



COMPREHENSIVE PLAN

2019-2030

Adopted December 5, 2019





Dalton Gardens:
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December 5, 2019

Fellow Dalton Residents:

Job Well Done!

Writing our new Comprehensive Plan has been an open, public process. Over the past several months, input from citizens culminated in this draft. The process has modeled collaboration and democracy in action. It is a living, flexible tribute to the power of citizen involvement and mutual respect, the very essence of healthy relationships. We should be proud of this.

Thank you to all the citizens who freely gave so much of their time to be a part of this vision for the future. Also, let us recognize the enormous efforts of the Planning Commission: volunteer citizens who give hundreds of hours of their time to make this a better community. In our efforts to modernize our planning standards, and to be more responsive to our rapidly changing economic and social conditions, this new plan provides a road map for moving our city forward to achieve its full potential.

It is within Dalton Gardens' grasp to be known as *The Most Appealing, Livable, Sustainable and Well Managed City in the Gem State*. This is not a dream—it is a promise to our children and grandchildren. It is a promise we must keep.

Jeffery Fletcher

Mayor, Dalton Gardens



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ACKNOWLEDGEMENTS

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A special thank you to the volunteer Comprehensive Plan Committee who worked tirelessly to not only be prepared and present for workshops, but to set up, take down, clean up and put away all of the materials, chairs and tables at each public open house. They are the true spirit of Dalton Gardens!

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INTRODUCTION



Planning is a part of everyone's life. We make plans for our careers, vacations, families, and housing. Planning is how we increase the likelihood that these things will occur in ways we desire. Without plans, we face never-ending uncertainty about future events. Consequently, we end up reacting to one situation after another. For similar reasons, communities make plans. The City is a place where people have many varied needs. It is a place where citizens live, work, shop, and play. It is also a place

where material goods, police and fire protection, sewers, water, transportation, recreation, and many other services are typically provided.

Comprehensive Plan is the name given to identify the community's long range plan for growth. It is comprehensive because it provides guidance for all aspects of the City's growth and development over a long period, typically twenty years – an entire generation. The plan is a set of goals, policies, maps, illustrations, and implementation strategies that state how the City should grow physically, socially, and economically. The Comprehensive Plan provides the overall scheme of city development, such as major land uses, transportation systems, parks, recreation, open spaces, and centers of shopping and employment. This plan establishes the framework for all other planning activities and documents. By Idaho law, decision makers and managers in city government use the direction of the Comprehensive Plan to guide future development and activities within the City.

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

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



The preparation of a Comprehensive Plan is the legal responsibility of the Dalton Gardens Planning Commission. In 1975, and in subsequent amendments, the Idaho legislature enacted the Idaho Local Planning Act (LPA), Idaho Code, Title 67, Chapter 65. The LPA mandated that cities and counties develop and adopt community-wide plans, and exercise their zoning and subdivision review powers.

The goals and policies of the Comprehensive Plan set the direction for the actions that need to be taken to implement the plan. These goals and policies are used in several ways.

First, the City is involved directly in community development by constructing and operating a range of public facilities, such as roads and parks, through its budget and programs. The policies in this document will help guide how the City's resources should be allocated.

Second, the City describes and encourages private sector development that meets standards and regulations based upon and established through this plan. While the City will take the lead on implementing many of the Plan's goals and policies, some of the recommendations will be carried out by other public agencies, nonprofit organizations, and the private sector.

For purposes of this plan, the following terminology and definitions are used:

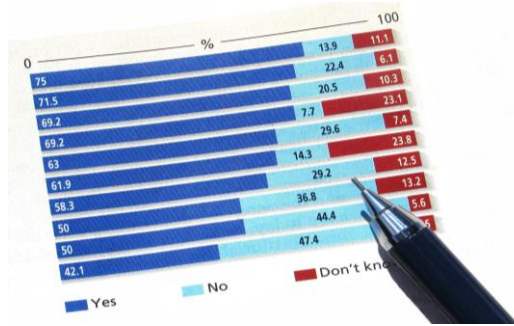
GOAL: Goals help guide the community's decisions about public and private investment and development. Goals are not tied to specific dates or targets, but are enduring and provide a general direction for more refined policy and objective statements to assist decision makers.

POLICY: Policies outline how the goals are to be achieved. They provide guidance for the daily decisions made by the City government and must, therefore, have the political commitment of the community's elected officials.

The Comprehensive Plan is organized by chapters with the related goals and policies at the end of each chapter. The final chapter, Implementation, contains recommendations on how to proceed.



PUBLIC PARTICIPATION



The focus on this Plan was to have as much public input as possible, to ensure that this was a community plan. A community-wide visioning survey, coupled with a volunteer citizen committee, provided a great foundation for the rewrite of the Plan. Three open houses were held to inform the residents of the progress. Here are our results!

Community Visioning Surveys

The initial survey was established on July 31, 2016 and postcards were sent to the residents with a link to the City website through the service, Survey Monkey®, which continually tabulated the results. A second survey was established in April 2017 following the same process. There were 124 responses which are summarized below. Questions and complete answers can be found in the Appendix.

Many of the respondents thought that Dalton Gardens is a great place to raise a family, a safe place to live with good schools and close to shopping. The respondents also loved the rural, small-town atmosphere where livestock can be raised and is generally peaceful and quiet. The vast majority of the residents wanted the City to preserve the small-town atmosphere and manage growth. The residents wanted to continue the agricultural lifestyle with the ability to raise farm animals. Additional park and community space was a priority. Additional living space such as mother-in-law quarters and maintaining the larger lot size was also considered to be important in Dalton Gardens. For commercial businesses in Dalton Gardens, allowing the markets to decide which businesses should be allowed in the City is the recommended course of action. For the residents, having restaurants and retail space was an important feature for the commercial corridor. Maintaining a small-town atmosphere and addressing speed limits through town were priorities. Other issues raised that are of concern were: too many junk yards and nuisances, lack of code enforcement, and government complacency. The majority of the respondents wanted tighter regulations for growth and were strongly in favor of “keeping Dalton Gardens the same.” The majority were opposed to relaxing the regulations for additional development.



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The Comprehensive Plan Committee

This committee was appointed by the Planning Commission to serve as a sounding board throughout the development of the plan; reviewing draft work products and providing strategic direction to the process. The Committee included a diverse group of community leaders with ties to the residential and business community with the proven ability to provide strategic direction and leadership in their particular area of expertise.

Workshops

Workshops were held on a monthly basis where the Planning Commission and Comprehensive Plan Committee reviewed the draft plan and developed goals and policies for each section of the Plan. The work plan for the Committee was developed into groups: The Natural Environment, the Human Environment, and the Public Environment. A public open house was held for each of these groups as a review and critique of the goals and policies for the draft plan.

Open Houses


Open Houses, also known as Public Forums, were held on April 22, 2017, July 18, 2017 and August 17, 2017 to gather input from the general public about our progress.

LET YOUR VOICE BE HEARD

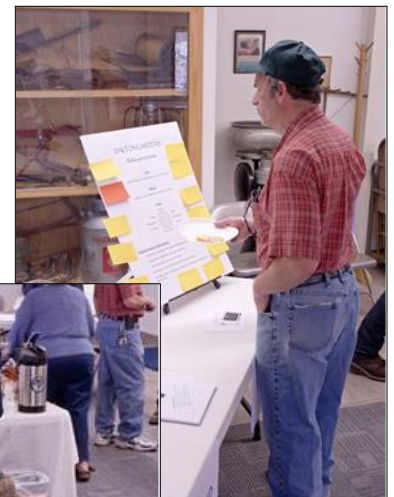
The city of Dalton Gardens is in the process of updating our Comprehensive Plan. The end result will be the guiding document that helps policy makers make decisions that affect the city for years to come. Your planning commissioners and city council urge you to participate in this important process. Here are ways to get involved:

TAKE THE COMMUNITY VISIONING SURVEY ON THE DALTON GARDENS WEBSITE:
www.DaltonGardens.com/news

ATTEND ONE OR MORE OF THE PUBLIC FORUMS:
Saturday, 4/22—10:00 a.m. to 12:00 p.m.
Tuesday, 7/18—5:00 p.m. to 7:00 p.m.
Thursday, 8/17—5:00 p.m. to 7:00 p.m.



*April 22, 2017
Public Open House
Kid's Korner
Land Planning Exercise*





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Public Hearings

The Planning Commission held public hearings on the draft plan on January 8, 2019, February 12, 2019, July 9, 2019, and August 13, 2019. The testimony covered many subjects and ranged from suggestions for simple grammatical edits, to substantial policy matters. Matters of greatest significance, based on the testimony, were what type, if any, residential uses should be permitted in the commercial district, and traffic/roadway issues. The Planning Commission made numerous changes to the draft after each of the first 3 public hearings, in response to the public testimony.

The City Council held a public hearing on the draft plan on December 5, 2019 and adopted the Planning Commission recommended draft with minor changes.



VISION, MISSION AND GUIDING PRINCIPLES



The Committee and Planning Commission held several workshops to develop a vision and mission statement, as well as guiding principles for the development of the Plan.

Vision

The most appealing, livable, sustainable and well managed city in the Gem State.

