

and two in the Bovill location.

I-DEA is accredited through Advance-Ed, the premier educational accreditation organization in the world.

Through technology and partnership between parents and educators, the Idaho Distance Education Academy promotes and supports a modern education system that delivers innovative, relevant, and rigorous education to each child.

City Of Deary Comprehensive Plan Survey of 2015

Thirty-eight out of fifty-seven respondents stated they liked the Deary Schools. A majority (35 out of 57) felt that school activities had a medium or high importance. Many households (22 out of 57) said that Adult Education needed improvement however thirty-two out of fifty-seven respondents indicated that the needs of Deary's school children were being adequately met. Some residents desired a local Pre-K schooling service midday bussing for pre-school children.

Goals:

To continue to offer the children of Deary the opportunity for a quality education in adequate facilities with the necessary equipment and to keep up with these needs within the financial ability of the district's residents.

To increase educational opportunities for adults within the community.

Objectives:

1. To continue to build and enhance the relationship between the school and the City of Deary, and other community leaders, including increased communication at all levels.
2. To encourage participation of community leaders on the school board and on various school committees.
3. To continue researching the joint use of city, private and school district facilities such as recreational areas.
4. To continue to monitor and encourage safety precautions at the local and state levels for school children, particularly those being bussed.
5. To continue quality of education and extra-curricular activities.
6. To encourage increased affordable opportunities for technological advancements.

LAND USE

The City of Deary is located in north central Idaho near Hwy 95 and an established Idaho scenic route (Hwy 6). The land is mildly hilly within the city limits. Land surrounding the city in all directions is prime for expansion. Currently the majority of the land surrounding Deary is used

for farming and forestry.

Deary is mainly a residential community, with commercial uses located almost exclusively along the highway business corridor and small industrial uses located in the west and north parts of the community. Public and semi-public uses are spread throughout the community and consist of City Hall, a city park, fire hall, library, a school complex and churches.

Deary and the surrounding area also have some significant sites relative to their history located throughout the community that they wish to preserve. These are addressed in the Special Sites component of this plan.

Some of the largest undeveloped parcels within the City limits, include parcels of approximately 15 acres, a couple parcels of 20 acres, and a parcel of 12 acres; all-in-all sufficient land within the city for future development. The most recent residential development is Timber View Estates, which contains about 20 lots; half of which are built out.

COMMERCIAL (C) LAND USE:

Commercial use in Deary has traditionally been located along State Highway 8 (2nd Ave) and along Main Street, with the primary uses serving travelers through the area and serving immediate local needs of the residents. It is the desire of the citizens of Deary to promote small business and light industrial businesses and continue such uses along or within the area of this highway corridor and Main Street and to include an extension of the commercial area within a few blocks of these streets in order to provide an area for businesses that may not be highway related.

Commercial shall be defined as retail establishments, or those that provide a service for a fee, including the beauty shop, or business or professional offices including: Potlatch Corporation office, I-DEA administrative office, accountant, attorney, or medical offices.

