



# Comprehensive Plan

Adopted June 8, 2016

**CITY OF DEARY**

# City of Officials

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Councilman.....Jamie Johnston  
Councilman.....Chris House  
Councilman.....Bonnie Freytag  
Councilman.....Doug Brown

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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 present 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.



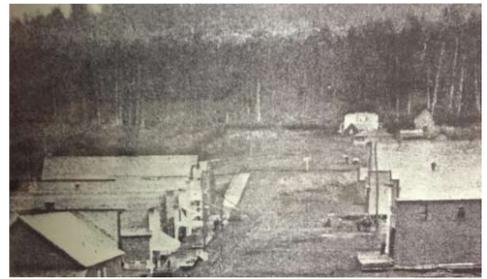
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The promise in the embryonic town was welcomed by all: jobs, money and trade would surely improve life in the upper Potlatch country.

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.

## SCHOOLS

The Whitepine Joint School District #288 serves the schools of Deary, Bovill and Elk River and surrounding 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 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.

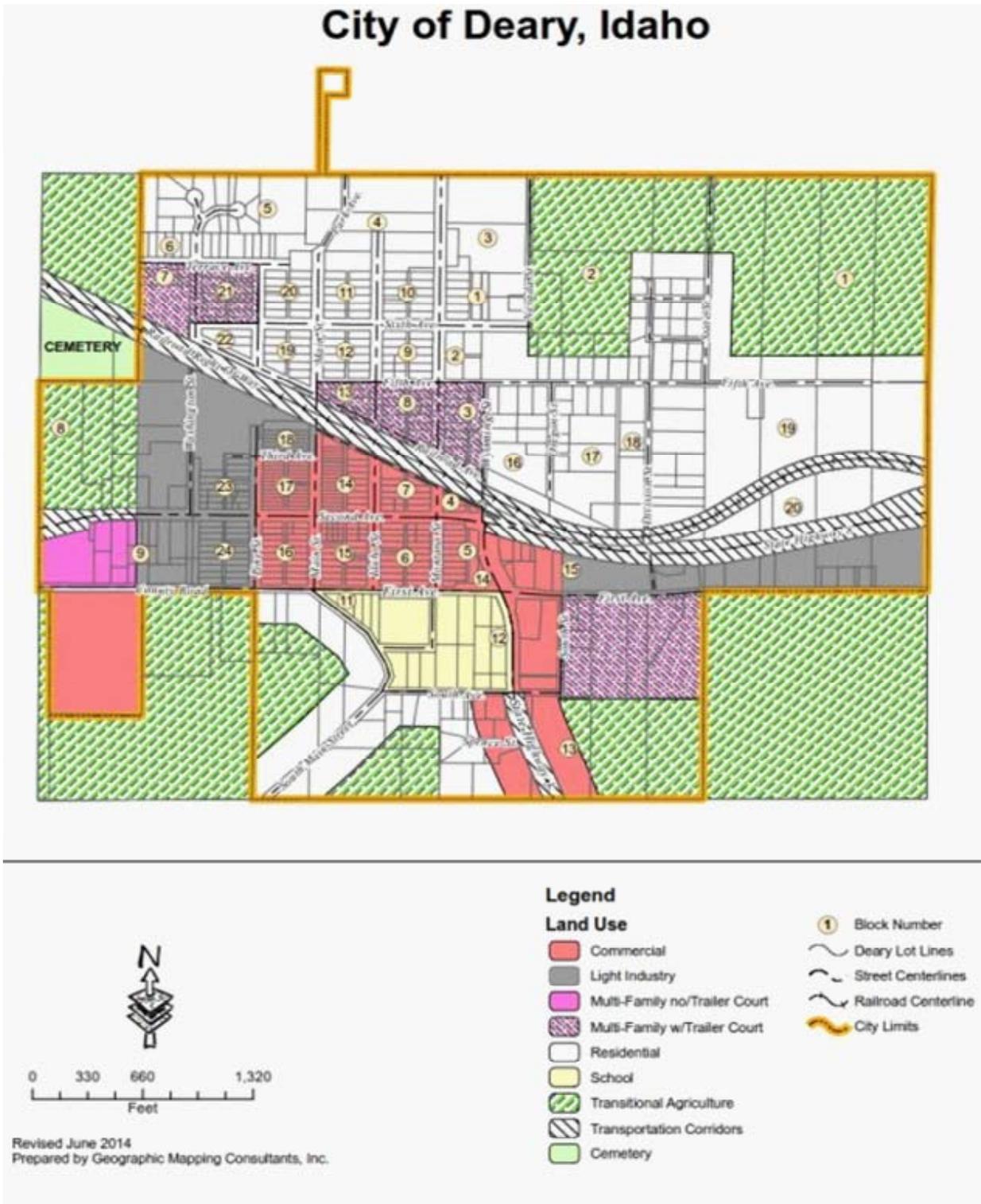
Commercial shall be defined as retail establishments, or those that provide a service for a fee, including the beauty shop, or business or professional offices including: Potlatch Corporation office, I-DEA administrative office, accountant, attorney, or medical offices.