Mission Statement

Partner with our residents to plan for the future, preserve the stability of our rural neighborhoods, develop a vibrant and diverse local economy, practice fiscal responsibility, and enhance our natural beauty.

Community Values



Guiding Principles

- protect the character, values and use of its residential neighborhoods;
- emphasize its large lots, open space and parks;
- maintain a safe and secure community;
- encourage a strong and diverse locally owned economy;
- promote active community involvement in transparent and efficient city government.



PRIVATE PROPERTY RIGHTS



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

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

Private property owners should have the freedom to enjoy the privileges of land ownership to the greatest extent possible, under the provisions of the ordinances and regulations adopted by the City. Private property rights are highly regarded and protected in Idaho, both in the Idaho State Constitution and pursuant to the laws and polices enacted by federal, state and local governments. However, these laws do not prevent the exercise of legitimate governmental authority to ensure the public's safety and wellbeing; including penalties for failure to keep a property in good repair, nuisance violations, and stricter zoning laws to ensure the City's ability to provide adequate fire and police protection, and safe infrastructure to its residents.

The 2019 Comprehensive Plan acknowledges that private property rights are fundamental. It also intends that future land use policies will be environmentally sound, fiscally responsible and inure to the benefit of the public at large. Zoning and other local laws exist to control overcrowding and to provide standards for orderly growth. Safeguards must be in place at the City level requiring sound building practices to carry out the legitimate oversight function of local government. These objectives must be met in an efficient and fair manner as provided by state law and in local ordinances involving zoning, permitting, fees, building codes, site disturbance regulations and other available tools.



PRIVATE PROPERTY RIGHTS

GOAL 1:

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

POLICIES:

1. Draft and apply ordinances recognizing that private property ownership is a basic constitutional right, worthy of protection and vigilant oversight.
2. Comply with state law regarding regulatory takings.
3. Ordinances including provisions such as variances or special exceptions will be administered in a way that allows reasonable use of private lands consistent with maintenance of the public health, safety and general welfare.



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THE NATURAL ENVIRONMENT



The topography within Dalton Gardens is relatively flat and the City is located on the eastern edge of the Rathdrum Prairie. The area surrounding the City on the north and east side is relatively steep, consisting mostly of forested, mountainous, or hilly terrain that has comparatively narrow valleys opening out to the west.

The majority of Dalton Gardens is located on the Spokane Valley-Rathdrum Prairie Aquifer. This Aquifer is known to be one of the most prolific aquifers in the United States and covers approximately 180 square miles in Kootenai County. It is estimated that the Aquifer supplies domestic water to over 500,000 citizens in three counties. Dalton Gardens has a Sewage Management Plan Agreement (SMPA) with the Panhandle Health District that delineates policies and restrictions for aquifer protection. The City also has hillside and site disturbance ordinances for additional protection of the Aquifer.

There are federal, state and local forest lands within Kootenai County. Dalton Gardens is adjacent to forest land. Canfield Mountain is part of the U.S. Forest Service lands. A portion of the City and the majority of the Area of City Impact are located adjacent to Canfield Mountain and Forest Service land. There are areas of corporate Dalton Gardens that have slopes of more than 6%, which may trigger soil erosion and water runoff.

Dalton Gardens has an abundance of wildlife within the Area of City Impact and the corporate limits. The deer have impacted rural gardens and traffic flow.

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

Wind can be a factor that causes hazardous conditions within Dalton Gardens. High winds have caused damage within the City in the past. The building codes enforced by the City are typically adequate to protect structures that were built in compliance with them.



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Wildfire, especially when driven by high winds, is perhaps the greatest hazard that the City faces. FireSmart™ is a proactive program of Kootenai County and the National Fire Plan. Its purpose is to increase awareness of the hazards associated with wildfire in the Wildland Urban Interface (WUI) areas of Kootenai County and to mitigate those hazards wherever possible. Funding is provided through grants from our state and federal agencies.

The City participates in this program to assist the County in providing property owners with information and educational tools to make them a full partner in protecting their home or business from wildfire. FireSmart™ helps landowners learn how to create a fire safe zone around their home, reduce the ignitability of structures and create safe access for firefighters and other emergency personnel. Your local Fire Districts are also available to help with home assessments.

This program also works to assist property owners in creating fuel breaks designed to protect themselves and their community from wildfire. For landowners whose property qualifies for treatment as a fuel break, the initial hazardous fuel treatment work is paid for through the FireSmart™ program. Participants agree to maintain the work for a period of 10 years, or until they sell the property, whichever comes first.

FireSmart™ Tips

- Create a lean, green, and clean area 30 feet around your home
- Create and maintain "defensible" space at least 100 feet from this lean, green, clean area
- Keep the area free of dead vegetation (grass, leaf litter, limbs, etc.)
- Prune tree limbs up to 10 feet or 30-50 percent of tree height, whichever is less
- Dispose of slash (materials smaller than 3 inches in diameter)
- Clean needles and leaves from gutters, roof, and inside corners of house
- Water and mow your lawn regularly
- Store firewood away from structures
- Screen chimneys and under porch or deck
- Identify and control noxious weeds
- Provide an escape route
- Keep your address visible
- Establish turn-outs to allow passage of vehicles, including fire engines, at a minimum width of 50 feet.
- Avoid road grades over 10%
- Choose "Fire-Resistive" plants and landscape materials
- Do not plant flammable junipers next to your home
- Maintain your defensible space each year

The City has participated for several years (since 2009) with Kootenai County in the *Kootenai County Multi-Jurisdictional All Hazard Mitigation Plan (AHMP)*. This plan identifies the hazards affecting Kootenai County by analyzing risks and vulnerabilities, determining potential losses, and developing strategies to reduce impacts; with the ultimate goal of saving lives, reducing injuries, and decreasing financial losses. Mitigation measures range from public education and land use planning to specific construction actions that reduce hazard losses. The Plan will be utilized for future assistance by federal and state grants and



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reimbursements. The Kootenai County AHMP is revised every five years in compliance with appropriate laws and regulations. A major update was completed in 2015 and updates are provided yearly to the County on the progress of the individual plan. The Dalton Gardens mitigation plan is available at City Hall for review. As part of the hazard mitigation assessment, Dalton Gardens has ranked hazards in relative importance to the risk.

RANKING	HAZARD
1	Severe Weather
2	Wildfires
3	Earthquake
4	Landslides
5	Drought

As part of the Mitigation Plan, Dalton has developed objectives, tasks and a timeline for completion to ensure that Dalton Gardens is not only prepared, but meets the obligations of the County All Hazard Mitigation Plan.

Canfield Mountain is a source of timber, exceptional beauty and spectacular views of the Prairie and Coeur d'Alene Lake, and as such, increased development pressures attract homeowners to those areas. Homeowners in these areas are urged to contact FireSmart™ in the County, or the Idaho Department of Lands to learn how to reduce wildfire risk.





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NATURAL RESOURCES

GOAL 1:

Protect and sustainably manage the City's natural resources, and ensure that development that does occur is sensitive to the environment.

POLICIES:

1. Encourage and support open space.
2. Encourage property owners and developers to minimize hardscape and maximize open space.
3. Continue to enforce standards for erosion control and stormwater runoff.

GOAL 2:

Limit human-wildlife interaction through continued education and other means.

POLICIES:

1. Continue to coordinate with appropriate agencies on wildlife issues.
2. Research and update strategies to discourage deer and other wildlife from forming permanent habitat within City limits.
3. Strictly enforce regulations that prohibit feeding wildlife.

HAZARDOUS AREAS

GOAL 1:

Support agencies and departments in emergency service efforts, and continue to monitor geologic and geographic hazards within the City.

POLICIES:

1. Continue to support FireSmart™ and Office of Emergency Management.
2. Coordinate the City with the County Hazardous Mitigation Planning efforts.
3. Maintain regulations on hillside development.



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THE HUMAN ENVIRONMENT



Longtime resident of the area, Marvin Shadduck documented the history of Dalton Gardens in a book available for sale through the City, proceeds going to the Museum of North Idaho. Dalton Gardens was and still is a unique place. When Dalton Gardens was first settled, it was primarily an area for raising cattle and then evolved into an agricultural area as pine trees were removed and irrigation was piped in from Hayden Lake. Dalton Gardens at 4th Street

and Hanley was the home of a major train hub moving agricultural products and people throughout Northern Idaho. In the 1920s a large packing plant was built to process produce grown in the Dalton Gardens / Hayden Lake area while the electric line railroad provided freight service. A severe freeze, beginning October 31, 1935, killed all the cherry trees and many of the apple and pear trees in the area. Only a few farms managed to survive. A rural / agricultural lifestyle with livestock and crops is still in evidence today; however, migration into the area from other regions has begun to change the character of Dalton Gardens.

Dalton Gardens is governed by a Mayor-Council form of government. The City Council holds regularly scheduled meetings each month. The schedule for these meetings is approved annually by the City Council and is available on the City's website. If any special meetings are necessary, the appropriate information regarding these meetings is also published and placed on the City's website.