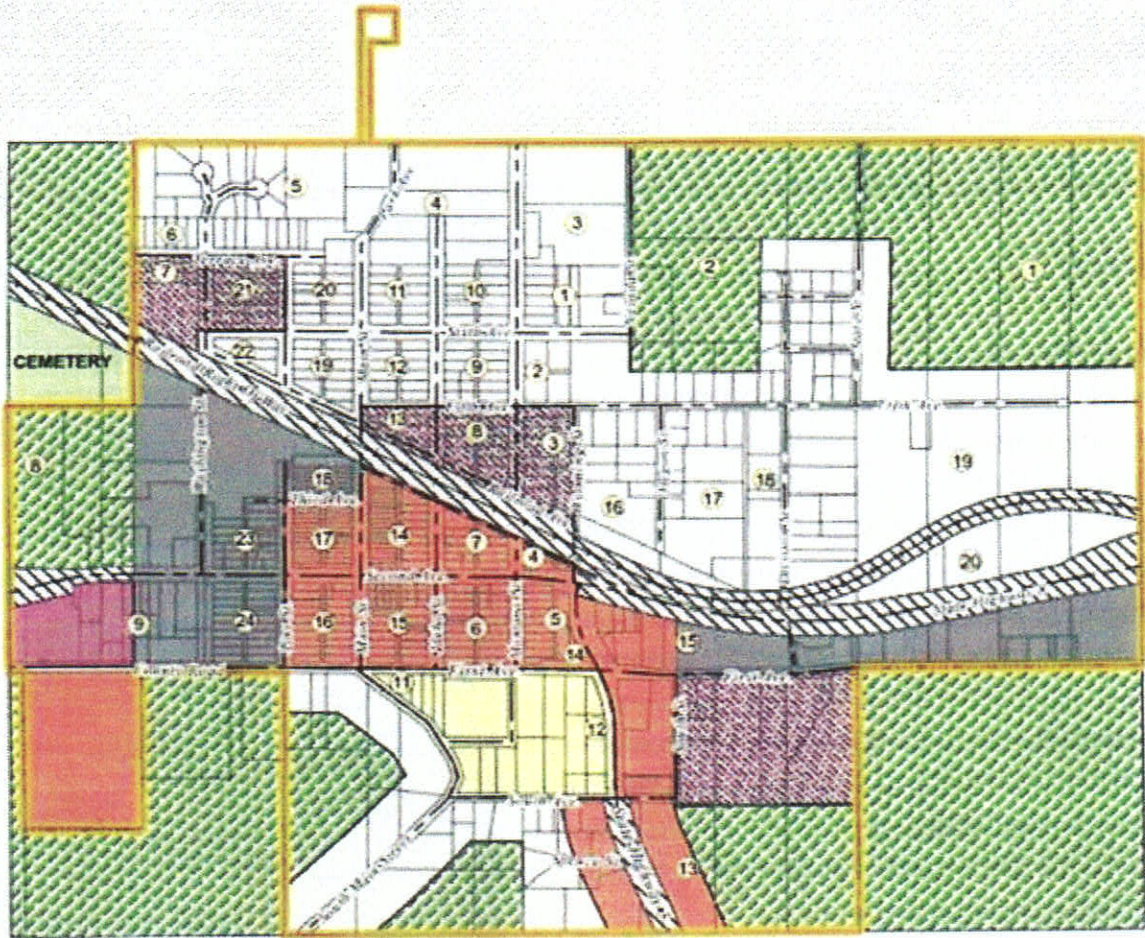
Additional permitted uses are those that are highway related, such as gas stations, convenience stores, restaurants and lounges, grocery stores, motels and other related businesses. The land use also might allow neighborhood related uses such as laundries and dry cleaners and other related businesses. Public and semi-public facilities compatible to surrounding uses might also be allowed.

Wholesale businesses shall be approved only upon submission of a special use permit and the review and approval of the City Council. Industrial uses shall be discouraged in the commercial zone. No commercial lot shall be developed without proper access to a public street. Should such street not be developed, it shall be the responsibility of the property owner of the property being developed to improve the street to City standards. Off street parking shall be adequate to meet the needs of the commercial use. Large truck parking in the community will continue to be studied and areas for such may be designated as available.

All new commercial uses shall connect onto the city water and wastewater systems if available. Landscaping as deemed appropriate to provide necessary functions as screening and aesthetic functions will be encouraged to enhance the rural appearance of Deary.

LAND USE MAP

City of Deary, Idaho

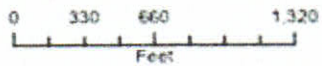


Legend

Land Use

- Commercial
- Light Industry
- Multi-Family no/Trailer Court
- Multi-Family w/Trailer Court
- Residential
- School
- Transitional Agriculture
- Transportation Corridors
- Cemetery

- Block Number
- Deary Lot Lines
- Street Centerlines
- Railroad Centerline
- City Limits



Revised June 2014
Prepared by Geographic Mapping Consultants, Inc.

Goals:

Provide opportunities for commercial development within the existing highway corridors, while preserving existing businesses and their structures.

Revitalize the business corridors aesthetically and structurally.

Develop commercial areas within the City where infrastructure can accommodate such use.

Objectives:

1. Encourage commercial and business development only in those areas that can be efficiently and economically served by public utilities and infrastructure.
2. Encourage professional, medical and health related services that can serve the Deary area.
3. Encourage the development of landscaping to act as buffers between land uses and provide screening.
4. Promote the design and implementation of aesthetically pleasing functions to enhance the rural appearance of Deary.
5. Encourage the preservation of existing buildings within the commercial corridors.



LIGHT INDUSTRY (I) LAND USE:

It is the policy of the citizens to allow and encourage non-hazardous industrial development in the appropriate industrial zones. The citizens will encourage clean industries that will complement their community and discourage those that do not.

Industrial use shall include light industries, small manufacturing plants, processing plants and other related uses that are deemed compatible by the community.

