Nez Perce County Comprehensive Plan: Forward

**THE COMPREHENSIVE PLAN**
This comprehensive plan is a community developed document which, through goals and policies, strives to maintain the living qualities of the Nez Perce County area—a responsibility shared jointly by elected officials, citizens and businesses. The comprehensive plan is an official policy guide for the preferred 20-year vision for the community.

Nez Perce County’s first comprehensive plan was adopted in July 1980. Nez Perce County initiated the process of updating the comprehensive plan in July 1997 and appointed a citizen advisory group to lead discussions concerning the future of Nez Perce County. The values, visions, goals and policies that follow in this document represent a consensus of the Nez Perce County community.

The Nez Perce County Comprehensive Plan has projected a study area population of over 46,367 by the year 2020. This represents a .85% annual increase in population over the next 22 years. The Nez Perce Comprehensive Plan document contains goals and policies that address physical land use and public facilities that are of concern to planning for this future growth.

**PURPOSE OF THE PLAN**
This plan applies to all geographic areas within Nez Perce County’s jurisdiction. The comprehensive plan is the document through which Nez Perce County has stated how land development and redevelopment should occur and how it will be managed. Basic goals of the plan are intended to guide future growth in a manner consistent with the reasons people enjoy living and working in Nez Perce County.

The purpose of this updated plan may be best summarized in the following points:

- To comply with state legislative requirements under the Idaho Local Planning Act.
- To study the technical aspects of the county’s past and present.
- To articulate the vision county residents have for the future of Nez Perce County.
- To protect private property rights and values, and to avoid unnecessary regulations influencing such concerns.

**USES OF THE PLAN**
The updated Nez Perce County Comprehensive Plan has several important uses:

Legislative: To meet the requirements of the 1975 Local Land Use Planning Act of the State of Idaho, Title 67, Chapter 65, and to establish consistency of land use regulations with the comprehensive plan.

Policy: To clarify and articulate public policies and the intentions of Nez Perce County with respect to the rights and expectations of the general public, private enterprise
and local government.

Educational: To inform local residents, public agencies and economic interests of the community’s plans and priorities.

Coordination: To establish a basis for coordination, understanding among residents, economic interests, county and city officials, the Nez Perce Tribe, private land owners and public agencies within Nez Perce County and to present Nez Perce County’s position on growth and development concerns in the region.

COMPONENTS OF THE PLAN
The comprehensive plan, comprised of goal statements, policies, implementation items, maps, charts, and graphs, provides county leaders and citizens with technical data and guidelines essential in the decision-making process.

- Goal Statements are broad directions that establish ideal future conditions toward which policies are focused.
- Policies are intended to make specific statements that guide decision-making and give clear indication of intent.
- Implementation Strategies are steps for implementing policies. Identification of all possible alternatives for achieving a desired end is not feasible. In some instances, it may be necessary to develop specific studies before implementation.

Certain elements of a comprehensive plan are required by the Idaho Local Planning Act. In order to effectively analyze Nez Perce County’s opportunities and challenges, the plan addresses all required elements with an additional section dedicated to Areas of City Impact.

1. Agriculture
2. Areas of City Impact
3. Community Design
4. Economic Development
5. Hazardous Areas
6. Housing
7. Land Use
8. National Interest Electric Transmission Corridors
9. Natural Resources
10. Population
11. Property Rights
12. Public Airport Facilities
13. Public Services, Facilities, and Utilities
14. Recreation
15. School Facilities
16. Special Areas and Sites
17. Transportation
18. Implementation
HOW THE 1998 PLAN WAS PREPARED

In the initial phases of the planning process, Nez Perce County established a 10-member Citizen Advisory Committee (CAC). The CAC consisted of representatives of the Planning and Zoning Commission, business community, agricultural community, the Nez Perce Tribe, and other interested citizens. This committee met on numerous occasions to review the consultant’s works and prepare the goals and policies of this document.

After the CAC was established, Nez Perce County conducted two public "open house" meetings to inform the community and obtain comments regarding the comprehensive plan update effort. The CAC held the "open house" meeting in Myrtle and the second in Lewiston. In addition to the "open house" meetings, the CAC discussed community concerns regarding social, economic, and physical conditions, as well as implementation priorities.

A citizen comment survey was mailed to a sample of county residents in January 1998. This sample included citizens living in the incorporated and unincorporated areas of Nez Perce County. A significant number of surveys were returned (30% of the sample). The survey played a major role in guiding CAC discussions concerning the development of the goals and policies in this plan.

Nez Perce County and the J-U-B Planning Group thank the CAC members for volunteering their time, experience and insight for the successful completion of this important document. The CAC provided the link between the consultant, Nez Perce County staff, and the citizens of Nez Perce County.

2018 UPDATE

The Nez Perce County Comprehensive Plan was updated in 2018 to bring the plan in compliance with the Local Land Use Planning Act, Idaho Code §67-6508. Data tables were updated using 2010 census data. New sections for Agriculture, National Interest Electric Transmission Corridors, School Facilities, Transportation, and Public Airport Facilities were added pursuant to new requirements of Idaho Code §67-6508. In May of 2015, the Areas of City Impact section was adopted by County Commissioners as a result of a renegotiation of the Lewiston Area of City Impact. The Planning and Zoning Commission reviewed the Plan in its entirety and recommended an updated plan to the Board of County Commissioners for approval.
1998 COMPREHENSIVE PLAN
CITIZEN’S ADVISORY COMMITTEE

Mr. Ron Aldrich of Lewiston (Valley Vision 2001)
Mr. Jim Angle of Lapwai (Planning and Zoning Commission)
  Mr. Steve Becker of Genesee
Mr. Hal Coder of Lewiston (Planning and Zoning Commission)
  Ms. Mary Dau of Lenore
  Mr. Bob Finnell of Juliaetta
Ms. Robin Meacham of Lewiston
  Mr. Randy Randall of Lenore
Ms. Dodi Rode of Lapwai (Nez Perce Tribe)
  Ms. Sharol Ward of Culdesac

2018 NEZ PERCE COUNTY PLANNING AND ZONING COMMISSION

  Jim O'Connell, Chairman
  Terry Kristoff, Vice Chairman
      Frank Dillon
      Kristen Gibson
      Joe Greco
      Marcus Jennings
      Brian Steele

NEZ PERCE COUNTY GIS COORDINATOR

    Bill Reynolds

NEZ PERCE COUNTY PLANNER

    Alison Tompkins

AMERICORPS INTERN

    Jase Brooks
Section 1: Agriculture

PURPOSE OF THE AGRICULTURE ELEMENT
The character, culture, and economic development of rural communities in Nez Perce County are closely tied to agriculture. This component examines farming and other agriculture trends and presents related policies for preservation and future, beneficial use of agricultural land in Nez Perce County.

The purpose of this component is to provide Nez Perce County decision-makers with goals and policies that recognize the value of agriculture to the community and the importance of a quality community to new agricultural development.

Nez Perce County’s agricultural policies build upon the following:
- The unique strengths and characteristics of the Nez Perce County area;
- The role of Nez Perce County as a regional retail and tourism center;
- A strategic location along the Idaho State Highway 95 corridor;
- Service by the Port Districts of Lewiston and Clarkston; and
- An agricultural tradition
- A share of the State’s agricultural economy

The economy of the unincorporated and rural areas of the county is principally based upon agriculture, forestry, and livestock. However, these areas are dependent upon economic centers – towns and cities – to provide goods, services, and employment opportunities. Towns and cities also provide necessary market and transportation outlets for their products. Consequently, urban economic conditions are an important planning consideration, where they will have an impact on growth, development, and economic health in the rural areas.

INVENTORY
Agriculture, including forestry and raising of livestock, provides the financial mainstay for the majority of rural residents in Nez Perce County (Table 1-1). The number of farms has decreased over the past 49 years. In 1964 there were 605 farms, averaging 946 acres in size. By 1992, the number of farms had declined to 345, averaging 1385 acres. As of 1997, the number of farms had slightly increased to 473, averaging 747 acres (Table 1-1).

While the number and size of farms has fluctuated in previous decades, the market value of agricultural products sold has steadily increased. In 1974, the value of agricultural products sold (crops and livestock) was $34,418,000. By 2007, the market value increased to $58,693,000.

Relating Nez Perce County’s farm statistics to those of the state of Idaho (Table 1-2), the data reveals in 2007 Nez Perce County had 1.87% of the State’s farms and held over 3% of the state’s farm land. The average size of Nez Perce County Farms were
164% that of the average for the State. Market value for agricultural products sold in
2007, represented 1.03% of the total for the state.

Idaho Census of Agriculture data is collected every 5 years. Data is released to the
public in the subsequent year.

Table 1-1 Census of Agriculture

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<tbody>
<tr>
<td>Total Farms</td>
<td>494</td>
<td>433</td>
<td>495</td>
<td>345</td>
<td>383</td>
<td>441</td>
<td>473</td>
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<tr>
<td>Total Acres</td>
<td>515,916</td>
<td>472,509</td>
<td>473,987</td>
<td>477,839</td>
<td>339,476</td>
<td>343,462</td>
<td>353,292</td>
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<td>Avg. Farm Acres</td>
<td>1,044</td>
<td>1,091</td>
<td>1,170</td>
<td>1,385</td>
<td>885</td>
<td>779</td>
<td>747</td>
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<tr>
<td>Total Farms in Crops</td>
<td>381</td>
<td>341</td>
<td>291</td>
<td>306</td>
<td>267</td>
<td>341</td>
<td></td>
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<tr>
<td>Total Acres in Crops</td>
<td>229,076</td>
<td>205,624</td>
<td>216,575</td>
<td>214,633</td>
<td>208,288</td>
<td>196,376</td>
<td>203,591</td>
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<td>Cattle and Calves</td>
<td>16,082</td>
<td>20,819</td>
<td>17,048</td>
<td>14,168</td>
<td>13,005</td>
<td>9,638</td>
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<tr>
<td>Irrigated Farms</td>
<td>68</td>
<td>67</td>
<td>97</td>
<td>71</td>
<td></td>
<td></td>
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<tr>
<td>Irrigated Acres</td>
<td>2,227</td>
<td>430</td>
<td>938</td>
<td>560</td>
<td></td>
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<tr>
<td>Ag. Product Market Value</td>
<td>$34,418,000</td>
<td>$37,818,300</td>
<td>$30,320,000</td>
<td>$33,917,000</td>
<td>$37,756,000</td>
<td>$40,402,000</td>
<td>$58,693,000</td>
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Table 1-2 State Comparison

<table>
<thead>
<tr>
<th></th>
<th>2007 State Totals</th>
<th>Nez Perce County Percent of State Total</th>
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<tbody>
<tr>
<td>Total Farms</td>
<td>25,349</td>
<td>1.87%</td>
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<tr>
<td>Total Acres</td>
<td>11,497,383</td>
<td>3.07%</td>
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<tr>
<td>Avg. Farm Acres</td>
<td>454</td>
<td>164.54%</td>
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<tr>
<td>Total Farms in Crops</td>
<td>18,782</td>
<td>1.82%</td>
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<tr>
<td>Total Acres in Crops</td>
<td>5,918,899</td>
<td>3.44%</td>
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<tr>
<td>Cattle and Calves</td>
<td>2,236,147</td>
<td>.43%</td>
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<tr>
<td>Irrigated Farms</td>
<td>16,124</td>
<td>.44%</td>
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<tr>
<td>Irrigated Acres</td>
<td>3,299,899</td>
<td>.02%</td>
</tr>
<tr>
<td>Ag. Product Market Value</td>
<td>$5,688,765,000</td>
<td>1.03%</td>
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</table>
GOAL STATEMENT
To maintain and grow Nez Perce County’s proportionate share of the agricultural economy of Idaho State and the region, through selective programs and policies that celebrate Nez Perce County’s rural quality of life and agricultural roots.

POLICIES
1. Nez Perce County should encourage diversification of our agricultural base.
2. Nez Perce County should encourage the agricultural/rural character of the County.
3. Nez Perce County should encourage urban type densities in areas prepared to provide urban services.
Section 2: Areas of City Impact

PURPOSE OF AREAS OF CITY IMPACT
Areas of City Impact (ACIs) are transition areas between each city and the county and act as place holders for future annexation and eventual urban development. They are important because they help cities and counties carry out the purposes of planning, which include protecting property rights, ensuring that adequate public facilities and services are provided at reasonable cost, and encouraging urban type development within cities.

ACIs are important tools that help coordinate growth with the availability of services. ACIs also help to concentrate density to those areas best prepared to receive new developments. This is referred to as managed growth and rules that govern it are described in §67-6526 of Idaho Code.

Each ACI is individually negotiated and may have governing ordinances and plans that only apply within its boundaries. As a result of these individual negotiations, the size and policy regime for each ACI may differ. In ACI’s, Nez Perce County administers and enforces land use plans and ordinances prior to annexation because the land is outside city limits and under the County’s jurisdiction. (Blaha v. Board of Ada County Commissioners 134 Idaho 70, 9 P.3d 1236 (2000)) Upon annexation, land use administration and enforcement is under the jurisdiction of the city.

Lewiston and Nez Perce County first adopted an ACI in 1982. The Lewiston ACI has been renegotiated since that time, most recently in 2014. The boundary is depicted on the Lewiston Area of City Impact Zoning Map. Nez Perce County has adopted City of Lewiston zoning and development standards within the ACI boundary. For subdivision developments, three options for construction of improvements are available.

Genesee and Nez Perce County adopted an ACI in 2012. Although the City of Genesee is located on the southern border of Latah County, the City’s area of impact extends one mile into Nez Perce County. Nez Perce County administers the Nez Perce County Zoning Ordinance and County development standards for the Genesee ACI.

The County does not have formal ACI agreements with the incorporated cities of Culdesac, Lapwai, or Peck at this time. However, city comments are solicited for all land use applications in Nez Perce County, pursuant to the public notice and hearing procedures of Idaho Code §67-6509.

INVENTORY AND FUTURE NEEDS
Population projections suggest the population of Nez Perce County (including incorporated city populations) could approach 47,800 people by 2040. This represents a 1.22% increase with most of the increase occurring in the City of Lewiston (78%) and in unincorporated lands (17%).
Following these projections and using the 2010 Census reported household size for Nez Perce County, an increase of 2,697 people in the unincorporated areas could require 1,138 additional dwellings by 2040.

Lewiston’s population could increase by 5,349 individuals by 2,040, which could call for as many as 2,257 new dwellings. This is twice as much as the existing 2010 vacant housing in the City of Lewiston, meaning that Lewiston’s residential construction industry could contribute at least 1,100 new dwellings over 30 years if these vacancies are leveraged to meet municipal housing needs.

Regardless of the type of housing needed to meet the demands of a growing population, annexation should be anticipated and carefully planned. Several goals and policies within the Community Design, Housing, and Land Use elements of the Nez Perce County Comprehensive Plan highlight priorities for development decisions in the County’s unincorporated areas.

**GOAL STATEMENT**
To plan for and manage growth that protects private property rights, ensures adequate public facilities and services are provided at reasonable costs, encourage urban development within cities, and ensures that land is developed commensurate with its physical characteristics.

**POLICIES**
1. Nez Perce County should consider and weigh the needs of residents of Areas of City Impact in land use and land management decisions.
2. Nez Perce County recognizes that ACI’s provide a way for cities and counties to grow in a way that maintains the quality of life for its current and future residents, prevents urban sprawl, protects critical lands, and anticipates future public service and facility needs.
3. Nez Perce County should encourage moderate to high-density residential and/or commercial development to locate in or adjacent to incorporated cities and communities where adequate public services are available.
4. Nez Perce County should require construction of roads and utilities when adjacent to existing public services.
5. Nez Perce County should provide reasonable alternatives to construction of rights-of-way and utilities when connections to existing public services are not available.
Section 3: Community Design

PURPOSE OF THE COMMUNITY DESIGN ELEMENT
The concepts of community design are inclusive of rural and urban community development. They are intended to create, enhance and promote a quality of life of a community. Community design encompasses the overall development pattern of Nez Perce County, creating its visual character.

INVENTORY AND FUTURE NEEDS ANALYSIS
Nez Perce County’s visual character is determined by the natural landscape, the arrangement of structures, and land uses on the land, the development of incorporated cities, and the composition of land parcels. Land use regulations such as the Nez Perce County’s zoning ordinance and subdivision ordinance have the greatest influence on the visual character of Nez Perce County.

The conversion of existing agricultural and/or forestlands to residential uses has been the most influential type of development in the county. This type of development is anticipated to continue over the next 20 years. This conversion takes place through the subdivision of property. “Subdivision” is the process by which land is divided into smaller parcels or legal units for development or sale, and may include the development of access to such parcels by the construction of roads or streets.

A subdivision usually consists of a number of lots and/or blocks served by a street or network of streets. Subdivisions often provide for the establishment of utility systems, for the supply of water and the disposal of sewage and storm water. In an urban setting, or often time within a city’s area of impact, street systems may be paved, with curbs and gutters as well as sidewalks and street lighting.

In order to encourage the proper development of rural lands, special requirements and procedures should be included in the applicable county ordinances and other implementing measures. This minimum development standard should serve to ensure that new roads meet county minimum standards of grade or construction so they may be dedicated and maintained by the county road department. These standards should also serve to ensure that newly constructed water and sewer systems are adequate for future lot purchasers.

Managed land development through subdivision regulation can be an effective tool in preventing residential sprawl and substandard developments, and in reserving agricultural lands for genuine agricultural production. County land use and subdivision regulations should be written to manage future land development so that it reflects the character of the county desired by its citizens. To do this, it becomes important to determine which areas should be preserved and which should be developed.

Cluster type development and planned unit development (PUD) regulations may be used as effective tools within the county’s subdivision and zoning ordinances. These
specific regulations, when carefully drafted, can help to ensure that residential and commercial development is designed to complement Nez Perce County’s treasured rural character.

Caution should be used when reviewing applications for PUDs, however, because they may have adverse impacts on agricultural operations and natural resources and strain local government services and budgets. PUDs can also inadvertently undermine the purpose of zoning districts with unintended impacts on neighbors who rely on zoning to protect quality of life. Additionally, PUDs create complexity and require management by planning staff because they create multiple mini-zoning codes that make consistency in decision-making difficult. PUDs and cluster developments that are poorly planned and/or not managed can systematically fragment open space, wildlife habitat, and agricultural lands with detrimental impacts to the culture of rural and small town quality of life.

GOAL STATEMENT
To maintain Nez Perce County's rural character.

POLICIES
1. Nez Perce County should encourage the preservation of the County's open space, unusual terrain, and wildlife habitat as a buffer between differing land uses.
2. Nez Perce County should encourage residential, commercial and industrial subdivision design that retains the rural and natural amenities of the development site.
3. Nez Perce County should encourage moderate to high density residential and commercial developments in the urban communities and areas of impact.
4. Nez Perce County should maintain design standards in County land use ordinances.
5. Nez Perce County should ensure that development on hillsides and along waterways is carefully managed to be visually unobtrusive while addressing the importance of protecting these public resources.
6. Nez Perce County should encourage the conservation of prime agricultural lands for agricultural production.
7. Nez Perce County should encourage the re-subdivision of large land tracts within presently developed areas.
8. Nez Perce County should encourage landscaping in all new developments that will capitalize on trees ability to reduce air and noise pollution; enhance the value of residences, provide wildlife habitat, and reduce energy consumption.
Section 4: Economic Development

PURPOSE OF THE ECONOMIC DEVELOPMENT ELEMENT
Growth and development of a community are closely tied to economic development policies. This component of the plan examines employment, income, industries, businesses and population trends and presents related policies for future, beneficial economic development in Nez Perce County.

The purpose of this component is to provide Nez Perce County decision-makers with goals and policies that recognize the value of businesses to the community and the importance of a quality community to new business development.

Nez Perce County’s economic development policies build upon the following:

- The unique strengths and characteristics of the Nez Perce County area;
- The role of Nez Perce County as a regional retail and tourism center;
- Its strategic location along the Idaho State Highway 95 corridor;
- The wonderful recreational opportunities, beautiful scenery, and interesting history in north central Idaho that attracts potential residents and tourists and enhances the lives of residents;
- The region’s traditional economic mainstay of forest products jobs;
- Employment with and economic development efforts of the Nez Perce Tribe;
- Service by the port districts of Lewiston, Clarkston, and Wilma; and
- Its agricultural products.

The economy of the unincorporated and rural areas of the county is principally based upon agriculture, forestry and livestock. However, these areas are dependent upon economic centers - towns and cities - to provide goods, services and employment opportunities. Towns and cities also provide necessary market and transportation outlets for their products. Consequently urban economic conditions are an important planning consideration, where they will have an impact on growth, development and economic health in the rural areas.

INVENTORY
From CEDA’s Comprehensive Economic Development Strategy and the ID Dept. of Labor;
Kathryn Tacke, Regional Economist

Natural and Historical Resources

The county’s geography influences its industrial base and its ability to attract new residents and visitors. Its fertile land produces wheat and other products, and provides good pastures for raising cattle. To support farmers and ranchers, there are grain elevators, barge and truck transportation, and businesses serving farmers and ranchers. The Snake and Clearwater Rivers provide extensive opportunities for boating, fishing, and hiking. Hunters can find elk, deer, pheasants, and other game
birds. In addition to their contribution to the quality of life and tourism potential, outdoor recreational opportunities also have fostered the region’s manufacture of guns, ammunition, and jet boats. Lewiston’s low elevation makes it winter milder than the rest of northern Idaho. That proves an attraction for retirees and for visitors wanting to golf in winter and early spring.

The county contains a portion of the Nez Perce Reservation. The Nez Perce Tribe employs more than 900 people at its headquarters, medical clinic, and other operations in Lapwai and its casino and resort near Lewiston. The tribe’s enterprises and economic development efforts play a major role in the Lapwai area. The tribe has led efforts to improve Internet and cell phone service on the reservation. The tribe’s employment in the county grew 49 percent from 630 in 1996 to 940 in 2016.

Lewiston is Idaho’s only seaport. Although it is 465 miles from the Pacific, the Snake River carries barges loaded with grain, legumes, paper, lumber and other products from there to the Columbia River and then the Pacific Ocean. Trucks bring products to the port from Idaho, Montana, the Dakotas, and Washington. A single grain barge can move 3,000 tons of grain - the equivalent of 134 grain trucks - and uses a quarter to half the amount of fuel as trucks or rail traffic. Problems at the Port of Portland greatly reduced containerized shipping in 2016. The Port of Lewiston makes agriculture and several other industries that rely on it for shipping more profitable. The port supports a few hundred jobs in transportation, warehousing, and agricultural storage. In addition, the Port of Lewiston plays an active role in economic development—providing developed space for industrial companies, a business incubator, economic and transportation planning, and improved Internet access. Within three miles of the port are two Washington State ports—Clarkston and Wilma, which bring up to 220 tourists at a time on cruise boats, transport goods into and out of the area, and boost incomes of consumers. In 2016, the Port of Lewiston began installing a fiber optic network in several parts of Lewiston that will pave the way for improved access to high-speed Internet. The fiber optic lines will be open access, which means any Internet provider can lease fiber lines from the port and provide services to their customers. The $950,000 infrastructure project will provide redundancy and increase bandwidth. That will ultimately help local businesses stay competitive in a global marketplace increasingly reliant on fast and efficient technology. The availability of high-speed Internet may also attract new businesses to the city.

In the last 10 years, several businesses have worked to revive what was once a major industry in the Clearwater Valley—growing grapes and making wine. Before Prohibition, the valley was well-known for its wines. The Palouse Lewis Clark Valley Wine Alliance, representing six wineries and eleven vineyards in north central Idaho and southeast Washington, earned recognition as an American Viticultural Area last year, which will make it easier to market the wines. The growth of the wine industry also will bolster tourism. Wineries offer tasting rooms and event centers that draw sophisticated tourists. In 2015, Kiwi Air in Clarkston added wine tours to the places its helicopters take people. It frequently flies to Lindsay Creek Vineyards in the Lewiston
Orchards. Clearwater Canyon Cellars was named Idaho Winery of the Year by Wine Press Northwest in 2016. It opened a new tasting room and production area close to its vineyard in the Lewiston Orchards in 2016.

