21,380

OUR PRIEST LAKE STORY

All those who work at the Priest Lake Library play an integral part in making Priest Lake the community that it is. The library is the center of the community where people gather to use the internet, rent movies, attend safety trainings and even rent fishing gear to use at the lakeside. The librarians were our favorite part of the experience. They called residents by name and ushered them back to our table with introductions. During the slow periods, they came back and talked to us for hours, warmly granting us insight to their community.

We were amazed at the sense of volunteerism in this small unincorporated pocket of Bonner County and the many hats often worn by residents. One resident ran the Priest Lake Museum while also working as a volunteer firefighter. One of the librarians used to teach at Priest Lake Elementary School. Because the community is so small, they have shared classes between grades. The two bus drivers also wear the hats of cook and classroom aide respectively.

It was not all perfect; we learned about the hard facets of life in Priest Lake as well. High unemployment, drug use, lack of access to some basic services, and difficulty retaining youth after high school graduation. There was concern about how to make the area a place for families, as well as the overriding concern felt throughout Bonner County - how to handle the overwhelming, yet, desperately needed flood of tourists in the summer months.

These are enormous issues, with no clear answer or solution, but if Priest Lake (and Bonner County) can tap into the spirit of community we glimpsed during our short time there, who knows what can be done to address them.

GOVERNANCE

Government is a system and method that is used for the governing of a people and society. A government's responsibility can vary depending on the powers and responsibilities given to it from its citizens and governing documents. In the United States however, a government's responsibility is to preserve life, liberty, and property. Within this objective thought there are varying degrees of governance, with different levels of participation from citizens expected.

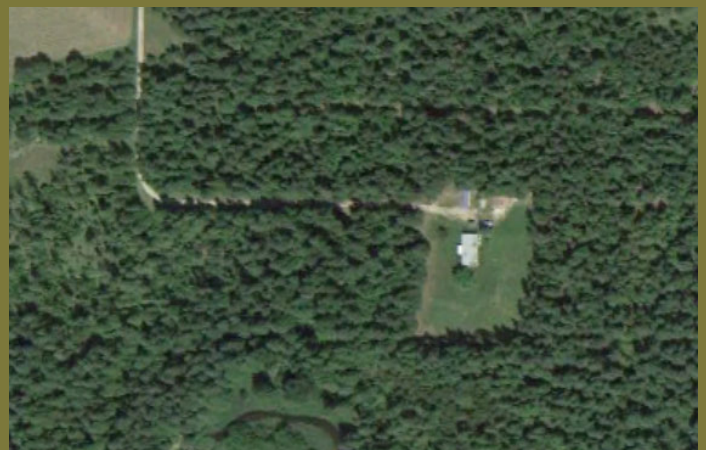
There are many forms of municipal government. In the case of Bonner County, all cities use a Mayor/Council form of government. These bodies oversee the executive and legislative functions of government, respectively. This is a common system of government in cities and towns that are incorporated. In areas of Bonner County that are not incorporated, the county commissioners oversee similar functions.

Within these governing bodies are various support organizations to help a city or county function. These include police or sheriff

“Growth isn’t necessarily a bad thing, but if people don’t pay attention, it will be.”
- Preparedness Expo attendee

departments, planning departments, and school boards, among others.

Two important topics brought to our attention during listening sessions in Bonner County were zoning and growth management. Within Bonner County there are several planning agencies, some work exclusively for their respective city while others, like the Bonner County Planning Department, oversee planning and zoning in unincorporated areas of the county. Planning and zoning are mechanisms whereby government can help protect and guide what happens in the county. Zoning is the power to regulate land use and the intensity of that use. For example, a citizen may have a 20-acre lot zoned “residential” in terms of “use,” but the intensity (number of units) would determine what could be built there - whether that be an apartment building with 10 units per acre (200 units total), or one single family home on that 20 acres, as seen below:



The only thing preventing the development of an apartment complex next to a rural property would be insufficient infrastructure (sewage lines, water, drainage, etc.). Zoning and planning are crucial tools used by planning departments guided by citizen input and approval from elected officials that could help an area like Bonner County maintain its rural character.

Houston, Texas, is one major metropolitan area that does not have zoning regulations. Though this has generally been sufficient, there are cases where developers built large, unsightly apartment complexes next to single-family homes because of a lack of zoning. There are many examples illustrating how multifamily and single-family homes can be economically and aesthetically compatible in the same area (see *Precedents*, page 40), protecting the character of a place like Bonner County, which Houston struggles to do because of its lack of a form-based zoning code.

Additionally, because Houston lacked certain building requirements for water drainage, there was extensive flooding throughout the city in the aftermath of Hurricane Harvey in 2017 causing **\$125 billion in damage** to residential and commercial property (over 200,000 homes were damaged from flooding).

Cities such as Sandpoint hold planning commission meetings and other meetings to discuss planning on a regular basis. In the past, the county has had little input from unincorporated areas as to how they would like to see the area zoned and planned. The Bonner County Planning

Department is changing its approach to get more citizens involved in the planning process and to spend more time looking at different areas throughout the county. This is being done through sub-area planning committees. The Bonner County Planning Department has visited communities such as Sagle and Blanchard, and sought out citizen participation in the zoning process. These residents are helping to shape their area of the county's future. This is a unique approach taken by the department and represents a desire to involve citizens in shaping the future of Bonner County.

Municipal Incorporation

The process for municipal incorporation in the state of Idaho can be found in Title 50, Chapter 1 of the Idaho State Statutes. The process is relatively straightforward: Residents of any unincorporated contiguous area which has more than 125 qualified electors may present

a petition signed by a majority of those electors to the board of commissioners of the county in which the petitioners reside, designating the name they wish to assume and the boundaries of the proposed city.

The code lays out rules as to where a new city can locate, based on how close it would be to existing cities. The larger the city, the further away the new city must be. However, where the proposed new city area lies within the applicable distance of one or more cities, all cities must approve the petition of incorporation.

“There are no building codes. People do whatever they want. It’s all about ‘personal freedom’ until it’s your neighbor.”
- Survey respondent

The county commission will hold a hearing on the petition filed to incorporate. Then the commission will vote on a resolution to allow the incorporation. If the commission votes to approve the resolution, the incorporation must be properly recorded.

