CITY OF RATHDRUM

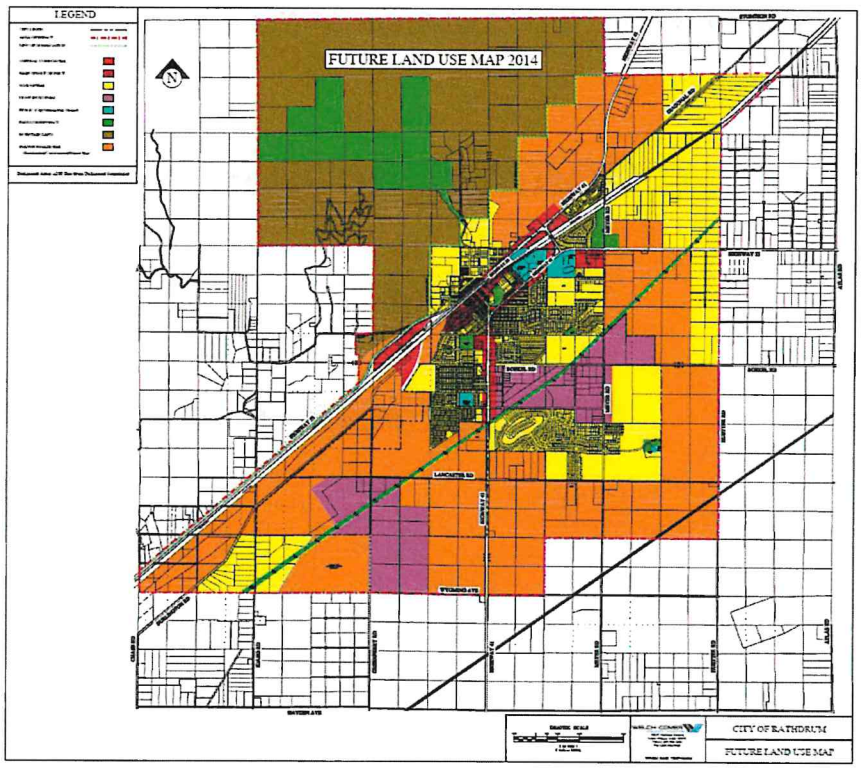
2014 COMPREHENSIVE PLAN

"VISION STATEMENT"

"GOALS AND POLICIES"

"FUTURE LAND USE MAP"

"MAKING IT WORK"



Prepared By:
The Rathdrum Planning and Zoning Commission and City Staff

IN MEMORIAM

In appreciation for volunteering their time on the Planning and Zoning Commission, this document to the memory of:

CARMON O'DONNELL

and

WES DuCHARME

CITY OF RATHDRUM
2014 COMPREHENSIVE PLAN

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CITY OF RATHDRUM
2014 COMPREHENSIVE PLAN

SECTION I: INTRODUCTION

The primary function of the Comprehensive Plan, or "Plan", is to define a general vision for the City of Rathdrum's long-term future. Based on public input and consideration of current conditions the Plan outlines what the community wants to look like in the next twenty or more years, and how it can get there. It is a legal document as adopted by the Rathdrum City Council to guide public and private development through the short and long-term future.

The Plan reflects the general goals of the community and sets forth policies to attain these goals. The Plan is a projection of how present conditions can be improved upon through the meeting of these goals, application of the policies and implementation of an agenda for action.

The Plan provides a guideline to assure that future land use decisions reflect the recognized vision for the community as identified in the elements of the Plan. It should always be remembered that the Plan is:

1) **Generalized:** Provides general guidance and direction for the community's growth and development.

2) **Comprehensive:** Addresses elements or components felt to be important in affecting the physical, economic and social concerns of the community.

3) **Long Range:** Presents a long term vision for the community.

4) **Not Stagnant:** The Plan should evolve through time through periodic review and updating.

5) **Not a Zoning Ordinance or Zoning Map**: Goals, policies, and the "Future Land Use Map", as set forth in the Plan, serve as the basis for decision making in the development of future updates to the city's zoning ordinance and zoning map.

The Plan reflects the end product of the Rathdrum Planning and Zoning Commission's review, update and amendment of the previous Comprehensive Plan for the City of Rathdrum. The text of the previous Comprehensive Plan was amended in 2002 with the "Future land Use Map" amended in 2005.

I-A: SCOPE OF THE PLAN

The Plan addresses all land within the City of Rathdrum's jurisdiction, including the area of city impact. Fifteen components or elements making up the community, as identified in Idaho Code 67-6508, are addressed in the Plan. Goals and policies for all elements excepting "Implementation" and "Property Rights" are outlined in "Section II-Goals and Policies", with "Implementation" and "Property Rights" covered in "Section III- Making It Work". The "Future Land Use Map" is also presented in "Section III- Making It Work".

The various elements are listed below, including the section of the Plan in which they are addressed.

	ELEMENT	SECTION
1.	Population	II-A
2.	Land Use	II-B and III-C
3.	Natural Resources:	II-C
4.	Hazardous Areas:	II-D
5.	Public Services:	II-E
6.	Transportation:	II-F
7.	Housing	II-G
8.	School Facilities	II-H
9.	Recreation	II-I
10.	Economic Development	II-J
11.	Community Design	II-K
12.	Special Areas or Sites	II-L
13.	Agriculture	II-M
14.	Implementation	III- A
15.	Property Rights	III-B

I-B: PUBLIC PARTICIPATION

Public participation and input from members of the community was important in the development of the Plan to help ensure it represents the desires and needs of the community. In an effort to ensure the involvement and inclusion of the community in the development of the Plan, well advertised special community visioning workshops were held. The initial three public workshops covered:

- A collective community visioning process, and
- Identification and discussion of focal points of community concern, and
- The evaluation of strengths, weaknesses, opportunities and challenges in respect to various aspects of the community.

An additional public workshop was held toward the end of the process to gather public input and perspective concerning the goals and policies and "Future Land Use Map" as amended and drafted.

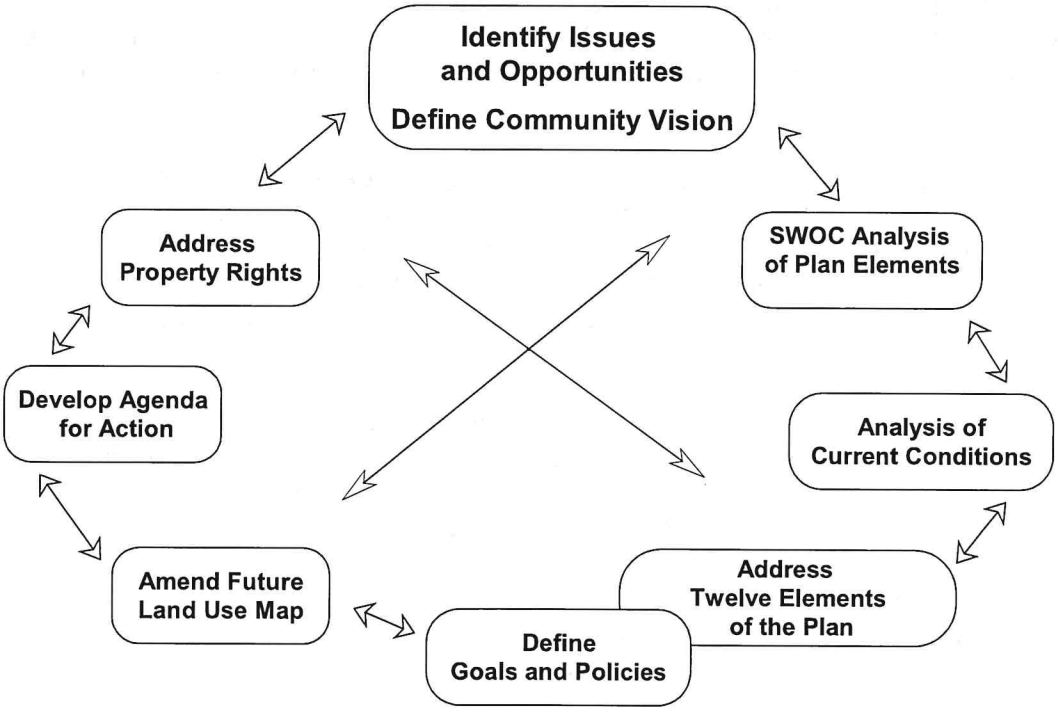
All Planning & Zoning Commission work sessions were also open to the public. Public outreach efforts included newspaper, web-based promotion and contact with interested members of the community through direct mailings.

Section II-M: Agriculture was added in October of 2011 outlining goals and policies for a new component addressing agriculture as recommended through amendment of Idaho's Local Planning Act. The 2009 Plan was reviewed by the Planning and Zoning Commission in the fall of 2013 with amendments to reflect current conditions and values incorporated herein.

I-C: PROCESS

The Plan was developed by the Planning and Zoning Commission and city staff through the application of a general planning process as set forth below.

COMPREHENSIVE PLAN UPDATE
PLANNING PROCESS



* SWOC = Strengths, Weaknesses, Opportunities and Challenges

Working Manual: The process and scope of work to update and amend the existing "Comprehensive Plan" was initially determined and a "Working Manual" was developed outlining the process and format. Goals and policies from the existing "Comprehensive Plan" were collated to minimize repetition and provide clarification, where appropriate, and initially incorporated into the Working Manual. Other pertinent information was added to the Working Manual through time to facilitate in the review and amendment process.

Public Workshops: A series of public workshops were initially held to gather community input in respect to the identification of issues and opportunities and the community's general desires concerning the future character of the community. A brief overview of each element was also presented, with public input gathered through an analysis of each element's strengths, weaknesses, opportunities and challenges (SWOC analysis). The information provided during the initial public workshops was documented and incorporated into the working manual for ongoing reference. The initial draft of the goals and policies and "Future Land Use Map" were reviewed and comments were provided by the public in a public workshop format hosted late in the process. This public input was taken into consideration in developing the final draft of the Plan.

Vision Statement: A "Community Vision" statement reflecting information provided at the public workshops was drafted early, revisited through time and amended as found appropriate to best reflect the collective vision of the community.

