

# Dalton Gardens Future Land Use Plan

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## **INTRODUCTION**

The Comprehensive Plan describes the broad vision for the City's future. It is the core philosophy that directs all development activities in Dalton Gardens. It guides where and in what form development occurs in the community and frames the city's capital improvement projects. It is used to test the appropriateness of both public and private development proposals. During the life of the plan, decisions will be made on land use issues and budget priorities. These decisions will be judged by the extent to which they correspond with the Comprehensive Plan.

The Comprehensive Plan is a compilation of goals, policies, and recommendations for each of the subject areas it covers. **Goals** are conceptual, broad, and long range. **Policies** are the guides to the achievement of the goals. **Recommendations** define the specific actions needed to accomplish the overall goal as well as the policies.

### **Underlying Principles**

The following are the planning principles that provide the foundation for the specific goals and policies that are articulated in each chapter.

Dalton Gardens will be a city that:

1. protects the character of its neighborhoods;
2. develops a sense of a cohesive community that overcomes physical barriers and links neighborhoods;
3. fosters vibrant commercial and industrial districts that have distinctive character;
4. provides a diversity of integrated transportation options;
5. emphasizes its parks and open spaces;
6. respects the natural environment and historic resources, and promotes the responsible, sustainable use of natural resources for present and future populations;
7. provides an appropriate level of community services and facilities;
8. maintains a safe and secure community;
9. encourages a broad range of housing styles and prices;
10. promotes active community involvement in planning and city government;
11. recognizes the diverse nature and needs of the community;
12. encourages a strong and diverse local economy;

13. establishes a supportive environment for advanced technology and technological industries.

## **Community Values**

### ***Community***

Dalton Gardens is a safe and secure place to live, work and play, with a stable and friendly environment that encourages citizen involvement.

### ***Leadership***

Dalton Gardens values leadership that respects differing views, models integrity and implements community goals.

### ***Environment***

Dalton Gardens is an environmentally aware community that preserves, conserves and appreciates its distinctive open spaces, natural resources, habitats, parks and outdoor recreation.

### ***Economic Development***

Dalton Gardens encourages economic development that safeguards the environment, while promoting community prosperity.

### ***Diversity***

Dalton Gardens is a community for all people, offering diverse cultural and educational opportunities, with varying land uses and unique neighborhoods.

### ***Accountability***

Dalton Gardens is dedicated to promoting fiscal responsibility, managed growth, responsive community services and an open and fair government.

## **Legal Authority of the Plan**

The preparation of a Comprehensive Plan is the legal responsibility of the Dalton Gardens Planning Commission under the Idaho Local Land Use Planning Act; Title 67 Chapter 65 also known as the Planning Act. In 1975, and in subsequent amendments, the Idaho legislature enacted the Idaho Local Planning Act (LPA), Idaho Code, Title 67, Chapter 65, which mandated cities and counties to develop and adopt communitywide plans and exercise their zoning and subdivision review powers.

## **Purpose of the Plan**

The purpose of the Idaho Local Land Use Planning Act shall be to promote the health, safety, and general welfare of the people of the state of Idaho as follows:

- a. To protect property rights while making accommodations for other necessary types of development such as low-cost housing and mobile home parks.

- b. To ensure that adequate public facilities and services are provided to the people at reasonable cost.
- c. To ensure that the economy of the state and localities is protected.
- d. To ensure that the important environmental features of the state and localities are protected.
- e. To encourage the protection of prime agricultural, forestry, and mining lands for production of food, fiber, and minerals.
- f. To encourage urban and urban-type development within incorporated cities.
- g. To avoid undue concentration of population and overcrowding of land.
- h. To ensure that the development on land is commensurate with the physical characteristics of the land.
- i. To protect life and property in areas subject to natural hazards and disasters.
- j. To protect fish, wildlife, and recreation resources.
- k. To avoid undue water and air pollution.
- l. To allow local school districts to participate in the community planning and development process so as to address public school needs and impacts on an ongoing basis.

The purpose of the Dalton Gardens Comprehensive Plan is to provide for the health, safety and general welfare of the citizens of Dalton Gardens through the adoption of a plan that outlines a program for the organized use of land within the incorporated portions of the City. The comprehensive plan articulates how the citizens in Dalton Gardens prefer development to occur, and is a tool to be utilized by City decision-makers, staff and citizens. The comprehensive plan serves as the foundation for the various other planning documents and ordinances that help to implement the plan, such as specific area plans, the Zoning Ordinance, the Subdivision Ordinance and others.

### **Introduction of Dalton Gardens Planning**

The Dalton Gardens City Council adopted the Land Use Plan in 1976; amendments to the Plan were adopted in 1985, 1997 and 2009. As a first step to amending the Plan, the Commission updated the data and statistics that were relevant to the City and then reviewed the components that impact the physical environment and make the community "who and what" it is. The Local Land Use Planning Act requires that specific components of the Plan shall be reviewed and addressed as part of the City's planning process.

Those components that are specifically applicable to a community are to be analyzed for the purpose of identifying previous and existing land use conditions and trends; the data is then used to establish realistic goals and objectives for future orderly growth. The following components have been considered by the committee to be applicable to the City's land area and have been respectively addressed:

- a. Property Rights -- An analysis of provisions which may be necessary to ensure that land use policies, restrictions, conditions and fees do not violate private property rights, adversely impact property values or create unnecessary technical limitations on the use of property and analysis as prescribed under the declarations of purpose in chapter 80, title 67, Idaho Code.
- b. .Population -- A population analysis of past, present, and future trends in population including such characteristics as total population, age, sex, and income.
- c. School Facilities and Transportation -- An analysis of public school capacity and transportation considerations associated with future development.
- d. Economic Development -- An analysis of the economic base of the area including employment, industries, economies, jobs, and income levels.
- e. Land Use -- An analysis of natural land types, existing land covers and uses, and the intrinsic suitability of lands for uses such as agriculture, forestry, mineral exploration and extraction, preservation, recreation, housing, commerce, industry, and public facilities. A map shall be prepared indicating suitable projected land uses for the jurisdiction.
- f. Natural Resources -- An analysis of the uses of rivers and other waters, forests, range, soils, harbors, fisheries, wildlife, minerals, thermal waters, beaches, watersheds, and shorelines.
- g. Hazardous Areas -- An analysis of known hazards as may result from susceptibility to surface ruptures from faulting, ground shaking, ground failure, landslides or mudslides; avalanche hazards resulting from development in the known or probable path of snowslides and avalanches, and floodplain hazards.
- h. Public Services, Facilities, and Utilities -- An analysis showing general plans for sewage, drainage, power plant sites, utility transmission corridors, water supply, fire stations and firefighting equipment, health and welfare facilities, libraries, solid waste disposal sites, schools, public safety facilities and related services. The land may also show locations of civic centers and public buildings.
- i. Transportation -- An analysis, prepared in coordination with the local jurisdiction(s) having authority over the public highways and streets, showing the general locations and widths of a system of major traffic thoroughfares and other traffic ways, and of streets and the recommended treatment thereof. This component may also make recommendations on building line setbacks, control of access, street naming and numbering, and a proposed system of public or other transit lines and related facilities including rights-of-way, terminals, future corridors, viaducts and grade separations. The component may also include port, harbor, aviation, and other related transportation facilities.
- j. Recreation -- An analysis showing a system of recreation areas, including parks, parkways, trailways, river bank greenbelts, beaches, playgrounds, and other recreation areas and programs.

- k. Special Areas or Sites -- An analysis of areas, sites, or structures of historical, archeological, architectural, ecological, wildlife, or scenic significance.
- l. Housing -- An analysis of housing conditions and needs; plans for improvement of housing standards; and plans for the provision of safe, sanitary, and adequate housing, including the provision for low-cost conventional housing, the siting of manufactured housing and mobile homes in subdivisions and parks and on individual lots which are sufficient to maintain a competitive market for each of those housing types and to address the needs of the community.
- m. Community Design -- An analysis of needs for governing landscaping, building design, tree planting, signs, and suggested patterns and standards for community design, development, and beautification.
- n. .Implementation -- An analysis to determine actions, programs, budgets, ordinances, or other methods including scheduling of public expenditures to provide for the timely execution of the various components of the plan.
- o. National Interest Electric Transmission Corridors – After notification by the public utilities commission concerning the likelihood of a federally designated national interest electric transmission corridor, prepare an analysis showing the existing location and possible routing of high voltage transmission lines, including national interest electric transmission corridors based upon the United States department of energy's most recent national electric transmission congestion study pursuant to sections 368 and 1221 of the energy policy act of 2005. "High-voltage transmission lines" means lines with a capacity of one hundred fifteen thousand (115,000) volts or more supported by structures of forty (40) feet or more in height. Nothing herein shall preclude the consideration of additional planning components or subject matter.

The City has chosen to also include a separate component for the lands within the Area of City Impact. This Chapter addresses the future land use designations, the potential for annexation and future standards that would apply to those lands.

## **PRIVATE PROPERTY RIGHTS**

It is the policy of the United States, the State of Idaho and the City of Dalton Gardens to protect the rights of Americans to their private property, including by limiting the taking of private property by the government to situations in which the taking is for public use, with just compensation, and for the purpose of benefiting the general public and not merely for the purpose of advancing the economic interest of private parties to be given ownership or use of the property taken.

The definition of private property is that which is protected by the Fifth and Fourteenth Amendments of the Constitution of the United States, or by Section 14, Article 1, of the Constitution of the State of Idaho.

"Regulatory taking" means a regulatory or administrative action resulting in deprivation of private property that is the subject of such action, whether such deprivation is total or partial, permanent or temporary, in violation of the state or federal constitution.

Private property rights consist of four basic privileges:

1. To possess property.
2. To use property for enjoyment, benefit, or gain.
3. To exclude other persons or objects from the property.
4. To sell or dispose of property.

Regulatory Takings and Eminent Domain in Idaho

Much has been assumed and discussed about private property rights in Idaho. Some assert that any governmental regulation, zoning change, or fee constitutes a "taking" for which compensation is required. In 2006, Idaho put Proposition 2 on the ballot which, if passed, would have given credence to such an argument. However, the Proposition was soundly defeated. Idaho courts have been consistent on the three (3) basic circumstances in which a compensable taking occurs:

- (1) When a government action causes physical occupation of property;
- (2) When a government action causes physical invasion of property;
- (3) When a government regulation effectively eliminates all economic value of the property.

In the absence of the circumstances designated above, rarely have the courts construed a taking. Zoning and other regulatory devices are also seldom deemed a taking, but

safeguards to ensure property rights have been enacted for the benefit of property owners in Idaho.

The State Attorney General recommends the following process be utilized by local governments when private property is at issue:

“State agencies must use this evaluation process whenever the agency contemplates action that affects privately owned property. Each agency and local government must also use this process to assess the impacts of proposed regulations before the agency publishes the regulations for public comment. In Idaho, real property includes land, possessor’s rights to land, ditch and water rights, mining claims, and freestanding timber. I.C. Sections 55-101 and 63-108. In addition, the right to continue to conduct a business may be a sufficient property interest to invoke the protections of the just compensation clause of the Idaho Constitution.”

“Each agency and local government must review this advisory memorandum and recommended process with appropriate legal counsel to ensure that it reflects the specific agency or local government mission. It should be distributed to all decision makers and key staff”.