There are benefits to incorporation that gives powers to a more localized authority. Powers such as zoning can work to preserve specific qualities that are important to Bonner County citizens, such as reserving open space to protect rural character. Generally, incorporation gives locals more control. However, incorporation does have trade-offs. In some cases, incorporated areas see taxes increase to pay for more services. There are instances where communities did not incorporate and succeeded. In the end, it all comes down to what best serves each individual community.

Annexations

Title 50, Chapter 2 of the Idaho State Statutes discusses annexations within the state. In this chapter, the legislature ensures that “cities of the state should be able to annex lands which are reasonably necessary to assure the orderly development of Idaho’s cities.” The code ensures that it is up to local landowners to determine if they want to be annexed or not. It also outlines how to handle various situations and ensure that any annexation attempts are done lawfully. There are costs and benefits to any annexation, but that should be examined in the context of each annexation

“Everyone here loves, cares, and wants to protect the community. They want the government and planning departments to work for them and not against them.”

- Sandpoint Library patron

“With some possible exceptions we have come here from other places because we liked “the way it is”, now that we are here we find we may be destroying what we came for.

Supporting greater density in appropriate locations and making it appealing seems critical if any of “the way it is” will survive.”

- Survey respondent

PRECEDENTS

“My biggest concern is that rural areas will be broken into subdivisions with rural activities like farming, logging and raising livestock prohibited. It has happened time and time again. Folks move here from the big city raving about the beauty and rural lifestyle and then proceed to do everything they can to recreate the urban hellhole they fled from.”

- Survey respondent

Bonner County is a gateway community that not only attracts and accommodates the needs of seasonal tourists but often entices those tourists to become residents themselves. People are drawn to the unique landscape and rural character of the county yet that very character is threatened when populations grow and locals have yet to determine for themselves how they would like to see that growth happen.

James Rouse, an iconic developer who worked in Maryland and throughout the U.S., defined the advantages of small town living by the range of friendships possible, a close relationship to nature, and “an increased sense of mutual responsibility and support among neighbors.” Bonner County residents reflected a similar appreciation for their own home, noting the true support, connection, and intimacy that come with knowing one’s neighbors and living in community. In fact, it is this very desire for connection that newer and longer-term residents alike want to protect or learn how to engage in, yet neither party seems to know how to manage this.

Protecting the rural character of Bonner County in the midst of growth and change is a priority

for residents. While some appreciate the traditional medium-density towns like Sandpoint, others prefer the rural low-density areas on its outskirts and beyond. Building for greater density in already developed areas is essential for maintaining the rural open spaces still present in the county--neither can exist without the other. The rising population of Bonner County is a threat to open and rural spaces if both urban and rural residents do not come together and decide beforehand where newcomers would ideally plant their roots.

Every rural resident who desires to **protect their way of life** has a vested interest in seeing medium-density towns like Sandpoint built in a way that can sustain growth. Sustaining growth in medium-density towns means building in such a way that reduces a demand for resources and protects the surrounding landscape from water, air, and light pollution that negatively impacts all residents in the county. If residents do not specify in which areas they could stand to see growth and which areas they would like to protect from sprawl, then sprawl is inevitable.

Likewise, if more urban residents do not take on

Affordable Housing in a Rural Setting

a greater burden of county-wide growth, they risk contaminating or losing the surrounding landscapes that are both a weekend escape and regional economic interest to sprawling development.

Rural planning practices differ greatly from planning that might take place in medium-density areas because each rural environment is unique. Likewise, planning practices for medium-density, medium-sized tourist towns like Sandpoint differs from planning that might take place in a place like Post Falls for instance, granted Bonner County takes action before the county grows to that extent. It is important to note here that planning or “urban planning” as a practice is an effective tool to be wielded by the user and does not in itself lead to increased urbanization of rural areas. The following precedents illustrate what planning might look like throughout Bonner County based on the unique needs of different areas.

“No place will retain its special appeal by accident.”

- E.T. McMahon, Gateway Communities

“I am concerned about the “sprawl” in areas outside the city of Sandpoint. I would hope that we can work to maintain the rural feel of our community while maintaining affordable housing for our citizens.”

- Survey respondent

For many in Bonner County, large privately owned lots with single-family homes are the definition of rural character. Planning and zoning lots in this way has benefits such as maintaining privacy between residents and preserving the appearance of open space. Unfortunately, many families can't afford to continue living in rural areas. Larger lot sizes increase the demand for expensive resources, where greater distances between homes require more utility inputs—from roads and road maintenance to running water pipes and power lines. In addition, larger lot sizes are essentially planned sprawl that threatens the very open spaces that define rural areas. Large lots are spread across greater expanses of land that many would rather see utilized for aesthetic, recreational, or economic purposes.

The following precedents are examples of housing options that increase affordability for residents while maintaining the rural setting and vital open spaces that support these communities.



Source: Homeward

Orchard Gardens Missoula, Montana

Orchard Gardens is a 4.6-acre site located on the outskirts of Missoula, Montana. The site consists of 35 affordable studio, one-bedroom, and two-bedroom apartments in four buildings set around a central shared courtyard. The buildings are designed around a contemporary rural aesthetic that is both functional and rooted in agricultural traditions. The main building houses 20 of the 35 units and resembles a barn, while the three smaller units accommodate four to 6 units each. The site also includes a community garden and a community gathering area, kitchen, restrooms, and storage, and the site itself is connected to Missoula's bus system.

Battle Road Farm Lincoln, Massachusetts

The small town of Lincoln, Massachusetts, purchased the 24-acre Battle Road Farm to provide mixed-income housing for its residents while also protecting open space. The project was initiated by the town upon learning that young families often could not afford to purchase homes in the area and many of its municipal workers had to commute into town.

Lincoln issued a request for proposals to the development community, asking for conceptual plans that would maintain design character for a range of family incomes. The chosen firm designed units that were historically familiar to surrounding New England structures and traditional rural towns. The units are clustered and oriented in such a way that conversation between residents is easy but most units are still adjacent to open space. With this design, nearly 60% of Battle Road Farm is preserved as common open space for the residents living in its 120 dwelling units, 40% of which meet affordability standards.



Source: Randall Arendt, Rural by Design



Source: Intrinsic Architecture

Protecting Open Space in Urban Residential Areas

Valley West Bozeman, Montana

Valley West is a 309-acre infill community on the outskirts of Bozeman, Montana. The site protects 105 acres of parkland and maintains four miles of trails that connect to other trail systems in the city. The open space was designed to protect environmentally sensitive features present at the site. In addition to reserving space for two commercial development areas, the greenway links the subdivision to the local elementary school, providing a safe commute to school for children.