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



**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**

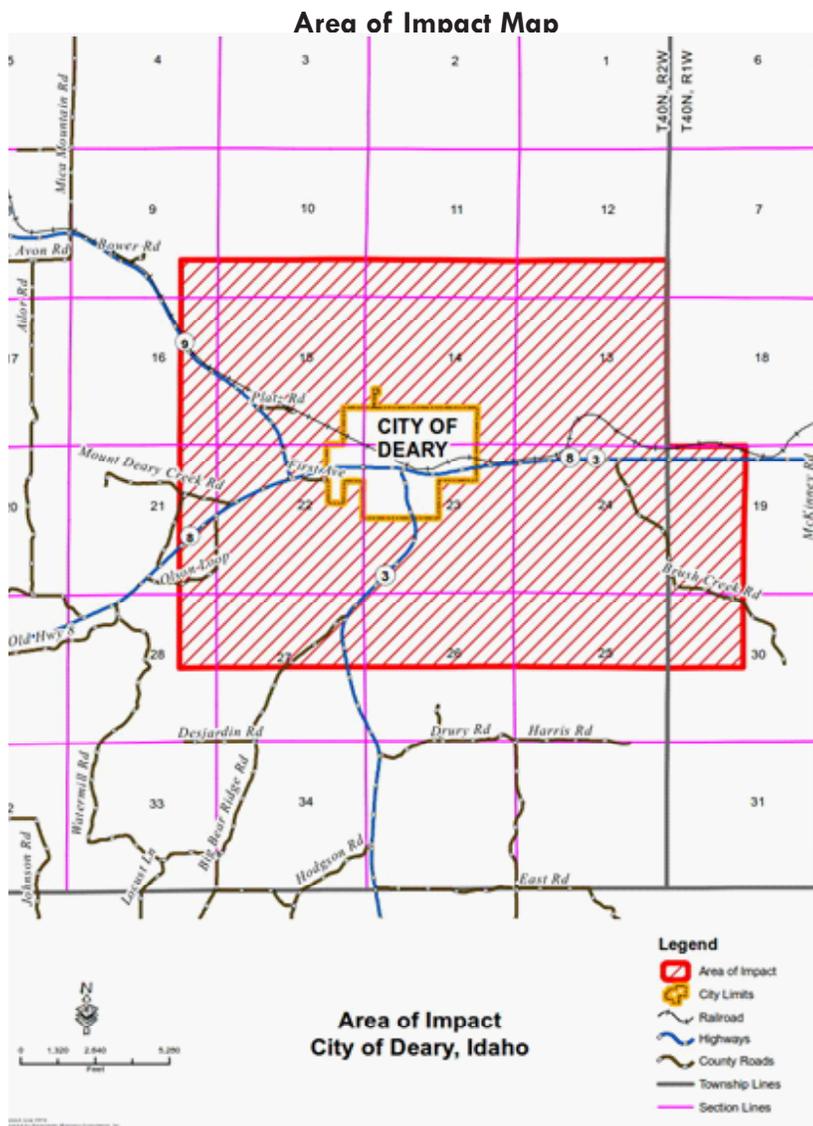
Overall, the vast majority of respondents favored encouraging all types of land use with 39 out of 57 favoring agricultural, 49 out of 57 favoring small business, 41 out of 57 favoring light industry, 41 out of 57 favoring service, 40 out 57 favoring retail, and 38 out of 57 favoring

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.

# NATURAL RESOURCES

## Topography and Climate

Deary is located in the central part of Latah County at an elevation of 2,874 feet above sea level. Rolling grain fields on the outskirts of town contrast with the varied terrain of deep mountain meadows and wooded forests of Ponderosa Pine and White Fir. The climate is cold and snowy in the winter months with spring coming late in April after the heavy winter run off. Summer dawns warm with rain showers scattered between the sunshine of the Palouse. The average annual temperature registers at 42.8 degrees, while the annual precipitation is 28.5 inches.