The State Attorney General’s Checklist asks the following six (6) questions:

- (1) Does the regulation result in a permanent or temporary physical occupation of private property? *If so, then this action generally constitutes a “taking”.*
- (2) Does the regulation or action require a property owner to dedicate a portion of property or to grant an easement? *If it is deemed substantial enough, it may be a taking, but there is ample legal authority that this action usually does not constitute a taking.*
- (3) Does the regulation deprive the owner of all economically viable uses of the property? *If so, this action generally constitutes a taking. However, if only a portion of the property is impacted, no taking occurs.*
- (4) Does the regulation have a significant impact on the landowner’s economic interest? *A reduction of property value alone is not a taking.*
- (5) Does the regulation deny a fundamental attribute of ownership? *If the right to possess, sell or exclude others is taken from a property owner, then a taking has probably occurred.*
- (6) Does the regulation serve the same purpose as if it was a directly prohibited use or action, and does the regulation advance that purpose? *If the regulation does not advance the public’s interest or the action has the same effect as a physical invasion, a “taking” may occur.*

The Dalton Planning and Zoning Commission makes final decisions on some development permits, such as minor subdivisions and special use permits. Other land use applications are reviewed by the Planning Commission and recommendations are made to the City Council, which is empowered to make decisions and enforce regulations in the protection of the rights of private property owners. The Council is responsible for assuring that the regulations and actions involving private property are constitutionally supported.

Private property owners should have the freedom and be encouraged to enjoy the privileges of land ownership to the greatest extent possible, under the provisions of the ordinances and regulations adopted by the City.

In summary, private property rights are highly regarded and protected in Idaho both in Idaho's Constitution and pursuant to the laws and polices enacted by federal, state and local governments. However, these laws do not prevent the exercise of legitimate governmental authority to ensure the public's safety and well being, including penalties for failure to keep a property in good repair, nuisance violations, and stricter zoning laws to ensure the City's ability to provide safe and adequate fire, police and infrastructure to its residents.

The 2009 Comprehensive Plan acknowledges that private property rights are fundamental. It also intends that future land use policies will be more environmentally sound, fiscally responsible and inure to the benefit of the public at large. Current zoning and other local laws contemplate the necessity to control foreseeable overcrowding and to provide standards for orderly growth. Safeguards must be in place at the City level requiring sound building practices to carry out the legitimate oversight function of local government. These objectives must be enacted and enforced in an efficient and fair manner as provided by state law and in new local ordinances involving zoning, permitting, fees, building codes, site disturbance regulations and other available tools. Greater cooperation and planning with other agencies on traffic concerns, water /sewer requirements, environmental issues, schools, housing needs and environmental preservation will also assure continuing protection of private and public property in Dalton Gardens.

## **NATURAL RESOURCES**

### **Air Characteristics**

The Department of Environmental Quality (DEQ) ([www.deq.state.id.us](http://www.deq.state.id.us)) is responsible for monitoring and protecting air quality in the State of Idaho, based on the Clean Air Act enacted by Congress in 1970. (42 U.S.C. 7401) (DEQ's air quality protection efforts are designed to assure compliance with federal and state health-based air quality standards. Currently DEQ is performing an evaluation of meteorological and geographic features surrounding Kootenai County area to determine (airshed) boundaries in order to better facilitate the future development of strategies and responses to local air quality issues.

Sources of particulate matter are widespread in Kootenai County. Common sources include windblown dust, re-entrained road dust, smoke (residential, agricultural, and forest fires), industrial emissions, development, and motor vehicle emissions.

Recent monitoring results indicate that the County is in compliance with state and federal air quality standards. Residents routinely enjoy good air quality days through most of the year. During fall and winter months when inversion conditions occur and woodstove use and open burning of "slash" and yard debris is prevalent, air quality can degrade significantly

In creating the Department of Environmental Quality (DEQ), the Idaho legislature declared protecting the environmental value of clean air a vital interest of the state of Idaho. As a result, Idaho passed, IDAPA 58 01.01 to assist DEQ's air quality protection efforts and assure compliance with federal and state health-based air quality standards. Responsibility for protecting Idaho's outdoor air quality is shared by DEQ's Air Quality Program Office, based in Boise, and in Kootenai County by DEQ's regional office located in Coeur d'Alene. Air quality programs and policies have been customarily developed in the state office and implemented throughout the state by DEQ's regional offices.

### **Land Characteristics**

The land within Dalton Gardens is variable. Most of the corporate limits is relatively flat and is located on the Rathdrum Prairie, however, the area surrounding the City on the north and east side is relatively steep, consisting mostly of forested, mountainous, or hilly terrain that has comparatively narrow valleys opening out to the west. The mountainous areas are mostly metamorphic and meta-sedimentary rocks. The Rathdrum Prairie is a glacial-outwash plain where soils were deposited by the waters from melting glaciers. It has level or gently sloping terraces with moderately steep or steep slopes on the terrace breaks, and is at an elevation of 2,200 feet.

## **Spokane Valley-Rathdrum Prairie Aquifer**

The majority of Dalton Gardens is located on the Spokane Valley-Rathdrum Prairie Aquifer. This Aquifer is known to be one of the most prolific aquifers in the United States. The Aquifer spans approximately 180 square miles in Kootenai County. It is estimated that the entire Aquifer currently supplies domestic water to 500,000 citizens in three counties. Its composition is mainly very coarse sands and gravels, and all materials are very porous and permeable. Water in the Aquifer travels south and southwest to the Idaho-Washington border. The depth to the water table varies between 400 feet in the northern part of the County to 150 feet near the State line. Because of its porosity and permeability, the Aquifer is especially vulnerable to groundwater contamination. Water quality of the Aquifer is currently good, but increased urbanization over the Aquifer is a concern in both Idaho and Washington. Recent studies have been done to determine the long term viability (draw down) of the Aquifer. An Aquifer protection district has been formed to collect fees to continue studies and to assist in developing a water rights program. Dalton Gardens has a sewage management agreement with the Panhandle Health District and has hillside and site disturbance ordinances for additional protection of the Aquifer.

## **Federal Lands**

The U.S. Forest Service is a branch of the Department of Agriculture and manages public lands in national forests and grasslands. National Forests are America's great outdoors. National forests provide opportunities for recreation in open spaces and natural environments. With more and more people living in urban areas, national forests are becoming more important and valuable to Americans. People enjoy a wide variety of activities on national forests, including back-backing in remote, roadless wilderness areas, mastering an all-terrain vehicle over a challenging trail, enjoying the views along a scenic byway, or fishing in a great trout stream, to mention just a few.

The U.S. Forest Service is the federal agency responsible for management of national forests and is always in the process of developing management plans for all of its 177 National Forests and Grasslands. Each forest or grassland's management plan must be revisited every 10-15 years. The development of these management plans is an opportunity for the agency to assess each national forest or grassland, evaluate past practices and uses, and propose areas for appropriate protections. But proposed management plans must strike a delicate balance between the conservation goals of groups which favor access and motorized recreation, preservation goals lauded by environmental groups, and the needs of the nation's timber industry and the rural economies which are dependent upon it.

Kootenai County has approximately 245,000 acres of federal timberland on the Coeur d'Alene National Forest, which is part of the Idaho Panhandle National Forests. The Idaho

Panhandle National Forests comprise about 2.5 million acres of public lands which lie within northern Idaho and extend into eastern Washington and western Montana. The IPNF administers approximately half of the total forested acres. The remaining forestlands are owned by private citizen tree farmers, timber companies, the State of Idaho, and other government entities.

The Idaho Panhandle National Forests are an aggregation of the Coeur d'Alene and portions of the Kaniksu and St. Joe National Forests. There are eight local points of contact (including the Supervisor's Office), six district offices and the Coeur d'Alene Tree Nursery. The Forest lies within nine counties in three states: Boundary, Bonner, Benewah, Kootenai, Shoshone, Latah, and Clearwater Counties in Idaho; Lincoln County in Montana; and Pend Oreille County in Washington. Canfield Mountain is part of the U.S. Forest Service lands. A portion of the City and the majority of the Area of City Impact are located adjacent to Canfield Mountain and forest service land.

### **State Department of Lands**

The Idaho Department of Lands provides assistance to landowners to establish healthy, sustainable forests and compliance with the Idaho Forest Practices Act. Landowner and logger consultations and frequent site inspections ensure continuous growth and harvest of forest tree species; protect forest soil, air, water and resources, and maintain wildlife and aquatic habitat. Idaho's Forest Practices Act identifies standards for logging, road building, reforestation, streamside protection and other forest practices.

In 1974, Idaho enacted a comprehensive Forest Practices Act (FPA), (Idaho Code §38-13). The purpose of the FPA is to encourage timber harvest, forest fertilization, tree thinning, road building, and other forest practices that maintain and enhance the benefits provided by forest resources such as trees, soil, air, water, and wildlife and aquatic habitat. The FPA assigned responsibility for the development and enforcement of forest practice minimum standards, called Best Management Practices (BMPs), to the Idaho Department of Lands (IDL). IDL identified BMPs and promulgated them as Rules Pertaining to the Idaho Forest Practices Act (IDAPA 20.02.01). Idaho's Water Quality Standards list the FPA Rules as approved BMPs for silviculture. These BMPs apply to any single instance of timber harvesting, reforestation and residual stocking, road construction and maintenance, application of chemical and pesticide products, or slashing management. Since their adoption, the BMPs have been effective tools for helping forest managers minimize impacts from individual forest practices.

The Idaho Department of Lands (IDL) is tasked with the management of almost 2.5 million acres of state-owned timberland. In Kootenai County IDL manages 33,511 acres of timberland. These lands were endowed to Idaho upon the designation of statehood in 1890, and are specifically managed for economic value to support public schools and institutions.

The State Constitution mandates that these lands be managed in “such manner as will secure the maximum long term financial return” to the state. In the last decade, timber sales from state lands have generated more than half a billion dollars for public schools, universities and institutions.

The Idaho Department of Lands also provides assistance to landowners to establish healthy, sustainable forests and compliance with the Idaho Forest Practices Act. Landowner and logger consultations and frequent site inspections ensure continuous growth and harvest of forest tree species; protect forest soil, air, water and resources, and maintain wildlife and aquatic habitat. Idaho’s Forest Practices Act identifies standards for logging, road building, reforestation, streamside protection and other forest practices.

In 1974 Idaho enacted a comprehensive Forest Practices Act (FPA), (Idaho Code 38-13). The purpose of the FPA is to encourage timber harvest, forest fertilization, tree thinning, road building, and other forest practices that maintain and enhance the benefits provided by forest resources such as trees, soil, air, water, and wildlife and aquatic habitat. The FPA assigned responsibility for the development and enforcement of forest practice minimum standards, called Best Management Practices (BMP’s), to the Idaho Department of Lands (IDL). IDL identified BMP’s and promulgated them as Rules Pertaining to the Idaho Forest Practices Act (IDAPA 20.20.01). Idaho’s Water Quality Standards list the FPA Rules as approved BMP’s for silviculture. These BMP’s apply to any single instance of timber harvesting, reforestation and residual stocking, road construction and maintenance, application of chemical and pesticide products, or slashing management. Since their adoption, the BMP’s have been an effective tool for helping forest managers minimize impacts from individual forest practices

## **Wildlife and Vegetation**

All wildlife, including all wild animals, birds, and fish, within Idaho, is declared to be the property of the state. It shall be preserved, protected, perpetuated, and managed. It only shall be captured or taken at such times or places, under such conditions, or by such manner, as will preserve, protect, and perpetuate the wildlife, and provide for the citizens of the state, and as by law permitted to others, continued supplies of wildlife for hunting, fishing and trapping (Idaho Code Title 36-103).

