

IN THE HOUSE OF REPRESENTATIVES

HOUSE BILL NO. 480

BY LOCAL GOVERNMENT COMMITTEE

AN ACT

RELATING TO LOCAL LAND USE PLANNING; AMENDING SECTION 67-6508, IDAHO CODE, TO REVISE PROVISIONS RELATING TO THE COMMUNITY DESIGN COMPONENT FOR COMPREHENSIVE PLANS AND TO MAKE A TECHNICAL CORRECTION; AND AMENDING SECTION 67-6511, IDAHO CODE, TO PROHIBIT CERTAIN MANDATES AND REQUIREMENTS IN ZONING REGULATIONS AND CONSTRUCTION PERMIT CONDITIONS, TO PROVIDE THAT GOVERNING BOARDS MAY PROVIDE GUIDANCE AND SUGGESTIONS RELATING TO BUILDING AESTHETICS, TO PROHIBIT AESTHETIC OR BEAUTIFICATION STANDARDS THAT REQUIRE STRUCTURAL DESIGN MODIFICATION FOR CERTAIN STRUCTURES, TO RESTRICT THE APPLICATION OF A LIMITATION, TO PROVIDE THAT ORDINANCES MAY ESTABLISH CERTAIN STANDARDS FOR STRUCTURES WITHIN A DESIGNATED HISTORICAL DISTRICT AND TO PROVIDE THAT STANDARDS SHALL BE CLEAR, ASCERTAINABLE AND NOT BASED ON SUBJECTIVE CONSIDERATIONS.

Be It Enacted by the Legislature of the State of Idaho:

SECTION 1. That Section 67-6508, Idaho Code, be, and the same is hereby amended to read as follows:

67-6508. PLANNING DUTIES. It shall be the duty of the planning or planning and zoning commission to conduct a comprehensive planning process designed to prepare, implement, and review and update a comprehensive plan, hereafter referred to as the plan. The plan shall include all land within the jurisdiction of the governing board. 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. The plan with maps, charts, and reports shall be based on the following components as they may apply to land use regulations and actions unless the plan specifies reasons why a particular component is unneeded.

(a) Property Rights -- An analysis of provisions which may be necessary to ensure that land use policies, restrictions, conditions and fees do not violate private property rights, adversely impact property values or create unnecessary technical limitations on the use of property and analysis as prescribed under the declarations of purpose in chapter 80, title 67, Idaho Code.

(b) Population -- A population analysis of past, present, and future trends in population including such characteristics as total population, age, sex, and income.

(c) School Facilities and Transportation -- An analysis of public school capacity and transportation considerations associated with future development.

(d) Economic Development -- An analysis of the economic base of the area including employment, industries, economies, jobs, and income levels.

(e) Land Use -- An analysis of natural land types, existing land covers and uses, and the intrinsic suitability of lands for uses such as agricul-

1 ture, forestry, mineral exploration and extraction, preservation, recre-
 2 ation, housing, commerce, industry, and public facilities. A map shall be
 3 prepared indicating suitable projected land uses for the jurisdiction.

4 (f) Natural Resources -- An analysis of the uses of rivers and other wa-
 5 ters, forests, range, soils, harbors, fisheries, wildlife, minerals, ther-
 6 mal waters, beaches, watersheds, and shorelines.

7 (g) Hazardous Areas -- An analysis of known hazards as may result from
 8 susceptibility to surface ruptures from faulting, ground shaking, ground
 9 failure, landslides or mudslides; avalanche hazards resulting from de-
 10 velopment in the known or probable path of snowslides and avalanches, and
 11 floodplain hazards.

12 (h) Public Services, Facilities, and Utilities -- An analysis showing
 13 general plans for sewage, drainage, power plant sites, utility transmission
 14 corridors, water supply, fire stations and fire fighting equipment, health
 15 and welfare facilities, libraries, solid waste disposal sites, schools,
 16 public safety facilities and related services. The plan may also show loca-
 17 tions of civic centers and public buildings.

