Hauser Lake Comprehensive Plan

The Background for Planning

CITY OF HAUSER
Hauser Lake,
Idaho

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INTRODUCTION

The policy statements adopted in the *Hauser Lake Comprehensive Plan* are based on the discussions of the Hauser Planning and Zoning Commission, the input the commission received during its public participation program, and the research summarized in this document. That research is presented in four sections.

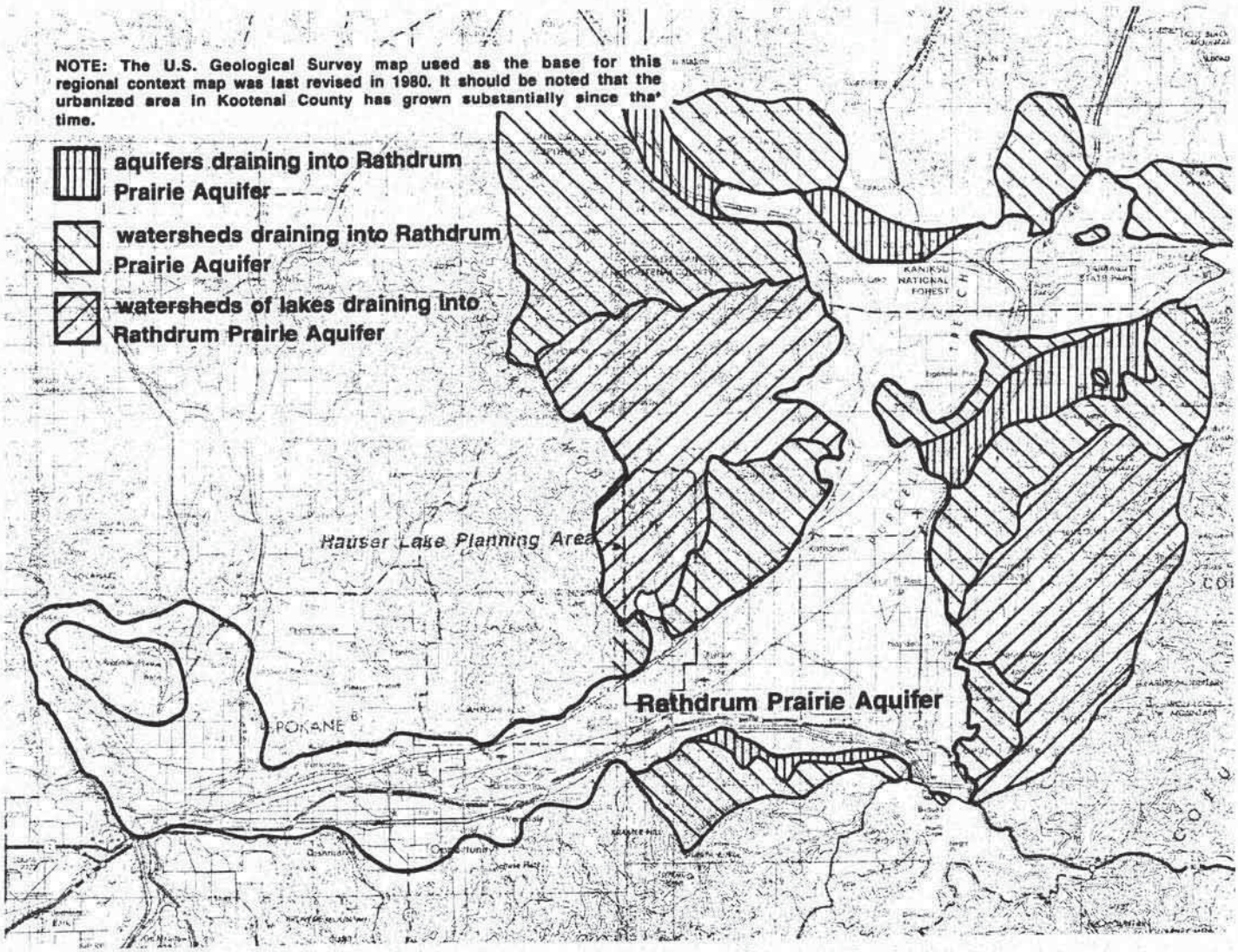
- The first section describes the landscape of the Hauser Lake Planning Area, including both natural features and the current land use pattern.

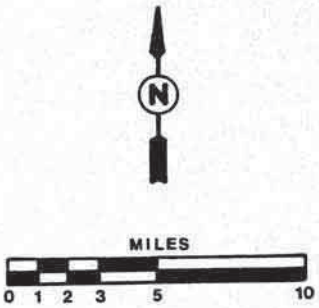
- The second section discusses the socioeconomic trends affecting the area, especially the recent expansion of the Kootenai County economy.

- The third section inventories local public facilities and services, and

- the fourth section assesses the capacity of the planning area to accommodate land development activity and population growth.

The "background" for planning in the Hauser Lake area includes both original research (the public facilities inventory interviews, the current land use survey, etc.) and numerous published sources of information. To avoid an academic format, those sources are not footnoted in the text. Interested readers will find them listed under "RESOURCES" at the end of this document.





Regional Context - Hauser Lake Planning Area

Rathdrum Prairie - Spokane Aquifer Boundary and Recharge Areas

THE HAUSER LAKE LANDSCAPE

Landscapes are constantly changing. Some changes result from wildfires, landslides, and less dramatic natural forces, like erosion, while others are a product of human activity. The information summarized here explains how the landscape of the Hauser Lake Planning Area will respond to the changes that accompany future land development, and generally identifies both the sites best suited for development and those lands that will best serve the community as open space. But before discussing specific landscape features, and how development may impact them, this section offers a brief description of the area's regional setting.

The Regional Context. The Hauser Lake Planning Area lies along the Idaho-Washington border, in Kootenai County, Idaho. It is approximately 11 miles northwest of Coeur d'Alene (the county seat) and 20 miles northeast of downtown Spokane, Washington. While small businesses and industrial plants in the planning area do offer some jobs, Hauser residents' mean travel time to work in 1990 was 27.3 minutes, confirming the suburban role the area plays in the Inland Empire (Kootenai and Spokane counties) region. Indeed, the input received during the Hauser Planning and Zoning Commission's public participation program suggests that many residents find the area attractive because it offers a balance between proximity to employment and living in a "natural" or "rural" environment.

Regional Geomorphology. Hauser Lake is situated in the southern tip of the Selkirk Mountains, which extend northward to the Canadian border. The Hauser Lake Planning Area extends from the mountainous upper reaches of the lake's watershed southward onto the level farmlands of the Rathdrum Prairie, which is part of another major regional landscape feature: the Purcell Trench. The highest point in the planning area is about 4,800 feet above sea level, the lowest about 2,100.

- About 75% of the planning area is in the Selkirk Mountains. This part of the Selkirks consists of forested ridges and narrow stream valleys that radiate outward from Mt. Spokane (elevation 5,869 feet above sea level). The underlying bedrock is metamorphic: gneiss predominates, but there are also small areas of quartz monzonite on the slopes above Hauser Lake. The lake and its surrounding wetlands formed when the outlet of the Three Forks Valley was blocked, first by the terminal moraine of a valley glacier, then by the deposits of the floods briefly described below.

- The remaining 25% of the Hauser Lake Planning Area is in the Rathdrum Prairie portion of the Purcell Trench, a broad structural depression that runs from British Columbia south toward the Spokane area. The end of the trench southwest of Pend Oreille Lake is filled with the coarse deposits (washed sand and gravel, cobbles, and even large boulders) of massive glacial floods that poured through the area some 14,000 years ago. The map on page 2 outlines the Rathdrum Prairie Aquifer, the large body of groundwater that flows westward through those materials into Washington. That map also shows aquifer recharge areas, including the entire Hauser Lake watershed.

Detailed information on the geologic history of the Hauser Lake Planning Area is available from a number of the sources, including Molenaar's *The Spokane Aquifer* (see the "RESOURCES" list for a complete citation).

The Maps. A series of maps illustrates the points made in this section. These maps are reductions from originals prepared at a scale of 1:24,000 (or one inch equals 2,000 feet). To maintain the continuity of the text, they appear together in the "Atlas of the Hauser Lake Planning Area" that begins on page 9. The maps show the Washington portion of the Hauser Lake watershed, but

provide no information about that area, which is outside the jurisdiction of the *Hauser Lake Comprehensive Plan*. The maps also show a portion of the Howell Gulch area that is outside the Hauser Lake watershed. The land uses and landscape features of that area are mapped, but it is not included in the plan.

Landscape Features and Potential Development Impacts

Geologic history has divided the Hauser Lake Planning Area into three "units": the mountainous watershed of Hauser Lake, the comparatively level Rathdrum Prairie, and the lake itself, with its immediate environs. The GENERAL LAND USE pattern mapped in the atlas reflects this natural organization, but also adds some complexity. Five landscape units will be needed to ensure the accuracy of the land use policy statement of the *Hauser Lake Comprehensive Plan* , but three suffice for this discussion of the potential impacts of development in the planning area.

The Upper Watershed: Description. As the SHALLOW SOILS and SOIL EROSION HAZARD maps of the atlas indicate, the Upper Watershed is characterized by steep slopes with shallow, highly erodible soils. A heavy forest cover intercepts precipitation and slows overland runoff, keeping soil loss from the slopes in rough balance with the natural filtering capacity of the narrow bands of riparian vegetation in the tributary stream valleys and the downstream wetlands. Riparian corridors and wetlands are identified on the WETLANDS map. The Upper Watershed provides habitat for many wildlife species, including black bear, elk, gray partridge, moose, mountain lion, ruffed grouse, white-tailed and mule deer, and wild turkey.

The Upper Watershed: Potential Impacts. Removal of forest vegetation will accelerate runoff and soil erosion on the slopes of the Upper Watershed, eventually leading to sedimentation in the receiving streams and Hauser Lake. The grading required to construct roads and building sites will further accelerate runoff and erosion by laying the soil bare. Clearing and grading may also create visible "scars" on the landscape and shrink wildlife habitat. Paradoxically, if the forest cover is not removed, development will be exposed to wildfire (a hazard that is compounded by the limited accessibility of most of this area).

The Rathdrum Prairie: Description. As the FARMLANDS and RAPIDLY PERMEABLE SOILS maps show, the Rathdrum Prairie landscape is one of level croplands, with deep rapidly permeable soils. Rapid permeability continues through the coarse fluvioglacial fill below the soil profile to the Rathdrum Prairie Aquifer, the approximate outer boundaries of which are shown on all maps in the atlas. Good access (via highway and railroad) and the availability of utilities have led to limited commercial and industrial development in this portion of the Rathdrum Prairie.

The Rathdrum Prairie: Potential Impacts. The Rathdrum Prairie landscape imposes no major physical limitations on development activity, but development in this part of the Hauser Lake Planning Area could have a major impact on the Rathdrum Prairie Aquifer, which is the "sole-source" of water for some 300,000 people. While the water table is not shallow (depth to groundwater in the Hauser Lake Planning Area is between about 120 and about 200 feet), the rapidly permeable soils and coarse subsurface materials have little natural filtering capacity, and the high transmissivity (rate of flow) of the aquifer ensures the spread of pollutants. The potential for groundwater contamination from surface sources is especially great in and near the wetted recharge area, where high water flows from Hauser Lake infiltrate into the aquifer. That area is clearly visible as the only wetlands south of Highway 53 shown on the WETLANDS map. Additional information on the potential impacts of development on the Rathdrum Prairie Aquifer is found in the Jehn's *The Rathdrum Prairie Aquifer Technical Report* (see the "RESOURCES" list for a complete citation) and other sources.

Hauser Lake Landscape Unit: Description. The Hauser Lake landscape unit is the most complex in the planning area, including the approximately 625 acre lake itself, the associated wetlands, and uplands that are transitional both to the Upper Watershed and the Rathdrum Prairie.

- Hauser Lake supports warm and cold water fisheries (species include black crappie, brook trout, brown and black bullhead, channel catfish, cutthroat trout, green sunfish, largemouth bass, northern pike, pumpkinseed, tench, tiger muskie, yellow perch, and stocked rainbow trout) and provides thousands of hours of angling recreation. The lake is shallow with a maximum depth of 40 feet and a mean depth of 21. Different studies have reached different conclusions about the trophic status of Hauser Lake, but agree that the quality of its waters is highly vulnerable to upstream land disturbance or other sources of additional nutrients. Interested readers can find more information on the lake in Javorka's *Hauser Lake Management Plan* (see the "RESOURCES" list for a complete citation) and other sources.

- The wetlands surrounding Hauser Lake, which are delineated on the WETLANDS and SOILS WITH HIGH WATER TABLE maps, have been subjected to both partial drainage and grazing, but still serve as a "sink" for sediment that would otherwise enter the lake. They also provide valuable waterfowl and wildlife habitat, and compose an important part of the Hauser Lake area's scenic resources.

- The uplands surrounding the lake have a varied character. There is extensive, mostly older residential development along the eastern shore, which has the same steep slopes and shallow erodible soils as the lands of the Upper Watershed. The northern side of the lake is mostly wetlands, but the marshes are interrupted by a prominent point that extends into, and about 150 feet above the lake. Both the point and the open, moderately sloping fields on its west side (above Matheson Road) are important visual resources. The western shore is partially wetlands, partially developed, and the land directly south of the lake is mostly developed for residential use. A comparatively large tract of vacant land lies between Hauser Lake and the Rathdrum Prairie. That gently sloping area is 80 to 120 feet in elevation above the prairie, but has similar soils and a similar potential for groundwater contamination.

Hauser Lake Landscape Unit: Potential Impacts. The potential impact of development in the Hauser Lake landscape unit varies with the terrain.

- Development of the wetlands along the lakeshore would eliminate the natural "services" they provide, including water quality protection and waterfowl production, and be severely limited by the high water table, poor surface drainage, and low soil bearing strength.

- The uplands south of Hauser Lake impose no major physical limitations on future development, but present the same possibility of groundwater contamination that prevails on the Rathdrum Prairie. Also, some potentially negative impacts of development are intensified by proximity to Hauser Lake. The slopes south of the lake are not generally as steep as in the Upper Watershed, but construction activity could accelerate runoff directly into the lake or the surrounding wetlands.

- Development of the other uplands surrounding Hauser Lake will generally be subject to the same limitations encountered in the Upper Watershed.

Table 1 - Current Land Use in Acres, 1992

T.	*R.*	*Section*	*Farm*	*Woodlands*	*Residential*	*Dwellings*	*Commercial*	*Community*	*Industrial*	*Major R.O.W.*	*Vacant*	*Total*
51	*5*	*5*		459	181	17						640
51	*5*	*6*	191	346	103	10						640
51	*5*	*7*	21	154	143	49	1					319
51	*5*	*8*		370	270	13						640
51	*5*	*17*		463	139	9	5	5		14	14	640
51	*5*	*18*		77	414	106		15				506
51	*5*	*19*		274	160	39	7	2	41	54	86	624
51	*5*	*20*	343	41	38	38	12			37	169	640
51	*5*	*29*	160		160	5						320
51	*5*	*30*	162						47	10	421	640
51	*5*	*31*	182		9	2			11		118	320
51	*6*	*1*	145	181	214	13						540
51	*6*	*12*	147	239	154	26						540
51	*6*	*13*		313	209	102	3	1				526
51	*6*	*24*		473	67	13						540
51	*6*	*25*	340	143	7	3				50		540
51	*6*	*36*	90						40		130	260
52	*5*	*17*		395								395
52	*5*	*18*		431								431
52	*5*	*19*		640								640
52	*5*	*20*		640								640
52	*5*	*29*		640		1						640
52	*5*	*30*	38	439	163	22						640
52	*5*	*31*		520	120	*see 30*						640
52	*5*	*32*		588	42	4	10					640
52	*6*	*1*		540								540
52	*6*	*12*		540								540
52	*6*	*13*		540								540
52	*6*	*24*		540								540
52	*6*	*25*		540								540
52	*6*	*36*		540								540
			1,819	11,066	2,593	472	38	23	139	165	938	16,781
			10.84%	65.94%	15.45%		0.23%	0.14%	0.83%	0.98%	5.59%	

Current Land Use Inventory

Table 1 provides a statistical summary of the GENERAL LAND USE map of the Hauser Lake Planning Area. It shows land use by township (T.), range (R.) and section, and for the entire area. The land use categories it uses are more or less self-explanatory, but note that: "woodlands" includes some small clearings that are used for grazing in the Upper Watershed, "community" includes public and quasi-public services (Hauser City Hall is one example), and "major r.o.w." includes only the rights-of-way of Idaho Highway 53 and the Burlington Northern railroad. Other roads are apportioned among the adjoining uses. The acreages given in Table 1 were measured on 1:24,000 aerial photographs using a dot-grid planimeter, and should be understood as approximate.

Subdivided Lands. The SUBDIVIDED LANDS map outlines the platted lands (those for which a subdivision plat has been recorded) of the Hauser Lake Planning Area, and all parcels of less than 20 acres in size. It indicates that the existing development delineated on the GENERAL LAND USE map involves somewhat more area than an aerial photograph would show. There were approximately 470 acres of platted lots in the planning area, and nearly 2,500 more acres have been broken into parcel of less than 20 acres in size. The SUBDIVIDED LANDS map also points out areas where additional development activity should be expected, as few parcels of less than 20 acres are held for commercial agriculture or timber production.