It is the duty of the Idaho Department of Fish and Game to administer and implement the policy of the state in accordance with the provisions of the Idaho Fish and Game Code.

Dalton Gardens has an abundance of wildlife within the Area of City Impact and the corporate limits. With increased development, there is an increase in the deer population within the City. The deer increase has impacted rural gardens and traffic flow.

Vegetation has a functional role in the growth and development of Dalton Gardens. Critical to the success of wildlife is habitat management. Habitat (e.g., streams, lakes, wetlands, forests, grasslands, etc.) is a combination of environmental factors that provides food, water,

cover and space for survival and reproduction. Kootenai County's Natural Resources Department identifies and attempts to mitigate the impacts of noxious weeds on the indigenous vegetation. Several noxious weeds that can be found in Dalton Gardens are spotted napweed and scotch broom. Additional information on weeds and how to control or eradicate them can be found at [www.kcweeds.com](http://www.kcweeds.com).

### **Rare, Threatened, and Endangered Species**

The Idaho Governor's Office for Species Conservation has developed a strategic plan for the years 2007 to 2010. Idaho will coordinate and plan recovery for endangered species with assistance from the Idaho Department of Fish and Game (IDFG) Idaho DEQ, (IDEQ) Idaho Department of Lands (IDL), Idaho Department of Transportation (ITD), Idaho Department of Agriculture (IDA), Idaho Department of Parks and Recreation (IDPR), Idaho Soil Conservation Commission and Districts (ISCC and ISCD) and the Idaho Department of Water Resources. These departments are identifying the species with the greatest need for conservation. There are several species in Kootenai County that require special consideration because of their significant habitat loss, limited distribution, or low numbers and are noted in the Bitterroot Mountain section of the Wildlife Conservation Strategy.

## **HAZARDOUS AREAS**

An analysis of known hazards as may result from susceptibility to surface ruptures from faulting, ground shaking, ground failure, landslides or mudslides; avalanche hazards resulting from development in the known or probable path of snowslides and avalanches, and floodplain hazards.

The City of Dalton Gardens has no known hazards of flooding, earthquake faulting or avalanche hazards. The vast majority of the city is located at the base of Canfield Mountain which may have susceptibility to slumping if large amounts of development activity are allowed. Further geotechnical studies should be conducted to determine the hazard to the citizens of Dalton Gardens.

### **Faults / Earthquakes**

Idaho is ranked fifth nationally in terms of seismic safety risk. A map developed by the Idaho Geological Survey, showing areas of relative seismic shaking hazard, puts Kootenai County in a moderate risk category. This designation is largely based on the potential for earthquakes centered elsewhere to cause local damage.

### **Wild Fires**

Canfield Mountain is a source of timber, exceptional beauty and spectacular views of the Prairie and Coeur d'Alene Lake, and as such, increased development pressures attract homeowners to those areas. To develop home-sites within the coniferous forest poses a fire risk. Rural areas have been receiving more attention as the County grows beyond its traditional urban core and have been designated as Wildland Urban Interface Areas. Homeowners in these areas are urged to contact Fire smart in the County, or the Idaho Department of Lands to learn how to reduce wildfire risk.

### **Climate**

There are four distinct seasons in North Idaho. For the past ten years, the climate has been relatively mild; however, the winter of 2007, 2008 and 2009 was the heaviest snowfall in modern times. This heavy snowfall caused concern regarding snow loads for structures. Most jurisdictions have amended the load limits for single family dwellings due to the increase in heavy snowfall.

## DEMOGRAPHICS

Included in the Plan (Appendix 1) is the demographics summary based upon 2000 United States Census Data and Department of Commerce projections for 2000 through 2007. The demographics study includes historical data for population, income, employment, housing statistics, and educational attainment. Historically, Kootenai County and the City's population have steadily increased over the past 40 years.

Area	1960	1970	1980	1990	2000	2004	2007	2017
Kootenai County	29,556	35,332	59,770	69,795	108,685	122,350	130,095	168,000
Dalton Gardens	1,083	1,559	1,795	1,951	2,278	2,359	2,382	2,435

As indicated in the analysis, the population has increased by 33% since 1990 and is projected to increase by another 7% by the year 2012. The total households have increased from 618 in 1990 to approximately 918 in 2007. The population of Dalton Gardens is mostly white, approximately 46 years of age, married with a high school diploma or some college. The average household income with all members is approximately \$83,000 per year while per capita income is approximately \$30,000 per year. The vast majority of people in Dalton Gardens are employed and in the labor force. Most citizens own their own home or are paying for a home. Most households have at least two cars and commute to another community to work. Home based businesses have increased dramatically over the past 17 years. There are many home based businesses in Dalton Gardens. Home based businesses require a permit.



Date: 03/16/09

Current Geography Selection: (1 Selected) Places: Dalton Gardens

## Demographic Detail Summary Report

### Population Demographics

					Percent Change	
	1990 Census	2000 Census	2008 Estimate	2013 Projection	1990 to 2000	2008 to 2013
Total Population	1,701	2,278	2,660	2,889	33.9%	8.6%
Population Density (Pop/Sq Mi)	715.9	958.6	1,119.5	1,215.7	33.9%	8.6%
Total Households	618	833	1,018	1,127	34.7%	10.7%

### Population by Gender:

Male	856	50.3%	1,158	50.8%	1,353	50.9%	1,471	50.9%	35.2%	8.7%
Female	845	49.7%	1,120	49.2%	1,307	49.1%	1,418	49.1%	32.6%	8.5%

### Population by Race/Ethnicity

					Percent Change					
	1990 Census	2000 Census	2008 Estimate	2013 Projection	1990 to 2000	2008 to 2013				
White	1,680	98.8%	2,214	97.2%	2,580	97.0%	2,805	97.1%	31.8%	8.8%
Black	1	0.1%	1	0.1%	1	0.0%	0	0.0%	-15.2%	-91.0%
American Indian or Alaska Native	8	0.5%	11	0.5%	6	0.2%	4	0.1%	43.7%	-36.7%
Asian or Pacific Islander	3	0.2%	7	0.3%	10	0.4%	14	0.5%	142.4%	34.4%
Some Other Race	8	0.5%	12	0.5%	17	0.6%	18	0.6%	53.2%	4.6%
Two or More Races			32	1.4%	47	1.8%	48	1.7%		3.8%
Hispanic Ethnicity	34	2.0%	48	2.1%	83	3.1%	102	3.5%	39.9%	23.3%
Not Hispanic or Latino	1,666	97.9%	2,230	97.9%	2,577	96.9%	2,787	96.5%	33.9%	8.1%

## Population by Age

	1990		2000		2008		2013		Percent Change	
	Census		Census		Estimate		Projection		1990 to 2000	2008 to 2013
0 to 4	92	5.4%	107	4.7%	124	4.7%	153	5.3%	16.9%	23.4%
5 to 14	245	14.4%	338	14.9%	334	12.6%	346	12.0%	38.2%	3.6%
15 to 19	140	8.2%	196	8.6%	208	7.8%	204	7.1%	40.0%	-1.6%
20 to 24	62	3.6%	70	3.1%	93	3.5%	102	3.5%	12.6%	10.0%
25 to 34	166	9.8%	151	6.6%	181	6.8%	194	6.7%	-9.2%	7.2%
35 to 44	300	17.6%	340	14.9%	325	12.2%	335	11.6%	13.4%	2.8%
45 to 54	247	14.5%	417	18.3%	471	17.7%	463	16.0%	69.0%	-1.7%
55 to 64	209	12.3%	310	13.6%	465	17.5%	542	18.7%	48.2%	16.4%
65 to 74	158	9.3%	192	8.4%	259	9.7%	327	11.3%	21.0%	26.2%
75 to 84	69	4.0%	128	5.6%	150	5.6%	181	6.3%	87.3%	20.6%
85+	14	0.8%	29	1.3%	49	1.8%	42	1.4%	111.0%	-14.9%
<b>Median Age:</b>										
Total Population	39.8		43.5		46.7		47.8		9.2%	2.4%

## Households by Income

	1990		2000		2008		2013		Percent Change	
	Census		Census		Estimate		Projection		1990 to 2000	2008 to 2013
\$0 - \$15,000	113	18.3%	70	8.4%	52	5.1%	48	4.3%	-38.5%	-7.1%
\$15,000 - \$24,999	117	18.9%	85	10.1%	74	7.3%	71	6.3%	-27.8%	-4.0%
\$25,000 - \$34,999	119	19.3%	137	16.5%	133	13.0%	103	9.1%	15.0%	-22.3%
\$35,000 - \$49,999	114	18.5%	164	19.7%	194	19.1%	200	17.7%	43.7%	2.8%
\$50,000 - \$74,999	95	15.4%	182	21.8%	212	20.9%	249	22.1%	258.5%	17.1%
\$75,000 - \$99,999	35	5.6%	84	10.0%	128	12.5%	154	13.7%	141.2%	20.8%
\$100,000 - \$149,999	15	2.4%	73	8.8%	140	13.7%	164	14.6%	403.9%	17.8%
\$150,000 +	12	1.9%	39	4.6%	86	8.4%	138	12.2%	222.0%	60.9%
Average Hhld Income	\$41,887		\$57,805		\$67,764		\$74,547		38.0%	10.0%
Median Hhld Income	\$32,140		\$45,171		\$55,659		\$61,561		40.5%	10.6%
Per Capita Income	\$15,418		\$21,138		\$26,437		\$29,713		37.1%	12.4%

## Employment and Business

	1990		2000		2008		2013		Percent Change	
	Census		Census		Estimate		Projection		1990 to 2000	2008 to 2013
Age 16 + Population	1,321		1,783		2,152		2,341		34.9%	8.8%
In Labor Force	832	63.0%	1,118	62.7%	1,373	63.8%	1,493	63.8%	34.4%	8.7%
Employed	774	93.0%	1,048	93.7%	1,307	60.7%	1,420	60.6%	35.4%	8.7%
Unemployed	61	7.3%	66	5.9%	67	3.1%	73	3.1%	8.2%	9.1%
In Armed Forces	0	0.0%	5	0.5%	0	0.0%	0	0.0%	N/A%	N/A%
Not In Labor Force	489	37.0%	664	37.3%	779	36.2%	849	36.3%	35.8%	8.9%
Number of Employees (Daytime Pop)					1,376					
Number of Establishments					195					
Emp in Blue Collar Occupations			409	39.1%						
Emp in White Collar Occupations			638	60.9%						

## Housing Units

	1990		2000		2008		2013		Percent Change	
	Census		Census		Estimate		Projection		1990 to 2000	2008 to 2013
Total Housing Units	644		869		1,052		1,161		35.0%	10.3%
Owner Occupied	550	85.4%	753	86.6%	869	82.5%	936	80.7%	37.0%	7.8%
Renter Occupied	70	10.8%	80	9.2%	150	14.2%	191	16.5%	14.6%	27.6%
Vacant	26	4.0%	36	4.2%	34	3.2%	33	2.9%	42.4%	-2.7%