Goals and Policies: Through a series of Planning and Zoning Commission workshops, the goals and policies from the last update of the Comprehensive Plan were reviewed and amended, with new goals and policies added to best reflect current conditions and public input.

Future Land Use Map: The Planning and Zoning Commission reviewed language defining future land use designations and an amended map as drafted and prepared by staff based on open-forum discussions in workshop settings. The language and map were then amended and presented for review and comment at a public workshop allowing for further amendments to occur reflecting public input prior to the public hearing.

Implementation: General courses of action to achieve the goals and policies of the Plan are identified and incorporated in "Section III-Making It Work". The updating of various ordinances, development of strategic plans, capital improvement planning, updating the impact fee program and other administrative actions are addressed in this section.

Property Rights: Language as drafted by the city attorney, was reviewed, amended and incorporated into "Section III- Making It Work" to address the property rights element.

Inventory of Current Conditions: A collection of background information, as incorporated in various other plans and documents, was provided the Planning and

Zoning Commission for reference purposes prior to initiation of the process to update and amend the Plan. Other background information reflecting current conditions pertaining to each of the elements was made available throughout the process, as requested and as found appropriate by staff. The information referenced throughout the process of updating the Plan is listed in the appendices and maintained in the offices of the Planner and the Public Works Department.

I-D: SUMMATION

The Plan reflects community standards and desires, with the community's current vision statement, goals and policies, "Future Land Use Map" and recommended methods and tools to implement the Plan incorporated in the document.

The "Vision Statement" is presented on the following page with goals and policies for each of the various elements of the Plan outlined in "Section II: Goals and Policies". An agenda for action to implement the Plan, the property rights component, and the "Future Land Use Map" are presented in "Section III: Making It Work".

This Plan should act as a living document with annual reviews and updates scheduled to assure the Plan continues to reflect current conditions and values. Annual tracking of the implementation processes outlined in various policies set forth in the Plan will facilitate the meeting of goals as intended. It is also recommended that a comprehensive review and update occur every five years in order to provide a more complete update, ensuring the Plan best reflects future conditions and values.

I-E: VISION STATEMENT

The "Vision Statement" evolved through community input as provided during a series of public workshops. This collective vision, along with the goals and policies set forth in the Plan, is intended to provide direction as the community grows and changes, allowing for preservation of that which is valued, enhancement of the quality of community life, and encouragement and promotion of an environment which reflects the community's unique character and sense of identity.

RATHDRUM'S VISION STATEMENT

"The community of Rathdrum strives to retain, preserve and enhance our traditional small town atmosphere and historical heritage. Feeling safe and comfortable in our surroundings, and the ability to move freely throughout the community, are principles highly valued by our many active residents. We desire that localized and locally operated commercial establishments continue to meet the various needs of our growing community. We wish to maintain a responsive, open, low-key local government that provides all services necessary to meet the daily and short-term needs of the community, while providing coordinated direction for growth and development, thus ensuring that long-term community goals are met."

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SECTION II: GOALS AND POLICIES

Goals and policies addressing each of the elements recommended in Idaho code were developed through a series of public workshops. Currently pertinent goals and polices in the 1995 Plan were retained or amended, with new goals and policies added, based on information provided by the public and city staff during the workshop process. This final set of goals and policies addresses current local issues and opportunities, and aims to preserve and build upon Rathdrum's unique sense of community and the long-term vision for the community.

- **Goals** are long term, general aims of the community and are general expressions of the community's hopes and aspirations concerning development and the future form of the community.

- **Policies** are broad statements of intent to guide or direct action in order to achieve the goals. They are operational actions, usually with the purpose of relatively short-term implementation. They can prohibit, permit or require various actions.

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II- A: POPULATION

GOALS AND POLICIES

GOAL 1: Address changing growth trends and capacities to work toward a moderate and stable rate of long-range population growth with orderly development.

GOAL 2: Guide future development to maintain and enhance the quality of life of the population living within and directly adjacent to the community.

POLICIES:

A. Develop and maintain ordinances and regulations to promote the quality and character of existing and future development and meet the goals of the Plan.

B. Work with local entities to ensure services are provided to enhance the quality of life of the residents.

II-B: LAND USE

GOALS AND POLICIES

GOAL 1: A balance of land use guidelines will be applied to preserve and enhance the following values:

- Rural character and small-town feel
- Access to open space
- Provision of day-to-day commercial needs
- Well maintained and inter-connected local circulation systems
- Economically rational development of desirable land uses
- Historic sites
- Capacity for citizens to live, work and play inside the community
- Public safety
- Quality of the local natural environment
- Preservation of a clean and abundant aquifer
- Efficient use of valuable infrastructure

POLICIES:

A. Actively engage citizens in planning and zoning activities to ensure desirable land use practices are applied and sustained.

B. Consider and include the following criteria in the development of future zoning, subdivision and other ordinances, and plans.

- Economically and socially integrated neighborhoods
- A wide range of housing, especially that which is affordable to local citizens
- A central business core, in the tradition of a community Main Street district
- Pockets of neighborhood commercial businesses to provide retail conveniences without the need to travel by car
- A system of pathways and open spaces to connect the community and to encourage walking, biking, outdoor recreation and social gathering
- Industrial divisions whose waste and output are compatible with sustaining this rural community's excellent natural environment
- A transportation network that provides easy access between local jobs, homes, commerce and recreation
- A transportation network that accommodates regional traffic needs while giving priority to local access, convenience, connection, safety, potential for public transit and economy
- Support for preservation of agricultural lands around the community

C. Maintain regulatory standards that encourage private property land uses and infill development consistent with expressed local values.

D. Maintain reasonable development standards addressing uses incompatible with others to minimize impact on adjacent property.

E. Apply land use regulations in a manner respecting overall property values while addressing other specified community values.

F. Consider special use permits only where proposed land uses can be demonstrated to be consistent with goals of the Comprehensive Plan.

G. Refine zoning district standards, criteria and location to promote appropriate development of type and character as set forth in the Comprehensive Plan.

GOAL 2: Avoid annexation except to support well planned development, uniform boundaries, orderly growth and the goals and policies of the comprehensive plan.

POLICIES:

A. Encourage development within currently established areas of the community and more intense use of developed land.

B. Evaluate any proposed annexation carefully to assure it supports well planned development, uniform boundaries, orderly growth and the goals and policies of the comprehensive plan.

II- C: NATURAL RESOURCES

GOALS AND POLICIES

GOAL 1: Protect, preserve and enhance existing natural resources and the natural environment of the community to ensure long-term preservation for the enjoyment and benefit of current and future populations. Ensure a balanced environment where physical development may occur with minimal adverse impact on the natural amenities of the area.

POLICIES:

A. Promote public awareness and action concerning protection of the community's natural resources including, but not limited to clean air, aquifer protection, noise levels, natural view corridors, floodplains and soils.

B. Encourage standards for the enhancement and maintenance of natural resources and amenities. Develop and enforce land use ordinances addressing impacts of current and future development on the natural environment.

C. Identify natural amenities and resources including, but not limited to, open space, scenic vistas, air quality, water quality, natural environments and ambient noise levels. Adopt procedures and standards to protect the integrity of such natural amenities, as identified through time.

D. Promote consideration of environmental impacts and conservation of natural amenities associated with development projects during the permit review process. Evaluate proposed development for potential environmental impacts in

accordance with city policy and cooperate with other agencies to implement appropriate mitigation measures.

E. Develop and enforce standards for the establishment of buffers between noise generating and odor-generating uses and adjacent uses.

GOAL 2: Ensure the preservation of Rathdrum Creek, Spring Creek and other streams and tributaries assuring they continue to be clean, attractive, flowing and accessible.

POLICY

A. Coordinate with other agencies and community organizations in the management of the Rathdrum Creek drainage to sustain its beauty, cleanliness and access.

GOAL 3: Enhance the health and beauty of the Rathdrum Mountain area addressing the preservation of scenic views, timber management, watershed protection and recreational opportunities.

POLICIES:

A. Establish and enforce guidelines and regulations consistent with goals of the Comprehensive Plan addressing development on Rathdrum Mountain, while coordinating with Kootenai County and other agencies where applicable.

B. Work with Kootenai County towards identification of the view-shed and adoption of appropriate zoning and regulation for protection.

GOAL 4: Maintain a balance of natural open space throughout the community and adjacent areas.

POLICIES:

A. Develop a strategic plan in coordination other jurisdictions, property owners and community members to preserve open space in the city and surrounding areas to:

1 Provide recreational opportunities.

2. Provide a green belt/buffer between Rathdrum and other growing communities.

3. Meet community design goals of the Plan.

4. Maintain wildlife habitat.

B. Explore funding options, transfer development rights, conservation easements, subdivision and PUD ordinances and other tools to promote open space

preservation in coordination with Kootenai County and neighboring communities.

C. Continue to coordinate with Kootenai County and neighboring communities in planning efforts concerning the Rathdrum Prairie.

D. Address the development of policies and programs to assure the short and long-term maintenance, protection and enhancement of public and common open areas.

E. Coordinate with local and regional agencies and specialists to develop, implement and enforce a weed management program on both public and private lands consistent with local and state regulations. Establish a system of physical, chemical and biological controls, local application and management.

GOAL 5: Protect the existing high quality of the Rathdrum Aquifer from contamination and deterioration. Minimize negative impact on the aquifer from current and future activities within the community, especially in areas that are currently in open space or under agricultural use.

POLICIES:

A. Promote the education of residents, business, industry and local government regarding the preservation of local water quality and the Rathdrum Aquifer.

B. Explore funding mechanisms for the preservation of open space for the purposes of aquifer protection, in coordination with Kootenai County and neighboring communities.

C. Coordinate with Panhandle Health District, DEQ and other appropriate agencies to ensure that monitoring of the aquifer level and water quality is ongoing.

D. Coordinate and cooperate with regional and state agencies to monitor development impacts on the aquifer through scientific analysis.

E. Regulate the location, density, and type of development in potential areas of flooding and flood plains to protect water quality. Fully consider the short and long term impacts of potential activity on the aquifer in all decision-making processes concerning future development within the current city bounds and areas of city impact. Ensure that both public and private development in Rathdrum respect the aquifer's environmental integrity through development and enforcement of local ordinance and policy.