Development Potential. The amount of land that is actually available for development depends on market forces, but the potential for development in the Hauser Lake Planning Area can be roughly estimated from the information presented in this section. Table 2 provides estimates of the number of small parcels within the jurisdiction of the *Hauser Lake Comprehensive Plan* (a somewhat smaller number than in the entire area shown on the SUBDIVIDED LANDS map) and calculates the number of additional dwelling units those parcels could accommodate given some reasonable assumptions. The potential 300 additional units on existing small parcels is unlikely to be fulfilled because some existing lots are not usable building sites. On the other hand, Table 2 does not anticipate any additional land divisions. Approximately 740 acres of land north of Idaho 53 are physically suitable for development, and another 460 are marginally so. Given current regulations, these acreages would support at least 190 additional dwelling units.

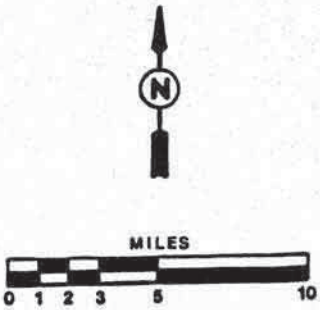
Table 2 - Land Parcellation Data and Estimated Development Potential, 1992

T.	*R.*	*Section*	*platted parcels*	*platted lots*	*platted acres*	*unplatted parcels*	*unplatted acres*	*units counted*	*POTENTIAL UNITS*
51	*5*	*5*	0	0	0	0	0	0	**0**
51	*5*	*6*	0	0	0	16	103	10	**11**
51	*5*	*7*	63	63	17	53	127	49	**39**
51	*5*	*8*	0	0	0	0	0	0	**0**
51	*5*	*17*	0	0	0	19	169	9	**25**
51	*5*	*18*	84	113	218	51	196	106	**46**
51	*5*	*19*	16	16	23	37	175	39	**12**
51	*5*	*20*	30	30	30	3	28	38	**-2**
51	*5*	*29*	14	32	160	0	0	5	**27**
51	*5*	*30*	0	0	0	3	12	0	**2**
51	*5*	*31*	0	0	0	1	10	2	**0**
51	*6*	*1*	0	0	0	22	214	13	**30**
51	*6*	*12*	0	0	0	41	161	26	**6**
51	*6*	*13*	91	98	19	52	194	102	**35**
51	*6*	*24*	0	0	0	21	182	13	**23**
51	*6*	*25*	0	0	0	1	6	3	**-2**
52	*5*	*29*	0	0	0	4	56	1	**10**
52	*5*	*30*	0	0	0	14	137	22	**5**
52	*5*	*31*	0	0	0	18	178	*see 30*	**36**
52	*5*	*32*	0	0	0	0	0	0	**0**
		totals	298	352	467	356	1947	438	**303**

The "POTENTIAL UNITS" calculation presented here is based on the assumption that all existing parcels of 20 acres or less in size will be divided down to 5 acre parcels, then developed, AND that all existing subdivision lots will be in-filled. It does not include any new subdivisions.

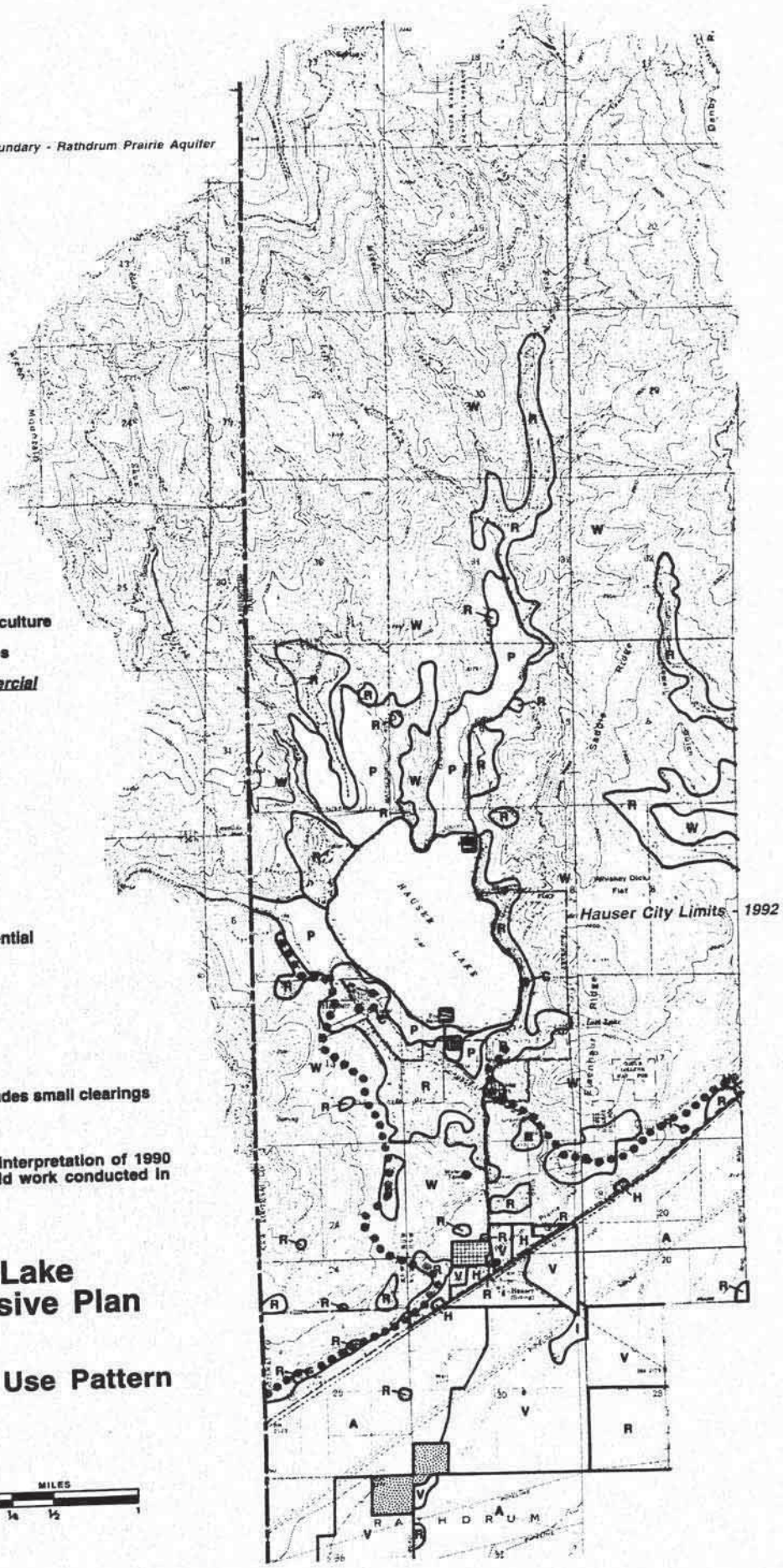
Atlas of the Hauser Lake Planning Area

Maps appear in the order they are introduced in the text.



Regional Context - Hauser Lake Planning Area

Rathdrum Prairie Spokane Aquifer



Agricultural

- [A] Rathdrum Prairie agriculture
- [P] wet mountain pastures

Industrial and Commercial

- gravel mining
- [I] industrial
- [H] highway commercial
- [C] resort commercial

Public Services

- public facilities

Residential

- higher density residential
- [R] residential

Vacant

- [V] vacant lands

Woodlands

- [W] wooded lands - includes small clearings

This map is based on the interpretation of 1990 aerial photography and field work conducted in August 1992.

Hauser Lake Comprehensive Plan

General Land Use Pattern

N
W E
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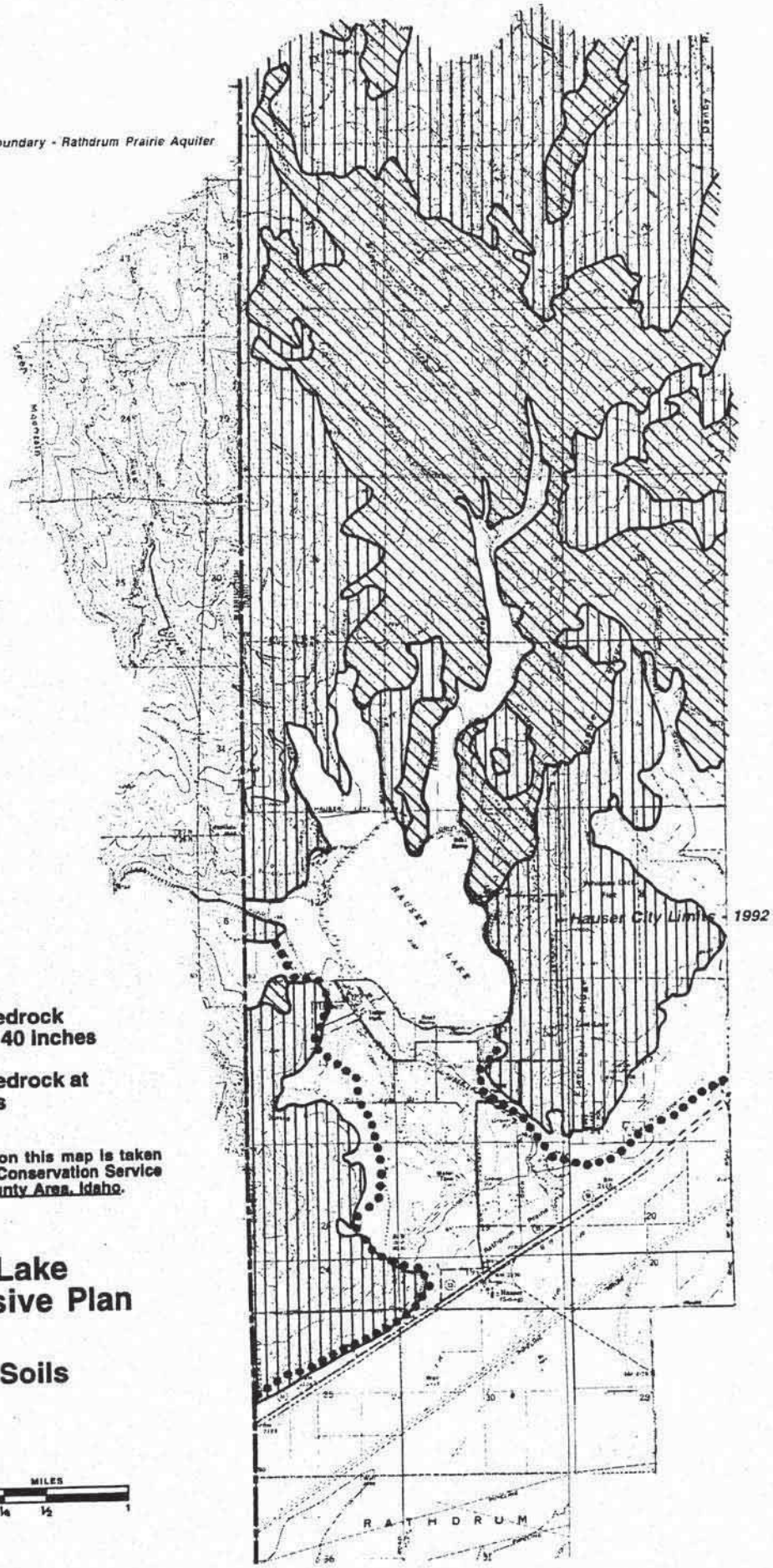
0 ¼ ½ 1



soils with bedrock at less than 40 inches

soils with bedrock at 40-60 inches

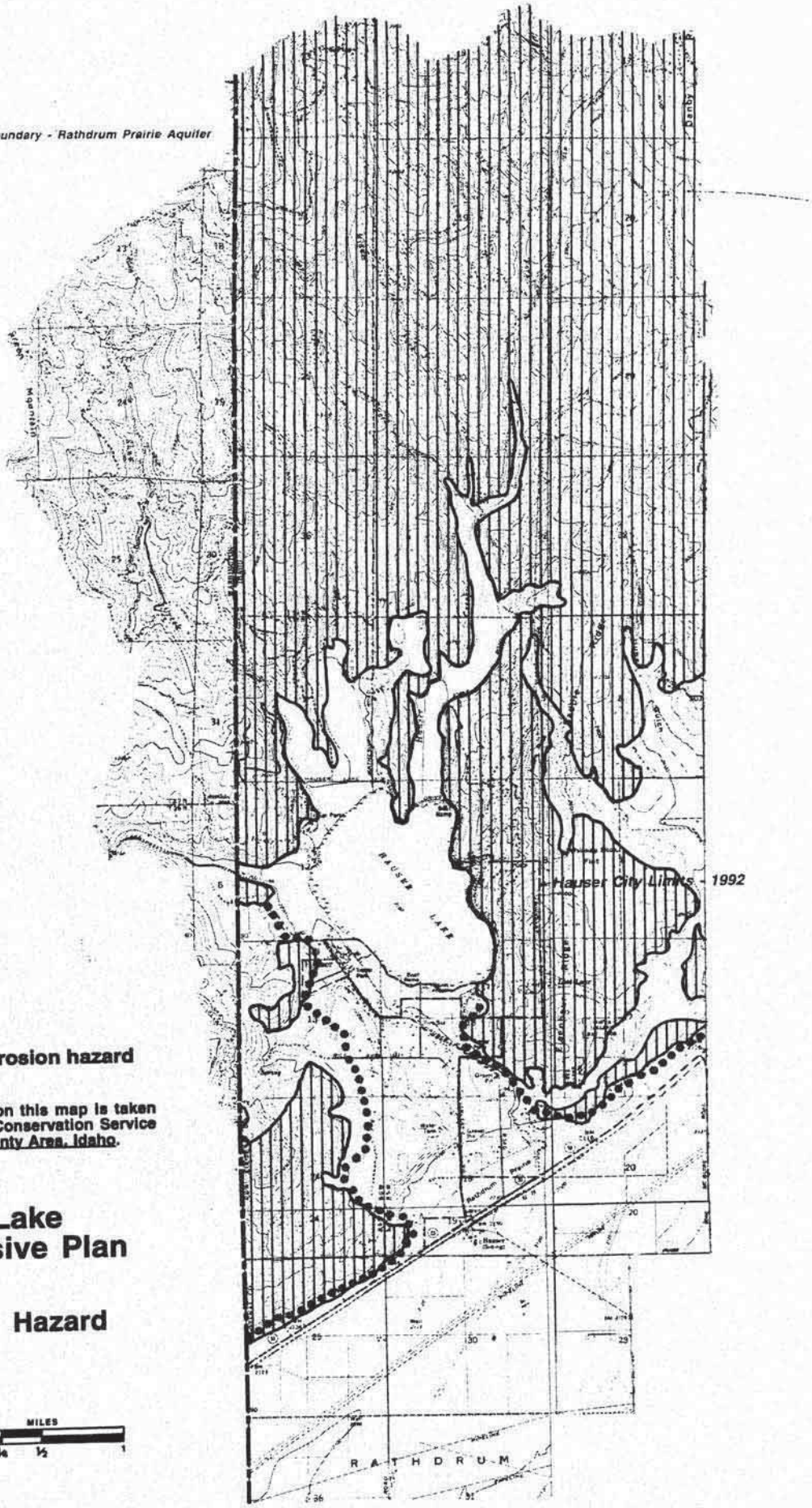
The information presented on this map is taken from the 1981 USDA - Soil Conservation Service Soil Survey of Kootenai County Area, Idaho.

Hauser Lake Comprehensive Plan

Shallow Soils

N W E S

MILES 0 ¼ ½ 1



soils with high erosion hazard

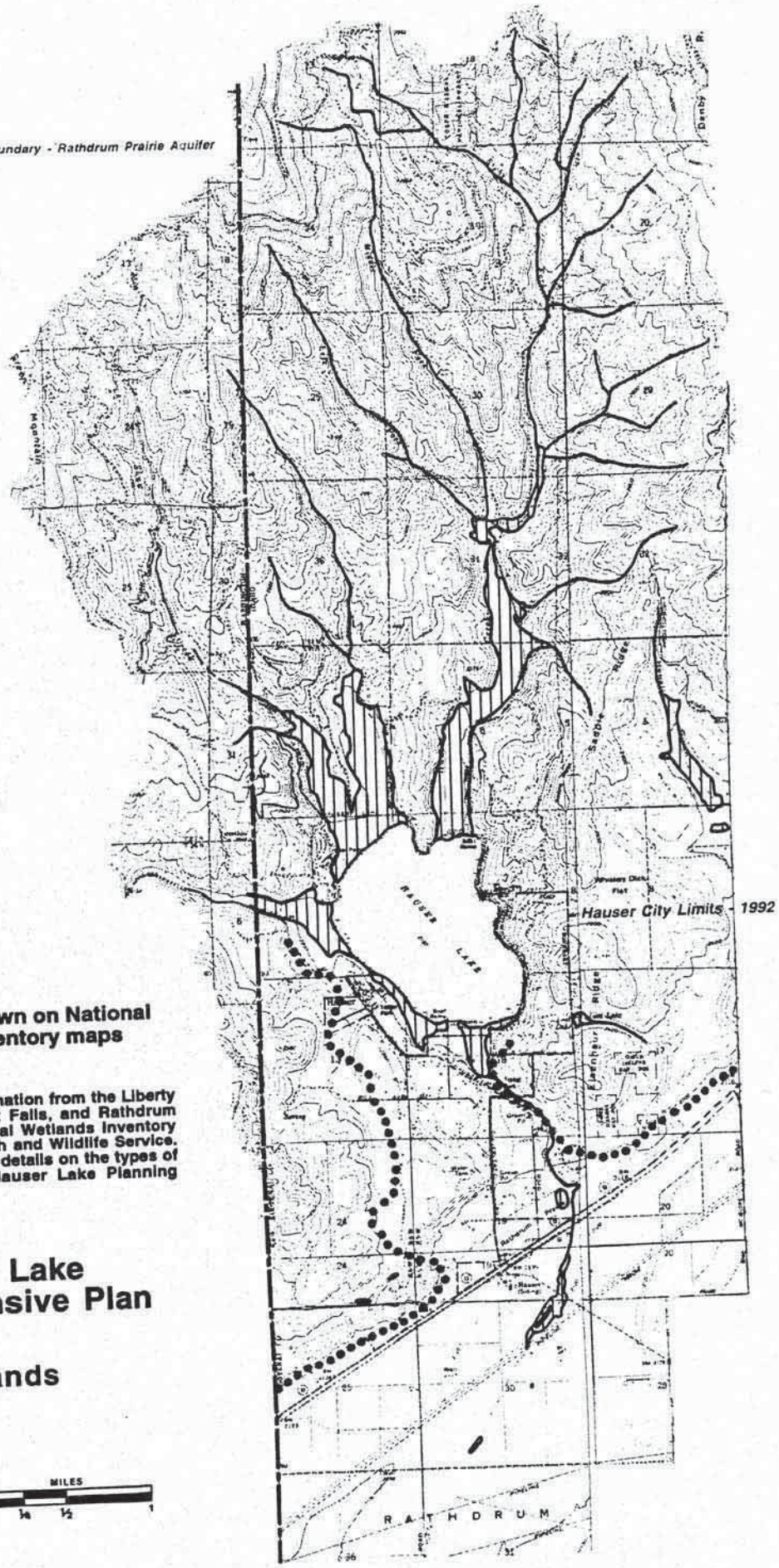
The information presented on this map is taken from the 1981 USDA - Soil Conservation Service Soil Survey of Kootenai County Area, Idaho.

