



# Comprehensive Plan

Adopted June 8, 2016

# City of Officials

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## INTRODUCTION

This comprehensive plan is a written guide for managing growth and change expected to take place in Deary's future. The way in which this growth and change is brought about depends upon the direction in which local public officials and private citizens decide to take. This direction can be readily expressed in the form of pre-set goals and objectives, thus smoothing out the planning process by providing guidelines for making these important decisions.

In developing Deary's Comprehensive Plan, a wealth of information has been collected through the Planning and Zoning Commission via many individuals and organizations. Guidance for the condensing of this information into a Comprehensive Plan comes primarily from the Local Planning Act of 1975, as amended. This act requires that



the plan contain seventeen specific elements such as, population of the planning area, natural resources available, and a future land use section. This plan is not static and can be amended, and should be amended, regularly by following the procedures laid down by state law. Also, it is important to remember that this plan is not a law, but a document approved in the form of a resolution by the Planning and Zoning Commission and then the City Council, with public hearings taking place before the final adoption. Citizen involvement into the passing of this plan is essential.

In a unified effort to improve the community through preparation of community development projects, the improvement of public facilities, and the adoption of ordinances, all should be based upon the directives of the Comprehensive Plan, thus coordinating Deary's growth and development in an orderly way.

### COMPREHENSIVE PLAN SURVEY

In 2015, the City of Deary conducted a Comprehensive Plan Survey. The six-page survey covered topics such as duration of residency, intention to remain, how the respondent felt about a variety of quality of life factors and city services, housing, tax priorities, recreation, development suggestions, future needs and issues, and statistical information. Surveys were sent to approximately 237 households within the city and area of impact and 57 were returned. Where possible, the results of the survey have been included in this Comprehensive Plan.

## HISTORY

Deary, Idaho is the product of the Potlatch Lumber Company, just like Elk River, Bovill, and Potlatch. But unlike other company towns along the Washington, Idaho and Montana Railway Company, Deary was carved out of the timber by homesteaders and farmers. The town lies at the head of the Big Bear and Texas Ridges at the edge of the great white pine forest. It was to these areas that homesteaders came in the 1880's and '90's. They were mostly Scandinavians who had tried the upper Midwest first. To these people a good farm had timber on it, and by the late nineteenth century in the Midwest, land parcels were small and forests were dwindling.

The Homestead Act gave 160 acres to anyone who could clear forty acres, build upon it, and live there for five years. This was called "proving up." In the white pine forest, that was a tall order.

Determined settlers did make the land productive, and gradually the area filled up. If one person couldn't make a go of it, there was someone else who could "jump the place," adding acreage to his own.

Though the life was difficult, homesteaders socialized together, built schools and churches, gathered for barn raisings, and held dances with midnight lunches in some of the old cabins. Visits to Troy and Kendrick were opportunities to sell lumber and farm produce for cash and to buy luxuries as well as necessities.

The shortage of currency, especially after the depression years of 1893 and 1896 was probably the greatest obstacle to real growth in the community. Prices for land or groceries were low because there just wasn't any money around. Trading was an especially important activity.

In 1905 the engineers for the Potlatch Lumber Company surveyed the right-of-way for the railroad to the Bovill area. When the settlers around Avon insisted on too high a price for their land, William Deary, Potlatch General Manager, decided to locate his station at the pres-

ent site of Deary. Most of the future townsite consisted of the Blailock homestead. Blailock had cleared five or six acres, but decided to sell out and moved to Joel. Deary bought the Bert Crooks place too, where the present school is located. Finally, Deary got the Roundtree place, on the east side, in trade for a team of horses. By 1906, Andrew Carlson had a wayhouse in operation at the townsite, catering especially to the track construction crews, and later expanded into the Carlson Hotel.