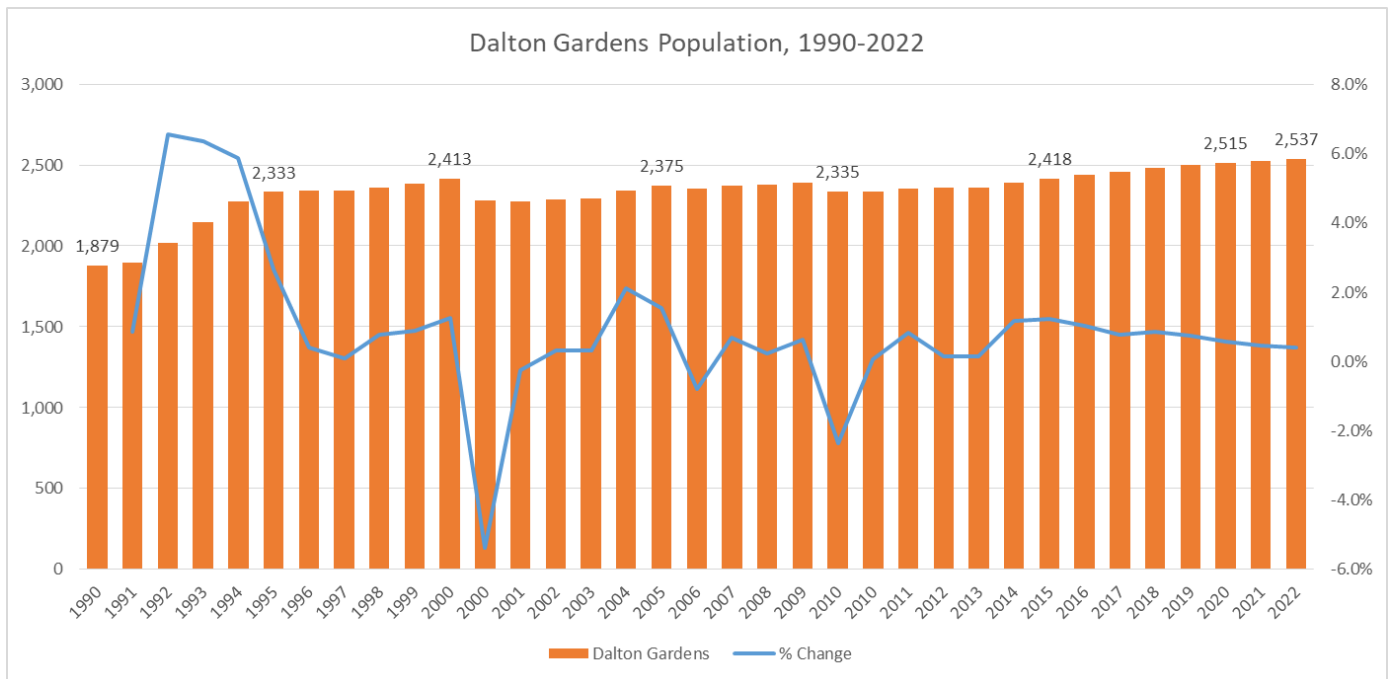
The City has an appointed Planning Commission which provides decision making and recommendations to the Council on land use matters. The Commission also holds workshops to glean the community concerns, and develops drafts of land use ordinances in conformance with the goals and policies of the Comprehensive Plan. The Planning Commission does the "heavy lifting" regarding the research and development of the Plan; however, City Council assumes ultimate responsibility for the adoption of the plan.



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Demographics

Historically, Kootenai County and the City's population have steadily increased over the past 40 years. Actual U.S. Census data can be located for Dalton Gardens at the U.S. Census website (<http://factfinder.census.gov/faces/nav/jsf/pages/index.xhtml>) or at Dalton Gardens City Hall.



The United States Census population for Dalton Gardens in 2010 was 2335.

The population of Dalton Gardens is primarily white, approximately 46 years of age, married with a high school diploma or some college. The vast majority of people in Dalton Gardens are employed and in the labor force. Most citizens own their own home or are paying for a home. Most households have at least two cars and commute to another community to work; however, home based businesses have increased dramatically over the past 20 years. Home based businesses require a permit in Dalton Gardens.

City population growth also needs consideration for future planning in the unincorporated Area of City Impact. Traffic impacts are a concern due to increased population and development within the County.



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Agriculture

While the vast majority of the agricultural lands, farming activities, farming related businesses and the role of agriculture and agricultural uses in the community were considered a primary use during the development of Dalton Gardens, agricultural uses are now considered hobbies for the vast majority of the population in the City. Agriculture appears to now be limited to raising hay for personal livestock, 4-H projects and several home occupations that are considered agricultural use, such as Christmas tree farms. The City allows agricultural uses, including the keeping of livestock, within the corporate limits. Conflicts have increased between new home buyers that are uninterested in agricultural pursuits and existing property owners that “farm” their property. While some new property owners are purchasing the large lots within the City for the open space they provide, the conflicts that arise from the perceived nuisance of noise and odor can result in increased complaints at the City. As a general rule, the City’s policy is to support the agricultural pursuits.

Economic Development

The community is well developed and established. The majority of residents within the community wish to retain the rural residential characteristics supported by a small business district of service and retail businesses. The Dalton Gardens business district can be found primarily along Government Way and Aqua Circle. There are approximately 140 businesses licensed by the City which include services, retail stores, warehouse / storage units, and manufacturing / assembly facilities.

A recent inventory of vacant commercial parcels within the City identified three (3) parcels which average one acre in size. There are several existing non-conforming businesses within the Residential District that were in existence prior to the development of city regulations.

Prior to 2012, most uses that were Commercial in nature, including manufacturing and industrial, were allowed in the Commercial District. This has resulted in a mix of incompatible uses without a collective identity of community, accepted uses, and adequate buffering between the businesses and residential areas. There was a major amendment to the Zoning Code in 2012 where the City delineated uses as: allowed, special and prohibited uses within the Commercial District. Community surveys and the Comprehensive Plan Committee all agree that businesses within Dalton Gardens should be clean, free of noise, odor and nuisances. Retail shops with restaurants and



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microbreweries would be a good fit for the Dalton Gardens commercial district. Heavy manufacturing and processing, due to the invasive nature adjacent to residential zoning and development, is not a good fit.

The municipal sewer system was completed along Government Way and Aqua Circle in 2018, and will be available for hook-up by spring of 2019. The wastewater loading restrictions are still required for all commercial parcels not yet on public sewer. The lack of a public sewer system places a limit on the wastewater loading from businesses within the City, which in turn not only limits the number of employees for each respective business, but also the uses within the district.

With municipal sewer now installed for the commercial corridor in Dalton Gardens, there is a heightened interest in developing commercial businesses within the City. The City does not actively recruit businesses to locate within the City. There are outside financial resources that assist in business growth. These include the Coeur d'Alene Economic Development Corporation (formerly known as Jobs Plus) and the Panhandle Area Council (Planning and Development Association) <http://www.pacni.org/>.

Other resources available to Dalton Gardens for work force training are the local colleges and universities in the area. North Idaho College is a two-year college located in Coeur d'Alene which provides training to meet labor force requirements as well as other more direct services such as conducting surveys and studies in economic development. Riverbend Professional Technical Academy (RPTA) is a consortium of the Coeur d'Alene, Lakeland and Post Falls school districts, serving the eight high schools. RPTA offers advanced technical and specialized courses that integrate career and academics, designed to provide students with real-life learning opportunities. There is also Lewis and Clark College, University of Idaho and the University of Idaho Work Force Training Program. Boise State University and Idaho State University also provide local higher education options here in Kootenai County. Additional information may be found at <http://www.fyinorthidaho.com/resources/education/>.

Housing

The Idaho Land Use Planning Act requires all jurisdictions to provide an analysis of housing conditions and needs; plans for improvement of housing standards; and plans for the provision of safe, sanitary, and adequate housing. This includes the provision for low-cost conventional housing, the siting of manufactured housing and mobile homes in subdivisions, RV parks and on individual lots which are sufficient to maintain a



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competitive market for each of those housing types and to address the needs of the community.

Dalton Gardens has been impacted over the past twenty years by the growth spurts and downturns in Kootenai County. As growth continues, it brings with it the need for more community services and housing. The median listing price for houses listed for sale in 2000 was \$137,500. In 2009, during the economic downturn the market's median price for houses was \$178,200. With the improving economy and increased interest in Dalton Gardens and its larger parcels, the median value for housing has increased significantly. Typically, a one-acre residential property in Dalton Gardens in 2017 sold for over \$300,000. In 2018 the median sales price was approximately \$455,000 as compared to \$279,900 for the rest of Kootenai County.

As of January 2017, there were 927 Single Family Dwellings, 2 duplexes and 6 manufactured homes within the City. After the recent economic downturn, Kootenai County experienced a large influx of new residents from out of state. Many of these new residents were from high priced real estate areas. The number of people moving into the area during this timeframe caused a building boom and a 15% to 20% per year increase in home prices. Higher prices inflated the assessed valuations, which raised property taxes. The higher prices and taxes placed the cost of both new and existing homes beyond the reach of the average income. Most homes are owner occupied in Dalton Gardens and due to the higher home values in Dalton Gardens, rental opportunities are rare. Dalton Gardens does not have any affordable housing complexes located inside the City limits as defined by IHFA (Idaho Housing and Finance Association).