Hauser Lake Comprehensive Plan

Soil Erosion Hazard

N W E S

MILES 0 ¼ ½ 1



wetlands shown on National Wetlands Inventory maps

This map assembles information from the Liberty Lake, Newman Lake, Post Falls, and Rathdrum quadrangles of the National Wetlands Inventory conducted by the U.S. Fish and Wildlife Service. Those maps provide more details on the types of wetlands found in the Hauser Lake Planning Area.

Hauser Lake Comprehensive Plan

Wetlands

N
W E
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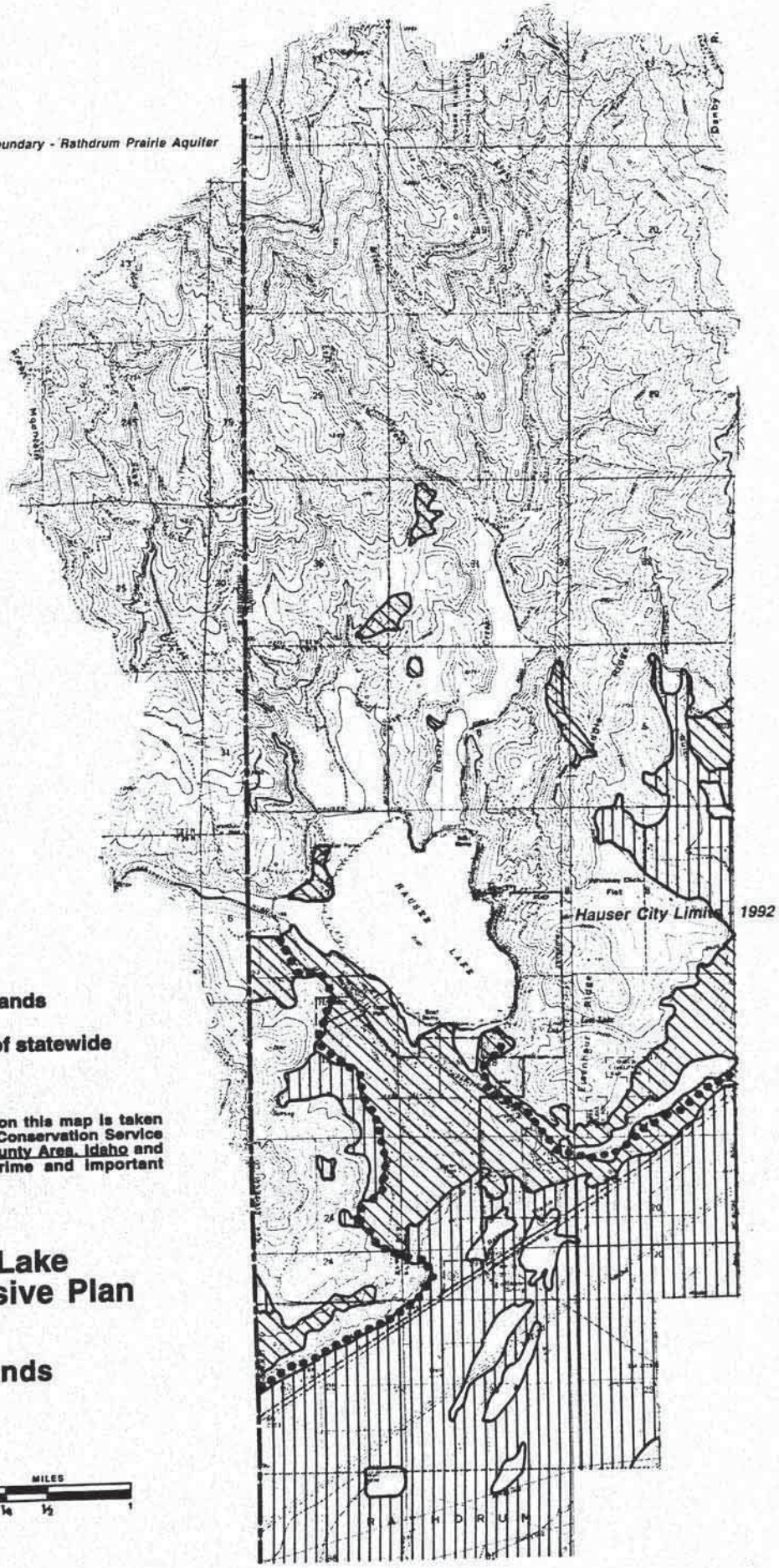


prime farmlands

farmlands of statewide importance

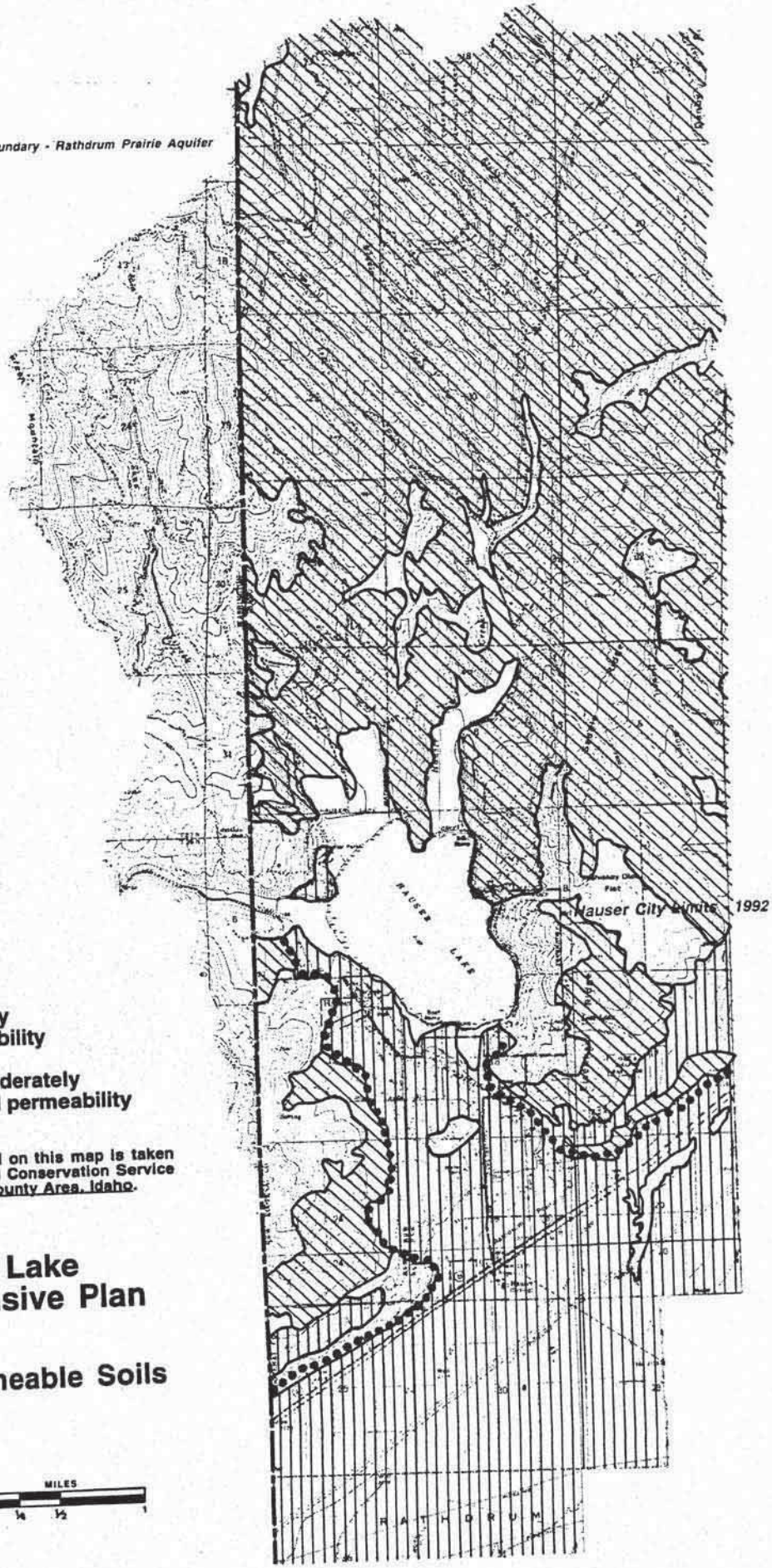
The information presented on this map is taken from the 1981 USDA - Soil Conservation Service Soil Survey of Kootenai County Area, Idaho and the Idaho state list of prime and important farmlands.

Hauser Lake Comprehensive Plan

Farmlands

N W E S

MILES 0 ¼ ½ 1



soils with very rapid permeability

soils with moderately rapid to rapid permeability

The information presented on this map is taken from the 1981 USDA - Soil Conservation Service Soil Survey of Kootenai County Area, Idaho.

Hauser Lake Comprehensive Plan

Rapidly Permeable Soils

N
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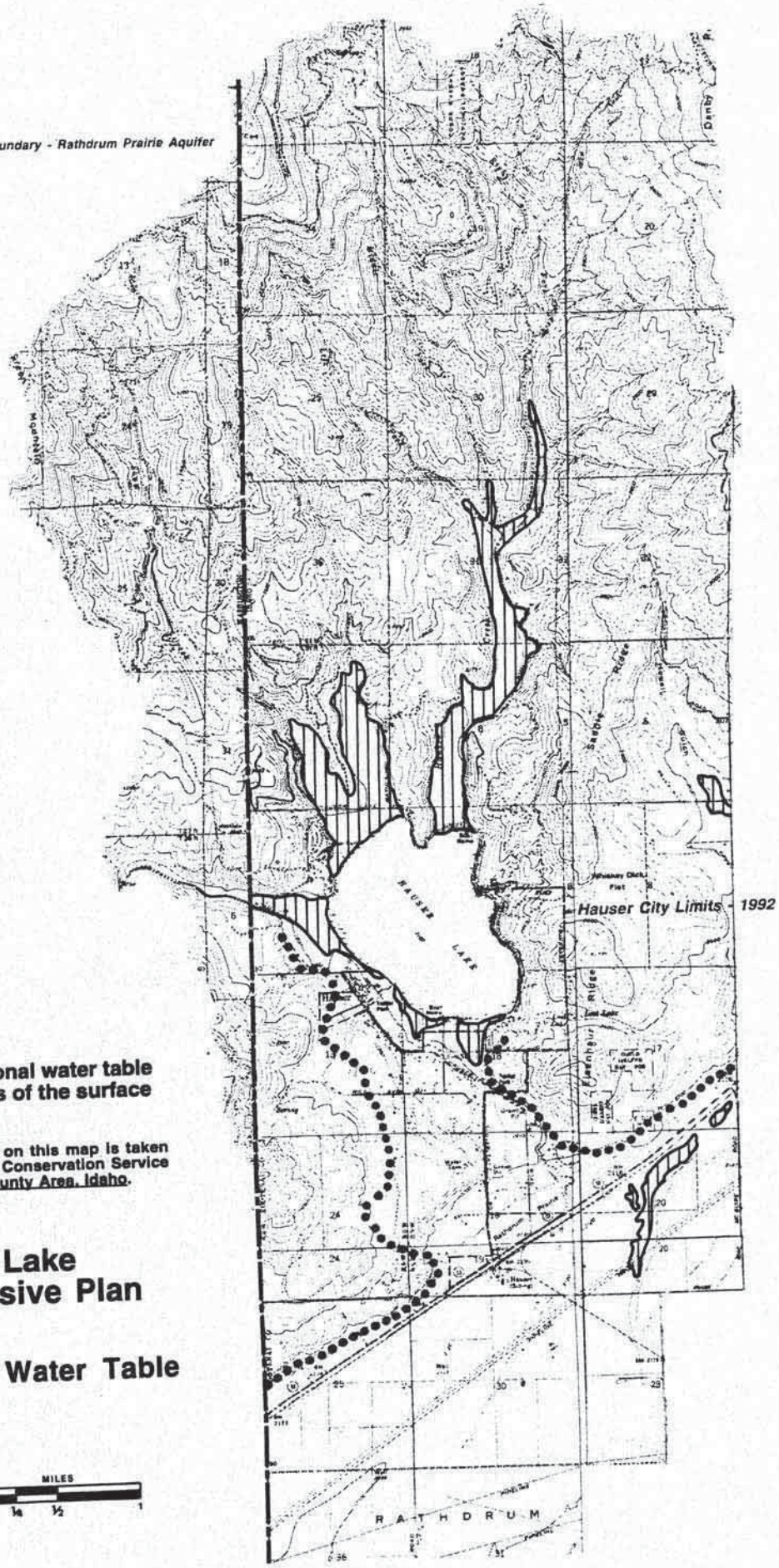
S

MILES
0 ¼ ½ 1



soils with seasonal water table within 60 inches of the surface

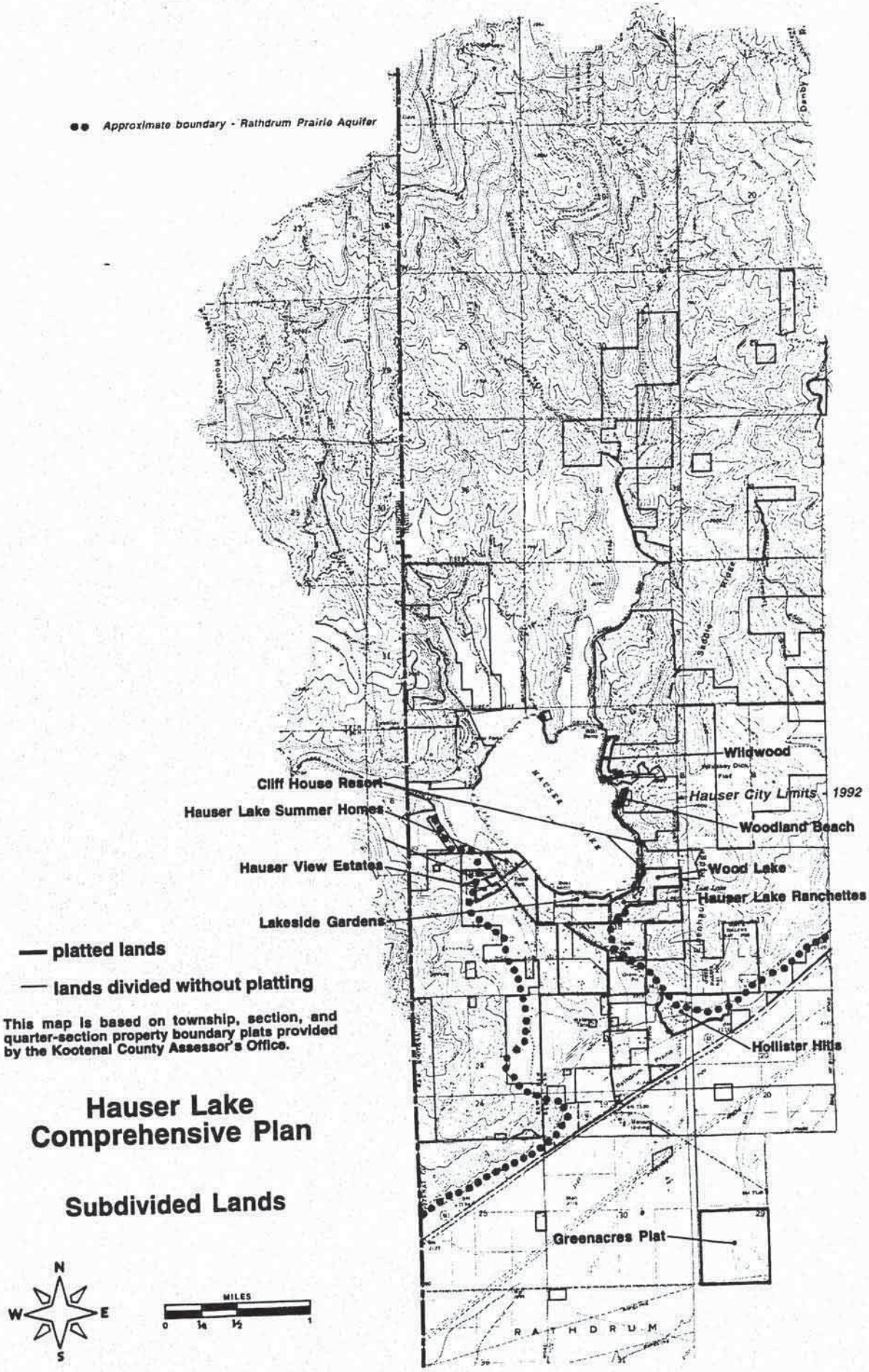
The information presented on this map is taken from the 1981 USDA - Soil Conservation Service Soil Survey of Kootenai County Area, Idaho.