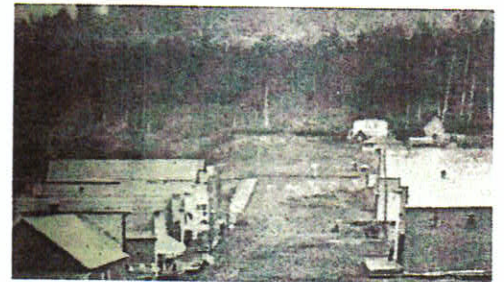


The promise in the embryonic town was welcomed by all: jobs, money and trade would surely improve life in the upper Potlatch country.

The town of Deary was born on September 24, 1907. That was the first sale day of town lots by the Deary Townsite Company, managed by F.C. McGowan and H.P. Henry. Unlike the town of Potlatch, where every interest and life itself was run by the lumber company, the announced policy of Potlatch Lumber Company was to log around Deary and then sell the cleared lands. McGowan and Henry were former employees of Potlatch who had been educated in the East, risen through the company ranks, and installed as managers for the Townsite Company to oversee Potlatch interests. Two homes, which still stand, were built for their occupation by Potlatch.

Residence lots were not expensive. Later, some were donated to the University of Idaho and some were given away in community fund-raising lotteries. In the first year Deary grew quickly. Several mercantile stores opened to satisfy the real needs of the established farming community.

The first business buildings were sided with "rustic," lined with burlap, and roofed with paper. The Latah County State Bank opened its doors September 14, 1908, and its officers were J.A. Harsh, H.D. Warren, A.W.





Laird, McGowan, Henry, and Ole Bohman. Bohman was also an officer of the Troy bank, respected and well liked. Harsh had never been to Idaho and was, in fact, still in Michigan.

The newspaper, the Deary Enterprise, started publication on September 19, 1908. Its owner was Carl Peterson, who had formerly published a newspaper at Peck, Idaho. He immediately began extolling the virtues of Deary and the Upper Potlatch country. He publicized every developmental scheme and quoted the "boosters," who were actively working to bring business to the Deary area. Periodically he would remind subscribers of his favorite developmental hopes such as the dairying industry, strawberry growing, and a cold storage plant. The newspaper tried mightily to exact the proper respect for everything about Deary and never referred to Spud Hill except as Mt. Deary.

In those early days, Deary was publicized all over the West and as far east as Minnesota. This was largely the result of the Deary Commercial Club, which was the impetus behind the organization of North Idaho civic clubs. McGowan, as club member, was in charge of the Latah county exhibit at the Minneapolis Land Products Exposition of 1912, where most visitors thought that all land in Idaho needed irrigation. Though few today have any personal recollection of McGowan, his own interests and those of Deary intertwined for several years. He was elected to the state legislature in 1914.

Many businesses came and went in the early boom period. Lumbering brought jobs and money, but it did have seasonality and unless merchants could weather the snow and slowdown of winter, they would find themselves having extended too much credit and holding too much inventory. The Potlatch Company logged year round in some places and gave job contracts to locals for the summer. Around Deary, C.W. Asplund, the Greenwood Brothers, Swan Erickson, Joe Wells, and G.R. Lawrence regularly received these contracts. They in turn hired six to twelve men for their crews, which cut timber along spur-lines (short track routes up timbered drainages). Lawrence often logged his own land, and since there were several sawmills around Deary and

persistent demand for lumber, he was one of the few independents.

Joe Wells, a black who emigrated from North Carolina in 1889, was a legendary lumberman in the region. He earned his reputation of hard work and hospitality with the help of his wife, Lou. They operated a lodging house and Joe experimented raising Angora goats, dug the third well in Deary, held a contract in 1910 to log three million feet of timber, and took the prize at the Upper Potlatch Fair for his stallions.



Seasonal jobs were vital for every family around Deary. When the men had to work in the timber or go to the harvest for cash, the women stayed at home and ran the farm. The strength required to be a mother, farmer and homemaker in isolated rural life created strong-willed independent women. In a society where divorce was not an alternative, domestic incompatibility might be resolved with buckshot delivered by the wife as well as the husband.

Deary continued to grow as Potlatch Lumber Company expanded its operations. The Deary Lumber Company was established in 1909 to independently mill lumber, the Deary Clay Products Company turned out bricks first used in building the First State Bank at Bovill, and the Farmer's Union built warehouses to make Deary a grain shipping point. Through it all, Anton Lee, who opened his studio July 16, 1909, photographed people, places, and events for postcards and portraits, thus making a valuable historical record of the region.