18 (i) Transportation -- An analysis, prepared in coordination with
 19 the local jurisdiction(s) having authority over the public highways and
 20 streets, showing the general locations and widths of a system of major traf-
 21 fic thoroughfares and other traffic ways, and of streets and the recommended
 22 treatment thereof. This component may also make recommendations on build-
 23 ing line setbacks, control of access, street naming and numbering, and a
 24 proposed system of public or other transit lines and related facilities
 25 including rights-of-way, terminals, future corridors, viaducts and grade
 26 separations. The component may also include port, harbor, aviation, and
 27 other related transportation facilities.

28 (j) Recreation -- An analysis showing a system of recreation areas, in-
 29 cluding parks, parkways, trailways, river bank greenbelts, beaches, play-
 30 grounds, and other recreation areas and programs.

31 (k) Special Areas or Sites -- An analysis of areas, sites, or struc-
 32 tures of historical, archeological, architectural, ecological, wildlife,
 33 or scenic significance.

34 (l) Housing -- An analysis of housing conditions and needs; plans for
 35 improvement of housing standards; and plans for the provision of safe, san-
 36 itary, and adequate housing, including the provision for low-cost conven-
 37 tional housing, the siting of manufactured housing and mobile homes in sub-
 38 divisions and parks and on individual lots which are sufficient to maintain
 39 a competitive market for each of those housing types and to address the needs
 40 of the community.

41 (m) Community Design -- An analysis of needs for governing landscaping,
 42 building design, tree planting, signs, and suggested patterns and standards
 43 for community design, development, and voluntary building beautification.

44 (n) Agriculture -- An analysis of the agricultural base of the area in-
 45 cluding agricultural lands, farming activities, farming-related businesses
 46 and the role of agriculture and agricultural uses in the community.

47 (o) Implementation -- An analysis to determine actions, programs, bud-
 48 gets, ordinances, or other methods including scheduling of public expendi-
 49 tures to provide for the timely execution of the various components of the
 50 plan.

(p) National Interest Electric Transmission Corridors -- After notification by the public utilities commission concerning the likelihood of a federally designated national interest electric transmission corridor, prepare an analysis showing the existing location and possible routing of high-voltage transmission lines, including national interest electric transmission corridors based upon the United States department of energy's most recent national electric transmission congestion study pursuant to sections 368 and 1221 of the energy policy act of 2005. "High-voltage transmission lines" means lines with a capacity of one hundred fifteen thousand (115,000) volts or more supported by structures of forty (40) feet or more in height.

Nothing herein shall preclude the consideration of additional planning components or subject matter.

SECTION 2. That Section 67-6511, Idaho Code, be, and the same is hereby amended to read as follows:

67-6511. ZONING ORDINANCE. (1) Each governing board shall, by ordinance adopted, amended, or repealed in accordance with the notice and hearing procedures provided under section 67-6509, Idaho Code, establish within its jurisdiction one (1) or more zones or zoning districts where appropriate. The zoning districts shall be in accordance with the policies set forth in the adopted comprehensive plan.

(a) Within a zoning district, the governing board shall where appropriate establish standards to regulate and restrict the height, number of stories, size, construction, reconstruction, alteration, repair or use of buildings and structures; percentage of lot occupancy, size of courts, yards, and open spaces; density of population; and the location and use of buildings and structures. All standards shall be uniform for each class or kind of buildings throughout each district, but the standards in one (1) district may differ from those in another district. No zoning regulation shall mandate, nor any construction permit condition require, adherence to specific exterior design aesthetics or beautification beyond surface finishes. The governing board may provide guidance and suggested patterns or design features for building aesthetics. No aesthetic or beautification standard shall require structural design modifications to otherwise compliant structures for commercial or industrial construction uses. This limitation shall not extend to signage, lighting, landscaping or screening requirements or special use permit conditions for special use permits, such as for cell towers, or buffering or screening industrial or other incompatible uses. An ordinance may establish exterior design or construction standards for structures within a designated historical district. All applicable standards shall be clear, ascertainable and not based on subjective considerations as required by section 67-6535, Idaho Code.