Hauser Lake Comprehensive Plan

Soils with High Water Table

N W E S

MILES 0 ¼ ½ 1


Approximate boundary - Rathdrum Prairie Aquifer
Wildwood
Cliff House Resort
Hauser City Limits - 1992
Hauser Lake Summer Homes
Woodland Beach
Hauser View Estates
Wood Lake
Hauser Lake Ranchettes
Lakeside Gardens
Hollister Hills
Greenacres Plat
RATHDRUM
platted lands
lands divided without platting
This map is based on township, section, and quarter-section property boundary plats provided by the Kootenai County Assessor's Office.
Hauser Lake Comprehensive Plan
Subdivided Lands
N
W
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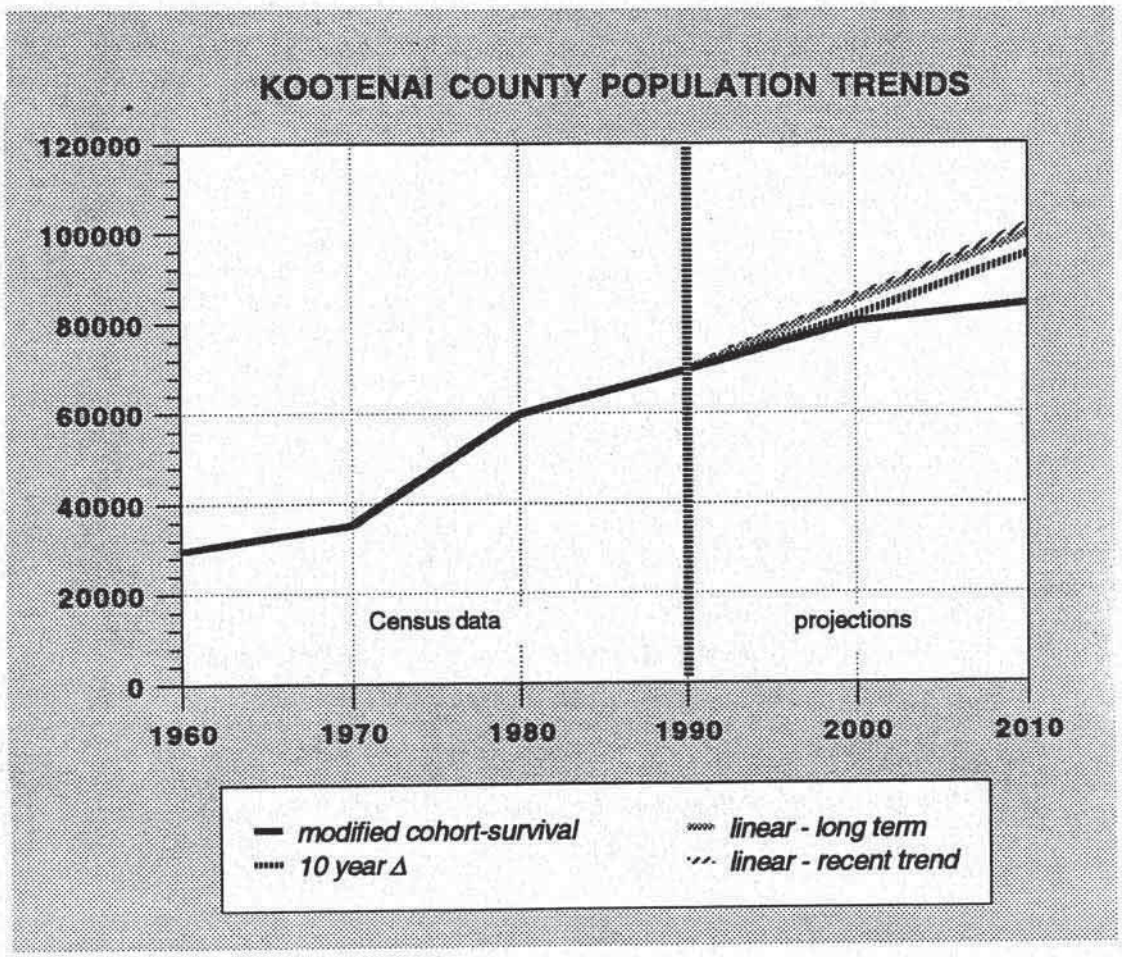
1

KOOTENAI COUNTY POPULATION TRENDS

year	projection methodologies			
	modified cohort-survival	10 year Δ	linear - long term	linear - recent trend
1960	29566	29566	29566	29566
1970	35332	35332	35332	35332
1980	59770	59770	59770	59770
1990	69775	69775	69775	69775
2000	80263	81455	84877	85316
2010	84227	95090	99384	101121



THE SOCIOECONOMIC CONTEXT

A complete demographic and economic analysis of the Inland Empire region, of which the Hauser Lake Planning Area is a small part, is beyond the scope of this document. This section reports only that information needed to evaluate the prospects for future land development and population growth in the area.

Population

The City of Hauser had a population of 380 in 1990, 24.5% more than in 1980. The population of the Hauser Lake Planning Area cannot be determined directly from Census data, but the August 1992 current land use survey produced a reasonably accurate count of housing units. Based on the number of units counted and the 1990 average household size for the Post Falls-Rathdrum County Census Division (2.80 persons per household), the population of the Hauser Lake Planning Area is estimated at roughly 1,225. Using the City of Hauser's average household size (2.52 persons) would reduce the estimate to approximately 1,100. These estimates include the population of the city.

Population Distribution. The City of Hauser accounts for only 0.5% of Kootenai County's 69,795 people, and the Hauser Lake Planning Area for around 1.7%. The population distribution within the planning area may be inferred from the general land use pattern map that appears on page 10.

Population Characteristics. Lake communities often include many retirement and seasonal homes, but that is not true of the Hauser Lake Planning Area (at least not if the City of Hauser is representative of the entire area).

- Of the 151 housing units counted in Hauser in 1990, only 10 were "for seasonal, recreational, or occasional use". It should also be noted that the Census found just four homes (2.6% of the total) available for sale or rent.

- The 1990 median age of the City of Hauser's population was 33.0, noticeably younger than the Kootenai County median of 35.0. Only 7.9% of the city's population was 65 years of age or older, while 13.4% of the county's population was elderly.

- The comparative youthfulness of Hauser's population is also reflected in the family structure data from the 1990 Census, which show that 55.3% of all families in Hauser, but only 49.8% of all families in Kootenai County, included related children.

- That Hauser is not a retirement community is most clearly illustrated by labor force participation data. In 1990, 74.6% of all city residents 16 years of age and older were in the labor force. The comparable figure for Kootenai County was 63.5%.

- Hauser residents do not, as a group, have high incomes. The 1990 per capita income was $9,069, 26.4% less than the Kootenai County average. The Census also found 17.2% of all Hauser residents living "in poverty", while only 12.1% of all county residents had incomes below the poverty line.

Population Projections. The chart on page 18 traces population change in Kootenai County since 1960 and illustrates four alternative population projections through the year 2010. Even the most conservative of these projections suggests that the county will gain more than 14,000 new residents (equivalent to two more Post Falls!) during the next 17 years. If recent trends continue, the increase could be as much as 31,000.

Economy

The Hauser Lake Planning Area is part of a larger economy that cannot be fully described within the scope of this document. For the Hauser Lake planning effort, what is important about the Kootenai County economy is simply its growth.

Increasing Employment. Idaho Department of Employment records show that Kootenai County employment (the average annual number of county residents who are employed, including those employed in other counties) increased from 22,764 in 1980 to 32,367 in 1990, a 4.2% annual rate of growth. Preliminary data suggest that employment will reach about 35,165 in 1992, continuing the roughly four percent per year increase.

Expanding Income. Kootenai County's economic "boom" is also reflected in personal income data. Total personal income received by Kootenai County residents broke the one billion dollar mark in 1990, having gained 19.5% (after accounting for inflation) since 1985. Employment and total personal income have both grown more rapidly than the county's population, which increased at a rate of about 1.7% per year during the 1980s.

Growth Potential of the Hauser Lake Planning Area

If the population grows as projected, and the Kootenai County economy continues to expand, the Hauser Lake Planning Area will be subjected to intense growth pressure. A proportional share of the most conservative population projection would bring 85-95 new homes and about 240 new people to the area, but Hauser grew faster than the county as a whole during the 1980s (the city's population increased 24.5%, while the county's grew 16.7%), suggesting that the planning area's share of population growth should be expected to increase. Given Post Falls' emergence as a growth center; the acreage available for development; and current land-use regulations (principally the five acre minimum lot size required in areas over the Rathdrum Prairie Aquifer), the minimum development pressure expected in the Hauser Lake Planning Area during the next 17 years should be 300 dwelling units and more than 700 people. The demand may be greater, approximately 500 units could be constructed on suitable or marginally suitable sites in the planning area.

PUBLIC FACILITIES

The provision of adequate public facilities and services is among the most important features of the quality of life in any community. The availability of facilities and services is also a critical "shaper" of land development patterns. This section begins by identifying two critical issues that affect the provision of all public facilities and services in the Hauser Lake Planning Area. It then describes the facilities and services available in the area. Little of the information presented here is available in published form, so an extensive schedule of interviews conducted by consulting planner Abby Byrne is the primary source for this section.

The Complexity of Services Provision. The only public facility owned by the City of Hauser is the recently-remodeled city hall, on West Hauser Lake Road. The only service, other than administration, ***directly*** provided by the city is snow removal. Fourteen (yes, 14!) other public and private entities and four separate departments of Kootenai County government are responsible for facilities and services in the Hauser Lake Planning Area. No growth management or capital facilities planning process coordinates the efforts of these agencies.

The Cost of Public Services Provision. The cost of providing facilities and services is among the most difficult issues facing the people of the Hauser Lake Planning Area. Studies in other Idaho communities suggest that the anticipated residential development will not generate tax revenues sufficient to pay for the services it demands and the City of Hauser's ability to raise revenues is limited. The local property tax base is small (even if the entire planning area could be annexed, 32.0% of its assessed value is exempt from assessment) and present residents will resist increasing tax rates to accommodate growth.

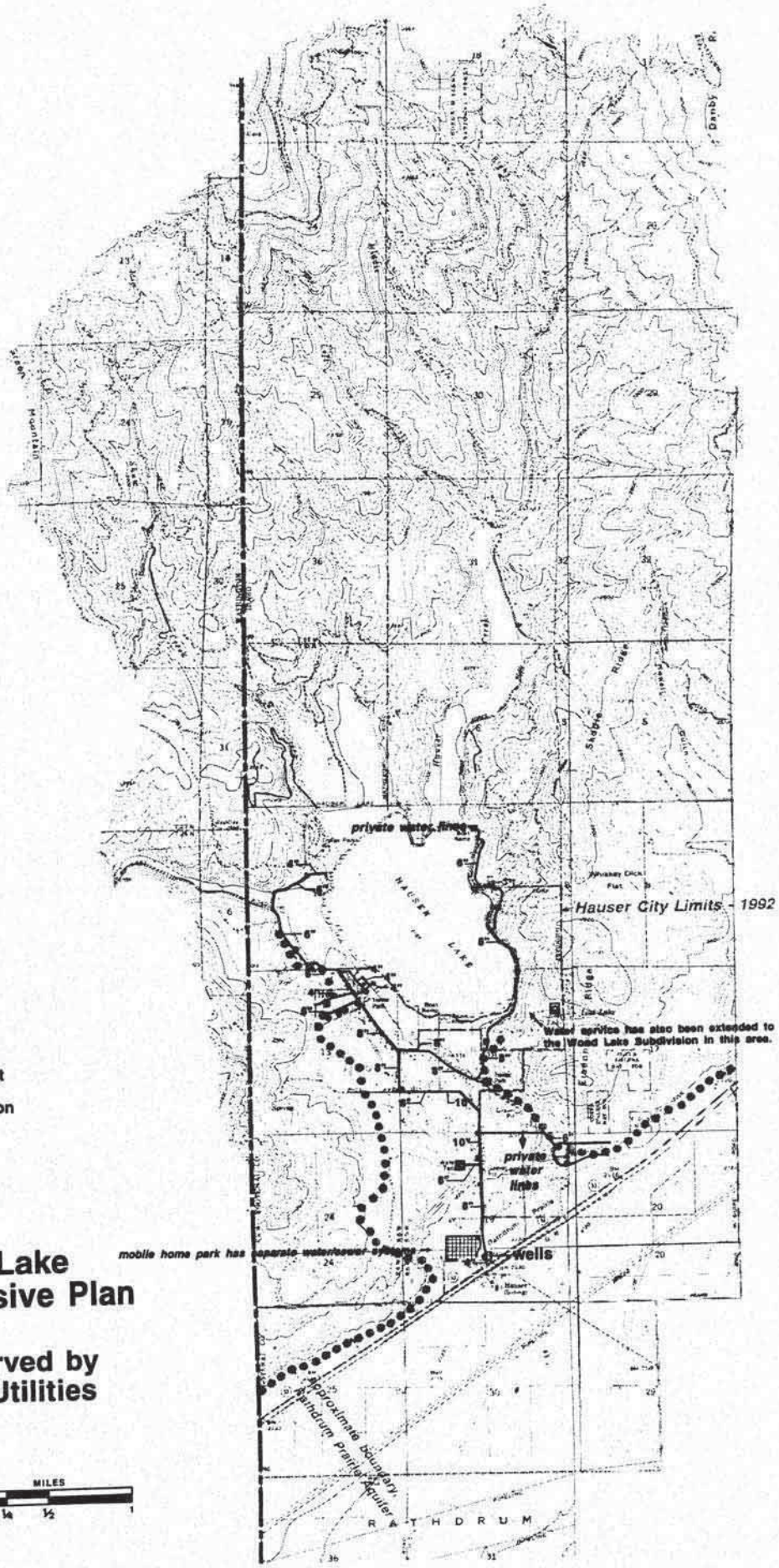
Transportation

The Hauser Lake Planning Area is crossed by a major east-west transportation corridor, including Idaho Highway 53 and a main line of the Burlington Northern railroad. High voltage transmission lines parallel the highway and railroad, and an interstate gas pipeline crosses the southern edge of the planning area. The easy access, by truck or train, and utilities available in this corridor have attracted the industrial land uses shown on the map on page 10.

State Highway 53. Idaho Highway 53 has excess capacity. The highway operated at about 3,750 ADT (average daily traffic) in 1991, but counts taken at its junction with Hauser Lake Road do reflect local growth, having risen at a rate of just over three percent per year between 1987 and 1991. The Idaho Transportation Department has no plans for new construction on the Hauser segment of 53.

Post Falls Highway District. More than 20 miles of roads in the Hauser Lake Planning Area are maintained by the Post Falls Highway District. Corbin and McGuire, the paved north-south roads south of Highway 53 serve industrial developments and farmland, and link Hauser with I-90. The Post Falls Highway District also expects to extend Pleasant View Road from Seltice Way north to 53 in the near future, although the right-of-way purchase had not been completed at the time this document was compiled. Two paved roads, Hauser Lake and Cloverleaf, extend north of Highway 53, providing access to Hauser and Hauser Lake. Three Forks Road, north of the lake, is the only heavily travelled unpaved road in the system.

Hauser City Streets. The Post Falls Highway District maintains the 2.5 miles of Hauser Lake Road within the city limits under an annual, renewable reimbursement agreement. The City of Hauser owns a 1987 dump truck, with a snowplow, that is used for sanding and snow removal on city streets, and contracts for all other street maintenance.



● fire hydrant

■ pump station

Hauser Lake Comprehensive Plan

Areas Served by Central Utilities

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Transportation Issues. The road system serving the Hauser Lake Planning Area has evolved in an *ad hoc* manner, resulting in poorly designed intersections; limited sight distances at intersections and private driveways; and conflict between vehicles, bicycles, and pedestrians along the lake. There are no pedestrian or bicycle trails in the entire planning area. Also, Cloverleaf and Hauser Lake roads offer the only direct access from Highway 53 to Hauser, the lake, and the watershed to the north. These narrow, sometimes winding, roads generally have no shoulders and are accessed by numerous individual driveways and side roads. The only available traffic counts (made in 1992) show these roads carrying about 1,200 and 1,400 ADT, respectively, where they approach the highway. No continuous east-west roads supplement the north-south circulation pattern, and most recent development has occurred on culs-de-sac. Private roads are scattered throughout the planning area, and some are gated, impeding access by emergency services and law enforcement personnel.

Utilities

Utilities service in the Hauser Lake Planning Area is provided by a number of private organizations or, in the case of wastewater disposal, by individuals or individual developments.

Power and Natural Gas. Three utilities provide electric power in different parts of the Hauser Lake Planning Area: Inland Power and Light, Kootenai Electric Cooperative, and Washington Water Power. Washington Water Power also pipes natural gas north from Poleline Road to the Wood Lake Subdivision. The company is interested in expanding natural gas service in the planning area, and will finance installation of gas to new developments based on a revenue formula and a three year build-out.

