



CITY OF SPIRIT LAKE COMPREHENSIVE PLAN UPDATE



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COMPREHENSIVE PLAN UPDATE**

Approved by:
Planning and Zoning Commission
August 22, 2007

Approved by:
City Council
_____, 2007

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CHAPTER 1 : INTRODUCTION



PURPOSE OF THE PLAN

State law in Idaho requires that each City has an adopted comprehensive plan. The Comprehensive Plan functions as a blueprint for the future of the City. It helps guide decision makers, citizens, and the development community with regards to land use and future development. The purpose of this Comprehensive Plan is to provide the necessary goals, policies and action plans to maintain the quality of life for its citizens and create a vision for the City's future.

The Comprehensive Plan is general in nature. It provides a forum to identify existing conditions and issues and subsequently develop guidelines to ensure a balanced vibrant community in the future. The plan is not precise and does not reflect exact outlines of zoning districts or future streets and facilities. It shows the general location, character and land use patterns of future development. It is not a zoning or subdivision ordinance but rather the policy basis for those regulatory tools.

SCOPE AND AUTHORITY OF PLAN

The plan is adopted under the authority of Idaho's Local Land Use Planning Act (67-6501). The purpose of the Local Land Use Planning Act is to promote the health, safety and general welfare of the people of the state of Idaho as follows:

- a) To protect property rights and enhance property values;
- b) To ensure adequate public facilities and services are provided to the people at a reasonable cost;
- c) To ensure the economy of the state and localities is protected and enhanced;
- d) To ensure that the important environmental features of the state and localities are protected and enhanced;
- e) To encourage the protection of prime agricultural, forestry, and mining of lands for production of food, fiber and minerals;
- f) To encourage urban and urban-type development within incorporated cities;
- g) To avoid undue concentration of population and overcrowding of land;
- h) To ensure that the development on land is commensurate with the physical characteristics of the land;
- i) To protect life and property in areas subject to natural hazards and disasters;
- j) To protect fish, wildlife and recreation resources;

- k) To avoid undue air and water pollution; and
- l) To allow school districts to participate in the community planning and development process so as to address public school needs and impacts on an ongoing basis.

A key component in the implementation of the Local Land Use Planning Act, and its associated goals, is the development and adoption of the Comprehensive Plan. Section 67-6508 requires a comprehensive plan to analyze and provide an implementation strategy for the following components:

- property rights;
- population;
- school facilities and transportation;
- economic development;
- land use;
- natural resources;
- hazardous areas;
- public services, facilities & utilities;
- transportation;
- recreation;
- special areas or sites;
- housing;
- community design; and
- implementation.

ONGOING MAINTENANCE AND AMENDMENT

The Comprehensive Plan is a living document that reflects the vision for the City of Spirit Lake. It is important to evaluate the land use assumptions, data, goals, policies and implementation programs over time as assumptions may change due to circumstances or new information. State law allows any person to petition the commission or governing board for a plan amendment. The commission may recommend amendments to the land use map component of the Comprehensive Plan to the governing board not more frequently than once every six months. The commission may recommend amendments to the text of the comprehensive plan to the governing board at any time (67-6509(d)).

PLAN ORGANIZATION

The Spirit Lake Comprehensive Plan shall cover the existing city limits as well as the Area of City Impact (ACI). The plan is meant to be a guide for future development for the area. The Plan is organized into chapters based on topics such as housing, land use, etc. Within each chapter is a description of existing conditions, issues, and future needs followed by the associated *goals, policies and actions*. The following is a description of these terms:

Goal: A goal is a broad vision of what the community wants to achieve or provide. It is a general statement of a desired condition based on values and usually timeless.

Policy: A policy provides direction and establishes a general course of action that is intended to achieve a goal. A policy should act as a guide for decision makers when reviewing project proposals or other city actions.

Action: An action is a specific strategy or activity carried out in response to adopted goals and policies.

OVERVIEW OF CITY AND VISION

The City of Spirit Lake is located on State Highway 41, about 10 miles north of Rathdrum. One of North Idaho's smaller lakes, it is home to beautiful lakefront views with including the Selkirk Mountains to the west and north. Spirit Lake has 12 miles of shoreline, is 4.5 miles long and one mile across. The City has a rich history dating back to the turn of century when it was a bustling lumber town. For many years, the City revolved around the mill and lumber industry.

As times changed and the mill shut down, the City experienced a downturn in the local economy. A new chapter for the City has begun in recent years with the influx of baby boomer retirees and young families settling in the area. The City of Spirit Lake continues to pride itself on its rustic charm and small town character. One of the main goals is to preserve that small town character while managing future growth.

GUIDING PRINCIPLES

The Comprehensive Plan Update process involved identifying key issues and current trends. From those key issues, the following guiding principles emerged:

Managed Growth

To manage growth by type and location in order to better serve the community and maintain quality of life.

Housing Balance

To provide a variety of housing for all economic sectors of the population.

Commercial Revitalization/Economic Development

To develop a stable and diversified economy in Spirit Lake while maintaining the character of Maine Street.

Community Character

To preserve the rustic character and small town feel as the community continues to grow.

Preservation/Conservation of Natural Resources

To conserve and preserve natural and cultural resources which contribute to the livability of the community.

CHAPTER 2 : POPULATION & GROWTH



EXISTING CONDITIONS

Population Growth Trends

Spirit Lake is the 6th largest city in Kootenai County. The City has experienced a large surge of growth in the last 10-15 years, after seeing a decline in the 1980's. The following table depicts the population in Spirit Lake from 1970 to 2005.

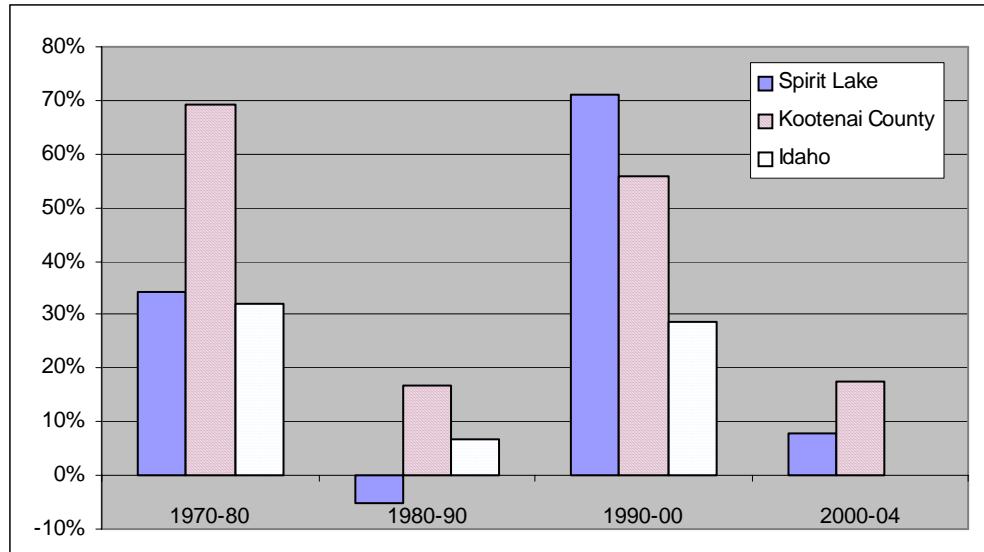
Table 2-1: Spirit Lake Population 1970-2005

	1970	1980	1990	2000	2005*
City of Spirit Lake	622	834	790	1351	1500

Source: US Census *2005 Population Estimate

A comparison of percent change in population for the City, County and State can help put the growth in Spirit Lake in context. From 1970 to 1980, the growth in City of Spirit Lake mirrored that at the state level, with a percent change of a little over 30%. The County on the other hand experienced a boom during that decade with a percent increase of nearly 70%. But from 1980 to 1990, the entire state experienced a slow down in growth-- the City of Spirit Lake actually decreased in population. From 1990 to 2000, the population exploded, specifically in the Northwest portion of the state with a percent change of over 70% for the City of Spirit Lake. Figure xx-1 illustrates the percent change in population growth by decade for Spirit Lake, Kootenai County and the State of Idaho.

Figure 2-1: Population Growth, Percent Change by Decade



Source: US Census, 1990 & 2000

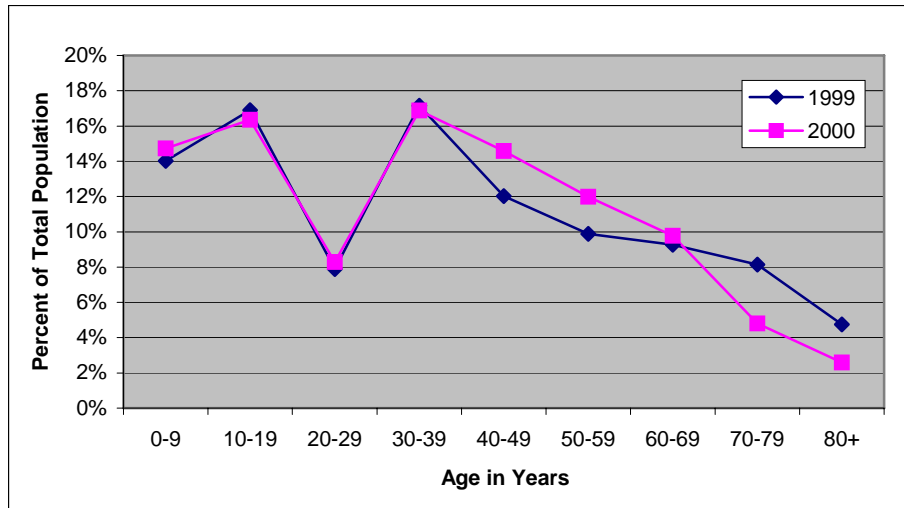
Total Population Estimate -2006

The US Census Bureau provides population estimates for jurisdictions in 2005. The US Census 2005 estimate for Spirit Lake was 1,500 people. Based on this estimated population, the average annual growth rate from 2000 to 2005 would be approximately 2%. This estimate is significantly lower than the trend from 1990 to 2000, where the average annual growth rate was approximately 7%. A windshield survey conducted in 2006 resulted in a total housing unit count of 727 within the City limits. Based on this information and the average number of persons per dwelling unit (2.66) provided by the census, the 2006 estimated population would be 1,933. This estimated population is more inline with the recent average annual growth rate of 7%.

Population by Age

Age is a crucial component in understanding and planning for a community because many behaviors are life cycle related. Different age groups require different needs and services. From 1990 to 2000, the percentages of 40-49 year olds and 50-59 year olds have experienced the greatest increase. This shift reflects the movement of the baby boom population and could also reflect an increase in retirees or second home owners, who have been migrating to the region. Despite the increase in the 40-60 year olds, the current age breakdown for 2000 suggests that Spirit Lake continues to remain a family community with the largest percentage of people falling within the 30-39 year old and 10-19 year old age brackets as shown in Figure 2-2.

Figure 2-2: Percentage Age Distribution 1990-2000



Source: US Census, 1990 & 2000

Population by Race & Ethnicity

According to the 2000 US Census, 96% of the population identified themselves as white. All other race categories identified were under 1%, with the exception of “Some other race” (1.5%) and “Two or more races” (2.0%). With regards to ethnicity, 2.4% of the population is Hispanic.

ISSUES/CONCERNS

Growth Outpacing Infrastructure & Services

As the population continues to grow, pressure is placed on the existing infrastructure and public services. Concerns have arisen that the rate of growth is outpacing the capacity of the infrastructure and services. Accurate and up to date population estimates and projections will be necessary for any successful public services plan.

Loss of small town atmosphere

Substantial population growth is often met with dissatisfaction. Existing residents often feel that increased growth and development will degrade the existing quality of life. It is important to residents that the small town atmosphere and sense of community remains, while managing the future growth.

Adequate Jobs and Community Services

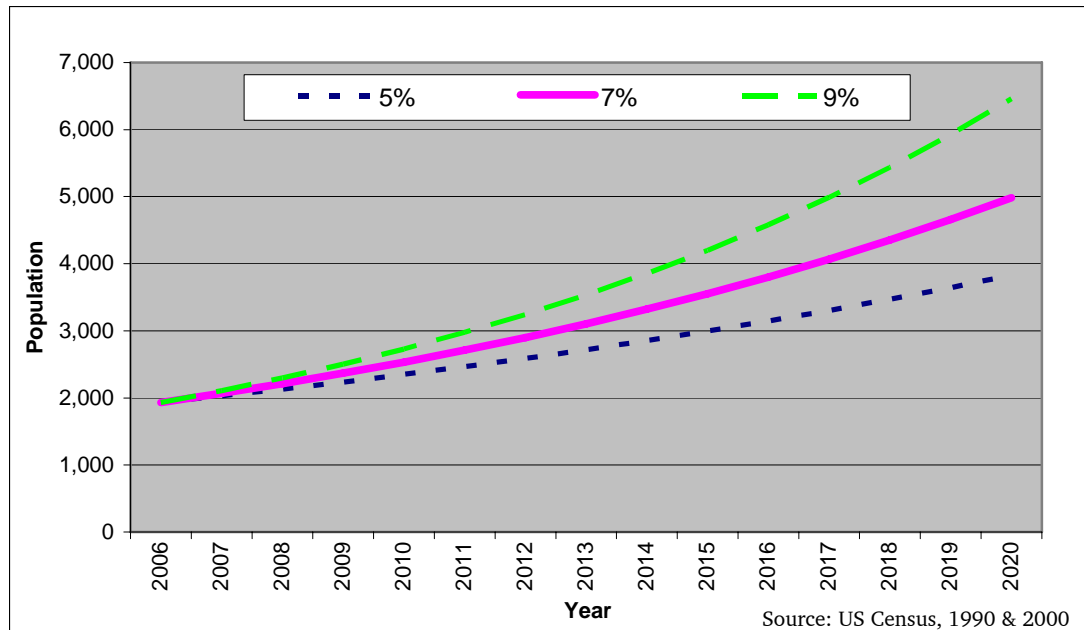
As the population in Spirit Lake continues to grow, demand for local community services and jobs will increase. Spirit Lake is mainly a bedroom community, with adequate housing but fewer local community services and commercial. Maintaining balanced growth is important to the community vitality. Economic development needs and goals are discussed in further detail in Chapter 3.

FUTURE CONDITIONS

Population Growth Projections

The average annual growth rate from 1990 to 2000 was 7%. If this rate of growth continues, the population would reach approximately 5,000 by the year 2020. Figure 2-3 provides population projections based on the current growth rate (7%), as well as growth rates of 5% and 9% to reflect potential fluctuations in the economy.

Figure 2-3: Population Projections by Annual Growth Rates



The recent growth trends are expected to continue and are highlighted two-fold. Retirees and second home-owners are moving to the area from a number of out of state locales. In addition, families, both in state and out of state are moving into the City. The reason for this influx can be attributed to affordability compared with locales, a slower pace of life and a community atmosphere.

Build Out Population Projection

The population projections discussed above are based on an average annual growth rate. Projections are vulnerable to the fluctuations in the economic market. Another method can be utilized to estimate the population at build out in Spirit Lake. Build out projections are not time dependent, meaning there is no projected build out year. The time it will take for a community to reach build out will vary depending on many factors, including the economic market in the region. Therefore, the build out projection does not attempt to predict when build out will occur, but rather provides a snapshot of the City at build out. Build out is considered the time at which there is no more developable land within the City and the Area of Impact anticipated to be annexed. In order to develop projections for future residential growth, the amount of undeveloped lots and land were identified. Based on future land use map designations and density assumptions, the number of housing units at build out of the city and area of impact anticipated to be annexed is projected to reach 3,376 units. Based on this information and the average number of persons per dwelling unit (2.66) provided by the census, the build out population would be 8,980 people.

GOALS, POLICIES & IMPLEMENTATION

Goal 1: **To manage growth in order to maintain and improve the quality of life.**

Policy 1.1: Anticipate and plan for future growth.

Actions:

- ☐ Evaluate population growth annually and update the comprehensive plan as needed.
- ☐ Update Comprehensive Plan with the 2010 Census data, once available.
- ☐ Encourage development where public facilities are in place.

Policy 1.2: To ensure that population growth does not exceed public infrastructure and service capacities.

Actions:

- ☐ Evaluate public service and infrastructure capacity annually.
- ☐ Identify areas for infrastructure improvements.
- ☐ Update capital facilities plans when new population numbers are available.
- ☐ Require all new developments within City to have or provide adequate infrastructure or service capacity for the project.
- ☐ Encourage development where public facilities are in place.