Lewiston is a regional hub for transportation, retail, health care, entertainment, media, federal and state government, wholesale, and professional services including accounting, engineering, architectural, and information technology. Lewiston’s twin city Clarkston, Washington, connects with it by two bridges. Many residents of Clarkston and the rest of Asotin County rely on Lewiston for employment, shopping, and entertainment. Residents of neighboring Idaho counties also rely on the area for the same things. The population growth and economic health of these other counties greatly affect Nez Perce County’s economy.

North central Idaho provides incredible outdoor recreational opportunities, breathtaking scenery, and an interesting history. Leisure and hospitality - a sector that includes amusement, recreation, gaming, lodging, restaurants, and bars - employed 2,237 people in Nez Perce County in 2016. The sector provides about 10 percent of the county’s payroll, so it’s proportionately the same size as in the rest of the nation. Tourism activity has been on the rise. Leisure and hospitality employment rose 22 percent from 1,852 in 1996 to 2,237 in 2016. Much of that growth came from the Nez Perce Tribe’s gaming operation near Lewiston, which grew from a bingo hall to a large casino resort with a hotel, restaurant, event center, convention rooms, and a convenience center near Lewiston in 2015. Hilton opened a 100-room Hampton Inn on Nez Perce Drive in Lewiston in 2016, where it employs 25 full-time workers.

**Manufacturing**

Manufacturing plays a vital role in Nez Perce County, providing relatively high-paying jobs with good benefits. Manufacturing jobs in Nez Perce County rose 13 percent from 3,472 in 1996 to 3,919 in 2016. In the same 20-year period, Idaho’s manufacturing employment rose 10 percent and U.S. manufacturing fell 28 percent.

With all the forest lands in north central Idaho, forest products jobs long were the economic mainstay of Nez Perce County. Logging and wood products jobs peaked in the 1960s at 2,100. A change in U.S. Forest Service policy in the early 1990s greatly reduced timber-cutting on federal land, which led to fewer logging jobs and less raw products for mills. In addition, technological improvements have reduced the amount of labor required to produce the same number of board feet of lumber and to harvest the same number of logs. By 1996, lumber and wood products had fallen to 650. Today, they number 420. Today, paper products are the main source of forest products jobs—employing about 1,370.
In 1927, the Clearwater Timber Company opened a lumber mill next to the Clearwater River in Lewiston. Its successor company, Potlatch, began paper production at the 880-acre site in 1950. By 1980, it employed about 1,000 people there. The paper operations’ employment peaked in 1993 around 1,860. Increased efficiency and reduced corporate jobs pushed employment down to 1,370 at the paper operations and 300 at the lumber operation by 2007, the year before the recession began. In 2008, Potlatch Corp. spun off into two companies—Potlatch, which managed its lands and wood operations—and Clearwater Paper, which took control of its paper products operation and the Lewiston lumber mill. Clearwater Paper sold the lumber mill, which was Idaho’s largest mill, to Idaho Forest Group in late 2011, laying off all 250 workers. Idaho Forest Group made extensive renovations and reopened the mill a few months later with 100 employees. It now employs more than 150 there.

The paper operations’ employment has remained steady around 1,370 since the lumber mill sale. Today, they make private label toilet paper, facial tissue, and paper towels sold at grocery stores and paperboard for cups, paper plates and packaging for goods from food to cosmetics and medicines. The most massive upgrade of the mill site in a quarter-century began in October 2015 and was completed in September 2017. The $160 million project built a state-of-the-art continuous pulp digester. The new digester process greatly reduces the costs of paperboard production, decreases pollution emissions, and gets more fiber from each chip. Installation of the new digester is projected to increase pulp production, which should generate more demand for chips and logs and increase work for loggers and truckers throughout the region.

North central Idaho is an outdoor paradise offering great opportunities for hunting, fishing, hiking, camping, jet boating, snowmobiling, whitewater rafting, horseback
riding, recreational vehicles, and cross country skiing. Not surprisingly, many manufacturers in Nez Perce County make equipment for recreational activities. The largest recreational technology sectors here are (1) ammunition and guns, and (2) jet boats. Other recreational technology companies include Alpine Archery, making bows for bow hunters, and Gateway Trailers, making trailers to pull boats.

Ammunition is the largest rec-tech industry. The largest ammo maker, Vista Outdoor in Lewiston, added more than 700 jobs from 2007 to 2016. The Lewiston Vista operation started life in the late 1980s as Blount. In 2001, ATK purchased the Blount ammunition plant, which then employed 700 people. Its employment growth in recent years led to it becoming the county’s largest private-sector employer in 2016. It employs more than 1,400 workers. Vista Outdoor, which spun off from ATK in 2015, plans to undertake a $70 million expansion over the next few years, adding at least 100 more workers. Howell Munitions & Technology, which has made equipment for ammunition makers for a couple of decades, began making ammunition in Lewiston in 2012 and employs more than 300 people.

P. Kay Metal, a supplier to Vista Outdoor, plans to break ground near the Lewiston-Nez Perce County Regional Airport in 2017. The Lewiston plant would be the company’s second-largest location behind its headquarters in Los Angeles, where it makes products used by the automotive industry and high-tech companies. The Lewiston facility would supply lead that Vista Outdoor, Howell, and other ammunition manufacturers use to make the projectiles.

Seekins Precision—which makes AR-15 rifles and rifle components—opened in 2007 at the Port of Lewiston’s incubator with five employees. Now it has its own plant near the airport, where it employs more than 65 people.

Jet boat builders in Lewiston employ more than three dozen people, and jet builders in Clarkston employ more than 150. The work has earned the Lewis-Clark Valley the title “Jet Boat Capital of the World. They have teamed up to expand their markets into Europe.

In 2012, Schweitzer Engineering Laboratories—an international company based in Pullman, Washington—opened a plant in Lewiston with 100 employees. Today, it employs more than 400 people there making high-tech equipment for electrical transmission and distribution. Lewiston is playing an increasingly important role in SEL’s operations, and the company expects Lewiston’s output of digital protective relays to surpass Pullman’s within a couple of years. Its plant, which it doubled in size, could hold up to 750 workers.

Many of the other manufacturer operators in Nez Perce County are involved with metal fabrication and equipment manufacturing. Some of the larger ones include: Ammo Load Worldwide, which is a sister company of Howell Munitions that makes equipment for ammunition makers; Broemeling Steel & Machine, which fabricates structural steel items including catwalks, tanks, and bases for machinery in Lewiston;
Hydraulic Warehouse, which opened in Lewiston in 1987 and makes hydraulic pumps and motors for dump trucks, tunnel borers and even Ferris wheels; S. D. Meacham Tool & Hardware, a CNC machine shop that makes reloading tools for black powder cartridge rifle competitors; and Schwab’s Screw Machine Products in Lapwai.

Retail and Services

Federal and state government jobs in Nez Perce County grew 10 percent from 1,363 in 1996 to 1,494 in 2016. Federal employment dropped from 229 to 200, while state government employment grew 14 percent from 1,134 to 1,294. Much of the growth came from Lewis-Clark State College, which employs about 700 people. As a four-year college that also offers one- and two-year professional-technical training programs and customized training for individual employers’ workers, LCSC plays a major role in developing the long-term skills of north central Idaho’s labor force. Its enrollment has risen at a fast pace in recent years - increasing 44 percent from 2,728 in fall 2000 to 3,924 in fall 2016. Among the larger federal and state employers in Nez Perce County are the Idaho Department of Health and Welfare, the Idaho Transportation Department, Idaho Department of Fish and Game, the North Central Idaho Health District, the Idaho State Police, and the U.S. Postal Service.

Despite the area’s population growth, retail employment now is lower than 20 years ago. In 1995, Nez Perce County retailers employed 2,859 people. By 2005, they employed 2,803. Employment stayed in that range until the recession caused it to drop to 2,326 by 2012. Growth of Clarkston’s retail sector, especially the move of Wal-Mart from Lewiston to Clarkston in 2009, also reduced Lewiston’s retail employment in those years. Also hurting Nez Perce retailers was the growth of Latah County’s retail sector. In addition, demand for retail also has been dampened by the aging of the population (as people enter their later years, they spend less money on things and more on services) and increased competition from Internet-based retailers. As the population and incomes grew during the recovery, retail employment rose to 2,637 in 2016.
As Nez Perce County’s population has grown and aged, the health care sector has grown rapidly. Health care jobs grew 56 percent from 2,083 in 1996 to 3,240 in 2016. Many residents of neighboring counties in Idaho and Washington come to Lewiston for medical care. St. Joseph’s Regional Medical Center in Lewiston employs nearly 1,000 people, and is expected to continue to expand its services in the coming years. About 840 people work in the county’s nursing homes and residential care facilities. Doctors’ offices and medical clinics employ more than 600 people. The Nez Perce Tribe operates Nimipuu Health, a full-service medical clinic in Lapwai that employs about 160 people.

One of Lewiston’s largest employers is Regence BlueShield of Idaho, which employs more than 400 people at its health insurance processing center. It is the only back-
office or call center operation of significant size in the county. Its employment exceeded 700 until it downsized in 2012 and 2013.

**Nez Perce County Employment**

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Total Nonfarm Payroll Jobs</td>
<td>17,580</td>
<td>19,700</td>
<td>21,558</td>
<td>21,738</td>
<td>20,988</td>
<td>22,354</td>
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<td>Goods-Producing</td>
<td>4,272</td>
<td>4,638</td>
<td>4,244</td>
<td>4,080</td>
<td>3,867</td>
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<td>Logging &amp; Mining</td>
<td>154</td>
<td>300</td>
<td>220</td>
<td>195</td>
<td>202</td>
<td>177</td>
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<tr>
<td>Construction</td>
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<td>867</td>
<td>818</td>
<td>886</td>
<td>691</td>
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<td>Manufacturing</td>
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<td>3,472</td>
<td>3,207</td>
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<td>Service-Providing</td>
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<td>15,062</td>
<td>17,313</td>
<td>17,658</td>
<td>17,120</td>
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<td>Trade, Transportation, &amp; Utilities</td>
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<td>4,431</td>
<td>4,636</td>
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<td>3,779</td>
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<td>Wholesale Trade</td>
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<td>629</td>
<td>576</td>
<td>553</td>
<td>509</td>
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<td>Retail Trade</td>
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<td>Transportation &amp; Warehousing</td>
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<td>Information</td>
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<td>303</td>
<td>346</td>
<td>397</td>
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<td>725</td>
<td>889</td>
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<td>Educational &amp; Health Services</td>
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<td>2,909</td>
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<td>3,564</td>
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<td>Leisure &amp; Hospitality</td>
<td>1,428</td>
<td>1,830</td>
<td>1,806</td>
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<td>1,847</td>
<td>1,958</td>
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<td>Other Services</td>
<td>1,149</td>
<td>1,251</td>
<td>1,883</td>
<td>1,629</td>
<td>1,704</td>
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<td>Government Education</td>
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<td>1,563</td>
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<td>1,779</td>
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<td>1,262</td>
<td>1,317</td>
<td>1,456</td>
<td>1,557</td>
<td>1,536</td>
<td>1,602</td>
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</table>

**Workforce**

**Labor Force**

One of the county's economic challenges is providing the skilled workforce that businesses need. The county’s workforce has a good reputation for its work ethic and high productivity, but its labor force is not growing. The county's civilian labor force fell 7 percent from 21,034 in 1996 and 22,571 in 2016, while Idaho's civilian labor force grew 32 percent and the U.S. civilian labor force grew 19 percent.

The aging of the county's population has resulted in a large increase in people reaching retirement age while its youth population has declined. In 2000, approximately 330 county residents turned 65 years old. In 2016, 500 did. Over the same period, the number of residents turning 16 went from 570 to 500. Today, the county's businesses rely more on neighboring counties to supply the workers they need. In 2014, about 3,100 of the 21,000 people who work in payroll jobs in Nez Perce County come from other counties.
Between 1995 and 2015, the number of people under 25 years of age with payroll jobs in Nez Perce County fell 16 percent from 3,036 to 3,623. The number of people 25 to 54 years of age with payroll jobs dropped 3 percent from 13,557 to 13,154, while the number of people 55 years and older with payroll jobs more than doubled—from 1,991 to 4,584.

The county experienced especially high levels of unemployment in the early 1980s—when a double-dip recession devastated forest products employment. Since then, the county’s unemployment rate has moved similarly to the U.S. unemployment rate and has often fallen below the U.S. unemployment rate. Between 2003 and 2007, the county experienced some labor shortages. Skilled manufacturing, construction, and health care workers were especially difficult to find, but even wages for unskilled workers rose sharply as employers competed for the limited number of workers. Its unemployment rate fell to the lowest rate ever recorded, 2.9 percent, in June 2007. After the U.S. recession began in December 2007, the county’s unemployment rate more than doubled, but it remained below the U.S. unemployment rate. Over the last few years, the county’s unemployment rate has fallen close to the very low levels before 2007. In February 2017, the county’s seasonally adjusted unemployment rate was 3.1 percent, while Idaho’s rate was 3.6 percent and the U.S. rate was 4.7 percent. Employers report difficulties finding and keeping skilled workers in several industries.

Over the decades, the county has experienced a high level of “brain drain”. Young people who grow up in the county or come to the county for an education tend to move away after graduation, because job opportunities are limited. If the county can keep more of these youth, it will solve its biggest potential labor force problem.
Clearwater Economic Development Association—working with Valley Vision, the Idaho Department of Labor, local school districts, Lewis-Clark State College, and the
University of Idaho— is working on a number of initiatives to improve job-readiness training for local students. That will provide them with better job opportunities, while meeting the skill needs of local employers. Plans for a career-technical education center at the new Lewiston High School and for a neighboring center for Lewis-Clark State College will help provide improved skills training, especially for those students who do not plan to earn four-year college degrees.

**Pay**

The average pay per job in Nez Perce County was $40,041 in 2015, according to the U.S. Bureau of Economic Activity. That was 1 percent higher than Idaho’s $39,633 and 25 percent lower than the nation’s $53,162. The county’s average pay was close to the U.S. average in the late 1970s, and then dropped in the 1980s, as a double-dip recession especially harmed the timber industry, hurting Nez Perce County residents who worked in that and related industries and reducing the incomes of residents of neighboring counties resulting in them spending less in Nez Perce County. After recovering slightly around 1990, the county’s average pay has continued to grow more slowly than the U.S. Between 1995 and 2015, Nez Perce County’s average pay adjusted for inflation grew 21 percent, while the state’s average grew 24 percent and the nation’s grew 37 percent. Much of the slower growth is due to the loss of high-paying timber-related jobs.

![Average Pay Adjusted for Inflation and Expressed in 2015 Dollars](image)

**Economic Development**

Per capita income is a common measure of the overall economic well-being of a community. Nez Perce County’s per capita income in 2015 was $39,358, about 3
percent higher than Idaho’s $38,392 and 18 percent lower than the nation’s $48,112. Over the previous 20 years, per capita income grew at a slower rate in the county than in the state and nation. When adjusted for inflation, Nez Perce County’s income grew 33 percent between 1995 and 2015, while the state’s income grew 37 percent and the nation’s income grew 46 percent.

Despite the county’s relatively low incomes, its poverty rate tends to be lower than the state and national rates. In 2015, 13.5 percent of Nez Perce County residents lived in households with income below poverty level, while 14.7 percent of Idahoans and 14.7 percent of Americans did.

Slow population growth and the long-term decline in logging and lumber jobs in north central Idaho has made employment growth a little sluggish. Between 1996 and 2016, nonfarm payroll jobs in Nez Perce County grew 13 percent from 19,700 to 22,354, while Idaho employment grew 42 percent and the nation’s employment grew 20 percent.
Economic Statistics

Unless otherwise indicated, the statistics below are from the U.S. Census Bureau’s 2011-2015 American Community Survey 5-Year Estimates

<table>
<thead>
<tr>
<th></th>
<th>Nez Perce County</th>
<th>State of Idaho</th>
<th>United States</th>
</tr>
</thead>
<tbody>
<tr>
<td>HOUSEHOLDS &amp; FAMILIES</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total households</td>
<td>16,096</td>
<td>589,320</td>
<td>116,926,30</td>
</tr>
<tr>
<td>Average household size</td>
<td>2.40</td>
<td>2.69</td>
<td>2.64</td>
</tr>
<tr>
<td>Total families</td>
<td>10,318</td>
<td>406,168</td>
<td>77,260,546</td>
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<tr>
<td>Average family size</td>
<td>2.94</td>
<td>3.23</td>
<td>3.24</td>
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<tr>
<td>HOUSING TENURE</td>
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<tr>
<td>Owner-occupied housing units</td>
<td>70.0%</td>
<td>68.9%</td>
<td>63.9%</td>
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<tr>
<td>Renter-occupied housing units</td>
<td>30.0%</td>
<td>31.1%</td>
<td>36.1%</td>
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<tr>
<td>INCOME</td>
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<td></td>
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<tr>
<td>Per capita income 2015</td>
<td>$39,358</td>
<td>$38,392</td>
<td>$48,112</td>
</tr>
<tr>
<td>Source: U.S. Bureau of Economic Analysis</td>
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<td></td>
<td></td>
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<tr>
<td>Median household income</td>
<td>$48,160</td>
<td>$47,583</td>
<td>$53,889</td>
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<tr>
<td>Total households:</td>
<td>16,096</td>
<td>589,320</td>
<td>116,926,30</td>
</tr>
<tr>
<td>Less than $10,000</td>
<td>6.1%</td>
<td>7.0%</td>
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<td>$10,000 to $14,999</td>
<td>5.6%</td>
<td>5.5%</td>
<td>5.3%</td>
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<td>$15,000 to $24,999</td>
<td>10.8%</td>
<td>11.9%</td>
<td>10.6%</td>
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<td>$25,000 to $34,999</td>
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<td>12.2%</td>
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<td>$35,000 to $49,999</td>
<td>16.1%</td>
<td>15.7%</td>
<td>13.4%</td>
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<td>$75,000 to $99,999</td>
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<td>12.0%</td>
<td>12.1%</td>
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<tr>
<td>$100,000 to $149,999</td>
<td>9.9%</td>
<td>10.4%</td>
<td>13.1%</td>
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<tr>
<td>$150,000 to $199,999</td>
<td>3.1%</td>
<td>3.0%</td>
<td>5.1%</td>
</tr>
<tr>
<td>$200,000 or more</td>
<td>1.3%</td>
<td>2.6%</td>
<td>5.3%</td>
</tr>
<tr>
<td>POVERTY</td>
<td></td>
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</tr>
<tr>
<td>Persons with income below poverty</td>
<td>5,278</td>
<td>238,646</td>
<td>46,153,077</td>
</tr>
<tr>
<td>Percent of population living below poverty</td>
<td>13.5%</td>
<td>14.7%</td>
<td>14.7%</td>
</tr>
<tr>
<td>Children under 18 with income below poverty</td>
<td>1,543</td>
<td>75,056</td>
<td>15,000,273</td>
</tr>
<tr>
<td>Percent of children living below poverty</td>
<td>18.5%</td>
<td>17.7%</td>
<td>20.7%</td>
</tr>
</tbody>
</table>
Outside Lewiston and Lapwai, there are few jobs. About 800 payroll jobs are in the Lapwai area. The Culdesac area has about 110, while the Lenore-Peck area has about 50 jobs. Almost all of the other 20,070 jobs are in the Lewiston zip code area.

The major organizations fostering economic development are Valley Vision, which helps local businesses grow and recruits new businesses to the Lewiston-Clarkston area; the Port of Lewiston; the Nez Perce Tribe; and Clearwater Economic Development Association—which serves north central Idaho from its office in Lewiston and does economic development planning, helps local government get grants for needed infrastructure, and is heavily involved with several efforts to develop the skills of local youth so that local businesses can find skilled workers.

Actions to attract new industries to the Nez Perce County area will depend on the local “quality of life”, educational opportunities for employees, and an available work force. Transportation facilities, cultural events, medical care, and retail shopping are other criteria prospective businesses will consider in site selection. A local economy dependent on a number of major employers will be less affected by cyclic fluctuations of major economic sectors.

While pursuing economic development policies and actions, it is noteworthy that the following local, state, and national employment trends may affect Nez Perce County’s economic development focus:

- Strong growth of fabricated metal product and electrical equipment manufacturing employment;
- In-migration of aging populations and labor pool;
- Out-migration of young, educated, skilled labor;
- The residents, jobs, and skills that are here because of Lewis-Clark State College;
- Moderate increase in hospital and other health care employment;
- Slight increase in professional, scientific, and technical services employment;
- Increasing number of single female heads-of-household with one or more jobs;
- Increasing number of retired workers re-entering the casual labor market;
- Increasing number of multiple wage earners per household and continued expansion of entry-level and low skilled positions.

**GOAL STATEMENT**
To maintain Nez Perce County's proportionate share of the economy of Idaho State and the region, through economic growth programs.
POLICIES
1. Nez Perce County should promote the expansion of its present employment base by encouraging the development of additional diversified industries that minimize pollution of Nez Perce County’s environment.
2. Nez Perce County should support economic programs that will stimulate interest in developing new industry.
3. Nez Perce County should encourage industrial expansion and development that will more completely utilize our present labor force skills.
4. Nez Perce County should encourage the establishment of new basic industries that will utilize more of our renewable resources in the local area, while minimizing impacts on the natural environment.
5. Nez Perce County should encourage diversification of our agricultural base.
6. Nez Perce County should encourage a greater and more diversified use of port facilities.
7. Nez Perce County should encourage development of industries that can make greater use of bulk shipping capability available through barge transportation.
8. Nez Perce County should encourage economic activities that:
   a. Are clean and minimize pollution;
   b. Will reduce the need for county residents to commute out of the area;
   c. Will maintain the county’s fiscal stability; and
   d. Will provide high quality employment opportunities.
9. Nez Perce County should encourage higher education and vocational and technical institutions that provide important employment and training skills for local residents and businesses.
10. Nez Perce County should support the development of transportation improvements that will encourage and support business.
11. Nez Perce County should work cooperatively with area chambers of commerce and economic development organizations that promote increased economic activity in North Central Idaho and the Nez Perce County region.
Section 5: Hazardous Areas

PURPOSE OF THE HAZARDOUS AREAS ELEMENT

Nez Perce County encompasses more than 800 square miles, but not all areas are suitable for intensive development. Certain areas have been designated in the county land use plan for future non-agricultural development, and there are a number of other areas currently showing residential growth or having growth potential.

There are, however, specific limitations on development in some places because of potential natural hazards. The three most notable natural hazards in Nez Perce County are:

- Small stream flooding (on known flood plains),
- Landslides (on geologically unstable land), and
- Wildland fires (in areas where fuel load has increased).

Construction in such areas, without careful investigation and precautionary measures, can result in loss of life and property damage. Earthquakes do occur, but they are minor and infrequent. Nez Perce County is in the most geologically stable area in the state.

INVENTORY AND FUTURE NEEDS ANALYSIS

Flood Hazard Areas

The Lapwai Valley and the Big Canyon Creek Valley around Peck had extensive flood damage in 1965 and 1996. Lapwai, Big Canyon, Cottonwood, Sweetwater, and Mission Creek valleys have historically been the scenes of extensive flooding. U.S. Army Corps of Engineers stream re-channeling and diking projects have minimized the flood threat in the Lapwai Valley and the City of Peck.

Other areas designated as flood prone are:

- The Potlatch River valley from Kendrick to the confluence with the Clearwater River. This valley in most areas is quite narrow, with limited acreage available for development. The largest housing concentration is adjacent to the northern corporate limits of Juliaetta.
- The lower reaches of Hatwai and Cottonwood Creeks.
- The Cow Creek valley, in the northwest corner of the county south of Genessee.
- Lindsay Creek, running through a narrow valley along the eastern boundary of Lewiston, serves as the major drainage for most of the east and central Lewiston Orchards. Many homes have been built along Lindsay Creek, regardless of the possibility of flooding. Increased runoff, and constricted
floodway in the lower portion, make frequent flooding probable in the lower reaches.