Hauser Lake Water Association. The Hauser Lake Water Association provides domestic water in the City of Hauser and the more densely populated portions of the Hauser Lake Planning Area. The association is a for-profit corporation, governed by five commissioners elected from the membership. Its system is designed for 500 connections, about 25% more than the present 372, but it should be noted that these capacity data are unclear. Operations, maintenance, and improvements are funded solely by user fees. The association has no debt and no full-time employees.

- The association's water supply comes from two wells, located north of Highway 53 and east of Cloverleaf Road, as shown on the map on page 22. These wells draw from the Rathdrum Prairie Aquifer. Well #1, drilled in 1967, is 210 feet deep with static water at 164 feet and Well #2, drilled in 1974, is 211 feet deep with static water at 140 feet. Water quality is excellent and no treatment is needed unless the system loses pressure, in which case chlorination is required. The wells are vulnerable to contamination, as explained in the first section of this document.

- The system's reservoir (west of Cloverleaf Road, see the map on page 22) has a 90,000 gallon capacity. Also, as part of the Wood Lake subdivision development agreement, a 120,000 gallon reservoir and booster system will be dedicated to the association, after final testing is completed.

- The distribution system is also shown, in a general way, on page 22. Fire hydrants are located along the mains, but they cannot support hose lines, only fill fire engines or tankers.

Other Central Water Systems. Several small water systems are found in the Hauser Lake Planning Area. The newest public system, with 86 connections, serves the Southview Terrace

Mobile Home Park. A small private system serves seven parcels in the Hauser View Ranchettes subdivision northwest of Hauser Lake. There are 21 lots in that development and its system will become a public water supply, regulated by the state, once it has 10 connections.

Individual Water Supplies. There are approximately 56 individual domestic water wells in the Hauser Lake Planning Area. Wells north of Hauser Lake range in depth from 120 to 750 feet and produce an average of six gallons per minute. Wells located from Newman Arm Road to the south average 264 feet in depth and 23 gallons per minute.

Sewage Disposal. With one exception, all wastewater disposal in the Hauser Lake Planning Area is through individual on-site sewage disposal systems. The exception is the community drainfield at the Southview Terrace Mobile Home Park. That system was designed to handle 105 connections, but Kootenai County has, to date, approved only 86. Construction of on-site wastewater disposal systems is regulated by the Panhandle District Health Department, and the density of such systems over the Rathdrum Prairie Aquifer is currently limited to one per five acres.

Central Sewerage? The City of Hauser received a grant to conduct a sewerage feasibility study in 1987. The study recommended installation of an effluent collection system in the more densely populated portion of the Hauser Lake area, with disposal sites located off the Rathdrum Prairie Aquifer along Rice Road. That recommendation was not acceptable to the community. The questionnaire used in the Hauser Planning and Zoning Commission's public participation effort indicated that the steady growth since 1987 has brought the issue of central sewerage before the community again.

Solid Waste: Collection and Disposal. Solid waste collection in the Hauser Lake Planning Area is provided by a private contractor. Kootenai County recently instituted a solid waste department to manage disposal at the Fighting Creek Landfill. Opening in 1993, with a projected lifespan of 25 years, that facility is expected to solve disposal problems for the foreseeable future. Solid waste disposal is funded through user fees set by the Kootenai County Board of Commissioners.

Fire Protection

Fire protection in the City of Hauser and the planning area north of Idaho Highway 53 is provided by the Hauser Lake Fire Protection District. The Post Falls Fire Protection District is responsible for the area south of the highway, with the exception of a tract near the state line in which there is no fire protection.

Hauser Lake Fire Protection District. The Hauser Lake Fire Protection District currently has 13 active volunteers and operates from a station north of Hauser Beach Park. The district is equipped with one 1953 "Class A" American LaFrance 1,000 gallon per minute (gpm) pumper, one 1976 Ford 2,000 gallon tanker, one 1974 Ford 3/4-ton, 4X4 attack truck with a 175 gpm portable pump, and one 1986 Dodge 1-ton attack truck with medical supplies. The Post Falls Police Department provides "911" dispatch. The district has mutual aid agreements with its counterparts in Post Falls and Rathdrum, and assistance for wildfires can be obtained from the Idaho Department of Lands. The water supply is generally adequate, although there is no fire flow at existing hydrants. The district experiences problems with used apparatus and daytime coverage (many volunteers work outside the area), but its most immediate problem is the lack of air packs for all fire fighters. Other local fire protection problems include private roads, which often will not carry the larger equipment needed to fight a structural fire, and the lack of an addressing system for the area.

Post Falls Fire Protection District. The Post Falls Fire Protection District has four professional firefighters, a public education specialist, a clerk, and volunteer firefighters. The district's station is in Post Falls, but plans are underway for sub-stations in River Bend and on Pleasant View Road near I-90. The district has one 1981 Pemfab/Grumman aerial truck with a 75 foot water tower; two 1976 Mack pumpers; one 1980 Ford 3,000 gallon tanker; one 1981 GMC 1-ton, 4X4 brush truck; one 1976 Dodge 3/4-ton brush truck; one 1985 GMC Jimmy; one 1979 Chevrolet Suburban; one 1978 Dodge van; and one 1977 Jeep 4X4 pickup. Concerns include the need for future water sources on the Rathdrum Prairie, the lack of mapping and an addressing system, access to fires on private roads, and hazardous material response capabilities.

Emergency Medical Services

A tri-level emergency medical services approach serves Hauser Lake area residents and visitors. The first responders in an emergency will be volunteer emergency medical technicians from one of the fire protection districts. At the same time, paramedics from Kootenai County Memorial Hospital and an ambulance from the Post Falls Ambulance Service will be dispatched. Air evacuation is available via two Spokane, Washington medical helicopters, and there is also a Panhandle Backcountry Medical Rescue Team trained in wilderness medicine. All emergency medical services are dispatched through the "911" system.

Post Falls Ambulance Service. The Post Falls Ambulance Service is a 34 volunteer non-profit corporation with two ambulances located in Post Falls and one in Rathdrum. Revenues are not adequate to cover expenses because 28% of all bills are uncollectible, and daytime coverage during the week (when volunteers are at work) may become more difficult as population growth continues. The lack of an addressing system and private roads also create problems in prompt response.

Law Enforcement

Law enforcement in the Hauser Lake Planning Area is provided by the Kootenai County Sheriff' s Department. There is at least one deputy in the vicinity on a 24 hour basis, but response time depends on where the deputy is located, and can range from a few minutes to an hour. There can be two to five officers in the area on specific evenings, based on past experience. A computer system installed in 1991 makes it possible to track arrest and incident reports in the Hauser Lake area. There were five arrests and five incident reports in 11 months in 1991, but 1992 saw 24 arrests and 30 incident reports by July 22. The dramatic rise in arrests and incidents in 1992 appears to confirm citizens' desire, as expressed in the response to the Hauser Planning and Zoning Commission's community questionnaire, for more police protection. The sheriff's department does not anticipate assigning additional deputies to the area in the near future, but the City of Hauser is exploring options for obtaining more protection with the department.

Education

The Hauser Lake Planning Area is included in Lakeland School District #272, which operates four elementary schools, one upper elementary school, one junior high school, and one high school. Students from the Hauser Lake area attend schools in Rathdrum (about seven miles away): John Brown Elementary, grades K-4; Rathdrum Upper Elementary, grades 5-6; Lakeland Junior High, grades 7-9; and Lakeland High, grades 10-12.

Transportation. Bus transportation is provided for all students who live more than 1.5 miles from the school they attend. School bus routes in the Hauser Lake area go to the state line, around Hauser

Lake, and up Three Forks Road. Both area residents and the district view Hauser Lake Road as a safety hazard. The potential for safety problems on Clover Leaf Road will intensify as Southview Terrace Mobile Home Park fills.

Facilities Capacity. The district assesses each facility 's capacity ranging from optimum, the preferred learning environment, to maximum, the absolute number of students allowable. Three of the four schools attended by Hauser Lake area students presently exceed their optimum capacity. Student enrollments and capacities as of September 1992 are shown in Table 3.

Table 3 - School Enrollment and Capacity, 1992

school	*current enrollment*	*optimum enrollment*	*maximum enrollment*	*% of optimum capacity*
John Brown Elementary	535	480	595	111.5%
Rathdrum Upper Elementary	225	200	256	112.5%
Lakeland Junior High	563	659	948	85.4%
Lakeland High	696	528	768	131.8%

Facilities Planning. The district's student population has increased at a rapid rate (averaging 3.8% per year during the past decade) and, early in 1992, a steering committee was appointed to prepare a master plan for facilities improvements. A school plant facilities levy, which passed, was the first priority. Short term needs include another elementary school in the Rathdrum area (where Hauser Lake area students study) and expanding the junior and senior high schools within one to three years. No new schools will be built in the Hauser Lake Planning Area, although there is a five acre school site at Kathleen Avenue and Cloverleaf Road. That site was purchased for an elementary school, but is unusable due to its small size (a modern elementary school requires 10 acres) and the lack of a central sewerage system.

Library. County-wide library services are provided by the Kootenai County Library District. The library nearest Hauser is in Rathdrum. Residents can also look forward to bookmobile service in the near future. The major funding source for the library system is the property tax. The library has a 20 year planning horizon, and citizens recently passed a levy for construction bonds with an 84% "yes" vote.

Parks

The only public park in the Hauser Lake Planning Area is 25 acre Hauser Beach Park, which is owned by the Idaho Department of Fish and Game and maintained by Kootenai County. The park is located on the southeast shore of Hauser Lake, and has a boat ramp, docks, restrooms, and a covered picnic pavilion. There is no master plan for the future development of this park, no resources are currently allocated for improvements, and maintenance is a concern (the Kootenai County Park Department has a crew of three to maintain 90 parks). Kootenai County also maintains a small boat ramp at the northeast end of the lake. That site is too small for further development, but needs more off-road parking.

CARRYING CAPACITY

This final section assesses the capacity of the Hauser Lake Planning Area to accommodate land development and population growth. It also summarizes some of the key points made earlier in this document.

Development Pressure. Before analyzing the area's ability to absorb growth, it is important to repeat this point from page 20:

> If the population grows as projected, and the Kootenai County economy continues to expand, the Hauser Lake Planning Area will be subjected to intense growth pressure.

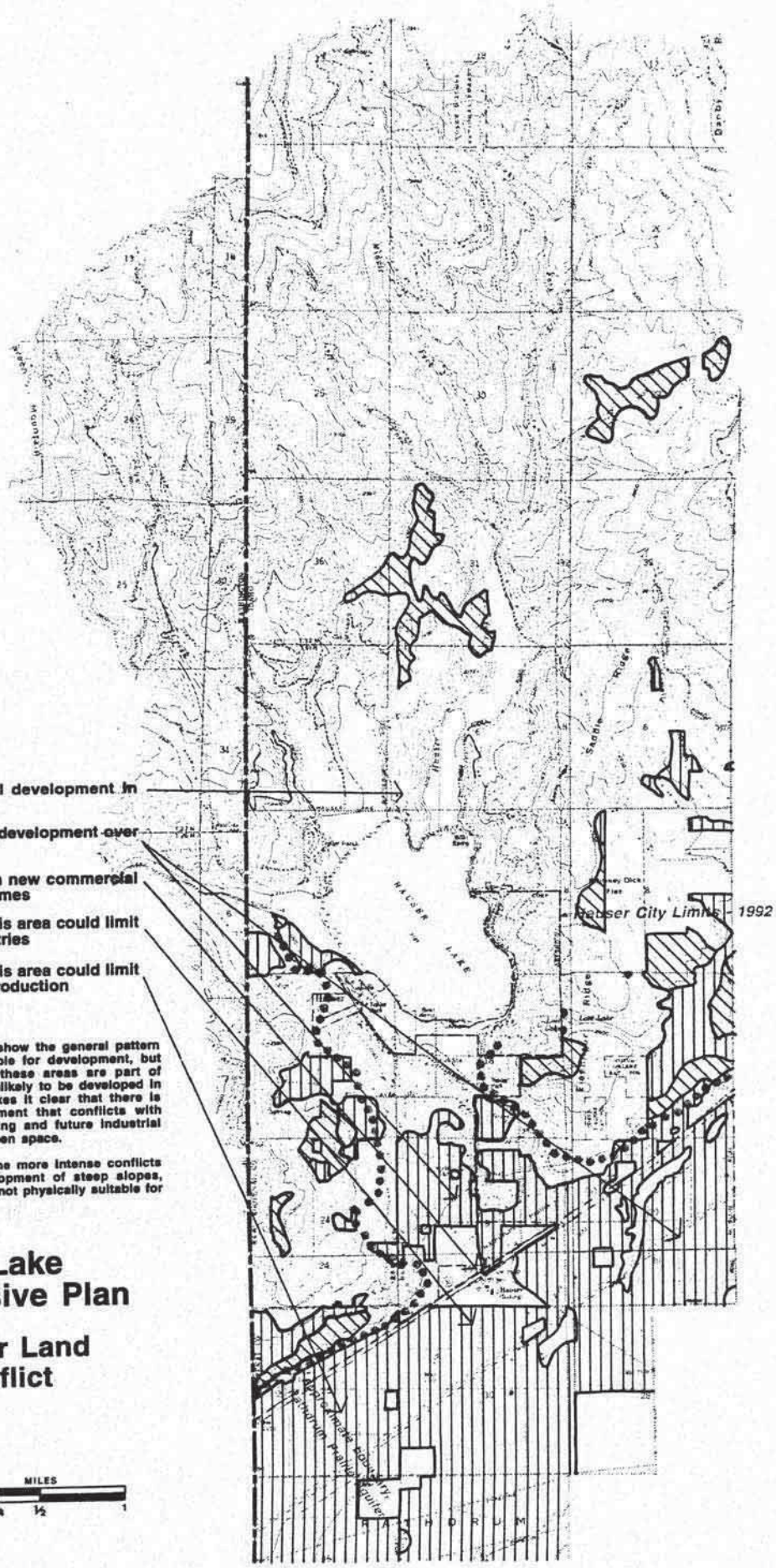
The Northwest Policy Center forecasts continued prosperity for Idaho in 1993, and there is no sign that Kootenai County's economic expansion is slowing. An economic downturn could alter the population projections graphed on page 18 (which should be updated on a regular basis), but the *Hauser Lake Comprehensive Plan* must anticipate pressure to construct at least 500 additional dwellings in the planning area.

Carrying Capacity? Simply put, "carrying capacity" is the size of population the resources of a defined geographic area can consistently sustain. It is a fairly simple concept when applied to wildlife, but an area's capacity to accommodate a human population is a function of more than just environmental factors. Technology, economics, and perception also play critical roles, and all these factors interact in complex ways. For example, central sewerage would allow more development in the Hauser Lake Planning Area without threatening groundwater quality in the Rathdrum Prairie Aquifer. But such a technological "fix" raises many questions. Does reducing the potential for groundwater contamination encourage development that accelerates surface runoff into Hauser Lake, damaging water quality and the fishery? Who will pay for the installation of the sewerage system? Who will pay for the expansion of the other services and facilities (police protection, parks, etc.) the growth stimulated by central sewerage would demand? Even if there is a satisfactory answer to these environmental and public finance questions, what impact would extensive development have on existing resident's "sense of place", or the community's "character"?

The information presented in this document makes it possible to identify five major constraints on the carrying capacity of the Hauser Lake Planning Area. Some of those constraints are summarized and illustrated on page 28. They are all described below.

Unsuitable Sites. The first section of this document identified numerous physical constraints on land development in the Hauser Lake Planning Area. Development on steep slopes threatens downstream water quality, and may also be subject to slope failure (landslides, earth flows, etc.) and poor accessibility in emergencies. Likewise, development in wetlands and stream corridors will adversely impact water quality, and may be subject to flooding, surface and subsurface drainage problems, and low soil bearing strength. Many parts of the planning area are exposed to wildfire hazards and there is also extensive potential for conflict with wildlife habitat. The map on page 28 shows that physically suitable building sites do exist, but that development on those sites is not free from other constraints.

Vulnerable Waters. The first section of this document also showed that both Hauser Lake and the Rathdrum Prairie Aquifer are highly vulnerable to pollution. Maintaining water quality in Hauser Lake will require strict limitations on the use of both the slopes and the stream corridors of the Upper Watershed, and the preservation of lakeshore wetlands. Protecting the aquifer will also



high potential for residential development in critical open space areas

high potential for residential development over the Rathdrum Prairie Aquifer

potential for conflict between new commercial development and existing homes

residential development in this area could limit the viability of existing industries

residential development in this area could limit the viability of agricultural production

This map uses vertical stripes to show the general pattern of areas that are physically suitable for development, but presently undeveloped. Some of these areas are part of partially developed parcels, and unlikely to be developed in the near future, but this map makes it clear that there is substantial potential for development that conflicts with continuing crop production, existing and future industrial development, water quality, and open space.

This map does not show any of the more intense conflicts that would result from the development of steep slopes, wetlands, and other lands that are not physically suitable for development.

Hauser Lake Comprehensive Plan

Potential for Land Use Conflict

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necessitate limitations on land use, particularly on uses that involve hazardous materials, and require careful attention to sewage disposal and surface runoff management practices.

Land Use Conflict. The GENERAL LAND USE MAP on page 10 shows extensive "edges" where land use conflict between future residential development and existing agricultural, industrial, and commercial uses may occur. Conversely, the abundance of open land in the planning area may also result in proposals for commercial and industrial development that would negatively affect neighboring or nearby homes.