A prominent landmark for the area is Spud Hill, which lies at an elevation of 4,017 feet above sea level, just north of the city, and is used by many for all kinds of recreational purposes.

## Geology

The mountains of Latah County are spurs and bordering ridges of the Coeur d'Alene Mountains, which are the northwestern-most portion of the Bitterroot Range, part of the Rocky Mountains, and underlain by pre-Cambrian sediments and batholithic rock masses formed over a billion years ago. In some places, these rocks formed isolated buttes, one of them being Spud Hill north of Deary. The large plateau on which Deary lies is locally known as the "Palouse Country." This plateau is a protecting finger from the basalt fields of Washington, which cover the state of Oregon as well. A thick blanket of loess topsoil covers the plateau along with the lower mountain slopes. The minor streams have uniquely cut the loess into natural topography while the major ones have carried the loess and basalt into deep youthful valleys, at places exposing the older rock ridges. Growing conditions in the area are excellent because of the continuous wind buildup of this loess soil.

## Minerals

Present known mineral resources in this area are high-grade fire clay, high-alumina clay, sillimanite, gold, mica, silver, garnet, copper, beryl, opal, titanium, and feldspar deposits. Of these, the clay deposits could be the community's greatest economic resource for two reasons: 1) high-grade fire clay is used for ceramic purposes, and 2) the high-alumina clay as a possible source of aluminum. The main deposits of these clays are in the Deary, Troy, and Bovill area. It was thought during World War II that this clay could have been used to aid the war effort. Studies were conducted but nothing significant was done with the deposits.

## Soils

Soils must be given careful consideration before planning any construction within the Deary planning area. Some of the soils present problems with construction due to their drainage characteristics. These soils have high clay content, a high water table, and tend to flood from February to April. Construction is not recommended on these soils without extensive research and planning of the proposed building and site.

Most other soils in the Deary planning area are conducive to building facilities without basements, and also provide very good topsoil for gardening and farming. For specific information pertaining to the various soils in this area, the Natural Resource Conservation Service, located in the USDA building in Moscow on South Mountain View, has a complete soil survey for the Deary area.

#### Fisheries

Within the Deary Impact Area there are no prominent fishing lakes or streams. Area residents, however, do fish locally at Spring Valley and Moose Creek Reservoirs for trout, bass, and catfish.

#### Wildlife

With Deary's location on the outskirts of the St. Joe National Forest, it is not surprising that a variety of game and fowl are found in this area. Residents of this north central Idaho town often hunt for big game such as Elk, Deer, Bear, Turkeys and an occasional Cougar. Other smaller mammals in the area include skunks, porcupines, badgers, and lots of squirrels and rabbits.

Bird hunting is also a favorite fall activity with lots of Ruff Grouse and Chukker Partridge in and around the planning area.

#### Timber

With over half of Deary's residents earning a living in some measure of the forest industry, timber is a vitally important natural resource element. Much of the timber is classed commercial and is owned by the United States Forest Service, the State of Idaho, or the Potlatch.

Most of the forestland in the vicinity of Deary has been cut over once, and has grown back to a second growth forest. A few stands of the old growth virgin timber remain in harder to reach areas. Predominate species in the area are White Fir, Lodge Pole Pine, Douglas Fir, Ponderosa Pine, Western Red Cedar, Bull Pine, and White Pine, Larch and Engelman Spruce.

#### **Goal:**

To provide for the long-term use and enjoyment of the natural resources located within the community impact area.

#### **Objectives:**

1. Wherever realistically possible, the city shall encourage residential, commercial, and industrial development within the community impact area and where appropriate, incorporate natural features (agricultural and forest) into planned development.
2. Prohibit development that significantly pollutes or degrades the natural environment.
3. Protect wildlife habitat from encroachment of incompatible development.

# HAZARDOUS AREAS

The flood plain in Deary is noted on Exhibit 1 and there are restrictions on the type and construction of developments in this area. This has caused some concern for Deary in its attempts to improve and develop these affected portions of their community.

Much of land around Deary is undeveloped rangeland and forests and a fire impacting Deary and its community impact area is always a possibility. Deary officials should address emergency actions in the event of such an occurrence.