CHAPTER 3 : ECONOMIC DEVELOPMENT



EXISTING CONDITIONS

Regionally, all of Kootenai County is experiencing economic growth. The driving force behind economic growth in the region is the diversification of its manufacturing base and the expansion of the tourism sector. Population growth has also fueled a regional construction boom, allowing for the construction and development of additional retail and medical facilities. The growth of the region will play an important role in the future growth and development of the City of Spirit Lake.

Employment by Industry

Historically, Spirit Lake's economy relied heavily on the logging and lumber industry. By the 1980s, the three largest sectors of employment were manufacturing, services and retail trade. By 1990, service industries expanded to the largest sector with manufacturing and retail trade following closely behind.

Table 3-1 on the following page shows the number of employees in each of the top ten industries in Spirit Lake. The top three industries of Spirit Lake are educational, health and social services; manufacturing, and retail trade. These industries are followed closely by construction and arts, entertainment, recreation, accommodation and food services.

Major Employers

According to the Idaho Department of Commerce and Labor, the largest employers in Spirit Lake include the following:

- Timberlake High (59 employees)
- Spirit Lake Elementary (42 employees)
- Miller's Food City (22 employees)
- City of Spirit Lake (11 employees)

Table 3-1: Employment by Industry in 2000

Industry	Number	Percent
Educational, health and social services	81	17.0
Manufacturing	72	15.1
Retail Trade	63	13.2
Construction	58	12.2
Arts, entertainment, recreation, accommodation and food services	53	11.1
Professional, scientific, management, administrative, and waste management services	33	6.9
Finance, insurance, real estate, and rental and leasing	24	5.0
Transportation and warehousing, and utilities	23	4.8
Agriculture, forestry, fishing and hunting, and mining	18	3.8
Other services (except public administration)	18	3.8

Source: U.S. Census

Unemployment

Table 3-2 illustrates that unemployment rates in Spirit Lake have historically been higher than that of both Kootenai County and the state as a whole. However since 1990, unemployment rates have dropped over 10%. This has been the result of a new trend in regional diversification to tourism, services and manufacturing.

Table 3-2: Comparative Unemployment Rates

	1990	2000
Spirit Lake	19.8%	8.9%
Kootenai County	7.1%	5.1%
State of Idaho	5.8%	4.6%

Source U.S Census 1990 & 2000

Poverty Status

Poverty status is an important measure of standard of living and quality of life. It provides a base for comparison between jurisdictions in an effort to identify areas that may need attention. In 1990, 34% of residents had incomes below the poverty line. This was substantially higher than surrounding jurisdictions with Athol (18%), Post Falls (9%) and Rathdrum (11%). From 1990 to 2000, the percent of residents living below the poverty line decreased by almost half, resulting in 16% by the year 2000.

Median Household Income

Median household income is an important measure of living standards and opportunities. According to the census, the median household income for Spirit Lake is \$28,854. This is substantially lower than the surrounding communities as show in the table below:

Table 3-3: Median Household Income in 2000

Place	Income
Kootenai County	\$37,754
Post Falls	\$39,061
Rathdrum	\$41,167
Spirit Lake	\$28,854

Source: U.S. Census 2000

The median household income analysis also produced some interesting results related to age. The median household income for Spirit Lake peaks for the age range of persons 25-34 years old. In the majority of other cities, the peak in median household income is in the 35-44 years old or 45-54 years old range. This may be an indicator as to the type of job opportunities available in Spirit Lake.

Education

The educational level of the community is often a key indicator of income level and attainment. According to the census, approximately 81% of residents in 2000 had high school diplomas, up from 70% in 1990. The percentage of residents with a college degree or higher remained relatively steady at 9% in 1990 and 10% in 2000. Increases in educational attainment are likely one of the factors for the recent increases in income levels.

ISSUES/CONCERNS**Diversification**

Like many cities and towns in Northern Idaho, Spirit Lake's economy was intricately linked to natural resources as a lumber community. In recent years, the economy has diversified with a growth in the services and tourism sector. It will be important for Spirit Lake's economy to continue to diversify in order to provide a balanced economic outlook.

Community Commercial

The amount of community commercial in Spirit Lake is somewhat limited. As Spirit Lake's population base continues to grow, the demand for community commercial will increase. A drug store was identified as a desirable business to locate in the community.

Development Standards for Commercial Development

The zoning and development standards for commercial uses may need to be reviewed in order to compete with other local areas in attracting businesses into the community. Parking requirements, building setbacks and other standards may limit the ability to develop lots identified for commercial use.

FUTURE CONDITIONS

As the region continues to grow, people will be attracted to Spirit Lake because of its affordability and scenic setting. Spirit Lake will need to address development demands in order to service an expanded population.

Plans and Projects

Urban Renewal Plan

The City of Spirit Lake created an Urban Renewal District in 2005. The Urban Renewal District covers a large portion of the City. The Urban Renewal Agency is developing a plan to identify potential future projects within the District. The first project undertaken by the Agency is the renovation of the park restroom facilities in conjunction with Big Back In.

GOALS, POLICIES & IMPLEMENTATION

Goal 1: **Facilitate the expansion of businesses within the City that create jobs and services for residents and tax revenue for the City.**

Policy 1.1: Promote Spirit Lake as a desirable place to work and live.

Actions:

- ☐ Work with the Chamber of Commerce to develop a quality of life guide for prospective employers.
- ☐ Create an economic development plan in conjunction with the Chamber of Commerce that identifies the type of businesses and desired outcomes of economic development.
- ☐ Attract businesses that will provide a variety of job opportunities and upward mobility for Spirit Lake residents.

Policy 1.2: Ensure an adequate supply of desirable land for economic development.

Actions:

- ☐ Identify parcels best suited for commercial, industrial and professional uses.
- ☐ Review and revise, if necessary, existing development ordinances to reflect future goals and policies.

Goal 2: Maintain and enhance the quality of life in Spirit Lake while attracting new businesses.

Policy 2.1: Encourage businesses that provide job opportunities for existing residents.

Actions:

- ☐ Work with Chamber of Commerce to attract businesses that will provide job opportunities and upward mobility for Spirit Lake residents.
- ☐ Consider the development of work force skill enhancement programs to educate residents.

Policy 2.2: Ensure adequate infrastructure is in place and services available prior to the approval of new developments.

Actions:

- ☐ Require new development to provide evidence of sufficient infrastructure and service capacity prior to approval.
- ☐ Work with the development community in upgrading and expanding infrastructure and services.

Policy 2.3: Protect the city's historic and unique character.

Actions:

- ☐ Develop design standards for commercial and industrial uses.
- ☐ Integrate new businesses and development with existing buildings and community character.

Policy 2.4: Encourage the development of local services and retail establishments for the community.

CHAPTER 4 :

NATURAL RESOURCES



EXISTING CONDITIONS

The increase in population in the past decade has created development and growth pressures within the City. Under such pressure, natural resources can easily be compromised, altered, or destroyed. It is the objective of the City of Spirit Lake to implement policies to help protect the unique natural resources for existing and future generations.

Climate, Temperature and Elevation

The City of Spirit Lake is located on the eastern edge of Spirit Lake and the Rathdrum Prairie outwash plain, within the Selkirk Mountain Region. The city is at an elevation of 2,440 feet. Temperature ranges from an average high of 84 degrees in the summer months to an average low of 23 degrees in the winter. On average, the city receives 25-32 inches of precipitation annually.

(Source: 1995 Spirit Lake Comprehensive Plan)

Geology/Soil

According to the General Soil Map of the U.S Department of Agriculture, the soils in the Spirit Lake area are identified as “Kootenai-Bonner”. These soils are “nearly level to moderately steep, well drained soils that formed in glacial outwash mantled with loess and volcanic ash.” The soils in the area are typically shallow and the depth to bedrock is generally less than 60 feet.

(Source: 1995 Spirit Lake Comprehensive Plan)

Surface Water

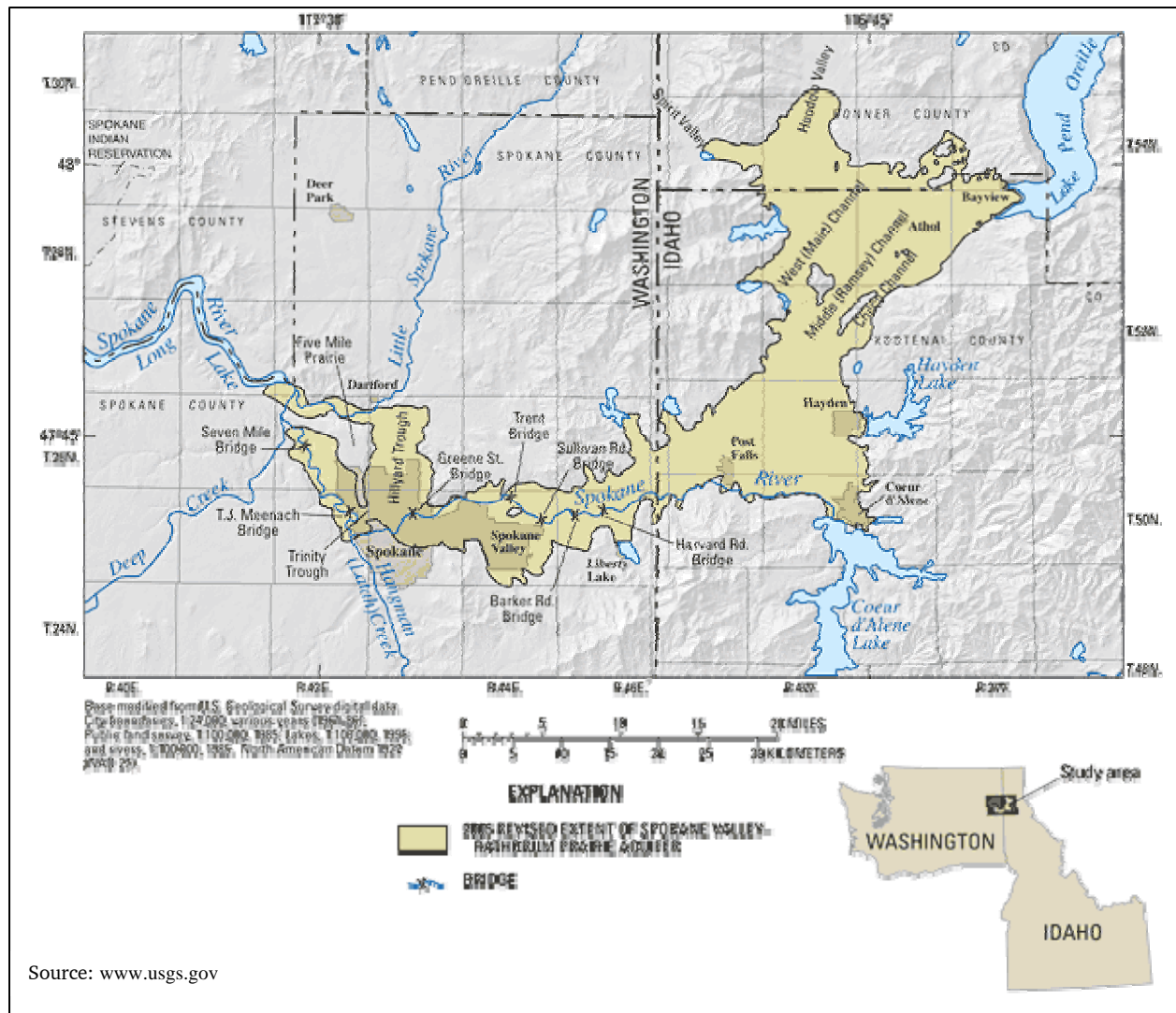
Spirit Lake has a surface area of 1,446 acres, an average depth of 37 feet and an estimated volume of 54,000 acre-ft. The lake provides domestic and agricultural water supply, recreation opportunities and a home to flora and fauna. Spirit Lake has been designated a recharge area for the Rathdrum Prairie Aquifer. (Source: 1995 Spirit Lake Comprehensive Plan)

Although outside of the city limits, Spirit Lake is a critical resource for existing and future generations. The preservation and management of the lake is a priority for the City.

Groundwater

The City of Spirit Lake obtains its water from the Rathdrum Prairie Aquifer. Covering approximately 325 square miles of northern Idaho and eastern Washington, the aquifer varies in depth from 50 to 400 feet. The aquifer provides drinking water to the region's 450,000 people. It was designated as a "Sole Source Aquifer" by the Environmental Protection Agency (EPA) in 1978 in response to concerns about water quality degradation. Composed of glacial outwash including sands and gravels which are extremely permeable, the aquifer is susceptible to contamination.

Figure 4-1: Rathdrum Prairie/Spokane Valley Aquifer



Recharge water quality is a key component in maintaining overall aquifer water quality. The recharge areas for the aquifer lie within multiple jurisdictions, which makes managing the aquifer water quality a challenge. The Panhandle Health District has assisted a number of jurisdictions with water quality issues including the development of the Spirit Lake Watershed Management Plan. (Source: Panhandle Health District)

Air quality

Air quality is determined by measuring the percentages of natural and man-made elements in the air. Spirit Lake residents value the clean air and blue skies, away from the industrial urban areas. Locally, dirt roads and the application of traction sand to the paved roads during the winter can contribute to the particulate matter in the atmosphere. Air pollution is also brought into the area by natural wind currents during the seasonal grass burning on the Prairie. (Source: 1995 Spirit Lake Comprehensive Plan)

ISSUES**Water quality**

Protection of groundwater quality is critical because the Rathdrum Prairie Aquifer serves as the main source of domestic water for Spirit Lake and the surrounding area. Recently, issues have arisen regarding contamination of the City's water wells. Additional testing should be conducted to determine the source of the contamination to prevent future occurrences. The proposed goals of this Comprehensive Plan seek to protect groundwater quality.

Another growing concern related to water quality is the sewer plant capacity. The infrastructure needs of the City are unable to keep pace with the influx of people and development. Once the plant reaches capacity the chance for sewage seepage or spills increases, threatening the water supply.

Concerns also exist regarding the use of septic systems, especially adjacent to the lake. Contamination of the aquifer and resulting drinking water could occur from septic tank leakage. Reducing the use of septic systems is a key element in protecting the water quality.

Stormwater Runoff

Stormwater runoff from residential and commercial development caused by large impervious surfaces is becoming a problem. Contaminants in the water are carried to the waterways and eventually into the drinking water. Fertilizers, pesticides, automobile oil, chemicals, antifreeze, animal droppings, road dust often end up in the water supply. The proposed goals and policies aim to limit stormwater runoff through best management practices and public education.

Air quality

The main source of air pollution within Spirit Lake is the dust from the unpaved roads. Cars driving over the roads kick up the dust and dirt circulating it into the air. Paving the roads will help address the air quality issues for the residents of Spirit Lake.

FUTURE CONDITIONS**Spirit Lake Watershed Management Plan**

The City of Spirit Lake should continue to use the Panhandle Health District as a resource in implementing and updating as necessary, the Spirit Lake Watershed Management Plan to protect the Rathdrum Aquifer.

GOALS, POLICIES AND IMPLEMENTATION

Goal 1: To protect water quality in the aquifer.

Policy 1.1: Protect environmentally sensitive areas such as flood zones through zoning regulations.

Actions:

- ☐ Develop guidelines and regulations for development.

Policy 1.2: Manage stormwater generation and run-off consistent with best management practices (BMP).

Actions:

- ☐ Review all new development for stormwater run-off during construction activities and the finished project.

Policy 1.3: Reduce the use of septic systems over the Rathdrum Prairie Aquifer

Actions:

- ☐ Require all new developments within the City limits to connect to sewer system.
- ☐ Prioritize the extension of sewer services to areas currently on septic.

Policy 1.4: Coordinate and cooperate with other jurisdictions in the regional efforts to protect the Rathdrum Prairie Aquifer.

Actions:

- ☐ Continue working with Panhandle Health District on the Rathdrum Prairie Aquifer project.

Goal 2: Ensure demand for groundwater does not exceed supply.

Policy 2.1: Encourage water conservation within the community.

Actions:

- ☐ Educate the community through public outreach regarding water conservation methods.
- ☐ Consider the inclusion of water conservation policies in local land use ordinances.

Policy 2.2: Review proposed developments in relation to available water supplies and infrastructure.

Goal 3: Preserve and protect Spirit Lake for present and future generations to enjoy.