The City has adopted the International Building Code and International Residential Code and contracts for building inspection to ensure construction conforms to the Codes. For mobile / manufactured homes the City currently requires that the respective state's building inspector, of the state in which the home was manufactured, stamp the home with that respective state's "stamp of approval" using the International Building Code as the qualifying guidelines.

Dalton Gardens currently has approximately 44 vacant residential lots. Some of these parcels are considered "unbuildable" because they do not comply with one or more requirements. The City requires a minimum of one-acre (including adjacent road right of way) and 110 feet of public street frontage for the lot to be considered "conforming" to the City's requirements.



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The City does not provide water services (domestic or irrigation) to its residents. The Dalton Water Association, a private association, operates a water system that is available to residents for domestic water. Dalton Irrigation District and Schloss Addition HOA operate water systems that are available for irrigation. Residents also have the ability to have individual well water.

All residential lots are on individual septic systems.

Schools

Coeur d'Alene School District #271 covers all of the area in and around Dalton Gardens, with most of the students in Dalton Gardens attending Dalton Elementary. Dalton Elementary serves grades K-5 and is located at the southwest corner of Hanley Avenue and Mt. Carrol Street, which is within the City's corporate limits. Because District #271's boundaries are not the same as Dalton Garden's incorporated limits, many students attend Dalton Elementary from outlying subdivisions. The 2018-2019 school year had an enrollment of 443 students at Dalton Elementary. The number of students living outside of the City accounts for approximately 1/3 of the student population at Dalton Elementary.

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

Other educational opportunities are also provided for Dalton Gardens' school children. There are numerous private schools and home schooling is allowed in the State of Idaho. Another alternative is the Charter Academy in Coeur d'Alene, founded in 1999, as a public charter school (<http://www.cdacharter.org/newweb/index.html>). The school provides a tuition-free, college preparatory education for grades 6-12. Enrollment numbers are capped to ensure small daily class sizes. Additional information on educational opportunities may be found through the Coeur d'Alene School District (<https://www.cdaschools.org/>).

The aforementioned school facilities include the necessary sport fields and recreation areas, including baseball / softball fields, tennis courts, football fields and other open areas. The School District's administration building and transportation facility are both located in Coeur d'Alene.



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The increase in students has been addressed by the current permanent facilities and the occasional use of portable (modular) buildings, which have been added by the School District to handle the excess students. A Dalton Elementary School remodel and addition was completed in 2017 to help eliminate the need for portable classrooms. City residents prefer not to see portable classrooms used in the City.

Because the Dalton Elementary School is on a septic system, enrollment is capped by the Health District. The Health District will not permit the school to exceed a 2500 gallons per day of flow on this individual sewerage system.

City students are served by two school buses and two transportation routes. Bus routes are set by the School District and are not expected to change significantly. Buses and routes could be added if more students rode to school on public transportation. The vast majority of the students' parents pick up and drop off their children at Dalton Elementary School. This creates traffic congestion and parking problems in the vicinity of the school in the mornings and afternoons. Some steps have been taken by the City and the school district to alleviate the parking impacts around Dalton Elementary, but it is a constant concern for residents in the area.

The citizens of Dalton Gardens have traditionally been supportive of supplemental levy or bond elections in the past years. In addition to the School District facility priorities, the increased state and federal education mandates and physical facility requirements have augmented overall needs identified by the School District board.

Recreation

Dalton Gardens has recreational opportunities available within the community, as well as numerous opportunities within the County. These include organized activities and programs, as well as opportunities for self-initiated recreation. Those found within the community and surrounding areas include, but are not limited to, city parks, the Dalton Gardens Horse Arena, the Kroc Center, and numerous golf courses.

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



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

The City has a website where all City activities are listed.

<http://www.daltongardens.com>.

The City's Facebook page provides up to date information on activities and "goings-on" within the City.

The City holds an annual picnic and concert for its citizens in Newcomb Park in the summer.





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Special Sites – Sense of Place

There are numerous sites within Kootenai County listed on the National Register of Historic Places. These include: The Cataldo Mission, Mullan Trail, Fort Sherman Historic District, Spirit Lake Historic District, Kootenai County Courthouse, and the Clark House. The citizens of the City of Dalton Gardens have identified several sites within the City and surrounding area that have special or historical significance to them, such as Totten's Pond, Canfield Mountain, the old train station site on Hanley Avenue and 4th Street, the Canfield School site (1903) at Government Way and Hanley Avenue, and the Dalton School site (1909) at Hanley Avenue and Mt. Carrol Street.

In the early 1970s a community family brought pheasants and partridges into the area and set them free. To this day, these wild fowl continue to be a part of the community and can be seen walking and foraging unharmed throughout the area. Although these birds cannot be classified as a "special area or site" they are certainly unique to the area and contribute to the rural characteristic of Dalton Gardens.



Home of Julie & George E. Wilson. Located north of 15th and Dalton, circa 1920. He had land to the base of Canfield Mountain and was an officer in the Fruit Growers Association. The house was built about 1915 to 1918 using all clear lumber. DG-1-15



Packing plant at Dalton Gardens, after 1921 AGR-6-1

Photos from Marvin E Shadduck's
"The Dalton Story"
have been used with the permission of the
Museum of North Idaho, Coeur d'Alene ID.



Dalton School built 1909. EDU-1-14



Dalton Railroad Station, 1920. Reuben Jessen and Lillian Deerkop. DG-1-1



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DEMOGRAPHICS GOALS AND POLICIES

GOAL 1:

Ensure accurate population and demographic data within Dalton Gardens.

POLICIES:

1. Periodically review Census data.
2. Conduct periodic surveys.

AGRICULTURE GOALS AND POLICIES

GOAL 1:

Recognize agriculture as an important resource in the City and encourage the preservation of farmland.

POLICIES:

1. Maintain zoning regulations to allow agricultural use and production in residential zoning district.

GOAL 2:

Protect and promote hobby farms.

POLICIES:

1. Participate in 4-H events and projects
2. Make provisions to allow for crop stands as a permitted accessory use for agricultural uses.

GOAL 3:

Limit large scale livestock operations, such as feedlots.

POLICIES:

1. Amend zoning regulations to limit large scale livestock operations, such as feed lots, on residential parcels.



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ECONOMIC DEVELOPMENT GOALS AND POLICIES

GOAL 1:

Support business development in the City's Commercial District.

GOAL 2:

Enhance land use compatibility between activities permitted in the commercial corridor.

POLICIES:

1. Clearly define and delineate allowed, prohibited, and special uses within all zoning districts, enhancing the ability of the City to assure land use compatibility.
2. Regulate signs and parking, contributing to a more ordered image along the corridor and stimulating increased investment.
3. Encourage the "small town" theme by paying attention to building size, height, intensity, lighting, and landscaping.
4. Strictly enforce the business license regulations which require adherence to zoning standards.
5. Strictly enforce standards and regulations for outside storage and screening of equipment, materials.
6. Maintain agreements with Dalton Water Association regarding water consumption issues.
7. Strictly enforce performance standards to eliminate nuisances by requiring adequate buffering and enhanced noise restrictions.
8. Clearly define industrial uses and ensure that all non-conforming industrial uses have been certified as legal non-conforming.
9. Ensure that the City tracks discontinuance of active operation of industrial uses.
10. Strictly enforce buffering standards between non-residential and residential zones.
11. Create a Neighborhood Commercial district to allow Dalton Market to flourish while retaining their existing scale.
12. Consider opportunities to align trails through buffer areas and in community green belts.
13. Develop a utility undergrounding standard.
14. Review and evaluate existing ordinances, resolutions, and standards, and ensure that the provisions and regulations regarding community image goals are met.



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HOUSING GOALS AND POLICIES

GOAL 1:

Support a wide variety of single-family housing types in the residential district.

GOAL 2:

Ensure and maintain property values.

POLICIES:

1. Strictly enforce the nuisance regulations in both the Residential and Commercial zoning districts.
2. Promote annual "clean up" day that would provide residents with the opportunity to remove landscape wastes, large discarded household items, and inoperable motor vehicles at no cost to the homeowner or business owner.
3. Ensure that the municipal code complies with Idaho Code with regard to group homes and the definition of a single family residence.
4. Continue to prohibit detached "mother-in-law quarters" or other types of detached accessory living units in accessory structures, in accordance with the limitations imposed by the Sewage Management Agreement with Panhandle Health District.
5. Prohibit residential land uses in the Commercial District.

GOAL 3:

Regulate Home-Based Businesses to ensure that they do not negatively impact residential neighborhoods.

POLICIES:

1. Strictly enforce the Home-Based Business regulations.
2. Ensure that all residents are aware of the regulations through newsletters, city hall postings, the city website and email distribution.
3. Amend regulations and forms to make it easier for the city to administer and for residents to comply with the requirements.
4. Evaluate the need for regulations to address vacation rental use of residential properties.