F. Protect environmentally sensitive areas such as flood zones, saturated recharge areas, and Zone I wellhead protection areas through zoning regulations. (Flood Management further addressed in Hazardous Areas)

G. Planned growth and development shall be accompanied by the development of infrastructure, public services, utilities and preservation of open space. The provision of municipal sewer services must be available prior to development.

H. Stormwater generated from developed land shall be managed in a manner consistent with sound management practices. Strictly enforce current storm water management ordinances and explore amendment to the ordinance to better protect the aquifer. All development potentially affecting the aquifer shall adhere to all Federal, State and local aquifer protection policies and standards.

I. Explore potential methods and means to preserve areas that are currently in their natural state, under agricultural use or in open space to enhance the protection of the aquifer.

II-D: HAZARDOUS AREAS

GOALS AND POLICIES

GOAL 1: Reduce the potential threat to property and minimize public expenditures due to flooding.

POLICIES:

A. Maintain knowledge of primary sources for flood hazard analysis as identified by the Federal Insurance Administration including the Flood Insurance Rate Map/Flood Hazard Boundary Map and maintain updated and accurate information.

B. Floodplain development will be restricted through zoning and development standards to ensure compliance with FEMA standards.

C. Support Twin Lakes flood management measures by cooperating with local organization to minimize impact to Rathdrum Creek and watershed areas.

D. Cooperate with appropriate agencies in the development and provision of education and public safety and awareness programs.

GOAL 2: Minimize and appropriately manage potential noise and safety impacts and other issues created by the railroad.

POLICIES:

A. Engage the railroad to minimize noise pollution, maximize safe railroad practices, and encourage public safety training and emergency preparedness.

B. Work proactively with the railroad to address negative impacts of rail service on the community where appropriate, including active participation in Bridging the Valley.

C. Continue monitoring the direct effect of rail traffic through town.

D. Manage hazardous crossing areas appropriately through improvement of the crossings, land use guidelines and other strategic tools.

E. Implement land use policies addressing activities fronting railroad right-of ways that incorporate buffering and screening measures to minimize impacts.

GOAL 3: Enhance public awareness concerning potential hazards relating to local public utility transmission lines and the transportation of hazardous materials.

POLICIES:

A. Encourage and participate in public education programs concerning hazards related to:

1. Electromagnetic fields from high voltage transmission lines,
2. Regional gas transmission lines, and
3. The transport of hazardous materials by rail and truck.

B. Include safety and hazard information in permitting requirements for activities planned for hazard areas.

GOAL 4: Ensure city emergency response readiness to address potential hazardous events.

POLICIES:

A. Cooperate with the local fire district and Kootenai County Office of Emergency Management in maintaining emergency readiness policies and programs.

B. Maintain and improve the effectiveness of the city's Emergency Operations and Evacuation Plan.

C. Establish hazardous materials emergency response guidelines relating to truck traffic and long term parking in cooperation with transportation agencies.

D. Work with local utilities to minimize hazards through the adoption of regulations, emergency preparedness and response planning relating to their facilities and activities.

II- E: PUBLIC SERVICES

GOALS AND POLICIES

GOAL 1: Provide essential public services in the most cost effective, efficient and environmentally sound manner, while sustaining development supported by the comprehensive plan.

POLICIES:

A. Coordinate with service providers and public safety entities to assure necessary and appropriate urban services are provided to accommodate projected types and densities of growth and development.

B. Foster a user friendly environment in the administration of public services to provide excellent customer service and take note of changing concerns of the community.

II-E-1: PUBLIC SAFETY

GOAL 1: Ensure police, fire and emergency service protection is timely, efficient and professional, maintaining Rathdrum's reputation as a safe community with low levels of crime.

POLICIES:

A. Participate in monitoring and planning for facilities and technology as growth and changes in land use drive service needs of the community.

B. Consider public safety facility locations and response times in the development approval process.

C. Periodically review communication system and facility needs for police, fire and emergency services to ensure they continue to meet public safety requirements.

D. Provide public safety staff with competitive compensation, ongoing training, efficient facilities and effective equipment to attract and retain qualified personnel and achieve and maintain public safety goals.

E. Continue to coordinate with fire protection officials to ensure that new development is designed so fire protection can be effectively provided.

F. Require new development to provide sufficient emergency vehicular access for emergency equipment and adequate water supply and pressure for the purposes of fire protection.

G. Require development be designed and constructed to address the minimization of hazards and the enhancement of the effective provision of law enforcement and protection.

H. Assess the potential need for location of satellite public safety facilities to address restricted access due to railroad traffic.

I. Encourage and endorse the Fire District's effort to maintain a fire safety protection class rating of five or lower, as rated by the Idaho Surveying and Rating Bureau.

GOAL 2: Establish and maintain a close-knit relationship between public safety staff and Rathdrum citizens which fosters community understanding, respect, assistance and cooperation with public safety professionals.

POLICY:

A. Support city staff, local schools and community organizations in the development and presentation of activities and public education programs supporting public safety entities and participants.

II-E-2: SEWER AND WATER

GOAL 1: Maintain a service infrastructure for sewer and water that focuses on providing efficient and environmentally sound service to developed areas while providing service to newly developed areas in an effective, efficient and timely manner.

POLICIES:

A. Require all existing and proposed facilities within the city limits be connected to and serviced by, the municipal sewer system.

B. Promote development in areas with municipal sewer and water systems in place.

C. Encourage land development patterns that permit the most economical extension of sewer lines.

D. Base land use development and density decisions on the availability of municipal sewer and water systems.

E. Focus the development of infrastructure in areas within the city limits and areas where growth will occur in the short term.

F. Coordinate with and support regional long range planning efforts concerning future utility infrastructure requirements and plans.

G. Maintain and amend policies as necessary requiring developers to fund necessary extension and/or expansion of municipal services and facilities necessary to service new development.

H. Periodically update and maintain the master water and sewer plans.

I. Research and obtain alternative funding sources to support planning efforts and infrastructure development and maintenance costs.

J. Seek and provide resources to keep all city wells operating cleanly, efficiently and economically.

K. Explore alternative methods of sewage treatment and disposal necessary to meet future needs.

L. Provide sewer service in accordance with the city, state and federal standards and policies.

II-E-3: SOLID WASTE MANAGEMENT

GOAL 1: Ensure the provision of practical and economical solid waste services to protect the health, and welfare of citizens, the community appearance, and the environment.

POLICIES:

A. Encourage and support local recycling programs and efforts through public education programs concerning the proper disposal, processing and recycling of solid waste.

B. Encourage user convenience in solid waste services provided by private and public entities.

C. Coordinate with Kootenai County in the development, operation and promotion of solid waste management programs and services.

D. Encourage conservation of resources through recycling and education programs.

E. Develop programs such as a special clean-up days and white goods, Christmas tree and waste tire collection to encourage residents to maintain their property.

F. Coordinate with the county to ensure that local collection and transfer sites for the disposal of bulky and excess solid waste continue to be available.

G. Explore options for the provision of collection services, including franchising or contracting collection services and development and implementation of a mandatory collection ordinance.

H. Develop and enforce ordinances to require better maintenance of property to prevent the accumulation of litter, abandoned vehicles, noxious weeds, and other eyesores.

II- F: TRANSPORTATION

GOALS AND POLICIES

GOAL 1: Establish a system of paved arterials, alternate routes and pathways that makes the community feel connected and integrated.

POLICIES:

A. Promote standards that create functional connections to the regional highway system and convenient internal circulation.

B. Connect commercial areas and community centers by well-organized street systems and available public transportation to encourage community interaction.

C. Discourage private streets in developments and gated communities except where warranted by site limitations or other special circumstances.

D. Incorporate lighting, sidewalks and connections to enhance neighborhoods, pedestrian and bike pathways, public safety, etc.

E. Preserve and enhance natural landscaping along existing and proposed travel corridors.

F. Determine right-of-way acquisition requirements, especially along major arterials, to support future development, internal circulation and pedestrian pathway system needs.

GOAL 2: Provide an efficient and safe local circulation system in support of Rathdrum's overall community development priorities, especially economic development, community design, public safety and land use.

POLICIES:

A. Emphasize development of alternate truck traffic routes with appropriate signage and traffic regulations.

B. Facilitate efficient and safe traffic movement and avoid aesthetic conflicts by strongly discouraging strip commercial development

C. Modify standards to promote rear and side-yard circulation and parking with an emphasis on shared access to minimize the number of access points along principal and major arterials.

D. Require that commercial site plans provide for internal circulation patterns and sufficient depth of frontage to maintain and/or enhance the integrity of adjacent land uses.

E. Support the Rathdrum Police Department in enforcement of pedestrian safety regulations.

F. Explore alternative methods of moving non-vehicular traffic over and around existing obstacles such as rail lines and highways.

G. Give safety and access to internal streets, businesses and schools high priority. (e.g., more left-hand turn lanes, better visibility at intersections, more and better crosswalks).

H. Explore alternative road and street designs to enhance and preserve natural and aesthetic characteristics of the community.

I. Promote indirect access to and between commercial and mixed use developments minimizing the necessary points of access directly from arterial streets and roadways. Require interconnectivity between commercial and mixed use properties through the development of backage roads and other off-corridor transportation networks.

J. Provide clear identification and directional signage including local sites of interest and commercial centers.

GOAL 3: Minimize the financial and operational impacts of road improvement projects and maintenance.

POLICIES:

A. Develop and maintain a transportation capital improvement plan incorporating community involvement to meet local needs.

B. Coordinate construction and improvements of other infrastructure with road improvement projects (including but not limited to, non-vehicular pathways, sewer, water and other utilities).

C. Protect local investment in streets and roads with a Pavement Management Plan.

D. Participate in planning activities with neighboring jurisdictions and with county, state, and federal programs.

E. Explore funding options and financial opportunities for right of way purchase and road improvement projects.

GOAL 4: Maintain a cooperative and productive relationship with Idaho Transportation Department (ITD), rail operators, Highway Districts, Kootenai County, other local jurisdictions and local citizens to effectively plan for future improvements in the circulation system for the community.

POLICIES:

A. Work with ITD and Kootenai County and other regional authorities to ensure consideration of local priorities in policy and planning.