The site is mainly residential and offers a variety of housing choices at multiple price points, yet 34 percent of the property is still maintained as open space, creating a rural-feel to a more urban, developed area by integrating the design with natural features. This type of community design is a positive way for urban areas in more rural settings to manage growth and prevent sprawl.

OUR BLANCHARD STORY

Our last day was spent in Blanchard, one of the more rural parts of the county. We set up our listening session in the Blanchard Community Center and waited for a few hours, hoping people would stop by. Luckily, one man dropped by and talked with us for a while and told us that more people were at the Blanchard Grange. Taking his advice, we stopped at The Grange and saw people hosting a fundraiser to help those who need defibrillators in their neighborhood. This sense of volunteerism and strength was recognizable all throughout the county. Time and time again, we have been seeing and hearing about the multiple roles people take to help their community. Regardless of where they live, people care for their homes and the connections they build.

Reflecting our experience at the end of the listening sessions, we acknowledge our limitations, as the man at the community center pointed out. Yes, we are not from here and there are things we would have done differently looking back, but this was a good learning experience for us and those who assisted our journey. We hope this can be the start of bigger and more frequent conversations held within the county, conversations that reflect the ideas, worries, and goals of everyone in the county regardless of their geography or backgrounds.

We hope that the information provided in this document has engaged residents to think critically about the character, values, challenges, and goals shared by citizens of Bonner County. Bonner County is diverse in their opinions, so creating frequent dialogue to include all voices will strengthen the community and their vision for the future. The people in Bonner County are resilient and innovative thinkers. Their passion and drive for entrepreneurialism and service is apparent.

While we did our best to be representative of the entire county in our survey, we are conscious of that fact that we were only able to reach a small portion of the population. However, this is merely the start of a bigger conversation. Within the four days that we were in the county, we tried to be thorough in our listening sessions and surveys. We are truly grateful for the experience and opportunity to learn about the people in Bonner County and the place they call home.

“When there is a need, when there is a cause, we all come together to help each other.”

- Citizen at Blanchard Grange

OPPORTUNITIES

SHORT-TERM OPPORTUNITIES

Rural/Urban Divide

- Starting out small and simple to move forward.
- Establish community social activities to initialize the building of relationships across the rural/urban divide (e.g. pot lucks, socials, festivals such as the weekly Farmer's Market, etc.)
- Focus building common ground amongst community members through engaging them on unifying issues such as future water quality, preservation of rural character, maintaining Bonner County's airshed, etc.
- Engage in scenario planning to visualize what the community wants their growth to look like, possible or probable futures, and potential pathways to reach desired and avoid undesired scenarios (see *Resources*, page 51);

Digital Divide

- Identify gaps in broadband connectivity and access throughout the county
- Layout broadband improvement areas where digital infrastructure can be laid out to minimize the digital disparity between urban and rural, likely with GIS (Geographic Information System)

Housing

- Begin to formulate a solution for the infrastructure issues that are imminent (sewer, internet/cable, water); Use GIS to map the projected infrastructure needed to support desired housing development
- Engage in scenario planning to visualize what the community wants their future housing growth to look like, possible or probable futures, and potential pathways to reach desired and avoid undesired scenarios (see *Resources*, page 51);
- Prioritize industry building to strengthen the job market and improve wages. One way to make housing affordable is to enable the populations to maximize purchasing power through high quality jobs.

Homelessness

- Use the Homeless taskforce to shelter/support homeless individuals and inform the community about these services.
- Engage community in discussions on affordable housing, wages and public assistance which has not kept pace with cost of living, barriers to employment and service applications, and bridging the isolation commonly found in rural communities for homeless persons from services available in the area.

Dark Skies

- Hold meetings to determine how high a priority dark skies are to Bonner County citizens and what actions they might be willing to take to see their vision through (full cutoffs around light fixtures, a light pollution study to determine strategic lighting placement, etc.) And build upon existing ordinances.

Water

- Engage in community discussions about future water quality
- Outline current risks to water quality and risk management strategies (septic tank maintenance, fertilizer induce eutrophication, etc.)

Mobility

- Create a dialogue between residents about mobility so that people understand differing perspectives and desires on mode choices
- Visualize all the available alternatives, potentially broken down by geographic areas with Bonner County (Sandpoint has very different mobility needs than Priest Lake or Clark Fork)

Precedents

- Employ a Limits of Acceptable Change (LAC) planning framework to identify areas of importance and concern to citizens of Bonner County, informing county officials what stakeholder groups value most in their community (see Endnotes, page 56).

MEDIUM-TERM OPPORTUNITIES

Rural/Urban Divide

- Secure a neutral facilitator to guide facilitated discussions among all community stakeholders
- Create a targeted framework on bridging the gap between rural and urban residents

Digital Divide

- Implement faster internet services to more public spaces, especially in more rural locations according to mapped connectivity zones;
- Provide rural broadband subsidies; Local government accountability - not just providing access but also doing it well
- Utilize public-private partnerships to offset costs and reduce taxpayer expense

Housing

- Establish a financial plan to support the new infrastructure;
- Engage in discussions with real estate developers on implementing planned housing scenarios; acknowledge that public and private cooperation is required to address housing needs
- Define legislative changes required to implement above mentioned scenarios such as rezoning certain areas and/or drafting up new ordinances

Homelessness

- Draw up an official framework on the topics specified in short-term goals based on the community discussions.
- Continue to work with the homeless task force to connect homeless individuals with available services

Dark Skies

- Based on the community meetings regarding actions on dark skies, establish a plan for implementation of suggested solutions.
- Determine what kind of ordinances are appropriate for Bonner County and in what locations.

Water

- Draw up a framework for preservation of future water quality

Mobility

- Determine mobility options that fairly serve a variety of people and purposes. For example, mobility options that serve recreational purposes as well as utilitarian purposes and people from all socioeconomic backgrounds. Layout the determined solutions for different geographic areas within Bonner County.

Precedents

- Define zones of opportunity that identify which areas are better prepared to handle different types of tourism development throughout Bonner County.
- Use the LAC (Limits of Acceptable Change) planning framework to draw up the various management actions required to maintain or restore the desired tourism development throughout Bonner County.

