

# CITY OF HAYDEN LAKE

Kootenai County, Idaho

## COMPREHENSIVE PLAN

ADOPTED – SEPTEMBER 18, 2018

# TABLE OF CONTENTS

	Page
I. Comprehensive Plan - Introduction	
Hayden Lake City Council .....	3
Introduction.....	4
Comprehensive Plan: Its Function.....	4
Legal Authority for Plan .....	4
Local Planning Act Compliance.....	5
Planning Area.....	5
II. Background Information	
History .....	6
Population .....	6
Housing .....	7
Land Use .....	7
Natural Resources .....	9
Hazardous Areas .....	12
Public Services, Facilities and Utilities.....	12
Transportation .....	13
School Facilities .....	13
Recreation.....	14
Public Airport Facilities .....	14
Private Property Rights.....	14
III. Goals and Policies .....	16
Population, Housing and Land Use .....	16
Natural Resources .....	17
Hazardous Areas .....	18
Transportation .....	18
Public Services, Facilities and Utilities .....	19
Private Property Rights.....	20
III. Implementation .....	21
IV. Other Plan Elements .....	22
V. Land Use Map .....	Appendix "A"

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Hayden Lake City Council

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## Introduction

Welcome to our Comprehensive Plan (the "Plan"). The City of Hayden Lake has prepared this document to clearly describe the kind of community in which we want to live, and help define the community that we hope our children will 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 Hayden Lake area.

The policies adopted in this Plan, and the on-going growth of our region, set major challenges before our community. Maintaining the quality of life that brought us here will not be easy. The City of Hayden Lake may be required to assume new functions. Property owners will be required to consider 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.

### The Comprehensive Plan: Its Function

The Comprehensive Plan sets forth City goals and policies, as established through public hearing procedures by the City Council acting as the Planning Commission which related to the long-range growth of the community. As such, the Plan provides a guide for the evaluation of significant future development proposals and should serve the following purposes:

- 1) To express the quality of physical environment sought by citizens of the community.
- 2) To provide sufficient information about City policies and long-range goals of the community to enable public and private enterprise to coordinate their planning activities and development programs.
- 3) To facilitate City Council consideration of future public investments, capital improvements programs and other fiscal programs related to future urban development.

### 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 "Act"). The Act requires cities and counties to adopt a comprehensive plan and zoning and subdivision ordinances.

## Local Planning Act Compliance

This Plan is adopted pursuant to the Act. The Plan addresses the statutorily authorized purpose of protecting the "health, safety, and general welfare" of the people of the City of Hayden Lake (the "City"). 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.

The Plan considers existing conditions, trends, and desirable goals and policies for our community. Section 67-65 of Idaho Code requires that Comprehensive Plans address the following topics:

- (a) Property Rights
- (b) Population
- (c) School Facilities and Transportation
- (d) Economic Development
- (e) Land Use
- (f) Natural Resources
- (g) Hazardous Areas
- (h) Public Services, Facilities, and Utilities
- (i) Transportation
- (j) Recreation
- (k) Special Areas or Sites
- (l) Housing
- (m) Community Design
- (n) Agriculture
- (o) Implementation
- (p) National Interest Electric Transmission Corridors
- (q) Public Airport Facilities

## Planning Area

The City of Hayden Lake, Kootenai County, Idaho (the "City"), is located approximately six miles North of Coeur d'Alene, Idaho. The City is generally bounded on the North by Avondale on Hayden in Kootenai County, on the West by Strahorn Road and the City of Hayden, on the South by City of Hayden and Kootenai County, and on the East by Hayden Lake.

The planning area for this Plan includes the area within the City's municipal boundaries as is indicated on the Land Use Map attached hereto as Appendix A. The Map also illustrates the City's current Area of City Impact, even though this Plan does not govern or apply to that portion of such Area located outside of the City's municipal boundaries except to the extent that Kootenai County has already approved/approves of the same. Pursuant to Idaho Code Section 67-6508(e), such Map is a required component of this Plan.

## **History**

Before white men were attracted to the region in the mid-1800's, the Hayden Lake area was a favorite gathering place of the Coeur d'Alene Indian Tribe. The area was rich in game, fish, berries, and bulbs. According to tribal legend, hunting and gathering became less fruitful over the years and when a tribal chief was caught by a giant whirlpool in the lake, the tribe packed up and left the area never to return.