Particular interests to the community are:

1. Main Street: Develop and maintain convenient access from Main Street to other areas of the community assuring effective and convenient interconnectivity. Convenient access of Main Street with the local circulation system is critical in promoting the "Main Street Downtown" area as a central community focal point.
2. Rail lines: Enhance local circulation patterns across and along the rail line to minimize obstacles to local circulation patterns.
3. State Highways 41 and 53: Actively participate with ITD and regional transportation officials in planning for highway improvements addressing the increasing pedestrian, bike and motor traffic in a safe and effective manner. Address potential truck routes to minimize impact on the local transportation system.

GOAL 5: Integrate use of, and access to, public transportation systems.

POLICIES:

A. Support development of public transportation hubs and park and ride facilities.

B. Incorporate bus stop locations in new developments.

C. Include bus stop and public transportation access points along pedestrian and bike pathways, parks and other public spaces.

II-G: HOUSING

GOALS AND POLICIES

GOAL 1: Apply four primary principles, 1) Sense of Community, 2) Variety, 3) Affordability and 4) Integration, in the enhancement and maintenance of existing residential areas and the design of new housing developments.

A) Sense of Community: Promote a sense of community by encouraging walking and cycling, good lighting and safe havens for children while providing ready access to shared green space and parks. Housing will be connected to commercial areas and civic centers by well-organized street and pathway

systems, potentially including public transportation, all making it easy for people to meet and interact with each other. Neighborhoods should not be completely walled off from each other.

B) Variety: Provide a broad mix of housing choices for a mix of people with differing economic means, ages and lifestyles. Types of housing may include, but are not limited to, apartments, townhouses, multi-family units, manufactured homes and small, as well as large, lot single family residences.

C) Affordability: Ensure affordable housing is available for the local household and family, encouraging the creation of a wide range of housing, including that which is affordable to the community's average and lower income worker and family.

D) Integration: Provide a mix of appropriate housing choices in neighborhoods suitable for seniors as well as youth, young families starting out, as well as established single-family residences. Neighborhoods should be welcoming, inviting, safe and available in every sense. Seniors should not be segregated from youth. Young families starting out should not be segregated in apartment complexes from single family residential neighborhoods.

GOAL 2: Provide well designed and sustainable residential development.

POLICIES:

A. Encourage the provision of opportunities for a variety of attractive neighborhood characteristics in terms of price range, amenities, natural settings, and proximity to other areas of activity.

B. Promote the development of healthy neighborhoods which incorporate central open spaces, encourage walking and cycling, are well lit and safe havens for children, and which are connected to commercial areas and civic centers by well-organized street systems.

C. Enforce buffering requirements for non-residential activities developed adjacent to residential areas.

D. Incorporate accessible shared open spaces and park areas for use by residents in all neighborhoods.

E. Promote the development and maintenance of adequate lighting, pathways, buffering and other features necessary to assure safer neighborhoods in future developments. Maintain design standards for streets, lighting, public open spaces, and emergency vehicle access that ensures a high level of public safety.

F. Protect the continuity and inherent character of existing neighborhoods in planning and zoning decisions.

GOAL 3: Design future housing and neighborhood developments to strengthen and maintain the community's interconnectivity and sense of connection for residents.

POLICIES:

A. Encourage and promote the development of street and pathway networks that provide convenient and safe vehicular, pedestrian and bicycle navigation thoroughout the community.

B. Require pedestrian and bicycle pathways in new residential development and encourage the development of additional pathways in existing neighborhoods to provide interconnectivity.

C. Promote a sense of a connected integrated community through the use of green space while limiting visual and physical barriers or walls between neighborhoods and districts, preserving the sense of place. Ensure pathway interconnectivity is provided at optimum levels between neighborhoods.

GOAL 4: Provide a broad mix of housing choices for people of differing economic, age and lifestyle segments.

POLICIES:

A. Encourage mixed use design in residential and commercial development.

B. Promote the development of facilities for interim/temporary housing including recreational vehicle facilities.

C. Provide an adequate supply of land in appropriate land use designations that meets the future needs and demand for a broad range of residential types.

GOAL 5: Accommodate the enhancement of current housing and the development of future housing to ensure housing is available in an affordable manner for all members of the community.

POLICIES:

A. Encourage infill and redevelopment of existing lots.

B. Support pride in ownership and maintenance of neighborhoods through policies that promote upgrading and rehabilitation of homes and property.

C. Develop policies and mechanisms for the transition of existing non-conforming mobile homes and manufactured home parks to conform to zoning and public health and safety standards.

D. Explore, develop and promote a variety of options and solutions to best ensure the provision of future affordable housing throughout the community. Some options to explore include:

1. Enhancement and rehabilitation of currently available housing. Explore innovative regulatory tools to encourage lower cost development while preserving a sense of community.
2. Flexible zoning that allows for a balance of smaller lots and assimilation of affordable housing in future housing developments and the incorporation of other conventional and non-conventional development intensity options.
3. Allowance and promotion of mixed-uses in various zones. Some options to explore include apartments in commercial areas and apartments adjacent to, and/or mixed lightly with, single family residential.
4. Incorporation of development incentives in the zoning and other administrative ordinance.
5. Promotion of community partnerships in the development of affordable housing.
6. Alternative funding sources and the promotion of funding sources available for the development of affordable housing.
7. Encouragement of housing improvement and development programs by non-profit social organizations.
8. Consider the following in the exploration, development and implementation of any option addressing the goal:
   a. Definition of the local need for affordable housing and what is affordable locally.
   b. Incentives for long-term maintenance of all housing.
   c. Aesthetics of developed housing maintained in balance with the community's character.
   d. Future housing kept in balance with other development and activity in the area.
   e. Promotion of owner-occupied affordable housing.

GOAL 6: Maximize the integration of various social, cultural and economic lifestyles within the community.

POLICIES:

A. Allow for housing types and characteristics appropriate for all lifestyle stages and economic backgrounds.

B. Support the development of welcoming, inviting, safe and accessible neighborhoods promoting inclusivity vs. exclusivity within any local neighborhood.

II-H: SCHOOL FACILITIES

GOALS AND POLICIES

GOAL 1: Consider the priorities and concerns of Lakeland School District and other schools in in future community development decisions.

POLICIES:

A. Promote open channels of communication between the city and schools servicing the community.

B. Support efforts of local schools to sustain a distinctive fully accredited status.

C. Coordinate with the various schools and school districts the School District in the area toward the development of a site acquisition plan to identify future needs, and policy based on current and future growth.

GOAL 2: Ensure convenient and safe accessibility to school facilities.

POLICIES:

A. Encourage geographically centralized facilities to minimize sprawl and maximize convenience.

B. Improve neighborhood access and connection to reduce student travel time.

C. Increase student safety and maximize community connections to schools.

GOAL 3: Promote and respect school policies determining best use of school facilities for the benefit of all citizens of Rathdrum.

POLICIES:

A. Coordinate with various school planning processes to ensure common priorities are addressed for mutual benefit.

B. Continue to work with the various schools and City Parks and Recreation to coordinate joint use of school facilities.

GOAL 4: Enhance higher education and adult enrichment opportunities accessible to all residents.

POLICIES:

A. Work jointly with local schools and school districts to establish a continuing education network accessible to all citizens.

B. Promote provision of higher education and adult enrichment programs to the community through local educational institutions and facilities including North Idaho College, University of Idaho, Lewis and Clark State College, private sector providers and community organizations.

II-I: RECREATION

GOALS AND POLICIES

GOAL 1: Maintain and develop facilities to support the recreational and cultural needs of all community members.

POLICIES:

A. Design and maintain city parks and programs to be inviting, clean, and safe, encouraging:
   1) A wide variety of social and recreational gatherings,
   2) Year round active recreational opportunities, and
   3) Activities and services for people of all ages and abilities.

B. Place high priority on refurbishing and developing existing facilities.

C. Maintain sufficient staffing to ensure maintenance and support of facilities and programs.

D. Integrate historic, social and cultural themes in various parks in the city.

E. Continue collaborations with community organizations, the private sector and local schools and school districts to improve, maintain and acquire parks and recreational facilities.

F. Support the Lakeland Joint School District and other local schools in design and utilization of facilities, both indoor and outdoor, emphasizing shared use where possible.

G. Explore all viable options for developing a Community Center building in support of all other recreational goals.

H. Meet all ADA requirements and policies in the refurbishment and development of facilities.

I. Promote options for acquiring and developing recreational facilities during the development process.

J. Involve development community in planning for future park facilities.

K. Provide the Parks and Recreation Commission with an opportunity to review and comment on all major subdivision and development proposals.

L. Promote the development of adequate parking adjacent to park facilities to accommodate demand during high activity periods.

M. Provide pathway linkage between all parks and community activity centers in the planning and development of future pathways. Incorporate such plans in updates of the transportation plan.

GOAL 2: Maintain a community-based planning process to guide recreational programming and development of public parks and facilities.

POLICIES:

A. Work with community organizations to provide opportunities for all age groups.

B. Strengthen community ties through the development of social, recreational and cultural programming.

C. Emphasize partnerships with community organizations, the private sector and local schools in park development and maintenance.

D. Work closely with the local schools and school districts to foster sharing and development of school space and facilities for public needs.

E. Maintain a "Parks and Recreation Plan" to develop and maintain a public parks system in a manner that will best meet the goals of the community.

F. Establish a system of parks that provides a coordinated and balanced system of parks and facilities. Include all city, local school and other community facilities in developing the parks system.

G. Provide interconnectivity linking local and adjacent recreational and school facilities to safely accommodate pedestrian and bike travel. Support the development of a network of trails, paths and sidewalks by both public and private entities.

H. Park design and development shall be guided by standards set by the National Recreation and Park Association (NRPA) and the State Comprehensive Outdoor Recreation Plan (SCORP).

I. Encourage communication, cooperation and collaboration between all entities concerned with the planning and development of local park and recreation programs.

J. Coordinate park planning with county and state agencies, and local schools and school districts to avoid duplication, encourage innovation, and expand park and recreation opportunities.

K. Development of private parks as incorporated in future subdivisions shall be discouraged. Plans for any private parks as might be allowed shall be reviewed by the city to assure accepted park standards are met.