## Vehicles Available

	1990		2000		2008		2013		Percent Change	
	Census		Census		Estimate		Projection		1990 to 2000	2008 to 2013
Average Vehicles Per Hhld	2.50		2.30		2.50		2.80		-9.2%	13.6%
0 Vehicles Available	20	3.1%	9	1.1%	8	0.8%	5	0.4%	-55.4%	-39.6%
1 Vehicle Available	70	11.0%	123	14.8%	141	13.9%	147	13.1%	75.6%	4.3%
2+ Vehicles Available	551	86.0%	701	84.2%	869	85.4%	975	86.5%	27.2%	12.2%

## Marital Status

	1990		2000		2008		2013		Percent Change	
	Census		Census		Estimate		Projection		1990 to 2000	2008 to 2013
Age 15+ Population	1,364		1,832		2,203		2,391		34.3%	8.5%
Married, Spouse Present	951	69.7%	1,183	64.6%	1,426	64.7%	1,550	64.8%	24.3%	8.7%
Married, Spouse Absent	12	0.9%	33	1.8%	40	1.8%	43	1.8%	177.6%	8.8%
Divorced	99	7.3%	140	7.6%	170	7.7%	185	7.7%	40.6%	8.9%
Widowed	63	4.6%	121	6.6%	142	6.5%	152	6.4%	92.4%	7.1%
Never Married	239	17.5%	356	19.4%	426	19.3%	461	19.3%	48.8%	8.2%

## Educational Attainment

	1990		2000		2008		2013		Percent Change	
	Census		Census		Estimate		Projection		1990 to 2000	2008 to 2013
Age 25+ Population	1,163		1,567		1,902		2,083		34.8%	9.6%
Grade K - 8	63	5.4%	34	2.2%	27	1.4%	19	0.9%	-45.3%	-29.2%
Grade 9 - 12	136	11.7%	118	7.6%	99	5.2%	84	4.0%	-12.8%	-14.9%
High School Graduate	339	29.2%	443	28.3%	580	30.5%	658	31.6%	30.7%	13.4%
Some College, No Degree	308	26.5%	492	31.4%	492	25.9%	476	22.8%	59.9%	-3.3%
Associates Degree	122	10.5%	113	7.2%	215	11.3%	284	13.6%	-7.0%	32.2%
Bachelor's Degree	131	11.3%	225	14.4%	311	16.4%	360	17.3%	71.5%	15.9%
Graduate Degree	66	5.7%	134	8.5%	178	9.4%	202	9.7%	103.6%	13.4%
No Schooling Completed			7	0.5%						

Current year data is for the year **2008**, 5 year projected data is for the year **2013**. More About Our Data.  
Demographic data © 2008 by Experian/Applied Geographic Solutions.

## **COMMUNITY DESIGN**

Preserving a rural residential lifestyle with basic amenities, adequate services and utilities, and access to regional facilities are important considerations to the citizens of Dalton Gardens. Other considerations which affect the image of the community are regulations and design standards for both the residential, commercial and light industrial districts.

There are regulations and specific design standards which relate to the appearance of the community, and to the health and safety of its citizens. These are essential to the orderly management of new development and growth in general. Dalton Gardens' community design elements which enhance the City's community image should include but are not limited to:

- 1) Homes and businesses that are safe and provide satisfactory levels of service.
- 2) Design standards for residential uses such as lighting, height, and lot coverage regulations.
- 3) Continued code enforcement on regulations.
- 4) Principal streets that are safe and provide satisfactory levels of service.
- 5) Adequate site disturbance and stormwater management for both residential and commercial sites.
- 6) Landscaping for rights of way that are free from litter.
- 7) Attractive open space and park areas that are maintained for the community.
- 8) Landscaping, lighting, signage, parking and architectural design standards for the Commercial District that clearly indicate continuity and a cohesive theme.
- 9) Continue to allow agriculture practices and animal husbandry in the residential district.

**GOAL:** To preserve and maintain the community's image for future generations by sustaining rural and suburban residential tranquility.

### **POLICIES:**

Encourage crops and agriculture activities on residential properties in Dalton Gardens.

Promote farm animals and livestock ownership in the City. Embrace agriculture organizations such as 4-H and Future Farmers of America.

Encourage and preserve large lots, by preserving the density, acreage and frontage requirements in the residential district. More specifically, retain the 1 acre residential density and the 110 feet of frontage requirements.

Encourage retention of native vegetation. Coordinate with Kootenai County Noxious Weed Department on the controlling of weeds and the enforcement of weed regulations.

Plan, develop, upgrade and expand existing pedestrian paths and trails. Explore and develop innovative ways to promote a pedestrian lifestyle in Dalton Gardens.

Develop, amend and enforce “dark sky” ordinance regulations to mitigate impacts from excessive lighting within the Residential District.

Discourage through traffic from other communities by:

- Increasing communication with the Cities of Hayden and Coeur d’Alene and Kootenai County.
- Participating in the land use process of adjacent cities and developing memorandums of understanding or joint powers agreements to ensure adequate traffic mitigation.
- Amend the Area of City Impact Agreement with the County to ensure that Dalton Gardens has control over land use decisions within their impact area.
- Exploring methods of traffic control and traffic calming.

Coordinate with the County and the adjoining cities to enhance the views and vistas of the surrounding mountains and of the prairie.

Develop and enforce regulations in residential areas that promote a residential/agriculture lifestyle by prohibiting junk yards and restricting the quantity of inoperable vehicles.

Enforce the standards on lot coverage and fencing to ensure that Dalton Gardens retains its open, rural characteristics.

Review and evaluate existing ordinances, resolutions, and standards, and ensure that the provisions and regulations regarding community image goals are met.

**GOAL** – Develop an identity for the Dalton Gardens business districts.

Establish design standards for the business districts (Commercial and Manufacturing) that complement the City's residential district and adjacent communities.

Establish landscaping and beautification guidelines for city entryways and commercial corridors.

Plan and implement a greenbelt system to provide identity, enhance the beauty of the area and provide a transition to other land uses.

Plan, implement and regulate a street tree-planting program based on a detailed urban forestry.

Establish uniform signage for prominent features, public places, and attractions so that visitors can easily navigate within the community.

Research, develop regulations and amend the Municipal Code to ensure that the design and land use standards within the Commercial and Manufacturing Districts complement the rural residential community of Dalton Gardens.

Develop regulation for noise and lighting mitigation.

## SPECIAL AREAS OR SITES

The citizens of the City of Dalton Gardens have identified several sites within the City and surround community and surrounding area that have special or historical significance to them. These are:

Totten's Pond	Canfield Mountain	Horse Arena and Public Area
Bud Howard Trail to Canfield Mountain		The Old Train Station
The Canfield House on 16 <sup>th</sup> Street		

In the early '70s a community family brought pheasants and partridges into the area and basically set them free. To this day, these wild fowl continue to be a part of the community and can be seen walking and foraging unharmed throughout the area. Although these birds cannot be classified as a "special area or site" they are certainly unique to the area and contribute to the rural characteristic of Dalton Gardens.

There are numerous sites within Kootenai County listed on the National Register of Historic Places. These include: The Cataldo Mission, Mullan Trail, Fort Sherman Historic District, Spirit Lake Historic District, Kootenai County Courthouse, and the Clark House. The City is seeking methods and opportunities to acquire or have access to additional public lands for recreational purposes.

**GOAL:** To encourage the preservation and protection of sites that is historically or culturally significant.

**POLICIES:**

Identify and maintain areas of interest in the community for education, history, and community pride. Encourage the development of a historical preservation committee.

Encourage the owners of these sites to recognize their significance to the community and to preserve them as much as possible.

Provide a procedure for the City to keep a historic record of each site for future generations

## **RECREATION AND TOURISM**

Dalton Gardens has recreational opportunities available within the community, as well as numerous opportunities within the County. These include organized activities and programs, as well as opportunities for self-initiated recreation. Those found within the community and surrounding areas are identified below:

**City Park** - Dalton Gardens has one city park located on the corner of Hanley and 4<sup>th</sup> in the City. The park currently includes four picnic tables, a gazebo, two park benches and a water fountain. The City has made improvements to the Park and has installed a public restroom that is located in the adjoining Fire District building, installation of a chain link fence around the park, and water and electricity installed in the gazebo. The City has constructed a briquette BBQ , a horse-shoe pit, and has planted trees along the south fence line. Permanent lawn sprinklers have been installed and the lawn areas of the park are seasonally maintained. One of the major events at the Park is the yearly Dalton Gardens picnic, typically in early September.

**City Horse Arena and Public Area** - The City maintains a 5-acre site on 16<sup>th</sup> Street utilized as a horse arena, which is open to the public. There is no outdoor lighting; however, the facility is handicapped accessible, with restroom facilities open during the summer months. The arena is located in a park setting, with concession stands, corrals, a riding arena, with a sprinkler system used for dust control. The facility includes a gazebo/pavilion and expanded parking and operates year-round, offering pleasure riding, training, competition, and 4-H activities.

**Swimming Pools** - Two private athletic clubs are located in Coeur d'Alene and provide year round swimming. The Kroc Center, a public multi-purpose athletic center with full swimming facilities was opened in May, 2009. There are also several beach areas along the County's lakes and rivers.

**Lakes** - The nearest lake is Hayden Lake which provides opportunities for boating, fishing, picnicking and swimming. There are 18 other lakes located within the boundaries of Kootenai County, with many of them having public access for boating, fishing, and water skiing.

**School Buildings and Grounds** - The school buildings and grounds within District 271, including Dalton Elementary can be used for various activities by groups or organizations. Permission is granted by contacting the Activities Director of the school.

**Kroc Center** – The Kroc Center is a community center that will include aquatics, a gymnasium, a recreation center, and a fitness area. It will also include an outdoor

amphitheatre, jogging tracks, a performing arts center and meeting room space. It was completed in May of 2009.

Public Lands – Dalton Gardens is adjacent to Canfield Mountain, which is part of the U.S. Forest Service. Canfield Mountain has a network of trails for biking, hiking and horseback riding. Due to land use decisions over the years, access to the Mountain is very limited. The City is seeking opportunities to acquire access to Canfield Mountain.

Golf - There are eleven public golf courses and four private courses in Kootenai County. One is a par 3 course. There are also driving range facilities available.

Other Recreational Activities - Within close proximity to the City are other activities such as movie theaters; shopping malls; Silverwood Amusement Park; camping, fishing, biking, horseback riding and hiking on State and Federal lands and Tubbs Hill. There are many other activities in the region such as Art on the Green, and the Ironman Triathlon. The City of Dalton Gardens residents enjoy a wide variety of activities found within surrounding communities that provide many points of interest, such as museums, historical sites, waterfalls, performing arts, wineries, and the North Idaho Fairgrounds.

**GOAL:** Support and maintain the existing recreational sites and to create additional recreation opportunities for all residents to enjoy.

**POLICIES:**

Plan, prepare and implement a Park Plan. The Plan should include, but is not limited to: identifying the types of recreational opportunities currently available, including park equipment; determining what recreational activities are not available but that would be used by the community; proposing a plan of action on how to improve those areas that are lacking; setting forth a time frame for improvements to be in place; and estimating budget requirements.

Consider earmarking City monies on an annual basis that would be used expressly for the purpose of meeting those recreational priorities outlined in the Park Plan.

Develop a future acquisitions plan for the purchase of land/access to state and federal lands.