Land near Honeysuckle Beach was homesteaded in 1878 by a former cavalryman turned settler, Matt Heyden. In addition to developing an extensive farm, Heyden planted the first fruit orchard in the area. John Hager homesteaded at what is now the Hayden Lake Country Club. According to legend, the men were friends and often played cards together. During a card game, they decided to rename the lake, and the winner would have the honor. Heyden won the game and the lake became Heyden's Lake. In the passage of time, the name evolved into its present name, Hayden Lake. Arrival of the railway and steamboats to serve logging and mining interests instigated growth around Hayden Lake. In October, 1903, a new electric interurban railway began operating between Coeur d'Alene and Spokane. Additionally, in August, 1906, the Spokane and Inland Empire Railway extended service to "tap big timber belts and sawmills" that existed in Hayden. At one time, four steamboats served the logging and mining interests around the lake.

As a result of the increased activity around Hayden Lake, a "summer resort of first class nature" was envisioned by developers. Buildings were designed by Kirtland Cutter of Spokane and the grounds were planned by J.C. Olmstead.

Bozanta (Indian for meeting place by the lake) Tavern was the name chosen for the resort and the golf course was expanded in 1912, to become Idaho's first 18-hole course. The Bozanta Tavern and Golf Course did a booming business as a destination resort promoted by the Great Northern Railway, which bought out the Spokane and Inland Empire Railway. The electric interurban terminus was near the Bozanta Tavern, and the rail line passed through the City along what is now 4th Street. Rail service was soon expanded to hourly service on Sundays due to the popularity of the developing resort. Rail service to Hayden was discontinued in 1929 and an era came to a close.

On March 24, 1947, a petition signed by James Hill and thirty-six other citizens was filed with the Board of County Commissioners of Kootenai County, Idaho. On March 31, 1947, pursuant to an order of the Board the city was duly incorporated.

## **Population**

According to the United States Census Bureau, the city has a total area of 0.68 square miles (435 acres), of which 0.59 square miles (378 acres) is land and 0.09 square miles (58 acres) is lake.

The 2010 US Census showed the population of the City of Hayden Lake was 574. Those residents lived in 256 households. There were 369 total housing units at that time, which demonstrates that a significant portion of the housing units are

occupied seasonally and are not considered the owner's primary home.

The racial makeup of the city was 97.6% White. No other individual race represented more than a fraction of 1% of the population. The median age in the city was 54.2 years and 99.1% of residents have a high school diploma or higher educational degree.

The 2016 median household income is estimated to be \$81,250. For comparison, the State of Idaho's 2016 median household income was \$49,174.

Based on estimates, the City has grown incrementally each year since 2010. In 2016, the most recent year for which data is available, the population was estimated at 614 residents\*.

The City's population is expected to continue to grow slowly, at approximately 1% per year. That results in a projected population of approximately 640 in 2020 and 670 in 2025. Population growth is constrained by the relatively small number of vacant parcels in the City and the City's historical disinterest in annexing additional lands.

\*Estimates from US Census Bureau, 2012-2016 American Community Survey 5-year estimates.

### **Housing**

The US Census indicates that the city had 369 total housing units in 2010. In 2016, the most recent year for which data is available, the number of housing units is estimated to be 395\*.

The vast majority of these units are single family dwellings. Housing units in buildings with 2 or more units are estimated to make up a very small percentage of the housing stock.

The median house value in the city in 2016 was estimated at \$472,000\*. For reference, the 2016 median house value in Kootenai County was \$193,300\*.

All housing units in the city are believed to be site-built. There are no known instances of manufactured housing within city limits.

The City has adopted and enforces the current version of the International Building Code and the International Residential Code. The City contracts with the State of Idaho Division of Building Safety for building plan review and inspections.

\*Estimates from US Census Bureau, 2012-2016 American Community Survey 5-year estimates.

### **Land Use**

Within the City, there are a total of 448 parcels on a total of approximately 352 acres. The remaining acreage in the City is composed of road rights of way and area on the surface of the lake.

#### **Non-residential lands**

There are a total of 12 non-residential parcels in the City. Four of these parcels are owned by the municipality, including the city park and land where City Hall is located. The Hayden Lake Country Club owns 3 non-residential parcels which contain the golf course and associated buildings and uses. There are 4 parcels with commercial uses on Miles Avenue. Lastly, there is one parcel which houses a water storage tower.

The City-owned parcels and the parcel with the water storage tower are zoned residential. The remaining 7 non-residential parcels are in the City's overlay zone which allows for limited commercial uses.