Policy 3.1: Encourage the public to assume personal responsibility for their actions.

Actions:

- ☐ Educate the community through public outreach regarding water quality degradation.
- ☐ Consider inclusion of water conservation policies in local land use ordinances.

Policy 3.2: Manage stormwater generation and run-off with best management practices (BMP).

Actions:

- ☐ Review all new development for stormwater run-off during construction activities and the finished project.
- ☐ Enforce a Stormwater Management Plan.

Goal 4: Balance future growth and development with preservation of natural resources including open space and scenic vistas, wildlife habitat and water quality.

Policy 4.1: Ensure consideration of environmental impacts associated with development projects during the permit review process.

Actions:

- ☐ Develop a checklist for the review of development proposals that considers the impact upon natural resources.

Policy 4.2: Limit alterations of ridges and hillsides through development standards.

Actions:

- ☐ Draft and adopt a hillside development ordinance.
- ☐ Enforce guidelines and ordinances to mitigate landslides and erosion.

Policy 4.3: Encourage developers to include open space areas within their projects by clustering development.

Actions:

- ☐ Explore density bonus opportunities in exchange for more open space and parks in and around developments.

CHAPTER 5 : HAZARDS & HAZARDOUS AREAS



Source: Spirit Lake Fire Protection District Website

EXISTING CONDITIONS

Floodplains

Based on flood insurance maps from the Federal Emergency Management Agency, the majority of the city is located in Zone C, which indicates area of minimal flooding. The only area of flooding concern is adjacent to Spirit Creek which generally follows Salishan Way. This area has been designated Zone A or area of 100 year flood. Construction in this area must meet special requirements required by FEMA. (Source: 1995 Spirit Lake Comprehensive Plan)

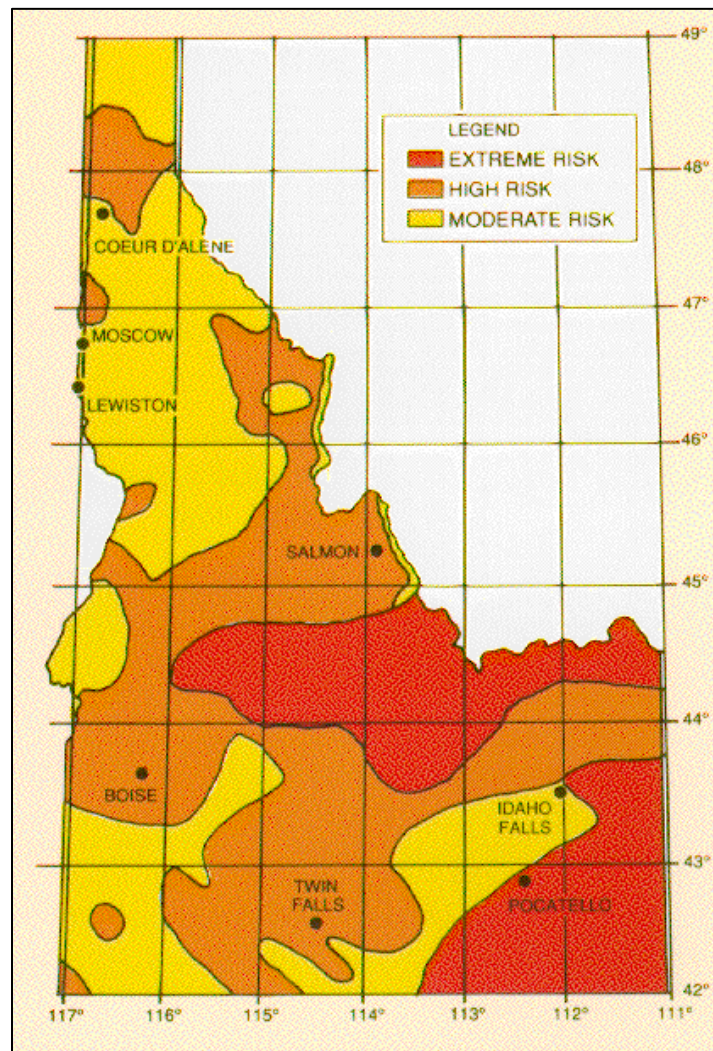
Spirit Lake receives inflow from Brickle Creek originating in the Mount Spokane Basin. The drainage area for Spirit Lake is 39.4 square miles. In 1974, some flooding was experienced as the lake reached an elevation of 2444.1 feet. This flood elevation nearly reached the 100 year flood level of 2444.3 feet. During the 1974 flood, residents of Harbor Island were evacuated and returned to find water and mud damaged homes. The Silver Beach recreation area was also impacted. No other significant flood problems have been noted in the Spirit Lake area. (Source: Kootenai County Flood Mitigation Plan 1998)

Earthquakes

The City of Spirit Lake is located near the Lewis and Clark fault zone, which is identified as a Miocene fault. According to the Idaho Geological Survey, Idaho has several active earthquake zones and ranks as the fifth highest in the nation for earthquake risk.

Studies for ground shaking in Idaho have identified levels of seismic risk based on shaking hazards. The City of Spirit Lake falls within the high risk areas per Figure 5-1 on the following page. This means that older buildings are especially vulnerable, even if their foundations are on a solid bedrock. The 1991 Uniform Building Code set construction standards for different seismic zones across the country. Buildings constructed per these standards are more likely to withstand earthquakes.

Figure 5-1: Earthquake Risk



Source: Idaho Geological Survey

Erosion

Potential slide areas have not been identified in Spirit Lake. This type of information is particularly important where there is development along the steeper slopes/elevations on the west side of the lake.

(Source: 1995 Spirit Lake Comprehensive Plan)

Wildfire Hazard

Portions of the Spirit Lake area fall within the wild land urban interface, identified as areas more susceptible to fires. These sites are steeper in terrain, stepping up from the lake to provide beautiful views, but placing homes at greater risk due to access issues.

(Source: Kootenai County Fire Mitigation Plan)

Weather Hazards

The Spirit Lake area is susceptible to ice and wind storms which create hazardous conditions in the community. Effects of such storms include power outages and inability to travel safely along the roads.

Other Hazards

In addition to the natural hazardous mentioned above, man-made hazardous should also be taken into account. Man-made hazards could include the following:

- Underground storage tanks – leakage/contamination of groundwater
- Storage or use of chemicals in commercial/industrial operations
- Hazardous materials transported through the community
- Septic tanks

ISSUES**Wildfires**

Within the Kootenai County Wildland Urban Interface Fire Mitigation Plan, Spirit Lake Fire District identified a number of key problems related to wildland fires including:

- Unattended burns
- Lighting strikes
- Parties and ‘keggers’ in wildland areas
- Hillside development
- Lake homes with boat access only
- Increasing density of development in forested lands
- Lack of road maintenance

FUTURE CONDITIONS**Emergency Preparedness**

In the event of an emergency, the City of Spirit Lake will assist its citizens in coordination with the Police Department and Spirit Lake Fire Protection District. For larger scale disasters, Kootenai County has established the Department of Emergency Services that would coordinate with the City of Spirit Lake to provide resources and support. The County has prepared an Emergency Preparedness Plan that is reviewed and updated as needed.

Fire Plans

Kootenai County has a Fire Mitigation Plan that identifies the issues related to wildland fires. The plan is a collaboration of the fire districts in the County, including Spirit Lake Fire Protection District. Kootenai County is considering the development of a county wide facility plan and impact fee study. This study will likely include a fire facility analysis and capital plan for the fire districts within the County, including Spirit Lake Fire Protection District.

In addition, Spirit Lake Fire Protection District recently enacted the following requirements for all new subdivisions:

- Access roads shall meet IFC 2003 Edition requirements with the exception the maximum road grade shall be 6%. Road width shall be a minimum of twenty (20) feet in width (or wider per code requirements) and shall be an all weather driving surface, IFC 2003 Edition Appendix D.
- All sub-divisions shall have one of the following fire flow requirements, a water system with hydrants (with fire flows as specified in the IFC 2003 Edition) a central water reservoir of at least twenty thousand (20,000) gallons with fire department connection (the water reservoir capacity will be dependent on the size of sub-division ~IFC 2003 Edition Appendix B) or a residential automatic fire sprinkler system.

GOALS, POLICIES & IMPLEMENTATION

Goal 1: **To protect lives and property from unacceptable risks resulting from natural and man-made hazards.**

Policy 1.1: Prevent or limit development activity within hazardous areas.

Actions:

- ☐ Coordinate with Pan Handle Health District to identify hazardous areas.
- ☐ Enforce guidelines and ordinances to mitigate landslides and erosion.

Policy 1.2: Coordinate with the fire district regarding access issues and ability to provide services to future development.

Actions:

- ☐ Adopt minimum road standards for fire vehicle access.
- ☐ Ensure fire district review prior to approval of new development projects.
- ☐ Collaborate with fire district regarding public outreach on fire prevention practices.

Policy 1.3: Be informed regarding City/County emergency preparedness plan.

Actions:

- ☐ Coordinate with the County and local emergency service providers regarding emergency response plan.
- ☐ Educate the community on emergency response plans, evacuation routes, etc, in the event of a disaster.

CHAPTER 6 : PUBLIC FACILITIES, SERVICES & UTILITIES



EXISTING CONDITIONS

Public Facilities

City Hall

City Hall is centrally located at 6159 W. Maine Street. The facility is approximately 800 square feet. The city government includes the mayor and four council members plus a full time City Clerk. The citizens elect the mayor and council members, who in turn appoint a City Clerk. The City Clerk is responsible for general oversight of city operations.

City Parks

The City park facilities are addressed in Chapter 12: Parks and Recreation..

Cemetery

Greenwood Cemetery is located in the City of Spirit Lake at the intersection of Vermont and 10th Avenue. The cemetery is owned by the City.

Library

The Spirit Lake Library is located at 32575 N. 5th Avenue. Originally constructed in 1950, Spirit Lake Library was operated as a volunteer-based library until 1986 when it became a branch of the Kootenai County Library District.

In 1992, the library was relocated to a newly constructed building located adjacent to the elementary school. The library is staffed with a Branch Manager and two additional staff members. There are a number of programs provided by the library including children's reading programs, senior outreach and tax assistance.

Post Office

The U.S. Post Office is centrally located on Maine Street. It offers basic mail, package and post office box services. There is one rural route for the area and over 970 post office boxes.

Public Schools

The public schools in Spirit Lake are addressed in Chapter 7: School Facilities.

Public Services And Utilities

City Wastewater System

The City's wastewater treatment/storage and disposal facility is located approximately one mile north of the City limits in Bonner County. The existing wastewater treatment facilities include a single aerated lagoon treatment system and three storage lagoons designed to store treated wastewater during the non-growing season. Disposal of treated wastewater is provided through spray irrigation land application after the treated wastewater has received disinfections through use of chlorine. The existing facility has been in operation since the mid 1970's and has undergone expansions and upgrades in 1983, 1993 and 2003.

The wastewater treatment facility utilizes approximately 66 acres for land application, made up of three fields:

Field 1 = 44 acres
Field 2 = 13 acres
Field 3 = 9 acres

The three lagoons have a total working storage capacity of 45 million gallons, which is adequate for up to 66 million gallons of annual flow. Based on 2004 flows, 66 million gallon annual flow rates would equate to approximately 923 equivalent residence units (ERs).

The existing irrigation system pumps are designed to support 832 ER's and are nearly at capacity. Additional land area will be required for increased plant flows.

As of 2004, a total of 690 ERs are served by the City sewer system. The current wastewater collection system is sufficient to serve 1,923 ER's, which represents approximately 5,000 people.¹

City Water System

Water is supplied from four groundwater wells, which draw from the Rathdrum Prairie Aquifer. The Rathdrum Prairie Aquifer extends from the Blanchard Lake area to Spokane, covering approximately 285 square miles. The aquifer depth is typically found around 100 feet with saturation depth of approximately 250 feet depending on the underlying rock. The total capacity of the wells is as follows:

Well #1	92 gpm
Well #2	136 gpm
Well #3	799 gpm
<u>Well #4</u>	<u>650 gpm</u>
	1,677 gpm

Water storage capacity for the City of Spirit Lake is provided through two water tanks. A new standpipe tank with a usable capacity of 136,000 gallons combined with the older elevated water tank provides a total capacity of 236,000 gallons.

¹ City of Spirit Lake, 2005 Update to Water and Sewer Capacity Analysis. James Sewell & Associates

The current connections as of 2004 include 791 equivalent residence units (ERs), with approximately 85% residential and 15% non-residential. The City began charging residences for their actual usage in 2004. In so doing, the water overages and abuses has reduced significantly.²

Police Protection

The City of Spirit Lake Police Department provides police services for the Spirit Lake community. The Police Department is located on Maine Street and is approximately 800 square feet. Staff consists of 1 chief, 4 patrol officers and 3 reserves. The City has a mutual aid agreement with the County and all 911 calls are dispatched through the sheriff's office in Coeur d'Alene. The city averages approximately 8,000 services calls per year. The breakdown for calls for one year is illustrated below in Table 6-1.

Table 6-1: Spirit Lake Police Activity Report May '05 – May '06

Activity Type	# Reported	Activity Type	# Reported
Abandoned Vehicles	11	Follow-up Investigations	83
Administrative Details	77	Juvenile	64
Agency Assists	267	Littering	3
Alarms	13	Lock-outs: Home/Vehicle	4
Animal complaints/Violations	124	Malicious Injury to Property	20
Arrests	92	Missing Persons/Runaways	21
Arson	0	Property: Lost/Recovered	31
Battery/Assault	13	Protective Custody	0
Bomb/Explosive Devices	0	Public Relations	19
Burglary: Auto/Building	20	Probation Violation	3
Child Abuse/Neglect	3	Security Checks	175
Child Custody Interference	14	Sex Crimes	2
Civil Disputes	18	Suicide: Threat/Attempt	7
Civil Stand-by	9	Suspicious Activity	76
Citizen Contact/Assist	485	Theft: Petty/Grand	34
Code/Ordinance	17	Threats/Harassment/Stalking	24
Court Details	24	Traffic Complaints	41
Death Investigations	2	Traffic: Misdemeanors/Infractions	383
Disorderly Conduct	11	Traffic: Verbal Warning	759
Disturbing Peace	22	Trespassing/Unwanted Persons	24
Domestic Disputes	33	Truancy	0
Drug & Alcohol Violations	39	Vehicle Identification Inspections	49
Fish & Game Violations	2	Weapons Offence	4
Fraud: Checks/Other	11	Welfare Checks/911 Disconnects	90

Source: City of Spirit Lake Police Department

Fire Protection and Emergency Medical Services

The Spirit Lake Fire Protection District provides fire protection and emergency medical services for the Spirit Lake Community. The main fire station servicing the Spirit Lake area is located on Maine Street. There are two additional stations that service the district, one in neighboring Blanchard and an additional station located approximately 5.5 miles out on the Spirit Lake cut-off road. The Spirit Lake Fire Protection District covers over 120 square miles, including portions

² City of Spirit Lake, 2005 Update to Water and Sewer Capacity Analysis prepared by James Sewell & Associates

within Bonner County. The district is operated by a chief and fire district administrators. Staff consists of a combination of paid and volunteer positions. The district has one fire boat, three fire engines and three brush trucks. The following is number of calls received over the past few years: 2004: 475 calls; 2005: 628 calls; and 2006: 280 calls (through June 30th).³

Fire Districts are rated for insurance purposes to determine a property insurance classification. Spirit Lake and the surrounding areas have good insurance ratings as illustrated below in Table 6-2.

Table 6-2: Fire Insurance Rating (ISO)

Locaton of property to be insured	Public Protection Class for Dwelling and Homeowners	Public Protection Class for Commercial Property and farms
Within 1000 ft of a fire hydrant/pumper connection on one of the water systems listed below:	4	4
Within 5 miles of a fire station listed below:	8	9
Between 5 & 10 miles to a fire station listed below:	9	9
Over 10 miles to a fire station listed below:	10	10
*Listed water systems: City of Spirit Lake, Stone Ridge Water System, and Rocky Point Water District.		
*Listed Fire Stations: 32168 6th, Spirit Lake, Highway 41 and Hunter Road, and; 5265 Spirit Lake Cut Off		

Source: Spirit Lake Fire Protection District website

Spirit Lake Fire Protection District recently enacted the following requirements for all new subdivisions:

- Access roads shall meet IFC 2003 Edition requirements with the exception the maximum road grade shall be 6%. Road width shall be a minimum of twenty (20) feet in width (or wider per code requirements) and shall be an all weather driving surface, IFC 2003 Ap. D
- All sub-divisions shall have one of the following fire flow requirements, a water system with hydrants (with fire flows as specified in the IFC 2003 Edition) a central water reservoir of at least twenty thousand (20,000) gallons with fire department connection (the water reservoir capacity will be dependent on the size of sub-division ~IFC 2003 Edition Appendix B) or a residential automatic fire sprinkler system.