GOAL 3: Explore utilization of the public property on Rathdrum Mountain for year-round outdoor pursuits while preserving the natural environmental character of the area.

POLICIES:

A. Develop a community-based planning and implementation process to determine feasibility, local support and types of recreational uses on the mountain. Involve the Parks and Recreation Commission and local community organizations in the planning process.

B. Address and resolve access issues for Rathdrum Mountain and other open spaces having potential for public recreational use.

GOAL 4: In partnership with various community organizations, service clubs and the private sector expand upon formal and informal activities available in the areas of culture, heritage and the arts.

POLICIES:

A. Emphasize involvement of community organizations, the private sector, individuals and public agencies in the development of parks and recreation programs.

B. Identify a local lead organization, with possible creation of a nonprofit corporation, focused on furthering community culture, heritage and arts programming.

C. Work toward the establishment and development of the Main Street Area as a focal point for community cultural and recreation programming and facilities for residents of all ages.

GOAL 5: Ensure that outstanding recreational and sports opportunities are provided for residents of all ages in the Greater Rathdrum area.

POLICIES:

A. Strive to meet the changing recreational, athletic and cultural program needs of all members of the community as funding, both public and private, will allow.

B. Expand teen and adult programs that reinforce the outstanding efforts of the Lakeland Joint School District and other schools.

C. Promote the development of recreation programs for seniors.

D. Support recreational and sports programs addressing special needs of community members

II-J: ECONOMIC DEVELOPMENT

GOALS AND POLICIES

GOAL 1: Cultivate an environment that promotes a diversified sustainable economy that retains Rathdrum's rural character and preserves the natural environment while providing local access to livable wage jobs.

POLICIES:

A. Promote the development of commercial and industrial activities in locations currently supporting such activity.

B. Promote development reflecting the history and character of the community.

C. Promote the expansion, retention and diversity of the existing economic base, focusing development efforts on clean, non-polluting industry.

D. Create standards to ensure impact from commercial/ industrial activity on adjacent areas is minimized through zoning, buffering mechanisms or other means.

E. Integrate diversified commercial and industrial development to expand employment opportunities for local workers.

F. Coordinate with local public and private education entities to provide workforce training in support of economic opportunities.

G. Encourage economic development and business recruitment that utilizes existing facilities and establishes a long term presence without negative impacts of increased population and traffic.

H. Coordinate in the provision of technological infrastructure and training to promote location of hi-tech industry.

GOAL 2: Develop and maintain an economic development plan to promote new businesses, and retain existing businesses, in cooperation with public and private organizations.

POLICIES:

A. Support efforts of local Chamber of Commerce and other economic development organizations.

B. Evaluate the impacts to local businesses of new commercial entities and industry seeking to locate inside the city limits.

C. Encourage home based businesses where appropriate.

D. Emphasize available local workforce.

E. Support and coordinate with regional entities in the development and promotion of regional economic development plans.

F. Encourage, support and promote a public /private partnership in economic development planning, activities and promotion. Explore the potential for Urban Renewal Districts in future planning and development efforts.

G. Maintain open lines of communication with the community during the development of future plans.

H. Research and obtain alternative funding sources to support planning efforts.

GOAL 3: Encourage business development that will revitalize commercial activities in the Main Street Area.

POLICY:

A. Promote commercial and mixed uses that will support the development of Main Street as a social, civic and recreation center as well as the central location for local government offices.

GOAL 4: Focus commercial/industrial development to maximize new and existing infrastructure and incorporate methods to support work-related pedestrian and bicycle commuting.

POLICY:

A. New development will be designed to support community accessibility and connection to adjacent districts.

II-K: COMMUNITY DESIGN

GOALS AND POLICIES

Goals and polices were developed to address each of five concepts found important in considering the community design element:

1. Small Town Atmosphere
2. Balanced Development
3. Central Community Core/District
4. Open Space/Natural Environment, and
5. Interconnectivity

II-K-1: SMALL TOWN ATMOSPHERE

GOAL 1: Maintain the current small town atmosphere and sense of community enhancing those elements that are unique to the community, including but not limited to, the slow-paced atmosphere, blue jeans lifestyle, scenic views, and historic sites.

POLICIES:

A. Implement community development tools and land use regulations to advance the community's sense of place and small town character.

B. Guide new development to maintain Rathdrum's high quality natural environment, especially water, air, trees and views of Rathdrum Mountain.

C. Consider building height and bulk standards for individual districts to minimize impacts on views from public spaces.

D. Encourage preservation, protection and enhancement of historic properties in respect of city heritage.

E. Encourage the development and support of small groups of citizens with various community interests.

GOAL 2: Preserve the sense of safety, peace and comfort of the community.

POLICIES:

A. Review community resources and policies for changing needs as the community is developed.

B. Adopt outdoor lighting standards emphasizing public safety.

GOAL 3: Promote lifetime growth and development opportunities, economic and social, while focusing on a sense of belonging for all community members regardless of age or social status.

POLICIES:

A. Promote public amenity and neighborhood development that provides a positive physical environment in support of a sense of community.

B. Promote community programs and events to bridge the gap between newcomers, seasonal residents, retirees and long-term local residents that span all age groups.

II-K-2: BALANCED DEVELOPMENT

GOAL 1: Develop and implement short and long-term community design plans in coordination with the business community and residents of the community.

POLICIES:

A. Provide tools to encourage application of community design standards that will present new opportunities for design concepts that will meet goals and policies of the Plan.

B. Embrace master planning in large scale new development.

C. Identify, tap and respect neighboring assets (e.g., sewage treatment facilities, regional parks, open space, agriculture) that may serve or be impacted by future development.

D. Stress the integral connection between schools, neighborhoods and community, incorporating cooperative development to benefit the community as a whole.

E. Collaborate with neighboring jurisdictions and adjoining property owners to encourage regional development standards consistent with expressed community development priorities.

GOAL 2: Guide public, residential, commercial and industrial development to sustain Rathdrum as a compact, close-knit rural town.

POLICIES:

A. Promote a wide range of residential development forms and designs, including a mix of housing types, from condominiums to townhouses to triplexes and duplexes to single family detached houses.

B. Provide opportunities for commercial services located within master planned development and PUD designs.

C. Strongly consider and promote commercial village and center design criteria that are integrated into local neighborhood developments, maximizing the use of land in an effective and efficient manner.

D. Encourage residential development within commercial nodes.

E. Promote adaptive re-use of existing structures and facilities to encourage infill while discouraging sprawl.

F. Encourage a balance of mixed use development and other development concepts and activities that support long-term local employment.

GOAL 3: Encourage the development of neighborhoods, open space and mixed use districts that promote a compact community designed to encourage bicycling and walking to local destinations.

POLICIES:

A. Promote design parameters that would include, but not be limited to,

1) The provision of a wide range of activities within walking distance of residential development, and

2) Short front yard setbacks (homes oriented close to the street), and

3) Increased densities in balance with the provision of natural open space, public space and other design considerations further benefitting community design goals and policies, and

4) Garages located and accessed from private common areas allowing for flexibility in orientation.

B. Encourage and allow courtyards or other areas that provide public or private exterior spaces.

C. Emphasize the importance of interconnectivity in critical design relationships between various types of development in furthering sense of community.

II-K-3: CENTRAL COMMUNITY CORE/DISTRICT

GOAL 1: Enhance opportunities for citizens to gather on common ground through the development and maintenance of central places including the Main Street area and other commercial core areas.

POLICIES:

A. Cooperate in the enhancement and development of the Main Street Area as a civic, recreational and cultural center.

B. Support the development of a central commercial/mixed use core providing community gathering places; business district for day-to-day goods and services and other essential commercial services.

C. Develop design criteria to ensure adequate accessible parking for recreational, commercial and industrial needs incorporating daily and event requirements.

D. Promote directional signage to areas of interest and public facilities for local and tourist guidance.

E. Develop signage standards consistent with community design and commercial needs with specific standards for city center area.

II-K-4: OPEN SPACE/NATURAL ENVIRONMENT

GOAL 1: Revise and maintain standards addressing the installation and maintenance of adequate landscaping and buffering in commercial, industrial and residential districts.

POLICIES:

A. Develop a city tree program incorporating maintenance requirements in residential and commercial landscaping standards.

B. Revise landscaping standards and site disturbance policies to include preservation and maintenance of existing trees.

C. Consider minimizing light pollution thru implementation of Dark Sky standards.

D. Include natural and native plant and tree species in landscape standards.

E. Develop an inventory of valuable view corridors, tree lined drives, landscapes and other visually aesthetic features for possible preservation and enhancement.

F. Work with the county, adjacent property owners and government agencies and jurisdictions to maintain adjacent land uses that complement Rathdrum's community development goals.

G. Amend zoning, annexation and other regulatory tools to encourage green belt development and incorporate agricultural operations as buffers from surrounding development and visual boundaries that preserve the unique identity of the community.

H. Emphasize the preservation of the natural environment in land use policy.

I. Develop ordinances to promote owner pride and maintenance of property to prevent litter, noxious weeds and other eyesores.

II-K-5: INTERCONNECTIVITY

GOAL 1: Minimize the impact of physical barriers created by highway and railroad networks running through the community through the development of enhanced circulation patterns, bridges and underpasses.

POLICY:

A. Take necessary action to develop alternative circulation patterns, bridges and underpasses addressing current and future barriers and obstacles to the cohesiveness and interconnectivity of the community. Alternatives include but are not limited to:

- Bridging the Valley Project
- Main Street Extension south to Greensferry Road
- Meyer Road Extension north to Diagonal Road

GOAL 2: Guide the development of residential neighborhoods and commercial activities to encourage walking and cycling instead of the use of motor vehicles through the provision of a safe and convenient environment and well-designed interconnectivity.

POLICIES:

A. Emphasize pathways and connected access in and around commercial developments to encourage pedestrian and bike traffic.

B. Revise design criteria to limit physical barriers between individual commercial developments to integrate access.

C. Encourage connection of various areas of the community with pathways and internal circulation routes emphasizing integrated land uses, safety and pedestrian priority.
D. Enhance pedestrian circulation systems connecting neighborhoods with commercial and industrial areas to ensure convenient access for local workers.