The Hayden Lake Country Club is the largest property owner in the City. Their ownership totals approximately 122 acres of the City's land area.

### Residential

There are a total of 436 residential parcels in the City. At least a dozen of those residential parcels are considered non-buildable for various reasons.

The City Code requires a minimum of one-acre for a newly-created parcel, along with 100 feet of road frontage. The median lot size is 0.36 acres. The average lot size is 0.51 acres. A total of 41 existing parcels comply with the one-acre minimum size requirement (approximately 9% of all existing parcels). Only 35 of those one-acre or larger parcels are residential parcels. The largest residential lot is 5.5 acres and there are a total of 8 residential parcels that are larger than 2 acres. Those 8 residential parcels total approximately 30.4 acres.

The City experiences little subdivision activity, largely due to the lack of available, eligible land. Short plats (small subdivisions of 3 or fewer lots) occur periodically, but less than one per year. The most recent subdivision of notable size was Hayden Lake Country Club Estates, which was platted in 2002. This development created 29 residential lots through the City's planned unit development process. Because the development used a clustered design to preserve open space for the golf course, the residential lots in that development vary in size from 0.21 to 0.44 acres in size.

Given the one-acre minimum lot size and street frontage requirements, the number of new lots that can be created by subdivision within the existing city limits is less than 30. As a practical matter, the number of lots that can be created is likely 20 or fewer, due to the configuration of some of the parcels which does not lend itself to subdivision.

To provide additional opportunity for subdivision and to bring the lot size standard into closer conformance with existing parcels, the City should consider a reduction to the minimum lot size standard.

Land use in the City is considered stable. Requests for zone changes, and conditional use permits are very rare. Most years see neither of these types of requests.

### Area of City Impact



The City has negotiated an Area of City Impact with Kootenai County. It consists of approximately 3.3 square miles and lies north and northeast of the City. The City is impacted by residential development in this area because a significant portion of the traffic from this area travels through the City.

To help reduce traffic impacts on the City, the County amended their zoning standards to limit residential density in the Restricted Residential zone to 1 unit per acre, instead of the 5 units per acre otherwise allowed in that zone. The City has also identified a number of road improvement projects, primarily related to traffic calming and safety that are being pursued within the City. The City has a capital improvement plan and impact fee program to fund improvements.

A future land use map is included as Appendix A to this document. It reflects the preferred future land use pattern for the planning area.

## **Natural Resources**

### **Water Resources**

The most important natural resource of the area is Hayden Lake. The City is located on its shores, it provides residents with a highly aesthetic view from their own homes, it provides drinking water for some residents, and supports a multitude of recreational opportunities.

Since the quality of life in the City is so closely allied to Hayden Lake, it is appropriate for the City to assume a role of strong leadership in preserving the quality of the lake.

The lake itself has a surface area of approximately 4,200 acres, 27 miles of shoreline and a maximum depth of 178 feet. Its major tributaries are Hayden Creek, Mokins Creek, Yellowbanks Creek and Avondale Lake outlet. Only Hayden Creek flows year round. Most of the lake's outflow is through seepage into Rathdrum Aquifer.

In 2006, the Hayden Lake Water Quality Report was generated in a joint effort of the Idaho Department of Environmental Quality's Citizen Volunteer Monitoring Program and the Hayden Lake Watershed Association. Based on Mid-Lake, Berven Bay and Northern Arm sampling stations the water quality of Hayden Lake remains good. Lake clarity, total phosphorous, chlorophyll, and dissolved oxygen measurements provided values in the range of high water quality. However, total phosphorous has increased from values measured in 2004 and remains above the goal of the Hayden Lake Management Plan and federally required levels determined to fully protect water quality.

### **Water Quality**

Hayden 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 Plan. Effective water quality protection must begin at all lake watershed areas. This Plan recognizes the primary relationship between land use and water quality. The manner in

which land is developed and used adjacent to the shoreline and within the watershed and the resultant effects such activities have on the lake is of primary concern to the citizens of the City.

Valuable as it is to the community, Hayden Lake does not supply our drinking water (at least not directly), but, we share an important water quality concern with the 300,000 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 in that the Hayden Lake watershed provides part of its annual recharge.

Hayden Lake is vulnerable to pollution from development that disturbs the slopes above the lake, impacts 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 encouraging development away from sites where it is likely to have an adverse impact on the water quality, and that encouraging water quality protection as a priority in the design, construction, and continuing operation and maintenance of all developments.