Utilities

Electrical Power

Avista provides electrical power service in the Spirit Lake area.

³ Spirit Lake Fire Protection District website

Telephone

Verizon provides telephone service to the Spirit Lake community. In addition, there is a Cingular tower located within the City limits.

Solid Waste and Recycling

Collection services for solid waste generated in the City are provided by Rural Sanitation and waste is disposed at the Twin Lakes Facility.

Recycling bins for newspapers, clear glass and aluminum cans are located at each school in Spirit Lake. Other recyclables, including household hazardous materials are accepted and processed at the Ramsey Transfer Station in Coeur d'Alene.

ISSUES

Growth Outpacing Infrastructure & Services

As the population continues to grow, pressure is placed on the existing infrastructure and public services. Concerns have arisen that the rate of growth is outpacing the capacity of the infrastructure and services. The capacity of the sewer plant has been identified as a major concern.

Police Department

Police services are one of the most vital services to the health, safety and welfare of the community. As the City continues to grow, the police department will need to expand. The department will need additional officers and vehicles as well as a larger facility with an evidence room. With technological advances, wireless communication systems for public safety should be considered to provide additional resources to cover an expanding area.

City Hall

The City Hall facility is limited in building space and improvements. As the City continues to grow and expand, City Hall will need to expand house additional staff. Funding remains a key obstacle for such an endeavor since sources such as impact fees are not eligible to pay for a new facility.

FUTURE CONDITIONS

Projected Water and Sewer Needs

Based on a recent sewer and water study conducted by James Sewell and Associates, the following is a summary of recommendations to address the future need:

Water Supply

- Future demand of 2,079 Equivalent Residences (ER) will require approximately 4 additional wells by build out.

Water Storage

- An additional storage tank to hold approximately 255,000 gallons will be necessary to meet the projected future demand of 2,678 ER's. Approximately 5 miles of existing waterline should be increased to handle the new growth.

Wastewater

- Purchase or long term lease additional property for expansion required for land application system and storage (325 acres anticipated by build out)
- Consider adding additional aerators to treatment process to further facilitate treating wastewater
- Expand existing treatment facilities to accommodate a future demand of 2,978 ERs
- Increase the size of approximately 10 miles of sewer lines to accommodate future growth

The City should evaluate and update its water and wastewater capacity analysis every year or two to assess recent growth and timing of future needs. The sewer and water system plan are provided in the appendix of the document.

PUBLIC/COMMUNITY FACILITIES

1 CITY HALL	6 SPIRIT LAKE LIBRARY	11 SPIRIT LAKE BALL FIELD
2 POLICE STATION	7 SPIRIT LAKE POST OFFICE	12 WASTEWATER TREATMENT FACILITY
3 FIRE STATION	8 SPIRIT LAKE CEMETARY	13 CITY WELLS 1, 2 & 3
4 SPIRIT LAKE ELEMENTARY	9 SPIRIT LAKE SMALL PARK	14 CITY WELL 4
5 TIMBERLAKE JR/SR HIGH	10 SPIRIT LAKE PARK	15 STATE DEPARTMENT OF HIGHWAYS

1 CITY HALL	6 SPIRIT LAKE LIBRARY	11 SPIRIT LAKE BALL FIELD
2 POLICE STATION	7 SPIRIT LAKE POST OFFICE	12 WASTEWATER TREATMENT FACILITY
3 FIRE STATION	8 SPIRIT LAKE CEMETARY	13 CITY WELLS 1, 2 & 3
4 SPIRIT LAKE ELEMENTARY	9 SPIRIT LAKE SMALL PARK	14 CITY WELL 4
5 TIMBERLAKE JR/SR HIGH	10 SPIRIT LAKE PARK	15 STATE DEPARTMENT OF HIGHWAYS

GOALS, POLICIES AND IMPLEMENTATION

Goal 1: **To provide public infrastructure and services to meet the needs of the community in a cost efficient manner.**

Policy 1.1: To develop and maintain long range planning for all City utilities, services and facilities.

Actions:

- ☐ Implement current recommendations of Sewer and Water Study.
- ☐ Periodically update Sewer and Water Facility Study.
- ☐ Complete a Transportation Master Plan.
- ☐ Conduct a Police Department Needs Analysis.
- ☐ Develop a comprehensive capital improvements plan.

Policy 1.2: Require all new developments within City limits to be phased for connection to municipal water and sewer system.

Actions:

- ☐ Monitor and update the Water and Sewer Facility Study to ensure adequate services.

Policy 1.3: Ensure that new development pays its share for service, facility or utility upgrades or expansions.

Actions:

- ☐ Develop and implement impact fees for city roads, parks, water and sewer.
- ☐ Research potential grants, tax increment financing or other means to fund infrastructure improvements.

Goal 2: **To support and provide adequate public safety services to the community.**

Policy 2.1: Maintain an adequate communication system for police, fire and emergency medical to maintain high response standards and provide quality service.

Actions:

- ☐ Consider development and installation of wireless communication system.

Policy 2.2: Require all new development to be reviewed for adequate emergency vehicle access and circulation.

Actions:

- ☐ Coordinate with Fire district officials regarding road specifications and fire flow requirements for new developments.

Goal 3: To provide public services to all citizens in a uniform and cost efficient manner.

Policy 3.1: Provide efficient public hearings, plan review, permitting, and plan inspection services to community.

Policy 3.2: Manage the resources of the city in an economical and efficient manner.

Goal 4: To encourage efficient use of resources.

Policy 4.1: Reduce amount of commercial and residential waste.

Actions:

- ☐ Encourage recycling education programs including composting.
- ☐ Develop special programs/events to encourage recycling of bulky items and hazardous waste (paint, electrical items).

Policy 4.2: Promote water conservation.

Actions:

- ☐ Develop water conservation outreach program with assistance/coordination with other local water districts.
- ☐ Coordinate with local schools regarding incorporating a water conservation information lesson.

CHAPTER 7 : SCHOOL FACILITIES



EXISTING CONDITIONS

Spirit Lake is serviced by Lakeland School District #272. The school district encompasses five elementary schools, two junior high schools, two senior high schools and one alternative high school. The majority of these schools were built in the 1960's and are expected to undergo renovation or expansion. The three schools which service Spirit Lake are:

Schools

Spirit Lake Elementary
32605 N. 5th Street.
Enrollment: 359 Students
Grade K-6

Timberlake Junior High
5830 W. Blackwell Boulevard
Enrollment: 287 Students
Grades 7-8

Timberlake Senior High
Intersection of Hwy 41 and Hwy 54
Enrollment: 488 Students
Grades 9-12

Timberlake High School was built in 1998 to accommodate students from grades 7th thru 12th living in Spirit Lake and the surrounding areas of Athol, Bayview, and Twin Lakes. As these areas continued to grow, so did the school enrollment. As a result a new junior high was built to accommodate the enrollment pressures. During the 2004-2005 school year grades 7th & 8th were relocated to the newly finished Timberlake Junior High.

Bussing/Transportation

According to the Lakeland School District, an average of 1,475 students per day are transported on 37 regular school bus routes, totaling 3,177 miles per day. Additionally, six special needs routes, eight mid-day kindergarten routes, four after school activity/academic routes, and two Riverbend Professional/Technical bus routes are operated.

Post Secondary Education

While there are no post-secondary schools located within the City of Spirit Lake, there are a number of opportunities nearby. The following provides an overview of educational opportunities within 45 driving miles of Spirit Lake:

Community Colleges

North Idaho College- 25 miles
 Spokane Community College – 40 miles
 Spokane Falls Community College – 46 miles

Four Year Colleges/Universities

University of Idaho: Coeur d' Alene – 25 miles
 Gonzaga University – 42 miles
 Whitworth College – 42 miles
 Eastern Washington University – 58 miles

Other Educational Opportunities

North Idaho College Workforce Training Center – 22 miles
 University of Idaho Research Park – 22 miles
 North Idaho College Professional – Technical – 25 miles
 Spokane Community College Professional-Technical – 40 miles

FUTURE CONDITIONS

As the population continues to grow and more families continue to move to the community, the school enrollment will increase. The Lakeland School District develops enrollment projections for the schools within Spirit Lake. Table 7-1 projects enrollment estimates from School Year 2007-08 to School Year 2012-13. These estimates assume a growth rate of 2% per school year, slightly lower than the 3% projected growth provided by the district a few years back.

Table 7-1: Enrollment Estimates Academic Years 2007-08 to 2012-13

ENROLLMENT ESTIMATES				
School Year	Students			% Increase
	Spirit Lake Elementary	Timberlake Jr. High	Timberlake Sr. High	
2007-2008	359	287	488	2.00%
2008-2009	366	293	498	2.00%
2009-2010	374	299	508	2.00%
2010-2011	381	305	518	2.00%
2011-2012	389	311	528	2.00%
2012-2013	396	317	539	2.00%

These figures are the current estimate for future enrollment. Many factors could alter this estimate, including housing affordability, availability of land and population demographics.

Both Timberlake High School and Junior High School are new facilities and should need very few building improvements in the coming years.

In addition to the continued population growth, another key item to be addressed is providing safe pathways to school. There should be efforts to create both sidewalks and bike paths leading to the school facilities to ensure the children have a safe and accessible route to school.

GOALS, POLICIES & IMPLEMENTATION

Goal 1: **To coordinate and cooperate with the school district in the development of the City's educational facilities.**

Policy 1.1: Encourage integration of school sites with land use, transportation systems, parks and recreation sites so that schools can function as neighborhood centers of activity in safe, efficient, and attractive settings.

Actions:

- ☐ Work with the school district to jointly implement a long range site acquisition program.

Policy 1.2: Mitigate the impacts resulting from the development of schools and adjacent land uses.

Goal 2: **To provide safe and accessible schools, compatible with and complementary to the neighborhoods.**

Policy 2.1: Pursue development of trails and bike paths that provide access to school facilities.

Actions:

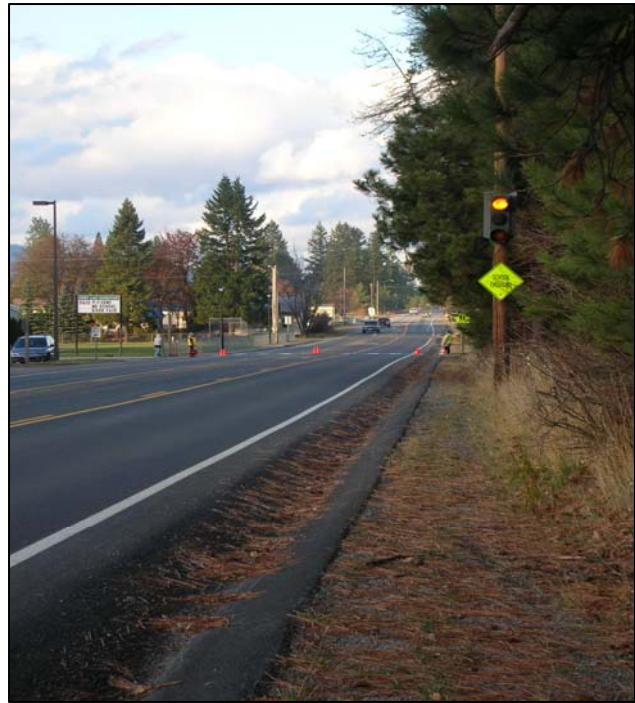
- ☐ Develop a Trails/Pathways Master Plan.

CHAPTER 8 : TRANSPORTATION

EXISTING CONDITIONS

Functional Classification

The aim of the Spirit Lake street system is to create a safe and efficient network of streets to serve existing and future development. There are different types of streets that make up a network, each serving a specific function. To that end, the functional classification of streets defines the function that a road plays in the flow of trips and sets the standards of development. Roads and streets in Idaho are classified on a statewide basis by the Idaho Department of Transportation (ITD) in conjunction with local agencies. The most recent functional classification map (see Figure 8-1) for Spirit Lake was completed in 2007 with the adoption of the Spirit Lake Transportation Plan prepared by David Evans and Associates. The following is a brief summary of the road classifications in Spirit Lake.



Minor Arterial

Minor Arterials provide the backbone of circulation through the Spirit Lake area. These roads provide for through-traffic, linking Spirit Lake to Bonner County to the north and into other neighboring cities and towns to the south and east. Minor arterials in Spirit Lake include the following:

- SH 41
- SH 54

Collector

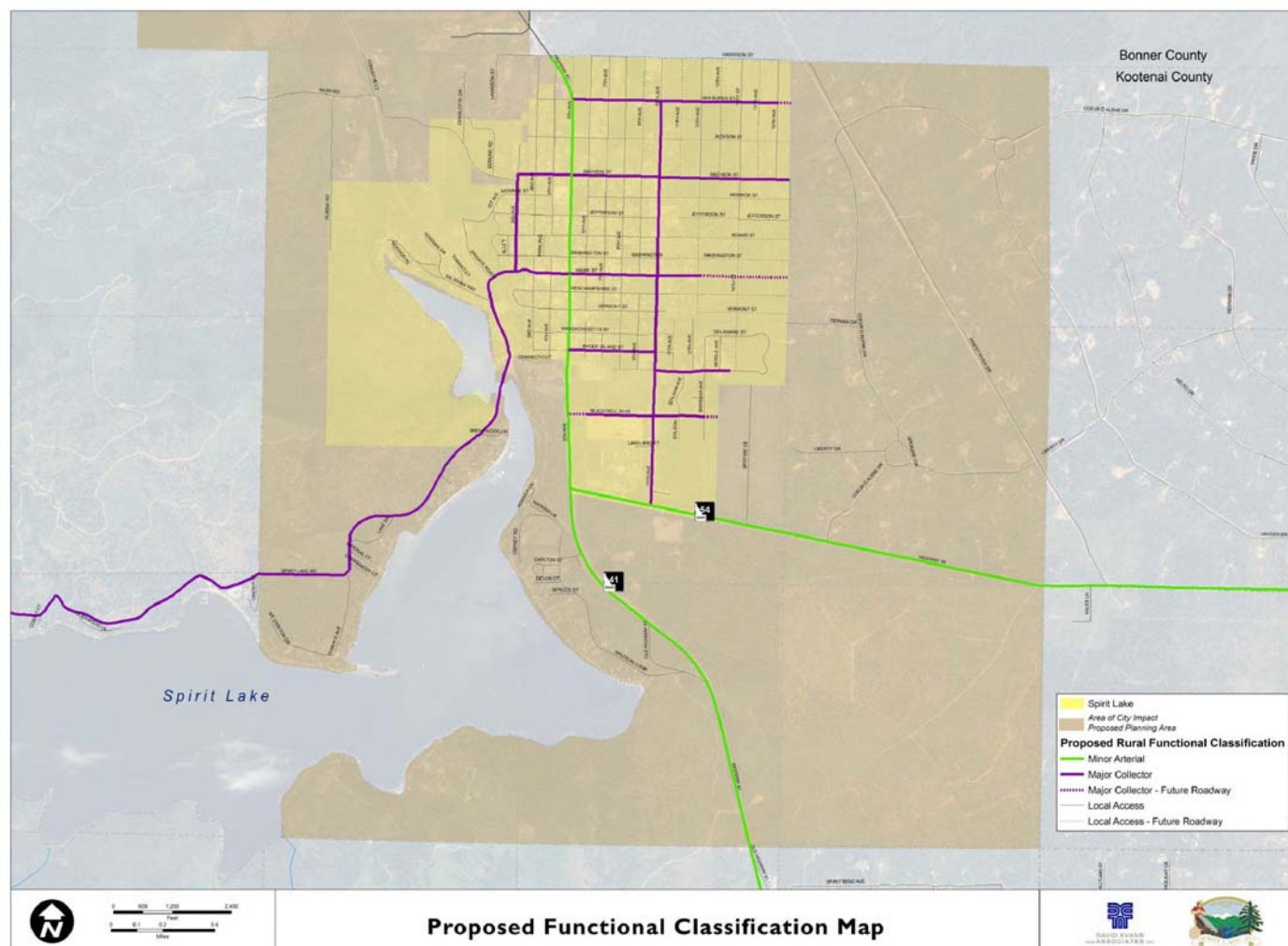
Collector streets are considered roads that carry traffic throughout the City of Spirit Lake. Collectors connect the local roads to the network of streets and often provide links to important facilities such as schools, city facilities and shopping centers. Collector streets in Spirit Lake include the following:

- | | |
|-----------------------|-----------------------|
| • Van Buren Street | • Blackwell Boulevard |
| • Madison Street | • 2nd Avenue |
| • Maine Street | • 10th Avenue |
| • Rhode Island Street | • Spirit Lake Road |
| • Delaware Street | |

Local

Local streets generally provide access to adjacent properties and provide service over short distances when compared to collector streets. The remainder of the roads in Spirit Lake not identified as arterials and collectors are local streets.