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SCHOOLS GOALS AND POLICIES

GOAL 1:

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

POLICIES:

1. Support involvement in the school system by encouraging community participation on the various committees which advise the School District.
2. Communicate to the District the community's desire to keep elementary students residing within the corporate limits of Dalton Gardens from being enrolled in schools outside of the City.
3. Support the upgrading of technology in the schools by increasing communication with the business community to stay updated on their needs so that they can be met through education and training.
4. Encourage the public to donate equipment to the schools for training purposes. Assist the school in public education on the importance of technology and support a budget that would provide the District with the opportunity to keep up-to-date.
5. Encourage vocational training in technical areas to meet the needs of business owners.

GOAL 2:

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

POLICIES:

1. Support continued communications between the District and the community through yearly meetings to coordinate facility issues and mitigate traffic and parking impacts.
2. Coordinate with the School District on future school facility needs.
3. Evaluate opportunities to improve parking and traffic flow at Dalton Elementary with every permit application.
4. Communicate to the District the community's desire to maintain a quality school facility.
5. Continue to coordinate with the School District on pick up and drop off queue for students and traffic issues.
6. Support efforts to create safe pedestrian and bicycle routes to the schools.



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RECREATION GOALS AND POLICIES

GOAL 1:

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

POLICIES:

1. Make additional use of City Hall for recreational opportunities.
2. Encourage a community center and pursue funding for its construction.
3. Plan, prepare and implement a Park Plan. The Plan should include, but is not limited to: identifying the types of recreational opportunities currently available, including park equipment; determining what recreational activities are not available but that would be used by the community; proposing a plan of action on how to improve those areas that are lacking; setting forth a time frame for improvements to be in place; and estimating budget requirements. Consider earmarking City monies on an annual basis that would be used expressly for the purpose of meeting those recreational priorities outlined in the Park Plan.
4. Develop a future acquisition plan for the purchase of land / access to state and federal lands. Research and acquire funding options and grant opportunities to develop a trail system that includes access to state and federal lands.
5. Encourage the use of the arena and park grounds for additional and varied uses.
6. Explore strategies including funding to develop additional pedestrian and bike paths on all streets in Dalton Gardens. Develop a "complete streets" policy which furthers this effort.

SPECIAL SITES GOALS AND POLICIES

GOAL 1:

Encourage the preservation and protection of sites that are historically or culturally significant.

POLICIES:

1. Identify and maintain areas of interest in the community for education, history, and community pride. Encourage the development of a historical preservation committee.
2. Encourage the owners of these sites to recognize their significance to the community and to preserve them as much as possible.
3. Provide a procedure for the City to keep a historic record of each site for future generations.



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THE PUBLIC ENVIRONMENT

PUBLIC FACILITIES AND INFRASTRUCTURE



Transportation

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

Streets:

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

In researching this plan, the City has started to explore the concept of "complete streets." As commonly defined, Complete Streets are streets for everyone. They are designed and operated to enable safe access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities. Complete Streets make it easy to cross the street, walk to shops, and bicycle to work. They allow buses to run on time and make it safe for people to walk.

Creating Complete Streets means transportation agencies must change their approach to community roads. By adopting a Complete Streets policy, communities direct their transportation planners and engineers to routinely design and operate the entire right of way to enable safe access for all users, regardless of age, ability or mode of transportation. This means that every transportation project will make the street



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network better and safer for drivers, transit users, pedestrians, and bicyclists. (<http://smartgrowthamerica.org>)

Long Range Planning:

Typically, communities with a population less than 5,000 are considered rural and the city streets are classed differently than those of a city with a population greater than 5,000. Dalton Gardens is unique in that it is sandwiched between Coeur d'Alene and Hayden. Since the 2000 census, the region has developed a regional transportation plan to comply with the federal requirements of a metropolitan planning area. Kootenai Metropolitan Planning Organization (KMPO) is an organization that represents cities, highway districts and the Idaho Transportation Department. KMPO was formed in 2003 to meet a federal mandate that was triggered when the areas of Coeur d'Alene, Post Falls and Hayden exceeded a combined population of 50,000. The purpose of KMPO is to ensure continuous, cooperative and coordinated transportation planning for Kootenai County.

Regional transportation planning requires an understanding of the past; recognition of current conditions; and the ability to provide an economically achievable, environmentally balanced, and consumer-friendly transportation system that enables the region to reach its full potential. KMPO provides a coordinated planning effort between the public, cities, small towns, the county, highway districts, the state, transit providers, and the Coeur d'Alene Tribe. This organization plans and prioritizes funding for major projects within Kootenai County and for all communities.

The City developed a long range transportation plan in 2013 which addressed road maintenance and improvements within the corporate limits through 2021. This plan contains a comprehensive inventory of the City's streets and provides general policy direction for the city road network. It is a useful document and should be updated periodically, as necessary.

There are no commercial truck routes in Dalton Gardens. Commercial trucks are limited to local deliveries only. There are seasonal load limits on roads.

Road Maintenance:

The city maintains the streets in Dalton Gardens with equipment that has been purchased in the past few years and operated by part-time employees.

While the City has land use jurisdiction over the property on the east side of Government Way, the road and right of way for Government Way is owned and maintained by the City of Coeur d'Alene. Ownership and maintenance of the rights of way for Prairie and Dalton Avenues are also shared with the adjacent cities.



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Intersections:

There are no signalized intersections within the City; however, five traffic signal-controlled intersections exist on Government Way at Dalton, Canfield, Prairie, Wilbur and Hanley Avenues. There are four, 4-way stops at controlled intersections in Dalton Gardens. The first roundabout was constructed in 2009 at 4th and Hanley to mitigate traffic impacts.

Air Transportation:

The Coeur d'Alene Airport is located approximately five miles northwest of Dalton Gardens. This airport does not have commercial passenger service, but is considered to be a thriving general aviation facility. It is owned and operated by Kootenai County. Airport operations do not have a noticeable impact on activities within the City. The Spokane International Airport, located west of Spokane, Washington, is about 45 miles west of Dalton Gardens. It provides air cargo and passenger service to all major destinations.

Railroad Transportation:

The nearest rail station is in Spokane, Washington where AMTRAK provides regional and cross-country service. Rail freight service is also available in Spokane. There are no railroad tracks or facilities within the City of Dalton Gardens.

Bicycle and Pedestrian Travel:

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

Alternative Public and Private Transportation:

Public transit is available in Kootenai County and is funded through the Coeur d'Alene Tribe and the Kootenai Metropolitan Planning Organization. Citylink has a wide network of bus routes that connect Kootenai County from north to south and east to west.



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Public Facilities, Utilities and Services

The City of Dalton Gardens contains a variety of public and quasi-public facilities and services that serve the public.

City Hall Complex:

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

Adjacent to the City Hall building are 2 shop buildings used for storage and maintenance of city equipment.

City Parks:

There are two recreational areas within the corporate limits of Dalton Gardens. Ward Newcomb Memorial Park, named for Mayor Ward Newcomb, lies contiguous to City Hall and is approximately five acres. The park currently includes picnic tables, a gazebo, park benches and a water fountain. Events are held in the park, such as the Annual City Picnic and an Annual Concert in the Park.

A public horse arena is located on 16th Street and is approximately 5 acres. Dogs are allowed in this recreational facility, but must remain on a leash at all times. There is no outdoor lighting; however, the facility is handicapped accessible, with restroom facilities open during the summer months. The arena is located in a park setting, with concession stands, corrals, a riding arena, and a sprinkler system used for dust control. The facility includes a gazebo / pavilion and expanded parking. It operates year-round, offering pleasure riding, training, competition, and 4-H activities.

Water Systems:

The Dalton Water Association, a private company with approximately 1000 residential and commercial customers, provides drinking water to most of the City.

Dalton Gardens Irrigation District provides non-potable irrigation water to much of the City in a separate water system from the Dalton Water Association.

The North Kootenai Water District is another provider that serves a number of parcels in the northeast part of the City.



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The Schloss Addition subdivision also has a water system that provides irrigation water for lots within their subdivision. The system is administered by the Homeowner's Association.

Sewer System:

Through an agreement with the City of Dalton Gardens, the City of Coeur d'Alene provides a municipal sewer service within the City's Commercial District.

For all commercial parcels that are not yet connected to the municipal sewer system and all residential parcels, the City continues to operate under a Sewage Management Plan Agreement (SMPA) with Panhandle Health District (PHD). Under the updated 2018 Agreement, PHD regulates these parcels to onsite individual septic disposal systems not exceeding 250 gallons of water usage per acre per day.

Library:

There is no library within the City of Dalton Gardens. The citizens of Dalton are able to utilize the Kootenai - Shoshone Area library located on Government Way in Hayden, Idaho. There is also a large library in the City of Coeur d'Alene on 7th Street.

Schools:

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

Utilities:

There are several outside utilities serving the City of Dalton Gardens.

Electrical power and natural gas are provided to residents of the City by Avista. Transmission lines are located within and around the City. The City has a franchise agreement with Avista.

Media services are provided by numerous private companies.

Solid waste disposal is provided to residents of Dalton Gardens by Coeur d'Alene Garbage Service and Waste Management of Idaho on a fee or contract basis. There are no public dumpsters sited in the City. Residents may transport solid wastes, some hazardous materials and recyclables to the Kootenai County Transfer Station at 3650 N. Ramsey Road.