No industrial lot shall be developed without the proper access to a public street. Should such street not be developed, it shall be the responsibility of the property owner of the property being developed to improve the street to City standards. Off street parking appropriate to the industrial use shall be required.

New industrial uses shall connect onto the City water and wastewater systems if available. The City will encourage the grouping of industrial uses in land developed as an industrial park.

Goals:

Provide opportunities for industrial development in areas where infrastructure can accommodate the uses.

Objectives:

1. Encourage light industrial uses in those areas that can be efficiently and economically served by public utilities and infrastructure as necessary for the use.
2. Encourage the development of landscaping to act as buffers between land uses and provide screening.

MULTI-FAMILY LOW DENSITY RESIDENTIAL(M-1) LAND USE:

The purpose of the Multi-Family Low Density Residential land is to provide for areas that allow up to two single family residences (such as duplexes, twinhomes, or condominiums).

Areas designated as M-1 residential are suitable for single-family residential living up to two units per lot, including manufactured homes meeting certain building requirements. Low-density multi-family residential uses are allowed when determined appropriate by the City and when maintaining the continuity of the neighborhood. Other uses allowed in this area might include cottage industries that have minimal impact on the neighborhood, public or semi-public facilities compatible to the residential use and necessary utility installations. The preservation of open space in the residential areas to maintain the rural atmosphere is important to the residents of Deary.

Goals:

Provide opportunities for low density multi-family residential development in areas where infrastructure can accommodate the uses.

Objectives:

1. Encourage low density multi-family residential uses in those areas that can be efficiently and economically served by public utilities and infrastructure as necessary for the use.
2. Encourage the development of mixed housing options for the citizens of Deary.
3. Work to develop public/private partnerships in developing and maintaining public infrastructure and quality development within the city.
4. Study and designate appropriate standards to preserve the quality of the land and its use.
5. Insure attractive and cost- efficient developments while encouraging open space and the

rural feeling of the community.

MULTI-FAMILY HIGH DENSITY RESIDENTIAL (M-2) LAND USE:

The purpose of the Multi-Family High Density Residential land is to provide for areas that allow high density residential uses of more than two-single family units (such as tri-plexes or four plexes).

Areas designated as M-2 residential are suitable for single-family residential living consisting of more than two units. High-density multi-family residential uses are allowed when determined appropriate by the City, when maintaining the continuity of the neighborhood, and when the infrastructure is present to accommodate the increased residential density. Lesser intensive uses shall be allowed in this area. The preservation of open space in the residential areas to maintain the rural atmosphere is important to the residents of Deary.

Goals:

Provide opportunities for higher density multi-family residential development in areas where infrastructure can accommodate the uses.

Objectives:

1. Encourage higher density multi-family residential uses in those areas that can be efficiently and economically served by public utilities and infrastructure as necessary for the use.
2. Encourage the development of mixed housing options for the citizens of Deary.
3. Encourage the development of affordable housing.
4. Work to develop public/private partnerships in developing and maintaining public infrastructure and quality development within the city.
5. Study and designate appropriate standards to preserve the quality of the land and its use.
6. Insure attractive and cost- efficient developments while encouraging open space and the rural feeling of the community.

RESIDENTIAL (R-1) LAND USE:

Areas designated as residential are suitable for single-family residential living, including manufactured homes meeting certain building requirements. Low-density multi-family residential uses are allowed when determined appropriate by the City and when maintaining the continuity of the neighborhood. Other uses allowed in this area might include cottage industries that have minimal impact on the neighborhood, public or semi-public facilities compatible to the residential use and necessary utility installations. The preservation of open space in the residential areas to

maintain the rural atmosphere is important to the residents of Deary.

Goals:

Promote the development of residential neighborhoods to meet the demands of the population within the capacity of the City services.

Objectives:

1. Ensure that no lot is developed without proper access to a public street. If the street has not been developed, it shall be the responsibility of the property owner whose property is being developed to improve the street to City standards.
2. Allow for temporary housing for the purposes of residence while a home is being constructed will be allowed upon special permit from the City Council as long as such use shall not exceed a period of one year, at which time the temporary housing will be removed.
3. Work to develop public/private partnerships in developing and maintaining public infrastructure and quality development within the city.
4. Study and designate appropriate standards to preserve the quality of the land and its use.
5. Insure attractive and cost- efficient developments while encouraging open space and the rural feeling of the community.