LONG-TERM OPPORTUNITIES

Rural/Urban Divide

- Draw up a legislative / administrative plan to be implemented based on the outcomes of the facilitated discussions
- Maintain community building activities. The rural/urban divide will always be a defining issue and maintaining hard won dialogue is essential to holding onto any progress.

Digital Divide

- Provide affordable internet access near or in every household through implementation of medium term goals
- Capitalize on economic and social development resulting from newly accessible internet in zones which were previous lacking access. Access to internet will improve economic and social competitiveness for rural residents, which will provide benefits to the entire county.

Housing

- Implement framework to increase housing stock in Bonner County. The greater the supply of housing the cheaper it will be. Implement legislative changes to support / expedite housing development.
- Implement financial plan for new infrastructure. Work with developers in the process of infrastructure provision. This will likely reduce the costs on either one party, and help the private and public sector share the infrastructure burden.

Homelessness

- Implement framework discussed in medium term goals, to address the causes of homelessness. Expansion of services available to homeless should be a strong priority with implementation. Encouragement of strong economic development to build up industry (which will provide higher wage jobs than currently available) should be one of the main tools in the figurative toolbox.
- Maintain cooperation with the homeless task force, reducing homelessness will be an ongoing process.

Dark Skies

- Create ordinances for each participating municipality in Bonner County.
- Implement light pollution mitigation strategies created in collaboration with the community

Water

- Implement risk management strategies and monitoring methods to keep track of water conditions
- Engage in a public information campaign to make the community aware of risks to water quality, the impacts of possible damages, and personal mitigation measures that they can take

Mobility

- Implement the new infrastructure; Try to design and grow with development strategies that focus on the rule of 7's (7 to 70 year olds). This is the idea that the built environment should be equally accessible to people of all ages, whether they are 7 or 70. Example and possible resource: <https://www.880cities.org/>

Precedents

- Implement the zoning changes necessary to protect what is of importance and concern to Bonner County citizens.
- Monitor efficacy of implemented changes and revisit if necessary.

COMMUNITY ENGAGEMENT

Building the Basis for Community Engagement:

There are multiple ways to go about engagement and facilitated discussions. There is not one way to do it nor is it exclusive to just one type of conversation. According to strategies presented in the Facilitator Tool Kit: A Guide for Helping Groups Get Results by the Office of Quality Improvement with the University of Wisconsin-Madison and the Consensus Building Handbook by Lawrence Susskind and Jennifer Thomas-Larmer (see Resources for links to these publications), here are a few methods mentioned in the text:

Strategies for Dialogue

- Everyone must buy into the process
- Meeting Preparation: Before, During, and After
 - › Choosing settings and platforms accessible to everyone
 - › Establishing ground rules
 - › Conflict assessment
 - › Establish a relationship/introductions before the conversation with the assessor and others in the conversation
- Embracing conflict- focusing on process rather than content
 - › Assessing and acknowledging emotions
 - › Assessing conflict = perception vs. reality
 - » Inflare situation or as seen as perception

Consider a neutral facilitator/moderator

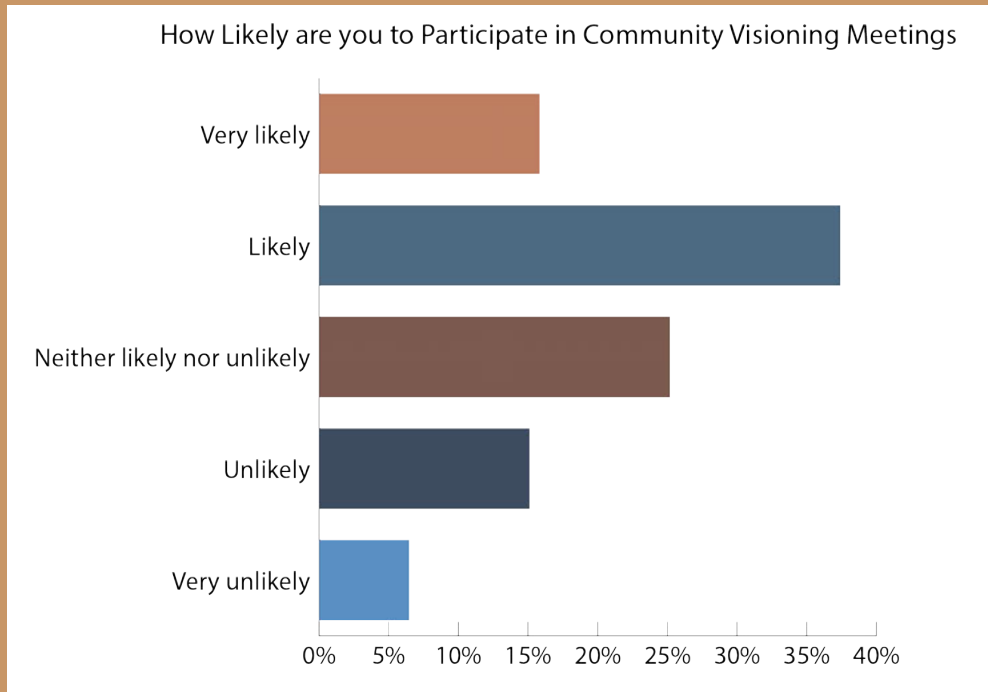
- Educate and allow others to know about good facilitation to keep everyone in check
- Create an agenda- addressing limited number of issues
- Writing as a tool
 - › Examples: Notes, check sheets, surveys, written responses, importance/significance diagrams, Strengths-Weaknesses-Opportunities-Threats (SWOT) analysis, flow charting, etc.
- Methods for brainstorming
- Consensus building
 - › Determine who are the stakeholders
 - › Meet separately before meeting together

Documentation/Recording Questions

- Accessibility to information afterwards to think and feel prepared for upcoming meetings
- Summarize/ create reports

More Strategic Opportunities for Dialogue

- Connect with residents and stakeholders on various scales
- Reach out to various communities and towns throughout the county (expand beyond Sandpoint)
- Include various voices and backgrounds into these conversations (try to capture input from all stakeholders and points of view. Diversity of opinion is essential for fair, efficient, stable, and wise outcomes)
- Connect what is going on across the county
- Build these connections over time (the focus should be on the process, the long-term outcomes, these are complex problems that require comprehensive solutions)



**These are suggested methods and strategies; however, each community should assess their needs differently.*

RESOURCES

Rural/Urban Divide

Governing Magazine, America's Rural/Urban Divide: A Special Series:

How governments respond to the widening rift between rural and urban America can either help bridge the gap or drive the country down an even more divergent path.