E. Minimize the effect of through-traffic systems on internal circulation and pedestrian traffic patterns, maximizing safety and accessibility.

F. Establish a network of parks, open spaces and pathways to serve all Rathdrum districts conveniently and efficiently

II-L: SPECIAL AREAS OR SITES

GOALS AND POLICIES

GOAL 1: Preserve and enhance existing natural assets and special sites, areas and structures in the community for the use and enjoyment of future generations.

POLICIES:

A. Encourage land use and development that retains and enhances significant cultural resources to minimize conflicts with competing land uses.

B. Manage special areas appropriately through land use overlays or other strategic tools.

C. Encourage land use and development that retains and enhances significant cultural resources, while minimizing conflicts with such activity.

D. Seek opportunities to enhance areas within or near the city that have the potential to become special areas.

E. Promote the efforts of community organizations, property owners and citizens to protect, preserve and/or develop special places in a manner consistent with community priorities through the development of explicit management plans for each place.

F. Work toward enhancing continuity amongst different community organizations having interest in, and providing resources toward, the preservation and enhancement of the community's various special areas and sites.

GOAL 2: Preserve and enhance Rathdrum's sense of place and regional history through ongoing public awareness and historic preservation programs.

POLICIES:

A. Support public education efforts to highlight community heritage and local historical sites.

B. Support the creation of a community based commission to guide the preservation and management of Rathdrum's historic places.

C. Support community organizations in the exploration of potential funding sources and the acquisition of funds and resources to preserve, enhance and protect historic sites.

D. Coordinate with the community and the local historical society to identify sites or areas to be considered for protection, reuse and preservation. Some sites and areas for consideration include, but are not limited to:

- Old High School (Mountain View)
- Main Street Downtown District
- Old Jail
- Old City Park
- Railroad Depot
- Methodist Church
- St. Stanislaus Catholic Church
- Masonic Hall
- Old Fire House (Chamber of Commerce)
- Cemetery

GOAL 3: Maintain the natural features and scenic attractiveness of the city property on Rathdrum Mountain, while exploring the potential for future recreational and educational uses.

POLICIES:

A. Explore the potential procurement or acquisition of additional open space acreage adjoining the property.

B. Involve the community in the evaluation and determination of future recreational options and potential educational opportunities on the property.

C. Continue managing the timber, watershed and natural condition of the area in coordination with other public and private agencies, as appropriate.

D. Work with adjoining property owners to obtain and maintain access to the property to assure ongoing management and potential future uses and activities can be accommodated through time.

E. Explore and implement options addressing security and enforcement of limited access to the site, as appropriate.

F. Develop regulations to protect Rathdrum Mountain viewscapes in future development.

GOAL 4: Develop, enhance and expand upon the Main Street area as a historic and cultural center of the community.

POLICIES:

A. Maintain and expand upon the adopted street and streetscape design for Main Street.

B. Target the Main Street district for development of all season cultural and recreational areas for residents of all ages.

C. Develop and incorporate a plan for potential recreational and cultural uses of the vacant school property in the Parks Plan.

D. Explore potential options with Lakeland School District for the vacant City and school district property adjacent to the Main Street area for general use by the community.

E. Develop and implement plans and policies to alleviate potential access and parking related issues in the Main Street district that may otherwise occur in conjunction with future development of the area.

GOAL 5: Preserve and enhance the Old City Park.

POLICIES:

A. Promote Old City Park as a community gateway and gathering place which offers an exceptional first impression of the city.

B. Cooperate in the protection and preservation of Rathdrum Creek as a unique park feature and recreational asset.

C. Address access and parking in future planning.

GOAL 6: Preserve and enhance the Cemetery.

POLICY:

A. Support efforts of the Cemetery Board in the preservation and enhancement of the Cemetery facilities as a place of importance in the heritage of the Community.

II-M: Agriculture

GOAL 1: Accommodate the continuation of agricultural activity on large tracts of land within the city and in the Area of City Impact.

POLICIES:

A. Coordinate with the County in retaining parcels of large acreage in areas currently used for agriculture in the Area of City Impact.

B. Allow continued agricultural activity in those agricultural areas transitioning to urban activity.

C. Review and amend the Zoning ordinance as necessary to assure existing agricultural activity can be maintained on larger tracts within the city.

GOAL 2: Support ongoing agricultural activity in areas of the City where urban development is in proximity to such activity.

POLICIES:

A. Address agricultural activity in the Zoning ordinance to assure balanced coexistence of agricultural activity with urban development.

B. Assure minimal impact on agricultural activity when public infrastructure is installed and maintained to service the developing city.

CITY OF RATHDRUM
2014 COMPREHENSIVE PLAN

SECTION III: MAKING IT WORK

In order to best meet the goals of the Plan, general courses of action and various implementation tools should be applied on an ongoing basis, as discussed in Section III-A: Agenda for Action/Implementation.

Section II-B: Private Property Rights, addresses the protection of private property rights.

The "Future Land Use Map" reflects the goals and policies of the Plan and outlines a general pattern of current and future long term development. The map and definitions of the land use designations, as applied on the map, are presented in Section III-C: Future Land Use Map.

III-A: Agenda for Action/Implementation

General courses of action to achieve the goals and policies of the Plan are identified and discussed in this section. Tools addressed to facilitate the implementation of the Plan include;

1) Amending current ordinance and developing new ordinance (Section III-A-1),
2) Development and maintenance of strategic plans (Section III-A-2),
3) Capital improvement planning (Section III-A-3),
4) Updating impact fee studies (Section III-A-4), and
5) Other administrative actions (Section III-A-5).

III-A-1: Ordinance Updates

The City of Rathdrum will need to update its ordinances, including its zoning ordinance and zoning map, subdivision ordinance, and other miscellaneous ordinances, in order to reflect land use, development patterns, community design, preservation of natural resources and open spaces, and other relevant goals and policies, as set forth in the Plan. Once revisions are complete, the City ordinances should continue to be reviewed, updated, and maintained on an on-going basis. Revisions, updates and additions should occur as necessary to address changing circumstances and conditions and to address new issues as they may arise in the future. The City will also need to review and update its standards and policies on an on-going basis, as necessary and appropriate, based upon ordinance revisions, changing conditions and new issues.

III-A-2: Strategic Plans

While the Plan, through its goals and policies, and the "Future Land Use Map" serve to define "where we want to go" as a community, various strategic plans should be developed and maintained to map out the route by which we will get there. A strategic plan identifies the specific tasks necessary to address the identified goals and policies, who will undertake them, the associated costs and potential sources of funding, and when they will be accomplished. In order to

implement the vision and policies set forth in this Plan, various strategic plans need to be developed, maintained and implemented.

The goals and policies outlined in this document reflect the need to review and update, or further develop, the following strategic plans:

- Transportation Plan
- Sewer and Water Master Plan
- Capital Improvements Plan
- Parks Plan
- Main Street District Plan (Crossroads)
- Highway 41 Corridor Study
- Prairie Sewer Study and Plan

The City should target updating the transportation plan, water and sewer plans, parks plan and other strategic plans for incorporation into the Impact Fee update (discussed below). These updates should occur as soon as feasible to address significant growth pressure occurring in currently unplanned segments of the incorporated City, and its area of city impact. Other strategic plans such as the Downtown Revitalization Plan ("Crossroads" Plan) will also need updating to best address the vision and policies set forth herein.

Other planning activities will need to take place to more specifically address various policies identified in the Plan, including, but not limited to those listed below.

1. Develop guidelines and tools incorporating innovative development techniques, densities and mixed uses to better accommodate changing populations and economic needs. These guidelines and tools should assist in implementing the Plan without the need to update zoning maps and ordinances.
2. Explore, develop and promote a variety of options and solutions to best ensure the provision of future affordable housing throughout the community.
3. Develop an inventory of existing park and recreation facilities, school facilities and other recreation areas to help prioritize projects and budget resources and to use as a tool in reviewing proposed future developments for acquiring new park land.
4. Evaluate the need for new planning tools that address specific concerns in respect to parking, vehicular access, pedestrian traffic, bicycle travel ways and public transportation. Ensure sufficient areas are provided in future development to accommodate these activities.
5. Develop a system or procedure to categorize, map and inventory priority areas for protection. The system or procedure should take into account areas where development is proposed. Areas of priority should include, but not be limited to, natural resources, open spaces, viewscapes and other community assets.

6. Facilitate the process for the drafting of an Economic Development Plan involving local groups such as the Chamber of Commerce.
7. Draft and implement a weed management plan consistent with that of Kootenai County to address both developed and undeveloped properties.

The planning activities listed above are drawn from the policies set forth in the Plan and are not intended to be all inclusive. These activities may stand as separate planning efforts, resulting in stand-alone plans, or be incorporated into other plans as they are reviewed and updated. Other planning activities will be identified through time as the Plan is reviewed and other strategic plans are updated and amended.

III-A-3: Capital Improvement Planning

A Capital Improvement Plan (CIP) is a particular type of strategic plan that specifically identifies a financial strategy for projects requiring capital investment on the part of the City. With a myriad of important projects competing for limited funds, a capital improvement plan allows the City to identify capital projects necessary to implement the goals and policies contained in this Plan and as identified in other strategic plans. These projects can then be prioritized and scheduled, thus assisting in identifying and addressing; a) funding streams, b) financing strategies, c) acquisition of funds, d) completion of design work, and e) projected construction activities. Such a plan allows the city to allocate funds in accordance with its identified priorities, secure outside financing as may be appropriate, and budget according to the cost and timing of future projects. The Capital Improvement Plan also provides a work plan to assist city staff in the implementation of the identified priority projects.
The Capital Improvement Plan should include transportation improvement projects, parks & recreation facility acquisition and improvements, sewer & water infrastructure projects, facilities projects (both acquisition and renovation projects), planning in support of these projects, and other capital projects, as may be identified by City Council.

Upon completion and adoption of detailed strategic plans related to transportation, infrastructure, and parks and recreation, the specific goals, policies, and planning maps identified in those plans should continue to be referenced in updating and amending any Capital Improvement Plan or Comprehensive Plan.