(b) Within an overlay zoning district, the governing board shall establish clear and objective standards for the overlay zoning district while ensuring that application of such standards does not constitute a regulatory taking pursuant to Idaho or federal law.

(2) Ordinances establishing zoning districts shall be amended as follows:

1 (a) Requests for an amendment to the zoning ordinance shall be submit-
2 ted to the zoning or planning and zoning commission which shall evalu-
3 ate the request to determine the extent and nature of the amendment re-
4 quested. Particular consideration shall be given to the effects of any
5 proposed zone change upon the delivery of services by any political sub-
6 division providing public services, including school districts, within
7 the planning jurisdiction. An amendment of a zoning ordinance appli-
8 cable to an owner's lands or approval of conditional rezoning or denial
9 of a request for rezoning may be subject to the regulatory taking analy-
10 sis provided for by section 67-8003, Idaho Code, consistent with the re-
11 quirements established thereby.

12 (b) After considering the comprehensive plan and other evidence gath-
13 ered through the public hearing process, the zoning or planning and
14 zoning commission may recommend and the governing board may adopt or
15 reject an ordinance amendment pursuant to the notice and hearing pro-
16 cedures provided in section 67-6509, Idaho Code, provided that in the
17 case of a zoning district boundary change, and notwithstanding juris-
18 dictional boundaries, additional notice shall be provided by mail to
19 property owners or purchasers of record within the land being consid-
20 ered, and within three hundred (300) feet of the external boundaries
21 of the land being considered, and any additional area that may be im-
22 pacted by the proposed change as determined by the commission. Notice
23 shall also be posted on the premises not less than one (1) week prior
24 to the hearing. When notice is required to two hundred (200) or more
25 property owners or purchasers of record, alternate forms of procedures
26 which would provide adequate notice may be provided by local ordinance
27 in lieu of posted or mailed notice. In the absence of a locally adopted
28 alternative notice procedure, sufficient notice shall be deemed to have
29 been provided if the city or county provides notice through a display
30 advertisement at least four (4) inches by two (2) columns in size in
31 the official newspaper of the city or county at least fifteen (15) days
32 prior to the hearing date, in addition to site posting on all external
33 boundaries of the site. Any property owner entitled to specific notice
34 pursuant to the provisions of this subsection shall have a right to par-
35 ticipate in public hearings before a planning commission, planning and
36 zoning commission or governing board subject to applicable procedures.

37 (c) The governing board shall analyze proposed changes to zoning or-
38 dinances to ensure that they are not in conflict with the policies of
39 the adopted comprehensive plan. If the request is found by the govern-
40 ing board to be in conflict with the adopted plan, or would result in
41 demonstrable adverse impacts upon the delivery of services by any po-
42 litical subdivision providing public services, including school dis-
43 tricts, within the planning jurisdiction, the governing board may re-
44 quire the request to be submitted to the planning or planning and zoning
45 commission or, in absence of a commission, the governing board may con-
46 sider an amendment to the comprehensive plan pursuant to the notice and
47 hearing procedures provided in section 67-6509, Idaho Code. After the
48 plan has been amended, the zoning ordinance may then be considered for
49 amendment pursuant to paragraph (b) of this subsection.

1 (d) If a governing board adopts a zoning classification pursuant to a
2 request by a property owner based upon a valid, existing comprehensive
3 plan and zoning ordinance, the governing board shall not subsequently
4 reverse its action or otherwise change the zoning classification of
5 said property without the consent in writing of the current property
6 owner for a period of four (4) years from the date the governing board
7 adopted said individual property owner's request for a zoning clas-
8 sification change. If the governing body does reverse its action or
9 otherwise change the zoning classification of said property during the
10 above four (4) year period without the current property owner's consent
11 in writing, the current property owner shall have standing in a court of
12 competent jurisdiction to enforce the provisions of this section.