### Soils

Soils within the Hayden Lake area were formed by lake sediments, volcanic ash, glacial outwash materials, loess and weathered basalt. While the texture and structure of these soils vary, they range from fine gravelly silt loam to silt loam which are moderately deep to very deep, and well-drained. Some areas within the city limits contain clay soils which are deep, but poorly drained. Soils located on steep slopes are generally shallower and well-drained. While it is not necessary to identify individual soil types in this plan, their locations and specific characteristics are available from the local U.S. Natural Resource Conservation Service office and their web site.

When thinking in terms of development, soils become important for several reasons.

For each development proposal the soil's ability to support structures must be determined. Some soils are very sensitive to slumping and damage by freezing/thawing action. Damage to structures located on these soil types can be significant. Soils are also important from a wastewater disposal concern.

Clay soils have low permeability, and wastewater may not flow through them adequately. This can result in septic systems backing up. Course grained soils are very porous and may allow effluent to flow through them too quickly for complete removal of bacteria, viruses and nutrients. These may be carried into nearby lakes or groundwater supplies.

The stability of a soil must be considered when proposals for development are examined. Highly erosive soils can generate significant amounts of sediments which can block drainage culverts, destroy fish spawning beds and ultimately fill in lakes.

### Topography / Slope

Another important element of the natural environment which must be addressed

is slope, a function of the topography of the area. Slope is a major determinant of the speed with which water flows over the land. Steep slopes increase the speed of the water, thereby increasing its potential to erode the soil.

Steep slopes also increase the costs of construction for both structures and roads.

Soil absorption wastewater disposal systems are susceptible to failure due to steep slopes. Effluent tends to flow laterally to the surface of the soil rather than vertically downward when slopes exceed 15%.

### Geology / Bedrock

Just as critical as slopes are bedrock considerations. Construction activities can be significantly hindered by encounters with bedrock. A shallow depth to bedrock also encourages soil absorption effluent to flow onto the ground as the bedrock becomes exposed. This is especially hazardous in sloping areas.

### Vegetation

Vegetation found within the City of Hayden Lake is made up of all aged, mixed conifer and deciduous tree species, primarily Douglas fir and Ponderosa pine. Understory species include various native and exotic shrubs, forbs and grasses. Vegetation also includes both aquatic and terrestrial noxious weed species, which may pose a threat to water and soil resources, and desirable plant communities.

### Wildlife

Within the City of Hayden Lake, both native and exotic vegetation provides a habitat for whitetail deer, various small mammals, Chinese pheasant, Hungarian partridge, forest grouse, quail, various song birds, eagles, osprey, geese, other migratory birds, coyotes, skunks, cougars, bears, raccoons and wild turkeys introduced by the Idaho Department of Fish & Game.

### Fisheries

The Idaho Department of Fish & Game has a fishing management plan for Hayden Lake. That plan found that:

"At the present time, the once famous fishing for cutthroat trout has been drastically depleted by introductions of competing species, over fishing, and to a lesser extent, by habitat degradation." The plan also noted that:

"Summer home development and logging practices through the late 1950's have lowered overall water quality slightly which may account for the eventual disappearance of large mayflies the lake was once noted for producing. Hayden Lake still has more than adequate spawning and rearing streams, relatively good water quality, and food supplies sufficient to support a good fishery. Initiation of

proper land management techniques and a sewer system represent good chances for maintaining Hayden Lake in its present status. "

Hayden Lake was once famous for its cutthroat trout. Because the public has expressed a desire to rebuild this type of fishery and the lake's water quality is still good enough to support it, the Department of Fish & Game has decided to embark upon an enhancement of the cutthroat population. The success of this effort will depend to a large extent on the public's ability to maintain the water quality of the lake.

## **Hazardous Areas**

### **Areas of Special Flood Hazard**

The City includes a "Special Flood Hazard Area" as mapped by the Federal Emergency Management Agency. This area lies along the shoreline of Hayden Lake. The City participates in the federal flood program and has adopted requirements that restrict activities within special flood hazard areas.

### **Steep Slopes**

While the majority of the City has relatively flat topography, a portion of the waterfront has some very steep slopes. While slope related problems in these areas are not common, proper care and construction techniques are warranted to prevent slope failure in these areas.

The City has requirements for construction site erosion control and stormwater management that partially address slope stability considerations. The City's adopted building codes also typically require engineering review as part of any building construction on or near steep slopes.

## **Public Services, Facilities, and Utilities**

### **City administration**

The City's administrative function is managed by one full-time city clerk. Land use planning, code enforcement and road maintenance services are contracted out.