In October 1923, the town's major fire destroyed all of the buildings except the bank on the west side of Main Street. Afterwards, with the dwindling activity of the Potlatch Company and the paving of roads to Moscow, Deary settled into its present role as an outlying agricultural community. In the 40s and 50s there was a mica mining and processing mill in Deary, which provided employment to many Deary residents. The highway from Deary to Bovill was built in 1957.

In the 1960s Deary schools consolidated with Bovill and Troy. Elk River joined the school district in the 80s. Deary and Troy deconsolidated effective in July 2000. Deary remains part of the Whitepine School District. The school was remodeled and expanded in 2004, including the addition of a new gym.

In 1964, new wells were drilled for the city water supply. Sewer systems were installed in the 1960s. The City's water supply was expanded in 1996 with water from Spud Hill.

Over the years, Deary has seen a revolving downtown. They used to have a Ford dealership, which is gone. Deary also used to have a signal light, but that too is long gone. The City now has a grocery store, NAPA store, saw shop/hardware store, new library, auto repair and tire store, two service stations, a convenience store/mini-mart, one gas/service station, a community store, and multiple churches. There is no bank in Deary.





Over the years Deary also saw the acquisition and maintenance of the Nelson Activity Field, Serenity Park, and the relocation of the football field. As a member of Tree City USA, the City of Deary continues to encourage the development of park-like settings throughout the City. Potlatch acreage was also annexed into the City, and Potlatch moved its office to Deary from Bovill. Of course, over time the railline ceased to operate and in 2015 some of the grain elevators were dismantled. In or around 2006, Deary saw the installation of a cell tower by AT&T. Inland Cellular built its tower in 2015, which went online in early 2016.

In 2007 the joint City Hall and Parks and Recreation building was constructed. A reader board was added to City Hall in 2014. In 2008-2009, a new Fire Department building was built across from City Hall.



Deary has a lot of history and still has its original Post Office building and an original home still stands on Main Street.

## POPULATION ANALYSIS

Most residents would like to see Deary have moderate growth over the next ten years with the population staying approximately the same. Undeveloped lots in Deary would be best used as housing.

As of 2010, the total population of Latah County was 37,244, which is 6.61% more than it was in 2000. The population growth rate is much lower than the state average rate of 21.15% and is lower than the national average of 9.71%.

The City of Deary's population decreased slightly from 1980 to 1990 but showed an 8.9% increase from 1990 to 1994. Population figures are shown as follows:

### Latah County Population Total, Age & Sex 2000

	Total	Male	Female
Overall	34,935	18,101	16,834
0-17 years	7,075	3,632	3,443
18-65 years	24,548	13,007	11,541
65+ years	3,312	1,462	1,850

Latah County Population Total, Age & Sex 2010

	Total	Male	Female
Overall	37,244	19,163	18,081
0-10 years	3,963	1,982	1,981
10-19 years	5,829	3,041	2,788
20-29 years	9,755	5,314	4,441
30-39 years	3,948	2,110	1,838
40-49 years	3,809	1,869	1,940
50-59 years	4,338	2,125	2,213
60-69 years	3,040	1,546	1,494
70+ years	2,562	1,176	1,386

City of Deary Population Total, Age & Sex 2010

	Total	Male	Female
Overall	506	265	241
Under 5	31		
5-9 years	35		
10-14 years	39		
15-19 years	28		
20-24 years	20		
25-34 years	69		
35-44 years	63		
45-54 years	23		
55-64 years	38		
85 years and over	8		

City Of Deary Population Counts

1980	539
1990	529
2008	552
2010	506

## City Of Deary Population Demographics As Of 2010

- Deary has a population of 506.
- The city's residents are 53.6% married and 46.4% single.
- 99.2% of people in Deary were born U.S. citizens, while 0.8% was born outside of the country.
- 95.2% of the population graduated high school or have a GED. 14.7% have college degrees.
- Men make up 52.4% of the population and females make up 47.6%
- The majority (93.5%) of the Deary population is White.