The major flood danger in Nez Perce County results from:

- Warm winter rains on a heavy snow cover, where the drainage basin is extensive and the stream carrying capacity is relatively low. Tammany Creek to the south of the Lewiston Orchards is an example of a stream with low carrying capacity considering the large drainage basin that it serves.
- Severe thunderstorms. Garden Gulch and Hubbard Gulch were flooded in a severe thunderstorm event in 2005. Lapwai Creek and Mission Creek were flooded in a severe thunderstorm event in 2011. In both instances, the damage was extensive enough to qualify for a Presidential Disaster Declaration and federal assistance.

The potential of damaging floods in the Clearwater River Valley has been reduced by the completion of Dworshak Dam, which controls the flow of the North Fork of the Clearwater River as it enters the main river near Orofino. The Clearwater River is still subject to considerable stream fluctuation and although its watercourse has a good carrying capacity, there are low benches that could be inundated during periods of heavy winter or spring runoff.

The risk of flooding in Lewiston has been all but eliminated by the completion of the flood control levees. The federal government has made detailed maps of all streams and rivers in the nation, identifying flood hazard areas based on a 100-year flood potential. Please refer to the Flood Insurance Rate Maps (F.I.R.M.) published by the Federal Emergency Management Agency (F.E.M.A.) in 1983 for detailed information concerning floodplain elevations in Nez Perce County. Flood events since 1983 have resulted in natural changes to the location of the 100-year floodplain. These changes are not reflected on the F.I.R.M. maps and result in inconsistent application of the Floodplain Development Standards Ordinance (2017), which regulates development in floodplains pursuant to F.E.M.A. requirements.

**Dam Failure**
The largest flood event would be a dam breach in jurisdictions outside of Nez Perce County:

- The Dworshak reservoir upstream in the Clearwater Sub-basin. The Idaho Department of Water Resources classifies dams by downstream damage potential, and Dworshak dam currently ranks with the highest potential damage classification. While the risk is still low, property along the Clearwater River’s tributary streams is still a concern.
- The Snake River has a series of dams upstream from Nez Perce County: Brownlee, Hells Canyon, and Oxbow dams. These are maintained by Idaho Power, and also have a low risk of failure.
Geologically Unstable Areas
Residential development often takes place on hillsides and steep slopes for the added view provided, or to use sites which would otherwise be of limited value. Such sites may be susceptible to geological instability, such as slides and soil slumping. Even areas that have been historically stable can deteriorate and become unstable through infiltration by wastewater, surface irrigation of lawns, and entry of surface runoff at road cuts. Extensive surface irrigation and infiltration of water down to the basaltic base rock has enhanced the slide potential of the soil mantle along the west edge of the bench. Development of hillsides must include measures to prevent development of such conditions in the future.

The removal of vegetation along hillsides or steep slopes during development increases the susceptibility of surface soils to wind and water erosion. Other ground disturbing activities that increase soil erosion include tillage, quarrying, etc. If structural and temporary controls and Best Management Practices are not used, the cumulative effect of erosion from site material can devastate surface water bodies and create hazardous conditions for surrounding properties.

Two major landslides occurred in Nez Perce County in 1998. The McGary Grade landslide across from Juliaetta occurred May 13, 1998 destroying a mobile home, with injuries to two persons. Another landslide occurred on Snake River Avenue in Lewiston (between the Lewiston Elks Club and the highway) on May 4, 1998. Both of these slides caused significant damage and federal emergency funds were requested for repairs.

A comprehensive study was completed before 2009 to map potential landslide areas in North-Central Nez Perce County. The Nez Perce County Planning and Building Department provides landslide hazard maps to all property owners upon request or at the time they obtain a residential building permit. Additional study is necessary to provide a complete landslide hazard map for remaining portions of the county.

Wildfires
Approximately 24% of Nez Perce County is classified as forestland. The areas of private forested land bordering public forestlands (roughly 16 square miles of wildland-urban interface (WUI) areas), attracts individuals and families looking for year-round or seasonal rural living in close proximity to forests. These areas, while beautiful, are also dangerous locations for human settlement because of the risk from wildfires. According to the 2010 Census, Nez Perce County’s WUI areas include 129 homes, 60 of which are second homes.

Approximately 11% (2 square miles) of the WUI in NPC has been developed. NPC is ranked 13th in the state for amount of undeveloped WUI, 16th in the state for existing risk from wildfire due to WUI Development, and 13th for potential risk of wildfire. Because of NPC’s high risk relative to other counties in the state and the amount of undeveloped WUI, NPC is in a strategic position to reduce risk through careful
consideration of zoning, building codes, and easement and set-back policies. These complement other firewise measures to protect health, safety, welfare, and property.

Since 1970, the population of NPC’s unincorporated lands has increased by 63.54%. If this trend continues, NPC’s unincorporated areas can be expected to see an increase of approximately 900 new individuals and 300 new residences each decade.

The Average WUI lot size is 8.7 acres. As parcelization of these areas progress, residential density in WUI areas can be expected to continue with similar lot sizes, which are considered more exurban than urban or rural lot sizes. State and local policies guide development of WUI lands, but the cost to protect these areas impacts federal fire protection expenses.

In the last 10 years, federal fire protection expenses have tripled from less than 1 billion to more than 3 billion annually because of an increase in fire season severity and the growing need to shift priorities from resource fire protection to private property fire protection. Similar trends in fire protection expenses for the West can be seen at the state and local levels.

**Figure 5-1 Earthquake Risk**

Idaho is currently ranked 6th in the nation for earthquake risk, but most earthquakes occur in the south central and southeastern parts of the state. Between 1974 and 2003, Idaho experienced 404 earthquakes above a 3.5 magnitude rating. This is less than 2% of the national total, which nearly ties Idaho and Washington for earthquake risk.

The largest earthquake recorded in Idaho to date was the Borah Peak event in October of 1983. It registered as a 6.9 magnitude, caused an estimated $12.5 million in damage, and resulted in two deaths.

Another notable earthquake occurred near Rathdrum, Idaho in September of 2003. It registered as a 3.3 magnitude and occurred at a depth of about 8 miles.
While earthquakes in Idaho can and do occur, risk maps show that Nez Perce County is in one of the safest locales with regard to seismic risk.

GOAL STATEMENT
To manage development in known hazardous areas with care and foresight to reduce the potential for disastrous loss of life or property.

POLICIES
1. Nez Perce County should regulate construction of structures on identified floodplains.
2. Nez Perce County should leverage resources and cooperative relationships with other counties and agencies to update the Flood Insurance Rate Maps for Nez Perce County.
3. Nez Perce County should review and update floodplain zoning when necessary for public safety.
4. Nez Perce County should continue enforcing a building permit system for construction within floodplains in accordance with the Uniform Building Codes and the National Flood Insurance program, as adopted by Nez Perce County.
5. Nez Perce County should develop, within County ordinances, procedures by which the potential for natural hazards can be reviewed before approval of development, and special development criteria applied if necessary.
6. Nez Perce County should encourage the reduction of WUI land burned and losses experienced because of wildfires where these fires threaten communities in the wildland-urban interface.
7. Nez Perce County should prioritize the protection of people, structures, infrastructure, and unique ecosystems that contribute to our way of life and the sustainability of the local and regional economy.
8. Nez Perce County should educate communities about the unique challenges of wildfire in the wildland-urban interface (WUI) and site-appropriate Best Management Practices.
9. Nez Perce County should establish mitigation priorities, develop mitigation strategies, and encourage Best Management Practices to reduce flood, landslide, wildfire, and earthquake risk.
10. Nez Perce County should support strategically located and planned fuel reduction projects.
11. Nez Perce County should meet the requirements of the National Fire Plan and FEMA for a County level Fire Mitigation Plan.
12. Nez Perce County should support WUI standards in rural development, especially defensible space within WUI areas.
Section 6: Housing

PURPOSE OF THE HOUSING ELEMENT
The housing element of the Nez Perce County Comprehensive Plan specifically considers the type and condition of the existing housing stock. It is intended to promote a variety of residential densities and housing types, and encourage the enhancement and preservation of existing housing stock throughout the community.

The county does not directly provide housing to its citizenry. The county provides the building environment by describing through development regulations (zoning, subdivision, and building codes) how the construction of housing and other types of land development will take place. The Housing Element of the comprehensive plan specifically considers the conditions of the existing housing stock; the cause, scope, and nature of any housing problems; and the provision of a variety of housing types to match the lifestyle and economic needs of the county.

Historically, natural resource and agricultural industries have supported Nez Perce County. According to the Idaho Department of Commerce these industries have seen declines in employment. Retail trade and service industries are on the rise; however, these industries have not been able to offer the same wages as the natural resource industry. The changing economy is impacting local workers. A major impact to the region is the increase in the number of retirees moving into the area. Many of these households are “equity refugees”, people arriving with large amounts of equity from the sale of a home in another state or another part of Idaho. These households then purchase homes in the region and use the remaining funds from their home sale as retirement income. This can impact the housing market through increased home prices.

INVENTORY

Characteristics of Housing Stock
Nez Perce County’s housing characteristics are listed in Table 6-1. The United States Census defines a household as one (1) or more persons occupying a housing unit. Housing units are defined as occupied or vacant houses, apartments, or single rooms intended as separate living quarters. According to the 2010 US Census, Nez Perce County had an average of 2.51 persons in each owner-occupied housing unit and 2.09 persons in each renter-occupied housing unit.
**Age of Housing Stock**

Table 6-2 and Figure 6-1 present the number of units of housing stock built before and after 2005. The table and figure are not intended to portray all homes built before 2005 as inadequate; rather, they present a portrait of the number of older versus newer homes for consideration.

### Table 6-1

**Housing Characteristics**

<table>
<thead>
<tr>
<th></th>
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<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total housing units:</td>
<td>13,507</td>
<td>14,463</td>
<td>16,203</td>
<td>17,438</td>
<td>13,963</td>
<td>3,475</td>
</tr>
<tr>
<td>Occupied housing units:</td>
<td>12,490</td>
<td>13,618</td>
<td>15,286</td>
<td>16,241</td>
<td>13,164</td>
<td>3,077</td>
</tr>
<tr>
<td>Owner occupied:</td>
<td>8,318</td>
<td>9,020</td>
<td>8,251</td>
<td>11,084</td>
<td>8,851</td>
<td>2,233</td>
</tr>
<tr>
<td>Renter occupied:</td>
<td>4,172</td>
<td>4,598</td>
<td>4,676</td>
<td>5,157</td>
<td>4,473</td>
<td>684</td>
</tr>
<tr>
<td>Persons per household:</td>
<td>2.62</td>
<td>2.43</td>
<td>2.4</td>
<td>2.36</td>
<td>2.25</td>
<td>1.11</td>
</tr>
<tr>
<td>Persons per owner-occupied unit:</td>
<td>2.81</td>
<td>2.57</td>
<td>1.3</td>
<td>2.51</td>
<td>2.5</td>
<td>0.01</td>
</tr>
<tr>
<td>Persons per renter-occupied unit:</td>
<td>2.26</td>
<td>2.17</td>
<td>5.4</td>
<td>2.09</td>
<td>2.1</td>
<td>0.02</td>
</tr>
<tr>
<td>Mobile homes or trailers:</td>
<td>1,128</td>
<td>1,723</td>
<td>1,758</td>
<td>1,692</td>
<td>1,028</td>
<td>664</td>
</tr>
<tr>
<td>Overcrowded units (1.5 persons per room):</td>
<td>64</td>
<td>69</td>
<td>123</td>
<td>62</td>
<td>55</td>
<td>7</td>
</tr>
<tr>
<td>Units lacking some or all plumbing:</td>
<td>222</td>
<td>130</td>
<td>40</td>
<td>12</td>
<td>0</td>
<td>12</td>
</tr>
<tr>
<td>Total vacant units:</td>
<td>1,017</td>
<td>845</td>
<td>917</td>
<td>1,197</td>
<td>733</td>
<td>464</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, Idaho Department of Commerce

### Table 6-2

**Age of Housing Stock**

North Central Idaho Region

<table>
<thead>
<tr>
<th>Region/County</th>
<th>Pre 2005</th>
<th>Post 2005</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clearwater County</td>
<td>4,352 (98.7%)</td>
<td>59 (1.3%)</td>
</tr>
<tr>
<td>Idaho County</td>
<td>8,253 (96.3%)</td>
<td>321 (3.7%)</td>
</tr>
<tr>
<td>Latah County</td>
<td>14,716 (94%)</td>
<td>947 (6%)</td>
</tr>
<tr>
<td>Lewis County</td>
<td>1,851 (99%)</td>
<td>18 (1%)</td>
</tr>
<tr>
<td>Nez Perce County</td>
<td>16,783 (97%)</td>
<td>514 (3%)</td>
</tr>
</tbody>
</table>

Source: U.S. Census
Figure 6-1 illustrates the age of the housing stock broken down into the decade in which constructed. The majority of the housing stock in Nez Perce County was built before 1939 or during the 1950s or 1970s.

Approximately 97 percent of the housing stock in Nez Perce County was constructed prior to 2005.

**Owner-Occupied and Renter-Occupied Dwelling Units**
Sixty-six percent (68.25%) of occupied dwelling units in 2010 were owner occupied. Renter occupied units have only increased by 985 units since 1980.

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**Vacancy Rates**
The 2010 U.S. Census reported that 6.86% (1197 units) of the total housing stock was vacant. This figure includes units held for occasional, recreational, or seasonal use. This is a healthy overall rate--indicating that the county has a good housing supply. Breaking this figure down into housing types reveals that the owner vacancy rate was 1.7% and the rental vacancy rate was 5.5% in 2010.

**Type of Dwelling Units**
The number of housing units within the planning area was 17,438 according to the 2010 U.S. Census data. Approximately 69% of the county’s housing stock (12,031 units) is in single-family dwellings. Approximately 18% (3,062 units) is in multi-family structures more than 2 units per structure. Mobile homes, trailers, etc. account for 10% (1,779).
Housing Affordability
Affordability is a difficult housing variable to measure. The federal government considers a unit “affordable” if the household living in that unit is paying no more than 30% of the total household income towards housing. This definition does not consider household preference. Some households are willing to bear a higher cost burden if in exchange they receive more space; other households must bear costs in excess of 30% of their incomes out of necessity, not choice.

One thousand seven hundred fifty-nine (1,759) households in Nez Perce County were paying greater than 30% of their total household income for housing costs according to the 2010 U.S. Census. This represents 26.4% of the total households. The median housing value increased by 277% from $45,400 to $124,800 between 1980 and 2010. Median rent increased by 319% from $168/mo. to $536/mo. between 1980 and 2010.

FUTURE NEEDS ANALYSIS
Land for new housing is available in Nez Perce County. Unfortunately, parcels with a full range of zoning densities are not available. Zoning should be reviewed to see that it provides opportunities for a choice in housing types (multi-family, rental, retirement, etc.). The Land Use Map (Figure Map-2) identifies residential areas to meet growth demand. Existing zoning and subdivision ordinances may require updating to be in compliance with the housing goals and policies of this plan and the future land use map. Please refer to the “Land Use” chapter for an analysis of land use categories.

GOAL STATEMENT
To ensure safe, decent and adequate housing opportunities within Nez Perce County to meet the needs of individuals of all socio-economic backgrounds, the elderly and the disabled.

POLICIES
1. Nez Perce County should encourage the development of a diversity of housing types (single-family, multi-family, etc.) and choices between ownership and rental units for all income groups in various locations throughout the county.
2. Nez Perce County should support the maintenance of its housing stock through enforcement of health, fire, zoning and building code regulations.
3. Nez Perce County should encourage denser housing development to locate in or adjacent to incorporated cities and communities.
4. Nez Perce County should maintain standards for location of roads and utilities for subdivisions in rural areas.
Section 7: Land Use

PURPOSE OF THE LAND USE ELEMENT
The land use element considers existing land uses—agricultural, residential, commercial, and industrial—while planning for future growth. All elements of Nez Perce County are influenced by the way land is used. Community character is set, general economic well-being is built, cultural and social amenities are provided, and ease and convenience of transportation are determined—all by what occurs on the building blocks of land parcels fitted together like a jigsaw puzzle to form Nez Perce County.

Nez Perce County is not a static community—the use of land parcels will constantly change. The land use element of the comprehensive plan is intended to guide the use of land in such a manner as to provide for positive growth of the community. This element considers the arrangement, location and appropriate density of land uses, given development trends and anticipated changes. The future land use map graphically represents the community's goals and visions for future development of Nez Perce County.

This chapter of the comprehensive plan is based upon the following objectives:
- Providing for orderly future growth that maintains Nez Perce County’s exceptional quality of life.
- Respecting the rights and responsibilities of land ownership.
- Sustaining prime agricultural land that is essential to Nez Perce County’s economy and its resident’s way of life.
- Designating sufficient land for Nez Perce County’s current and future agricultural, residential, commercial and industrial needs.

PHYSICAL DESCRIPTION
The land use patterns which have developed in Nez Perce County over the years have related mainly to the natural suitability of the land. Some areas, well suited for growing trees, have been used mainly for timber production. Other large areas, due to steep topography, poor soil and dryness, have low farm potential, and have been used for the ranging of livestock and in more recent history (since 1990) large lot residential development. The largest areas, with fairly good soils and mostly rolling topography, are well suited for dryland farming. These areas support a large agrarian economy in Nez Perce County. Prime farmland happens also to be the land best suited for urban and residential development; a fact that often leads to loss of prime farmland.

Historically, the corridors along the Clearwater and Potlatch Rivers and Lapwai Creek were the routes of movement and early day settlement. Today only Juliaetta, Kendrick, Lapwai, Culdesac, Lewiston and Peck have survived as incorporated communities in these river corridors. However, the corridors now contain the major highways of the area, as well as important scenic and recreational resources. The
majority of Nez Perce County is rural - agricultural, rangeland, or forest. Urban-type uses such as higher density residential, commercial and industrial occur primarily within or near the boundaries of the incorporated cities.

**FUTURE LAND USE DESIGNATIONS**
The proposed future land use categories for Nez Perce County are shown on the Future Land Use Map for Nez Perce County at the end of this section. The map designations do not follow specific property lines, yet represent land use associations and patterns. Current zoning may be different from the designated land uses if growth and development has not yet necessitated the change in land use.

The land uses depicted by the map are not precise. They represent a long-range vision of community development. The map is a result of input and ideas expressed by the Planning and Zoning Commission and other county citizens through the public meeting and hearing process. Although many issues have influenced the arrangement of land uses shown on the map, the significant factors were:

- Importance of jobs and economic development
- Importance of agriculture
- Housing choices
- Growth management

**RURAL LAND**
Land not projected for intensive development will be called “rural land”. Rural land classifications shall be as follows:

**Agricultural Lands**
*What:* This category includes agricultural activities and encourages areas of low agricultural productivity to be utilized for non-agricultural uses.
*Where:* These uses are located throughout Nez Perce County in areas of known agricultural production.
*Why:* Maintains important agricultural uses, a long-term minimum density of development, and open space.

**Range Lands**
*What:* This category includes agricultural uses, particularly the production of animal products. Non-agricultural development may be allowed subject to appropriate ordinances, performance standards, and/or discretionary permitting.
*Where:* Range lands are located throughout the county.
*Why:* Maintains areas that are considered unsuited for cultivation due to soil conditions and slope for the production of animal products, as open space, for watersheds and as wildlife habitat. Range lands assist in maintaining Nez Perce County’s distinctive rural character.
Forest Lands
What: This category includes forestry activities and grazing where this use will not unduly interfere with forestry. Low-density non-forest development may be allowed when subject to a discretionary permitting process designed to protect Nez Perce County’s forest resources.
Where: Forest lands are located primarily in the mountainous areas in the southern portion of Nez Perce County.
Why: Forest lands contain present and future timber resources essential to the industry and economy of Nez Perce County. These lands should be maintained for the continuing production of timber products.

Mineral Resource Lands
What: This category includes the extraction and processing of minerals preferably through a discretionary permitting process. Residential or other development may be permitted when supportive of and/or compatible with the mineral recovery process. Agricultural and range land uses may be carried on except where incompatible with extraction or processing activities.
Where: Mineral resource lands are located in areas of known mineral deposits.
Why: Mineral resources are essential to our way of life and Nez Perce County’s economic well-being. These areas of known mineral deposits should be protected from land uses that are incompatible with mineral extraction and processing activities.

River Corridor Lands
What: The river corridor category includes both agriculture and limited development, preferably, under appropriate performance standards. Different uses may be encouraged in various portions of each river corridor. In some areas agricultural uses, particularly farming and pasturage should be continued.
Where: The river corridor classification will be applied to the valley bottoms and adjacent slopes along the Snake, Clearwater, and Potlatch Rivers, and along Sweetwater, Lapwai, Cottonwood and Mission Creeks.
Why: Land use management in these areas generally will aim at protection of river resources and while avoiding floodplain development that does not meet the standards of the National Flood Insurance Program. Development in these corridors should be of low average density, although "cluster" (Figure 6-2) and conservation subdivisions which preserve open space will be encouraged.

URBAN LAND
Land that is currently used or projected for intensive development is called “urban land”. The classifications of urban land will be as follows:
**Industrial Lands**

*What:* Includes all types of light and heavy industrial uses. Performance standards and discretionary permitting should be established to mitigate industrial land use impacts upon surrounding land uses and Nez Perce County’s natural resources.

*Where:* Suitable areas adjacent to existing industrial sites provide ample land for expansion. Industrial zoning may be proposed in other areas of the county provided that it is compatible with surrounding land uses and the zoning ordinance subjects industrial uses to specific standards.

*Why:* Industrial growth must be provided for in order to insure the long-term economic health of Nez Perce County and its communities.

*Comments:* Industrial areas are typically separated from residential areas; however, business parks, serving as a buffer or transition area, could be developed where industrial areas abut residential areas. It is intended for the zoning ordinance to address potentially conflicting land uses within or adjacent to the industrial comprehensive plan category.

**Commercial Lands**

*What:* Includes business offices, retail stores, services, etc.

*Where:* Commercial land use areas are located adjacent to existing concentrated commercial areas. It is also intended that locally beneficial commercial uses be encouraged in all areas where they will be supported by the surrounding land uses. Commercial development along arterial routes ("strip development") should be restricted to businesses catering to the motoring public, and non-highway oriented businesses should be encouraged to use off-highway locations.

*Why:* The opportunity for commercial activity is an important aspect of our economy.

*Comments:* These uses should be subject to ordinances and performance standards, as well as discretionary permitting, when the proposed use is potentially incompatible with surrounding land uses. Access control should also be a consideration.

**City Impact Area**

*What:* Includes rural residential and neighborhood uses.

*Where:* This classification is located adjacent to incorporated cities and is identical to the boundaries of the city’s Area of Impact Agreement if adopted. Where a city has not adopted an Area of Impact Agreement the boundary of this map designation is considered 1 mile from that city’s limits.

*Why:* It is expected that this land will be annexed into the city within the planning period. Zoning, subdivision, and design standards in these areas should be compatible with those of the adjoining city.

*Comments:* In the case where the adjoining city does not have adopted development ordinances or does not have an Area of City Impact Agreement Nez Perce County should solicit the comment of that city regarding zoning and subdivision permit applications for the development of property within this area.
GOAL STATEMENTS
1. To arrange land uses so that they are orderly, convenient and suitably related to each other and to their natural settings.
2. To retain a strong agricultural land use base to support the agrarian economy and protect the rural character of Nez Perce County.
3. To provide for areas for human habitation and commercial activity in ways that will restrain urban sprawl, protect the human and natural environment, and insure adequate support by public facilities.