Explore funding options and grant opportunities to develop a trail system for access to state and federal lands.

Encourage the use of the arena grounds for additional and varied uses.

Explore strategies including funding to develop additional pedestrian and bike paths on all streets in Dalton Gardens.

## **ECONOMIC DEVELOPMENT**

The City of Dalton Gardens is located in northern Idaho, just east of State Highway 95, the major north/south route in Idaho. The City is bordered on the north by the City of Hayden and on the west and south by the City of Coeur d'Alene, and the east by Canfield Mountain. The area's economy is currently service and retail trade, with government being the third largest employment sector.

Kootenai County has seen an increase in jobs from 1997 to 2007. The proximity of large metropolitan centers adjacent to Dalton Gardens provides employment to the City's residents.

Businesses in Dalton Gardens are primarily related to retail, service, contractor storage and warehouse/assembly. As stated in the demographics section, home based businesses are increasing in Dalton Gardens.

The Dalton Gardens business district can be found mainly along Government Way and Aqua Circle. As of July, 2009, there were currently 148 businesses licensed within the City: services, retail, and warehouse/storage, and manufacturing and assembly. A recent inventory of vacant commercial parcels within the City identified three (3) total acres, which average one acre in size. There are several existing non-conforming businesses within the Residential District that were in existence prior to the development of city regulations.

The community is well developed and established and the majority of residents within the community wish to retain the rural, residential characteristics, supported by a small district of service and/or retail businesses. There are currently no zoning districts that delineate differences between retail, service, warehouse and manufacturing/assembly uses and no clearly delineated performance standards with the exception of building and sewage regulations. This has resulted in a mix of incompatible uses without a collective identity of community accepted uses and adequate buffering between the businesses and residential areas.

Currently there is no public sewer system to serve commercial and manufacturing uses, and the surrounding cities have been contacted by Dalton Gardens to begin negotiations to extend their sewer services. The lack of a public sewer system places a limit on the wastewater loading from businesses within the City, which in turn not only limits the number of employees for each respective business but also the uses within the district.

Although the City does not actively recruit businesses to locate within the City and there are no plans to do so in the near future, there are outside financial resources that assist in business growth. These include Jobs Plus and the Panhandle Area Council (Planning and Development Association)

Another resource available to Dalton Gardens is the local colleges and universities in the area. North Idaho College is a two year college located in Coeur d'Alene which provides training to meet labor force requirements as well as other more direct services such as conducting surveys and studies in economic development. There is also Lewis and Clark College, University of Idaho and the University of Idaho Work Force Training Program.

**GOAL:** Support small, service/retail businesses within the City's Commercial district along Government Way.

**POLICIES:**

Create a Commercial Zoning District that clearly defines and delineates allowed uses, prohibited uses and special uses that are compatible with service/retail uses.

Amend the current standards within the Commercial Zoning District that regulates signage and parking and create additional performance standards that encourage and enhance the "small town" theme to include building size, height, intensity, lighting, landscaping and buffering.

Strictly enforce the business license regulations which require adherence to zoning standards.

Develop standards and regulations for outside storage and screening of equipment, materials.

Maintain agreements with Dalton Water Association regarding water consumption issues.

Coordinate with other jurisdictions to develop plans and implementation strategies for municipal sewer.

**GOAL:** Support limited Manufacturing, Assembly and Warehouse Storage uses in the Aqua Circle Area.

**Policies:**

Create a Light Industrial Zoning District that clearly defines and delineates allowed uses, prohibited uses and special uses that are compatible with contractor storage, warehouse, mini storage, manufacturing and assembly uses.

Develop standards within the Light Industrial Zoning District that regulates signage and parking and create additional performance standards that encourage and enhance the “small town” theme to include building size, height, intensity, lighting, landscaping and buffering.

Require light industrial uses to be non-polluting. Limit nuisances by requiring adequate buffering and noise restrictions.

Strictly enforce the business license regulations which require adherence to zoning standards.

Develop standards and regulations for outside storage and screening of equipment, materials.

Maintain agreements with Dalton Water Association regarding water consumption issues.

Coordinate with other jurisdictions to develop plans and implementation strategies for municipal sewer.

## HOUSING

Dalton Gardens has been impacted by the growth in Kootenai County. As growth continues, it brings with it the need for more and more community services and housing. Community leaders from the area ranked their housing concerns and housing costs as high, followed by concerns for the infrastructure to serve them.

In 2006, the region was expected to experience increases in households. Due to the aging of the area, a high percentage of these households are expected to be without children. In 2007, a large number of these new households were not able to afford to purchase a new home and were competing for a limited number of affordable rental units.

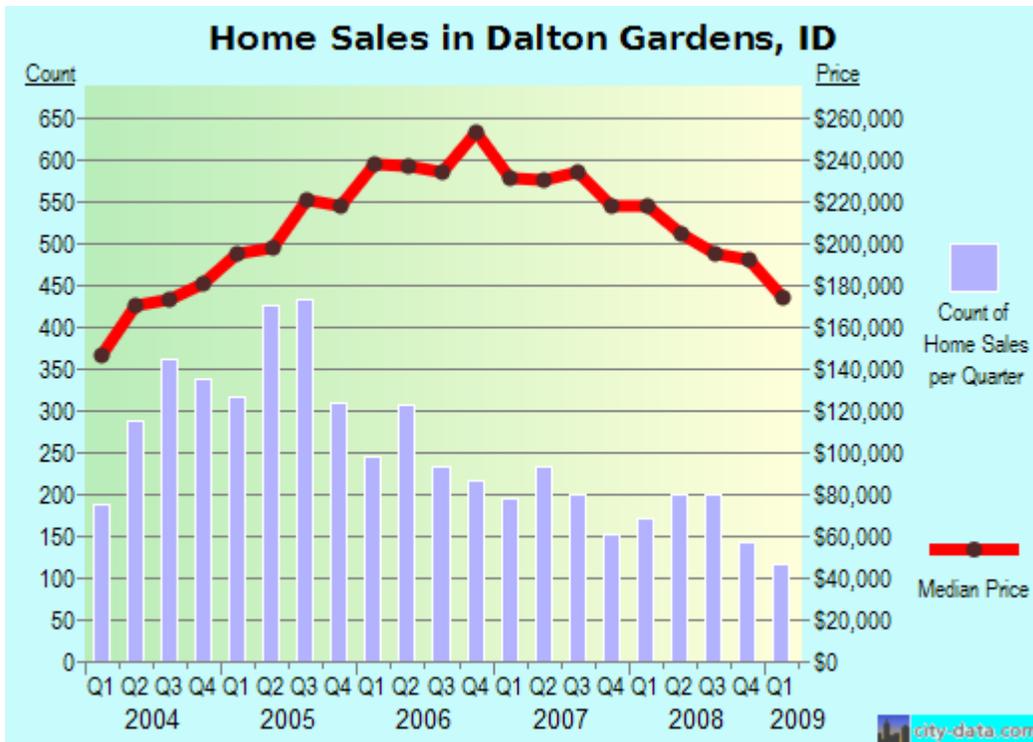
Median price asked for vacant for-sale houses in 2000: \$137,500. In 2009, the market has changed significantly and median price for houses is now \$178,200.

Median gross rent in Dalton Gardens, ID in 2000: \$780, currently the median gross rent is \$984.00 in 2009.

As of June 2009, there are 918 Single Family Dwellings, 2 duplexes and 6 manufactured homes.

Between the years of 1991 and 2006 Kootenai County experienced a large influx of new residents from out of state. Many of these new residents were from high priced real estate areas. The number of people moving into the area during this time frame caused a building boom and a 15% to 20% per year increase in home prices. Higher prices inflated the assessed valuations, which raised property taxes. The higher prices and taxes placed the cost of both new and existing homes beyond the reach of the average incomes. During this time, the Kootenai County area experienced a lack of affordable housing and adequate rental units.

Since 2006, the national, regional and local economy has crumbled and the housing market has significantly declined. Housing starts are slow and the prices of homes have declined.



The City has adopted the International Building Code and contracts for building inspection to ensure construction conforms to Code. The Code also applies to fire, safety, and mechanical standards and regulations.

As noted earlier, there are less than 20 mobile/manufactured homes located in Dalton Gardens. The City currently requires that the respective state building inspector, of the state in which the home was manufactured, to stamp the home with that respective state's "stamp of approval" using the International Building code as the qualifying guidelines.

Dalton Gardens currently has approximately 44 vacant residential lots for single-family housing. The City does not provide water services to its residents, however, the Dalton Water Association, a private association is available to residents. Residents also have the ability to have individual well water. Currently, all lots are on individual septic systems. In addition, if access is required the property owner is responsible for developing the street within the construction standards set by the City.

Dalton Gardens does not have any affordable housing complexes located inside the City limits as defined by IHFA (Idaho Housing and Finance Association).

**GOAL:** To retain and enhance the rural residential nature of the City, while protecting existing property values, maintaining high standards of construction and safety.

**POLICIES:**

Set standards in the municipal code for group homes per Idaho Code, as amended.

Encourage the maintenance of existing neighborhoods.

Have an annual "clean up" day that would provide residents with the opportunity to remove landscape wastes, large discarded household items, and inoperable motor vehicles at no cost to the homeowner or business owner.

## **SCHOOLS AND TRANSPORTATION**

Coeur d'Alene School District #271 covers all of the area in and around Dalton Gardens, with most of the students in Dalton Gardens attending Dalton Gardens Elementary. Dalton Elementary serves grades K-5 and is located at the southwest corner of Hanley Avenue and Mt. Carroll Street, which is within the City's corporate limits. Because District #271's boundaries are not the same as Dalton Garden's incorporated limits, many students attend Dalton Elementary from outlying subdivisions. Based on the 2009-2010 enrollment, 409 students attend Dalton Elementary; the number of students living outside of the City accounts for approximately 1/3 of the student population at Dalton Elementary.

Two other District #271 school facilities are located just outside the southern incorporated limits of the City. Those facilities are Canfield Middle School, which serves grades 6-8 and is located at the southeast corner of Dalton Avenue and 15th Street; and Coeur d'Alene High School, which serves grades 9-12 and is located at the southwest corner of Dalton Avenue and 4th Street.

The aforementioned school facilities include the necessary sport fields and recreation areas, including baseball/softball fields, tennis courts, football field and other open areas. The District's administration building is located on N. 10th in Coeur d'Alene, and the District's transportation facility is located on Poplar Street, Coeur d'Alene.

This steady increase in students has been handled so far by the current permanent facilities and the use of portable (modular) buildings, which have been added by the District to handle the excess students.

The current increase in students has significantly impacted the parking and traffic on streets surrounding school such as Hanley and Mt. Carroll. Steps must be taken by the City and the school district to alleviate the impacts. While the school is on a septic system and enrollment is capped by the Health District, teachers and staff members are not included in the maximum capacity figure. The Health District will not permit the school to exceed a 2500 gallon per day flow on this individual sewerage system, which in turn limits the capacity to students. The City suggests that enrollment be reduced to accommodate the teachers and staff in the sewage flow requirements. This, in turn may alleviate the parking and traffic problems that have continued at Dalton Elementary.

City students are served by two District-owned busses and two transportation routes. Bus routes are set by the District and are not expected to change significantly. The vast majorities of the student's parents pick up and drop off their children at the

school, which limits the numbers of students who ride the bus. Busses and routes could be added if more students rode to school on public transportation.