Capital improvement plans are generally scheduled on a five-, seven- or even ten-year cycle, but they require annual updates, as part of, or prior to, setting of the city's annual operating budget. A threshold dollar amount of up to $25,000 needs to be identified for capital project inclusion in the Capital Improvement Plan. Projects below the threshold dollar value are typically included in the regular operating budget.

III-A-4: Impact Fee Program

In addition to the Capital Improvement Plan, the city needs to update its Impact Fee Study, and amend its impact fees accordingly, as based upon this document and the various strategic plans identified above. The city currently has an impact fee ordinance, with fees based upon an Impact Fee Study adopted in the December of 2005. State Law requires an update of the impact fee study every five years. The city should target completion of the impact fee study update for the fall of 2009. Updates of other strategic plans should be scheduled prior to updating the impact fee study as much as possible. This will accommodate the provision of currently generated information in the process of updating the impact fee study.

III-A-5: Administrative Actions

The city will need to follow-up with planning and administrative actions to best address the goals and policy recommendations as set forth in the Plan, including, but not limited to the following:

1. Develop administrative and management policies specifically addressing the goals and policies of the Plan.
2. Review the Plan annually to ensure that the various goals and policies are addressed in the Capital Improvement Plan and in the development of the projected annual budget.
3. Maintain open communication with local agencies and organizations which have an impact on, are impacted by, or are involved with, the protection and development of local programs and future development.
4. Consider existing and potential historical sites and special areas, including but not limited to the Main Street District and Rathdrum Mountain, in all future planning activities
5. Consider legislation and/or ordinances that would address property upkeep and maintenance issues including noxious weeds, trash and abandoned vehicles for all types of property.
6. Adopt a cooperative and proactive program with outside agencies responsible for emergency response, preparedness and safety.

The administrative activities listed above are not intended to be all inclusive. The list will be expanded upon as the goals and policies are reviewed in the process of developing administrative policy (#1) and developing the annual budget and capital improvement plans (#2).

III-B: Private Property Rights

Governmental respect for private property rights is a key component of any effective community planning effort. The city recognizes that its commonly held goals can be achieved only when proper respect is shown for private property rights that are protected by both the 5th and the 14th amendments to the U.S. Constitution and Article I, Sections 1 and 13 of the Idaho Constitution. Toward that end, the city through its comprehensive plan, and ordinances adopted pursuant thereto, hereby acknowledges the essential role that private property interests play in the city's economy. At the same time, the city recognizes that no land exists solely unto itself, depending in substantial degree upon public facilities and its relationship to other privately held lands for value and utility.

Policy choices should maximize the options available to private property owners while protecting the public interest in clean air and water and avoidance of nuisance factors that diminish the quality of life. Accordingly, land use regulations will be applied in ways that respect public needs, endeavoring to minimize conflicts with nearby land uses and to protect the private property rights of other landowners. Inherently, any such practice requires weighing the interests of all private property owners along with the public interest.

The Idaho Legislature has adopted statutory amendments that trigger the responsibility of local governments to perform regulatory takings analyses whenever any action affects private property rights when a property owner requests such an analysis. It is a policy of the city to follow the legislative enactments in this regard and to conform to the most recent standards approved by the legislature. The administrator of the City's ordinances should endeavor in all respects to comply with statutory requirements and to continue to inform residents about their rights thereunder as required by statute.

GOAL 1: Ensure that ordinances and policies 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. Administer ordinances, including provisions such as variances or special exceptions, to allow reasonable use of private lands consistent with the maintenance of public health, safety and general welfare.

III-C: FUTURE LAND USE MAP

The "Future Land Use Map" is the most visible component of the Plan, yet it is not any more important in guiding future development and preservation than the Plan's goals and policies. The map is a guide for future decision making processes, outlining a desired general pattern of development, preservation and land use reflecting the community's vision statement and goals as presented in the Plan.

The future land use map is not a zoning map, but is a decision-making tool referred to, reviewed and referenced whenever:

- land use proposals are reviewed, or
- the zoning map is updated or revised, or
- requested zones changes are considered, or
- when other land use issues are addressed.

The boundaries of the various land use designations as set forth on the map are not definitive boundaries, but reflect a generalized pattern for future growth and development within the City's incorporated area and adjacent area of city impact. Designated areas can range some three hundred (300) feet from the mapped boundaries for the various land use designations.

III-C-1: LAND USE DESIGNATIONS

GENERAL COMMERCIAL

Retail and service oriented activities where safe, convenient vehicular access can be provided and sufficient area is available to provide acceptable buffering from adjacent residential activities. Manufacturing and processing activities directly related to the primary retail or professional service activities should be allowed in support of the primary commercial activity. High density or mixed use residential developments can be located in these areas through the conditional use process.

The area designated as "General Commercial" covers those areas directly adjacent to highway corridors within the currently developed community, and those areas adjacent to the two established commercially developed cores, allowing for the enhancement and expansion of these commercial areas.

Other areas have been identified where commercial activity is projected to be appropriate in the future as the community develops. Future commercial development in those areas designated as "General Commercial" directly southwest of the Main Street district and adjacent to Greensferry Road, south of the railroad, are dependent on the direct linkage from Main Street to Greensferry Road.

The acceptable development of any "General Commercial" activity is dependent on:

1. The adequate provision of necessary municipal services and infrastructure, and
2. The provision of direct or indirect access to an arterial or major collector in a safe and efficient manner. Indirect access through adjoining commercial property through shared easements, backage or frontage roads is promoted, and
3. The impact on adjoining land use activities can and will be addressed through buffering and other means to sufficiently minimize impacts on neighboring properties, and
4. The compatibility of site design and circulation patterns can and will be coordinated with adjacent uses whether through interconnectivity or buffering.

M MAIN STREET DISTRICT

Commercial activities that enhance the Main Street area as a historic downtown district and cultural center of the community. A balanced mix of uses, including small scale retail, restaurants and professional services that are pedestrian friendly and require minimal parking is encouraged. Enhancement of historic, cultural and public activities through the improvement of existing structures and a mix of residential activities in the area is also promoted.

RESIDENTIAL

That area currently developed as residential and those adjoining areas within the city limits that are projected to be residential in nature. This designation also covers low density (5-10 acre) residentially developed areas in the county. Currently undeveloped areas within this designated area are either in proximity to current residential development, have proposals for such development currently under process, or were found to be areas appropriate for future residential development.

All residential activities, from single family to multifamily and mixed use development are allowed in this designated area. Residential densities will vary dependent on location, traffic impact, utility service capability, existing and future development patterns, and neighborhood compatibility. Higher density residential activities should be located close to transportation corridors and can be located throughout the residentially designated area, as well as adjacent to, or mixed with commercial activity. This higher density residential development can then provide a transition from lower to higher levels of activity.

Specific areas proposed for land uses other than light industrial can be processed in those designated "Residential" without need to change the "Future Land Use Map". This

provides the opportunity to allow a balance of activities supporting the residential community as currently developed, as well as future residential areas.

LIGHT INDUSTRIAL

Low intensity manufacturing, wholesale activity, repair, storage, processing, fabrication, assemblage, wholesaling and distribution activities and facilities. Existing and future power generation facilities are allowed as a conditional use. Activities located in the designated area are not intended to be retail oriented. Light Industrial activity should be enclosed within a structure or screened area and free of hazardous or objectionable elements such as noise, odor, dust, smoke, glare, vibration or other potential pollutants, minimizing adverse impacts on adjacent properties or the neighboring community.

Safe and convenient accessibility to the local highway system should be directly available where truck traffic can be accommodated through the existing road network. Proximity to rail corridors, high voltage power lines and high-pressure gas transmission lines should be strongly considered, allowing for the provision of a buffer from other land use activities through the placement of Light Industrial adjacent to these areas.

MOUNTAIN LAND

Forest resource production, undeveloped natural areas and limited low-density residential activity located on the forested, rocky, steep slopes of Rathdrum Mountain directly to the northwest of town. This area is accessed from Highway 53 through Oneida Street and Reservoir Road.

PARKS/GREENSPACE

Existing and potential areas for parks, pedestrian and equestrian corridors, golf courses, open spaces and green belts supporting neighboring activities or general community needs.

PUBLIC

Public service facilities and educational facilities maintained by the city, school district, fire district, road district and other county, state and federal agencies.

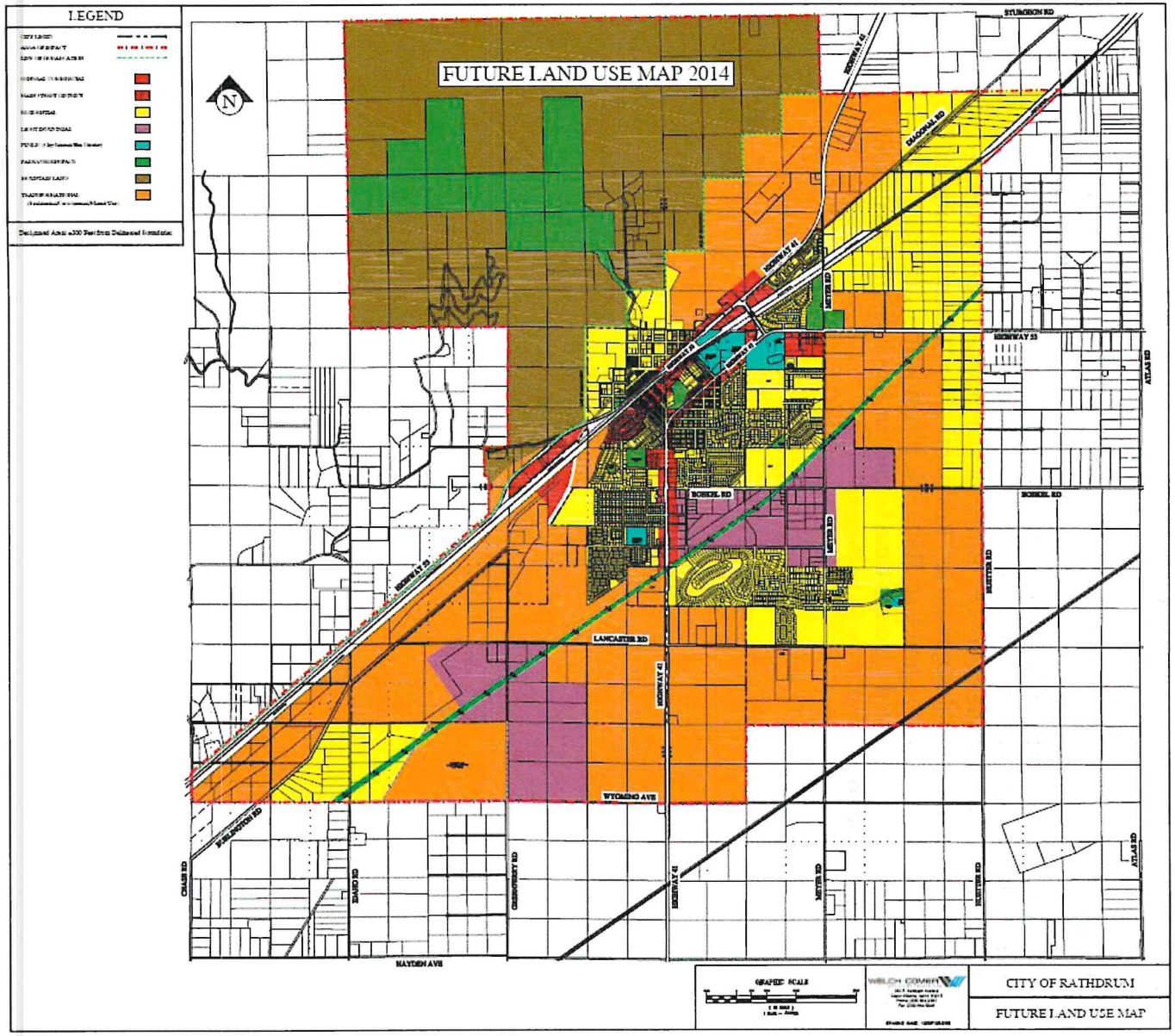
TRANSFORMATIONAL (Residential/Commercial/Mixed Use)