POLICIES
1. Nez Perce County should provide opportunities within the unincorporated areas of the County for additional residential, commercial, and industrial development as required to support future growth.
2. Nez Perce County should encourage the preservation of special scenic and recreational assets of the County, while ensuring their continued use and enjoyment.
3. Nez Perce County should guide growth into geographic areas that can provide adequate public services.
4. Nez Perce County should allow mixed uses where the environment, community and infrastructure will not be adversely affected.
5. Nez Perce County should encourage the continued use of those lands most capable of yielding good returns of food, fiber, timber or minerals.
6. Nez Perce County should encourage the continued use of forested areas for production of timber products, and for grazing where this use will not unduly interfere with the forestry activity. Non-forest development within the Forest Lands Comprehensive Plan Map designation should be limited to low-density uses.
7. Nez Perce County should encourage the use of sound development principles and best management practices where residential subdivision is desired, especially along the river corridors, rangelands, and areas with steep slopes.
8. Nez Perce County should establish commercial zones to accommodate existing and most of the projected commercial development, generally within or adjacent to population and/or commercial centers.
9. Nez Perce County should encourage a balance of land uses to ensure that Nez Perce County remains a desirable, stable and self-sufficient community.
10. Nez Perce County should require future commercial and industrial land uses to have adequate infrastructure.
11. Nez Perce County should support the development of home occupations while ensuring that these home businesses do not conflict with neighboring residential uses.
Section 8: National Interest Transmission Corridors

PURPOSE OF THE NATIONAL INTEREST TRANSMISSION CORRIDORS ELEMENT
During the 2007 Idaho State legislative session, the Local Land Use Planning Act was amended to require that comprehensive planning incorporate an additional element to address National Interest Electric Transmission Corridors. The U.S. Department of Energy (DOE) has been tasked with identifying transmission congestion and constraint issues nationwide. A National Corridor designation does not constitute a recommendation or a proposal to build additional transmission facilities; it simply serves to spotlight the congestion or constraints adversely affecting consumers in an area. At the time this Plan was drafted, the DOE issued two draft National Corridor designations; one in the Northeastern States and one in the Southwestern States.

The State of Idaho is indirectly affected as several transmission facilities either cross the state or emanate from the state toward the congested area. The U.S. Department of Energy has provided a map illustrating major transmission corridors in the Western United States (Figure 8-1). Nez Perce County is currently outside of the existing major transmission bottlenecks. Should the Idaho State Public Utilities Commission notify the County of other federally mandated corridors, this plan will be updated to reflect further analysis.

Figure 8-1 Major Western Transmission Corridor Bottlenecks. Source: U.S. DOE 2002.
Section 9: Natural Resources

PURPOSE OF THE NATURAL RESOURCES ELEMENT
Numerous natural resources and natural hazards present both opportunities and limitations for future development in Nez Perce County. The purpose of this element of the comprehensive plan is to define the various natural resources in the planning area and to identify the limitations and opportunities inherent in Nez Perce County’s environment.

INVENTORY

Climate
Nez Perce County has much variation in climate because of differences in elevation. The climate in the valleys is relatively warm, with January being the only month in which the mean temperature is below 32 degrees Fahrenheit. The climate at higher elevations (e.g., the plateau and mountain areas) is cooler and receives considerable snowfall in the winter months.

Some areas, notably the Lewis-Clark Valley, are subject to periodic temperature inversions that result in air stagnation and a buildup of air pollution consisting of industrial emissions, motor vehicle emissions and dust from roads, streets and agricultural operations.

Topography
Nez Perce County topography varies widely, from flat river valleys and gentle plateau lands to steep canyon walls and the slopes of the Waha escarpment and Craig Mountain. Elevations range from 720 to 5,395 feet.

Distinguishing features of the county are several important river basins: the Potlatch, Clearwater, Salmon, and Snake. The Snake River forms the western boundary of the county, as well as the Idaho-Washington and Idaho-Oregon state boundaries. The lower reaches of the Salmon River to its confluence with the Snake River are the southeastern boundary of Nez Perce County. The Salmon River runs generally east to west, in a deep walled canyon. The Clearwater River runs east to west from the northern part of the county to a confluence with the Snake River at Lewiston. The Clearwater has a narrow river valley with canyon breaks that are not as steep as those of the Snake and Salmon Rivers. The Potlatch River, smallest of the four rivers, forms a portion of the northern boundary of the county. It enters from the north and flows southerly in a fairly deep canyon to a confluence with the Clearwater about 10 miles east of Lewiston.

The high land north of the Snake and Salmon River breaks is known as Craig Mountain. The highest elevation is 5,395 feet. From these heights, the plateau breaks off sharply to the west, forming the east wall of the Snake River canyon, and more gently to the
east and north toward the Clearwater River, except where broken by the steep Waha escarpment.

Northwest of the Clearwater River is a portion of the Palouse plateau. In the northeastern part of the county there is a small isolated plateau lying between the Potlatch River and the Clearwater River known as Potlatch Ridge. In addition to the valleys and canyons of the major river system, lesser streams have formed valleys that were historically areas of settlement. Lapwai Creek has a wide valley floor that was occupied by generations of the native Nez Perce Indians, and later became a focal point for some of the earliest settlement by white men. Other such valleys are the Cottonwood Creek and Mission Creek Valleys, and the valley and canyon of Big Canyon Creek, which form part of the northeastern boundary of the county.

Geology
Nez Perce County is on the eastern margin of the Columbia River Plateau, a large area that was covered by lava (basalt) flows in Miocene times. The terrain covered by the flows was very irregular; therefore, the depth of the lava varies widely from place to place. Elevated portions of the old pre-lava surfaces are exposed in places, like islands surrounded by basalt.

There were several flows laid down over an epoch of thousands of years. Between some of the lava flows there were long periods of inactivity in which weathered surfaces developed. Sediment washed from the weathered surfaces and was deposited in lakes, streambeds, or depressions along the eastern margins of the basaltic plain. Later, lava flows covered these weathered slopes and deposits of sediment, forming a layer of sand, gravel, silt, and volcanic ash known as the "Latah beds", but they are exposed on canyon walls below the elevation of the present plateaus. Deposits of sand, gravel, and clay, of economic value, are found in some of these Latah beds.

Along the Snake and Salmon Rivers on the southwestern border of Nez Perce County erosion has uncovered metamorphosed rhyolite and pyroclastics related to the Seven Devils volcano. The color of these rocks is predominately green and they are commonly designated greenstone.

Recent stream action has produced sand and gravel bars along the present course of the rivers. Deposits of sand, gravel, silt, and boulders in former stream channels are found in the Lewiston area. These deposits are worked to some extent for the sand and gravel. Other deposits are on the floor of the Lapwai Valley and in the Cow Creek area south of Genesee.
Soil Resource
Soil should be considered Nez Perce County's most important natural resource, because soils provide the basis for forestry and agriculture - the foundations of the area's economy. All soils within the county have been classified by the Natural Resources Conservation Service (formerly the Soil Conservation Service) based on their potential uses and limitations.

The Natural Resources Conservation Service has established eight soil capability classes based on potential productivity and management practices required. Following are the general descriptions of these classes.

- **Class I** - Soils are productive and adapted to a wide range of crops. Soils do not require special conservation or management practices. In Nez Perce County these are limited to a few small areas, mainly in valley bottoms.

- **Class II** - Soils have moderate limitations that reduce the choice of plants or require moderate conservation practices. In Nez Perce County these are found mainly in the flatter areas south of Tammany Creek.

- **Class III** - Soils have severe limitations that reduce the choice of plants and/or require very careful management.

- **Class IV** - Soils have very severe limitations that reduce the choice of plants and/or require very careful management.

- **Class V** - Soils have severe limitations that make them better suited for pasture, woodland or wildlife than for cultivation.

- **Class VI** - Soils have very severe limitations that make them generally unsuited to cultivation and limit their use largely to pasture, woodland or wildlife.

- **Class VII** - Soils have very severe limitations that make them unsuited to cultivation and restrict their use largely to pasture, woodland or wildlife.

- **Class VIII** - Soils are not capable of any beneficial production.

Nez Perce County soils are mainly classified from Class II through Class VII. Class I soil areas are limited because nearly all the soils in the county have specific limitations requiring some conservation practices.
Land Ownership Patterns

Land ownership is not in itself a natural resource. However, it is important to indicate land availability as well as its capability.

A sizable portion of Nez Perce County lies within the Nez Perce Indian Reservation. The Bureau of Land Management administers federally owned lands. State-owned lands are under the jurisdiction of various state agencies.

Private lands include all land classified as deeded lands. City and County-owned lands are classified as private lands under public ownership.

The vast majority of agriculturally productive lands are privately owned, with scattered holdings under tribal ownership. Current tribal policy favoring future acquisitions and consolidations of land could provide the tribe with a stronger agricultural base.

Water Resources

Despite the generally moderate precipitation and dry nature of most of the farmland, water resources are generally quite abundant in Nez Perce County. In addition to the several rivers, there are a large number of creeks and small streams, many of which flow the year around. The waters of nearly all of these flow into the Clearwater-Snake River system, which ultimately flows into Lower Granite Reservoir. Cow Creek in the extreme northwest corner of the county is the only stream that does not drain to the Clearwater-Snake system, but flows to the Palouse River instead. The total annual flow into Lower Granite Reservoir averages just over 35 million acre-feet.

The uses of these water supplies are varied. A slack water navigation system exists to Lewiston, making it Idaho’s only seaport. Water-based recreation is a significant economic resource in addition to its value as a source of relaxation and entertainment. Several industries in the county require water in their processing and these uses are expected to expand.

Nez Perce County also contains a large portion of the Lewiston Basin Aquifer. This natural underground water supply was designated a sole source aquifer by the U.S. Environmental Protection Agency October 3, 1988. The Lewiston Basin Aquifer covers approximately 400 square miles of Western North-Central Idaho and Southeastern Washington. In order to receive this designation an underground water supply (aquifer) or aquifer system must supply 50 percent or greater of an area’s drinking water. Groundwater supplies approximately 68 percent of the drinking water for population within the Lewiston Basin.

The Lewiston Basin aquifer is principally replenished (recharged) by stream flow infiltration from portions of the Clearwater River, Lapwai Creek, Snake River, and Asotin Creek. It is for this reason that surface water quality must be protected to
maintain the Lewiston Basin’s drinking water quality. The importance of high quality sources of drinking water is obvious.

Pollution prevention must be the first step in improvement of the quality of Nez Perce County’s surface and ground waters. Performance standards, applicable to all types of development that could have a deleterious effect on the water, should be established to reduce or prevent further pollution.

Lewiston Plateau Groundwater Management Area (LPGWMA)
(Excerpted from the Idaho Department of Water Resources Open File Report, “Summary of Ground Water Level Data and Trends in the Lindsay Creek Ground Water Management Area and the Tammany Creek Area, 2012” by Kenneth Neely; the Final Order adopting the LPGWMA; and the Lewiston Plateau Groundwater Management Plan)

The hydrogeology of the Lewiston area consists of two aquifer systems: 1) a deep regional basalt aquifer in the Grande Ronde Formation that extends at least 10 miles to the south and east of Lewiston, and 2) a series of shallow perched aquifers in the basalt flows and sedimentary interbeds of the Wanapum and Saddle Mountain Formations that exist throughout most of the area. Hydraulic communication between wells completed in the regional aquifer is very good, and water levels have not declined in this aquifer despite extensive usage by the three major water suppliers in the area (City of Lewiston, Lewiston Orchards Irrigation District, and Asotin Public Utilities Department). However, wells completed in aquifers of the Wanapum and Saddle Mountain Formations have experienced water level declines.

In April of 2013, the Idaho Department of Water Resources (IDWR) rescinded the 1992 Lindsay Creek Groundwater Management Area and adopted the Lewiston Plateau Groundwater Management Area. The LPGWMA includes the majority of the original Lindsay Creek Area together with a large area in the Tammany Creek drainage to the south of Lewiston. The area was established because groundwater level monitoring in both the Lindsay Creek and Tammany Creek areas indicated that the shallow aquifers experienced significant declines in water levels since at least 2000.

The Lindsay Creek GWMA and associated management policy was no longer effective in administering the appropriation of water and protecting existing water rights and the groundwater resource because the area of concern had grown to encompass the Tammany Creek area. To date, management of water appropriations within the LPGWMA is guided by a management plan adopted by the Director of the IDWR in March of 2015. An advisory committee of representative water users and citizen group interests assisted in drafting the management plan. The plan recommends policy and strategies to curb the trend of declining water levels within the shallow aquifers to protect the resource and the water rights of existing groundwater users, while maximizing the public benefit for future uses of groundwater resources in areas where sustainable supplies can be identified.

Monitoring
The IDWR manages a groundwater level monitoring network in the LPGWMA. Wells are measured by IDWR using a calibrated electric tape on a quarterly (once every 3
months) basis, or by a pressure transducer deployed in it which records instantaneous water level and temperature readings twice a day. Monitoring wells are located throughout the LPGWMA. Some wells are completed in the regional aquifer; others are completed in the perched basalt aquifer of the Wanapum and Saddle Mountain Formations.

Ground water level monitoring in the LPGWMA indicates that the shallow perched aquifers of the Wanapum and Saddle Mountains Formations have experienced declines in water levels since at least 2000. The largest water level declines are in locations where at least 40 new domestic wells have been drilled since 2003. The eastern part of the Lindsay Creek area and the southeastern part of the Tammany Creek area have shown lesser declines and have actually had water level recoveries since late 2010. These locations are characterized by very low densities of nearby wells, and few new well constructions in the last 10 years.

The shallow aquifer system in the LPGWMA is a sequence of perched aquifers that probably become progressively more water-limited with depth. The complex nature of the shallow perched aquifer system in the LPGWMA is still not thoroughly understood, and additional monitoring data can help determine whether additional management policies are needed to protect these ground water resources.

**Mineral Resources**
Nez Perce County contains various mineral resources such as gold, silver, copper, limestone, clay and some gemstones. Nez Perce County is not currently a supplier of metallic minerals; however, some claims were recorded in the extreme southern portion of the county in the Salmon River breaks, and several claims in the Deer Creek area southeast of Waha. In the early days the Deer Creek mining area produced gold, silver, and copper. There was a gold stamp mill at nearby Za Za in the Craig Mountain area.

**Forest Resources**
Of Nez Perce County's total area of more than 545,107 acres, about 129,153 acres (24 percent of the county) is classified as forestland. Not all of this is of a quantity or quality to make it suitable for commercial harvesting, but most of this area is capable of producing valuable timber resources.

Tree species are predominantly Ponderosa Pine, Douglas Fir, and true firs, with some spruce and other species. Significant amounts of timber are harvested in Nez Perce County.

A large part - perhaps a majority - of the timberlands are also suitable for grazing although the steeper canyon slopes are generally not grazed. Areas in which natural tree reproduction is desired also should not be grazed until young trees are well established.
Timber management and harvesting are regulated by the Idaho Forest Practices Act. The stated purpose of the act is "to assure the continuous growing and harvesting of forest trees and to maintain forest soil, air, water, vegetation, wildlife, and aquatic habitat." Notification to the state is required before the following forest practices are undertaken: (1) timber harvesting and related road construction; (2) road construction and reconstruction away from the harvesting area but associated with harvesting; (3) reforestation; (4) application of chemicals for forest management purposes; (5) the management of slash resulting from harvest, management, or improvement of forest tree species, and the use of prescribed fire.

**Goal Statement**
To manage Nez Perce County’s natural resources so as to provide for future as well as present needs.

**Policies**
1. Nez Perce County should encourage the conservation of stock (non-renewable) resources through careful utilization, minimizing of waste and maximizing efficiency of use.
2. Nez Perce County should encourage planning of resource consumption rates to emphasize future rather than present consumption.
3. Nez Perce County should promote the utilization of renewable resources at rates not exceeding their renewal capacities and safeguard their quality for future generations.
4. Nez Perce County should encourage water and soil conservation measures through cooperation with the Natural Resource Conservation Service, the Clearwater Resource Conservation and Development Council, the Nez Perce Tribe, the Idaho Department of Water Resources, the Lewiston Orchards Irrigation District, and similar entities.
5. Nez Perce County should encourage the safeguarding of air and water quality through pollution control and performance standards in cooperation with other agencies for industrial and commercial development in sensitive areas.
6. Nez Perce County should encourage the conservation of land most capable of crop and timber production.
7. Nez Perce County should encourage the development and utilization of renewable or alternative energy sources compatible with environmental and public safety.
8. Nez Perce County should encourage the development and use of energy-saving measures, such as public transit, water transportation and energy-conserving construction and farming methods.
Sources: Esri, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community
Section 10: Population

PURPOSE OF THE POPULATION ELEMENT
Public developments are based on population distribution and anticipated growth patterns. An understanding of the physical, social, economic, cultural, and political environments that influence Nez Perce County’s growth is necessary to develop realistic land use plans.

Research, background inventory, data collection and analysis of population and growth aims at understanding the demand that will be placed on the land resource and the capacity of the land and services to support the growth. This data is then used to plan for the desired community.

A variety of demographic sources have been utilized to present the most likely population and growth scenario. Additional information concerning population and growth is available in the reports like those generated by Idaho Department of Labor and the U.S. Census.

![Figure 10-1](image-url)

**Figure 10-1**

**Historic Population Pattern**

Unincorporated — Total County — Incorporated

INVENTORY
The latest U.S. Census, 2010, counted 39,265 people living within Nez Perce County. Figure 10-1 and Table 10-1 show the historic population of the Nez Perce County, separating out the incorporated areas from the unincorporated areas. It is interesting to note that since 1970 the unincorporated areas have been growing more rapidly in population than the incorporated areas. This is an indication that people migrating to Nez Perce County do so because they prefer a rural lifestyle.
Table 10-2 shows the percent change of population for 10 year periods between 1970 and 2010. This percent change was steady for the 10-year period between the 1970 and 1980 averaging an annual rate of change of .94 percent. Annual rate of change for Nez Perce County population between 1980 and 1990 dipped to a mere 0.16 percent. This rate was lower than the Idaho statewide rate of 6.6 percent indicating a large out-migration of residents during that decade.

The first half of the 1990's shows a significant increase in county wide population growth. The rate is approaching a rate of growth of 1.08 percent per year. By 2010, the annual growth rate had decreased again to .5 percent. This 40 year pattern of change presents a good basis for forecasting population change into the future.
Table 10-2
Population Change
1960 - 2010

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
<th>Numerical Change</th>
<th>Percent Change</th>
<th>Average Annual Rate of Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>1970</td>
<td>30376</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1980</td>
<td>33220</td>
<td>2844</td>
<td>9.36%</td>
<td>0.94%</td>
</tr>
<tr>
<td>1990</td>
<td>33754</td>
<td>534</td>
<td>1.61%</td>
<td>0.16%</td>
</tr>
<tr>
<td>2000</td>
<td>37410</td>
<td>3656</td>
<td>10.83%</td>
<td>1.08%</td>
</tr>
<tr>
<td>2010</td>
<td>39265</td>
<td>1855</td>
<td>4.96%</td>
<td>0.50%</td>
</tr>
</tbody>
</table>

Table 10-2 demonstrates Decadal and Annual percent change for the County population. The table shows numeric and percent change for each decade and the average annual percent change for each year within the respective decade. This extrapolation presents a way to project future change that can be based on historic, measurable rates of change over a period of significant economic, social, political, and environmental change in the County.

POPULATION PROJECTION
The population forecast described in table 10-3 looks at the longitudinal trends associated with annual percent of population increase or decrease.

Table 10-3

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>2010 Base Population</th>
<th>Projected Change</th>
<th>Change</th>
<th>2020</th>
<th>2030</th>
<th>2040</th>
</tr>
</thead>
<tbody>
<tr>
<td>Culdesac</td>
<td>380</td>
<td>0.20</td>
<td>76.076</td>
<td>456.076</td>
<td>532.152</td>
<td>608.23</td>
</tr>
<tr>
<td>Lapwai</td>
<td>1137</td>
<td>0.46</td>
<td>523.7022</td>
<td>1660.7022</td>
<td>2184.404</td>
<td>2708.11</td>
</tr>
<tr>
<td>Lewiston</td>
<td>31894</td>
<td>0.06</td>
<td>1782.8746</td>
<td>33676.87</td>
<td>35459.75</td>
<td>37242.62</td>
</tr>
<tr>
<td>Peck</td>
<td>197</td>
<td>-0.04</td>
<td>-8.4907</td>
<td>188.5093</td>
<td>180.0186</td>
<td>171.53</td>
</tr>
<tr>
<td>Unincorporated</td>
<td>5657</td>
<td>0.06</td>
<td>350.734</td>
<td>6077.734</td>
<td>6358.468</td>
<td>6709.20</td>
</tr>
<tr>
<td>Incorporated</td>
<td>26237</td>
<td>0.07</td>
<td>1920.5484</td>
<td>28157.55</td>
<td>30078.1</td>
<td>31998.65</td>
</tr>
<tr>
<td>Total County</td>
<td>39265</td>
<td>0.07</td>
<td>2874.198</td>
<td>42139.2</td>
<td>45013.4</td>
<td>47887.59</td>
</tr>
</tbody>
</table>

To find the projected change for each city, decadal changes reported to the census was analyzed to track in-migration and out-migration trends over a 40 year period. These were averaged into an annual percentage of change for each city and then used to forecast population change to 2040. These projections do not account for annexation or other catalysts that may result in swift in-migration or out-migration. Rather, these projections represent how populations might change under a ‘status quo’ scenario.
In the case of Peck, the general trend has been a slow, steady decline, which presented a negative growth rate of -.04%. However, since the population is relatively small compared with other cities in the County, this is an unreliable rate because just one average sized family moving to Peck could alter the population trajectory for a generation or more.

Note the growth change for the unincorporated areas of the County; these numbers do not account for annexation, so the exchange of residents between any of the cities and the County will likely result in lower numbers for the unincorporated areas if annexations include populated areas. However, at present, there are less than 600 residents living in Areas of City Impact (ACI) in the County - mostly within the ACI around the City of Lewiston. Populations in these areas are easily identified, so the impacts of annexation to future populations can be quickly accounted for in new projections.
The population pyramids (Figures 10-3, 10-4, and 10-5) are a comparison of the county population for the years 1990, 2000, and 2010 by gender and 5 year cohort groups. Each pyramid provides a snapshot that can describe different aspects of the population, such as the working age group, the senior citizens, and the school aged population. When combined, pyramids can indicate trends that can be investigated.

The shape of pyramids reveals data about how the general population is trending. A wide base suggests a high birth rate and a large proportion of young people. This indicates a rapidly growing population. A narrow base indicates that birth rates have fallen. Straight or near vertical sides tell us that the death rate is low, while sides that narrow inward from the bottom show a high death rate. Large numbers of young males suggest high rates of immigration. A small number of young people indicate a high rate of outmigration.
For Nez Perce County, the pyramids are roughly columnar, which indicates a very slow or zero population growth. This is consistent with historic population changes noted in Table 10-1. A closer look reveals that the median age is shifting up as life expectancies increase and as retirement aged residents move into the county to take advantage of the weather, available medical services, and other amenities. Longer life expectancies are reflected in the widening top portion of the pyramid over time. The profiles also show that there has been a gradual decrease in the 0-5 and 5-9 year age groups. This reflects a decrease in the birth rate between these years. Concurrently, working age groups have also seen significant changes over the 30 year period.

**Figure 10-4**

2000 Population Pyramid

![Population Pyramid Chart](chart.png)
The bulges in the sides of the pyramids show population booms. The top most is representative of the Generation X baby boom beginning in the 1960s. The bottom is representative of Generation Y baby boom which began in the early 1980s. Both of these groups are part of the larger working age cohort. This indicates a movement of people to the area that affects the available labor force and economy, since these age groups provide a large segment of the area employment base. The profile shows that though all age groups are expected to be significantly larger in total number of persons, there are specific age groups, such as the 14-and-under group, that will show a relative percentage decline. The largest increase in population will come in the 20-35 year age group, indicating that there should be a growing labor force within the area in the next decade. However, a large segment is also approaching retirement age. Considering this with the decreasing young cohort, which will be entering the workforce around the same time, the county could experience a skilled labor shortage in the coming decades. To meet the demand, workers will likely be imported from outside of the County.
GOAL STATEMENT
To ensure that county provided services and amenities are appropriate for current and future population levels.