Postal service is provided by the Coeur d'Alene Post Office, which delivers mail by motor carrier to residences with rural type curbside boxes. There are also private postal services in Dalton Gardens. The Coeur d'Alene Post Office does not anticipate a need for additional facilities or service for Dalton Gardens.

Law enforcement within Dalton Gardens is currently provided by the Kootenai County Sheriff's Department. The City also contracts with a Code Enforcement Officer to enforce the City Ordinances.



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Fire protection services have been provided by the Kootenai County Fire & Rescue since 1932, the year the district was formed. The Fire Protection District merged with Post Falls Fire Department in 2001.

Health facilities are in the cities of Coeur d'Alene and Hayden. Kootenai Health, located in Coeur d'Alene, is a regional hospital serving the entire County. Post Falls now provides several medical clinics as well. There are urgent care clinics in Coeur d'Alene and Post Falls. There are ambulance and paramedic services from Coeur d'Alene, and air ambulance from Spokane. Assisted living facilities can be found throughout the area. These services appear to meet current need.

National Interest Electric Transmission Corridors There are no national interest electric transmission corridors within the corporate limits of Dalton Gardens.

TRANSPORTATION GOALS AND POLICIES

GOAL1:

Maintain and enhance the safety and function of the overall transportation system in and around the City consistent with growth projections.

POLICIES:

1. Adopt street construction standards that recognize different street classifications.
2. Update the Transportation Master Plan.
3. Update and maintain, as necessary, a short and long range road maintenance plan.
4. Coordinate with the school district to mitigate the impact of school related traffic. Encourage the school district to use Dalton Avenue and Government Way for school bus routes.
5. Explore the feasibility of improving the pedestrian, bicycle, and equestrian pathways which link schools, parks, and the commercial strip to meet federal guidelines.
6. Mark and sign cross walks at intersections that provide access to schools, churches, businesses, and parks.
7. Prohibit vehicular parking within the rights-of-way and on private property where sight distance is impaired, particularly near intersections.
8. Provide clear zones free of obstructions such as fences, trees, bushes, utility poles and appurtenances along all streets to ensure adequate safety for pedestrians, horses and cyclists.



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9. Ensure the main arterial roadways are safe for pedestrian traffic and have adequate signage notifying drivers of the pedestrian traffic.
10. Develop innovative strategies to discourage through traffic in Dalton Gardens. Maintain 25 mph speed limits in Dalton Gardens.
11. Ensure that street name signs remain clearly visible at all times.
12. Discourage street lighting within the residential areas to preserve the rural atmosphere. When necessary for safety reasons along major streets or major intersections, ensure it is done in the least obtrusive manner possible.
13. Discourage the development of private streets.
14. Pursue opportunities to complete 18th Street south to Dalton Avenue, but otherwise preserve the City's current street grid.
15. Consider public art in major transportation projects.
16. Utilize Association of Idaho Cities (AIC) as a resource.

GOAL 2:

Develop and implement a "complete streets" policy for the City that does not conflict with other policies.

POLICIES:

1. Develop a vision for how and why the community wants to implement complete streets.
2. Specify that all users include pedestrians, bicyclists and transit passengers of all ages and abilities, as well as trucks, buses, autos, equestrians, etc.
3. Apply the policy to both new and retrofit projects including design, planning, maintenance and operations for the entire right-of-way.
4. Make exceptions specific, and set clear procedures that require high-level approval of exceptions.
5. Direct the use of the latest and best design criteria while recognizing the need for flexibility in balancing user needs.
6. Establish performance standards with measurable outcomes.
7. Provide for implementation strategies.
8. Identify grant opportunities to fund projects and partnering abilities.
9. Prohibit the installation of sidewalks and curbs in the Residential District with the following exceptions:
 - A. Repair of existing sidewalks and curbs on the roundabout at 4th Street and Hanley Avenue.
 - B. New roundabouts; including repairs and maintenance.



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PUBLIC FACILITIES, UTILITIES AND SERVICES GOALS AND POLICIES

GOAL 1:

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

POLICIES:

1. Continue to work with local law enforcement providers to ensure that adequate law enforcement is provided to the city.
2. Meet with a representative of the Sheriff's Department on at least a quarterly basis to address law enforcement issues.
3. Continue to consider and evaluate all options for improvement in service and cost effectiveness for law enforcement and fire services.
4. Continue to support and coordinate with Kootenai County Fire & Rescue and Dalton Water Association on improvements, including additional fire hydrants, to enhance the district's services to the community.
5. Periodically review and amend the Sewer Management Plan Agreement (SMPA) to ensure compliance with State and Federal regulations.
6. Maintain the residential district in the City as a non-sewered area.
7. Coordinate with the City of Coeur d'Alene on management of areas served by Coeur d'Alene's sewer system.



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COMMUNITY DESIGN



Community Design is a way to provide the framework for shaping the future form and character of Dalton Gardens. Preserving a rural residential lifestyle with basic amenities, adequate services and utilities, and access to regional facilities are important considerations to the citizens of Dalton Gardens. Other considerations which affect the image of the community are regulations and design standards for both the residential and commercial districts. Community Design provides the building blocks of design and include but are not limited to:

- Building Design
- How Buildings are Grouped Together
- Spaces and Landscapes
- Open Space and Streetscapes
- Artwork
- Pathways and Walkways

Dalton Gardens is a unique place that has characteristics that make the community special. These features foster a sense of belonging. Community workshops and surveys have clearly shown the desire for community residents to live, work, worship, move, and play in a small town rural atmosphere. This community development and design chapter therefore recognizes the interaction of the natural setting, the built environment, and the public and social infrastructure as an inseparable system. This section is intended to guide community changes that enhance the local quality of life in a small-town rural environment. Goals, policies and programs designed to protect and enhance the community's neighborhoods while evoking an overall sense of community identity is key.



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This chapter is intended to guide change and enhance the local quality of life by:

- Emphasizing the area's small-town character.
- Providing for compatibility in land uses.
- Making efficient use of all modes of transportation for a small-town environment.
- Promoting quality of life.
- Encouraging activities that support local businesses.
- Encouraging recreation, commerce, community celebrations, diversity and creativity.

As part of the visioning process, the Planning Commission and Comprehensive Plan Committee reviewed existing objectives and the community survey, and decided on a set of objectives that relate to the appearance of the community, as well as the health and safety of its citizens. These are essential to the orderly management of new development and growth in general. Dalton Gardens' community design elements which enhance the City's community image should include but are not limited to:

- Homes and businesses that are safe and provide satisfactory levels of service.
- Design standards for residential uses such as lighting, height, and lot coverage regulations.
- Continued code enforcement of regulations.
- Streets that are safe and provide satisfactory levels of service.
- Adequate site disturbance and stormwater management for both residential and commercial sites.
- Landscaping for rights-of-way and keeping rights-of-way free from litter.
- Attractive open space and park areas that are maintained for the community.
- Landscaping, lighting, signage and parking standards for the Commercial District that clearly indicate continuity and a cohesive theme.
- Continue to allow agricultural practices and animal husbandry in the residential district.
- Adequate buffering between commercial and residential uses.



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COMMUNITY DESIGN GOALS AND POLICIES

GOAL1:

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

POLICIES:

1. Encourage crops and agricultural activities on residential properties in Dalton Gardens.
2. Promote farm animals and livestock ownership in the City. Embrace agricultural organizations such as 4-H and Future Farmers of America.
3. Encourage and preserve large lots by preserving the existing density, acreage and frontage requirements in the residential district.
4. Encourage uses that are compatible with a rural lifestyle.
5. Encourage architectural design and placement that is compatible with a rural lifestyle.
6. Require greenspace and limit lot coverage to discourage an urban appearance for residential development.
7. Encourage retention of native vegetation. Coordinate with Kootenai County Noxious Weed Department on the controlling of weeds and the enforcement of weed regulations.
8. Plan, develop, upgrade and expand existing pedestrian paths and trails. Explore and develop innovative ways to promote a pedestrian lifestyle including, but not limited to, access to shopping and public parks in Dalton Gardens.
9. Retain a "dark sky" concept over Dalton Gardens' residential neighborhoods to ensure glare, light impacts, and light trespass are minimized.
10. Participate in the land use process of adjacent cities and develop memoranda of understanding or joint powers agreements to ensure adequate traffic mitigation.
11. Explore and implement new methods of traffic control and traffic calming.
12. Coordinate with the County and the adjoining cities to enhance the views and vistas of the surrounding mountains and of the prairie through Area of City Impact Agreements.
13. Enforce regulations in residential areas that prohibit junk yards and restrict the quantity of inoperable vehicles.
14. Enforce the standards on lot coverage and fencing to ensure that Dalton Gardens retains its open, rural characteristics.



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15. Review and evaluate existing ordinances, resolutions and standards, and ensure that the provisions and regulations regarding community image goals are met.
16. Beautify community entryways and explore innovative methods of integrating BMPs (Best Management Practices) into designs.
17. Plan, implement and regulate a tree planting program based on a detailed urban forestry.
18. Encourage trees through a variety of incentives for property owners.
19. Require all utility service lines to be placed underground with new construction and major redevelopment in accordance with City and utility policies.
20. Encourage utilities to be placed underground whenever possible.