<http://www.governing.com/topics/urban/gov-rural-urban-special-series.html>

Scenario Planning and Contingency Planning, Bloom and Menefee

Digital Divide

Rural Broadband Economics: A Review of Rural Subsidies

<https://www.ustelecom.org/news/filings/rural-broadband-economics-review-rural-subsidies>

Rural Broadband Subsidies: The Gift that Keeps on Giving

<https://techpolicyinstitute.org/2018/01/22/rural-broadband-subsidies-the-gift-that-keeps-on-giving/>

Homelessness

A Bridge Home, A Plan to End Homelessness

<https://www.lamayor.org/ABridgeHome>

Bonner Homeless Transitions

<http://www.bonnerhomelesstransitions.org/>

Bonner Community Food Bank

<https://foodbank83864.com/>

2nd Harvest Food Center

<https://www.2-harvest.org/>

Community Action Partnership

<https://www.cap4action.org/>

Scenario Planning and Contingency Planning, Bloom and Menefee

Dark Skies

International Dark-Sky Association

<https://www.darksky.org/>

The Consortium for Dark Sky Studies

<http://darkskestudies.org/>

Low Impact Development

Low Impact Development: A Design Manual for Urban Areas

<http://uacdc.uark.edu/work/low-impact-development-a-design-manual-for-urban-areas>

National Association of City Transportation Officials: Urban Street Stormwater Guide

<https://nacto.org/publication/urban-street-stormwater-guide/>

Precedents

Rural by Design, Randall Arendt

http://www.greenerprospects.com/rbd_d.html

Balancing Nature and Commerce in Gateway Communities, Jim Howe

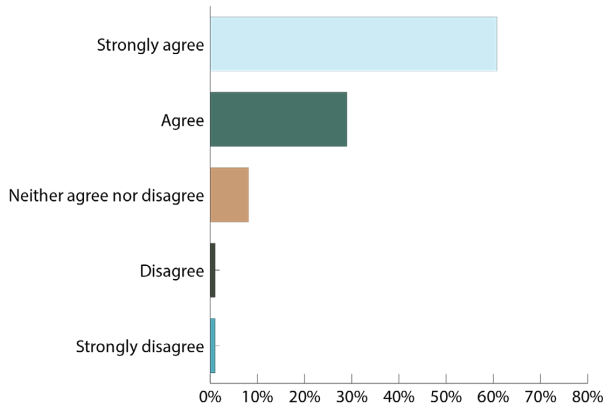
<https://islandpress.org/books/balancing-nature-and-commerce-gateway-communities>

Gateway community resident perceptions of tourism development: Incorporating Importance-Performance Analysis into a Limits of Acceptable Change framework, Eric Frauman & Sarah Banks

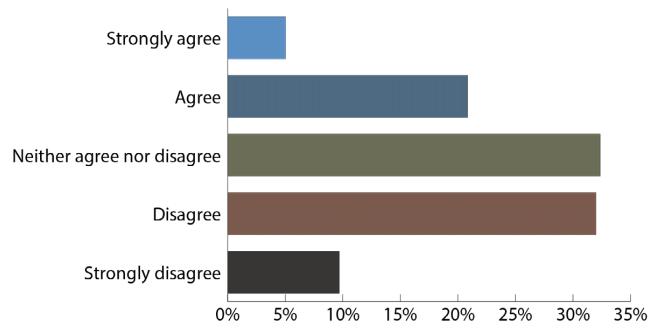
<https://www.sciencedirect.com/science/article/pii/S0261517710000142>

SURVEY DATA

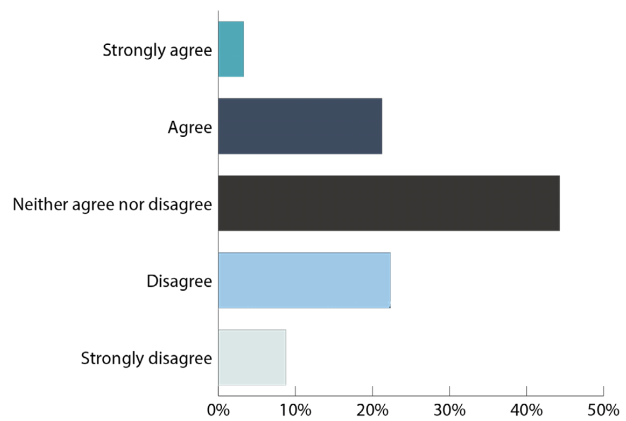
Maintaining the Rural Character of Bonner County is Important



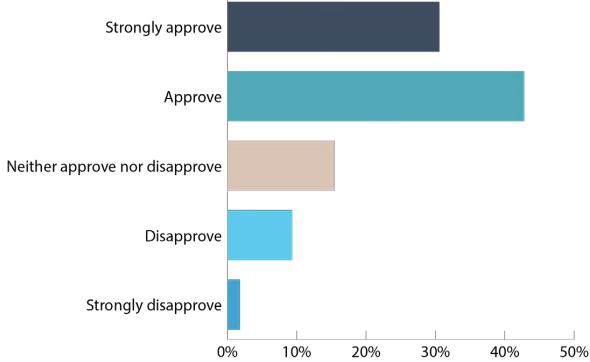
Growth is Being Successfully Managed in Bonner County



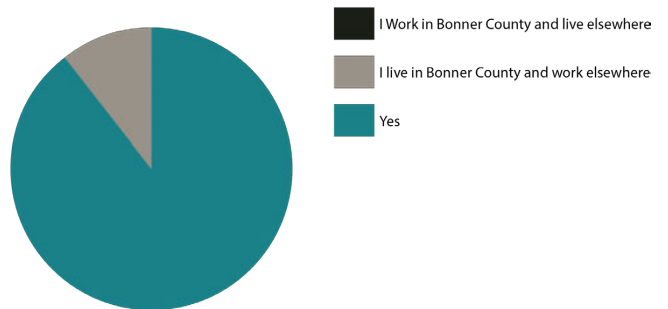
Development in Nearby Counties has been Positive