Figure 8-1: Functional Classification Map



Source: Spirit Lake Transportation Plan, 2007

Road Structure/Condition

Roadway Widths

The majority of existing roads within Spirit Lake range from 18-28 ft in roadway pavement width. The right-of-ways for these roads are much larger, averaging about 60 feet in width. Development standards for future streets are based on the standards approved in the Spirit Lake Transportation Plan.

Unpaved Roads

There are a number of unpaved roads within Spirit Lake including portions of the following roads: Van Buren (from 3rd to 5th), Jackson (from 3rd to 7th), Monroe, Jefferson, Adams, New Hampshire, Vermont, Massachusetts, Rhode Island, 3rd, 4th, 6th, 7th, 8th, 9th and 10th Avenue.

Traffic Operations/Capacity

The Highway Capacity Manual, published by the Transportation Research Board and used nationwide, defines level of service as “a quality measure describing operational conditions within a traffic stream, generally in terms of such service measures as speed and travel time, freedom to maneuver, traffic interruptions, comfort and convenience, and safety”.

Level of service is typically described based on a letter system ranging from A to F, with LOS A signifying the best operating conditions. Below is chart of the existing level of service at the main intersections within Spirit Lake.

Table 8-1, 2006 PM Peak Hour Level of Service

Intersection	Traffic Control	LOS	Delay (sec/veh)	Critical Approach
SH-41 @ SH-54	Stop	B	12.2	WB
SH-41 @ Rhode Island Street	Stop	B	13	WB
SH-41 @ Vermont Street	Stop	B	13.6	EB
SH-41 @ Maine Street	Stop	C	17.7	WB
SH-41 @ Jefferson Street	Stop	B	13.2	WB
SH-41 @ Madison Street	Stop	B	13.9	WB
SH-41 @ Van Buren Street	Stop	B	12.3	WB
SH-54 @ 10th Avenue	Stop	A	9.6	SB
Blackwell Boulevard @ 10th Avenue	Stop	A	9.6	EB
Rhode Island Street @ 10th Avenue	Stop	A	9.2	WB
Maine Street @ 10th Avenue	Stop	A	9.2	SB
Madison Street @ 10th Avenue	Stop	A	8.7	EB
Jefferson Street @ 2nd Avenue	Stop	A	9.2	EB
Maine Street @ 2nd Avenue	Stop	A	8.8	SB
Nash Road @ 2nd Avenue	Stop	A	8.4	EB

Spirit Lake Transportation Plan, 2007

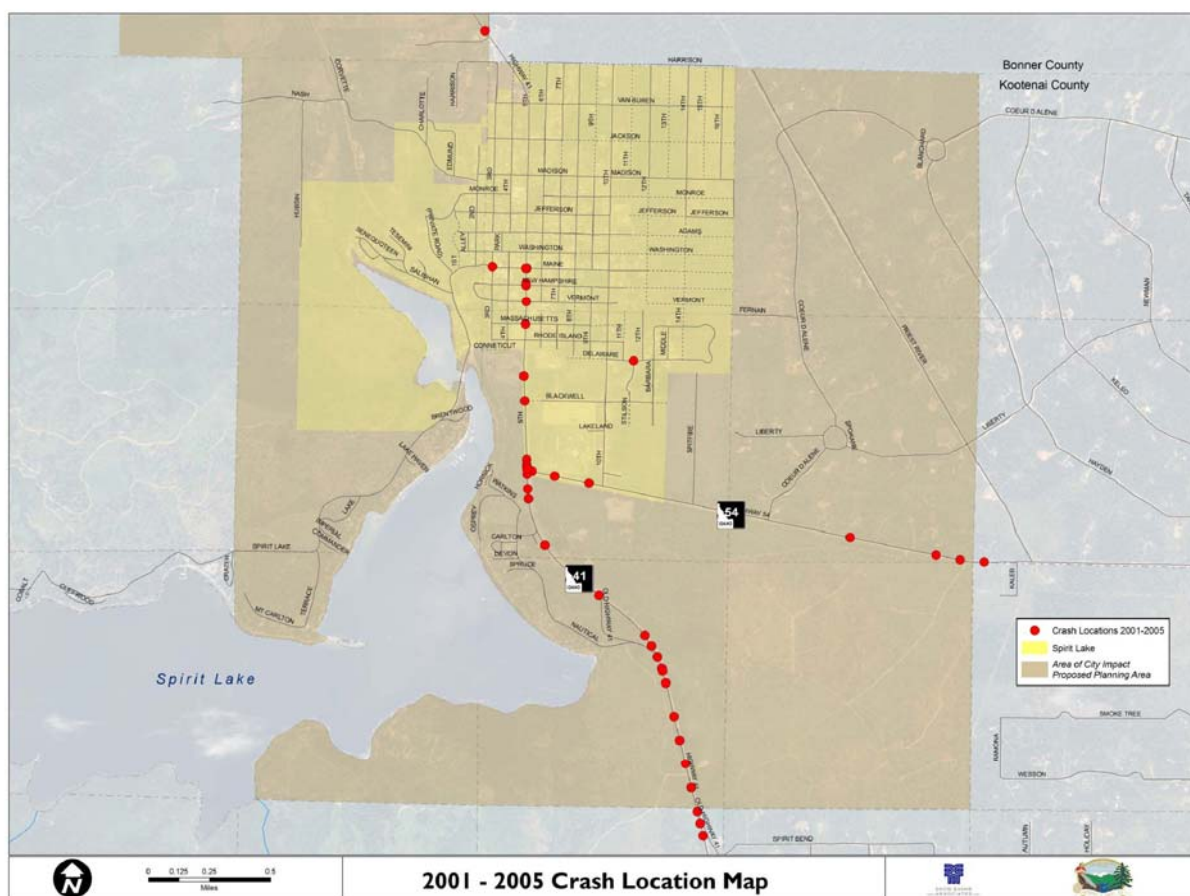
Traffic Control/Signage

Currently, there are no traffic signals in Spirit Lake. The side streets leading to SH 41 and SH 54 are all stop controlled. In addition, the majority of intersections in Spirit Lake have stop sign or yield control. The three schools within Spirit Lake have additional school signage posted notifying drivers of an upcoming school zone. This signage is found along SH 41 for the elementary school and along 10th, Blackwell and SH 54 for the middle and high school.

Traffic Safety/Accidents

Based on crash data from the Idaho Transportation Department from 2001-05, an average of 10-15 crashes occur per year in Spirit Lake. The majority of these accidents were attributed to driver inattention and speed. The intersection of SH 41 and SH 54 is the most accident prone location. Figure 8-2 from the Spirit Lake Transportation Plan prepared by David Evans & Associates provides the location of the crashes over the five year period.

Figure 8-2: 2001-05 Crash Location Map



Spirit Lake Transportation Plan, 2007

Public transportation

There are a couple public transportation options in the Kootenai County area. The Kootenai Metropolitan Planning Organization prepared a study on Public Transportation in and around Kootenai County. The transportation options that service the Spirit Lake area include the following:

North Idaho Community Express (NICE)

NICE runs an intercity route between Coeur d'Alene and Sandpoint three times a day. In addition to the fixed route, the agency also operates a dial-a-ride service for all other general public trips in the county. During fiscal year 2003-04, NICE provided over 50,000 one way passenger trips.

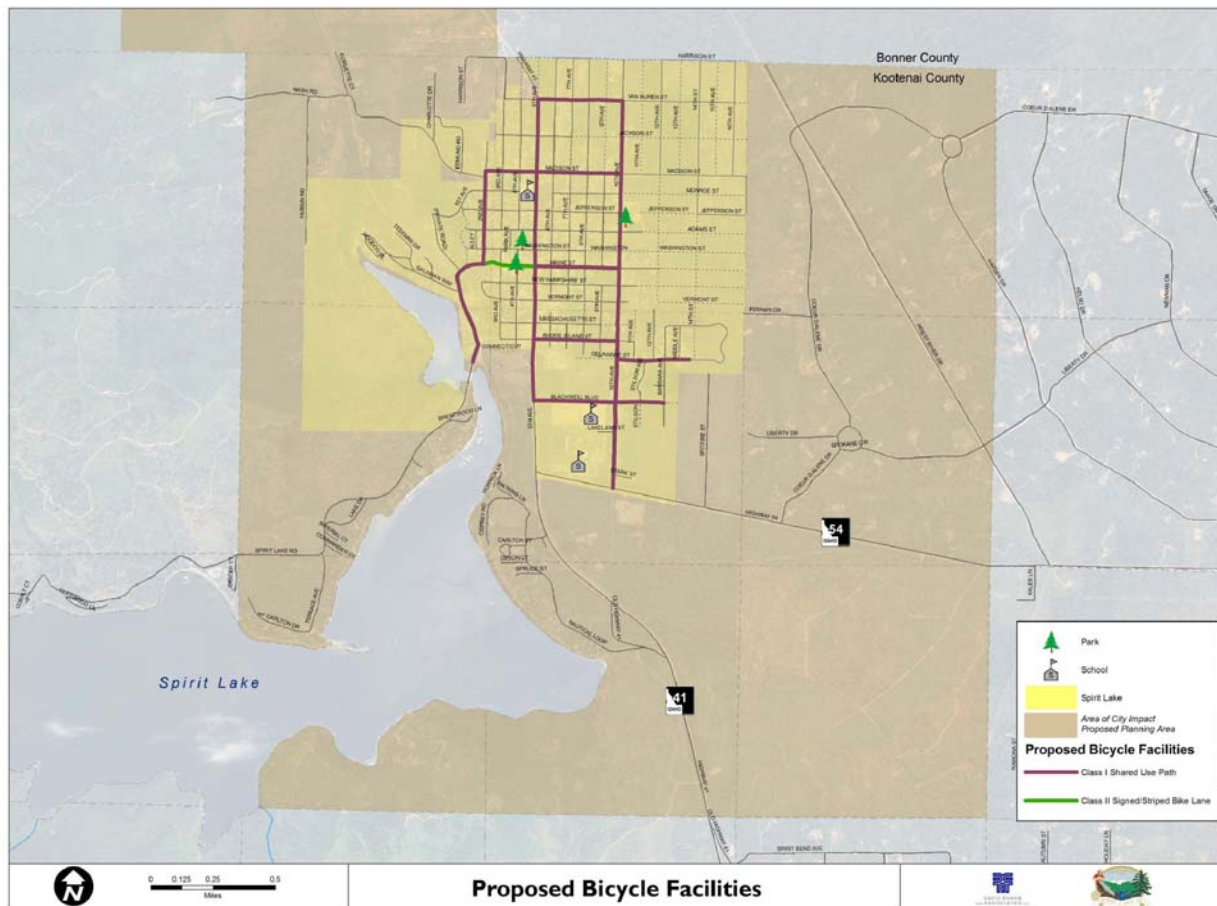
White Tail Transportation

White Tail Transportation provides long distance non-emergency medical transportation in Kootenai and surrounding counties. Typical routes include travel from Sandpoint south serving Spirit Lake, Rathdrum, CDA and Post Falls. White Tail is an approved Medicaid Transportation provider. Non-Medicaid clients must pay the Medicaid reimbursement rate (\$1/mile), which makes longer distance trips expensive, resulting in a majority of Medicaid clients. Service is provided Monday through Friday from 7am to 5:30pm. (Source: KMPO Public Transportation Assessment)

Bike lanes, Sidewalks and Pathways

Sidewalks, paths and bicycle lanes are limited within Spirit Lake. The few paths that exist do not create a cohesive, usable network. The City of Spirit Lake aims to create a network of pathways as laid out in the Spirit Lake Transportation Plan, shown below in Figure 8-3.

Figure 8-3: Proposed Bicycle/Pathway Plan



Spirit Lake Transportation Plan, 2007

Air service

Commuter and freight services are provided at Coeur d'Alene Airport, located about 20 miles south of Spirit Lake. The airport is owned and operated by the County. International passenger service is available at Spokane International Airport, located roughly 60 miles southwest of Spirit Lake.

ISSUES

Street Condition/Maintenance

There are a number of gravel roads in Spirit Lake resulting in issues of excessive dust, potholes and mud. During dry conditions, the gravel roads become dusty creating an annoyance and environmental issue. While during the winter months, snow and wet conditions result in muddy streets. Safety is another concern resulting from gravel roads since there is no demarcation of the roadway. Addressing these issues has been identified as a high priority for the City.

Sidewalks and Pathways

There is a lack of sidewalks and bike paths through the Spirit Lake area. The City is working to create a safe network of multi-use paths to connect areas of the City including residential neighborhoods and schools. The City has adopted the Spirit Lake Transportation Plan which sets standards for the development of sidewalks and multi-use pathways.

FUTURE CONDITIONS

Projected Volumes and Capacity

Traffic projections were generated assuming the development of vacant land in Spirit Lake and an annual growth rate for traffic volumes of 3%. Based on these projections, the level of service at the identified intersections in the year 2026 is shown below in Table 8-2.

Table 8-2, 2026 PM Peak Hour Level of Service

Intersection	Traffic Control	LOS	Delay (sec/veh)	Critical Approach
SH-41 @ SH-54	Stop	C	23.9	WB
SH-41 @ Rhode Island Street	Stop	C	22.4	WB
SH-41 @ Vermont Street	Stop	D	28.6	EB
SH-41 @ Maine Street	Stop	F	>100	WB
SH-41 @ Jefferson Street	Stop	C	23.5	WB
SH-41 @ Madison Street	Stop	D	27.1	WB
SH-41 @ Van Buren Street	Stop	C	19.1	WB
SH-54 @ 10th Avenue	Stop	B	11	SB
Blackwell Boulevard @ 10th Avenue	Stop	A	9.7	EB
Rhode Island Street @ 10th Avenue	Stop	A	9.6	WB
Maine Street @ 10th Avenue	Stop	A	9.2	SB
Madison Street @ 10th Avenue	Stop	A	8.9	EB
Jefferson Street @ 2nd Avenue	Stop	A	9.2	EB
Maine Street @ 2nd Avenue	Stop	A	8.8	SB
Nash Road @ 2nd Avenue	Stop	A	8.4	EB

Spirit Lake Transportation Plan, 2007

As illustrated above, the intersection of SH 41 and Maine Street will need to be addressed at some point in order to maintain an acceptable level of service. The intersection may warrant a four way stop control or a traffic signal in the future.

Projects and Plans

Bituminous Surface Treatment (BST)

The aim of this project is to provide a bituminous surface for all gravel roads in an effort to eliminate the dust and mud on Spirit Lake roads. The program is proposed in phases in order to accommodate funding availability. The streets identified in the early phases were chosen due to high vehicular and pedestrian traffic. This project will be constructed in four phases from 2007-2011.

Asphalt Paving Program

The asphalt paving program will occur after the completion of the BST program. The goal of the paving program is to pave the roadway and provide sidewalk and bike facilities along identified streets. The streets selected for the paving program were the higher functional class streets. This project will be constructed in phases over the years 2012-2018.

GOALS, POLICIES & IMPLEMENTATION

Goal 1: **To provide for the safe, efficient, economical movement of people and commerce within the city, while recognizing the rural environment and lifestyle of Spirit Lake.**

Policy 1.1: **Improve traffic safety within the City.**

Actions:

- ☐ Adopt and implement the Access Management/Public Right of Way Approach standards.
- ☐ Provide pedestrian crossings with signals, signs, and markings where necessary.

Policy 1.2: **Maintain and improve the existing transportation infrastructure.**

Actions:

- ☐ Implement the BST and Asphalt Paving Program to eliminate gravel/dirt roads and pave roadways as shown in the Spirit Lake Transportation Plan.
- ☐ Work with Lakes Highway District to upgrade existing roads.