### **Police services**

The City has a full-time police chief with 2 part-time deputies. Kootenai County Sheriff's Office provides backup and support as necessary.

### **Fire Protection**

Fire Protection services are provided by the Northern Lakes Fire Protection

District. Their closest fire station is at 125 W. Hayden Avenue, approximately 0.8 miles west of the city boundary.

### Water

There are 2 water service providers within the City. The North Kootenai Water and Sewer District provides water service to the Point Hayden area. Avondale Irrigation District provides water service to the rest of the City. The City has no water system of their own.

### Sewer

Sewer service in the City is provided by the Hayden Lake Sewer District (formerly Hayden Lake Recreational Water and Sewer District). The district provides sewer service to a large area around Hayden Lake, outside of the city's boundaries. While the district shares some office space and resources with the City of Hayden Lake, they are a separate legal entity with their own elected board members.

### Electricity and Natural Gas

Avista Utilities is the utility provider within the City. The Spokane-based company provides electricity and natural gas to much of Kootenai County.

## **Transportation**

There are approximately 5.7 miles of publicly maintained streets within the City. While the City does coordinate with the Lakes Highway District for some maintenance and repair activities within the City, the City is responsible for funding improvements and maintenance. There are also approximately 0.9 miles of privately-maintained streets within the City that are maintained by private associations.

In recent years street improvements within the City have been focused on maintenance, chip sealing, and enhancements for traffic calming. Through-traffic on Lakeview Drive is one of the more significant concerns and is a focus for traffic enforcement efforts and additional improvements for traffic calming and safety.

Because of the golf courses within and adjacent to the City, the City Code allows for operation of golf carts on City streets. Pedestrian and bicycle pathways are an important consideration for community residents. The City has placed increased effort toward developing segregated trails in or adjacent to the road rights of way in recent years.

## **School Facilities**

The City is located in the Coeur d'Alene School District #271. District 271's facilities are all located outside of the City of Hayden Lake. Due to the City's

demographics, the city contributes fewer students to the district's enrollment than most comparably sized areas of Kootenai County.

### **Recreation**

The City has one public park, McCall Park, located on Strahorn Road across from City Hall. The park is approximately 8 acres in size and is mostly a natural area with walking trails. The City does not have current plans for acquisition of additional parkland.

Walking and biking trails are an important amenity for the City, and they are addressed in the Transportation section of this plan.

### **Public Airport Facilities**

The closest public airport is the Coeur d'Alene Airport, located approximately 2 miles northwest of the City of Hayden Lake. This airport does not have passenger service, but is considered to be a thriving general aviation facility. It is owned and operated by Kootenai County. Airport operations do not have a noticeable impact on activities within the City.

The Spokane International Airport is the closest facility for passenger service. It is located approximately 43 miles to the west, on the west side of the City of Spokane, Washington.

### **Property Rights**

Idaho Code requires that the Plan consider private property rights. The City supports and respects property rights and must follow due process in enacting regulations and use the Idaho Attorney General's process for evaluating new regulations. The process states that a government action:

1. Must address a legitimate state interest.
2. Must substantially advance these interests, and
3. Must not deny an owner the economic viability of his land.

In order to address these issues, the Attorney General has identified the following checklist criteria. Though one of the following may be answered in the affirmative, it does not mean that there has been a "taking". It does mean that there could be a constitutional issue and that City staff should carefully review the proposed action. The criteria is as follows:

1. Does the regulation or action result in a permanent or temporary physical

- occupation of private property?
2. Does the regulation or action deprive a property owner of the ability to dedicate a portion of the property or to grant an easement?
  3. Does the regulation or action deprive the owner of all economically viable uses of the property?
  4. Does the regulation or action have a significant impact on the landowner's economic interest?
  5. Does the regulation deny a fundamental attribute of ownership?
  6. Does the regulation serve the same purpose that would be served by directly prohibiting the use or action?
  7. Does the condition imposed substantially advance that purpose?

## **Goals and Policies**

The goals and policies for the City are developed in the Plan for each planning element. These policies are intended to provide a directory and framework within which the City can make planning decisions. The goals and policies may be rewritten, revised, expanded upon or deleted by the City Council following the procedures set forth in the Act.

A "Goal" is defined as a general statement in the Plan which indicates an aim or purpose to be achieved.

A "Policy" is defined as a specific statement in the Plan which relates to methods of achieving a determined goal.