Limited Facilities. The third section of this document clearly demonstrated that public facilities and services capacity in the Hauser Lake Planning Area is strictly limited. None of the major facilities and services available, including the area's circulation system, the water system operated by the Hauser Lake Water Association, the Hauser Lake Fire Protection District, and Hauser Beach Park, can serve the projected growth without major improvements. A few agencies (Lakeland School District, Post Falls Highway District) are planning individual improvements, but others, including the City of Hauser, simply do not have the fiscal capability to construct new facilities or offer extensive new services. Unless an infrastructure financing process that requires those who directly benefit from development to bear its costs is instituted, growth will quickly outstrip the capacity of the public facilities and services in the Hauser Lake Planning Area.

Loss of Place. The planning process has made it plain that residents of the Hauser Lake area share a strong "sense of place". Sense of place is a perception, but a perception grounded in the physical features of the area, including the presence of a reasonably clean, usable lake and abundant open space. While the point at which the local sense of place will begin to disappear is hard to define (the recent controversy over the fencing of part of the lakeshore suggests that it may not be far), it is just as important a limit on the carrying capacity of the area as the more tangible impacts development can have on water quality and public facilities.

Some of the limitations on the capacity of the Hauser Lake Planning Area to accommodate growth can be overcome by sound planning and public investment. The policies of the *Hauser Lake Comprehensive Plan* will define the desirable balance.

RESOURCES

Interviews

The interviews listed here were conducted in July and August 1992 by Abby Byrne. The Hauser Planning and Zoning Commission and its consultants would like to thank everyone who took time to assist in the production of this document.

Lynn Borders, Chief, Post Falls Fire Protection District.

Larry Bryant, Marketing Director, Kootenai Electric Cooperative.

Joel Bulcher, General Manager, Post Falls Ambulance Service.

Shireene Hale, Water Quality Specialist, Panhandle District Health Department.

Oral Hamilton, Line Supervisor, Inland Power and Light Company.

John Heiber, Traffic, Idaho Transportation Department.

Herb Heitsel, Supervisor, Post Falls Highway District.

Cheri Howell, Senior Planner, Kootenai County Technical Services.

Marie Lavedure, Treasurer, City of Hauser.

Joe Leigh, Hauser Lake Water Association.

Michael Lopez, Director, Kootenai County Emergency Medical Services.

Bob Jones, Superintendent, Lakeland School District #272.

Gary Mallon, Mayor, City of Hauser.

Ted May, Well Inspector, Idaho Department of Water Resources

Gary Mobbs, Assistant Chief, Hauser Lake Fire Protection District.

Dean Moore, Soil Conservation Service.

Lila Neland, Kootenai County Sheriff's Department.

Jim Ramsey, Construction Coordinator, Washington Water Power Company.

Toni Sayler, Coeur d'Alene Area Chamber of Commerce.

Chuck Settle, Supervisor, Kootenai County Park Department.

K. Soper, Sergeant, Kootenai County Sheriff's Department.

Randy Soundheim, Senior Groundwater Analyst, Panhandle District Health Department.

Frank Spuler, Water Quality Field Supervisor, Division of Environmental Quality, Idaho Department of Health and Welfare.

Stephen A. Tanner, Water Quality Field Supervisor, Division of Environmental Quality, Idaho Department of Health and Welfare.

Dave Williamson, Kootenai County Assessor's Office.

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Literature

A number of unpublished sources were consulted, often in conjunction with one of the interviews listed above. They included the annual financial reports of the City of Hauser, public water supplier reports filed with the Division of Environmental Quality, well logs filed with the Idaho Department of Water Resources, property value data and property boundary plats obtained from the Kootenai County Assessor, and a tax code map supplied by the State Tax Commission.

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Introduction to the Hauser Lake Comprehensive Plan Policy Statements

Welcome to our plan. The Hauser Planning and Zoning Commission has prepared this document to clearly describe the kind of community we want to live in, and that we hope our children inherit. This plan affirms our understanding that the quality of life depends on community action, and that a responsibility to the community, and to the landscape that gives our community its special sense of place, is inherent in the title to every parcel of property in the Hauser Lake Planning Area.

The Hauser Lake Comprehensive Plan has three major elements. The first is a brief description of the legal authority for planning in Idaho. The second traces the process used to prepare this plan and the accompanying development code. The third element is a series of policy statements. Those policies, which address open space, water quality, land use, infrastructure, and the continuing planning process, provide guidance for the public investment and land use decisions that will determine what kind of place the Hauser Lake area becomes.

The policies adopted in this plan, and the growth pressure that stimulated their development, set major challenges before our community. Maintaining the quality of life that brought us here will not be easy. The City of Hauser will be required to assume new functions. Property owners will be required to include long-term community interests in their decision-making. And we must all be responsible for the costs of making this plan work, not just in dollars, but also in our active participation in a continuing planning process.

Confronting the future is difficult. Bearing the loss that will inevitably result from avoiding the issues will be more so. Hauser residents need not travel far to watch the conversion of formerly rural landscapes and the submersion of formerly distinct communities into a suburban sprawl. As members of the planning and zoning commission, we have worked diligently to prepare a plan that will result in a different pattern of development in the Hauser Lake Planning Area.

Table 1 - Local Planning Act Requirements in this Comprehensive Plan

I.C. 67-6508 . . .	*Hauser Lake Comprehensive Plan Component*
(a) Population	See the *Background for Planning* document that accompanies this plan for population data and growth projections.
(b) Economic Development	See the *Background for Planning* document that accompanies this plan for a brief description of the local economy. Elements of the Open Space and Land Use policies protect agricultural and timber operations. Limited commercial development is permitted in the Highway Corridor landscape unit, and certain kinds of industrial development are allowed in the Rathdrum Prairie landscape unit.
(c) Land Use	See the *Background for Planning* document that accompanies this plan for a general land use map and other data. All policy statements adopted in this plan affect land use.
(d) Natural Resources and (e) Hazardous Areas	See the *Background for Planning* document that accompanies this plan for natural resource inventory maps and other data. The Open Space, Water Quality, and Land Use policy statements of this plan all seek to protect natural assets while guiding development away from naturally sensitive or hazardous areas.
(f) Public Services, Facilities, Utilities; (g) Transportation; and (h) Recreation	See the *Background for Planning* document that accompanies this plan for information on public facilities and services capacity. These plan components are consolidated into the Infrastructure policy statement of this plan.
(i) Special Areas or Sites	Special areas are identified in the Open Space policy statement.
(j) Housing	Some information on housing is provided in the *Planning Background* document, but no formal housing component is adopted in this plan because Hauser does not operate a public housing assistance program.
(k) Community Design	Community design in the Hauser Lake Planning Area is primarily a matter of open space protection, but the Land Use policy statement does include some design considerations.
(l) Implementation	Implementation strategies are part of every policy statement included in this comprehensive plan.

Legal Authority for this Plan

The legal authority for the preparation and implementation of this plan is found in Idaho's Local Planning Act of 1975, as amended (I.C. 67-6501, et seq.). The Local Planning Act requires cities and counties to adopt a comprehensive plan and zoning and subdivision ordinances.

Local Planning Act Compliance: Plan Purposes. This comprehensive plan is adopted for the statutorily authorized purpose of protecting the "health, safety, and general welfare" of the people of the Hauser Lake Planning Area. It also fulfills many of the specific purposes for local planning listed in I.C. 67-6502, including: protecting and enhancing property values, ensuring the provision of adequate and affordable public services, avoiding the undue concentration of population, ensuring that development is commensurate with the physical characteristics of the land, and avoiding water pollution.

Local Planning Act Compliance: Plan Components. I.C. 67-6508 provides a list of required comprehensive plan elements. Table 1 shows how those components have been included in the *Hauser Lake Comprehensive Plan*.

Local Planning Act Compliance: Consistency. I.C. 67-6511 requires that zoning decisions be consistent with the comprehensive plan. The *Hauser Lake Comprehensive Plan* and the *Hauser Development Code* (which embodies the city's zoning and subdivision regulations) were developed simultaneously, and the detailed performance standards of the code are specifically designed to implement particular plan policies.

The Hauser Lake Planning Process

This is a brief description of how the *Hauser Lake Comprehensive Plan* and *Hauser Development Code* were prepared.

Change and Stress. The rapid growth of Kootenai County brought major changes to the Hauser Lake area in the late 1980s and early 1990s. Large-scale industrial development on Prairie Avenue, adjacent to Idaho Highway 53, approval of an 86 unit manufactured home park adjacent to the Hauser city limits, and increased subdivision activity led to concern about unplanned growth. A proposal to build a medical waste disposal facility in the Hauser Lake area was a major catalyst for community interest in comprehensive planning and growth management.

Community Response. The City of Hauser began developing a land use planning program in 1991. Active, dedicated citizens were recruited and appointed to the city planning and zoning commission. That commission, which included citizens from both within the city limits and the incorporated portions of Kootenai County in the

Table 2 - Area of City Impact Decision Criteria

from the Idaho Code (I.C. 67-6526)

geographic factors area of potential annexation

Community Criteria

Most Important

preserve quality of living

experience and individual choices for future generations

protect the Hauser Lake watershed protect the aquifer

Very Important

control growth using carrying capacity

maintain forest area, lake, and wildlife

preserve recreational uses

Important

protect public health

avoid traffic congestion and plan traffic flow

influence quality of approach corridors

improve and maintain character of community

order provision of services

gain a sense of community togetherness

control noise and air pollution

establish boundaries with other cities

Hauser Lake vicinity, was charged with assisting the city council in community planning and growth management, and initiating a process leading to the adoption of a comprehensive plan and land development ordinances. The city adopted a moratorium on subdivision activity through March 1993 to allow time for the commission to complete its tasks. The moratorim was later extended through July, 1993.

The Planning Program. Planning and zoning commission members spent more than a year organizing and studying approaches to developing a comprehensive plan and implementing ordinances. In early 1992, they recognized the need for professional assistance in the preparation of the plan and ordinance. Hauser was able to secure water quality planning grants from the Idaho Department of Health and Welfare, Division of Environmental Quality (DEQ), and the Panhandle District Health Department. These grants, combined with funds allocated by the city, provided the necessary resources to retain a professional consulting team in July 1992. Planning began immediately, with the development of a work program.

Boundaries: the Area of City Impact. The first activity in the planning process was identifying a set of criteria to guide the planning and zoning commission's decision on an area of city impact boundary. The commission used two sets of criteria: the Idaho Code and local criteria developed and ranked by the planning and zoning commission. Those criteria are shown in Table 2.

Citizen Participation: Step One. The Hauser Planning and Zoning Commission developed a public involvement plan to ensure opportunities for public participation in the production of this plan. That plan is reproduced in Appendix A. Step One, Proactive Planning, stressed two-way communication and was carried out in August and September, 1992.

The initial event was a "listening post" at the annual Hauser Lake Days celebration on August 9. The listening post was staffed by planning and zoning commission members, who spoke with more than 100 citizens during the afternoon, including 73 people who indicated their favorite place in the Hauser Lake area on a map. People were also asked to answer two simple questions, or write comments to help guide development of the plan.

The city's consulting team held an open house at the city offices on August 10 to answer technical questions and listen to residents' ideas and concerns.

The planning and zoning commission sponsored an educational workshop on the evening of August 11. It was attended by approximately 25 people.

The final activity in the proactive phase of Hauser's public involvement program was a community questionnaire. More than 100 adults responded with opinions and comments that were used in formulating this draft comprehensive plan.

In addition to these public involvement activities, the results of which are summarized in Appendix B, the Hauser Planning and Zoning Commission held nine work sessions (many of which were preceded by homework assignments) in July, August, and September, 1992. The results of those sessions guided the consulting team in preparing a draft comprehensive plan and development code.

Citizen Participation: Step Two. The second step in the citizen participation effort, Community Consultation, began with the release of a discussion draft of this plan and the *Hauser Development Code* in October 1992. In addition to conducting its own review sessions, the Hauser Planning and Zoning Commission sponsored a public introduction to the plan on December 4, 1992 and solicited comments from the Kootenai County planning staff, Panhandle District Health Department, and DEQ. Public hearings on the proposed Comprehensive Plan and Development Code were held at the Hauser City Hall on February 16, 1993, February 22, 1993, February 25, 1993, and March 3, 1993. Approximately twelve hours of oral comments were received. Written comments also were received.

Changes were made to the Plan and Code in response to public and agency comment, and a public hearing was held April 20, 1993, for comments on the Plan and Code as changed. On that date further changes were made to the Development Code in response to public comment, and the Planning and Zoning Commission voted to recommend to the City Council adoption of the Plan and amended Code. The City Council held a public hearing on these documents on June 23, 1993. At its regular business meeting on July 14, 1993, the City Council adopted the Comprehensive Plan and Development Code as recommended by the Planning and Zoning Commission, to become effective August 1, 1993.

Research and Analysis. The policies of this comprehensive plan are based on the public comment stimulated by the citizen participation program, the deliberations of the Hauser Planning and Zoning Commission, and extensive research and analysis. The city's consulting team collected and reviewed literature, maps, and aerial photographs; conducted interviews with the local service-providers; and prepared a current land use survey. The purpose of this research was to create a useful description of the Hauser Lake Planning Area and the growth trends affecting it, and to analyze the area's capacity to accommodate land development and population growth. A summary of the information gathered and the analysis of the planning area's "carrying capacity" are presented in the *Hauser Lake Comprehensive Plan: The Background for Planning*. Any one who

wishes to have a complete understanding of this plan should take time to read that document.

Hauser Lake Planning Policies

These policies were written by people who share a special sense of place, and are designed to protect the essential elements of the landscape that nurtures our community: open space, water quality, and compatible land uses. The policy statements also reflect our understanding that adequate facilities and services are a necessity in any community, and that supporting an active, effective planning process is the only way we can maintain the unique character of the Hauser Lake Planning Area.

Each policy statement adopted here has two parts: a goal and a list of implementation strategies. The goals express our intent, defining the quality of life we hope residents of the Hauser Lake Planning Area will continue to enjoy. The implementation strategies tell us what must be done to make our goals reality. The strategies are generally divided into two types: investments and rules.

Investments are actions that must be taken by the City of Hauser, or another local service provider.

Rules must be applied to proposed land developments, using the *Hauser Development Code*.

Open Space - The Foundation

The quality of life in the Hauser Lake Planning Area is a function of open space. When people tell us why they moved to this place, they speak of the lake, the trees, the surrounding hills - the value of nature near the city. Even the sense of community we treasure is acted out in the open air. We meet our neighbors at the aquatic commons of Hauser Lake.

The lake and its adjoining meadows are the center of this community. The special identity of the Hauser Lake Planning Area also depends, however, on the open farmlands and wooded hills through which we travel toward that center, and on the horizon of mountain ridgelines visible from the lake.

In addition to their fundamental role in defining our sense of place, some open space lands in the Hauser Lake Planning Area produce crops or timber. Other lands naturally serve valuable functions, including aquifer recharge, flood control, water treatment, and the production of fish and wildlife. These environmental services, as well as the scenic values and recreational opportunities provided by open space, are a part of the value of all properties in our community. The aquifer recharge and water treatment functions are also important to everyone down the gradient of the Rathdrum Prairie-Spokane aquifer.

Open Space Protection Policies

Slope Protection. Performance standards that require lower densities and implementation of a runoff and erosion control plan on moderate to steep slopes will contribute to open space protection.

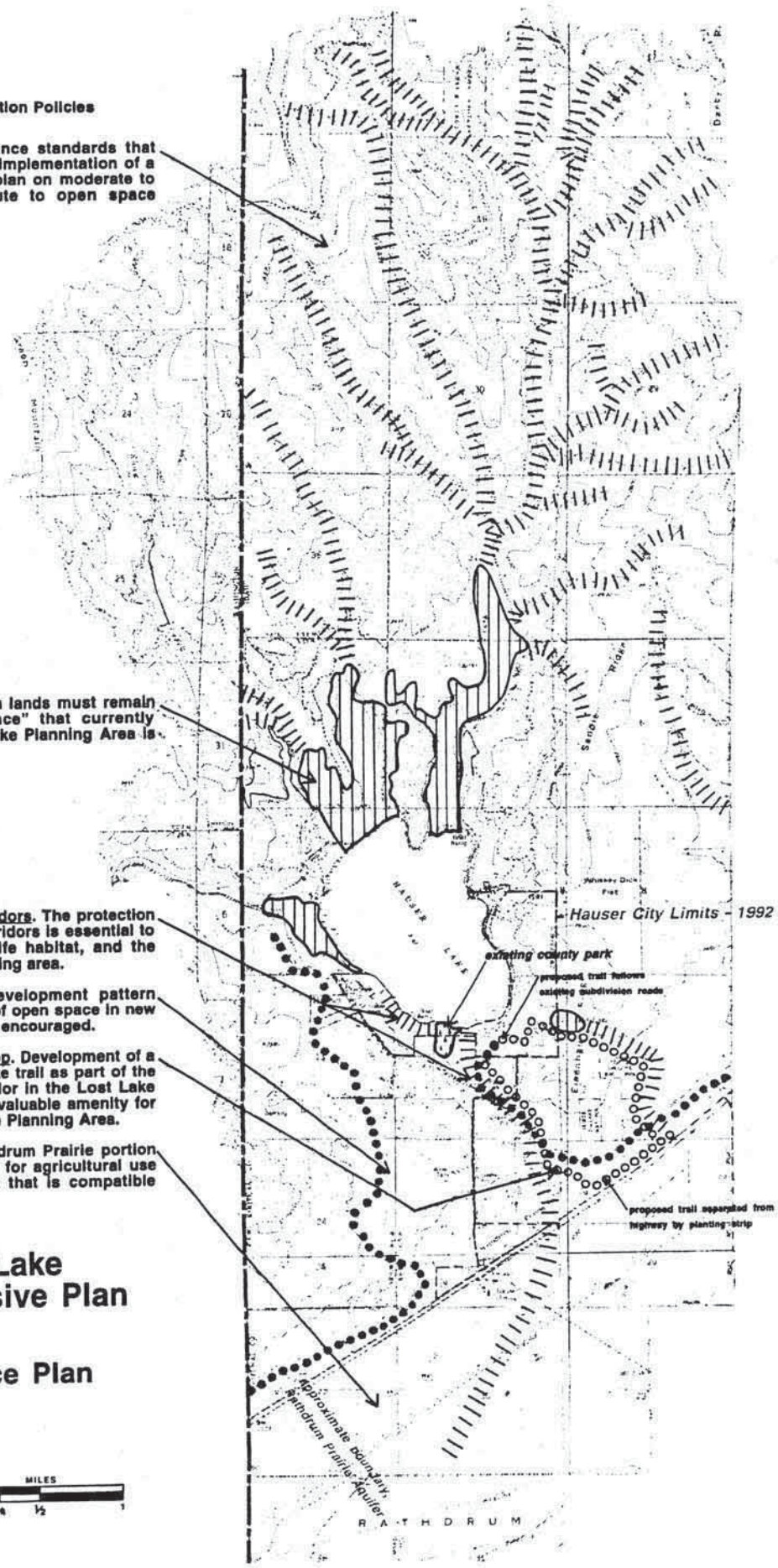
Critical Open Space. Certain lands must remain open if the "sense of place" that currently characterizes the Hauser Lake Planning Area is to be maintained.