Policy 1.3: **Ensure a safe walkable community by developing a network of sidewalks, pathways and trails.**

Actions:

- ☐ Develop the multi-use path facilities network proposed in the Spirit Lake Transportation Plan.

- ☐ Provide pedestrian crossings with signals, signs, and markings where necessary.

Policy 1.4: Minimize financial impacts related to road improvement projects and maintenance.

Actions:

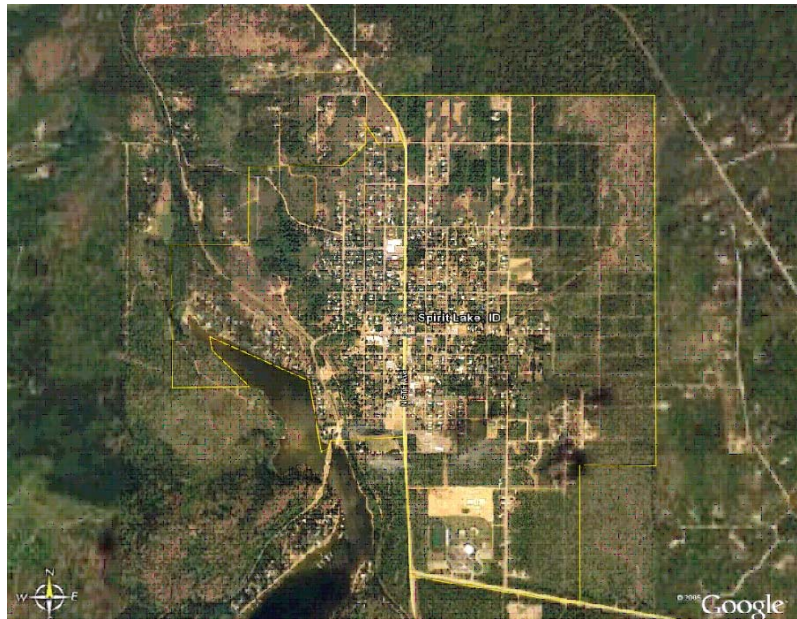
- ☐ Support the implementation of an impact fee program or other funding options to include street improvements.
- ☐ Work with Lakes Highway District to upgrade existing roads.
- ☐ Consider other funding sources such as grants and/or the creation of special districts.

Policy 1.5: Support regional transportation options, including public transit.

Actions:

- ☐ Work with local highway districts and other municipalities in the development of regional projects including transit, paths or alternative forms of transportation.

CHAPTER 9 : LAND USE



EXISTING CONDITIONS

The Land Use chapter of the Comprehensive Plan lays the groundwork for future growth and development decisions. Land use is a key component in every other element of the comprehensive plan from transportation to natural resources. Land use planning that effectively integrates a mixture of residential, commercial and other land types creates a more dynamic and sustainable community.

Residential

The pattern and density of residential development in Spirit Lake ranges depending on location. A grid pattern of higher density housing is located in the city center and its development dates back to the early 1900's with the establishment of the town. Moving outward to the north and west, the grid pattern continues with larger lots. The majority of residential development in Spirit Lake is single family homes.

Commercial

There are two main locations for commercial businesses within the City – Downtown on Maine Street and frontage along Hwy 41. Maine Street is home to a number of bar and restaurants as well as a few other establishments including real estate offices and the hardware store. A sampling of commercial uses along Hwy 41 include a grocery store, automotive shop, medical office, book store, bank and restaurants.

Industrial

The Spirit Lake Industrial Park is located just outside the existing city limits in Bonner County. The Industrial Park was developed to encourage business development within the area. Currently there are a few businesses within the park, including a gas station/mini-mart. A woodstove manufacturing company is expected to locate near the Industrial Park.

Public/Community Facilities

Public facilities buildings in the City include City hall, the police station, the fire station, schools, and the library and the post office. Other land utilized for public use includes the cemetery, the wastewater treatment facility and lagoons and the City water wells. Additional information regarding Public Facilities can be found in Chapter 6.

Parks/Open Space

There are currently three City parks within Spirit Lake including Spirit Lake Park, Spirit Lake Small Park and Spirit Lake Ball Field. Parks are discussed in more detail in Chapter 12: Parks & Recreation.

ISSUES/CONCERNS**Managing Future Growth**

Given the inevitability of future growth, the Comprehensive Plan provides the opportunity to manage the growth in an effort to maintain the small town atmosphere and provide a high quality of life for the residents of Spirit Lake.

Commercial Redevelopment/Revitalization

At one time, the City of Spirit Lake was booming mill town. With the closure of the mill, the local economy experienced a downturn and very few businesses or employment opportunities existed in the City. In recent years, population and economic opportunities in the greater region have increased and the City has begun to see the establishment of a few more businesses. There is still need for additional neighborhood serving commercial.

Housing Balance

As land and home prices increase, a key issue for residents is that a mix of housing is provided within the community. Many residents are watching the influx of second/vacation homeowners with mixed emotions. The influx has helped boost the local economy, but it has also raised land and home prices which, if left unchecked, could result in the inability for their own children to afford homes in the City in the future.

Community Character

Residents value the rustic charm and small town character of Spirit Lake. As new development continues to emerge, the sense of community could deteriorate without proper planning and design standards. Preserving the community identity while managing additional growth and development are high priorities for Spirit Lake.

Preservation/Conservation of Natural Resources

The increase in population in the past decade has created development and growth pressures within the City. Under such pressure, natural resources can easily be compromised, altered, or destroyed. Proper land use planning can balance future growth and development with preservation of natural resources including open space and scenic vistas, wildlife habitat and water quality.

FUTURE CONDITIONS

Future Land Use Map

The Future Land Use Map for the Spirit Lake Comprehensive Plan depicts the preferred development patterns and densities ranges. The Future Land Use Map is intended to provide general guidance for land use patterns, not to identify specific land uses designations to individual parcels. The Plan is not intended to, and does not, rezone any parcels or lots, take any land for public purposes, cloud the title to any property, or require any land to be transferred to any person or entity. Below is a description of the future land use map categories and the recommended development within each.

Future Land Use Map Categories

Very Low Density (0-0.5 dwelling units per acre)

This category reflects a rural nature allowing development at a density of up to 0.5 dwelling units per acre. This category is found on the outskirts of Spirit Lake, typically in annexation areas. Population density for this category would range from 0 to 2 people per acre, based on an average household size of 2.66 from the 2000 Census for Spirit Lake.

Low Density (0.5 – 3 dwelling units per acre)

Low Density permits detached single family units at a density of 0.5-3 dwelling units per acre. This land use and density covers the majority of undeveloped land that exists on the east side of the City. Population density for this category could range from 0 to 8 persons per acre, assuming an average household size of 2.66.

Medium Density (3 – 5 dwelling units per acre)

The medium density category will allow residential development of duplexes and single family homes at a density of 3 to 5 dwelling units per acre. Population density for the medium density areas could range from 8 to 14 persons per acre based on an average household size of 2.66. There are only a few vacant parcels left within this density category, but development within this density range will help ensure a variety and balance of housing opportunities.

High Density (4-9 dwelling units per acre)

High density allows for an assortment of development including single family homes, duplexes, triplexes and other attached units at a density of 4 to 9 dwelling units per acre. Population density for this category could range from 11 to 24 persons per acre, assuming an average household size of 2.66.

Special Planning Areas

The Sempre project located on the western edge of the City proposes an integration of residential and retail/commercial uses. As a result, this area has been identified as a special planning area and the densities and commercial square footage will be determined through the planning process with approval of City Council.

General Commercial

General Commercial includes all commercial land uses such as retail, service, office and professional. The commercial is proposed in three main locations as described below:

- Hwy 41 from Harrison to Madison – This recommended commercial area includes some undeveloped lots along the eastern edge of Hwy 41. It is bordered by low density single family homes on the east and west and high density homes to the south. Commercial businesses should be designed to minimize impacts to surrounding residential.
- Maine Street and City center – The existing core of commercial development is located within this area including the businesses along Maine Street and the portions of Hwy 41. Establishments include restaurants, bars, grocery store, and hardware store. Recommended development within this area are general commercial services, retail stores and dining establishments creating a pedestrian oriented downtown area.
- Hwy 41 south of Rhode Island – This area is surrounded by the junior/senior high school and residential to the east and some undeveloped land and single family homes to the west. Commercial development is recommended in this stretch along Hwy 41, including such uses as a drug store or other community serving commercial.

Industrial

The industrial land use designation includes manufacturing and wholesale business. Potential activities could include manufacturing, processing, assemblage, warehousing or other such operations. Two main locations for industrial uses are identified below.

- Spirit Lake Industrial Park – The Industrial Park is located north of the City over the border of Bonner County within the City's area of impact.
- Inland Paper Company – Located on the north side of Hwy 54 within the City's area of impact.

Public/Community Facilities

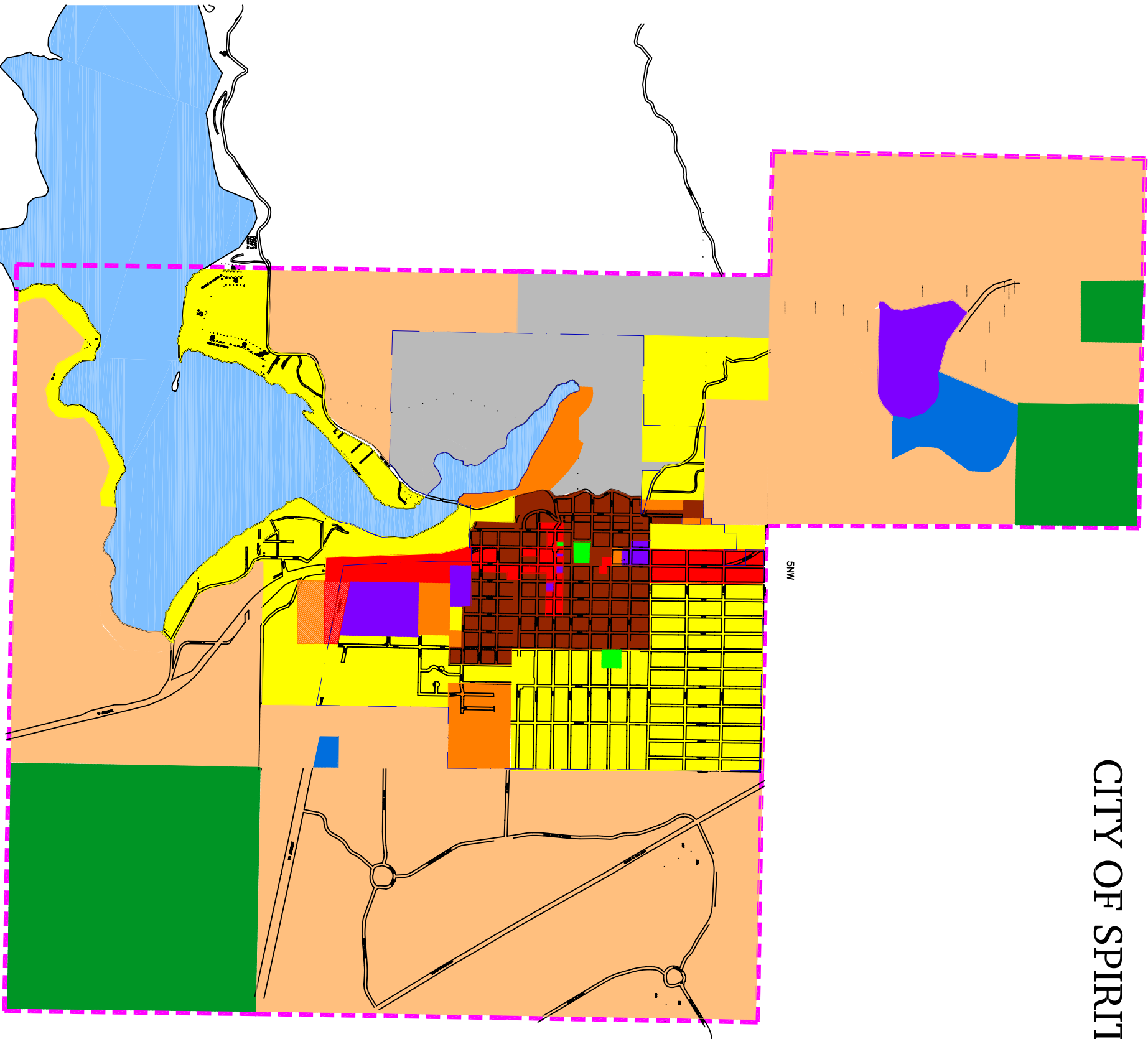
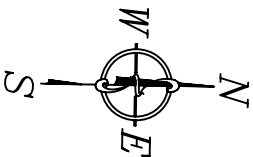
Public facilities such as City hall, schools, the library and cemetery are designated Public Facilities and reflected on the Comp Plan Land Use Map.

Parks/Open Space

All City Parks and designated open space are identified on the Comp Plan Land Use Map.

FUTURE LAND USE MAP

CITY OF SPIRIT LAKE



LEGEND

- AREA OF CITY IMPACT
- SPIRIT LAKE CITY LIMITS
- VERY LOW DENSITY
(0 - 0.5 DU/ACRE)
- LOW DENSITY
(0.5 - 3.0 DU/ACRE)
- MEDIUM DENSITY
(3.0 - 5.0 DU/ACRE)
- HIGH DENSITY
(4.0 - 10 DU/ACRE)
- COMMERCIAL
- INDUSTRIAL
- PUBLIC/COMMUNITY
- PLANNED AREA
- PARKS
- PUBLIC MANAGED LAND

NOT TO SCALE

FIG. 9-1

GOALS, POLICIES & IMPLEMENTATION

Goal 1: **To manage the physical development of the City in order to better serve the community and maintain quality of life.**

Policy 1.1: Utilize the Comprehensive Plan as a guide for future development decisions.

Actions:

- ☐ Review and update the Comprehensive Plan to ensure it reflects current information and the community vision.
- ☐ Review all new development to ensure it is compatible with the Comprehensive Plan.

Policy 1.2: Require new development to mitigate impacts of the project and pay its share for infrastructure and public services.

Actions:

- ☐ Evaluate the community wide impacts of each significant proposed development including demands place on infrastructure, public services, resources and the surrounding uses prior to approval.
- ☐ Ensure that all necessary infrastructure and public service capacities are available or will be provided with proposed project prior to approval.

Policy 1.3: Ensure development complies with the subdivision, zoning ordinances and zoning map.

Actions:

- ☐ Review all new development for compliance with existing zoning and development standards.
- ☐ Review and update zoning map and zoning ordinances to reflect current and future goals and policies.

Goal 2: To identify appropriate areas for housing and integrate new residential development with the existing community.

Policy 2.1: Encourage a range of densities and lot sizes to create a mix of housing types for a more diverse and sustainable community.

Actions:

- ☐ Designate areas through zoning to allow for a variety of residential densities.
- ☐ Review all new development to ensure it is compatible with the Comprehensive Plan.

Policy 2.2: Permit only compatible uses in residential areas.

Actions:

- ☐ Develop list of allowable uses within residential areas, identifying specific conditions if necessary related to the approval of specific uses.

Policy 2.3: Require all new residential developments to connect roads and pathways to adjacent roadways and development

Actions:

- ☐ Adopt ordinance that requires developers to construct roadways and pathways that connect their development with the existing infrastructure.

Goal 3: To encourage the development of convenient, well designed commercial areas that will provide additional jobs, services and opportunities to the City and its residents.

Policy 3.1: Ensure an adequate supply of desirable land for economic development.

Actions:

- ☐ Identify parcels best suited for commercial, industrial and professional uses.
- ☐ Review and revise, if necessary, existing development ordinances for non-residential development to reflect current and future goals and policies.

Policy 3.2: Encourage revitalization of Maine Street while maintaining its community character.

Actions:

- ☐ Develop and adopt design guidelines and standards to regulate the architectural, landscaping, signage and other visual impacts of development projects.
- ☐ Develop downtown revitalization plan.
- ☐ Work with the Urban Renewal District to develop plan and potential funding opportunities for Maine Street.
- ☐ Consider providing incentives for the adaptive reuse or renovation of historic buildings.

Policy 3.3: Promote professional offices and community commercial uses along Hwy 41 from Monroe to Harrison.

