

BUILDING A COMMUNITY FRAMEWORK: AN OVERVIEW OF COMPREHENSIVE PLANS

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INTRODUCTION

- Provide an overview of the Idaho Comprehensive Plan framework outlined in the Local Land Use Planning Act LLUPA
- Key Topics Covered:

What is the purpose of the Comprehensive Plan

LLUPA Overview

Required Components of the Plan

Land Use Map vs. Zoning Map

Adoption Process

Community Involvement

So.... What is the purpose of the Comprehensive Plan

WHAT IS A COMPREHENSIVE PLAN?

- Definition: A comprehensive plan is a long-term, strategic guide for land use, preservation, and development.
- Requirement: Governed by Idaho Code §67-6508 (LLUPA).
- Purpose: Address future growth, infrastructure, housing, and economic development, while protecting agriculture, natural resources, and managing land use.

DEFINITIONS OF “COMPREHENSIVE PLAN”

- American Planning Association: A comprehensive plan is a long-term framework that articulates a community’s vision for its future, guiding decisions related to land use, housing, economic development, and other public services.
- American Institute of Certified Planners (AICP): A comprehensive plan is a long-term, dynamic policy document created by a community to guide physical, economic, and social development. It includes goals, objectives, policies, and an implementation strategy.
- National Association of Counties (NACo): A comprehensive plan is a document prepared by a local government that outlines a community's policies and strategies for land use, economic development, housing, and other related areas, ensuring a sustainable and balanced growth trajectory.
- National Trust for Historic Preservation: A comprehensive plan is a strategic framework that helps communities plan for future development while preserving cultural heritage, natural resources, and the overall quality of life.
- U.S. Department of Housing and Urban Development (HUD) A comprehensive plan is a community’s blueprint for growth and development, taking into account the needs of the population, the natural environment, and the economic foundation to achieve balanced, sustainable development.
- International City/County Management Association (ICMA) A comprehensive plan is an essential tool for local governments to define their long-term vision, balancing community desires with fiscal realities, while providing specific guidelines for land development, resource management, and public policy decisions.

KEY LEGAL FRAMEWORK - LLUPA

- Idaho's **Local Land Use Planning Act** (LLUPA) sets the framework for land use and zoning regulations.
- The plan shall consider previous and existing conditions, trends, compatibility of land uses, desirable goals and objectives, or desirable future situations for each planning component.

Property Rights, Population, School Facilities, Economic Development, Land Use, Natural Resources, Hazardous Areas, Public Services, Transportation, Recreation, Special Areas or Sites, Housing, Community Design, Agriculture, Implementation, Public Airports, and National Transmission Corridors.

- Planning for the Future: Local Government, with input from the community determines and documents where they have been, where they are now, and where they plan to go in the future. Know your community identity and

ROLE OF THE LAND USE MAP

- Purpose: The land use map is a guiding tool showing potential future land uses. It is forward-looking and forecasts likely or desirable future outcomes.
- Different from Zoning Map
- Land Use Map: Visionary, guiding, shows expected future land uses.
- Zoning Map: Legally enforceable, defines current land use zones, and development regulations.
- Example: A 'planned community' on the land use map indicates future planning intentions for an area, but “planned community” is not a zone, it would likely be zoned to some form of residential zoning. The same would be true of gravel pits, that may be a future use, but would likely be zoned industrial.

PROCEDURE FOR ADOPTING A COMPREHENSIVE PLAN

- Process: Outlined in 67-6509
- 1. Planning Commission: Holds public hearings and makes recommendation.
- 2. Governing Board: Reviews Planning Commission recommendation and may adopt, modify, or hold its own hearing.
- 3. Public Notice: At least 15 days before hearings.
- 4. Final Adoption: By resolution after review.
- Amendments: Can be initiated by petition or recommendation.

SPECIAL CONSIDERATIONS FOR MANUFACTURED HOMES

- 67-6509A Manufactured Homes: Idaho law mandates their inclusion in all residential zones, unless specifically excluded in historic districts.
- LLUPA Compliance: Counties must ensure that manufactured homes are allowed in zones designated for single-family residential use.
- A governing board may adopt placement standards for the approval of manufactured homes located outside mobile home parks

CONCLUSION & KEY TAKEAWAYS

- The Role of the Comprehensive Plan: Provides a roadmap for the future of development and preservation, balancing community needs and desires, agriculture, economic development, natural resources, and future growth.
- Key Considerations: Follow LLUPA guidelines, understand all of the components, work with Planning Commission, public, and other governing bodies.
- Involve all stakeholders early in the process.

QUESTIONS & DISCUSSION

So.... What is the purpose of the Comprehensive Plan

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