Stream and Lakeshore Corridors. The protection of stream and lakeshore corridors is essential to protect water quality, wildlife habitat, and the visual character of the planning area.

Cluster Development. A development pattern that maintains large blocks of open space in new subdivisions will be strongly encouraged.

Potential Lost Lake Trail Loop. Development of a pedestrian and mountain bike trail as part of the lakeshore and stream corridor in the Lost Lake watershed would provide a valuable amenity for residents of the Hauser Lake Planning Area.

Rathdrum Prairie. The Rathdrum Prairie portion of the area will be reserved for agricultural use and industrial development that is compatible with groundwater quality.



Hauser Lake Comprehensive Plan

Open Space Plan

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Finally, we note that the unplanned development of open space areas inevitably imposes costs on future inhabitants, the neighbors, or people living downstream. Some sites, including extreme slopes, may be inherently hazardous to occupy, and the development of other lands may result in ground or surface water contamination. Some carefully planned development can be accommodated in the Hauser Lake Planning Area, but open space must continue to dominate, or a special place will be lost. The following strategies are designed to retain the maximum possible acreage of open space in the Hauser Lake Planning Area.

Implementation Strategies

The initial step in the protection of open space is identification. The Open Space Plan map that appears on page 8 identifies the open space areas that are most critical to the quality of life in the Hauser Lake Planning Area. That map also serves as a summary of this policy statement.

investments

The long-term protection of open space cannot be accomplished through regulation alone. Those of us who live in the Hauser Lake Planning Area must find a way to purchase the most important open space areas or, at least, the development rights from those areas. The potential elements of this strategy are explained below.

Form a Local Land Trust. The City of Hauser should sponsor the formation of a Hauser Lake Land Trust. A land trust is a nonprofit organization that purchases, or accepts donations of, open space properties and conservation easements (which extinguish development rights), and arranges for their management. The formation of a land trust would involve paying certain legal fees and appointing an initial board of directors. Some training for the board would also be necessary. Given its public origin, the Hauser Lake Land Trust should be accountable to the community, and its first priority should be acquisition of the critical open space identified in this plan.

Encourage Donations of Open Space. Land trusts actively promote donations of open space by helping landowners qualify for tax breaks. The voluntary transfer of development rights option established by this plan and the *Hauser Development Code* should also encourage donations of open space. Landowners could donate property to the Hauser Lake Land Trust, while selling development rights for use on another site. The trust could also accept the donation of development rights from parcels on which it acquires conservation easements, then sell those rights to raise additional funds for land acquisition.

Adopt an Open Space Impact Fee. The City of Hauser should sponsor a study to determine a defensible open space impact fee, then adopt that fee and add the revenues generated to an account earmarked for open space acquisition. Ideally, the costs of the study would be shared with other jurisdictions in Kootenai County.

An Open Space Bond. The most certain way to finance the protection of open space in the Hauser Lake Planning Area would be to use the option of bonding capacity. A bond issue would allow Hauser to acquire open space lands, beginning with the critical lands identified on page 8, or the rights to develop such lands. New property tax levies are always controversial, but we believe this strategy merits discussion. If growth continues, the city, fire protection districts, Lakeland School District, and other agencies will be asked to provide additional services, and taxes will rise. We believe the long run costs of open space protection (through purchase and the application of the regulations recommended in this policy statement) may be less than the costs of the road improvements, fire fighting apparatus, and other infrastructure that must be provided if those lands are developed. It is not the intention to utilize condemnation to acquire open space.

rules

Identify Important Open Space Lands. The maps included in the background for planning document delineate the sensitive lands of the Hauser Lake Planning Area, including wetlands and slopes with highly erodible soils. One of those maps also shows the prime croplands in the area. The open space lands slated for acquisition on the map on page 8 may be sensitive (most are wetlands), but are shown as "critical" because their development would radically alter the character of the planning area.

Limit Development of Sensitive Open Space. The *Hauser Development Code* should include performance standards that limit development in sensitive areas, including lakeshore and stream corridors, and steep slopes. These limitations could be in the form of a maximum impervious coverage (i.e. no more than a certain portion of a site may be covered by pavement, rooftops, or other impervious surfaces), a maximum number of units for a given acreage, or more technical standards that control the nature, rather than the intensity of the use.

Limit Development of Productive Open Space. The Land Use policy statement of this comprehensive plan restricts the appropriate use of the farmlands of the Rathdrum Prairie to continuing agriculture and certain industrial developments. It also permits only very low density residential development in the Upper Watershed, which will limit potential conflict with future timber harvests.

Promote Cluster Development. In zoning districts where residential development is permitted, the *Hauser Development Code* should promote a "cluster" pattern that incorporates substantial blocks of open space. A combination of performance standards and density bonuses could be used to encourage developers to concentrate development on suitable sites, while leaving sensitive lands undisturbed. The open space may be retained by the owner for grazing, crop or timber production, or recreational use; it may be divided among large lots on which a suitable building envelope has been established; or it may be held in common by the lot owners in the development.

Encourage the Transfer of Development Rights. The *Hauser Development Code* should award density bonuses to encourage the transfer of development rights to cluster developments in suitable locations.

Water Quality

Hauser Lake is the visual focus and center of activity in our community. Protecting the quality of its waters is the greatest single concern addressed by this comprehensive plan and the accompanying development code. This concern explains the size of the area of city impact we propose for Hauser: effective water quality protection must begin at the headwaters upstream from the lake. Water quality protection was also the principal criterion used in delineating critical open space areas. As the Water Quality Plan map on page 12 shows, most of the critical open space areas are wetlands, which serve an essential filtering function for water entering Hauser Lake.

Valuable as it is to the community, Hauser Lake does not supply our drinking water (at least not directly). So, we share another important water quality concern with the more than 350,000 other people who depend on the Rathdrum Prairie-Spokane Aquifer as a source of safe drinking water. We also share the responsibility for aquifer's protection. The Hauser Lake watershed provides about 1.1% of its annual recharge in Idaho, and the Hauser Lake Planning Area includes approximately five square miles that are directly over the aquifer.

Our emphasis on water quality is heightened by the vulnerability of the water resources of the Hauser Lake Planning Area. More information is provided in the planning background document, but:

Hauser Lake is already eutrophic (enriched with nutrients that support the profuse growth of algae and emergent vegetation), and susceptible to rapid deterioration as a result of upstream or lakeshore land disturbance; and

the rapidly permeable soils that occur throughout the planning area combine with the rapid movement of groundwater in the Rathdrum Prairie-Spokane Aquifer to make it vulnerable to contamination from the surface.

Both Hauser Lake and the Rathdrum Prairie-Spokane Aquifer are vulnerable to pollution from development that scars the slopes above the lake, destroys the natural filtering capacity of lakeside wetlands and tributary stream corridors, or places contaminants where they can flow (across the surface or through the soil) into surface or ground waters. The implementation strategies adopted here protect water quality by directing development away from sites where it is likely to have an adverse impact on water quality, and requiring that water quality protection be a priority in the design, construction, and continuing operation and maintenance of all developments.

Water Quality Protection Policies

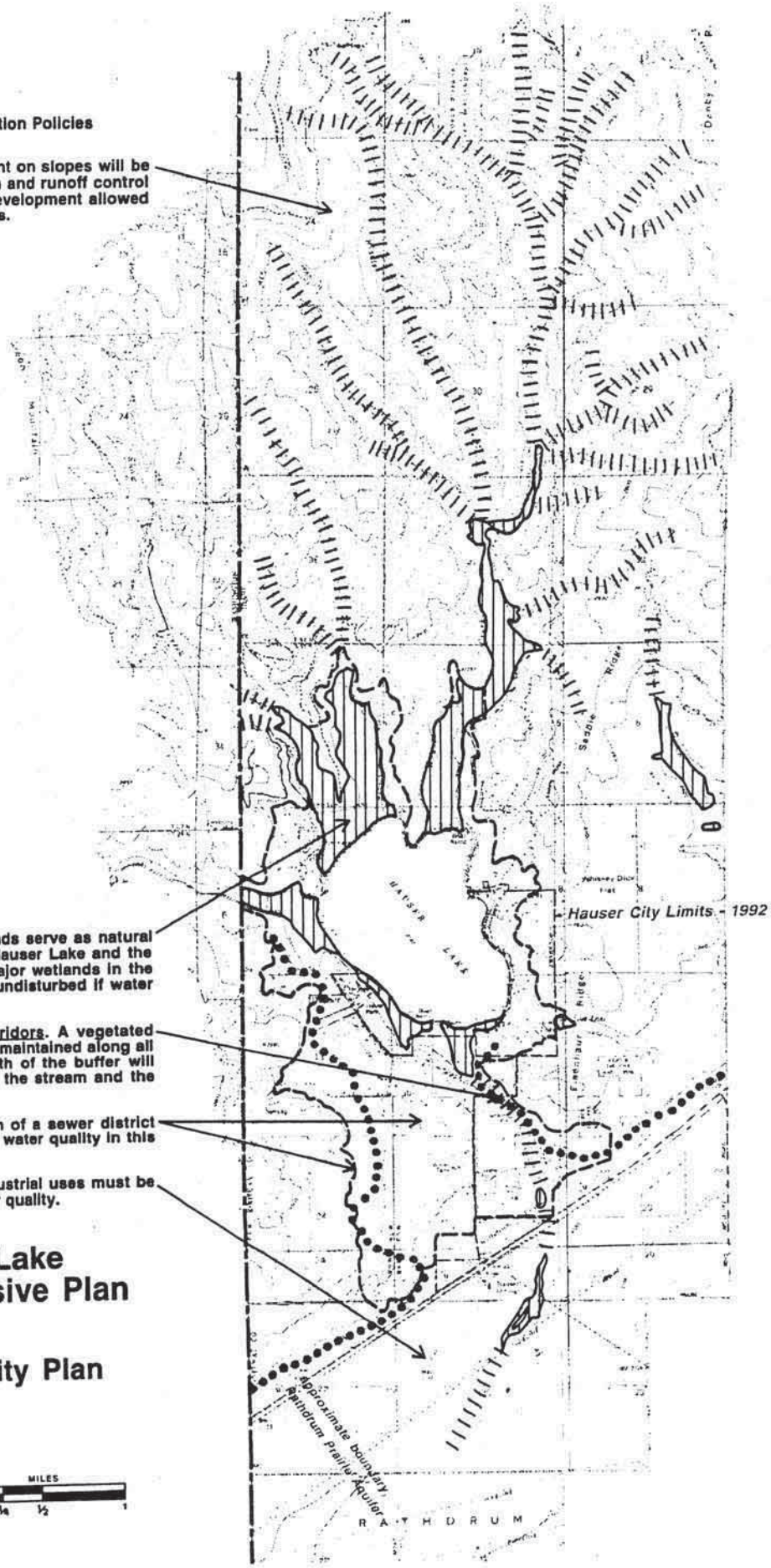
<u>Slope Protection</u>. Development on slopes will be required to submit an erosion and runoff control plan. Also, the intensity of development allowed will decline as slope increases.

<u>Wetlands Protection</u>. Wetlands serve as natural "filters" for water entering Hauser Lake and the Rathdrum Prairie Aquifer. Major wetlands in the planning area must remain undisturbed if water quality is to be maintained.

<u>Stream and Lakeshore Corridors</u>. A vegetated buffer or "filter strip" will be maintained along all streams and lakes. The width of the buffer will vary with the importance of the stream and the slope away from the stream.

<u>Sewage Disposal</u>. Formation of a sewer district may be necessary to protect water quality in this area.

<u>Industrial Development</u>. Industrial uses must be compatible with groundwater quality.



Hauser Lake Comprehensive Plan

Water Quality Plan

Implementation Strategies

investments

Create an On-Site Sewerage Utility. The community questionnaire showed us (the planning and zoning commission) that there is some support for the installation of central sewerage in the Hauser Lake area. Central sewerage is one way of protecting water quality, but we believe the increased quantity and intensity of development central sewerage would attract could actually lead to water quality degradation (due to accelerated surface runoff) in Hauser Lake, and such extensive development would certainly be inconsistent with the open space and land use compatibility goals of this plan. We believe the alternative of an on-site sewerage utility should be explored. Such a utility would probably be constituted as a special district, but the City of Hauser could work with DEQ to sponsor a feasibility study.

rules

Require Compliance with Water Quality Standards. The *Hauser Development Code* should require compliance with state and federal water quality standards.

Protect Streams and the Lakeshore. The *Hauser Development Code* should establish corridors that remain undeveloped, except for necessary road and utility crossings, along Hauser Lake and all streams, intermittent and perennial. These corridors should include the stream, associated wetlands, and a buffer that serves as a vegetated filter strip. While their primary purpose will be to protect water quality, stream and lakeshore corridors will also contribute to the open space character of the area and provide wildlife habitat.

An On-Site Sewerage Utility

Central management of on-site sewage disposal facilities is an increasingly common approach to water quality protection in rural areas. An on-site sewerage utility for the Hauser Lake Planning Area could be operated by the City of Hauser or by a special district established as provided by Idaho law (I.C. 50-3201, et seq) or some combination of both. The utility would construct and maintain all new and replacement on-site sewage disposal systems. It would also have the ability to identify problem areas (including the dense older developments along the lakeshore) and obtain grant or loan funds to help construct new disposal systems serving those areas.

The potential advantages of an on-site utility with a mission of protecting water quality in the Hauser Lake area are numerous. The construction of new and replacement disposal systems would be subject to greater quality control. The utility could require that the systems be built to higher standards than the state presently imposes, and its ability to build "community" systems (shared by several homes) would help ensure that disposal occurs in the most favorable sites. Annual inspection of systems would ensure that any necessary maintenance is performed.

The utility's ability to help correct problems would be just as valuable as its ability to prevent them. There are a number of spots where older homes are concentrated along the shores of Hauser Lake. The on-site sewerage utility could work with the homeowners in these areas to finance and build community disposal systems that enhance water quality.

Control Threats to the Aquifer. The *Hauser Development Code* should establish performance standards for uses that could potentially contaminate the Rathdrum Prairie-Spokane Aquifer, including feedlots, gravel mines and land application of wastes. Manufacture or disposal of hazardous materials should be prohibited, and the use of such materials strictly regulated. The City of Hauser should acoordinate with the Hauser Lake Water Association to adopt a local wellhead protection plan in accord with the *Idaho State Wellhead Protection Plan*, and support efforts of other groups in Kootenai County to do the same.

Control Runoff and Erosion. The potential for accelerated runoff and increased contaminate loading will be limited by the strategies designed to implement the Open Space policy of this comprehensive plan. The *Hauser Development Code* should, however, require all developments with the potential to a) increase the rate of storm/melt water runoff or b) decrease the quality of runoff, to prepare and implement a runoff and erosion control plan.

Protect Slopes. In addition to requiring runoff and erosion control measures, the *Hauser Development Code* should discourage development of potentially erodible or unstable slopes.

Land Use

While open space and water quality protection will maintain the essential character of the Hauser Lake Planning Area, it is equally important that future development be compatible with existing land uses. The enjoyment of our homes should not be diminished by excessive noise or odor, heavy truck traffic, or other nuisances that potentially accompany industrial or commercial development. Likewise, the viability of farm, forestry, and industrial operations should not be compromised by new residential development.

The challenge we faced in writing this policy was to define "compatible". We have concluded "being compatible" means that:

a development does not seriously conflict with neighboring land uses;

a development fits into the pattern already established in the area where it will be sited, and

a compatible development complements the community's image.

The implementation strategies for this policy, address all three of these compatibility requirements. The first is addressed by performance standards that limit potential nuisances by defining an acceptable level of performance (for example, decibel levels for noise) or requiring some action to diminish nuisance potentials (like providing a landscaped buffer around an industrial plant).

Upper Watershed. This landscape unit is best suited for timber and wildlife production, and outdoor recreation. Intensive development would be incompatible with existing uses and threaten downstream water quality. Limited low density residential development may be permitted.