The citizens of Dalton Gardens have traditionally been supportive of every supplemental levy or bond election in the past years, which have passed by simple majority but not by the necessary number of votes. In addition to District facility priorities, the increased state and federal education mandates and physical facility requirements have augmented overall needs identified by the District board.

**GOAL:** Encourage and support programs and facilities at the surrounding schools so that Dalton students will be prepared to meet the challenges of a changing world.

**POLICIES:**

Support involvement in the school system by encouraging community participation on the various committees which advise the School District.

Communicate to the District the community's desire to keep elementary students residing within the corporate limits of Dalton Gardens from being enrolled in schools outside of the City.

Support the upgrading of technology in the schools by increasing communication with the business community to stay updated on their needs so that they can be met through education and training.

Encourage the public to donate equipment to the schools for training purposes. Assist the school in public education on the importance of technology and support a budget that would provide the District with the opportunity to keep up-to-date.

Encourage vocational training in technical areas to meet the needs of business owners.

**GOAL -** Ensure there are adequate public facilities including schools for the future of Dalton Gardens.

Support continued communications between the District and the community through yearly meetings to coordinate facility issues and mitigate traffic and parking impacts.

Coordinate with the School District on future school facility needs.

Acknowledge that due to physical site limitations that Dalton Elementary will be prohibited from expansion until the parking and traffic issues related to the school are resolved.

Communicate to the District the community's desire to maintain a quality school facility by eliminating or minimizing the use of portable buildings.

## TRANSPORTATION

Dalton Gardens has several sources of transportation available to its residents. The primary source of transportation is vehicular, being served by State Highway 95, Interstate 90, Government Way, and several prominent city streets. The City is bordered on the west by Government Way, on the north by Prairie Avenue, on the south by Dalton Avenue, and on the east by Canfield Mountain. . Government Way, 4th Street, and 15th Street are the main north/south streets; Dalton Avenue, Hanley Avenue, Wilbur Avenue, Davenport, and Prairie Avenue are the main east/west streets. The community is also served by the Coeur d'Alene and Spokane airports, and AMTRAK in Spokane. As to typical alternate transportation opportunities, the community has pedestrian and bicycle pathways adjacent to several main streets. Despite other forms of transportation, the City's dependence upon the highway and local street system is considerable. Public transit is increasing in the region with the creation of two bus services, NICE (North Idaho Community Express) and City link.

### Streets:

The basic roadway system within the City is in the form of a grid with nearly all streets being laid out in either a north/south or east/west direction. This system was planned at the time 10-acre irrigation tracts were first platted.

### Functional Classifications:

Typically, communities with a population less than 5000 are considered rural and the city streets are classed differently than those of a city with a population greater than 5000. Dalton Gardens is unique in that it is sandwiched between Coeur d'Alene and Hayden.- Since the 2000 census, the region has developed a regional transportation plan to comply with the federal requirements of a metropolitan planning area. KMPO (Kootenai Metropolitan Planning Organization) is an organization that represents cities, highway districts and the Idaho Transportation Department. This organization plans and prioritizes funding for major projects within Kootenai County and for all communities. Currently, Dalton Gardens is developing several transportation projects: The current major project is the round-a-bout at 4<sup>th</sup> and Hanley.

Commercial Truck routes in Dalton Gardens are limited to Prairie Avenue, from Government Way to Baille Avenue. Currently, Dalton Gardens does not own the right of way of Government Way. Dalton Gardens permits trucks exceeding the allowable load limit to use Prairie Avenue. Many of the streets that have less than the minimum

right-of-way width have satisfactory levels of service and the future increase in traffic volumes is not expected to be significant. There are seasonal load limits on roads.

**Road Maintenance:** Prior to the formation of the County highway districts in 1978, the City maintained the streets using their own manpower. Currently, the City contracts with Lakes Highway District for the major share of roadway maintenance. The City also budgets annually for improvements and maintenance items performed under contract. **Intersections:** There are no signalized intersections within the City; however four traffic signal-controlled intersections exist on Government Way at Dalton, Canfield, Prairie, and Hanley Avenues. There are four, 4-way stops at controlled intersections in Dalton Gardens. The first round- a-bout was constructed in 2009 at 4<sup>th</sup> and Hanley to mitigate traffic impacts. Stage 2 of the Hanley Avenue Project from 4<sup>th</sup> to 15<sup>th</sup> is planned for 2010, as well as Stage 3 from 4<sup>th</sup> to Government Way.

**Air Transportation:** The Coeur d'Alene Airport is located approximately five miles northwest of Dalton Gardens. The capacity for commercial or commuter flights is available at the Airport; however, there are currently no commuter planes to Boise. The Spokane International Airport, located 10 miles west of Spokane, is about 45 miles from Dalton, via Interstate 90. It provides air cargo and passenger service to all major destinations. **Railroad Transportation:** The nearest rail station is in Spokane where AMTRAK provides regional and cross-country service. Rail freight service is also available in Spokane through BNSF. Currently, there is a program to eliminate crossings along the BNSF rail line. . The BNSF received a conditional use permit to locate a refueling station on the Rathdrum Prairie adjacent to Highway 53.

**Bicycle and Pedestrian Travel:** The City has encouraged bicycling and walking as alternative modes of travel by providing pathways adjacent to the travel ways of selected streets. The pathways were constructed by widening the street surface. They are delineated from the travel way by white pavement stripes and posted to prohibit vehicular traffic. The pathways link three schools together and extend to the commercial strip along Government Way. There are two pedestrian walkways in Dalton Gardens. Any new federally funded projects related to transportation are required to plan for bike-pedestrian pathways.

#### Alternative Public and Private Transportation

Public transit is available in Kootenai County and is funded through the Coeur d Alene Tribe and the Kootenai Metropolitan Planning Organization. City link has a wide network

of bus routes that connect Kootenai County from north to south and east to west. Citizens may ride the bus for a nominal fee. The North Idaho Community Express (NICE) is a privately run company that provides door to door bus service throughout North Idaho.

**GOALS:** Maintain and promote the safety and function of the overall transportation system in and around the City consistent with growth projections.

**POLICIES:** Adopt standards that can be applied uniformly to each class of street. Develop a Memorandum of Understanding that ensures coordinated traffic speeds.

Update the street master plan based on the functional classification of streets that is compatible to the KMPO (Kootenai Metropolitan Transportation Organization)

Update and maintain as necessary a short- and long-range road maintenance plan which prioritizes improvements necessary to meet increased traffic and the rise in vehicular accidents.

Coordinate with the school district to mitigate impacts on streets, pedestrian traffic, parking and circulation.

Explore the feasibility of improving the pedestrian pathways which link schools, parks, and the commercial strip to meet federal guidelines. Develop, coordinate and facilitate a pedestrian pathway committee to make recommendations on pedestrian traffic and circulation in Dalton Gardens.

Mark and sign cross walks at intersections that provide access to schools, churches, businesses, and parks.

Prohibit vehicular parking within the rights-of-way and on private property where sight distance is impaired, particularly near intersections.

Provide clear zones free of obstructions such as fences, utility poles and appurtenances, and trees/bushes, along arterials and collectors to ensure adequate safety for pedestrians, horses and cyclists.

Minimize through traffic on streets safe for pedestrian traffic. Ensure adequate signage notifying drivers of pedestrian traffic.

Develop innovative strategies to deter through traffic in Dalton Gardens.

Place pavement reflectors as dividers between vehicular lanes and pedestrian pathways. Extend the width of the bike path on 4th and 15th Streets to a minimum of eight feet.

Ensure that street name signs remain clearly visible at all times.

Evaluate street lighting along major streets and at major intersections and implement any additions or changes needed.

Discourage the development of private streets.

Maintain safe sight distances at all intersections.

## **PUBLIC SERVICES: FACILITIES AND UTILITIES**

The City of Dalton Gardens contains numerous public and quasi-public facilities and services that serve the public. Each is identified below, by description and with the help of various maps.

1) City Hall - The City building is located on the corner of Hanley Avenue and 4th Street. The facility contains a meeting area for City Council, Planning Commission and other public and quasi-public groups. The Dalton Irrigation District and the Dalton Water Association rent office space at City Hall. Office space is available for conducting City business by the Mayor, Council, Clerk, and other appointed officials. There is a large meeting room in the basement which serves the several non-profit organizations. City Hall does meet the standards of the American Disabilities Act.

2) City Shop - There is a shop building located on the same property as City Hall.

3) City Parks - City parks are covered in detail in the Recreation and Tourism component of this plan.

4) Water System – There are two water systems, a domestic water system operated by the Dalton Water Association, a private water purveyor and a water district for irrigation (Dalton Irrigation District). Domestic water is pumped from 2 wells and distributed directly to users. The primary user of the water service is the Dalton Gardens community, with minimal service going to areas outside the City. Average daily usage during summer months is 1 million gallons per day. There is a 1.5 million gallon storage tank which is determined by the Association to meet the needs of their users for the next 5-10 year period. The Association has been making on-going improvements to the system and has considered adding a new well at some future date. Service includes direct billing to water users with no involvement by the City. There are approximately 1000 customers within the water association. Seventy nine (79) are commercial customers. The Water Association has developed a policy that requires home based business to be charged at a commercial rate.

5) Sewer System - The City of Dalton Gardens has never had a sewage collection system or central disposal facility, however operates under a Sewage Management Plan with Panhandle Health District. **The latest Agreement is dated 2005** and plans to sewer the Commercial District are on-going. The Agreement is periodically updated. Maintenance of individual disposal systems and strict adherence to the Agreement is vital to the community in that public health must be protected. If

adequate maintenance is not performed, or if other terms of the Agreement are violated, the City could be required to install costly sewer collection and disposal systems. The Panhandle Health District regulates sewage disposal within Dalton Gardens and utilizes water usage as a basis to calculate sewage flows for residential and commercial properties. Currently, the City's residential and commercial district is capped at 250 gallons of water usage per acre per day. The Health District is exploring new regulations that will require expanded drainfields and septic systems depending upon the square footage of a residence.

Limitations on effluent loading in Dalton's commercial zone must be maintained so as not to exceed the equivalent of one house per acre. Consideration might be given to the study of possible sewage disposal alternatives should the aquifer be threatened by further development.

Septic tanks are required by City Ordinance to be pumped every 5 years. The City mails notices to all homeowners whose septic tanks have not been pumped during the preceding 5 years. The City also notifies Panhandle Health of the number of tanks pumped. An educational program has been implemented. If homeowners do not comply, enforcement action is taken.

The big issue for the year 2009 is extending a sanitary sewer system to the commercial zone on Government Way. The municipal wastewater facilities of the Cities of Hayden or City of Coeur d'Alene are viable options. The City is exploring the option for public sewer in the Commercial District. The City will need to coordinate with the Cities of Coeur d Alene and Hayden to accomplish municipal sewer service for the Commercial District.

6) Library - There is no library within the City of Dalton Gardens. The citizens of Dalton are able to utilize the Kootenai-Shoshone Area library (Hayden Branch) located at 8385 N. Government Way, Hayden, Idaho. There is a new library in the City of Coeur d'Alene.

7) Schools - The public school system and its needs are addressed in another component.

8) Site Disturbance and Drainage - The City of Dalton Gardens has their own site disturbance and stormwater management ordinance. The city has recently adopted standards to include both residential and commercial districts.