GOAL 2:

Develop an identity for the Dalton Gardens Commercial District.

POLICIES:

1. Enforce regulations to ensure commercial sites are free from unsightly materials such as trash and refuse; abandoned and inoperable vehicles; display or storage of material and/or vehicles in parkways, landscaped areas or front yards; weeds; temporary signage; or uses inappropriate for the area.
2. Ensure that the design and land use standards within the Commercial Districts complement the rural residential community of Dalton Gardens.
3. Buffer noise between commercial and residential areas.
4. Promote down-lighting and vegetation buffers.

GOAL 3:

Reflect the community's distinctive identity through deliberate and attractive design, public art, landscaping, and roads.

POLICIES:

1. Establish uniform signage for prominent features, public places, and attractions so that visitors can easily navigate within the community.
2. Coordinate with businesses, new developments and existing neighborhoods to partner in the installation of artwork in a variety of locations for enjoyment by the public.



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3. Review the City's building and site design standards to assure that they reflect contemporary, progressive and sustainable building design trends consistent with the goals of this Comprehensive Plan.
4. Identify areas in Dalton Gardens that could function as "community separators" to distinguish development in Dalton Gardens from surrounding jurisdictions and contribute to a distinct community identity for the City.

GOAL 4:

Preserve and protect our residential district from unplanned growth.

POLICIES:

1. Do not allow new streets within our residential district with the following exceptions;
 - a. Completion of 18th Street from Hanley Avenue to Dalton Avenue.
 - b. Improvements to existing streets, including new roundabouts, maintenance and repairs.
2. Maintain minimum 110' of public street frontage and 1 acre minimum as our minimum lot size requirement for a residential building permit.



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LAND USE



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

Dalton Gardens is primarily a residential community, with the majority of commercial uses located along Government Way, the western boundary of the City. There are manufacturing and assembly businesses within Dalton Gardens, primarily on Aqua Circle. Public and semi-public uses include City Hall, City parks, a school, and churches. Dalton Gardens has several sites that are considered significant to its history. These have been identified in the Special Areas or Sites component of the plan.

Approximately 90% of the community has been zoned Residential. The remaining 10% is zoned Commercial. There are several parcels zoned public utilities and used for that purpose. The City owns three parcels; City Hall and the City Park located on the corner of Hanley and 4th Street, and the Horse Arena located on 16th Street.

Land use in the City is generally stable, especially in comparison to other jurisdictions in the area. Zone change requests are very rare. Special use permits are typically related to commercial uses in the Commercial District and do not generally result in a change of character in the area in which they are located.

Subdivisions have become very rare as only a few existing parcels qualify. Short subdivisions, creating up to 3 additional parcels occur occasionally, resulting in perhaps a couple of extra lots per year. These too will eventually cease as all eligible land gets divided. The one-acre minimum lot size, combined with the requirement for 110 feet of public road frontage substantially constrains the creation of new residential lots. Most residents strongly support these requirements and their effect on the creation of new lots.

Land use conflicts exist in Dalton Gardens primarily between the Residential District and the Commercial District, with noise complaints from non-residential uses being the most common concern. Vehicle traffic through residential areas is also perceived by the residents to be a



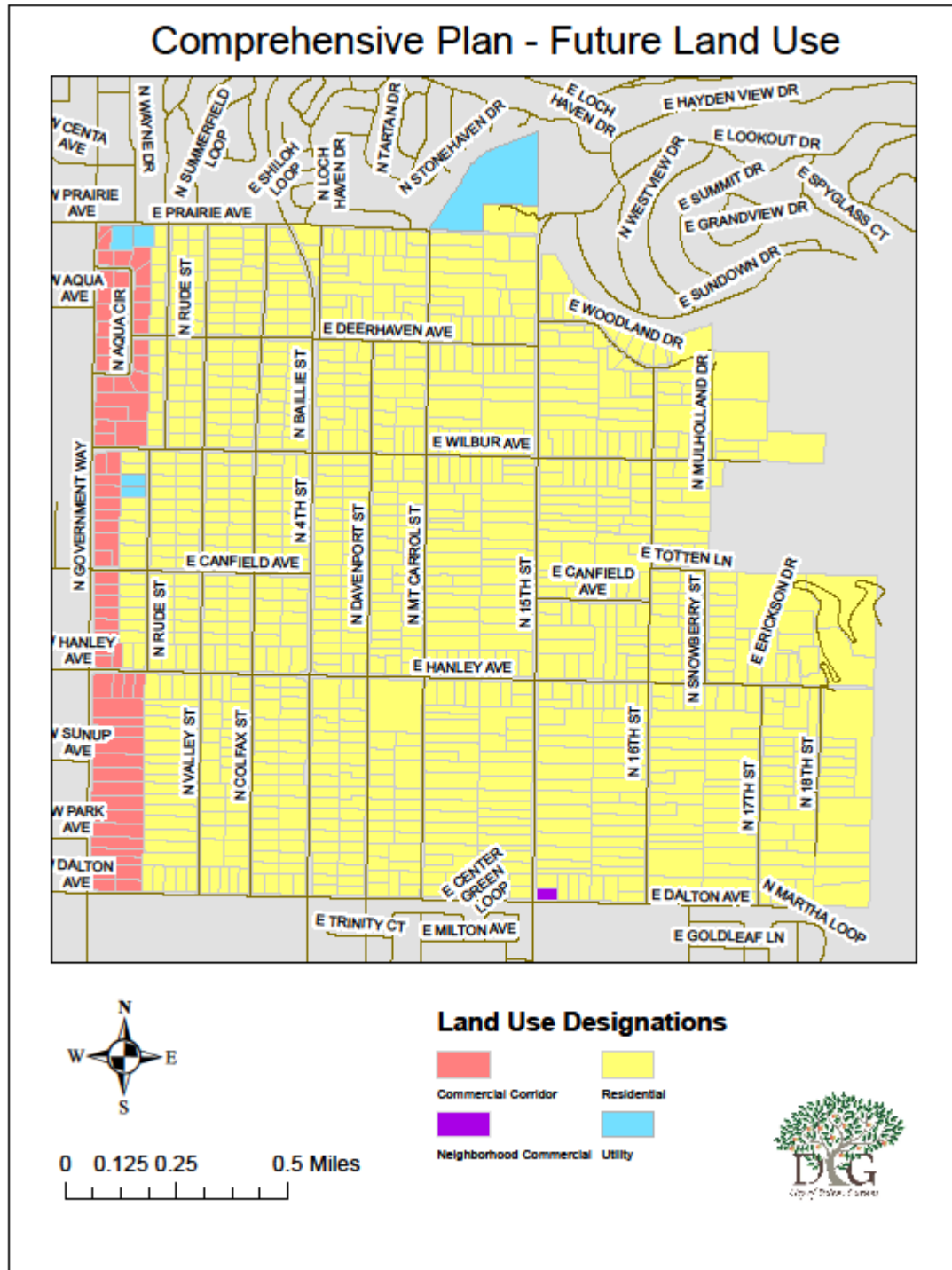
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significant problem. The most common code violations that the City deals with are junkyards and inappropriate outdoor storage, as well as illegal accessory living units.

Land Use Map: The land use map of Dalton Gardens delineates what the community believes is the direction of land use in the City. The land use designations (sometimes called “districts”) are Residential, Commercial and Utility.



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LAND USE GOALS AND POLICIES

GOAL 1:

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

POLICIES:

1. Prohibit commercial and light industrial land uses in the residential areas with the exception of properly permitted home-based businesses.
2. Prohibit all industrial and most commercial uses in residential zones, using zoning land use standards and home-based business requirements to apply appropriate restrictions.
3. Encourage rural characteristics within the Residential District that include large parcel size and tracts of open space, encouraging agricultural pursuits and hobby farms, and promoting horse and pedestrian traffic.
4. Respect the rights of property owners with nonconforming uses or structures and work with them to manage offsite impacts and improve land use compatibility.
5. Maintain the current minimum lot size of 1 acre and public road frontage standard of 110 feet in the residential zone.

GOAL 2:

Promote a wide variety of land uses, design and standards within the Commercial District that complement the rural residential lifestyle of Dalton Gardens.

GOAL 3:

Create a lively, active and dynamic place along the Government Way corridor that encourages social interaction.

POLICIES:

1. Ensure that any development along the commercial corridor is developed to minimize negative impact on nearby residential areas.
2. Respect the rights of property owners with nonconforming uses or structures and work with them to manage offsite impacts and improve land use compatibility.
3. Provide effective buffering between residential and non-residential uses, and apply design guidelines and standards to commercial and light industrial uses to minimize the adverse impacts of noise, traffic, vibration, and lighting.
4. Permit intensification of commercial uses along the Government Way corridor within the constraints of available sewer service.
5. Manage development of light industrial and service commercial uses within the commercial corridor, provided design and operations of such uses do not negatively impact nearby residential neighborhoods.