POLICIES
1. Nez Perce County should monitor demographic changes after each census to maintain current knowledge of population growth trends.
2. Nez Perce County should update the population forecast every 10 years.
3. Nez Perce County should plan public facilities, services, and amenities for future population growth.
Nez Perce County
2017 Comprehensive Plan
Population Density Map

Legend
- Lakes & Rivers
- Structures of Nez Perce County
- Roads
- Reservation
- County Boundary

Population Density Value
- High
- Low

Lapwai
Lewiston
Culdesac
Peck
Section 11: Property Rights

PURPOSE OF THE PRIVATE PROPERTY RIGHTS ELEMENT
The Fifth Amendment to the U.S. Constitution protects private property from governmental taking, without just compensation. This requires that a private landowner, whose property is taken by governmental action, be justly compensated for that property. A taking can occur both through “eminent domain”, a physical taking of the property, or through property use ordinances that are overly restrictive. In the land-use context, a property use ordinance, regulation or decision is overly restrictive, as to constitute a taking, when the ordinance deprives the owner of all economically viable use of that property.

Whether or not a land-use decision amounts to a taking prohibited by the Fifth Amendment to the U.S. Constitution has been a difficult task for courts, including the Supreme Court, to resolve. Determining when a government action amounts to a taking - requiring either the payment of compensation or invalidation of action for violation of due process - is not a simple undertaking. The Court has candidly admitted that it has never been able to develop a “‘set formula’ to determine when ‘justice and fairness’ require that economic injuries caused by public action be compensated by the government, rather than remain disproportionately concentrated on a few persons.” Penn Cent. Transp. Co. v. New York City, 438 U.S. 104, 124 (1978). Instead, the Court has observed that “whether a particular restriction will be rendered invalid by the government’s failure to pay for any losses proximately caused by it depends largely ‘upon the particular circumstances [in that] case.’” Id. at 488. The question of whether a regulation has gone too far and a taking has occurred has been an ad hoc, factual inquiry. Id.

Under Idaho Code § 67-6508, each county is required to implement, review, and update a comprehensive plan for land use within the county. As part of this requirement, the plan shall include “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.” § 67-6508(a).

Although a comprehensive plan that contains such language does not provide an absolute defense to a “taking” claim, a court may give weight to a comprehensive plan when it considers “taking” problems. In accordance with this requirement, Nez Perce County has taken guidance from the Idaho Regulatory Takings Act Guidelines, produced by the Office of the Attorney General for the State of Idaho. The following is a checklist re-produced from the September 2012 edition of the guidelines.

Idaho State Attorney General’s Checklist Criteria
Agency or local government staff must use the following questions in reviewing the potential impact of a regulatory or administrative action on specific property. While these questions provide a framework for evaluating the impact that proposed
regulations may have generally, takings questions normally arise in the context of specific affected property. The public review process used for evaluating proposed regulations is another tool that the agency or local government should use aggressively to safeguard rights of private property owners. If property is subject to regulatory jurisdiction of multiple governmental agencies, each agency or local government should be sensitive to the cumulative impacts of the various regulatory restrictions. Although a question may be answered affirmatively, it does not mean that there has been a “taking.” Rather, it means there could be a constitutional issue and that the proposed action should be carefully reviewed with legal counsel.

1. Does the regulation or action result in a permanent or temporary physical occupation of private property?

Regulation or action resulting in a permanent or temporary physical occupation of all or a portion of private property will generally constitute a “taking.” For example, in Loretto, the United States Supreme Court held that a regulation that required landlords to allow the installation of cable television boxes in their apartments was found to constitute a “taking.” Loretto v. Teleprompter Manhattan CATV Corp., 458 U.S. 419, 102 S. Ct. 3164 (1982). The Court reasoned that because installation was a “permanent physical occupation” of real property, this was considered a “taking” under the Fifth Amendment. Id. Contrarily, the New York Court of Appeals held that a “permanent physical occupation” of real property was not necessary for a “taking” to occur. Seawall Associates v. New York, 74 N.Y.2d 92, 544 N.Y.S.2d 542, 542 N.E.2d 1059 (1989). A regulatory taking can occur when a regulation denies an owner economically viable use of his property or when it does not substantially advance legitimate State interests. Id.

The acquisition of private property through eminent domain authority is distinct from situations where a regulation results in the physical occupation of private property. The exercise of eminent domain authority is governed by the procedures in Chapter 7, Title 7, Idaho Code. Whenever a state or local unit of government, or a public utility, is negotiating to acquire private property under eminent domain, the condemning authority must provide the private property owner with a form summarizing the property owner’s rights. Section 7-711A identifies the required content for the advice of rights form.

2. Does the regulation or action require a property owner to dedicate a portion of property or to grant an easement?

Agency or local government staff must carefully review all regulations which require the dedication of property or grant of an easement. The dedication of property must be reasonably and specifically designed to prevent or compensate for adverse impacts of the proposed development. Likewise, the magnitude of the burden placed on the proposed development should be reasonably related to the adverse impacts created by the development. A court also will consider whether the action in question substantially advances a legitimate state interest.
For example, the United States Supreme Court determined in *Nollan v. California Coastal Comm’n*, 483 U.S. 825, 107 S. Ct. 3141 (1987), that compelling an owner of waterfront property to grant a public easement across his property that does not substantially advance the public’s interest in beach access, constitutes a “taking.” Likewise, the Court held that compelling a property owner to leave a public greenway, as opposed to a private one, did not substantially advance protection of a floodplain, and was a “taking.” *Dolan v. City of Tigard*, 512 U.S. 374, 114 S. Ct. 2309 (1994).

3. Does the regulation deprive the owner of all economically viable uses of the property?

If a regulation prohibits all economically viable or beneficial uses of the land, it will likely constitute a “taking.” In this situation, the agency can avoid liability for just compensation only if it can demonstrate that the proposed uses are prohibited by the laws of nuisance or other pre-existing limitations on the use of the property. *See Lucas v. South Carolina Coastal Council*, 505 U.S. 1003, 112 S. Ct. 2886 (1992).

Unlike 1 and 2 above, it is important to analyze the regulation’s impact on the property as a whole, and not just the impact on a portion of the property. It is also important to assess whether there is any profitable use of the remaining property available. *See Florida Rock Industries, Inc. v. United States*, 18 F.3d 1560 (Fed. Cir. 1994). The remaining use does not necessarily have to be the owner’s planned use, a prior use, or the highest and best use of the property. One factor in this assessment is the degree to which the regulatory action interferes with a property owner’s reasonable investment-backed development expectations.

Agency or local government staff must carefully review regulations which require that all of a particular parcel of land be left substantially in its natural state. A prohibition of all economically viable uses of the property is vulnerable to a takings challenge; however, in some situations, there may be pre-existing limitations on the use of property that could insulate the government from takings liability.

4. Does the regulation have a significant impact on the landowner’s economic interest?

Agency or local government staff must carefully review regulations that have a significant impact on the property owner’s economic interest. Courts will often compare the value of property before and after the impact of the challenged regulation. Although a reduction in property value alone may not be a “taking,” a severe reduction in property value often indicates a reduction or elimination of reasonably profitable uses. Another economic factor courts will consider is the degree to which the challenged regulation impacts any development rights of the owner. As with 3, above, these economic factors are normally applied to the property as a whole.
A moratorium as a planning tool may be used pursuant to Idaho Code § 67-6523—Emergency Ordinances and Moratoriums (written findings of imminent peril to public health, safety, or welfare; may not be longer than 182 days); and Idaho Code § 67-6524—Interim Ordinances and Moratoriums (written findings of imminent peril to public health, safety, or welfare; the ordinance must state a definite period of time for the moratorium). Absence of the written findings may prove fatal to a determination of the reasonableness of the government action.

The Idaho moratorium provisions appear to be consistent with the United States Supreme Court’s interpretation of moratorium as a planning tool as well. In *Tahoe-Sierra Preservation Council, Inc. v. Tahoe Regional Planning Agency*, 535 U.S. 302, 122 S. Ct. 1465 (2002), the Court held that planning moratoriums may be effective land use planning tools. Generally, moratoriums in excess of one year should be viewed with skepticism, but should be considered as one factor in the determination of whether a taking has occurred. An essential element pursuant to Idaho law is the issuance of written findings in conjunction with the issuance of moratoriums. See Idaho Code §§ 67-6523 to 67-6524.

5. Does the regulation deny a fundamental attribute of ownership?

Regulations that deny the landowner a fundamental attribute of ownership -- including the right to possess, exclude others and dispose of all or a portion of the property -- are potential takings.

The United States Supreme Court held that requiring a public easement for recreational purposes where the harm to be prevented was to the flood plain was a “taking.” In finding this to be a “taking,” the Court stated:

> The city never demonstrated why a public greenway, as opposed to a private one, was required in the interest of flood control. The difference to the petitioner, of course, is the loss of her ability to exclude others. . . [T]his right to exclude others is “one of the most essential sticks in the bundle of rights that are commonly characterized as property.” *Dolan v. City of Tigard*, 512 U.S. 374, 114 S. Ct. 2309 (1994).

The Court has also held that barring the inheritance (an essential attribute of ownership) of certain interests in land held by individual members of an Indian tribe constituted a “taking.” *Hodel v. Irving*, 481 U.S. 704, 107 S. Ct. 2076 (1987).

6. (a) Does the regulation serve the same purpose that would be served by directly prohibiting the use or action; and (b) Does the condition imposed substantially advance that purpose?

A regulation may go too far and may result in a takings claim where it does not substantially advance a legitimate governmental purpose. *Nollan v. California Coastal*
In *Nollan*, the United States Supreme Court held that it was an unconstitutional “taking” to condition the issuance of a permit to land owners on the grant of an easement to the public to use their beach. The Court found that since there was no indication that the Nollans’s house plans interfered in any way with the public’s ability to walk up and down the beach, there was no “nexus” between any public interest that might be harmed by the construction of the house, and the permit condition. Lacking this connection, the required easement was just as unconstitutional as it would be if imposed outside the permit context.

Similarly, regulatory actions which closely resemble or have the effects of a physical invasion or occupation of property, are more likely to be found to be takings. The greater the deprivation of use, the greater the likelihood a “taking” will be found.
Section 12: Public Airport Facilities

PURPOSE OF THE PUBLIC AIRPORT FACILITIES ELEMENT
An analysis identifying, but not limited to, facility locations, the scope and type of airport operations, existing and future planned airport development and infrastructure needs, and the economic impact to the community. (Idaho Code § 67-6508)

INVENTORY
(The following text is condensed from excerpts of the 2016 Airport Master Plan, by Armstrong Consultants and Keller & Associates)

The Lewiston - Nez Perce County Regional Airport was founded on a 50-acre parcel of land in 1931 as a Lewiston Chamber of Commerce project. Realizing federal funds could be obtained for future growth, the city purchased the airport in January 1934. At the time, the airport received extensive use from the United States Forest Service. World War II created a large demand for aviation activity and the existing space was considered to be inadequate; in 1942 the airport was moved to its current location on 615 acres of land. The airport was completed in 1944.

The Lewiston - Nez Perce County Regional Airport is a publicly owned and operated commercial service airport located in the Lewiston city limits. The airport is owned by the City of Lewiston and Nez Perce County. The two governmental bodies assume equal responsibility to provide financing and operational support to the airport. The airport is operated by the Lewiston - Nez Perce County Regional Airport Authority, through a joint-powers agreement established in 2010. Through this organizational structure a board of commissioners collectively decides on airport planning and strategy. Currently, the Lewiston Airport Authority Board is comprised of five commissioners: one appointed by the Airport, two appointed by the City of Lewiston, and two appointed by Nez Perce County. The Airport Manager reports directly to the Airport Authority Board to implement their decisions and oversee day-to-day airfield operations, oversees the long-term strategic plan of the airport, and provides recommendations to the Airport Authority Board regarding airport operations, maintenance, and future development. The Airport Manager and staff are responsible for the daily oversight of the airport.

The Lewiston - Nez Perce County Regional Airport is classified by the National Plan of Integrated Airport System (NPIAS) as a Commercial Service - Nonhub Primary airport. According to the Federal Aviation Administration (FAA), this is defined as a commercial service airport that enplanes less than 0.05 percent of all commercial passenger enplanements but has more than 10,000 annual enplanements. In 2010, the Idaho Transportation Department (ITD) funded the Idaho Airport System Plan (IASP), which evaluated 75 public-use airports in the state by the purpose they serve. The Lewiston - Nez Perce County Regional Airport is classified by the IASP as a Commercial Service airport. A Commercial Service airport accommodates scheduled
major/national or regional/commuter commercial air carrier service in addition to air
cargo, business aviation, and all types of general aviation.

The Lewiston - Nez Perce County Regional Airport provides aviation access to the
Cities of Lewiston, Clarkston, and entire region of northern Idaho, northeastern
Oregon, and southeastern Washington. Airport users include:

- **Airline Transportation** - Served by Horizon Airlines (dba Alaska Airlines) and
  Skywest Airlines (dba Delta Connection/Delta Airlines), with non-stop flights
  operated to Boise, Pullman, Salt Lake city, and Seattle.
- **Air Cargo Transportation** - Served by Ameriflight (dba UPS) and Empire Airlines
  (dba Federal Express/FedEx), with daily flights operated to sorting facilities at
  Seattle and Spokane.
- **Business Transportation** - For local businesses and including travel by
governmental authorities.
- **Personal Transportation** - For personal use.
- **Recreational and Tourism** - For visitors of recreational and tourist attractions.
- **Flight Training** - Provided by AeroFlight Pilot Training, Odonata, and Stout
  Flying Service, for those conducting flights in order to meet flight proficiency
  requirements for obtaining FAA pilot certifications for fixed wing and
  helicopter aircraft.
- **Aircraft Maintenance** - Providing maintenance services to based and transient
  aircraft including Gustin Aviation, Hillcrest Aircraft Company, and Stout Flying
  Service.
- **Air Medivac** - Providing essential emergency medical transport in life
  threatening situations and patient transfers to and from other hospitals and
  health care facilities throughout the region. Life Flight has a fixed-wing and
  helicopter base at the airport.
- **Military** - Used by the military for occasional fuel stops and local operations.
- **Agricultural Spray Operations** - Serving agricultural spray operators for the local
  area.

The FAA recommends that airport sponsors protect the areas surrounding an airport
from incompatible development. Incompatible development includes those land uses
which would be sensitive to aircraft noise or over flight, such as residences, schools,
churches and hospitals and those uses which could attract wildlife and cause a hazard
to aircraft operation such as landfills, ponds, and wastewater treatment facilities.

**FUTURE NEEDS**

Chapter 2 of the Airport Master Plan provides a thorough analysis and forecast of
aviation demand. A major factor impacting forecasted aviation demand at Lewiston -
Nez Perce County Regional Airport will be the south side apron development. The
airport will benefit by having additional general aviation development are on the airport property. There has been interest by several general aviation operations in the possibility of developing the south side area. Much of the infrastructure is in place for the development, including close proximity to existing utilities and apron pavement.

The south side development area expansion is anticipated to include additional fixed base operator opportunities, cargo apron, hangar development and non-aeronautical revenue development. Depending on the nature of businesses utilizing the area, this can increase total annual operations, based aircraft, and passenger enplanements. Factors that could impact the success of the anticipated south side apron development are the availability of services and facilities, cost of operating at the developed area, local demand for additional services, and the marketing of the proposed development. Once the facilities are developed there is a high probability for an increase in based aircraft and total annual operations.

The time frame for addressing airport development needs usually involves short-term (up to five years), medium-term (six to ten years) and long-term (eleven to twenty years) periods. Long range airport planning primarily focuses on the ultimate role of the airport and protects for post-planning period development. Medium-term planning focuses on a more detailed assessment of needs, while the short-term analysis focuses on immediate action items and correction of design standard deficiencies.

The facility requirements for the Lewiston - Nez Perce County Regional Airport are based on the types and volume of aircraft and passengers expected to use the airport in the short, medium and long-term timeframes. These facilities will enable the airport to serve its users in a safe and efficient manner. The recommended facility improvements are detailed in Chapter 3 of the Airport Master Plan, and include the taxiways, aprons, parking, hangar facilities, Aircraft Rescue and Fire Fighting (ARFF) station, and terminal building.

A goal for the airport is to be self-sustaining. The intrinsic value that a well-maintained airport brings to a community or region goes far beyond the day-to-day operation costs. In other words, the money spent and benefits received in the community or region by individuals or businesses that use the airport equals or exceeds the expenses, which are a result of operation at the airport. Chapter 7 of the Airport Master Plan assesses the financial ability of the proposed capital improvement projects for the airport, and covers a 20-year planning period which includes the initial, intermediate, and long-term goals and objectives. The analysis indicates the funding necessary to plan, design and construct the projects identified in the airport Master Plan. A total of 33 capital improvement projects have been identified, all of which are programmed within the next 20-year planning period. The financial analysis is based on the continuation of FAA and State funding at current levels. Competition for these funds will require the airport to aggressively communicate its needs to the FAA, State, and other relevant agencies.
GOAL STATEMENT
To support the continued service and safety of the Lewiston - Nez Perce County Regional Airport.

POLICIES
1. Nez Perce County should maintain and improve facilities for air travel in the county to meet the growing needs of commercial and recreational aviation.
2. Nez Perce County should cooperate with city of Lewiston to provide for aviation-oriented businesses and industries located near the airport.
3. Nez Perce County should cooperate with City of Lewiston to apply airport zoning as needed to ensure a compatible environment for aircraft operations as well as surrounding residential areas.
4. Nez Perce County should use the Compatible Land Use and Height Restriction drawings included as part of the Airport Layout Plan as a tool when reviewing and evaluating the compatibility of proposed development in the vicinity of the airport.
5. Nez Perce County should use zoning as a tool to protect the area surrounding the airport from incompatible development that is sensitive to aircraft noise or over flight, and uses which could attract wildlife and cause hazards to aircraft.
6. Nez Perce County should assist in planning studies to determine future air travel needs and improvements required for the airport.
Section 13: Public Services, Facilities, and Utilities

PURPOSE OF THE PUBLIC SERVICES, FACILITIES, AND UTILITIES ELEMENT
Population growth generally is accompanied by concentration of population into a relatively few, usually central, locations. This concentration, in turn, creates a need and demand for various support services. These public services may range from water and sewer systems to schools, health facilities, fire protection, and law enforcement.

INVENTORY AND FUTURE NEEDS

Water
Public water systems serve incorporated communities within Nez Perce County. Lewiston is served by two public water systems, the city of Lewiston and Lewiston Orchards Irrigation District (LOID). Public water systems also serve Culdesac, Lapwai and Peck.

Other densely populated areas outside the incorporated areas in Nez Perce County that are served by public water systems include:
- Waha Glen Subdivision (Waha Glen Water)
- Harvest Vista and Pheasant Trails Subdivision (Red Pheasant Water Company)
- Cougar Ridge Subdivision (Cougar Ridge Water & Sewer District)
- Eagles Pointe and Eagles Crest Addition (Eagles Pointe Subdivision)
- Hatwai Road in North Lewiston (Red Rock Land and Water)
- Eaton Mobile Home Court
- View Point Subdivision

Developments outside areas served by these public systems must utilize individual wells or other sources for domestic water. Care must be taken to ensure that potential contamination sources such as onsite sewage disposal systems do not pollute water supplies. Areas of concentrated housing should develop public water systems, particularly if in a state of rapid growth, if contamination of the water supply is likely or occurring or if water quantity issues are known. A designated region known as the Lewiston Plateau Groundwater Management Area has been defined by the Idaho Department of Water Resources to address known water quantity issues in Nez Perce County.

Wastewater
Wastewater collection and treatment systems in Nez Perce County are presently limited to the incorporated cities of Culdesac, Lapwai, and Lewiston. Culdesac
collects wastewater and utilizes a lagoon for wastewater storage and treatment. Lapwai collects wastewater and transports it to a waste water treatment plant. Lewiston has two sewer districts, the Lewiston Orchards Sewer District and Central Orchards Sewer District. The districts are responsible for collecting wastewater from most of the developed incorporated areas, as well as the Clearwater Paper and ATK, and transporting it to the city of Lewiston’s wastewater treatment plant located in North Lewiston. The east end of the Lewiston Orchards and the City of Peck utilize individual on-site sewage disposal systems.

Unincorporated areas of the county utilize individual onsite sewage disposal systems. Individual onsite sewage systems are generally adequate and reliable for low-density use. Proper design, installation, use, and maintenance, together with suitable soil and sufficient usable area are important to minimize the impact these systems may have on the environment and public health. There are limits to the density of development that can take place using these systems, particularly in areas where soil depth and soil type is marginal or unsuitable. Community sewerage facilities should be developed in existing and future areas of concentrated housing.

Where approved community wastewater systems do not exist, density of development should be carefully controlled to prevent detrimental impacts to ground water, surface water and domestic water supplies by on-site sewage disposal systems. County ordinances should provide density-based standards for wastewater disposal system.

**Solid Waste Disposal**

Nez Perce County, Asotin County, and the cities of Lewiston and Clarkston have established a regional sanitary landfill in Asotin County west of Clarkston, Washington. An intergovernmental agreement between these four entities expired at the end of December, 2006. However, Nez Perce County continues to participate in the program through an agreement with the City of Lewiston.

A solid waste transfer station is located at 1031 Colonel Wright way in Lewiston, and receives solid waste from the rural area of the County as well as the City of Lewiston. On March 14, 2011, Nez Perce County sold its interest and ownership in this facility to the City of Lewiston and these two entities signed a Transfer Station Use Agreement that originally extended until 2015. This agreement has been further extended upon mutual agreement between the City of Lewiston and Nez Perce County. Within the incorporated area of Lewiston, a private contractor using compacting trucks collects solid waste for further disposal through the transfer station.

Private companies under contract with Nez Perce County provide for the collection of solid waste in rural areas of the county for further disposal through the transfer station. Residents may place household solid waste along the nearest county road for collection. The entire County is served by this system, with the exception of the towns of Culdesac, Lapwai, and Peck. Officials in these communities have contracted with haulers who transport the waste to various neighboring landfills for disposal.
Bulky waste collection occurs at two locations on alternating Saturdays throughout the year, at Sweetwater and the junction of Cottonwood Creek and U.S. Highway 12. These bulky waste collection sites also provide a recycling component for the rural citizens of the County. Areas immediately outside the Lewiston City Limits are receiving biweekly recycling service that began in the Fall of 2014.

**Law Enforcement**

Law enforcement within the City of Lewiston is provided mainly by the City Police Department. The Nez Perce County Sheriff’s Department provides Law enforcement in the smaller towns and rural areas in cooperation with city law enforcement personnel where present and Nez Perce Tribe law enforcement personnel.

The Nez Perce County Sheriff’s Department also has reciprocal cooperation agreements with adjacent counties, as well as with the Idaho State Police. The Sheriff’s Department normally concentrates on patrol of the rural parts of the county. Cooperative agreements are of mutual benefit in supplementing limited forces. In addition, a Marine Patrol is responsible for law enforcement and water safety on all waters within and bordering Nez Perce County, including the rendering of assistance to the Sheriff’s Department of Asotin and Whitman Counties, Washington, on request.

The Sheriff’s Department is responsible for operation of the county jail. The use of the jail is shared with the City of Lewiston.

The Sheriff’s Department provides search and rescue services through a search and rescue organization and two posses: The Air Posse, which has its own aircraft; and the Mounted Posse, which has horses, four-wheel drive vehicles and snowmobiles.

**Nez Perce County Court Services**

Nez Perce County Court Services (NPCCS) consists of three (3) departments; Misdemeanor Probation, Juvenile Probation, and Juvenile Detention.