The Lake Village. This is the heart of the Hauser Lake Planning Area. Wetlands and lakeshore buffers should be retained in open space, while residential in-fill is permitted on existing lots. There will be no commercial development, and new residential development must be compatible with water quality and the village "sense of place".

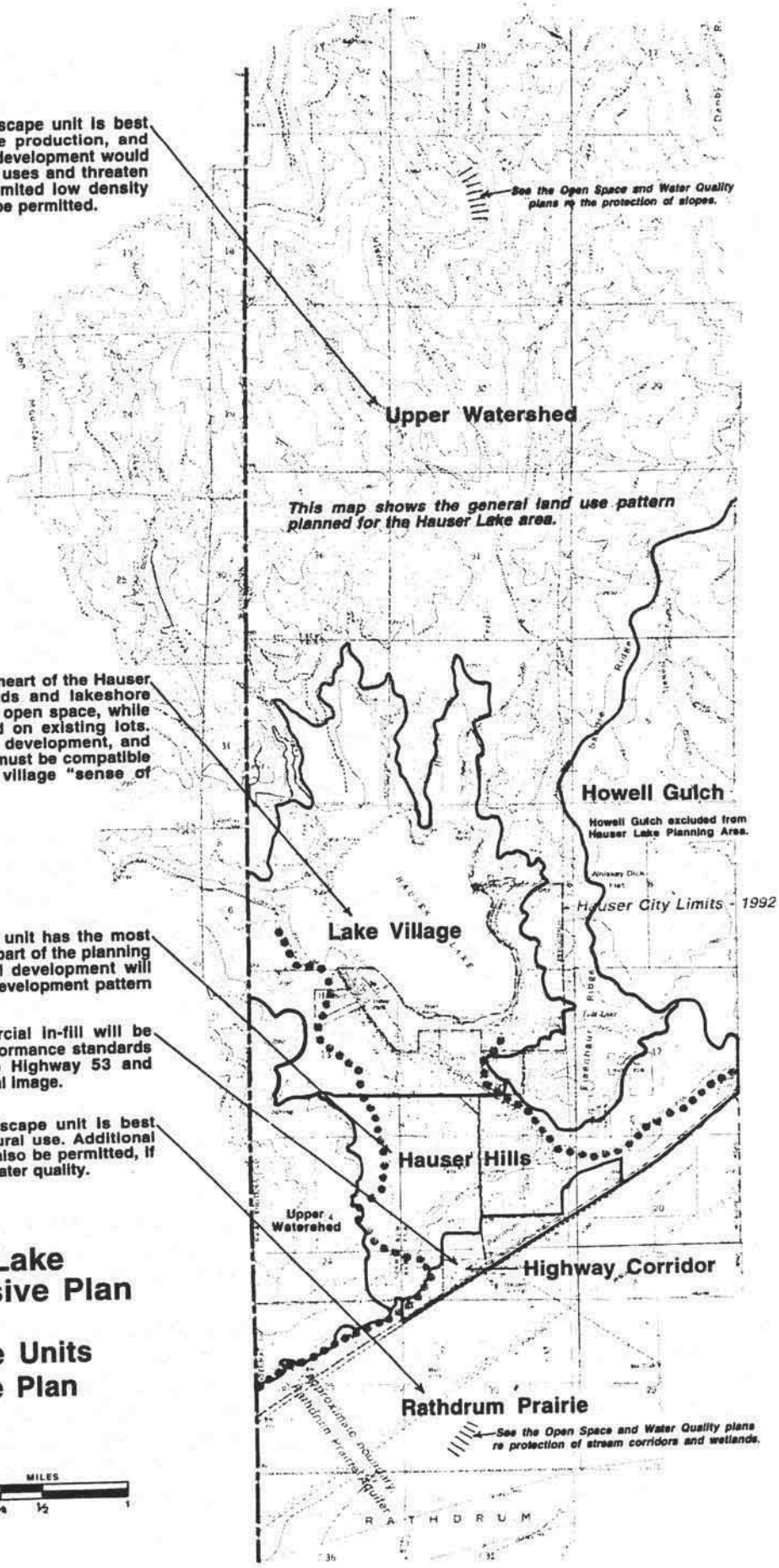
Hauser Hills. This landscape unit has the most development potential of any part of the planning area. Low density residential development will be permitted, with a cluster development pattern strongly encouraged.

Highway Corridor. Commercial in-fill will be permitted, but subject to performance standards that ensure safe access to Highway 53 and protect the community's visual image.

Rathdrum Prairie. This landscape unit is best suited to continued agricultural use. Additional industrial development may also be permitted, if it is compatible with groundwater quality.

Hauser Lake Comprehensive Plan

Landscape Units Land Use Plan



We approach the second compatibility requirement by dividing the Hauser Lake Planning Area into five landscape units, each with its own character. These landscape units, which are shown on the Land Use Plan map on page 15, should serve as zoning districts in the *Hauser Development Code*. The land use policy for each of those units follows. These policies also incorporate the third compatibility requirement, as it applies in the Lake Village landscape unit.

The ***Upper Watershed*** landscape unit is best suited for timber and wildlife production, and outdoor recreation. Given the predominance of steep slopes and erodible soils, even low density residential development will threaten downstream water quality. Such development could also be incompatible with future timber production and the existing pattern of scattered dwellings. Limited low density residential development may be permitted on suitable sites, where it is compatible with adjoining uses.

The ***Lake Village*** is the heart of the Hauser Lake Planning Area. Certain parts of this landscape unit should be retained in permanent open space (see the Open Space Plan map). Residential in-fill should be permitted on existing lots, but only where it is compatible with water quality, neighboring homes, and the visual character of the area. There will be no additional commercial development.

Most of the development potential (as measured by the acreage of accessible land that is physically suitable for development) in the Hauser Lake Planning Area is in the ***Hauser Hills*** landscape unit, but even moderately intensive development here will exceed the capacity of the roads serving the area, place additional stress on other public services, and substantially alter the character of the Hauser Lake area. Such development would also either result in the construction of numerous on-site sewage disposal systems, threatening groundwater quality, or require the construction of a central sewerage system.

The ***Highway Corridor*** is a small landscape unit along Idaho Highway 53. It contains the existing highway-oriented businesses and offers some space for additional enterprises. New residential development should not be permitted because it will conflict with existing and future commercial uses, but each commercial use should be permitted one accessory dwellings unit for the owner, manager, or a guard.

The current land use in the ***Rathdrum Prairie*** landscape unit is either agricultural, industrial, or vacant. There are only a few scattered homes, and additional residential development, which would conflict with the established farms and industries, should not be permitted. Continued agricultural use should be encouraged, and new industrial plants that are compatible with groundwater quality may be permitted.

Complementing the community's image is the least easily defined element of "compatibility" as we have defined it. Two specific ways to make sure that new development blends into the Hauser Lake area landscape are limitations on the size, number, and location of signs, and requirements for landscaped buffers (or even screening walls or fences) around certain uses.

Implementation Strategies

investments

No investment strategies are associated with this policy.

rules

Prevent Nuisances. The *Hauser Development Code* should include performance standards that eliminate or mitigate nuisances that might potentially be created by new developments, including, but not limited to, excessive noise, odor, and the unsafe and unsightly storage of solid waste and scrap materials. The required mitigation may include screening and landscaped buffers.

Implement Building Codes. To ensure the public health, safety, and integrity of the structures within the jurisdiction of the City of Hauser, the current edition of the Uniform Building Code as published by the International Conference of Building Officials will be enforced within the City's jurisdiction. The City Council will repeal the superseded edition and adopt by resolution the latest edition, with such amendments, additions, deletions and appendices as stated in the adopting resolution, as quickly after publication of the latest edition as is practicable.

Limit Land Use Conflict. The landscape units shown on the map on page 15 should be incorporated into the *Hauser Development Code* as zoning districts, and the specific land use policies this plan adopts for each unit should be used to evaluate the compatibility of proposed changes in land use. Landscaped buffers may also be used to mitigate potential land use conflicts.

Set Densities Compatible with Landscape Characteristics and the Present Land Use Patterns and Visual Character of the Hauser Lake Area. Implementation of the Open Space policy will require that the intensity of development be a function of landscape characteristics, like slope, but density should also be limited to reflect the present land use pattern and visual character of each landscape unit. The *Hauser Development Code* should also require that some of the open space associated with commercial and industrial uses be landscaped, both to limit nuisance potential and to enhance the appearance of the planning area.

Control Signs. One of the planning and zoning commission's projects during the preparation of this comprehensive plan was an assessment

of the existing signs in the Hauser Lake Planning Area. We concluded that some signs do detract from the image our community should present, and that the *Hauser Development Code* should limit the size, number, and location of signs permitted.

Infrastructure

Before stating our infrastructure policy, we note that many of the public facilities we (or our children) use are located outside the Hauser Lake Planning Area. This policy statement does not apply to those facilities, all of which also serve other communities.

The research conducted for this comprehensive plan makes it plain that the public facilities and services capacity available to support new development in the Hauser Lake Planning Area is extremely limited. We note, however, that the construction of additional capacity or new facilities (like a central sewerage system or an elementary school) might attract or encourage growth that conflicts with the Open Space, Water Quality, and Land Use goals we have adopted in this plan. We believe the maintenance and gradual improvement of existing facilities and services, and the acquisition of open space, should have first claim on the available public funds.

Improvements or facilities required to serve new development should be provided entirely at the expense of the developer, and in compliance with the design and construction standards adopted by the City of Hauser, the Post Falls Highway District, and other service providers. The required on-site improvements (streets, water mains, etc.) should be in place before a development is offered for sale, lease, or occupancy. The need for off-site improvements will be reduced, but not necessarily eliminated, by the limitations on the intensity of development adopted in this comprehensive plan. The City of Hauser should promote adoption of county-wide impact fees that would help fund off-site road improvements and other facilities.

To ensure the public health, safety and welfare, the current edition of the Uniform Fire Code as published by the Western Association of Fire Chiefs will be enforced within the jurisdiction of the City of Hauser. The City Council will repeal the superseded edition and adopt by resolution the latest edition, with such amendments, additions, deletions and appendices as stated in the adopting resolution, as quickly after publication of the latest edition as is practicable.

Implementation Strategies

investments

Support, and Enhance Existing Services. The City of Hauser, the Hauser Lake Fire Protection District, and other service providing agencies should maintain and enhance the existing facilities and services in the Hauser Lake Planning Area.

Develop a Comprehensive Addressing System. A comprehensive addressing system, including detailed maps, and the required posting of addresses will help law enforcement, fire protection, and ambulance services better respond to emergencies in the Hauser Lake Planning Area. A county-wide system would be desirable, but an addressing system for the Hauser Lake and Post Falls Fire Protection Districts (and adjoining areas that are not presently within those districts) would be a reasonable alternative.

Create an On-Site Sewerage Utility. This strategy was explained in the Water Quality policy statement. See page 13.

Coordinate with the Existing Central Water Utility. A private water company currently provides domestic water in the City of Hauser and the more densely populated adjoining areas. In order to ensure that water service is provided in compliance with this comprehensive plan, and to maintain public accountability in the operation of this utility, the City of Hauser shall enter into an agreement with the Hauser Lake Water Association providing for a growth planning procedure and building permit sign-off requirement.

Enhance the Existing Park. The only public recreational facility in the Hauser Lake Planning Area is the park on the south shore. Given the important role this outdoor space plays in the civic life of the area, and the limited resources Kootenai County can devote to parks, we believe the City of Hauser should obtain ownership of this facility, then take an active role in its maintenance and improvement. The city should begin by retaining experienced landscape architects to prepare a master plan for the park's future development, one specific feature of which should be an exercise course.

Promote the Use of Impact Fees. The City of Hauser should promote the adoption of impact fees that would help the Post Falls Highway District, the Hauser Lake and Post Falls Fire Protection Districts, and other agencies provide facilities adequate to accommodate the rapid growth of Kootenai County. Payment of the fees would, of course, be a "rule", but impact fees are listed here because the calculation of defensible fees would require an investment in a major study and capital improvements programming effort.

rules

These rules are intended to ensure that land development activity in the Hauser Lake Planning Area is accompanied by the development of the public facilities needed to protect public health and safety.

Refer Development Proposals to Service Providers. All proposals for development should be reviewed by potentially affected service providers, specifically including the Lakeland School District and the Hauser Lake or Post Falls fire departments.

Limit Wildfire Hazards. The *Hauser Development Code* should require that new developments in wooded areas create and maintain appropriate fuelbreaks and that a "defensible space" be maintained around each dwelling. The code should also encourage the provision of a water supply adequate for fire fighting, and require that roads adequate for both evacuation and access by fire fighting apparatus (and other emergency service vehicles) be provided in all developments.

Require Safe Access to Public Roads. The *Hauser Development Code* should require that all new points of access to any public road (whether they be new intersecting streets or driveways) meet stringent safety standards.

Require Installation of On-Site Improvements at the Developer's Expense. The *Hauser Development Code* should require that all necessary on-site facilities including roads, water mains (where central water is provided), and storm water management facilities be in place before any parcel or lot is offered for sale, lease, or development, or before any structure is occupied. All required improvements should be installed at the developer's expense, and in compliance with the standards adopted by the City of Hauser or the relevant agency.

Require Large-Scale Developments to Identify and Address Public Facility Needs. The *Hauser Development Code* should establish a procedure for the study of the off-site facilities needs generated by large developments, and such developments should be required to provide, or participate in the provision of, any off-site public facilities they require. We have currently defined a large-scale development as one that includes 75 or more dwelling units. Adoption of a comprehensive set of impact fees in Kootenai County would allow us to revise this strategy to be the "process for dealing with a project that has extraordinary impacts" that is provided for in Idaho's development impact fee law (I.C. 67-8204(21)).

Continuing the Planning Process

We recognize that the adoption of this comprehensive plan will be a starting point, not an ending. In each of the preceding policy statements we listed specific tasks that must be accomplished if this plan is to be successfully implemented, including sponsoring the formation of a local land trust and creating an on-site sewerage utility. This policy statement adds the procedural strategies needed for plan implementation. These strategies fall into three categories: adopting and providing for the enforcement of the development code, negotiating an area of city impact agreement with Kootenai County, and continuing the planning process.

The "rules" strategies of this plan are all implemented through the *Hauser Development Code*, which was developed simultaneously with those strategies. The first reading of that code, which is an ordinance, should be the city's first action following the adoption of this plan. The mayor and council's second action should be to provide for the administration and enforcement of the code.

This plan can protect open space, water quality, and the quality of life we experience in the Hauser Lake Planning Area only if it is adopted by Kootenai County. Perhaps the most important implementation strategy included in this document is to negotiate an area of city impact agreement with Kootenai County.

Finally, we must continue to foster a sense of involvement in the planning process. Community values and traditions played an important role in the preparation of this plan. The City of Hauser should provide opportunities for effective public participation in all future planning activities, including both decisions on development proposals and plan updates.

Implementation Strategies

investments

Retain an Administrator. Successful implementation of the *Hauser Development Code* will require competent administration. Both prospective developers and the property owner who simply wants to build an addition to a home must know when and where to find a person who can provide application forms and explain how the code's provisions affect their project. The administrator need not be full-time, but must maintain regular office hours. Likewise, the administrator need not be a professional planner, but must be capable of quickly learning the development code, and communicating its contents to the public.

Listen! The Hauser Planning and Zoning Commission should schedule time at each meeting to listen to community concerns and educate the public about land use issues.

Keep the Plan Current. The Hauser Planning and Zoning Commission should invite the public to assist in reviewing and, if necessary, modifying this plan and the *Hauser Development Code*. Plan review workshops should be held once each year.

rules

Adopt the Hauser Development Code. The *Hauser Development Code* has been carefully tailored for consistency with this comprehensive plan. It embodies the "rules" strategies adopted here, and must be adopted and enforced if this plan is to be effectively implemented.

Negotiate an Area of City Impact Agreement. The City of Hauser occupies only a small portion of the Hauser Lake Planning Area. The goals of this comprehensive plan cannot be attained if they are not also adopted by Kootenai County. The Local Planning Act (I.C. 67-6526) provides for "areas of city impact", within which a board of county commissioners may agree to accept a city's plan and ordinances. While area of city impact negotiations sometimes become strained, Hauser is in the unusual (for a city) position of planning for the protection of rural values rather than the expansion of an urban area. This comprehensive plan is, in fact, a gift to Kootenai County. The city appointed county residents to its planning and zoning commission, and has offered all interested citizens of the area the opportunity to be involved in its planning process. The city also collected, mapped, and analyzed data for the entire Hauser Lake watershed. The future of Hauser and the surrounding unincorporated area are intertwined, and adoption of this plan for the entire planning area will allow Kootenai County to focus its limited resources on the land use issues of other areas.

Provide Adequate Notice. The *Hauser Development Code* should provide ample notice of all public hearings on permit applications or proposed amendments to this plan or the code.

Ensure the Right to be Heard. The *Hauser Development Code* should identify well-defined steps for public comment on, and appeal of, land development decisions, including a standard set of procedural rules that guarantee everyone equal access to the public hearing process and all information considered in making a decision.

A Special Sense of Place

We want to end this plan as it began, with the theme of the special sense of place shared by residents of the Hauser Lake Planning Area. Whether it is a gray autumn day, with only fallen yellow leaves on the water and no one on the roads, or a bright summer afternoon with a lake full of boats, we enjoy a unique balance of nature and community. In this comprehensive plan, we have identified both the essential elements of our sense of place (open space, clean water, compatible land uses, etc.) and the strategies needed to maintain those elements into the future. Now the time to implement those strategies has come.