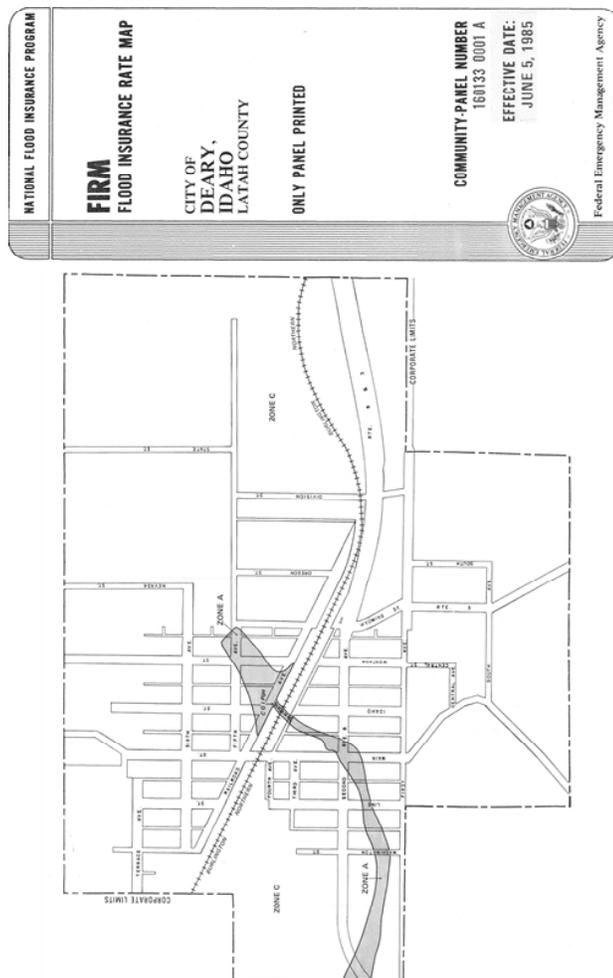
Deary currently does not handle natural drainage. There currently exists a state owned and maintained storm sewer system located along the State Highway. The system is not adequate to handle the drainage for the entire community. In the near future, Deary will study the possibility of requiring that new building lots provide for on-site drainage plans to lessen the burden on the public in maintaining barrow pits as well as help the City deal with upcoming EPA regulations concerning the treatment of storm water runoff. This can be done through a revised building permit process.

Potential man-made hazards in the community come from the following sources:

1. Underground storage tanks that have not been removed or meet the new federal requirements to prevent leakage/contamination into the groundwater products.
2. Storage and use of chemicals in residential, commercial or industrial operations.
3. Hazardous material transported on trucks coming through the community.
4. Chlorine that is used and stored at the city sewer treatment plant.

The City of Deary is part of the volunteer Deary Rural Fire District trained to respond to fires and hazardous material incidents, as part of a regional network. In addition, the City participates in the county-wide disaster plan, also addressing incidents of this nature. Information on the above hazards can be found at the Fire Department or with the County Local Emergency Disaster Services.

## Flood Zone Map



**Goal:**

To protect life and property from the effects of natural and man-made hazards.

**Objectives:**

1. Ensure appropriate regulation of development in hazardous areas, such as floodplains.
2. Ensure that appropriate measures are used to minimize loss of property due to wildfire in the community impact area.
3. Prevent or limit development activities in hazardous areas, retaining these areas, as much as possible, as open space to enhance the community.
4. Avoid rezoning industrial property to residential unless known hazards or spills have been removed.
5. Discourage or limit the use of man-made hazards within the city and the impact area.

## **HOUSING**

In Latah County, the following 2010 U.S. Census statistics identified:

	2010
Total Housing Units	15,988
Occupied Housing Units	14,708
Owner Occupied	8,265
Renter Occupied	6,443
Vacant Housing Units	1,280
For Rent	444
For Sale Only	149
Rented or Sold Not Occupied	76
For Seasonal Recreation or Occasional Use	189
For Migrant Workers	0
Other Vacant	422

The median owner costs for Deary, ID are \$1,055, as seen in the table below. Many homes built in Deary are over 50 years old.