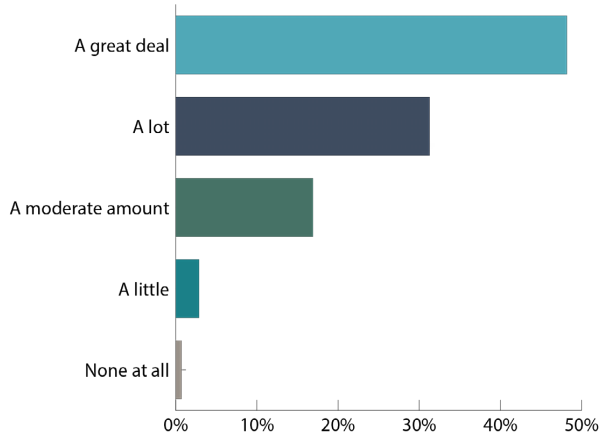
Tourism is a Positive Aspect of Bonner County



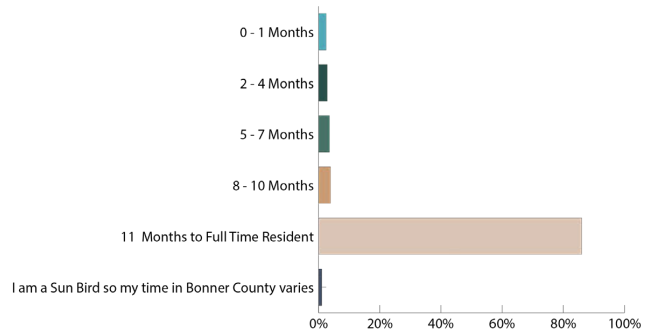
Do you Live and Work in Bonner County



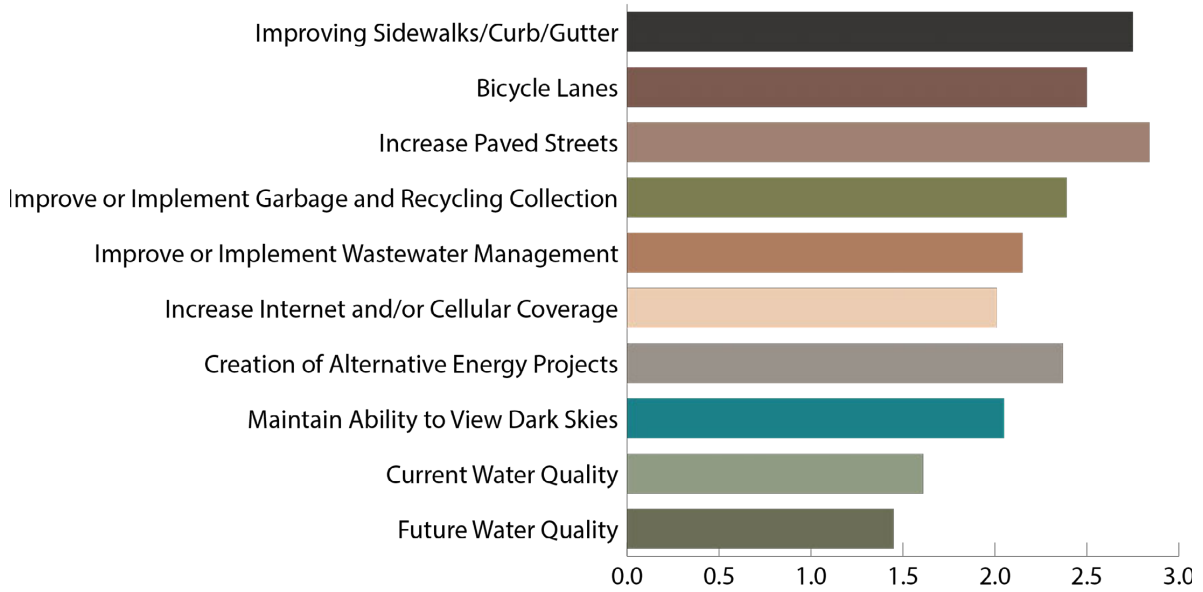
Tourism is an Important Industry in Bonner County



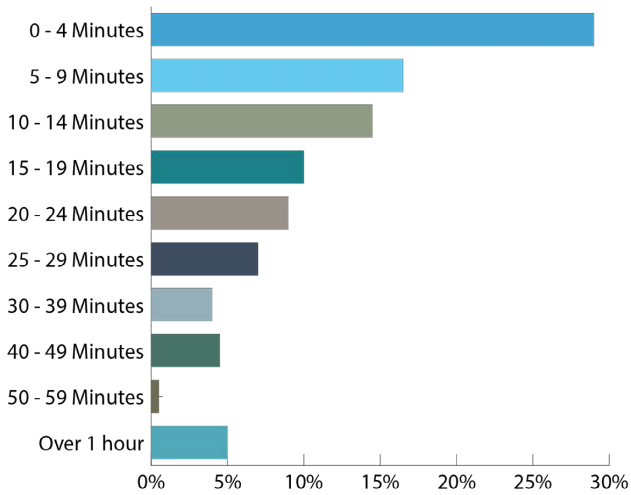
How Many Months out of the Year do you Reside in Bonner County



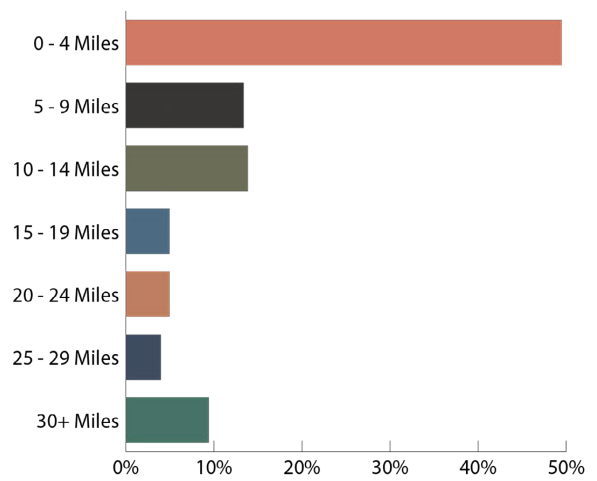
In your opinion, how important are the following