9) Streets - Existing infrastructure, and other issues regarding the City's roadway system, is addressed more fully in the Transportation component. Street lighting should be evaluated within the City.

10) Utilities - Currently there are several outside utilities serving the City of Dalton Gardens:

a) Electric - Electrical power is currently provided to residents of the City by Avista. Transmission lines are located within and around the City. Off of these lines come individual service lines serving residential and commercial development in the County. There are no planned changes to the substations or transmissions lines in Dalton Gardens.

b) Television - Television broadcasting is available through channels 2, 4, 6, 7 - VHF and 12, 22, 28, 58 are now offered via digital/satellite. Cable TV service is currently offered by Time Warner Network. Cable lines are placed on utility poles, or when circumstances dictate, they're placed underground. The City of Dalton Gardens entered into a franchise agreement with Time Warner. This franchise agreement with the City of Dalton is for ten years,

c) Telephone and Internet- Telephone service is offered by Verizon. Cell phones are widely used and there are many different companies that provide cell phone service. Internet services are available through several options, such as cable, dial up or broadband through the phone company.

d) Natural Gas - Avista is the supplier of natural gas in Dalton Gardens. They anticipate no additional need for gas distribution other than short extensions of mains to accommodate an occasional new residence, and they will need to install several tie lines to reinforce the present distribution system.

11) Solid Waste Disposal - Solid waste disposal is provided to residents of Dalton Gardens by Coeur d'Alene Garbage Service and by Waste Management of Idaho on a fee or contract basis. There are no public dumpsters sited in the City. Residents may transport solid wastes, some hazardous materials, and recyclables to the Kootenai County Transfer Station at 3650 N. Ramsey Road, where disposal is financed by tax assessment and disposal fees. There is now a second transfer station on Prairie Avenue near Hauser.

12) Postal Service - Postal service to the Dalton community is provided by the Coeur d'Alene Post Office, which delivers mail by motor carrier to residences with rural type curbside boxes. There are other private postal services in Dalton Gardens. The Coeur

d'Alene Post Office does not anticipate a, need for additional facilities or service for Dalton Gardens.

13) Law Enforcement - The City is included in the County's 911 emergency response program. Law enforcement within Dalton Gardens is currently provided by the Kootenai County Sheriff's Department. There are, at the present time, officers cover five districts. The City is in District 3 and usually has one deputy on patrol. When tickets are issued in the city limits of Dalton Gardens, the officer is responsible for marking the proper location of where the violation occurred. The City of Dalton is to receive 90 percent of all fines, not including court costs, on tickets issued within the city limits.

14) Fire Protection - Fire protection services have been provided by the Kootenai County Fire & Rescue District since 1932, the year the District was formed. The Fire Protection District merged with Post Falls Fire Department in 2001. The Administration office is located on Seltice Way in Post Falls. The Dalton Gardens substation located adjacent to City Hall, on City property and was built in a cooperative effort between the City and the District; the station became operational in 1989 and was dedicated in March 1990. This station is currently an unmanned substation; however, it was constructed to accommodate the addition of living quarters for fire fighters. Adding living quarters would provide for the station to be manned on either a part-time or full-time basis, which would in turn contribute to providing enhanced fire fighting services to the community. Joint powers agreements with emergency service providers offer comprehensive emergency services for the City.

Given the limited boundaries of the City, the water system, and an unmanned substation, the overall level of fire protection provided to the City is considered by the citizenry to be above average.

15) Health Facilities - Health facilities are in the cities of Coeur d'Alene and Hayden. Kootenai Medical Center is a regional hospital serving the entire County; the Center is located in Coeur d'Alene. Post Falls now provides several medical clinics. There are urgent care clinics in Coeur d'Alene and Post Falls. Ambulance and paramedics serve from Coeur d'Alene and air ambulance from Spokane. Assisted living facilities can be found throughout the metropolitan area. These services appear to meet current need.

**GOAL:** Promote maintenance of facilities, utilities, and services necessary for the continued well-being of the residents of the City in an affordable manner.

**POLICIES:**

Continue to work with the local law enforcement providers that include the Sheriff's Department on ensuring that adequate law enforcement is provided to the City.

Meet with a representative of the Sheriff's Department on at least a quarterly basis to address law enforcement issues.

Consider the feasibility of preparing a long-range plan and budget to establish a City law enforcement department.

Support the SMA (sewer management agreement) by establishing a citizen's committee to prepare recommendations on amendments to the SMA and to continue exploring methods and process that will ensure that the requirements of pumping at least every five years.

Continue to support and work with Kootenai County Fire & Rescue District and Dalton Water Association on improvements, including additional fire hydrants to enhance the District's services to the community.

Appoint a citizen's committee to review the City's Site Disturbance and to recommend revisions where necessary.

## **NATIONAL INTEREST ELECTRIC TRANSMISSION CORRIDORS**

National Interest Electric Transmission Corridors – After notification by the public utilities commission concerning the likelihood of a federally designated national interest electric transmission corridor, prepare an analysis showing the existing location and possible routing of high voltage transmission lines, including national interest electric transmission corridors based upon the United States department of energy's most recent national electric transmission congestion study pursuant to sections 368 and

1221 of the energy policy act of 2005. "High-voltage transmission lines" means lines with a capacity of one hundred fifteen thousand (115,000) volts or more supported by structures of forty (40) feet or more in height.

There are currently no high powered transmission lines of national importance within the corporate limits of Dalton Gardens.

## LAND USE

The Land Use Plan is a component of the Comprehensive Plan that establishes policies on the future use of land. Subsequent to the review and update of this Comprehensive Plan it is crucial that Kootenai County subsequently update its development regulations to insure well-planned land use in the future.

The beauty, heritage and rural character that have attracted thousands of people and their families to Dalton Gardens in recent decades will continue to draw more in the future. It is therefore crucial that the City use this plan to establish the policies, standards and priorities that, along with timely changes to ordinances, will determine the future landscape and character of this City.

1. It represents the vision community leaders have for future use and development of land within the County. That vision is expressed in this chapter of the Comprehensive Plan and its accompanying land use goals, policies and implementation strategies.
2. It provides a rational basis for establishing and modifying zoning and other land use and development regulations.
3. It provides a broad set of policies that can be used in making public and private decisions on projects that come before the government.
4. It becomes a valuable tool of communication between citizens and the local government on matters concerning land use and development.

The City of Dalton Gardens is located in northern Idaho, at the western base of Canfield Mountain. The land is relatively flat within the City limits, with slopes of 1-5%. There are mountains rising to the north and east. Land surrounding the City, except along the east boundary, is developed and includes part of the cities of Coeur d'Alene and Hayden. Dalton Gardens is primarily a residential community, with the majority of commercial uses located along Government Way, the western boundary of the City. There are manufacturing and assembly businesses within Dalton Gardens, primarily on Aqua Circle. Public and semi-public uses include City Hall, City parks, a school, and churches. Dalton Gardens has several sites that are considered significant to its history. These have been identified in the Special Areas or Sites component of the plan.

Approximately  $\frac{3}{4}$  of the entire community has been designated Residential. Approximately a  $\frac{1}{4}$  of the community has been designated Commercial. There are

four parcels dedicated and “zoned” public utilities. The City has three parcels; the City Hall and the City Park are located on the corner of Hanley and 4<sup>th</sup> Street. The City Horse Arena is located on a parcel on 16<sup>th</sup> Street.

### **Bare Land:**

There are a total of 66 parcels that have bare land with no structures. There are 44 parcels with street frontage. There are 22 parcels that do not have street frontage. There are five Commercial parcels with street frontage and 2 Commercial parcels with no street frontage. There are 2 public utility parcels with street frontage and 2 parcels without street frontage. Note: These parcels may or may not be allowed to have structures depending upon the Municipal Code.

### **Residential Land Use:**

The primary land use within Dalton Gardens is residential. The community is considered to be rural residential in nature and continues to work toward preserving and protecting that characteristic. The community is entirely served by individual septic systems; currently, lots are required to be one acre or larger in size in order to accommodate the requirements of Panhandle Health District for individual septic systems. The residential lots are suitable for single-family structures; multi-family structures are not allowed due to the limitations of individual septic systems. Accessory living units or two residential units on one parcel are prohibited due to the septic restrictions. Other uses permitted in residential zones are public or semi-public facilities that are compatible with residential use and the necessary utility installations. In 2006, the City adopted an ordinance to permit the occupants of a residential dwelling to conduct a home based business as a secondary, subordinate use of the structure. This ordinance also provides for home based businesses in an accessory structure through a special use permit.

No lot is permitted to be developed without direct access from a public street, without 1 acre of land and without 110 feet of frontage on a public street. Commercial uses are not permitted within residentially-zoned areas; however, there are several existing commercial operations within the residential neighborhoods. There are increasing land use conflicts within Dalton Gardens, typically on parcels that are zoned Residential that abut existing commercial land uses or the designated Commercial zone. There is currently no buffer or transition between these uses. The City receives numerous complaints from residents about these nuisance conflicts, primarily regarding noise, traffic and lighting.

### **Commercial Land Use:**

Commercial areas are located primarily along the east side of Government Way and on Aqua Circle. There are several commercial uses along Canfield, Wilbur, Dalton, Prairie and Hanley Avenues. These businesses are all of a retail service, storage or manufacturing assembly nature and accommodate not only the community, but persons traveling through the area. All businesses are required to obtain a license and must meet the requirements of Panhandle Health District for sewage disposal. The majority of the manufacturing and light industrial uses have located in the Aqua Circle Area. There is little, if any buffer between these uses and the residential uses on Rude Street between Prairie and Hanley Avenue. This creates conflicts between property owners.

### **Light Industrial Land Use:**

Light Industrial uses are usually found in areas that protect and promote a suitable environment for low impact manufacturing, assembly and wholesale warehousing, including accessibility to major transportation routes as well as availability of adequate utilities and other public services. Light Industrial land uses are primarily designated for light manufacturing, assembling, wholesaling, warehousing and related uses. Any manufacturing or light industrial uses that cause obnoxious noise, vibrations, smoke, gas, fumes, odor, dust, glare, fire hazards or other objectionable environmental conditions are prohibited. There are several businesses in Dalton Gardens that are delineated in this category. Typical light industrial uses in Dalton Gardens are electrical assembly and manufacturing, warehouse storage of parts and equipment, auto repair and leased contractor office and storage. These uses can be found anywhere in the Commercial District of Dalton Gardens along Government Way and on Prairie, Dalton and Hanley Avenues. These uses abut residential areas and create conflicts of traffic, noise and lighting impacts.

### **Rathdrum Prairie:**

The Rathdrum Prairie Study has recently been developed to plan, design and implement sewer to mitigate the impacts of development on the Rathdrum Prairie. The study area includes Coeur d'Alene, Post Falls, Hayden and Rathdrum. Smaller communities such as Dalton Gardens have recently been invited to participate in the master planning process of this study area. The study provides four recommendations on implementing municipal sewer as a coordinated effort.

**Land Use Map:** The land use map of Dalton Gardens delineates what the community believes is the direction of land use in the City. The current land use designations are Residential, Commercial and Utility Districts. As mentioned in prior Sections, land use

conflicts exist in Dalton Gardens between the Residential District and the Commercial District.

**GOAL:** Retain and enhance the rural residential characteristic of the City within the Residential District.

**POLICIES:**

Prohibit commercial and light industrial land uses in the residential areas.