Actions:

- ☐ Develop flexible zoning and development standards for office use to encourage business to locate in Spirit Lake.
- ☐ Work with Chamber of Commerce to promote Spirit Lake to prospective employers.
- ☐ Attract businesses that will provide a variety of job opportunities and upward mobility for Spirit Lake residents.

Goal 4: Encourage development of land within city limits prior to annexation of adjacent areas.

Policy 4.1: Evaluate the ability to provide sewer, water and other services within City limits and potential for extension of those services to future annexation areas.

Actions:

- ☐ Evaluate population growth annually and update the comprehensive plan as needed.
- ☐ Update Comprehensive Plan with the 2010 Census data, once available.
- ☐ Encourage development where public facilities are in place.

Policy 4.2: Require all areas to be annexed into the City to have a land use plan and proposed zoning prior to annexation.

Actions:

- ☐ Develop and adopt ordinance regarding requirements for annexations.
- ☐ Develop an annexation plan.

Policy 4.3: Avoid annexation of areas not contiguous to the city limits.

Actions:

- ☐ Develop and adopt ordinance regarding requirements for annexations.
- ☐ Develop an annexation plan.

CHAPTER 10 :

HOUSING



EXISTING CONDITIONS

Housing is a dominant physical feature and a principal land use in Spirit Lake. As a result of regional population growth, the demand for housing has increased in and around Spirit Lake in recent years. This has resulted in rising prices and the potential for some segments of the population to afford housing in Spirit Lake.

Housing Stock

From 1990 to 2000, the total number of housing units in Spirit Lake increased by 57% from 373 to 586 units. This equates to an annual housing growth rate of approximately 5.7%. The majority of these homes are owner occupied and there is a vacancy rate of approximately 12%.

Table 10-1: Housing Characteristics

	2000	1990
Total Housing Units	586	373
Vacant	12.0%	12.4%
Owner Occupied	67.9%	73%

Source: US Census

The City has continued to experience significant growth since 2000. A windshield survey completed in 2006 identified a total of 727 dwelling units. Based on that survey, the annual housing growth rate from 2000 to 2006 is approximately 4%. This trend of growth is expected to continue in the coming years.

Housing Type

Table 10-2 provides a breakdown of housing type in Spirit Lake. Approximately three quarters of the housing units in Spirit Lake are single family homes. Mobile homes make up the second largest unit type with 18%. The share of multi-family units is relatively small, with 3 to 4 unit buildings and 5 to 9 unit buildings each representing 3%.

Table 10-2: Housing Type Distribution (2000)

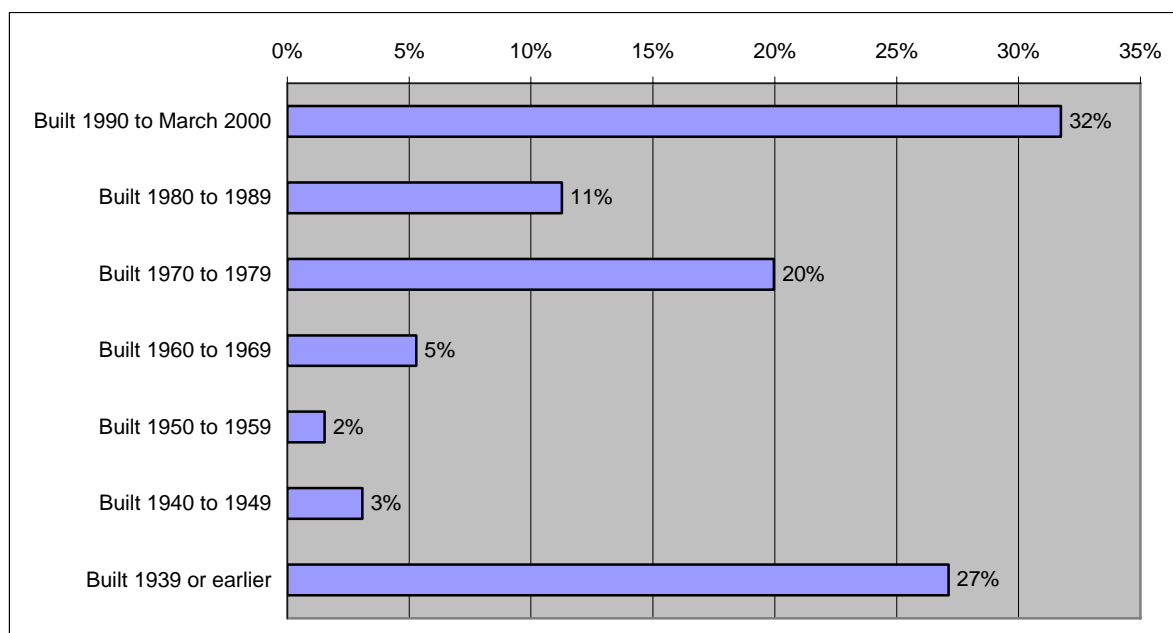
Type of Housing Unit	# of Units	%
1, detached	431	74%
1, attached	5	1%
2	0	0%
3 or 4	17	3%
5 to 9	20	3%
10 to 19	1	0%
20 to 49	0	0%
50 or more	0	0%
Mobile home	105	18%
Boat, RV, van, etc.	7	1%

Source: US Census

Age of Housing Stock

According to 2000 Census, 27% of the housing in Spirit Lake was built before 1939. This suggests that a large portion of the homes were constructed during the growth of the city in the early 20th century. As Figure 10-1 below illustrates, there has also been a recent burst of residential development in the 1990's, that accounts for approximately 32% of the housing stock.

Figure 10-1: Age of Housing Stock in Spirit Lake



Source: US Census

In a comparison of neighboring jurisdictions, Spirit Lake possesses a substantially higher proportion of homes built before 1940. Rathdrum, Post Falls and the County have less than 8% of their housing stock built in this time period. The County and Spirit Lake have experienced similar growth in new housing in the 1990's reflecting approximately 30% of housing, while the majority of housing in Post Falls and Rathdrum (60%) was built after 1990. Table 10-3 provides a comparison of housing stock age by jurisdiction.

Table 10-3: Age of Housing Stock in Spirit Lake and neighboring Jurisdictions

Year House Built	Spirit Lake	County	Post Falls	Rathdrum
Built 1990 to March 2000	32%	37%	57%	60%
Built 1980 to 1989	11%	15%	13%	10%
Built 1970 to 1979	20%	24%	19%	18%
Built 1960 to 1969	5%	8%	4%	2%
Built 1950 to 1959	2%	6%	4%	3%
Built 1940 to 1949	3%	4%	1%	2%
Built 1939 or earlier	27%	7%	2%	6%

Source: US Census

Housing Affordability

Table 10-4 depicts the percentage of household income paid towards monthly housing expenses. Housing cost has become slightly less affordable for owner occupied housing over the decade from 1990 to 2000. According to the Census, approximately 3% more of owners' incomes have gone toward mortgages in 2000 than 1990. Renters are paying slightly less of their income towards housing costs, decreasing from 35% to 25%.

Table 10-4: Housing Affordability Characteristics

	1990	2000
Median Household Income	\$14,183	\$28,854
Median Gross Rent as Percentage of Household Income	35.1%	24.5%
Median Monthly Owner costs w/ Mortgage as Percentage of Household Income	27.0%	29.3%

Source: US Census

In 2000, the median home price for Spirit Lake was \$84,140. Recent local data, suggests the median home price has increased significantly and is now in the range of \$175,000-\$215,000. Due to this significant increase in median home prices, housing affordability will continue to be an issue as a larger percentage of income will be required for mortgage and housing expenses.

ISSUES

Affordability

Housing affordability is becoming a great concern. Long term residents and their young adult children are facing the potential of being priced out the market. Acknowledging this problem and developing a potential solutions will be key in maintaining a sustainable community.

Diversity

There is a lack of variety in housing types, with over 90% of homes as single family homes and mobile homes. Fewer than 6% of the housing units are considered multi-family homes. As the housing stock continues to increase, opportunities for multi-family housing should be considered to ensure housing for all economic sectors.

FUTURE CONDITIONS

Future Residential Growth

In order to develop projections for future residential growth, the amount of undeveloped lots and land were identified. Based on future land use map designations and density assumptions, the number of future housing units was projected as shown in Table 10-5. The projected number of additional housing units is approximately 2,500 units.

Table 10-5: Future Residential Growth based on Land Use Assumptions

	Designation	Undeveloped Lots	Potential Lots from Undeveloped Land	Total
City Limits				
	Low Density	54	697	751
	Medium Density	58	25	83
	High Density	92	321	413
	Special Planning Area*		450	450
City Subtotal		204	1493	1697
AOI				
	Hillside		139	139
	Very Low Density		166	166
	Low Density	26	387	413
	Medium Density		56	56
AOI Subtotal		26	748	774
TOTAL		230	2241	2471

GOALS, POLICIES & IMPLEMENTATION

Goal 1: To provide a variety of housing for all economic sectors of the population.

Policy 1.1: Encourage diversity of housing types including condos, duplexes and apartments.

Actions:

- ☐ Update zoning ordinances to accommodate a variety of densities.
- ☐ Consider concept of density bonus and/or incentives for providing affordable housing.

Policy 1.2: Integrate affordable housing units spatially and aesthetically into the community.

Actions:

- ☐ Adopt design standards for multi-family developments.
- ☐ Consider flexible zoning that allows smaller lots within future residential developments.

Goal 2: To encourage functional and aesthetic residential development.

Policy 2.1: Require all new residential development to connect to the municipal water and sewer system.

Actions:

- ☐ Adopt and enforce ordinance requiring adequate infrastructure and services to be provided for all new developments.
- ☐ Monitor and update the Water and Sewer Facility Study to ensure adequate services.

Policy 2.2: Design streets to allow for the efficiency of the flow of vehicles, bicycles and pedestrians.

Actions:

- ☐ Comply with adopted city standards per the Spirit Lake Transportation Plan.

Policy 2.3: Develop and adopt design guidelines and standards to regulate the architectural, landscaping, signage and other visual impacts of development projects.

Policy 2.4: Encourage developers to provide amenities such as neighborhood parks, open space and pathways within residential developments.

Actions:

- ☐ Work with developers to connect neighborhood pathways with City-wide pathways and bicycle lanes.

CHAPTER 11 : COMMUNITY DESIGN



EXISTING CONDITIONS

The design of a community is a reflection of its history combined with influences from its current inhabitants and existing land use regulations. Community design impacts the visual quality of the City ranging from the look of sidewalks and streets to the height and setback of specific buildings.

Historical Influence /Pattern

Spirit Lake developed as a lumber town, booming in the early 20th century with the establishment of Panhandle Lumber Company. Maine Street developed as the center of town, providing a location for commercial establishments while residential grew up around it. Streets in the city were laid out in the tradition grid pattern, with roads running north-south and east-west.

Land Use Regulations

Spirit Lake's Planning & Zoning Commission currently reviews all development proposals within the City limits. The developments are reviewed based on the zoning regulations established by the City. At present, the City does not have design guidelines or standards that specifically address the design related impacts of new development.

ISSUES/CONCERNS

Maintain small town character

Residents value the rustic charm and small town character of Spirit Lake. As new development continues to emerge, the sense of community could deteriorate without proper planning and design standards. Preserving the community identity while managing additional growth and development are high priorities for Spirit Lake.

Sidewalks/Streetscape

Sidewalks within Spirit Lake are limited mainly to Maine Street. The community of Spirit Lake desires a more pedestrian and bicycle friendly and safe environment. Development of a master

plan for bicycle and pathways would be a significant first step to the creation of a more pedestrian oriented City.

FUTURE CONDITIONS

Streetscape Plans

Street Standards

The newly adopted Spirit Lake Transportation Plan identifies the street standards for and sections for development on new and existing roadways. Additional information can be found in the Spirit Lake Transportation Plan.

Asphalt Paving Program

As discussed within the Transportation Chapter, the asphalt paving program will occur after the completion of the BST program. The goal of the paving program is to pave the roadway and provide sidewalk and bike facilities along identified streets. The streets selected for the paving program were the higher functional class streets. This project will be constructed in phases over the years 2012-2018.

Urban Renewal District

The City of Spirit Lake created an Urban Renewal District in 2005. The Urban Renewal District covers a large portion of the City. The Urban Renewal Agency is developing a plan to identify potential future projects within the District. The first project undertaken by the Agency is the renovation of the park restroom facilities in conjunction with Big Back In.

GOALS, POLICIES AND IMPLEMENTATION

Goal 1: **To preserve the rustic character and small town atmosphere.**

Policy 1.1: Require contextual and compatible design.

Actions:

- ☐ Develop and adopt design guidelines and standards to regulate the architectural, landscaping, signage and other visual impacts of development projects.

Policy 1.2: Encourage adaptive reuse of historic buildings to preserve heritage.

Actions:

- ☐ Explore idea of incentive programs for adaptive reuse and historic preservation.
- ☐ Explore grant opportunities for building restoration

Policy 1.3: Increase public awareness of the City's heritage.

Actions:

- ☐ Partner with the library, schools, and historical society to develop programs and events to educate the community.

Goal 2: To foster a community with a strong sense of place.

Policy 2.1: Define and enhance the primary entryways into the city.

Actions:

- ☐ Develop, adopt and enforce design guidelines related to entry ways.
- ☐ Develop entryway sign and/or art program.

Policy 2.2: Maintain and enhance the appearance and character of the City's streets and parking facilities.

Actions:

- ☐ Increase pedestrian amenities such as street furniture, bike racks, planters and lighting.
- ☐ Plant and maintain street trees.

Policy 2.3: Promote sensitivity to human values.

Actions:

- ☐ Develop and adopt design guidelines and standards to regulate the architectural, landscaping, signage and other visual impacts of development projects.

Policy 2.4: Encourage the development and enhancement of public spaces and public art.

Actions:

- ☐ Develop citywide sign and/or art program to identify points of interest such as Maine Street.

Goal 3: To create a walkable, pedestrian oriented environment.

Policy 3.1: Emphasize the importance of building scale and orientation.

Actions:

- ☐ Develop and adopt design guidelines and standards to regulate the architectural, landscaping, signage and other visual impacts of development projects.

Policy 3.2: Maintain and enhance the appearance and character of the City's streets and parking facilities.

Actions:

- ☐ Increase pedestrian amenities such as street furniture, bike racks, planters and lighting.
- ☐ Plant and maintain street trees.

CHAPTER 12 : PARKS & RECREATION



EXISTING CONDITIONS

The establishment and maintenance of parks and other recreational facilities is a key component of a community's overall quality of life. The City is situated along the shores of Spirit Lake and adjacent to the Selkirk Mountains. The natural beauty of the area provides a number of recreational opportunities for the greater region. The lake provides year-round activities from fishing, swimming and boating in the summer to ice fishing in the winter. The forested area surrounding the lake contains hiking and biking trails. Within the City there are a few parks that provide both passive and active facilities including the following:

Spirit Lake City Park

City Park is centrally located on the corner of Washington and 5th Avenue. It is the largest park within Spirit Lake at approximately 3.7 acres. The park is surrounded mainly by residential units and situated a few blocks north of Maine Street. Both passive and active facilities are provided. There are picnic areas (9 tables), a gazebo, playground equipment and restrooms. In addition, there are basketball courts and a skate park.

Spirit Lake Small Park

This park is located on 4th and Maine, in the heart of the City. The park is jointly owned with a private party but maintained by the City. The park contains a grassy area and 2 picnic benches.

Spirit Lake Ball Park

Spirit Lake Ball Park is located on 10th Avenue between Adams and Monroe. The park is approximately 3.7 acres and contains baseball field, bleachers, concession stand and restrooms.

Lakeland School District Facilities

There are 3 schools located within the City of Spirit Lake. The schools and attached recreation facilities are owned and operated by the Lakeland School District. The outside recreational facilities can be utilized by the community when not in use by the schools. These facilities include the following:

Timberlake High School

- Football and track field
- Baseball and softball field
- Tennis Courts

Timberlake Junior High

- 4 Basketball Hoops
- Future baseball/football field

Spirit Lake Elementary

- Basketball Hoops
- Ball field
- Playground equipment

Lake Recreational Facilities

Spirit Lake is outside the city limits, but serves as a main recreational opportunity for the community. There are a number of recreational sites on Spirit Lake operated and maintained by the County, they include:

Spirit Lake Boat Launch

This 2.2 acre site is owned by Idaho Fish and Game and maintained by the County. The facility includes a swimming beach, picnic area, restrooms, fishing area, public dock and fueling facility, and a boat launch.