### **Goals**

#### **Population, Housing and Land Use**

Goal 1 – Protect the character of existing neighborhoods and residential areas.

Policies:

- 1) Carefully evaluate requests for zone changes and special use permits to ensure that commercial and other non-residential uses are compatible with adjacent and nearby uses. Incompatible uses should not be approved.
- 2) In determining appropriate residential densities and/or minimum lot sizes, the city should carefully consider the characteristics of the existing neighborhood.
- 3) Continue to encourage single-family housing to ensure a quiet lifestyle and protect property values consistent with the existing development pattern in the city.

Goal 2 – Carefully evaluate opportunities to accommodate growth.

Policies:

- 1) Annexation of property adjacent to the city should be considered, if requested by the property owner.
- 2) Amendments to City Code should be considered to reduce the City's minimum lot size to be more consistent with existing parcels and provide limited opportunities to create additional parcels. A minimum lot size of 1/3 to 1/2 acre should be considered.
- 3) Improve standards in the subdivision regulations to reduce the likelihood of irregular lot configurations and access by private roads.



4) Evaluate existing regulations for accessory living units. Consider allowing accessory dwellings to be used as a stand-alone residence or as a rental unit.

4) Future growth in the City should be promoted by in-filling existing developed areas that are already served by community services and utilities.

Goal 3 – Encourage full use of the existing commercially-zoned parcels while protecting adjacent residential uses.

**Policies:**

1) Uses allowed by right in the commercial zone should only include those which have minimal impact on adjacent residential uses.

2) Uses allowed by special use permit should be limited to those where impacts can be mitigated by site specific design considerations or special conditions.

3) Create or maintain appropriate standards for parking, landscaping and buffering, and lighting for commercial uses.

Goal 4 – Maintain an Area of City Impact (ACI) agreement with Kootenai County.

**Policies:**

1) Encourage Kootenai County to maintain the 1 dwelling unit per acre maximum density of the Restricted Residential zone within the ACI.

2) Continue to review and provide comment to the County on development proposals within the ACI.

3) Plan for growth within the ACI. Include this area in traffic modeling efforts and seek ways to mitigate impacts from the traffic.

**Natural Resources**

Goal – Ensure a balanced environment where physical development may occur with minimal adverse effect to the natural amenities of the area.

**Policies**

1) The City should adopt standards for the designation, enhancement, and maintenance of the following identified natural resources: health of mature trees, natural landscapes, quiet streets, slow residential traffic, high water quality and open space.

2) For all new developments, the City should encourage development to conserve natural amenities, such as streams, wooded areas, open space, greenbelts, quiet

streets, aquifer protection, and incorporate these natural features into the development plan as open spaces, buffer areas or other common areas.

- 3) The City should encourage landscape plans for projects removing a substantial amount of earth, and the City should consider adoption of standards which will minimize damage by earth-moving equipment.

## **Hazardous Areas**

**Goal** – Protect lives and property from unacceptable risks resulting from natural and man-made hazards.

### **Policies**

- 1) The City should identify all hazardous areas in the City including hazardous areas in any adopted Area of City Impact.
- 2) Structures should not be built in slide hazard areas unless adverse impacts can be mitigated.
- 3) Develop guidelines and ordinances to mitigate erosion, storm water, landslides, and other hazards that may result from land development.
- 4) For development projects of significant size, as determined by the City, the City should require an impact analysis of traffic, storm water, wastewater, schools, water, and pedestrian traffic, prior to approval.

## **Transportation**

**Goal** – Maintain an efficient transportation system in the City of Hayden Lake.

### **Policies**

- 1) All components of the transportation system should be coordinated with neighboring jurisdictions and with state and federal programs.
- 2) Maintenance and improvement of existing streets should have priority over construction of new streets.
- 3) The City prefers public streets over private streets.
- 4) For adequate access and circulation of emergency vehicles, all non-through streets should end in a cul-de-sac.

- 5) The City should encourage transportation systems that insure safe, pedestrian and bicyclist access.
- 6) New development should be reviewed to determine the traffic impact to existing streets.
- 7) The City should assess the impact costs of new development, both residential and business, on existing streets.
- 8) The City should, as a condition of approval for any subdivision development, require dedication to the appropriate agency (s) of sufficient rights-of-way, improvements and access to accommodate any increase in traffic volume resulting from the development.
- 9) Development proposals should include traffic impact studies to determine the feasibility and conformance with existing and proposed transportation systems. The studies should consider all existing and proposed contribution to the transportation routes.
- 10) New streets, roads, and public utilities built to serve new housing should be designed and constructed to city approved standards.
- 11) The City should regularly update its capital improvement plan for transportation improvements, including pedestrian and bicycle facilities.