Misdemeanor Probation: This department serves the whole of Nez Perce County, including City of Lewiston cases. At any given time, the Department is responsible for supervising upwards of 500 misdemeanor offenders. Adult Misdemeanor Probation also participates in Specialty Courts in District 2. Specialty Courts include Mental Health Court, Drug Court, Family Reunification, DUI Court, and Veteran’s Court. The Misdemeanor Probation Department has responsibilities within DUI court (providing both probation and clinical services) as well as the newly formed Veterans Court, providing a Probation officer representative.

Juvenile Probation: This department also serves the whole of Nez Perce County. Juvenile Probation supervises upwards of 100 juvenile offenders. Juvenile Probation falls under the State of Idaho Juvenile Corrections Act of 1995 and is mandated by that act to work under the Balanced Approach to Restorative Justice. The Restorative Justice Model includes accountability, competency development, and public safety. Every juvenile offender placed on probation goes through an intake process that
involves a “Risks and Needs” assessment. The assessment determines a unique probation plan and supervision level for each offender.

Juvenile Detention: Region II Juvenile Detention Center has been in operation since 1992. This facility is the only State Certified juvenile detention center in the 2nd Judicial District. Region II Juvenile Detention has the capacity to house 16 juvenile offenders. The facility also contracts to house offenders from the Idaho Department of Juvenile Corrections, as well as with our neighboring Counties in the Judicial District. The facility is utilized to provide short term secure confinement for juveniles ordered by the court to remain in a secure setting.

Fire Protection
Fire protection for the City of Lewiston is provided by a paid fire department. They also have responsibility for fire and crash response at the Lewiston/Nez Perce County Airport. They normally do not respond to fires outside the city limits.

Fire protection for other incorporated areas, Culdesac, Lapwai and Peck, is provided by volunteer fire departments. A similar volunteer department based at Juliaetta offers protection in that vicinity. The Nez Perce Tribe provides fire protection on reservation property.

Five fire protection districts serve unincorporated areas of the county:
- Big Canyon Fire Protection District serves the eastern portion of the county surrounding and including the city of Peck
- Genesee Fire Protection District serves the area in the vicinity of Genesee
- Arrow Junction Fire District serves the vicinity of Arrow Junction at U.S. Highway 12 and State Highway 3
- Kendrick - Juliaetta Joint Fire District serves the area surrounding Kendrick and Juliaetta in Latah and Nez Perce Counties
- Wheatland Fire District services the area east of Lewiston at Harvest Vista Estates and Pheasant Trails subdivisions

Additional Fire protection is provided by Nez Perce County, Lapwai, and Culdesac fire departments.

Health Care Services
Nez Perce County has the largest number of health care providers and facilities in Northern Idaho, exceeded in the region only by Spokane. It is the center of a sizeable area of health care needs extending well beyond the county limits. Although most health care services in Nez Perce County are not public services in the strictest sense, being provided mainly by the private sector, they are of public interest and concern because they are essential to the well-being of county citizens. Many services are provided by the private sector with some public health services available. These entities share the responsibility of providing aid to the insured, underinsured and indigent populations within Nez Perce County.
Two major hospitals – St. Joseph’s Regional Medical Center in Lewiston and Tri-State Memorial Hospital in Clarkston – are located within a 3.9 mile radius of each other. St. Joseph’s is the largest full service medical center between Boise and Spokane, and both facilities are linked to Spokane, Washington, to provide critical care outside the scope of the local facilities. Nez Perce County is also covered by several Emergency Medical Service (EMS) units. Lewiston hosts a paramedic level ambulance service and Life Flight provides an air ambulance service. Additional ambulances are located in Genesee, Juliaetta/Kendrick, and Orofino. There is also a quick response unit stationed in Culdesac.

**Library Services**
Library services to county residents are provided by two separate entities, but an associated system, VALNet. The VALNet system is a consortium of libraries in Southeastern Washington and North Central Idaho that work together to share resources and information services. For residents within the City of Lewiston, library service is provided by Lewiston City Library located downtown Lewiston at 411 D Street. For the remainder of the county, service is provided by the Prairie River Library District. The library and its district office are located at 103 Main Street, Lapwai, ID. Library branches are located in Culdesac and Peck.

**Utilities**
Avista Corporation supplies electricity and gas to the cities of Lewiston, Lapwai, Culdesac and their environs. Clearwater Power Company provides electricity to the remainder of Nez Perce County.

Land line telephone service is provided to a majority of county residents by Qwest. Residents in the cities of Peck and Genesee are served by GTE.

**Telecommunications**
Computer networking, teleconferencing, telecommuting, the Internet, wireless and satellite communications continue to rapidly evolve. This evolution is changing how people make a living, where they work, and social trends. The county’s ordinances must adapt to and address this rapid evolution of technology. For example, advances in computer networks delivered via fiber, copper, wireless (microwave and cellular), along with mobile smartphone and tablet technologies have created a mobile office environment that no longer limits offices to a commercial area. Many people are no longer limited to living and working in a specific geographic area by the location of their company’s offices.

Due to continued advances in wireless technologies, the greatest impact in regard to land use is the wireless network infrastructure. The demand for wireless services continues to require a substantial improvement to the supporting infrastructure. The infrastructure consists of transmission facilities most commonly supported by tall towers or tall buildings when appropriate. As more people utilize wireless network devices, more of these transmission facilities will be necessary.
The area within and surrounding the City of Lewiston will most likely see the greatest increase in wireless communication infrastructure due to its dense population and large number of wireless users. The rural areas of Nez Perce County will also see significant growth of facilities in order to reach remote areas that do not already have wireless, broadband, or radio coverage. Nez Perce County should continue to assess its ordinances to ensure that county regulations are in accordance with Federal Telecommunications Laws. New regulations should encourage the suitable location and design of new transmission facilities while allowing wireless service companies to competitively provide adequate service to county residents and business people.

Public Safety includes an ever expanding input of data sources including, landline, wireless, satellite, VOIP phone networks as well as advanced public safety radio communications. Public Safety communications will require continual improvement of broadband network capabilities in order to provide response to emergencies. Further advances in Public Safety technologies will use a similar infrastructure footprint as the general public but in a secure and redundant environment.

**GOAL STATEMENT**
To provide essential public service facilities and utilities that effectively meet current and future needs.

**POLICIES**
1. Nez Perce County should encourage periodic review of public services and utilities.
2. Nez Perce County should cooperate with providers of services and utilities in evaluating present and projected needs.
3. Nez Perce County should provide for additional public services as required for planned growth; improve existing services as permitted by financing and technology.
4. Nez Perce County should incorporate into ordinances measures to insure that new developments pay the costs of expanding public services to serve them.
5. Nez Perce County should evaluate possible improvements in services, as part of the periodic review process; adopt new techniques, procedures and/or equipment when necessary and/or economically feasible.
6. Nez Perce County should encourage cooperative agreements between governmental units to consolidate efforts and avoid waste and duplication in providing public services.
7. Nez Perce County should strive to improve fire protection throughout the County.
8. Nez Perce County should continue to maintain suitable law enforcement activities and facilities, including the handling of juvenile offenders.
9. Nez Perce County should take advantage of technological advances, as available, to improve its effectiveness and efficiency in providing public services.
10. Nez Perce County should revise its ordinances to ensure that county regulations are in accordance with Federal Telecommunications Laws.
11. Nez Perce County should encourage the suitable location and design of new wireless communication transmission facilities while allowing wireless service companies to competitively provide adequate service to county residents and business people.

12. Nez Perce County should encourage the involvement of school districts in the county land use planning process.
Nez Perce County
2017 Comprehensive Plan
Cell - Radio Tower Map

Legend
Tower Sites
\[\text{Tower Sites}\]
Roads
\[\text{Roads}\]
Lakes & Rivers
\[\text{Lakes & Rivers}\]
Reservation
\[\text{Reservation}\]
County Boundary
\[\text{County Boundary}\]

Nez Perce County
2017 Comprehensive Plan
Cell - Radio Tower Map

Legend
Tower Sites
\[\text{Tower Sites}\]
Roads
\[\text{Roads}\]
Lakes & Rivers
\[\text{Lakes & Rivers}\]
Reservation
\[\text{Reservation}\]
County Boundary
\[\text{County Boundary}\]
Section 14: Recreation

PURPOSE OF THE RECREATION ELEMENT
Parks and recreational opportunities are a major interest to the citizens of Nez Perce County. These opportunities also contribute to the economy of the area. Residents and visitors consider parks and recreational facilities a major factor for living or vacationing in Nez Perce County. There is a great demand for outdoor recreation. Sufficient and easily accessible recreation areas are becoming a priority planning issue as communities grow, populations increase, and people devote more time to leisure activities.

INVENTORY
Nez Perce County is fortunate to be located in an area that is favorable to many recreational pursuits. Within a maximum driving time of 1 ½ hours, the opportunities exist for many types of recreational activity, ranging from hunting and fishing to golf, team sports, tennis, swimming, and simply hiking. Within easy distance of Nez Perce County, there are nearly seven million acres of Federally managed outdoor lands and water areas in excess of 20,000 acres, and about 17,840 miles of multiple use trails.

Nez Perce County is the gateway to the Hell’s Canyon National Recreation Area, set aside by Congress in December of 1975. For the hiker, hunter, fisherman, rafter, camper, and in general, any outdoor enthusiast there is an abundance of land, water, roads, and trails for their use and enjoyment. The public parks and recreation areas are owned and administered by private, state or federal agencies.

Hell’s Gate State Park, administered by the Idaho Department of Parks and Recreation, is located along the Snake River south of Lewiston. Hell’s Gate has a boat ramp, camping and picnicking areas, and hiking and horse trails. It is also home to the Lewis and Clark Discovery Center - featuring indoor and outdoor displays and a film describing the journey of Lewis and Clark through Idaho, and the Jack O’Connor Hunting Heritage Education Center - showcasing the wildlife collection, photographs, rifles, memorabilia of this famous outdoor writer and hunter.

The Nez Perce National Historical Park, administer by the National Park Service, is located along the Clearwater River at Spalding. The park features picnicking as the primary form of outdoor recreation. The park also includes a museum of Nez Perce Indian artifacts and several restored pioneer buildings, including the cabin of Henry Spalding, the first missionary among the Nez Perce Indians.

The Bureau of Land Management managed lands include the Lower Salmon River recreation area in Nez Perce County, with access by Eagle Creek Road or by boat up the Salmon River. The most popular activities are rafting, fishing, and swimming at the beaches.
There are several beaches along the Snake River, south of Lewiston. These beaches provide boaters with opportunities for picnicking and day use.

Several recreational lakes and reservoirs are located within Nez Perce County, including Mann’s Lake, Waha Lake, and Soldier’s Meadow Reservoir. These waters are stocked annually with fish by the Idaho Department of Fish and Game.

The Waha Lake Park provides visitors with day use and overnight camping facilities. The slackwater portions of the Snake and Clearwater Rivers at Lewiston, known as Lower Granite Reservoir, provide sail and power boating, swimming, fishing, and landscaped park activity areas along the levees at Lewiston.

The Department of Fish and Game’s main recreation sites along the Clearwater River include boat ramps at Lower Myrtle, Cherry Lane, and Lenore. Fish and Game is a partner of the Clearwater Management Council, which co-manages river access at 79 sites from Lewiston to Kooskia on the Clearwater River. The Nez Perce Tribe manages a boat ramp at Big Canyon Creek.

Nez Perce County owns and operates the Nez Perce County fairgrounds in the Lewiston Orchards and helps support the Lewiston Civic Theater and the Luna House Museum, also in Lewiston.

Within the cities and communities there exists other recreational opportunities, such as public parks, athletic facilities, sports programs, cultural programs, and commercial amusements. The City of Lewiston is the largest provider of these recreational programs.

**FUTURE NEEDS ANALYSIS**

Growth in Nez Perce County will affect park and recreational facilities. Improvements to current parks and recreational facilities will be a major factor in maintaining the quality of life in Nez Perce County.

Public shoreline access to the major rivers and creeks in the county could become a high priority issue in the future as adjacent land is privately developed. Opportunities for acquiring shoreline access points along the rivers for the citizenry should be considered.

**GOAL STATEMENT**

To develop and maintain a balanced system of recreational facilities and programs to optimum standards based on local needs and use.

**POLICIES**

1. Nez Perce County should encourage the development of a safe system of designated bicycle lanes and trails.
2. Nez Perce County’s recreational management efforts should emphasize maintenance and upkeep before considering development of new recreational facilities.

3. Nez Perce County should promote the utilization of available recreational resources, but not beyond their long-term capacities in order to prevent degradation and loss of the resources.

4. Nez Perce County should require that new recreational development plans encompass long-term maintenance of the facilities. These plans should include a descriptive financial section.

5. If warranted by heavy use or abuse of particular recreational resources, Nez Perce County should institute control measures in a timely fashion to prevent irreversible damage to the resources.

6. Nez Perce County should continue to support the development and operation of city sponsored recreational facilities and programs.
Section 15: School Facilities

PURPOSE OF THE SCHOOL FACILITIES ELEMENT
The purpose of the school facilities element is to provide an analysis of public school capacity and transportation considerations associated with future development.

INVENTORY

Educational Facilities
Basic education in Nez Perce County is provided by a total of seventeen public elementary, junior high and high schools within the county. A small number of students are bussed to schools outside Nez Perce County in Genesee, Kendrick, Nez Perce, and Orofino. Most of the schools are located in Lewiston, which has one senior high school, two junior high schools, and seven elementary schools. The Lewiston school district also operates an alternative high school. This school is open to all valley residents. The school district provides bus service for students living 1 ½ miles or more from school.

Other public schools in the county are located at:

Lapwai, operating a junior-senior high (grades 7-12), an upper elementary (grades 4-6) and a lower elementary (grades K-3).

Culdesac offers grades K-12 in a single facility.

Peck operates a single facility for grades 1-5. Junior high and senior high students (grades 6-12) are bussed to schools in Orofino from the Peck area.

Students living in the northeastern part of the county attend schools in Juliaetta and Kendrick; those from the northwestern area attend Genesee schools; both are in Latah County. Portions of the Highland School District are located in southeastern Nez Perce County; these students attend school in the town of Craigmont in Lewis County.

<table>
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<th>Table 14-1 Enrollments</th>
<th>Nez Perce County, ID</th>
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<td>Nursery School/Preschool</td>
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<td>Source: 2010 Census</td>
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Public education is no longer limited to traditional school facilities. Charter schools are free, public schools that are open to all students. They may be authorized by either the board of the local school district in which they are physically located, or by the Idaho Public Charter School Commission. Charter schools may offer different methods to provide a quality education, or have a specific focus of curriculum such as science, technology, engineering, and math (STEM).

While private home-schooling has been an alternative to traditional public education for generations, it has changed greatly with advancements in internet availability and computer technology. Alternatives to a traditional public school education at a “bricks and mortar” facility have grown in popularity with the advent of “virtual” schools. Virtual schools are not bound to a “bricks and mortar” location, but conduct student services and courses through internet technology linking administrators, teachers, and students. Currently there are five virtual charter schools in Idaho:

- Idaho Connects Online (ICON) 6-12
- Idaho Virtual Academy K-12
- INSPIRE Connections Academy K-12
- iSucceed Virtual High School 9-12
- Kootenai Bridge Academy 11-12

As these schools do not occupy a “bricks and mortar” facility, there are no transportation needs associated directly with them. Enrollment numbers include students living throughout the state of Idaho enrolled in the virtual school, not just in Nez Perce County.

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Source: Idaho Department of Education, March 2017
A number of private and/or faith-based schools are also available. All are located within the city limits of Lewiston: They include:

- All Saints Catholic School  Pre-school and K-6
- Beacon Christian School  K-8
- Children’s House Montessori  Primary, and K-6
- Confluence Christian High School 9-12
- Cornerstone Christian School  K-8
- Valley Montessori School  Pre-school ages 3-6 and Kindergarten

Lewiston is home to Lewis-Clark State College (LCSC), a coed, 4-year, state college offering liberal arts, professional, and technical degrees. The college offers bachelor and associate degrees, and certificate programs. It was founded in 1893 as Lewiston Normal School, a preparatory school for teachers. LCSC is fully accredited by the Northwest Association of Schools and Colleges. It is known regionally for its well-reputed nursing, teacher education, and vocational technical programs. LCSC also offers a large selection of online courses and 10 degree programs that are available entirely online.

Online courses have gained in popularity with advancements in technology. They offer convenience and flexibility to students, with several advantages: high school students can complete college credits during regular school hours, employed students can keep their jobs while obtaining higher education, and rural students gain access to courses not available locally. Due to the relative newness of online education programs, there are still many questions about their effectiveness. Concerns about online education are related to the ability to provide the same rigor and quality as classroom teaching. Online courses may require more self-discipline to achieve success since there is no face-to-face contact between students and teachers. However, this may be offset by online interactions. The impact of continued growth of online enrollment on “bricks and mortar” schools is unknown.

GOAL STATEMENT
To provide primary, secondary, and higher education facilities that effectively meet current and future needs.

POLICIES
1. Nez Perce County should support accredited private and faith-based educational facilities in addition to public facilities.
2. Nez Perce County should support quality internet-based and home schooling programs as an alternative to traditional educational facilities.
3. Nez Perce County should encourage the establishment of new businesses that will utilize the technical and professional labor force generated by local higher education facilities.
Section 16: Special Areas or Sites

PURPOSE OF THE SPECIAL AREAS OR SITES ELEMENT
A region’s character and identity are largely identified with the history and culture of the area. The "special sites" component highlights areas, sites and structures of historic, archeological, architectural, ecological, wildlife and scenic significance important to the culture of the county.

Nez Perce County has a rich historical heritage centered on Nez Perce culture, Lewis and Clark, mining, early settlement, and the impact of the Clearwater and Snake Rivers in its development. Nez Perce County’s many cultural resources, including archaeological and historic sites and scenic corridors, are closely tied to the natural resources of the region. The county is fortunate that the University of Idaho and Lewis-Clark State College serve many cultural needs.

INVENTORY
One of the unmistakable qualities of Nez Perce County is the scenic beauty. Drive into Lewiston from the north, east, or west and the features sure to command one’s attention are the Clearwater and Snake Rivers. The sprawling wheat farms of the Camas Prairie to the south and Palouse to the north, along with the rich agricultural lands in between, are memorable by any measure.

The Nez Perce National Historic Park
The park is comprised of 38 different historic sites spread out in the states of Idaho, Montana, Oregon and Washington. The park Visitor Center at Spalding details the 10,000-year history of the Nez Perce Indians through museum exhibits and an introductory film. The Spalding site also includes the remains of the Spalding Mission and walking trails in the historic area. The park protects several battlefields, and describes the battle at White Bird that occurred in Idaho County and marked the beginning of the tragic Nez Perce Conflict of 1877.

Nez Perce County Historical Museum & Heritage House
The museum retells the history of Nez Perce County with permanent and rotating exhibits reflecting the rich history of the county. A research library and an extensive historic photo collection are available by appointment. Next door to the museum is the historic Heritage House that recreates a home of the 1920s as well as a connection to the history of Lewiston dating to the 1860s.

First Territorial Capitol of Idaho
The construction and dedication of a full-scale replica of the first Idaho Territorial Capitol was completed in 2013. Lewiston served as the first territorial capital during the meetings of the 1st and 2nd Territorial Legislatures (1863-1864), after which the capital was moved to Boise.
Northwest Passage Scenic Byway
The Lewis & Clark Bicentennial in 2003-2006 was the impetus for the US12 byway corridor that stretches from Lewiston to the Idaho-Montana border. A further extension follows Idaho 13 from Kooskia to Grangeville and a junction with US95.

Lewis & Clark Interpretive Center
Located along the Lewiston Levee Parkway, the center is located at the confluence of the Snake and Clearwater Rivers. The Lewis & Clark Expedition passed down the north side of the Clearwater River toward the Pacific in 1805 and again on their return in 1806.

Tsceminicum or “Meeting of the Waters”
An impressive sculpture at the site of the Lewis & Clark Interpretive Center interprets Nez Perce mythology with a symbolic Earth Mother figure whose body sustains all forms of life and from whose hands the rivers run.

Spiral Highway (Old Lewiston Grade)
One of the best sights in the Lewiston area is the view from the top of the 2,000 foot-high Lewiston Hill. The old Spiral Highway is now more of a scenic attraction than a busy travel route. The eight-miles of twisting curves and steep drop-offs still provide the best views of the country below. Motorists in a hurry use the US95 highway.

Kiosks
Over twenty kiosks are spread around Lewiston, each of which tells the history of various sites. A guide to the sites is available from the Nez Perce County Historical Society.

FUTURE NEEDS ANALYSIS
Increased tourism, economic development and interest in history will be the impetus for development of new cultural sites and experiences. It is imperative that the new development on sensitive sites and structures is handled carefully and consistently. The county will remain a major player in the stewardship and preservation of cultural and historical sites.

Goal Statement
Nez Perce County recognizes the many benefits of cultural and historical resources and seeks to protect the resources that represent important elements of the county’s history.

POLICIES
1. Nez Perce County should develop an inventory of significant historical and cultural sites that could serve as a reference tool in the review of development plans.
2. Nez Perce County should establish a site evaluation process with agencies and the Nez Perce Tribe to comprehensively and efficiently review development proposals for cultural and historical impacts.
3. Nez Perce County should support efforts by local, regional, tribal, state and federal agencies for the preservation, enhancement and maintenance of historical, cultural, ecological, scenic, and wildlife habitat sites.

4. Nez Perce County should actively seek federal, state, or local funds to purchase sites and resources for public access or protection.

5. Nez Perce County, in association with the Lewiston Historic Preservation Commission, should promote awareness of the county’s cultures and history.
Section 17: Transportation

PURPOSE OF THE TRANSPORTATION ELEMENT
Transportation is a major consideration in planning for our communities. Nez Perce County citizens and businesses rely heavily on various modes of transportation each day. This element considers the location and condition of the existing traffic circulation system and sets plans for meeting Nez Perce County’s future transportation needs.

INVENTORY & FUTURE NEEDS ANALYSIS
Nez Perce County is served by two major highways, the north-south route, U.S. 95, and the east-west route, U.S. 12. These intersect at Lewiston. Lewiston also is the head of slackwater navigation on the Snake - Columbia River system. The county has access to two class one Railroads, the Union Pacific and Burlington Northern via the Great Northwest Railroad.

The convergence of two major highway systems and the port at Lewiston, combined with the availability of rail service, gives Nez Perce County the potential of becoming a major transshipment point serving a large portion of the interior Northwest.

Existing and future industrial and commercial development is dependent upon good roads and access to multi-modal transportation, rail, water, and air. As residential development increases in rural areas, provisions must be made for adequate service roads.

ROADS AND HIGHWAYS

Inventory
The total mileage of federal highway in Nez Perce County is 86.22 miles, of which 22.02 miles are four-lane. There are also 6.47 miles of state highway. All the major arterials in the county - U.S. Highways 95 and 12, and State Highways 3 and 128 - are maintained by the Idaho Transportation Department, Division of Highways.

The Nez Perce County road network consists of approximately 590 miles of improved roads, and 7 miles classified as unimproved roads. The improved roads include 133.6 miles of all-weather hot mix asphalt and approximately 49 miles of BST (Bituminous Surface Treatment), with the remainder being graveled or simply graded and drained. There are four roads within the county network that are classified as secondary arterials. They are:
● County Road #104 - the old U.S. 95 Lewiston Grade, also called the "Spiral Highway"
● County Road #215 - from north of Kendrick east to east of Southwick
● County Roads #505 and 506 - from Lewiston Orchards east to U.S. 95 at Sweetwater
● County Road #350 - from Myrtle on U.S. Highway 12 to Gifford, and south to Reubens in Lewis County.

The Down-River Road, north of the Port of Lewiston, has become a sub-arterial serving the Wilma Port and bypassing Lewiston/Clarkston to connect with U.S. 12 west of Clarkston via the new Red Wolf Crossing Bridge. The majority of county roads are under the jurisdiction and maintenance of the Nez Perce County Road and Bridge Department. The balance is within the South Latah Highway District.