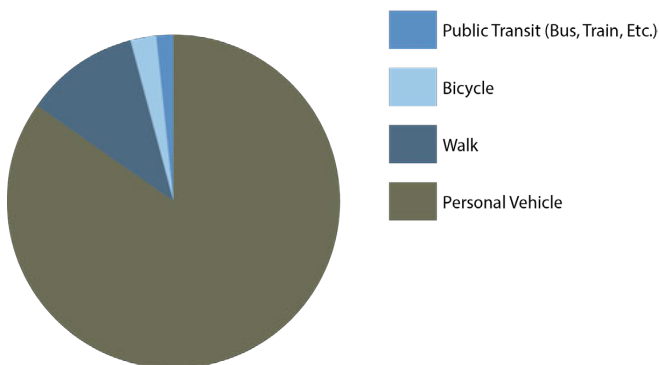
How Long Does it Take You to Get to Work with your Primary Mode of Transportation



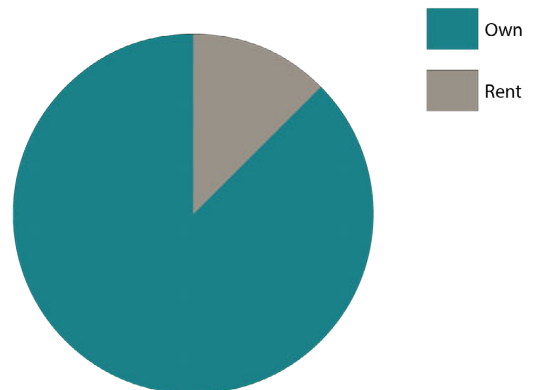
How Many Miles is your Home from Where you Work



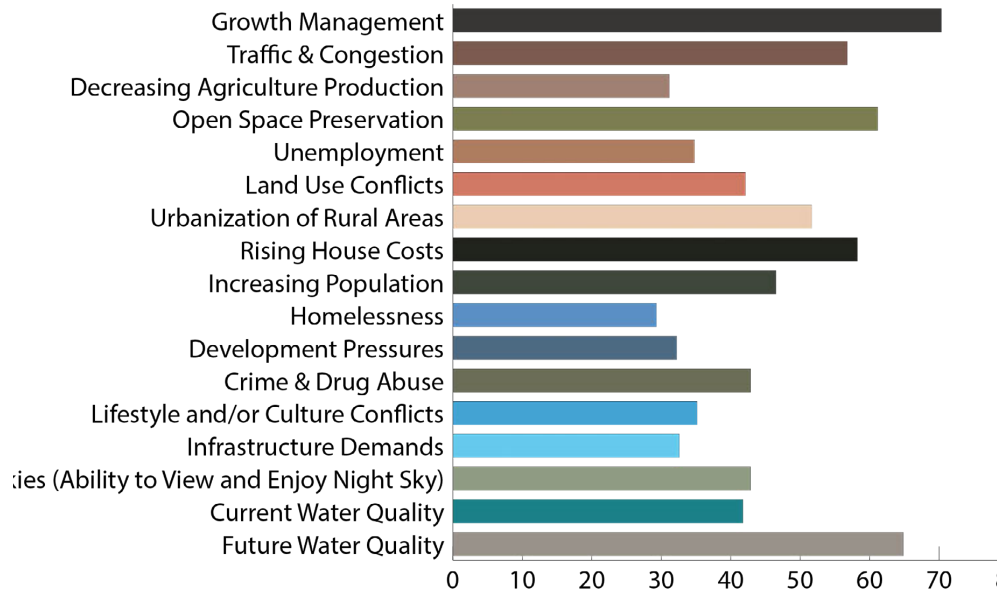
What is your Primary Mode of Transportation to Work



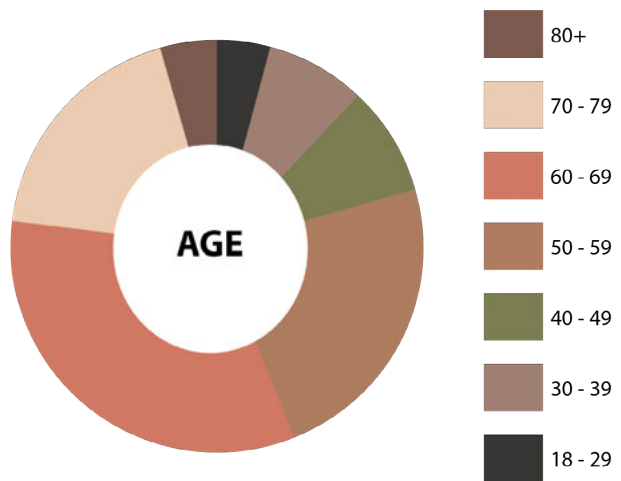
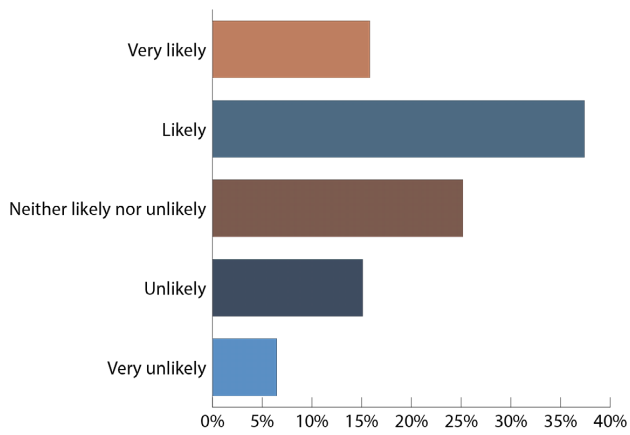
Do you Rent or Own your Own Home



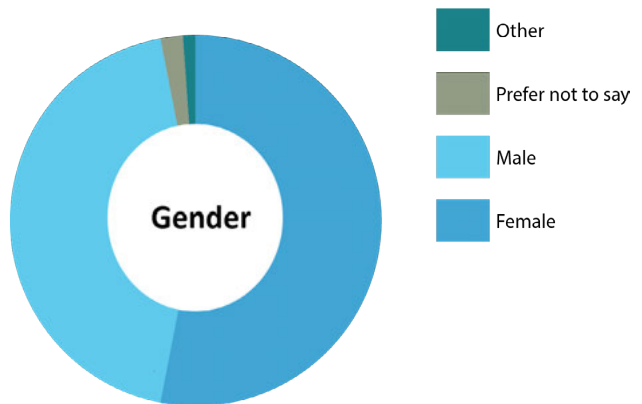
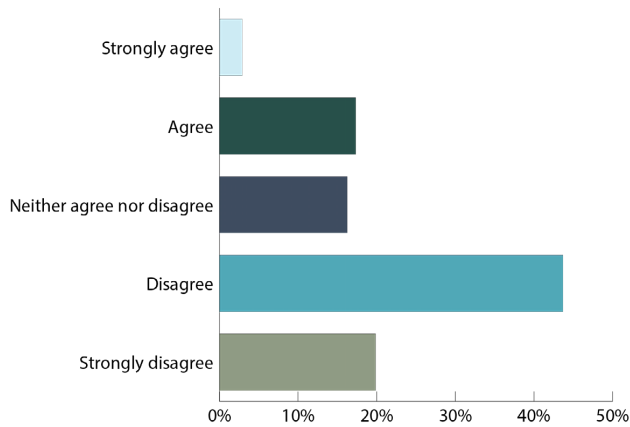
In your opinion, what challenges concern you in Bonner Cour