Only certain commercial uses are allowed in a residential zone which must be approved by conditional use only with the exception of limited home occupations which are allowed under strict guidelines.

SCHOOL LAND USE:

Existing school use; may be expanded to the west/southwest, which land is currently owned by the school.

Goals:

Promote the maintenance, beautification, and expansion of land used for school, education, and extra-curricular activities.

Objectives:

1. Ensure that there exists in the City sufficient land to be used for educational purposes, including the school and related sporting activities.

2. Encourage sufficient infrastructure to support providing the highest quality educational opportunities to the citizens of Deary.
3. Work to develop public/private partnerships in developing and maintaining public infrastructure and quality development within the city.
4. Study and designate appropriate standards to preserve the quality of the land and its use.
5. Insure attractive and cost- efficient developments while encouraging open space and the rural feeling of the community.

TRANSITIONAL AGRICULTURE (TA) LAND USE:

Transitional Agriculture is intended to be a holding zone, areas located on the fringe of the city limits. The intent would be to preserve the agricultural use of the land, but also allow low density single family residential.

Goals:

Promote the continuity of agricultural use and the preservation of the character of the community around Deary.

Objectives:

1. Encourage preservation of agricultural land, but allow low density residential development.
2. Ensure that any residential development is done in an orderly fashion and in areas where there is sufficient infrastructure available.
3. Work to develop public/private partnerships in developing and maintaining public infrastructure and quality development within the city.
4. Study and designate appropriate standards to preserve the quality of the community.
5. Insure attractive and cost-efficient developments while encouraging preservation of open space and the rural feeling of the community.

TRANSPORTATION CORRIDORS LAND USE:

This Land use area includes the railroad right of way and the public highway. These areas are to be preserved for transportation uses.

Goals:

Promote the unimpeded and preserved rights of way through the City of Deary to allow for multiple modes of mobility.

Objectives:

1. Encourage the preservation of the railroad right of way to allow for multiple transportation opportunities.
2. Ensure that the existing transportation corridors are maintained, improved, and beautified in a manner which promotes the integrity and attractiveness of the community.
3. Work to develop public/private partnerships in developing, maintaining, and beautifying public infrastructure and rights of ways within and through the city.

CEMETERY LAND USE:

This Land use area is for providing the community with a final resting place for their loved ones.

Goal:

Have sufficient land area to accommodate requested burials.

Objectives:

1. Maintain the area with attractive landscaping;
2. Incorporate a pet cemetery in order to allow pets to be buried with their owners.
3. Plan for future expansion to the south and/or the west.

OTHER LAND USES:

The City shall establish special land use categories to address unique characteristics of the land or environment. This shall include identifying public lands, floodplain areas and areas of critical concern such as historical sites, recreational sites, geographic features, wildlife areas, and natural resource areas. These are discussed more fully in the Natural Resource, Recreation, Hazardous Areas and Significant Sites elements of the plan.

EXISTING/NON-CONFORMING USES:

It is recognized that certain conforming uses have existed prior to the establishment of zones, which may not conform to the requirements of that zone. Such uses shall be allowed to continue to exist but will not be able to be expanded nor replaced if more than 50% of the building has been destroyed.