The primary functions of the Nez Perce County Road and Bridge Department are maintenance and essential upgrading of existing roads. As residential development takes place, some roads will require upgrading to accommodate increased traffic volumes safely.

The Nez Perce County Road and Bridge Department is responsible for the maintenance of 32 bridges, approximately 3500 culverts, and approximately 6500 roadway signs within their jurisdiction. The largest bridges are the Cherry Lane Bridge, the Lenore Bridge, and the Southway Bridge. The Cherry Lane Bridge and the Lenore Bridge span the Clearwater River. The Southway Bridge is a multi-jurisdictional bridge and spans the Snake River. Cherrylane Bridge is scheduled to be replaced once construction funds are secured.

Currently, 21 staff in the Road & Bridge Department maintains the County’s roads with an annual budget between $4 and $5 million.

**Future Needs**
Current development is outpacing the County Road and Bridge Departments ability to maintain existing roads and develop new roads. Several roads (Mill Road, Old Winchester Grade) in the system are in need of major repair due to increased truck use. Pavement management is a priority in the department. The department has its asphalt roads on a 5-7 year rotation for chip seals. Ongoing needs include updating equipment, trucks and pickups.

Access control is also a growing concern as development continues. Uncontrolled development of new access ways onto busy roads in the county may increase the risk of vehicle accidents.

The county is in need of updating their Transportation Master Plan and Pavement Management Plan. These plans are currently 10 years old. These plans will help the county to prioritize its maintenance concerns and plan for future roadways as needed. Increased land development over the course of coming years will require new road
development and improvements to the existing system. An updated roadway capital improvement plan will assist the county in determining the cost to serve new development and assess those costs to the development.

**TRUCK TRANSPORT**
There are several motor freight companies based in the Lewiston area, and many other trucking companies provide service to the area. Because of the flexibility of motor freight, it has become the primary mode of transport in the region. With the development of Lewiston and Clarkston as an inland port, trucks have become the carriers of an increasing volume of agricultural and timber products. These trucks are chiefly from eastern Washington and North Idaho with some from as far east as North Dakota and Eastern Montana.

**WATER TRANSPORT**
The development of slackwater navigation has made possible a greater movement of grain and forest products to the coast. This has given the Northwest a strong position in international grain, pulses (nitrogen-fixing grain legumes such as lentils and garbanzos), paper and wood products export.

Lewiston is Idaho’s only seaport and one of three port facilities serving the Lewis-Clark Valley. The ports of Clarkston and Whitman County are located in Washington within five miles of Lewiston. The Lewis-Clark Valley is located 456 river miles from the Pacific Ocean and is at the head of navigation of the Columbia-Snake River System.

The Port of Lewiston handles mainly agricultural and containerized cargo. Rail service directly into the port area gives good transshipment capability. Apart from grains, the main cargoes are paper products, and peas and lentils from the Camas and Palouse Prairies.

The Whitman County, Wilma Port Site is developed for wood products shipment, bulk fertilizer products handling, and public port facilities. Wilma Port also has rail and highway access, and complete utility systems. The Port of Clarkston is known for the cruise ships that bring tourists up the river from Portland.

**RAILROADS**
Though not on a major rail line, Nez Perce County has rail service extended into the area via the Snake River canyon from the west. The Lewiston area is served by the Great Northwest Railroad that is an operating company providing rail access to major markets. The Great Northwest Railroad system includes 75.3 miles of track in Idaho and Washington and a major railroad yard area just west of Clearwater Paper Corporation in East Lewiston.

Lumber, lumber by-products, and agricultural commodities have been the backbone of Great Northwest Railroad shipments. The chemicals used in papermaking and
fertilizer for agricultural uses also go hand in hand with timber and agriculture. Great Northwest Railroad does not provide passenger service.

PUBLIC TRANSIT

Inventory
Public transit in Nez Perce County is provided by several different providers. Lewiston Transit provides fixed route and demand response service in the City of Lewiston. The Appaloosa Express, based out of Lapwai, provides fixed route and demand response services throughout Nez Perce County and connects with Lewiston Transit in Lewiston. Appaloosa Express also provides trips to destinations out of Nez Perce County into Clearwater County.

Future Needs
Nez Perce County is located in the Idaho Transportation Department’s District 2. Rural service in District 2 to the outlying communities is in high demand with limited funding. Transportation funding in District 2 is administered by ITD and is awarded through a competitive process, which includes the Appaloosa Express and the public transportation service in Moscow, ID. In recent years, there has not been enough funding to meet the transportation needs in the district. Although Appaloosa Express covers many miles and towns with its service, there are outlying communities without transportation options, which leaves residents with limited opportunities for transportation for employment, medical facilities, activities for the disabled, nutrition sites for seniors, school, shopping, etc.

OTHER TRANSPORTATION

Inventory
Active forms of transportation such as walking and bicycling are receiving increasingly more recognition as important forms of transportation. Idaho drafted its first Statewide Bicycle and Pedestrian Plan (SBPP) in 2014. Public expectations for biking and walking infrastructure are also changing. This infrastructure can attract organized racing events and can also be used to attract businesses and employees; both of which can increase tourism and result in economic benefits.

Future Needs
The SBPP identifies 20 miles of existing path in the Clearwater Drainage area, including the Trestle Trail, Lewis & Clark Trails, and Lewiston area paths. The SBPP states that this network could be expanded by an additional 80 miles. Ensuring the safety, effectiveness, and accessibility of path systems is vitally important as walking and biking infrastructure continues to grow.

GOAL STATEMENT
To provide an adequate, safe, and efficient transportation system for the movement of people and goods.
POLICIES

1. Nez Perce County should increase the scope, efficiency, and safety of transportation systems by making transportation planning an integral part of the total planning effort.

2. Nez Perce County should encourage the appropriate public agencies to prevent, reduce, or eliminate hazards and traffic conflicts between bicycles/pedestrians and vehicular traffic, and for all traffic along major arterials through appropriate regulations and standards.

3. Nez Perce County should require that new subdivisions and major developments contribute to necessary upgrading of access roads on which they are located.

4. Nez Perce County should limit commercial signs and sign lighting along major routes to avoid distractions for motorists and prevent scenic degradation.

5. Nez Perce County should cooperate with road district, city, county, and state agencies on plans to improve roads and other transportation facilities.

6. Nez Perce County should cooperate with the Idaho Transportation Department regarding their access management requirements when reviewing development along state maintained roads.

7. Nez Perce County should develop Nez Perce County’s potential as a transportation center for the interior Northwest region.

8. Nez Perce County should encourage development of business and industry that can take advantage of the multi-modal transportation capabilities of the area.

9. Nez Perce County should cooperate with Port of Lewiston in efforts to improve port capabilities.

10. Nez Perce County should continue to participate in the Lewis Clark Valley Metropolitan Planning Organization (LCVMPO) as a partner in regional transportation planning.

11. Nez Perce County should support bicycle and pedestrian infrastructure in such a manner where they do not conflict with vehicular traffic or create public safety hazards.

12. Nez Perce County should support multi-use pathway development that will draw tourists and provide transportation options and recreational opportunities to residents.
Section 18: Implementation

PURPOSE OF THE IMPLEMENTATION ELEMENT
The implementation element is the final step in the comprehensive planning process. This element suggests and sets forth the strategies for the implementation of the goals and policies of each element of the Nez Perce County Comprehensive Plan. Implementation of the goals and policies of this plan can be through several methods that may include citizen involvement, land use regulations, specialized studies, and cooperative efforts with city, state, tribal and federal agencies.

CITIZEN INVOLVEMENT

"An informed public is essential to the organization of planning, as well as to the effectuation and activation of plans. Any type of planning activity attempted in a vacuum will in all probability fail."

- The Citizen's Guide to Planning

Land use planning and zoning in Nez Perce County is a community driven process. Nez Perce County recognizes that the accomplishment of the goals and policies of this comprehensive plan depends upon the involvement and support of its citizens. Nez Perce County should actively seek the assistance of interested citizens, private interest groups and businesses when amending ordinances to ensure that regulations are comprehensive, fair and effective. The county has identified the following areas where citizen involvement needs to continue:

- Encourage the planning and zoning commission to educate the public concerning county planning and zoning efforts.
- Encourage and assist the local media to cover planning and zoning concerns more thoroughly.
- The Planning and Zoning Commission and Nez Perce County Board of Commissioners should continue to hold meetings in areas outside of the City of Lewiston as deemed necessary.

LAND USE REGULATIONS
The policies of the comprehensive plan establish a framework for the zoning and subdivision ordinances, and the zoning map. The ordinances establish the conditions under which land may be used and the future development pattern of Nez Perce County. Idaho State law requires that all zoning districts and standards be in accordance with the adopted comprehensive plan.

Nez Perce County should consider specific changes and additions to current county regulations in order to achieve the long term goals and policies identified in the Nez
Perce County Comprehensive Plan. These additional regulations and amendments must be developed and administered with fairness and consistency.

**SPECIALIZED STUDIES**
The development of the comprehensive plan’s goals and policies suggest that further detailed study is necessary prior to county action. The recommended study areas are as follows:

- Update the NPC Transportation Master Plan.
- Cooperate with FEMA to complete a RiskMap project and identify flood, landslide, fire hazard areas, critical watersheds and water storage basins in NPC.
- Identify projects (Urban Renewal and/or Capital Improvement Projects) to incentivize high density and commercial development near urban areas.
- Identify development standards for hillside, waterway, and WUI development.
- Identify policies and procedures for Transfer of Development Rights that are suitable for NPC and conform to the principles of the Comprehensive Plan.
- Identify Areas of Impact for all incorporated cities in NPC.

**COOPERATIVE EFFORTS**
The governance over the many activities that occur in Nez Perce County is the responsibility of numerous public and private entities. Cooperation among these entities is imperative to avoiding duplication of service, filling inadequacies, and avoiding conflict. These entities include:

- Incorporated cities & adjoining counties
- Nez Perce Tribe
- Planning Zoning Commissions
- Road and Highway agencies
- Taxing districts - schools, port, fire, etc.
- Public Health
- Idaho Fish & Game and other local, state, and federal agencies
- Valley Vision and CEDA

**COMPREHENSIVE PLAN REVIEW AND AMENDMENT**
Regular review of the comprehensive plan is essential to maintaining its currency and usefulness. The recommendations within the comprehensive plan should not be interpreted as fixed commitments, but rather as a reflection of the best foreseeable direction at a given point in time. It is recommended that a timely review of the plan be conducted to update and/or reaffirm the plan to fit changing circumstances as well as unforeseen planning concerns and opportunities. Citizens will be involved in this update process.

The Local Land Use Planning Act of 1975 provides for amendments to the comprehensive plan. The Nez Perce County Board of Commissioners or any group or individual may petition the planning and zoning commission for a plan amendment at
any time. On its own initiative, the planning and zoning commission, may initiate an amendment to the comprehensive plan. However, the planning and zoning commission may recommend amendments to the comprehensive plan to the Nez Perce County Board of Commissioners not more frequently than every six months.
APPENDIX A. REFERENCES

Reports and Pamphlets


Headwaters Economics. 2010. Nez Perce County Socioeconomic Profile.


Idaho Department of Agriculture. 1992 Census of Agriculture.


Idaho Department of Water Resources. 2012. Summary of Ground Water Level Data and Trends in the Lindsay Creek GWMA and the Tammany Creek Area.


Nez Perce County, Idaho. 2005. Wildland Urban Interface Wildfire Mitigation Plan

The Idaho Planning Association. *Local Planning In Idaho*. A Primer for Planning and Zoning Commissioners.


Valley Vision. 2007. Lewis-Clark Valley Tourism Strategic Plan.

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**World Wide Web Site (Internet)**


Indicators Northwest. 2013. *Nez Perce County Profile*. (http://www.indicatorsnorthwest.org/)