Amend the home occupation regulations to ensure commercial and light industrial uses are prohibited in the Municipal Code.

Redraft regulations that define “rural character”, encourage rural characteristics within the Residential District that include but are not limited to parcel size, encouraging agricultural business pursuits, promoting hobby farms, drafting design standards that promote large tracts of open space, lowering speed limits on internal city streets and promoting horse and pedestrian traffic.

**GOAL:** Encourage and maintain land-use standards that will ensure a high quality of life to the community.

**POLICIES:**

Research innovative strategies for the development of land use and design standards for the Residential, Commercial and Light Industrial Districts within Dalton Gardens.

**GOAL:** Promote a wide variety of land uses and standards within the Commercial and Light Industrial Districts that compliment the rural residential lifestyle of Dalton Gardens.

**POLICIES:**

Amend the Municipal Code to ensure that design standards in the Commercial and Light Industrial Districts offer adequate buffering from the Residential District.

Amend the Municipal Code to ensure that design standards for Commercial and Light Industrial uses address hours of operation, noise, traffic and lighting.

Develop Commercial and Light Industrial land use standards and regulations that promote uses that will be compatible with future sewer design plans and strategies.

Prohibit land uses in districts that are primarily manufacturing, assembly and general or heavy industrial in nature and direct those types of activities and uses to the light industrial district.

**GOAL:** Develop a Light Industrial District

**POLICIES:**

Amend the Municipal Code and create a Light Industrial District. As part of the amendment to the Code, clearly define the uses, the standards and the requirements to operate light industrial uses in Dalton Gardens.

Establish uses, performance and design standards that will promote the economic development of commercial, light industrial uses along Government Way and Aqua Circle, and amend the Municipal Code and develop standards or regulations to eliminate land use conflicts between zoning districts and will continue to protect and enhance the rural character of the Residential District.

Continue to ensure compliance with the Sewage Management Plan and Agreement with the Panhandle Health District every five years.

Work with the adjacent Cities to develop memorandums of understanding that work toward a Sewer District for the Commercial/Manufacturing Districts.

Develop a Capital Plan for implementing municipal sewer in the Commercial/Manufacturing Districts.

### **AREA OF CITY IMPACT:**

Idaho Code Title 67-6526 states that the governing board of each county and each city therein shall adopt by ordinance map identifying an area of city impact within the unincorporated area of the county. A separate ordinance providing for application of plans and ordinances for the area of city impact shall be adopted. An area of city impact must be established before a city may annex adjacent territory.

Areas of city impact, plan, and ordinance requirements shall remain fixed until both governing boards agree to renegotiate. Prior to negotiation or renegotiation of areas of city impact, plan, and ordinance requirements, the governing boards shall submit the questions to the planning, zoning, or planning and zoning commission for recommendation. Each commission shall have a reasonable time fixed by the governing board to make its recommendations to the governing board. The governing boards shall undertake a review at least every ten (10) years of the city impact plan and ordinance requirements to determine whether renegotiations are in the best interests of the citizenry. If the area of impact has been delimited pursuant to the provisions of subsection (a)(1) of this section, persons living within the delimited area of impact shall be entitled to representation on the planning, zoning, or the planning and zoning commission of the city of impact. Such representation shall as nearly as possible reflect the proportion of population living within the city as opposed to the population living within the areas of impact for that city.

Prior to annexation of an unincorporated area, a city council shall request and receive a recommendation from the planning and zoning commission, or the planning commission and the zoning commission, on the proposed plan and zoning ordinance changes for the unincorporated area. Concurrently or immediately following the adoption of an ordinance of annexation, the city council shall amend the plan and zoning ordinance.

An Area of City Impact Agreement between Kootenai County and Dalton Gardens was entered into in January 1995. The Agreement includes a legal description of the geographic boundaries of the Impact Area, which is located adjacent to the easterly City boundary. In that agreement, Kootenai County's Comprehensive Plan, Subdivision Ordinance, and Zoning Ordinance requirements apply to any land use within the Impact Area. The City is notified of any request for development within the Impact Area and has 15 days prior to the public hearing to offer a response or recommendation. The Agreement also includes a provision that the City will not annex any property outside the Area of City Impact, but it can renegotiate the boundaries of

the Impact Area. Any annexation request within the Area of City Impact is forwarded to the County for comment.

The City plans to re-negotiate the current Area of City Impact Agreement and has contacted both the city of Coeur d Alene and Hayden to create “side bar” agreements that will be used to increase communications within communities. In discussions with the County regarding a renegotiated Agreement, the City must designate the impact area with future land use designations, annexation policies and procedures and create zoning and development standards and regulations that would be used for areas that would be annexed in the future.

During 2008 and 2009, the County and the City of Dalton Gardens have updated their Comprehensive Plans.

**GOAL:** To designate the Area of City Impact land as Rural Residential in the Dalton Gardens Comprehensive Plan. Rural Residential will be defined as land situated in the urban fringe of the rural environment, which is generally a minimum of 2 to five acre densities. This density is a good transition between the 1 acre parcels of Dalton Gardens and the County designations of Rural Infill (3-10 acres) and Rural (10 to 20 acres).

**POLICIES:**

Amend the Area of City Impact agreement to ensure Dalton Gardens retain the rural residential lifestyle within the community.

Adopt an annexation policy that will delineate procedures for annexation of lands within the Area of City Impact.

**GOAL:** Annex lands within the Area of City Impact

**POLICIES:**

Develop a Rural Residential Zoning District with standards that will retain the rural lifestyle that Dalton Gardens enjoys.

## **IMPLEMENTATION**

The Comprehensive Plan serves as a guideline to growth and development for the citizens of Dalton Gardens. The Plan includes a number of components which offer background information, present characteristics, and, as appropriate, future trends and projections. The components offer policy statements and goals which were developed to assist the Planning Commission and the City Council in their plans and decisions relative to specific community objectives.

### **Recommendations**

The policy statements include recommendations for organizing citizen committees, conducting studies, establishing priorities, amending provisions in ordinances or regulations, and budgeting items. Following these recommendations is perhaps the best way to ensure that the community's goals and objectives are attained. However, the Plan should not be considered as cast in concrete; it should be reviewed regularly and amended or updated as circumstances or changes in objectives may warrant.

### **Action**

Following the public hearing, the first step toward implementation of the Plan is its adoption by the Planning Commission and the City Council, as required by the Local Planning Act. Thereafter, the Commission and Council can establish priorities and begin to carry out the recommendations of the policy statements. Typically, the priorities will include updating the zoning and subdivision ordinances for Plan compatibility.

**GOAL:** To adopt the amended Comprehensive Plan, and to carry out the recommendations contained in the policy statements of each Plan component.

### **POLICIES:**

- o Study and evaluate all policy statements to determine which ones recommend or require formation of a committee, outside use of a consultant, budgetary considerations, a study, a change or addition to current policy, etc.
- o Establish a prioritizing system with a time-frame schedule of completion.
- o Identify elements which require budgeting and prepare a cost estimate.

- o Develop spreadsheets with flow diagrams for priority items; include milestones and a checklist with dates.
- o Hold public hearings as may be required to allow testimony from citizens on key issues.
- o Introduce and adopt resolutions or amendments as necessary to achieve Plan goals and objectives.

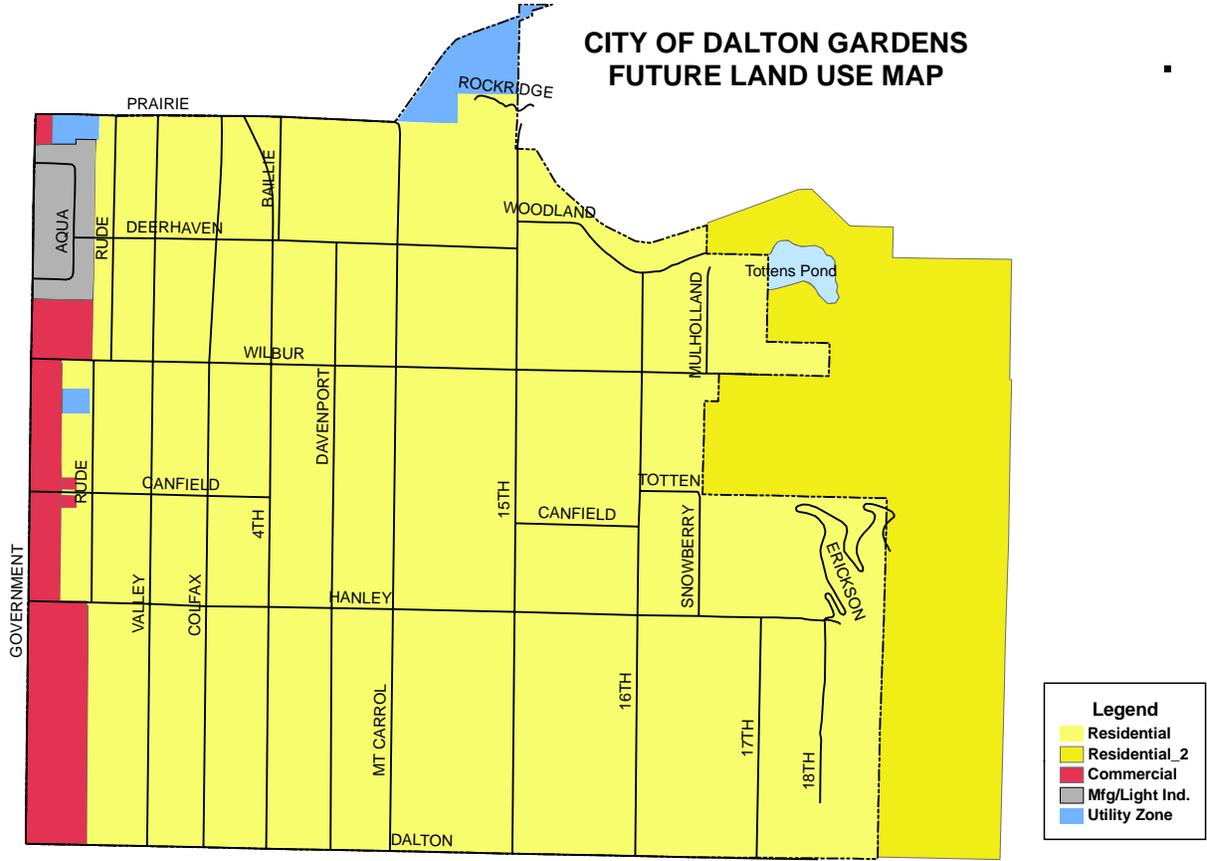
**GOALS:** To ensure that regulatory and administrative actions by the City of Dalton, operating within the City limits, do not result in an unconstitutional taking of private property without due process of law, and without just compensation, as provided in Title 80, Chapter 67, Idaho Code.

To ensure that the land use policies, restrictions, conditions, and fees of the City of Dalton do not violate private property rights, adversely impact property values, or create unnecessary technical limitations on the use of property.

To ensure that residentially-zoned property owners have the opportunity to develop their properties consistent with a rural lifestyle.

To ensure that commercially-zoned property owners develop their properties in harmony with land use guidelines, and in compliance with sewage restrictions.

# CITY OF DALTON GARDENS FUTURE LAND USE MAP



City of Dalton Gardens GIS  
Z/Shared Resources/Comprehensive Plan/CompMap