Bronze Bay

Located on the west end of the lake, Bronze Bay is an earthen boat launch. The County owns and maintains the site, which is currently in good conditions.

Maiden Rock

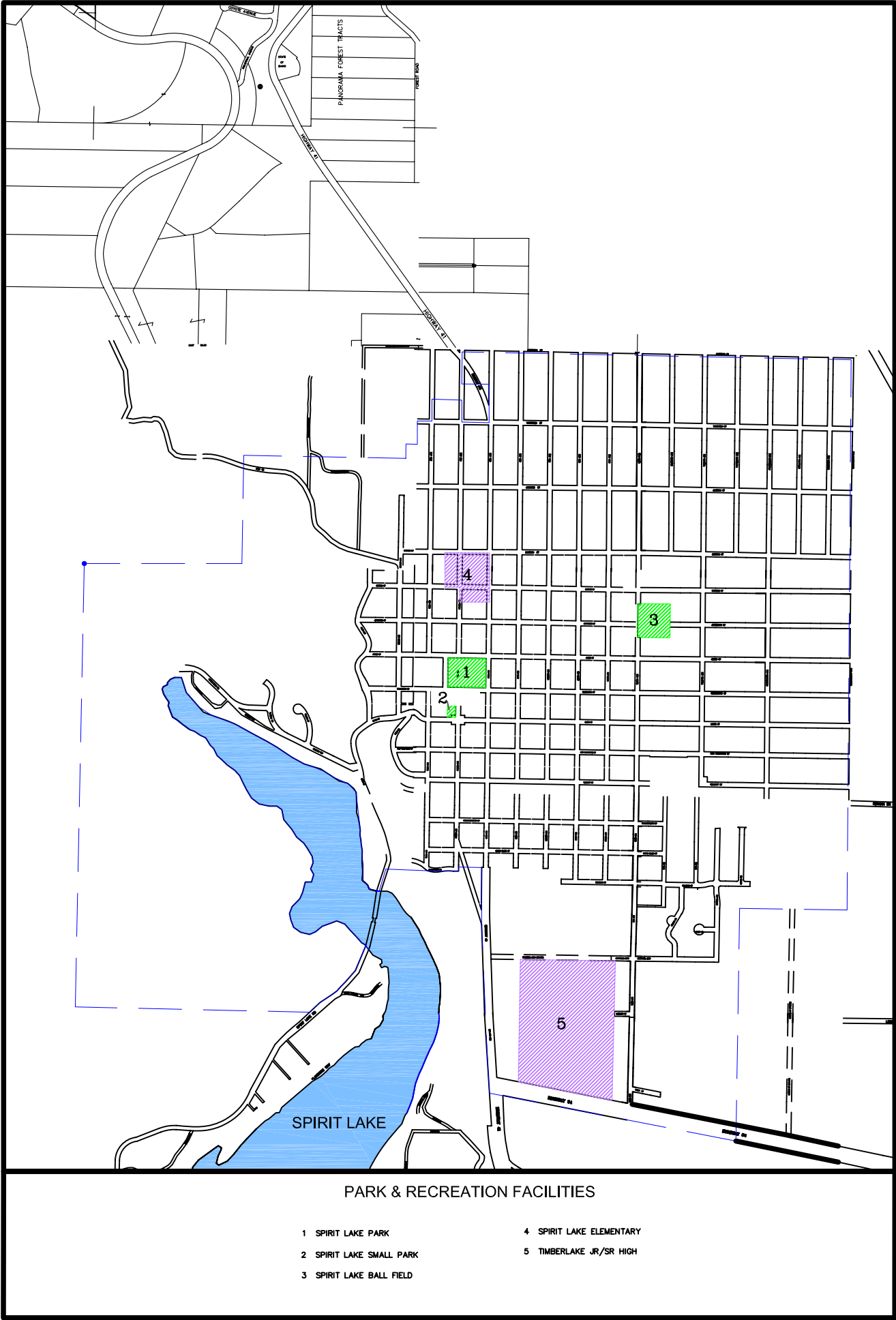
Another earthen boat launch, Maiden Rock is located on the southeast end of the lake. The site is owned and maintained by the County and currently in poor condition.

ISSUES

Maintenance of existing parks

Maintenance and improvements of existing parks are important to the community. The City Park is currently in poor condition and in need of improvements. The park is mainly designed for the younger generation and there is a desire to include more adult facilities, such as horseshoe pits and picnic areas. While the city would like to maintain and enhance its existing parks, maintenance costs continue to be a challenge and one that will grow as more parks are developed in the future. The City should work to develop a Park and Recreation Master Plan including implementation and strategy for providing ongoing maintenance.

FIGURE 12-1: PARK & RECREATION FACILITIES



Lake Recreational Facilities

The recreational facilities at Spirit Lake present a challenge for the City. While these facilities are directly adjacent to the City and utilized by its residents, the facilities are owned and maintained by county and state agencies. Some of these facilities are poorly maintained and lack improvements, yet the City has no real jurisdiction or funding to make the necessary improvements. During peak season, parking is insufficient and overcrowding is an issue.

FUTURE CONDITIONS

Future Plans

The City of Spirit Lake created an Urban Renewal District in 2005. The Urban Renewal District covers a large portion of the City. The Urban Renewal Agency is developing a plan to identify potential future projects within the District. The first project undertaken by the Agency is the renovation of the park restroom facilities in conjunction with Big Back In.

Future Parks

The City has expressed a desire to maintain an acceptable level of service standard (# of people/acres of parkland) as the population continues to grow. Therefore, as the growth occurs more parks will need to be developed. The idea of a BMX course has been discussed adjacent to Jefferson Ball Field. In addition, there has been an expressed desire to provide a park with amenities for seniors to enjoy. This type of park is envisioned to include picnic benches, garden areas, landscaped gravel pathways and a few horseshoe pits. For the long term, location and type of future parks should be assessed and determined through the creation of a Parks Master Plan.

GOALS, POLICIES AND IMPLEMENTATION

Goal 1: **To provide park and recreational facilities that enhance the community.**

Policy 1.1: Promote the design, development and maintenance of a park system that provides a variety of facilities for the community.

Actions:

- ☐ Develop and implement a Parks and Recreation Master Plan.
- ☐ Pursue acquisition of land for future parks as identified in Parks and Recreation Master Plan.
- ☐ Develop and implement impact fees to pay for future park facilities.

Policy 1.2: Promote trails and pathways throughout the community.

Actions:

- ☐ Develop a Trails/Pathways Master Plan.
- ☐ Route bikeways and trails to facilitate access to open space areas, recreational facilities, and schools.
- ☐ Coordinate with other local and regional agencies to develop a regional trail system.

Policy 1.3: Protect and enhance existing recreational facilities and opportunities.

Actions:

- ☐ Coordinate with the public school district regarding the joint use of facilities for recreational purposes.
- ☐ Explore idea of utilizing urban renewal funds for improvements and maintenance of existing parks.
- ☐ Pursue cooperative agreement with county and state to improve and maintain lake recreational facilities.

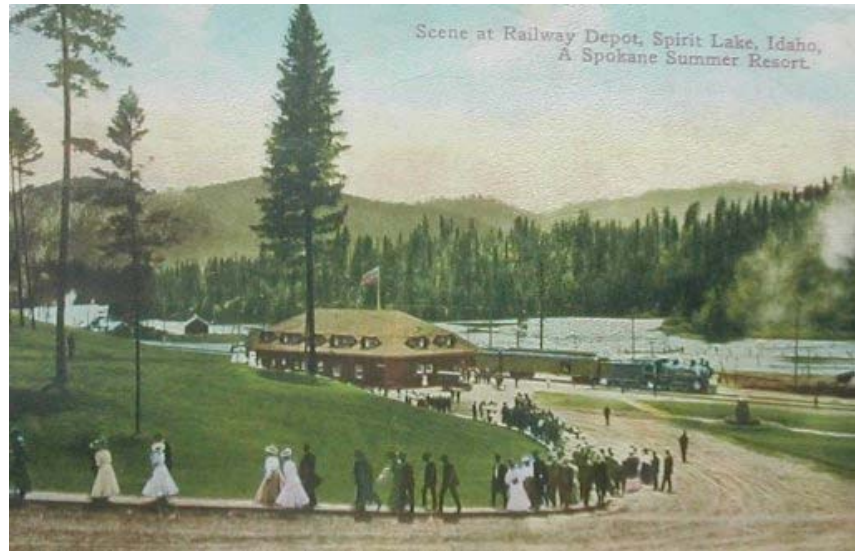
Goal 2: To provide recreational activities and programs for all age groups and populations within community.

Policy 2.1: Identify and prioritize potential recreational programs such as youth and adult sports leagues, recreational classes and fitness programs.

Actions:

- ☐ Conduct a recreational needs assessment of the community, potentially coordinated with process of a Parks & Recreational Master Plan.
- ☐ Work with other cities and local agencies regarding potential for regional recreation programs and facilities.
- ☐ Coordinate with public school district regarding joint use of facilities for recreational leagues and programs.

CHAPTER 13: SPECIAL AREAS & SITES



Source: <http://sondahl.com/spiritlake.html>

EXISTING CONDITIONS

Spirit Lake developed in the early 1900's with the establishment of a logging mill. The railroad spur ended near the lake and the area also became a popular resort town for summer visitors from Spokane and surrounding areas. The early history of the town is still an integral part of Spirit Lake community today.

Historically Significant Sites

There are a number of buildings in Spirit Lake that date back to its early days as a booming mill town. With assistance from the Spirit Lake Historical Society, the following is a list of some of the buildings from the early 1900's that still remain today.

- White Horse Saloon, 6248 W Maine – Oldest continual running saloon in the state
- Building on the northeast corner of 2nd and Washington- Former Hospital for Spirit Lake, now renovated into apartment complex
- South side of Maine Street from 1st to 3rd- Buildings date back to 1908, mainly bars
- Brick building at 6186 W Maine- Old Drug Store with soda fountain, now Timberlake Physical Therapy
- First Lutheran Church on Jefferson and 6th
- Presbyterian Church on Jefferson and 4th
- Fox's Home on 2nd street from Maine to Washington
- VFW Memorial Hall on Hwy 41, former funeral home
- Blackwell Mansion on Park Circle and 2nd St
- Former Mill Houses –Park Avenue between Washington and Adams
- Sondahl Pottery, 6326 W Maine - Former Spirit Lake Land Company building (1907)

Special Sites

Maine Street

Residents value the rustic charm and small town character exemplified by Maine Street. Businesses along Maine Street have fluctuated based on the existing market conditions, food and alcohol establishments have remained a staple for area. Maine Street provides a location for the community to interact and preservation of this area and character should be pursued.

Spirit Lake

Spirit Lake's beauty has long attracted people to the area as a summer vacation spot. The lake is one of three in the world that has a sealed bottom. In the early part of the 20th century, Spirit Lake was a summer oasis for many from Spokane as the railroad spur brought people right to the shore of the lake. The lake continues to be cherished by the community today for its natural beauty and recreational activities.

ISSUES

Loss of Significant Historic, Archeological or Architectural Resources

The increase in population in the past decade has created development and growth pressures within the City. Under such pressure, historic and cultural resources can easily be compromised, altered, or destroyed. It is the objective of the City of Spirit Lake to implement policies to help protect our special sites and resources for existing and future generations.

GOALS, POLICIES AND IMPLEMENTATION

Goal 1:	To preserve significant historical, archaeological and architectural resources.
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Policy 1.1: Maintain and augment a historic resource inventory.

Actions:

- ☐ Partner with local historians, schools and historical societies to develop an inventory of significant historic and architectural resources.
- ☐ Determine level of significance of each structure or site.

Policy 1.2: Encourage adaptive reuse of older buildings.

Actions:

- ☐ Explore idea of incentive programs for adaptive reuse and historic preservation.
- ☐ Explore grant opportunities for building restoration.

CHAPTER 14 : PROPERTY RIGHTS

Governmental respect of private property rights is crucial in the development of land use policies and decisions. The United States Constitution, as well as the Idaho Constitution ensures that private property shall not be taken by the government without just compensation.

More recently, the Idaho State Legislature adopted statutory provisions in Chapter 80, Title 67 to ensure that state and local government land use policies and decisions do not result in a taking without just compensation. A takings checklist was generated by the Idaho Attorney General to evaluate the potential impact of regulatory or administrative actions on private property.



Source: <http://www.idsos.state.id.us/>

Any laws or regulations governing private property should heavily depend upon the government's authority and responsibility to protect public health, safety, and welfare. Based upon this premise, courts have supported the limitation of the use of private property through land use planning regulations such as Comprehensive Plans, Zoning Ordinances, Subdivision Ordinances, and Environmental Quality Acts. A City must evaluate the effects of its proposed land use policies, weighing the interests of all affected private property owners as well as the general public interest.

GOALS, POLICIES & IMPLEMENTATION

Goal 1: To ensure that that land use policies and decisions made pursuant to this Comprehensive Plan protect fundamental private property rights.

Policy 1.1: Property rights of landowners shall be protected from arbitrary or discriminatory actions.

Actions:

- ☐ Make development decisions that are fair and consistent.

Policy 1.1: To comply with state law regarding regulatory takings.

Actions:

- ☐ Be familiar with the most recent standards approved by legislature regarding regulatory takings.
- ☐ Ensure that private property shall not be taken for public use without just compensation.

CHAPTER 15 : IMPLEMENTATION

Implementation of the Spirit Lake Comprehensive Plan goals and policies are identified through actions items within each chapter. Yet there are larger tools to implement the overall plan, such as zoning ordinances and capital improvement plans. The following is a summary of implementation tools and resources.

Zoning Ordinance and Zoning Map

The goals and policies of the Comprehensive Plan lay the groundwork for the zoning ordinance, identifying the desired future land uses and locations. Idaho State law requires that the zoning districts be in accordance with the Comprehensive Plan. Therefore, the Planning & Zoning Commission should review and update the zoning code and map as necessary to coincide with the policies and future land use map laid out in the Comprehensive Plan. Existing uses of land and buildings would not be affected and permitted to remain.

Development Standards

According to Title 67-6518 of the Idaho Local Land Use Planning Act of 1975, “each governing board may adopt standards for such things as: building design; blocks, lots, and tracts of land; yards, courts, greenbelts, planting strips, parks, and other open spaces; trees; signs; parking spaces; roadways, streets, lanes, bicycleways, pedestrian walkways, rights-of-way, grades, alignments, and intersections; lighting; easements for public utilities; access to streams, lakes, and viewpoints; water systems; sewer systems; storm drainage systems; street numbers and names; house numbers; schools, hospitals, and other public and private development.”

The City may adopt these standards by zoning, planned unit developments, subdivision ordinances, or as separate ordinances.

Future Acquisition Map

The City Council upon recommendation from the planning and zoning commission may identify future roads, schools, parks and other public uses on a Future Acquisitions Map in accordance with Title 67-6517 of the state statutes. This can be a useful tool in planning for future development and services. The City of Spirit Lake does not have a Future Acquisitions Map at this time, but one could be prepared and reviewed for adoption in the future.

Capital Improvement Plan

A capital improvement plan is a multi-year plan that provides a schedule and budget and for the construction of public improvements. The capital improvement plan identifies and prioritizes the public improvements based on the available or anticipated fiscal resources. A capital improvement plan acts a basis for the City’s budget that is adopted annually. The City of Spirit Lake has a capital improvement plan for a number of public facilities, developed for the purposes of adopting impact fees. The Impact Fee Program and Capital Improvement Plan is incorporated into the Appendix of this Comprehensive Plan.

Planning & Zoning Commission

The Planning & Zoning Commission plays a key role in the implementation of the Comprehensive Plan. The Commission should review all development proposals as they relate to the Comprehensive Plan goals and policies. As the zoning code is an implementing tool of the Comprehensive Plan, the commission should ensure that the zoning ordinances are in accordance with the adopted Comprehensive Plan.

Comprehensive Plan Amendments

The Comprehensive Plan is a living document that reflects the vision for the City of Spirit Lake. It is important to evaluate the land use assumptions, data, goals, policies and implementation programs over time as assumptions may change due to circumstances or new information. State law allows any person to petition the commission or governing board for a plan amendment. The commission may recommend amendments to the land use map component of the Comprehensive Plan to the governing board not more frequently than once every six months. The commission may recommend amendments to the text of the comprehensive plan to the governing board at any time (67-6509(d)).