**Newspapers**

The Lewiston Tribune. Nez Perce County Official Newspaper. (www.lmtribune.com)
<table>
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<tr>
<th>Policy #</th>
<th>Policy Statement</th>
<th>Implementing Strategies</th>
<th>Key Participants Responsible</th>
<th>Funding Options</th>
<th>Priority</th>
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<td>1</td>
<td>NPC should encourage diversification of our agricultural base.</td>
<td>Maintain user-friendly zoning standards which promoting diverse uses such as alternative farm enterprises while protecting against detrimental effects.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>N/A</td>
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<td>2</td>
<td>NPC should encourage the agricultural/rural character of the County.</td>
<td>Adopt zoning and subdivision standards to encourage the conservation of prime agricultural lands identified in the Plan; Develop policies and procedures for Transfer of Development Rights.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General Funds</td>
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<td>3</td>
<td>NPC should encourage urban type densities in areas prepared to provide urban services.</td>
<td>Adopt zoning and subdivision standards which allow for high density and commercial development near urban areas and ACI’s.</td>
<td>BoCC, Staff</td>
<td>N/A</td>
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<td>Areas of City Impact</td>
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<td>1</td>
<td>NPC should consider and weigh the needs of residents of Areas of City Impact in land use and land management decisions.</td>
<td>Maintain public hearing procedures and processes which encourage public participation and distribution of information; utilize technology such as social media and online applications to provide notice.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General Funds</td>
<td>High</td>
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<td>2</td>
<td>NPC recognizes that ACI’s provide a way for cities and counties to grow in a way that maintains the quality of life for its current and future residents, prevents urban sprawl, protects critical lands, and anticipates future public service and facility needs.</td>
<td>Maintain zoning, subdivision, and development standards which reduce urban sprawl by encouraging development to locate in urban areas and ACI’s instead of rural or agricultural areas.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General Funds</td>
<td>High</td>
</tr>
<tr>
<td>3</td>
<td>NPC should encourage moderate to high-density residential and/or commercial development to locate in or adjacent to incorporated cities and communities where adequate public services are available.</td>
<td>Adopt and maintain development standards which keep developers responsible for the cost of new infrastructure within the development.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General Funds</td>
<td>High</td>
</tr>
<tr>
<td>4</td>
<td>NPC should require construction of roads and utilities when adjacent to existing public services.</td>
<td>Adopt and maintain development standards or impact fees which keep developers responsible for the cost of new infrastructure within the development.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General Funds</td>
<td>High</td>
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<tr>
<td>5</td>
<td>NPC should provide reasonable alternatives to construction of rights-of-way and utilities when connections to existing public services are not available.</td>
<td>Adopt and maintain development standards or impact fees which keep developers responsible for the cost of new infrastructure within the development.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General Funds</td>
<td>Low</td>
</tr>
<tr>
<td>Policy #</td>
<td>Policy Statement</td>
<td>Implementing Strategies</td>
<td>Key Participants Responsible</td>
<td>Funding Options</td>
<td>Priority</td>
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<tr>
<td>1</td>
<td>NPC should encourage the preservation of the County’s open space, unusual terrain, and wildlife habitat as a buffer between differing land uses.</td>
<td>Review and revise PUD and conservation subdivision development standards.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General Funds</td>
<td>Medium</td>
</tr>
<tr>
<td>2</td>
<td>NPC should encourage residential, commercial and industrial subdivision design that retains the rural and natural amenities of the development site.</td>
<td>Review and revise PUD and conservation subdivision development standards; review and update zoning and development standards as necessary.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General Funds</td>
<td>Medium</td>
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<tr>
<td>3</td>
<td>NPC should encourage moderate to high density residential and commercial developments in the urban communities and areas of impact.</td>
<td>Consider Urban Renewal projects and Areas and/or Capital Improvement Programs which will provide incentives for high density and commercial development near urban areas and ACI's.</td>
<td>BoCC, Staff</td>
<td>Grants, URA, General Funds</td>
<td>Medium</td>
</tr>
<tr>
<td>4</td>
<td>NPC should maintain design standards in County land use ordinances.</td>
<td>Maintain zoning, subdivision, and development standards.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General Funds</td>
<td>High</td>
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<td>5</td>
<td>NPC should ensure that development on hillsides and along waterways is carefully managed to be visually unobtrusive while addressing the importance of protecting these public resources.</td>
<td>Draft and adopt hillside development standards; enforce development standards along waterways.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General Funds</td>
<td>Low</td>
</tr>
<tr>
<td>6</td>
<td>NPC should encourage the conservation of prime agricultural lands for agricultural production.</td>
<td>Adopt zoning and subdivision standards to encourage the conservation of prime agricultural lands; Develop policies and procedures for Transfer of Development Rights.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General Funds</td>
<td>High</td>
</tr>
<tr>
<td>7</td>
<td>NPC should encourage the re-subdivision of large land tracts within presently developed areas.</td>
<td>Develop policies and procedures for Transfer of Development Rights; adopt zoning and subdivision standards to encourage the re-subdivision of large land tracts within presently developed areas.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General Funds</td>
<td>Medium</td>
</tr>
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<td>8</td>
<td>NPC should encourage landscaping in all new developments that will capitalize on trees ability to reduce air and noise pollution; enhance the value of residences, provide wildlife habitat, and reduce energy consumption.</td>
<td>Amend subdivision development standards to incentivize landscaping in all new developments.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General Funds</td>
<td>Low</td>
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<td>Policy #</td>
<td>Policy Statement</td>
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<td>1</td>
<td>NPC should promote the expansion of its present employment base by encouraging the development of additional diversified industries that minimize pollution of Nez Perce County’s environment.</td>
<td>Adopt and maintain zoning, subdivision, and development standards which permit diverse industries, provided they minimize pollution and other detrimental effects to NPC.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General Funds</td>
<td>Medium</td>
</tr>
<tr>
<td>2</td>
<td>NPC should support economic programs that will stimulate interest in developing new industry.</td>
<td>Provide support through public comments; Adopt and maintain zoning, subdivision, and development standards which permit diverse industries, provided they minimize pollution and other detrimental effects to NPC.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General Funds</td>
<td>Medium</td>
</tr>
<tr>
<td>3</td>
<td>NPC should encourage industrial expansion and development that will more completely utilize our present labor force skills.</td>
<td>Adopt and maintain zoning, subdivision, and development standards which permit diverse industries, provided they minimize pollution and other detrimental effects to NPC.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General Funds</td>
<td>Medium</td>
</tr>
<tr>
<td>4</td>
<td>NPC should encourage the establishment of new basic industries that will utilize more of our renewable resources in the local area, while minimizing impacts on the natural environment.</td>
<td>Adopt and maintain zoning, subdivision, and development standards which permit diverse industries, provided they minimize pollution and other detrimental effects to NPC.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General Funds</td>
<td>Medium</td>
</tr>
<tr>
<td>5</td>
<td>NPC should encourage diversification of our agricultural base.</td>
<td>Maintain user-friendly zoning standards which promoting diverse uses such as alternative farm enterprises while protecting against detrimental effects.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General Funds</td>
<td>High</td>
</tr>
<tr>
<td>6</td>
<td>NPC should encourage a greater and more diversified use of port facilities.</td>
<td>Provide support through public comments; Adopt and maintain zoning, subdivision, and development standards which permit diverse industries, provided they minimize pollution and other detrimental effects to NPC.</td>
<td>BoCC, P&amp;Z, Port Staff</td>
<td>General Funds</td>
<td>Medium</td>
</tr>
<tr>
<td>7</td>
<td>NPC should encourage development of industries that can make greater use of bulk shipping capability available through barge transportation.</td>
<td>Adopt and maintain zoning, subdivision, and development standards which permit diverse industries, provided they minimize pollution and other detrimental effects to NPC.</td>
<td>BoCC, P&amp;Z, Port Staff</td>
<td>General Funds</td>
<td>Medium</td>
</tr>
<tr>
<td>8</td>
<td>NPC should encourage economic activities that (a) Are clean and minimize pollution; (b) Will reduce the need for county residents to commute out of the area; (c) Will maintain the county’s fiscal stability; and (d) Will provide high quality employment opportunities.</td>
<td>Adopt and maintain zoning, subdivision, and development standards which permit diverse industries, provided they minimize pollution and other detrimental effects to NPC.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General Funds</td>
<td>High</td>
</tr>
<tr>
<td>9</td>
<td>NPC should encourage higher education and vocational and technical institutions that provide important employment and training skills for local residents and businesses.</td>
<td>Provide support through public comments and input.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General Funds</td>
<td>Medium</td>
</tr>
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<tr>
<td>10</td>
<td>NPC should support the development of transportation improvements that will encourage and support business.</td>
<td>Maintain an up-to-date Transportation Master Plan, and cooperate with the Lewis-Clark Valley Metropolitan Planning Organization.</td>
<td>NPC Road Department, Staff</td>
<td>General Funds</td>
<td>Medium</td>
</tr>
<tr>
<td>11</td>
<td>NPC should work cooperatively with area chambers of commerce and economic development organizations that promote increased economic activity in North Central Idaho and the Nez Perce County region.</td>
<td>Maintain membership with and support the Clearwater Economic Development Association and Lewiston Chamber of Commerce.</td>
<td>BoCC</td>
<td>General Funds</td>
<td>Low</td>
</tr>
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<tr>
<td>1</td>
<td>NPC should regulate construction of structures on identified floodplains.</td>
<td>Maintain floodplain development standards consistent with the National Flood Insurance Program.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General Funds</td>
<td>High</td>
</tr>
<tr>
<td>2</td>
<td>NPC should leverage resources and cooperative relationships with other counties and agencies to update the Flood Insurance Rate Maps for Nez Perce County.</td>
<td>Provide necessary elevation data to FEMA to allow FEMA to update the maps.</td>
<td>Staff, FEMA, Consultant</td>
<td>General Funds, Grants</td>
<td>High</td>
</tr>
<tr>
<td>3</td>
<td>NPC should review and update floodplain zoning when necessary for public safety.</td>
<td>Maintain floodplain development standards consistent with the National Flood Insurance Program.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General Funds</td>
<td>High</td>
</tr>
<tr>
<td>4</td>
<td>NPC should continue enforcing a building permit system for construction within floodplains in accordance with the Uniform Building Codes and the National Flood Insurance program, as adopted by Nez Perce County.</td>
<td>Maintain floodplain development standards consistent with the National Flood Insurance Program.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General Funds</td>
<td>High</td>
</tr>
<tr>
<td>5</td>
<td>NPC should develop, within County ordinances, procedures by which the potential for natural hazards can be reviewed before approval of development, and special development criteria applied if necessary.</td>
<td>Develop/obtain hazard risk maps for landslides, fire, and flood; develop and maintain minimum standards for development in high risk areas.</td>
<td>Staff, Emergency Management Coordinator, FEMA, Consultant</td>
<td>General Funds, Grants</td>
<td>Low</td>
</tr>
<tr>
<td>6</td>
<td>NPC should encourage the reduction of WUI land burned and losses experienced because of wildfires where these fires threaten communities in the wildland-urban interface.</td>
<td>Appoint a project coordinator to develop education outreach and project management for fuels reduction, strategies and best practices to reduce hazards in WUI areas.</td>
<td>Emergency Management Coordinator, BoCC</td>
<td>General Funds, Grants</td>
<td>Low</td>
</tr>
<tr>
<td>7</td>
<td>NPC should prioritize the protection of people, structures, infrastructure, and unique ecosystems that contribute to our way of life and the sustainability of the local and regional economy.</td>
<td>Maintain an up-to-date All Hazards Mitigation Plan; Actively support emergency management practices in flood, fire, and landslide hazard areas.</td>
<td>Emergency Management Coordinator, Staff, BoCC</td>
<td>General Funds, Grants</td>
<td>Medium</td>
</tr>
<tr>
<td>8</td>
<td>NPC should educate communities about the unique challenges of wildfire in the wildland-urban interface (WUI) and site-appropriate Best Management Practices.</td>
<td>Appoint a project coordinator to develop education outreach and project management for fuels reduction, strategies and best practices to reduce hazards in WUI areas.</td>
<td>Emergency Management Coordinator, BoCC</td>
<td>General Funds, Grants</td>
<td>Low</td>
</tr>
<tr>
<td>9</td>
<td>NPC should establish mitigation priorities, develop mitigation strategies, and encourage Best Management Practices to reduce flood, landslide, wildfire, and earthquake risk.</td>
<td>Maintain an up-to-date All Hazards Mitigation Plan; Actively support emergency management practices in flood, fire, and landslide hazard areas.</td>
<td>Emergency Management Coordinator, Staff, BoCC</td>
<td>General Funds, Grants</td>
<td>Medium</td>
</tr>
<tr>
<td>10</td>
<td>NPC should support strategically located and planned fuel reduction projects.</td>
<td>Complete mitigation projects identified by the All Hazards Mitigation Plan.</td>
<td>Emergency Management Coordinator, BoCC</td>
<td>General Funds, Grants</td>
<td>Medium</td>
</tr>
<tr>
<td>11</td>
<td>NPC should meet the requirements of the National Fire Plan and FEMA for a County level Fire Mitigation Plan.</td>
<td>Adopt and implement standards in WUI areas.</td>
<td>Emergency Management Coordinator, BoCC</td>
<td>General Funds, Grants</td>
<td>Low</td>
</tr>
<tr>
<td>12</td>
<td>NPC should support WUI standards in rural development, especially defensible space within WUI areas.</td>
<td>Appoint a project coordinator to develop education outreach and project management for fuels reduction, strategies and best practices to reduce hazards in WUI areas.</td>
<td>Emergency Management Coordinator, BoCC</td>
<td>General Funds, Grants</td>
<td>Low</td>
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<tr>
<td>Housing</td>
<td>NPC should encourage the development of a diversity of housing types (single-family, multi-family, etc.) and choices between ownership and rental units for all income groups in various locations throughout the county.</td>
<td>Review and update zoning ordinance, manufactured home, and alternative housing standards.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General Funds</td>
<td>Low</td>
</tr>
<tr>
<td>2</td>
<td>NPC should support the maintenance of its housing stock through enforcement of health, fire, zoning and building code regulations.</td>
<td>Consistently enforce adopted ordinances and regulations across various departments.</td>
<td>BoCC</td>
<td>General Funds</td>
<td>High</td>
</tr>
<tr>
<td>3</td>
<td>NPC should encourage denser housing development to locate in or adjacent to incorporated cities and communities.</td>
<td>Maintain zoning in these areas that is conducive to denser housing development.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General Funds</td>
<td>Medium</td>
</tr>
<tr>
<td>4</td>
<td>NPC should maintain standards for location of roads and utilities for subdivisions in rural areas.</td>
<td>Maintain and update development standards as necessary.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General Funds</td>
<td>Medium</td>
</tr>
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<tr>
<td>1</td>
<td>NPC should provide opportunities within the unincorporated areas of the County for additional residential, commercial, and industrial development as required to support future growth.</td>
<td>Review and update zoning map and ordinance in a manner consistent with the goals and future land uses identified in the Plan.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General Funds</td>
<td>Medium</td>
</tr>
<tr>
<td>2</td>
<td>NPC should encourage the preservation of special scenic and recreational assets of the County, while ensuring their continued use and enjoyment.</td>
<td>Develop policies and procedures for Transfer of Development Rights.</td>
<td>Staff</td>
<td>General Funds</td>
<td>Medium</td>
</tr>
<tr>
<td>3</td>
<td>NPC should guide growth into geographic areas that can provide adequate public services.</td>
<td>Formally establish Areas of City Impact for all incorporated cities within NPC. Adopt and maintain development standards which keep developers responsible for the cost of new infrastructure within the development.</td>
<td>BoCC</td>
<td>General Funds</td>
<td>High</td>
</tr>
<tr>
<td>4</td>
<td>NPC should allow mixed uses where the environment, community and infrastructure will not be adversely affected.</td>
<td>Maintain minimum zoning standards which support private property rights while conforming with the goals and policies of the Comprehensive Plan.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General Funds</td>
<td>High</td>
</tr>
<tr>
<td>5</td>
<td>NPC should encourage the continued use of those lands most capable of yielding good returns of food, fiber, timber or minerals.</td>
<td>Develop policies and procedures for Transfer of Development Rights.</td>
<td>Staff</td>
<td>General Funds</td>
<td>Medium</td>
</tr>
<tr>
<td>6</td>
<td>NPC should encourage the continued use of forested areas for production of timber products, and for grazing where this use will not unduly interfere with the forestry activity. Non-forest development within the Forest Lands Comprehensive Plan Map designation should be limited to low-density uses.</td>
<td>Support land use applications which help implement this policy statement.</td>
<td>BoCC, P&amp;Z</td>
<td>General Funds</td>
<td>Low</td>
</tr>
<tr>
<td>7</td>
<td>NPC should encourage the use of sound development principles and best management practices where residential subdivision is desired, especially along the river corridors, rangelands, and areas with steep slopes.</td>
<td>Draft and adopt hillside development standards; enforce development standards along waterways.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General Funds</td>
<td>Low</td>
</tr>
<tr>
<td>8</td>
<td>NPC should establish commercial zones to accommodate existing and most of the projected commercial development, generally within or adjacent to population and/or commercial centers.</td>
<td>Maintain an up-to-date future land use map to guide new commercial development into desirable areas.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General Funds</td>
<td>Medium</td>
</tr>
<tr>
<td>9</td>
<td>NPC should encourage a balance of land uses to ensure that Nez Perce County remains a desirable, stable and self-sufficient community.</td>
<td>Maintain minimum zoning standards which support private property rights while conforming with the goals and policies of the Comprehensive Plan.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General Funds</td>
<td>High</td>
</tr>
<tr>
<td>10</td>
<td>NPC should require future commercial and industrial land uses to have adequate infrastructure.</td>
<td>Adopt and maintain minimum infrastructure standards for commercial and industrial zones.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General Funds</td>
<td>High</td>
</tr>
<tr>
<td>11</td>
<td>NPC should support the development of home occupations while ensuring that these home businesses do not conflict with neighboring residential uses.</td>
<td>Maintain existing home occupation standards unless additional standards are deemed necessary.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General Funds</td>
<td>Medium</td>
</tr>
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<tr>
<td>1</td>
<td>NPC should encourage the conservation of stock (non-renewable) resources through careful utilization, minimizing of waste and maximizing efficiency of use.</td>
<td>Support land use applications which help implement this policy statement.</td>
<td>BoCC, P&amp;Z</td>
<td>General Funds</td>
<td>High</td>
</tr>
<tr>
<td>2</td>
<td>NPC should encourage planning of resource consumption rates to emphasize future rather than present consumption.</td>
<td>Support land use applications which help implement this policy statement; adopt zoning and/or development standards which apply this policy.</td>
<td>BoCC, P&amp;Z</td>
<td>General Funds</td>
<td>High</td>
</tr>
<tr>
<td>3</td>
<td>NPC should promote the utilization of renewable resources at rates not exceeding their renewal capacities and safeguard their quality for future generations.</td>
<td>Support land use applications which help implement this policy statement; adopt zoning and/or development standards which apply this policy.</td>
<td>BoCC, P&amp;Z</td>
<td>General Funds</td>
<td>Medium</td>
</tr>
<tr>
<td>4</td>
<td>NPC should encourage water and soil conservation measures through cooperation with the Natural Resource Conservation Service, the Clearwater Resource Conservation and Development Council, the Nez Perce Tribe, the Idaho Department of Water Resources, the Lewiston Orchards Irrigation District, and similar entities.</td>
<td>Maintain a cooperative, supportive relationship with these groups; Ensure that zoning and subdivision standards conform with best management practices and/or required minimum standards of federal, state, and local regulatory agencies.</td>
<td>BoCC, Staff</td>
<td>General Funds</td>
<td>High</td>
</tr>
<tr>
<td>5</td>
<td>NPC should encourage the safeguarding of air and water quality through pollution control and performance standards in cooperation with other agencies for industrial and commercial development in sensitive areas.</td>
<td>Ensure that zoning and subdivision standards conform with best management practices and/or required minimum standards of federal, state, and local regulatory agencies.</td>
<td>BoCC, Staff</td>
<td>General Funds</td>
<td>High</td>
</tr>
<tr>
<td>6</td>
<td>NPC should encourage the conservation of land most capable of crop and timber production.</td>
<td>Develop policies and procedures for Transfer of Development Rights.</td>
<td>Staff</td>
<td>General Funds</td>
<td>High</td>
</tr>
<tr>
<td>7</td>
<td>NPC should encourage the development and utilization of renewable or alternative energy sources compatible with environmental and public safety.</td>
<td>Support land use applications which help implement this policy statement; adopt zoning and/or development standards which apply this policy.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General Funds</td>
<td>Low</td>
</tr>
<tr>
<td>8</td>
<td>NPC should encourage the development and use of energy-saving measures, such as public transit, water transportation and energy-conserving construction and farming methods.</td>
<td>Support land use applications which help implement this policy statement; adopt zoning and/or development standards which apply this policy.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General Funds</td>
<td>Low</td>
</tr>
<tr>
<td>1</td>
<td>NPC should monitor demographic changes after each census to maintain current knowledge of population growth trends.</td>
<td>Evaluate population data after each census; update the Plan as necessary.</td>
<td>Staff</td>
<td>General Funds</td>
<td>Medium</td>
</tr>
<tr>
<td>2</td>
<td>NPC should update the population forecast every 10 years.</td>
<td>Update the population forecast after each census; update the Plan as necessary.</td>
<td>Staff</td>
<td>General Funds</td>
<td>Medium</td>
</tr>
<tr>
<td>3</td>
<td>NPC should plan public facilities, services, and amenities for future population growth.</td>
<td>Use the Plan to guide county policy.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General Funds</td>
<td>High</td>
</tr>
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</tr>
<tr>
<td>1</td>
<td>NPC should maintain and improve facilities for air travel in the county to meet the growing needs of commercial and recreational aviation.</td>
<td>Support data collection and marketing efforts to expand commercial air service.</td>
<td>BoCC, Airport Authority, Staff</td>
<td>General funds, airport operations revenue, FAA grants, USDA grants</td>
<td>Medium</td>
</tr>
<tr>
<td>2</td>
<td>NPC should cooperate with the City of Lewiston and Airport Authority to provide for aviation-oriented businesses and industries located near the airport.</td>
<td>Coordinate zoning and permitting standards to support aviation-oriented businesses and industries both on and near the airport.</td>
<td>BoCC, Airport Authority, Staff</td>
<td>General funds</td>
<td>Medium</td>
</tr>
<tr>
<td>3</td>
<td>NPC should cooperate with the City of Lewiston and Airport Authority to apply airport zoning as needed to ensure a compatible environment for aircraft operations as well as surrounding residential areas.</td>
<td>Coordinate zoning of areas surrounding the airport with the airport master plan, the Airport Authority, and the City of Lewiston. Maintain up-to-date zoning map and standards in coordination with the airport master plan.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General funds</td>
<td>High</td>
</tr>
<tr>
<td>4</td>
<td>NPC should use the Compatible Land Use and Height Restriction drawings included as part of the Airport Layout Plan as a tool when reviewing and evaluating the compatibility of proposed development in the vicinity of the airport.</td>
<td>Maintain up-to-date zoning map and standards in coordination with the airport master plan.</td>
<td>Staff</td>
<td>General funds</td>
<td>High</td>
</tr>
<tr>
<td>5</td>
<td>NPC should use zoning as a tool to protect the area surrounding the airport from incompatible development that is sensitive to aircraft noise or over flight, and uses which could attract wildlife and cause hazards to aircraft.</td>
<td>Maintain up-to-date zoning map and standards in coordination with the airport master plan.</td>
<td>Staff</td>
<td>General funds</td>
<td>High</td>
</tr>
<tr>
<td>6</td>
<td>NPC should assist in planning studies to determine future air travel needs and improvements required for the airport.</td>
<td>Provide support and participation in future planning studies involving the airport.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General funds, Grants</td>
<td>Medium</td>
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Public Airport Facilities
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<tr>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>NPC should encourage periodic review of public services and utilities.</td>
<td>Draft and adopt a Capital Improvement Plan for NPC public buildings, services, and utilities.</td>
<td>BoCC, Staff</td>
<td>General Funds</td>
<td>Medium</td>
</tr>
<tr>
<td>2</td>
<td>NPC should cooperate with providers of services and utilities in evaluating present and projected needs.</td>
<td>Draft and adopt a Capital Improvement Plan for NPC public buildings, services, and utilities; obtain stakeholder input.</td>
<td>BoCC, Staff, Stakeholders</td>
<td>General Funds</td>
<td>Medium</td>
</tr>
<tr>
<td>3</td>
<td>NPC should provide for additional public services as required for planned growth; improve existing services as permitted by financing and technology.</td>
<td>Draft and adopt a Capital Improvement Plan for NPC public buildings, services, and utilities.</td>
<td>BoCC, Staff</td>
<td>General Funds</td>
<td>Medium</td>
</tr>
<tr>
<td>4</td>
<td>NPC should incorporate into ordinances measures to insure that new developments pay the costs of public services within the development.</td>
<td>Adopt and maintain development standards which keep individuals responsible for the public services used; consider impact fees as a tool to pay for expansion of public services.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General Funds</td>
<td>High</td>
</tr>
<tr>
<td>5</td>
<td>NPC should evaluate possible improvements in services, as part of the periodic review process; adopt new techniques, procedures and/or equipment when necessary and/or economically feasible.</td>
<td>Draft and adopt a Capital Improvement Plan for NPC public buildings, services, and utilities.</td>
<td>BoCC, Staff</td>
<td>General Funds</td>
<td>Medium</td>
</tr>
<tr>
<td>6</td>
<td>NPC should encourage cooperative agreements between governmental units to consolidate efforts and avoid waste and duplication in providing public services.</td>
<td>Adopt Memorandum’s of Agreement between governmental units to consolidate efforts and avoid waste and duplication in providing public services.</td>
<td>BoCC</td>
<td>N/A</td>
<td>Medium</td>
</tr>
<tr>
<td>7</td>
<td>NPC should strive to improve fire protection throughout the County.</td>
<td>NPC should initiate and be proactive in the formation of fire districts.</td>
<td></td>
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<td>Low</td>
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<tr>
<td>8</td>
<td>NPC should continue to maintain suitable law enforcement activities and facilities, including the handling of juvenile offenders.</td>
<td></td>
<td></td>
<td></td>
<td>Medium</td>
</tr>
<tr>
<td>9</td>
<td>NPC should take advantage of technological advances, as available, to improve its effectiveness and efficiency in providing public services.</td>
<td>Support land use applications which help implement this policy statement; adopt zoning and/or development standards which apply this policy.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General Funds</td>
<td>High</td>
</tr>
<tr>
<td>10</td>
<td>NPC should revise its ordinances to ensure that county regulations are in accordance with Federal Telecommunications Laws.</td>
<td>Update NPC zoning regulations in compliance with Federal Telecommunications Laws.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General Funds</td>
<td>Low</td>
</tr>
<tr>
<td>11</td>
<td>NPC should encourage the suitable location and design of new wireless communication transmission facilities while allowing wireless service companies to competitively provide adequate service to county residents and business people.</td>
<td>Draft and adopt telecommunications standards to minimize multiple towers at a single location.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General Funds</td>
<td>Medium</td>
</tr>
<tr>
<td>12</td>
<td>NPC should encourage the involvement of school districts in the county land use planning process.</td>
<td>Continue to solicit comments from school districts on all land use actions.</td>
<td>Staff</td>
<td>N/A</td>
<td>Medium</td>
</tr>
<tr>
<td>Policy #</td>
<td>Policy Statement</td>
<td>Implementing Strategies</td>
<td>Key Participants Responsible</td>
<td>Funding Options</td>
<td>Priority</td>
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<tr>
<td>1</td>
<td>NPC should encourage the development of a safe system of designated bicycle lanes and trails.</td>
<td>Maintain an up-to-date Transportation Master Plan, and cooperate with the Lewis-Clark Valley Metropolitan Planning Organization.</td>
<td>BoCC, NPC Road Department</td>
<td>General Funds</td>
<td>Low</td>
</tr>
<tr>
<td>2</td>
<td>NPC’s recreational management efforts should emphasize maintenance and upkeep before considering development of new recreational facilities.</td>
<td>Draft and adopt a long-range parks and recreation master plan for NPC.</td>
<td>Staff</td>
<td>General Funds</td>
<td>Medium</td>
</tr>
<tr>
<td>3</td>
<td>NPC should promote the utilization of available recreational resources, but not beyond their long-term capacities in order to prevent degradation and loss of the resources.</td>
<td>Support activities and uses which promote the responsible use of recreational resources.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General Funds</td>
<td>Medium</td>
</tr>
<tr>
<td>4</td>
<td>NPC should require that new recreational development plans encompass long-term maintenance of the facilities. These plans should include a descriptive financial section.</td>
<td>Draft and adopt a long-range parks and recreation master plan for NPC.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General Funds</td>
<td>Medium</td>
</tr>
<tr>
<td>5</td>
<td>If warranted by heavy use or abuse of particular recreational resources, NPC should institute control measures in a timely fashion to prevent irreversible damage to the resources.</td>
<td>Draft and adopt a long-range parks and recreation master plan for NPC; enforce recreation policies of the plan.</td>
<td>Staff</td>
<td>General Funds</td>
<td>Medium</td>
</tr>
<tr>
<td>6</td>
<td>NPC should continue to support the development and operation of city sponsored recreational facilities and programs.</td>
<td>Support activities and uses which promote the development and operation of city sponsored recreational facilities and programs.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General Funds</td>
<td>Low</td>
</tr>
<tr>
<td>1</td>
<td>NPC should support accredited private and faith-based educational facilities in addition to public facilities.</td>
<td>Support land use applications which help implement this policy statement; adopt zoning and/or development standards which apply this policy.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General Funds</td>
<td>Low</td>
</tr>
<tr>
<td>2</td>
<td>NPC should support internet-based and home schooling programs as an alternative to traditional educational facilities.</td>
<td>Support land use applications which help implement this policy statement; adopt zoning and/or development standards which apply this policy.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General Funds</td>
<td>Low</td>
</tr>
<tr>
<td>3</td>
<td>NPC should encourage the establishment of new businesses that will utilize the technical and professional labor force generated by local higher education facilities.</td>
<td>Support land use applications which help implement this policy statement; adopt zoning and/or development standards which apply this policy.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General Funds</td>
<td>High</td>
</tr>
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<tr>
<td>1</td>
<td>NPC should develop an inventory of significant historical and cultural sites that could serve as a reference tool in the review of development plans.</td>
<td>Coordinate with the Nez Perce Tribe to maintain an inventory of historical and cultural sites; consider these areas in land use decisions.</td>
<td>Staff</td>
<td>General Funds</td>
<td>Low</td>
</tr>
<tr>
<td>2</td>
<td>NPC should establish a site evaluation process with agencies and the Nez Perce Tribe to comprehensively and efficiently review development proposals for cultural and historical impacts.</td>
<td>Hold a pre-application meeting to evaluate development proposals.</td>
<td>Staff</td>
<td>N/A</td>
<td>Low</td>
</tr>
<tr>
<td>3</td>
<td>NPC should support efforts by local, regional, tribal, state and federal agencies for the preservation, enhancement and maintenance of historical, cultural, ecological, scenic, and wildlife habitat sites.</td>
<td>Provide assistance using county staff in government efforts to preserve, enhance, and maintain special sites; consider these areas in land use decisions.</td>
<td>Staff</td>
<td>General Funds</td>
<td>Low</td>
</tr>
<tr>
<td>4</td>
<td>NPC should actively seek federal, state, or local funds to purchase sites and resources for public access or protection.</td>
<td>Apply for grants.</td>
<td>Staff</td>
<td>General Funds, Grants</td>
<td>Low</td>
</tr>
<tr>
<td>5</td>
<td>NPC, in association with local historical societies, should promote awareness of the county’s cultures and history.</td>
<td>Support and coordinate efforts with local historical societies, such as the Nez Perce County Historical Society and the Lewiston Historic Preservation Commission.</td>
<td>BoCC, Staff</td>
<td>General Funds</td>
<td>Medium</td>
</tr>
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<tr>
<td>1</td>
<td>NPC should increase the scope, efficiency, and safety of transportation systems by making transportation planning an integral part of the total planning effort.</td>
<td>Maintain an up-to-date Transportation Master Plan, and cooperate with the Lewis-Clark Valley Metropolitan Planning Organization.</td>
<td>BoCC, NPC Road Department</td>
<td>General Funds</td>
<td>Medium</td>
</tr>
<tr>
<td>2</td>
<td>NPC should encourage the appropriate public agencies to prevent, reduce, or eliminate hazards and traffic conflicts between bicycles/pedestrians and vehicular traffic, and for all traffic along major arterials through appropriate regulations and standards.</td>
<td>Coordinate regulations to consolidate efforts and avoid inefficiency in providing public services.</td>
<td>BoCC, P&amp;Z, Staff, Other Agencies</td>
<td>General Funds</td>
<td>Medium</td>
</tr>
<tr>
<td>3</td>
<td>NPC should require that new subdivisions and major developments contribute to necessary upgrading of access roads on which they are located.</td>
<td>Adopt and maintain development standards which keep developers responsible for the cost of new infrastructure within the development.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General Funds</td>
<td>High</td>
</tr>
<tr>
<td>4</td>
<td>NPC should limit commercial signs and sign lighting along major routes to avoid distractions for motorists and prevent scenic degradation.</td>
<td>Maintain sign standards for on-premise and off-premise signage.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General Funds</td>
<td>Low</td>
</tr>
<tr>
<td>5</td>
<td>NPC should cooperate with road district, city, county, and state agencies on plans to improve roads and other transportation facilities.</td>
<td>Maintain an up-to-date Transportation Master Plan, and cooperate with the Lewis-Clark Valley Metropolitan Planning Organization.</td>
<td>BoCC, NPC Road Department</td>
<td>General Funds</td>
<td>Medium</td>
</tr>
<tr>
<td>6</td>
<td>NPC should cooperate with the Idaho Transportation Department regarding their access management requirements when reviewing development along state maintained roads.</td>
<td>Solicit comments from ITD for land use decisions that may affect state highways.</td>
<td>Staff</td>
<td>General Funds</td>
<td>Medium</td>
</tr>
<tr>
<td>7</td>
<td>NPC should develop Nez Perce County’s potential as a transportation center for the interior Northwest region.</td>
<td>Support land use applications which help implement this policy statement; adopt zoning and/or development standards which apply this policy; coordinate with Port efforts.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General Funds</td>
<td>High</td>
</tr>
<tr>
<td>8</td>
<td>NPC should encourage development of business and industry that can take advantage of the multi-modal transportation capabilities of the area.</td>
<td>Coordinate with airport master plan efforts.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General Funds</td>
<td>High</td>
</tr>
<tr>
<td>9</td>
<td>NPC should cooperate with Port of Lewiston in efforts to improve port capabilities.</td>
<td>Coordinate with Port efforts.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General Funds</td>
<td>High</td>
</tr>
<tr>
<td>10</td>
<td>NPC should continue to participate in the Lewis Clark Valley Metropolitan Planning Organization (LCVMPO) as a partner in regional transportation planning.</td>
<td>Cooperate with the Lewis-Clark Valley Metropolitan Planning Organization.</td>
<td>BoCC, P&amp;Z, Staff, LCVMPO</td>
<td>General Funds</td>
<td>Medium</td>
</tr>
<tr>
<td>11</td>
<td>NPC should support bicycle and pedestrian infrastructure in such a manner where they do not conflict with vehicular traffic or create public safety hazards.</td>
<td>Adopt and maintain development standards which help implement this policy statement.</td>
<td>BoCC, P&amp;Z, Staff</td>
<td>General Funds</td>
<td>Low</td>
</tr>
<tr>
<td>12</td>
<td>NPC should support multi-use pathway development that will draw tourists and provide transportation options and recreational opportunities to residents.</td>
<td>Maintain an up-to-date Transportation Master Plan, and cooperate with the Lewis-Clark Valley Metropolitan Planning Organization.</td>
<td>BoCC, NPC Road Department</td>
<td>General Funds</td>
<td>Medium</td>
</tr>
</tbody>
</table>