## City Of Deary Economy

- Deary has a poverty rate of 12.0%.
- In Deary, the median worker income is \$44,100 according to a 2015-2016 study facilitated by the Clearwater Economic Development Association (CEDA) for USDA records and using the Rural Development Guidelines; this is higher than the national average of \$29,701.
- Overall, 35.4% of workers commute under 25 minutes daily, 36.7% commute 25-45 minutes, and 27.9% have a commute greater than 45 minutes.
- Deary workers work 41 hours per week on average.
- The Deary unemployment rate was 8.6%. This is higher than the national average of 7.9%.

## **City Of Deary Comprehensive Plan Survey of 2015**

Most households who responded to the survey have lived in the Deary area for fifteen or more years and a majority of respondents indicated they intended to remain permanently (37 out of 57). Forty-five respondents lived within the city limits and a majority of households said that being closer to family and lifestyle were very important to them. Most respondents indicated that health, jobs, business, and retirement were not very important in making their decision to stay or locate near Deary. Most respondents wanted to see 1000 to 1500 residents in ten years (30 out of 57) while only nineteen wanted the population to remain the same.

### **Goal:**

To ensure that population growth is accommodated in an orderly pattern.

### **Objectives:**

1. Limit higher density residential development to areas easily served by infrastructure and public service.
2. Discourage high-density development where it would conflict with agriculture, forestry or existing commercial activity.
3. Direct growth away from areas with important environmental features that will be

negatively impacted by development.

4. Encourage growth to occur within the area of impact.
5. Unproductive agricultural or forest lands may be developed, if these lands are suitable for development and if such development will not otherwise conflict with surrounding uses.

## **PRIVATE PROPERTY RIGHTS**

The City of Deary wishes to insure that land use policies, restrictions, conditions and fees do not violate private property rights, adversely impact private property values or create unnecessary technical limitations upon the use of the property that would constitute an unconstitutional taking of private property rights.

In order to evaluate each related action, the City will ask the following questions of that action:

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

### **Goal:**

To balance private property rights with community planning, public health and safety needs within the accepted confines of the national, state and local laws.

### **Objectives:**

1. To review all land use decisions, policies, procedures and ordinances keeping the City's policy as stated above in mind.
2. To adopt the Attorney General's checklist, asking and answering six questions (as stated above), to insure that all actions concerning private property within the confines of the law.
3. Recognize that private property rights are very important, but not to the detriment of the surrounding neighborhood or existing land uses.

rounding areas as well. The district has an elementary school in Bovill serving PreK-3 and the remaining classes, 4-12, attend school in Deary. The Whitepine Joint School District is made up of students, parents, patrons, teachers and administrators and has developed the following mission statement: "To create a partnership between school, family and community that is dedicated to the academic and personal success of every child."



The enrollment of the school district has been on the decline in the last few years. The Whitepine Joint School District's 2014 enrollment stands at 257 students PreK-12 and it employs 21 certified personnel and 17 classified staff members. The latest improvement to the facilities occurred in 2004 with a new gymnasium, locker rooms, concession area and Ag shop at the Deary site and a new addition of classrooms and library for the Bovill site.



The school bus system is of great importance to the Whitepine Joint School District, since all students will travel on buses during part, or all, of their school career. The bus routes are set and are not expected to change significantly at this time. Many parents have expressed concern with the bussing of the children to Bovill.

### I-DEA CHARTER SCHOOL

Idaho Distance Education Academy is a K-12 statewide virtual public charter school. I-DEA was chartered by Whitepine Joint School District #288 in Deary, Idaho in 2004. I-DEA serves approximately 900 students throughout the state of Idaho, partnering with parents in the education of their children.

I-DEA'S Administration office is located in Deary, Idaho, and Central Services is in the Bovill Elementary School Building. Resource centers are also located in Post Falls, Boise, and Chubbuck. I-DEA has 68 employees throughout the state. Locally, eight employees work in the Deary office

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