### **Public Services, Facilities and Utilities**

**Goal** – Promote the development of facilities and utilities and services necessary for the well-being of the citizens of the City in a manner which will guide development in conformance with the Comprehensive Plan.

#### **Policies**

- 1) The development of facilities and utilities should be accomplished as elements of a complete and integrated utility and facilities plan.
- 2) City services and facilities should not be extended beyond the municipal boundaries.
- 3) Public buildings and facilities should be designed and located so that:
  - a) Capacities are related to present and future plans.
  - b) Ample land is available for expansion.
  - c) Joint use or multiple use of buildings is encouraged to reduce public costs.

- 4) Water supply systems adequate in both quantity and quality should be encouraged as part of all new development.
- 5) Water supply systems for development should include considerations for domestic use, irrigation, sanitation and fire protection.
- 6) Support Hayden Lake Sewer District's effort to provide adequate sewage treatment systems for all development in order to reduce or eliminate pollution of Hayden Lake.
- 7) Support Panhandle Health District to provide adequate on-site sewage disposal.
- 8) Support Northern Lakes Fire District's effort to provide fire protection to the city.
- 9) Coordinate with the fire district to insure that new development is designed and located so fire protection can be effectively provided.
- 10) The extension of all utility systems should be accomplished in a manner which is orderly and properly coordinated so that it is the least disruptive to the natural environment and other public utilities.

### **Private Property Rights**

**Goal** – Ensure that ordinances, policies, and land use decisions do not violate private property rights, adversely impact property values or create unnecessary technical limitations on land use.

#### **Policies:**

- 1) Draft and apply ordinances recognizing that private property ownership is a basic constitutional right, worthy of protection and vigilant oversight.
- 2) Comply with state law regarding regulatory takings.
- 3) Ensure that the City Code includes provisions for variances or similar exceptions to allow reasonable use of private lands consistent with maintenance of public health, safety and general welfare.
- 4) Avoid the adoption of regulations that impose unnecessary technical limitations on the use of property or that adversely impact property values.

## **Implementation**

Implementation of this Plan involves pursuit of its goals by the City Council while adhering to its policies.

The City should develop, use and continually update its zoning and subdivision ordinances. The Zoning ordinance addresses the uses of the land and the densities of the use. The Subdivision ordinance controls how lots are created and infrastructure is extended to serve those lots. Street widths, provisions for utilities and building setbacks are some commonly addressed concerns. An erosion and grading ordinance should at least be developed to protect Hayden Lake from erosion and degradation of water quality.

Another method of implementing the Plan is the optimal allocation of budgetary funds. Items of greatest concern to the City should receive first consideration when funds are spent.

The City should develop a capital improvements program which would include a priority list of possible projects.

The City should also periodically review with Kootenai County, the City's Area of City Impact.

**Goal 1 - Encourage full citizen participation in public decision-making.**

### **Policy**

1) The public health, safety and welfare of the whole community should be given priority over the special interests of a small group.

**Goal 2 - Develop and maintain a comprehensive plan and planning process that is adaptable to changing conditions.**

### **Policies**

1) Assure that land use decisions conform to the adopted comprehensive plan.

2) The comprehensive plan for the City should be reviewed and updated periodically as warranted by growth.

3) The council should meet with a standing committee for long range planning at least biannually.

### **Other Plan Elements**

Economic development is not addressed in this plan because commercial activity within the City is minimal.