City Of Deary Comprehensive Plan Survey of 2015

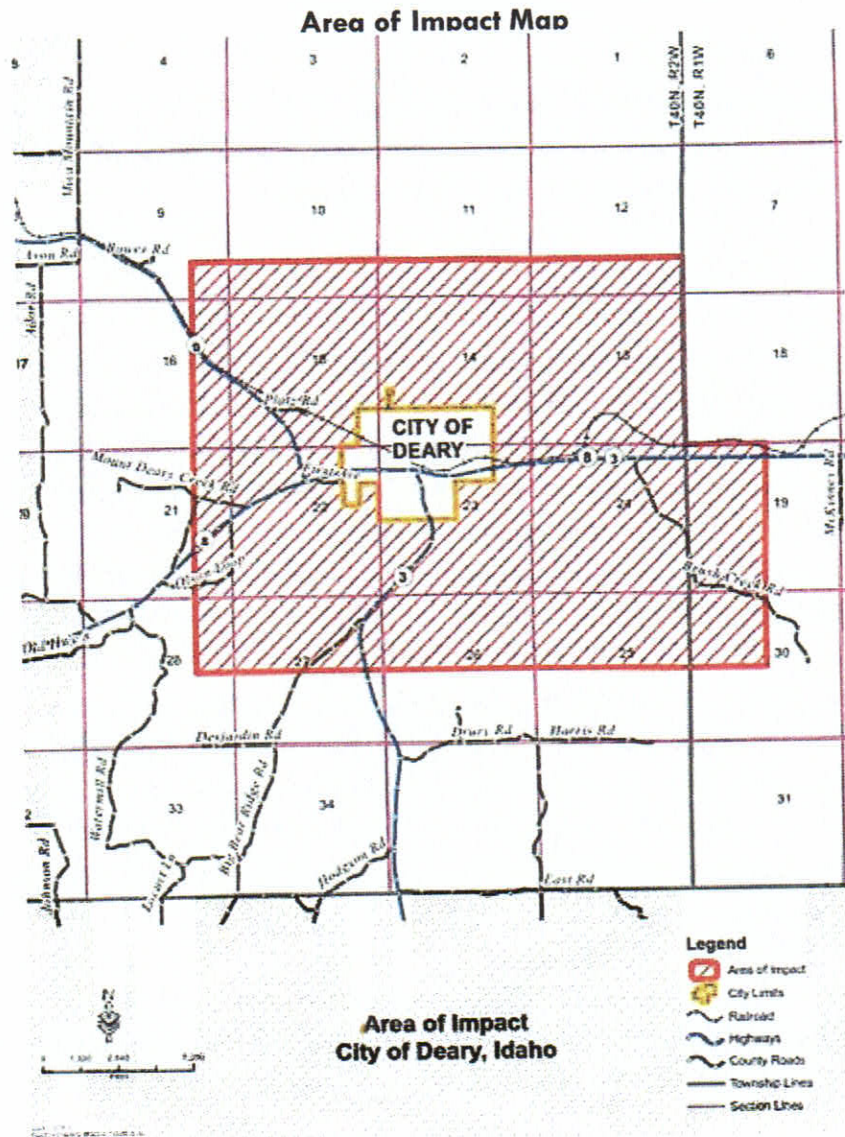
Overall, the vast majority of respondents favored encouraging all types of land use with 39 out of 57 favoring agricultural, 49 out of 57 favoring small business, 41 out of 57 favoring light industry, 41 out of 57 favoring service, 40 out 57 favoring retail, and 38 out of 57 favoring

forestry. Twenty-nine respondents indicated that Deary's current land use zones adequately fulfilled the anticipated types of growth however eighteen were not sure.

AREA OF IMPACT

The Area of City Impact has been established to provide sufficient protection to the City of Deary in reviewing and approving growth and development outside of their city limits that might affect their community. That Area of Impact has been delineated on the Area of Impact map (Exhibit 3).

With adoption of the Area of Impact ordinance, the City of Deary shall review and comment on development, zoning changes, conditional use permits and variances within the Area of Impact. The City shall have the right, but not obligation, to approve or deny all city utility connections within the Area of Impact.



Goal:

To provide land use types that will meet the needs of Deary's residents and businesses, provide for standards under which land is developed to insure quality development and to avoid costs of growth falling upon current residents.

Objectives:

1. To design zoning, subdivision and other land use regulations to protect the continuity of all Deary's neighborhoods.
2. Work to avoid undesirable development in and outside of the city limits through the Area of Impact agreement and appropriate zoning and subdivision regulations.
3. Develop design and maintenance standards for each land use to insure attractive and cost efficient developments while encouraging the preservation of open space and the rural feeling of the community.
4. Develop and enforce policies for city services outside the city limits, and such extensions shall be at the developer's cost. This will be done to avoid annexation of properties that have substandard improvements and to protect the aquifer from which the city obtains its water.
5. Study and designate appropriate standards and areas for the parking of large trucks in the community, protecting sight triangles for safety.
6. Work to develop public/private partnerships in creating and maintaining public infrastructure and quality development of the city.
7. Establish maintenance standards to protect the aesthetics of each land use including weeds, vehicles, junkyards, building maintenance standards, residential maintenance standards and to provide for the enforcement of such.
8. Create standards for development in industrial areas and in industrial parks, including buffering such uses from surrounding incompatible land uses.
9. Work with the county in determining zone changes, and control decisions on subdivisions and development requests within the area of city impact.
10. Encourage commercial and industrial development that is compatible with the community.