How Likely are you to Participate in Community Visioning Meetings



Housing is Affordable in Bonner County



ENDNOTES

History

Coeur d'Alene Tribe

<http://www.cdatribe-nsn.gov/>

Kalispel Tribe

<https://www.kalispeltribe.com/>

Kootenai Tribe

<http://www.kootenai.org/>

Bonner County Idaho Genealogy and History, Idaho Genealogy

<http://idahogenealogy.com/bonner/bonner-county-idaho-genealogy.htm>

The Navy's Most Vital And Secretive Submarine Base Is In... Idaho!?!?

<https://foxtrotalpha.jalopnik.com/the-navys-most-vital-and-secretive-submarine-base-is-in-1590794426>

Rural/Urban Divide

Rural and Urban Americans, Equally Convinced the Rest of the Country Dislikes Them, The New York Times

www.nytimes.com/2018/05/22/upshot/rural-and-urban-residents-feel-disparaged-pew-survey.html

What Unites and Divides Urban, Suburban, and Rural Communities, Pew Research Center

<http://assets.pewresearch.org/wp-content/uploads/sites/3/2018/05/02094832/Pew-Research-Center-Community-Type-Full-Report-FINAL.pdf>

How to Bridge the Rural-Urban Divide, Cooperative.com

<https://www.cooperative.com/news/Pages/how-to-bridge-the-rural-urban-divide.aspx>

Can Cities and Rural Counties Collaborate?, Governing Magazine

<http://www.governing.com/topics/politics/gov-can-cities-and-rural-counties-collaborate.html>

The Urban Rural Divide More Pronounced Than Ever, The American Conservative

<https://www.theamericanconservative.com/articles/the-urban-rural-divide-more-pronounced-than-ever/>

Bridging Rural-Urban Collaborative Landscape Management Tools, Ecosystem Marketplace

<http://www.ecosystemmarketplace.com/articles/bridging-rural-urban-divide-collaborative-landscape-management-tools/>

Digital Divide

The State of the Urban/Rural Digital Divide

<https://www.ntia.doc.gov/blog/2016/state-urbanrural-digital-divide>

Internet Service Providers in Sandpoint, ID

<https://broadbandnow.com/Idaho/Sandpoint>

Mapping Broadband Competition in Idaho

<https://muninetworks.org/content/mapping-broadband-competition-idaho>

Infrastructure for the 21st Century: The Importance of Broadband to Cities

<https://cityspeak.org/2017/05/18/infrastructure-for-the-21st-century-the-importance-of-broadband-to-cities/>

The Economic Impact of Rural Broadband

<https://www.frs.org/sites/default/files/documents/2017-12/Hudson%202016%20The%20Economic%20Impact%20of%20Rural%20Broadband.pdf>

Measuring Broadband America

<https://www.fcc.gov/general/measuring-broadband-america>

Tourism

Waterways, Bonner County Government

<https://www.bonnercountyid.gov/waterways>

International Selkirk Loop

<http://selkirkloop.org/>

Statistics, Greater Sandpoint Chamber of Commerce

<http://sandpointchamber.org/about-the-greater-sandpoint-chamber-of-commerce/statistics>

Limits of Acceptable Change

<http://oaktrust.library.tamu.edu/bitstream/handle/1969.1/ETD-TAMU-1195/DOH-DISSERTATION.pdf?sequence=1>

Dark Skies

International Dark Sky Places, The International Dark-Sky Association

<https://www.darksky.org/our-work/conservation/idsp/>

Water

Natural Resources Component, Bonner County Comprehensive Plan

<https://evogov.s3.amazonaws.com/media/136/media/61506.pdf>

Lake Pend Oreille Waterkeeper

<http://www.lakependoreillewaterkeeper.org>

Eutrophication: Causes, Consequences, and Controls in Aquatic Ecosystems

<https://www.nature.com/scitable/knowledge/library/eutrophication-causes-consequences-and-controls-in-aquatic-102364466>

Sewage Treatment Alternatives - Rural by Design, Randall Arendt

http://www.greenerprospects.com/rbd_d.html

Low Impact Development

Flood damage repair work starting on the Lightning Creek and Boulder Creek Roads,

Bonnors Ferry and Sandpoint Ranger Districts

<https://www.fs.usda.gov/detail/ipnf/news-events/?cid=FSEPRD584493>

Lake Exceeds Flood Stage, Could Rise Farther

https://www.bonnercountydailybee.com/local_news/20180522/lake_exceeds_flood_stage_could_rise_further

Governance

What's the True Cost of Incorporation? CityLab

<https://www.citylab.com/equity/2012/10/whats-true-cost-incorporation/3639/>

ABriefSummaryofMunicipalIncorporationProceduresbyStates,CarlVinsonInstituteofGovernment,UniversityofGeorgie

<http://www.senate.ga.gov/committees/Documents/CarlVinsonSummaryMunicipalIncorporationProceduresbyState.pdf>

Idaho Statutes, Idaho Legislature

<https://legislature.idaho.gov/statutesrules>

Precedents

Orchard Gardens, Homeword

<http://www.homeword.org/our-properties/missoula/orchard-gardens/>

Battle Road Farm, Rural by Design, Randall Arendt

http://www.greenerprospects.com/rbd_d.html

Valley West, Intrinsic Architecture

<http://intrinsicarchitecture.com/projects/valley-west/>

LISTENING TO BONNER COUNTY
UNIVERSITY OF UTAH
DEPARTMENT OF CITY AND METROPOLITAN PLANNING
URBAN ECOLOGY WORKSHOP
DECEMBER 2018