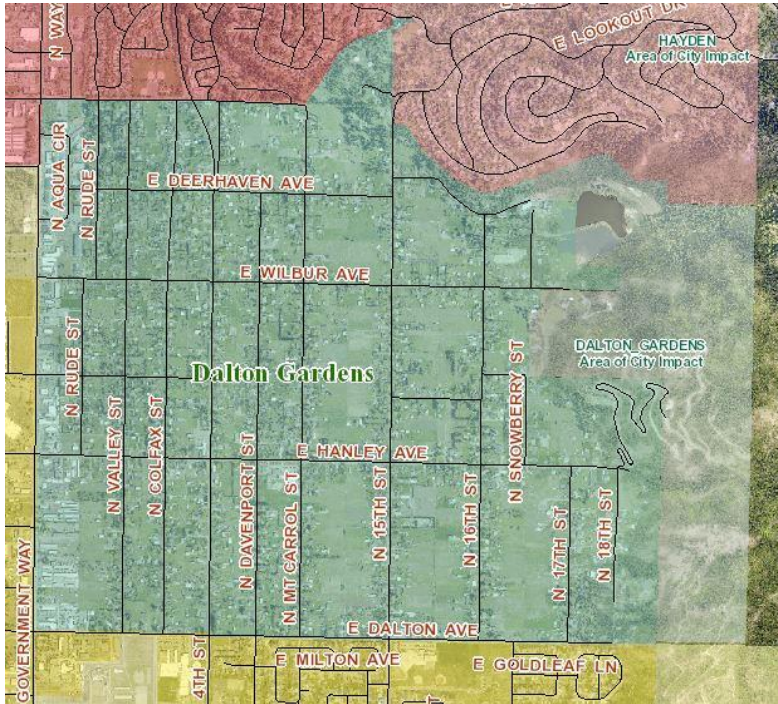
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6. Manage commercial development within the commercial corridor to provide a wide variety of retail, dining, office, service, and entertainment uses, ensuring compatibility with nearby residential neighborhoods.
7. Prohibit residential land uses in the commercial district.



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AREA OF CITY IMPACT



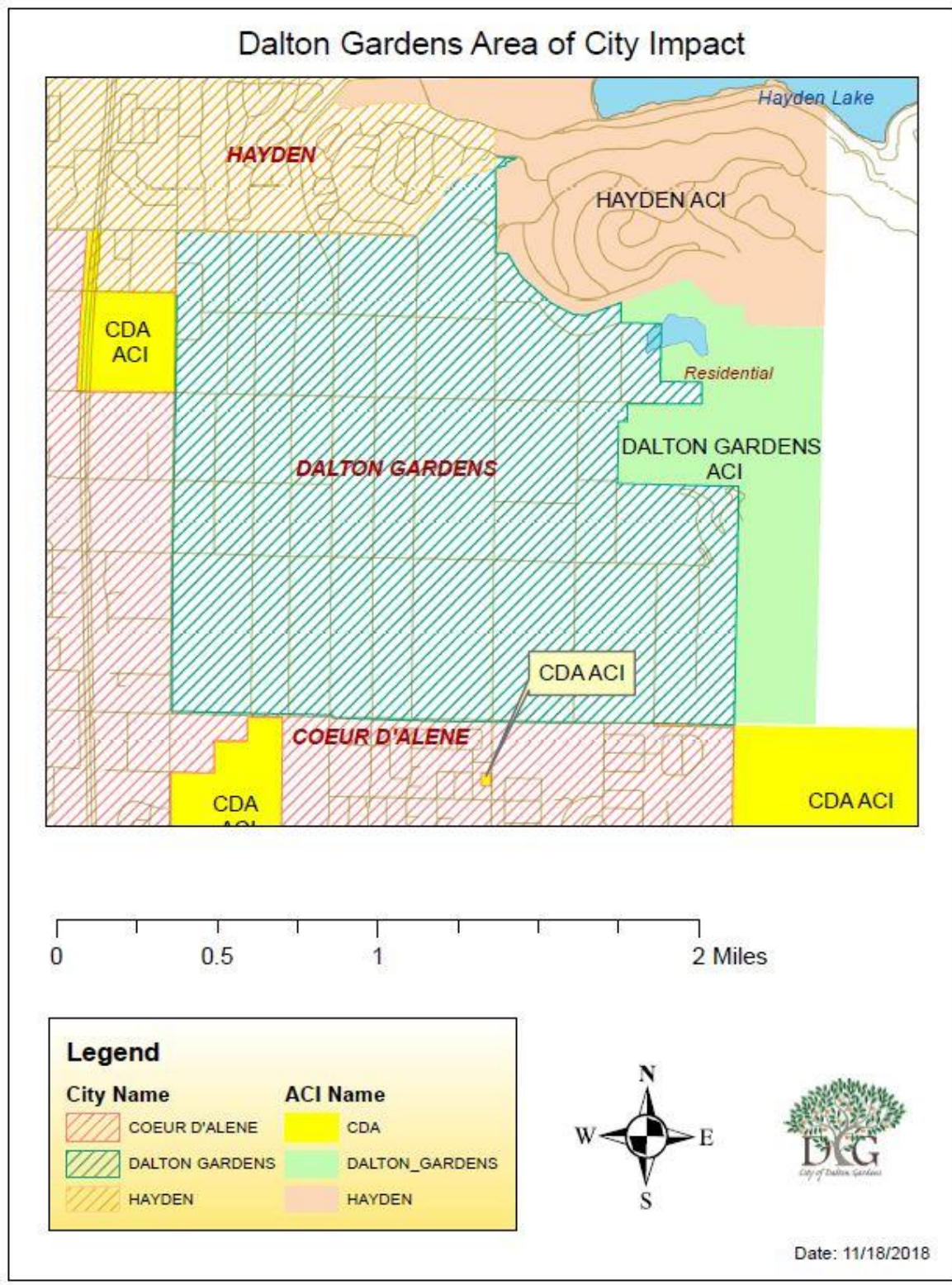
An Area of City Impact Agreement between Kootenai County and Dalton Gardens was entered into in January 1995. The Agreement includes a legal description of the geographic boundaries of the Impact Area, which is located adjacent to the easterly City boundary. In that agreement, Kootenai County's Comprehensive Plan, Subdivision Ordinance, and Zoning Ordinance requirements apply to any land use within the Impact Area. The City is notified of any request for development within the Impact Area and has 15 days prior to the public hearing to offer a response or

recommendation. The Agreement also includes a provision that the City will not annex any property outside the Area of City Impact, but it can renegotiate the boundaries of the Impact Area. Any annexation request within the Area of City Impact is forwarded to the County for comment.

The majority of the property within the Area of City Impact has been designated "Border" by the County. As a general rule, that designation encourages annexation prior to further subdivision or significant development.



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IMPLEMENTATION



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

Recommendations

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

Action

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



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IMPLEMENTATION GOALS AND POLICIES

GOAL 1:

Adopt the amended Comprehensive Plan, and carry out the recommendations contained in the policy statements of each Plan component.

POLICIES:

1. Study and evaluate all policy statements to determine which ones recommend or require formation of a committee, outside use of a consultant, budgetary considerations, a study, a change or addition to current policy, etc.
2. Establish a prioritizing system with a timeframe schedule of completion.
3. Identify elements which require budgeting and prepare a cost estimate.
4. Develop spreadsheets with flow diagrams for priority items; include milestones and a checklist with dates.
5. Introduce and adopt resolutions or amendments as necessary to achieve Plan goals and objectives.

GOAL 2:

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

GOAL 3:

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

GOAL 4:

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

GOAL 5:

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



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IMPLEMENTATION ITEMS:

1. Develop, coordinate, and facilitate a pedestrian pathway committee to make recommendations on pedestrian traffic and circulation in Dalton Gardens.
2. Explore a streetscape concept for Government Way, addressing landscaping, street furniture, public art and other elements as appropriate.
3. Regulate nuisance yards.
4. Maintain agreements with Dalton Water Association regarding water consumption issues.
5. Develop a utility undergrounding standard.
6. Review and evaluate existing ordinances, resolutions and standards, and ensure that the provisions and regulations regarding community image goals are met.
7. Discourage through traffic from other communities by increasing communication with the Cities of Hayden and Coeur d'Alene, and Kootenai County. Participate in the land use process of adjacent cities and develop memoranda of understanding or joint powers agreements to ensure adequate traffic mitigation.
8. Continue to ensure compliance with the Sewage Management Plan Agreement with Panhandle Health District every five years.
9. Update zoning to incorporate appropriate uses for each district.
10. Review and implement buffer standards.
11. Consider appropriate designs for local streets intersecting Government Way.
12. Amend Commercial standards and regulations ensuring development is compatible with sewer design plans and strategies.
13. Review and update home occupation regulations to permit uses compatible with residential surroundings.
14. Rezone Dalton Market to allow small expansion and repair.
15. Amend the Municipal Code to ensure that design standards in the Commercial District offers adequate buffering from the Residential District.
16. Amend the Municipal Code to ensure that design standards are adequately addressed for Commercial and existing light industrial uses and focus on addressing impacts such as hours of operation, noise, traffic and lighting.
17. Amend Commercial standards and regulations that promote uses that will be compatible with future sewer design plans and strategies.