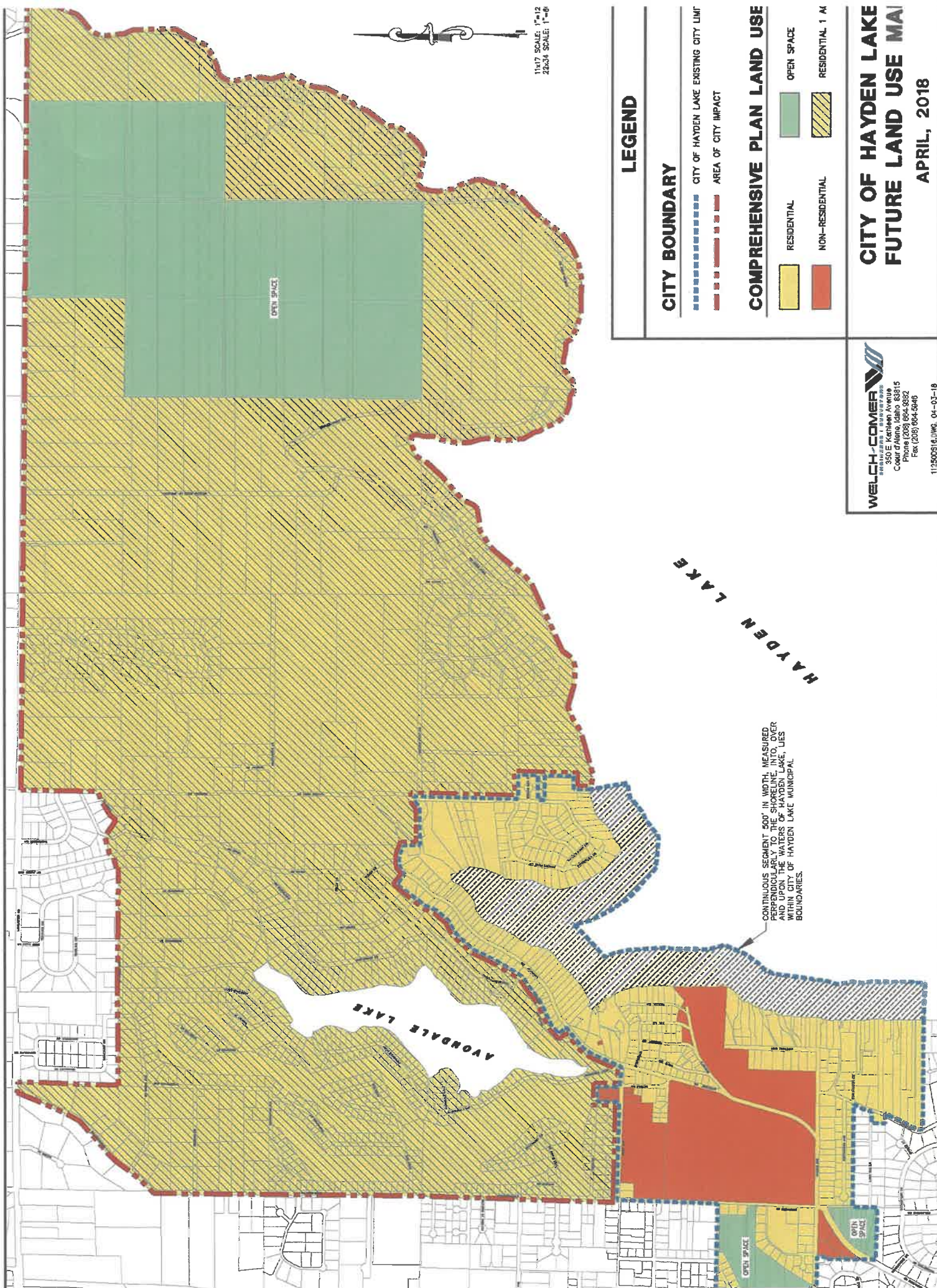
Special Areas or Sites are not addressed in this plan as the City has not identified any special sites within the City.

Community Design is not addressed in this plan. The City is mostly built out with limited opportunity for growth and significant land use changes. The City is not looking to change the appearance or function of the built environment.

Agriculture is not addressed in this plan as there are no agricultural activities within the City.

National Interest Electric Transmission Corridors are not addressed as there are none of these corridors within or near the City.

**Appendix A**  
**Land Use Map**



1:147 SCALE, 1"=1/2  
22,634 SCALE, 1"=6'



**LEGEND**

**CITY BOUNDARY**

- CITY OF HAYDEN LAKE EXISTING CITY LIMIT
- AREA OF CITY IMPACT

**COMPREHENSIVE PLAN LAND USE**

- RESIDENTIAL
- NON-RESIDENTIAL
- OPEN SPACE
- RESIDENTIAL, 1 A

**CITY OF HAYDEN LAKE  
FUTURE LAND USE MA**

APRIL, 2018

HAYDEN LAKE

AVONDALE LAKE

CONTINUOUS SEGMENT 500' IN WIDTH, MEASURED PERPENDICULARLY TO THE SHORELINE, INTO, OVER AND UPON THE WATERS OF HAYDEN LAKE, LIES WITHIN CITY OF HAYDEN LAKE MUNICIPAL BOUNDARIES.



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