Covers that area generally composed of larger undeveloped parcels currently under agricultural use, vacant or having minimal activity. The area designated Transformational is projected to be generally residential in nature with all residential activities, from single family to multifamily, directly permitted. Commercial, Light Industrial, and other uses supporting local residential activity and the general

community are allowed and permitted through the conditional use permit or zoning process, as appropriate, without requiring amendment of the "Future Land Use Map".

III-C-2: FUTURE NON-RESIDENTIAL DEVELOPMENT

Land uses and activities other than residential may be located in areas designated as "Residential" or "Transformational" on the "Future Land Use Map". The location and intensity of various land use activities will be determined as the community grows, creating development patterns in keeping with the vision, goals and policies of the Plan. Flexibility should be allowed to provide the opportunity for the proposal and approval of non-residential activities in the areas designated as "Residential" or "Transformational" without the need to amend the "Future Land Use Map" . Non-residential activities proposed in these areas can be reviewed through time to ensure any such proposals are in balance with emerging and long term growth patterns.


LEGEND
FUTURE LAND USE MAP 2014
N
STURGEON RD
HIGHWAY 41
DIAGONAL RD
HIGHWAY 53
ATLAS RD
BOSKEL RD
LANCASTER RD
WYOMING AVE
BURLINGTON RD
CHASE RD
EDAHO RD
GREENBERRY RD
HAYDEN AVE
GRAPHIC SCALE
CITY OF RATHDRUM
FUTURE LAND USE MAP

CITY OF RATHDRUM

2014 COMPREHENSIVE PLAN

APPENDICES

1: P+Z Commission Workshops i

2: Code Amendments and Updated Plans ii

3: Reference Materials iii

Appendix 1: Planning and Zoning Commission Workshops

Update of the Comprehensive Plan (May 2013 to October 2013)

1. **May 15, 2013**
    a. Plan's role and "Agenda for Action"
2. **June 17, 2013**
    a. Housing – Section II-G
    b. Community Design – Section II-K1 and K2
3. **July 17, 2013**
    a. Community Design – Section II-K-3 – K5
    b. School Facilities II-C
    c. Recreation II-I
4. **August 21, 2013**
    a. Natural Resources – Section II-C
    b. Hazardous Area – Section II-D
5. **September 18, 2013**
    a. Special Areas and Sites – Section II-L
    b. Public Services – Section II-E
    c. Transportation – Section II-F
    d. Economic Development – Section II-J
6. **October 16, 2013**
    a. Future Land Use – Section II-C

Appendix 2: Code Amendments and Updated Plans

List of ordinance amendments and plans updated or developed since 2009 addressing recommendations set forth in the 2009 Comprehensive Plan.

1. **Flood Control Ordinance** 4-13-10: Update reflecting FEMA approved regulations relating to development within areas designated on the Flood Insurance Rate Map.
2. **Zoning Code/Map Updates**
   a. Zoning Code Amendment 2-11-10_ Ord 509: Amendment of definition of Accessory Use or Structure; amending sections 11-4A-2, 11-4A-2-1, 11-4A-3, and 11-4A-3-1 to limit the lot coverage to thirty five percent; amending Section 11-5-5 to provide bulk placement and street access regulations for accessory buildings.
   b. Zoning Code Amendment 9-13-11_ Ord 525: adding a new section to address gravel surfaces in commercial areas, amending paving requirements, amending sidewalk requirements in established residential areas, amending right-of-way approach requirements, adding a new section clarifying stormwater management responsibilities; amending Section 11-5-5-A, addressing temporary right-of way encroachment during the construction of accessory buildings and amending Section 11-6-4, providing an alternative process to determine required parking.
   c. Zoning Map Amendment- 2-8-11: Amended to reflect the correct zoning, changes in the zoning of specific areas and annexations that have occurred through time.
   d. Zoning Code Amendment Draft 5-06-13: Final draft of zoning code addressing development parameters, performance standards, special uses and site plan review near completion. Projected to initiate process for adoption by July, 2013.
3. **Subdivision Ordinance Rewrite**: Drafting of new code completed and reviewed by Planning and Zoning Commission. Presentation of final draft projected to be presented at public hearing after other code (zoning and water/sewer) finalized.
4. **Transportation Plan Updates**:
   a. KMPO-"Regional Non-Motorized Transportation Plan" 12-09: Serves as tool for local agencies, providing regional vision to facilitate development of more walkable/bikeable community/region.
   b. KMPO-"Kootenai County Coordinated Public Transit Human Services Transportation Plan" 12-2-2010: Provides set of priorities and projects to improve mobility and access throughout the county.
   c. Pathway Plan 9-13-11: Amend and replace the "2008 Pathways Plan" supplement to the Transportation Plan
   d. Highway 53 Access Study (ITD): 2-13-12: Inventory and recommendations on current and future access configuration/design along the Highway 53 corridor from Washington state line to Highway 95.
   e. KMPO Transportation Plan update: 9-12-12 Regional county wide transportation plan in coordination with all cities. Reflects local transportation and land use planning efforts.

5. Hazard Mitigation Study, November 2009: Identifies and prioritizes hazards on a local and regional level identifying action toward mitigation.
6. "Rathdrum Prairie Wastewater Master Plan" 1-05-10: Provides technical information, regulatory criteria and cost options to assist in guiding long term wastewater service for the Rathdrum Prairie.
7. Comprehensive Plan Amendment, 10-11-11: Addition of an "Agriculture" component.
8. Area of City Impact: Ongoing coordination with Kootenai County in administration of current agreement, review/comment in drafting comprehensive plan, Unified Land Use Code and amendment of ACI agreement. Projected final code and ACI agreement: August. 2013.
9. Impact Fee Ordinance. 11-17-11: Projected capital improvements (CIP) relative to impact fees reviewed and impact fees amended reflecting need.

Appendix 3: Reference Materials

A listing of documents, plans and other informational materials referenced and/or employed in the process of updating the Comprehensive Plan.

"PATHWAYS PLAN": TECHNICAL SUPPLEMENT TO THE RATHDRUM TRANSPORTATION PLAN, City Staff/David Evans and Associates, 2008.

HUETTER ROAD CORRIDOR STUDY, Kootenai Metropolitan Planning Organization, 2008.

KOOTENAI METROPOLITAN AREA TRANSPORTATION PLAN, Kootenai Metropolitan Planning Organization, 2007.

"STREET CLASSIFICATIONS AND CROSS SECTIONS": TECHNICAL SUPPLEMENT TO THE RATHDRUM TRANSPORTATION PLAN, David Evans and Associates, 2007.

PARKS PLAN, CITY OF RATHDRUM, City of Rathdrum's Elected and Appointed Officials and Staff, with Assistance from Westland Planning Services, 2006.

PLANNING AND ZONING MANUAL, (esp. Chapter 4, The Comprehensive Plan: Blue print for Your Community's Future), Association of Idaho Cities, 2006.

HUETTER ROAD CORRIDOR STUDY, RIGHT OF WAY NEEDS REPORT (Draft), Kootenai Metropolitan Planning Organization, 2006.

DEVELOPMENT IMPACT FEE PROGRAM, CITY OF RATHDRUM, Hofman Planning Associates, 2005.

CITY OF RATHDRUM, IDAHO, COMPREHENSIVE PLAN, 2005 UPDATE, Tom Hudson Company, 2005

RATHDRUM TRANSPORTATION PLAN (Road Map to the Future), Rathdrum Transportation Plan Community Work Group, 2004.

HIGHWAY 41 CORRIDOR MASTER PLAN, The Transpo Group, 2002.

RATHDRUM COMPREHENSIVE PLAN READINGS, Blazing Trails, "Rathdrum: It's YOUR Town", Tom Hudson Company, 2001.

U.S CENSUS 2000: COLLECTION OF INFORMATION, U.S. Census Bureau, 2000.

CROSSROADS: Rathdrum Downtown Revitalization Strategic Plan, Tom Hudson Company, 1999.

TRANSPORTATION IN YOUR LOCAL COMPREHENSIVE PLAN, Idaho Transportation Department, 1998.

THE ENTREPRENEURIAL COMMUNITY: A Strategic Leadership Approach to Community Survival, Milan Wall and Vicki Luther, Ph.D., 1987.

Other: Miscellaneous maps, staff reports, studies, evaluations, and plans.