ECONOMIC DEVELOPMENT

The City of Deary is located at the intersection of State Highways 3 and 8. Access to Deary from Hwy 95 (the major north-south highway in Idaho) is via Highway 8, 25 miles to the east. The county's economy is currently government and service based, with retail trade being the third largest employment sector. However, in the Deary area, logging and agricultural have long provided the employment base. In 1994, agriculture accounted for 25% of the town income and forestry for 20%.

Latah County has seen a 4.1% increase in jobs from 1988 to 1992 (15,728 to 17,514). Per

capita income for the county in 1992 was \$11,914 (about 92% of the state average and 77% of the national average).

The increase in telecommuting and long distance commuting has enticed workers to live in rural environments and commute elsewhere to work. Deary is considered a "bedroom" community to Moscow, 26 miles to the west. Deary has limited retail businesses and much of the residents needs are served by major shopping centers in Moscow and in Lewiston (40 miles to the southwest).

Businesses in Deary are retail and service oriented, as well as agriculturally related businesses. There are a few cottage industries as well - persons conducting their businesses out of their homes. These are family owned and operated for the most part and employ one to two persons.

The Deary commercial section can be found mainly along Hwy 8 and Main Street. An industrial area can be found in the west and north parts of the community, with residential areas surrounding them. The community would prefer clean industry that will not have huge impacts upon the city infrastructure, particularly the wastewater treatment system.

There are many economic resources within the area that the City of Deary and its residents can rely upon. Spud Hill, which lies at an elevation of 4,017 feet above sea level, just north of the city, is used by many for all kinds of recreational purposes. Local residents helped to develop the "Spud Hill Area Strategic Plan" for the Gem Communities process, laying out a coordinated economic strategy for the area. They have developed a vision statement that identifies the following:

- Insure competently run governments with secure environments for the residents
- Develop a full service business community
- Reinforce the uniqueness of the Spud Hill area
- Maintain historic identity
- Foster sense of community
- Expand residential housing options
- Create more employment and educational opportunities
- Nurture youth so that they can be an active part of the community
- Encourage growth but manage it carefully
- Cooperate with surrounding communities in the region to achieve mutual goals
- Advocate the beautification and revitalization of our communities
- Sustain and enhance the recreational potential of the Spud Hill area

Local cooperation and research is needed to develop incentives and other recruitment tools. The citizens must become educated as to the options in growth and subsequent impacts on city services. Partnerships between the private sector and public sector will be essential in developing and carrying out an overall development plan for Deary, including the means to pay for the impacts of growth.

Outside resources include the Clearwater Economic Development Association, which operates two direct financing programs - an CEDA funded Revolving Loan Fund and the Small Business

Administration's Certified Development Company 504 loan program. The staff also has access to several banks for use with the Small Business Administration's 7(a) guaranty program. With these tools the city can package a wide variety of financial assistance to entice and facilitate business growth in the area.

Another resource available to Deary is the presence of higher education facilities near Deary. These include the University of Idaho located in Moscow and the Lewis and Clark State College in Lewiston. These colleges have proved responsive in providing training to meet labor force requirements as well as other more direct services such as conducting surveys and studies in economic development. The University of Idaho provides a Small Business Development Program that provides assistance to small businesses in start-up and expansion.

Finally, state agencies, such as the Idaho Department of Commerce, can offer technical assistance and financial assistance in helping to seek out and locate businesses in Deary.

City Of Deary Comprehensive Plan Survey of 2015

Most residents felt that good jobs for adults and youths needed improvement (37 out of 57 and 34 out of 57 respectively). Overall, restaurants, a medical facility, attracting industry, city wide landscaping and general downtown improvement rated as being of medium or high importance and grocery, clothing stores, a shopping center, and a movie theater generally rated low or no priority.

Goal:

To follow the Gem Communities Plan in building a diversified economic base in Deary.

Objectives:

1. Discover ways to develop cooperative work relationships with the Clearwater Economic Development Association, the Small Business Administration, Lewis and Clark State College, the University of Idaho, Idaho Department of Commerce, and similar economic development organizations.
2. Encourage the facilitation of the expansion and retention of Deary businesses.
3. Continue to support community activities that promote the city.
4. Continue to review and update city infrastructure master plans and update where appropriate. Emphasis should be placed upon the recreation facilities, street and road conditions, health facilities, housing, beautification and encouraging a Scenic Byways designation.
5. Encourage the continuing improvement of communications with residents by encouraging the expansion of the internet system and the enhanced 911 system.
6. Attract new businesses to serve the needs of the residents and industries to enhance the community and provide jobs.
7. Encourage tourism through the development of tourism related services and facilities.