**Median Home Statistics**

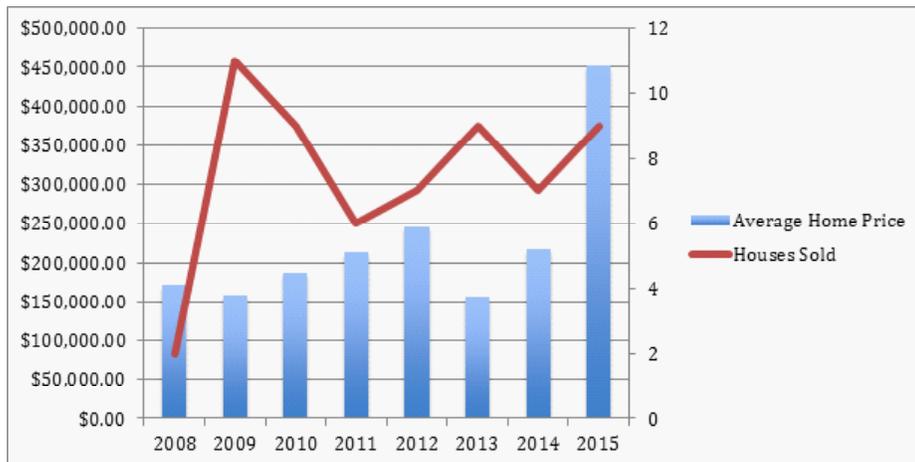
	<u>Deary</u>	<u>Latah</u>	<u>National</u>
Median Owner Costs	\$1,055	\$1,208	\$1,524
Median Rent	\$513	\$581	\$699
Median Year Built	1964	1980	1975
Median Rooms	6	6	6

Percentage of residents living in poverty in 2011: 14.2% (12.3% for White Non-Hispanic residents, 100.0% for Hispanic or Latino residents, 100.0% for two or more races residents)

Average household size: Deary: 2.5 people Idaho: 2.7 people

Percentage of family households: Deary: 70.1% Idaho: 69.6%

Deary Home Sales (\*\*from the Multiple Listing Service for Latah County)



From sold data collected from 2008 to 2015.

Deary Housing Occupancy

The following table shows a general overview of home occupancy in Deary. The percentage of owner occupied homes is above the national average. The number of rental homes is below the national average according to the 2010 Census.

Type	City	State	USA
Owner Occupied	78.5%	62.1%	58.5%
	193 Homes	404,844 Homes	76,089,650 Homes
Renter Occupied	17.5%	25.4%	29.3%
	43 Homes	165,439 Homes	38,146,346 Homes
Total Occupied	96.0%	87.5%	87.8%
	236 Homes	570,283 Homes	114,235,996 Homes
Total Vacant	4.0%	12.5%	12.2%
	10 Homes	82,040 Homes	15,802,084 Homes
Total Housing	246	652,323	130,038,080

70% of households are expected to be non-elderly without children, perhaps reflecting a trend towards bedroom communities and commuting to work, although a percentage is likely to be senior citizens who have retired their mortgage or are seeking housing via the manufactured home. However, a large number of these new households will not be able to afford to purchase

a new home and will be competing for a limited number of affordable rental units. Building trends show that recent construction has been towards the higher end of the market, further exacerbating the problem.

The Latah County area has experienced a lack of affordable housing as well as adequate rental units. Deary is experiencing the same lack of affordable rental units. In addition, many of Idaho's newest residents come from high priced real estate areas. When above area-median priced homes are purchased, area-wide real estate prices tend to go up. Higher prices also inflate assessed valuation, which raise property taxes. Higher prices and taxes place the cost of both new and existing homes beyond the reach of the average incomes.

The City issued 17 new residential building permits in 2010; 16 in 2011; 15 in 2012; 7 in 2013; 19 in 2014; 9 in 2015; and 4 from January 2016 to April 30, 2016. This is an average of about 13 permits per year from 2010 through 2015. The majority of these have been manufactured homes. The City has adopted the Uniform Building Code and the County Building Inspector performs inspections.

Deary considers manufactured homes meeting certain construction criteria as allowed by the state to be the same as a single family home and allowed in all areas where single family housing is allowed. This only applies where there are no covenants on the property prohibiting such use.

The majority of Deary's residents have lived here for more than fifteen years and plan to stay permanently. The cost of land being lower than other areas of the county is a determining factor to settle in the Deary area. The quality of the School District is another determining factor to settle in Deary. While most residents own a single-family home, it would further enhance Deary if more single-family homes were built.

Deary currently has platted lots available for development. The average land costs are slowly increasing as growth occurs. Home loans are available for the Deary area. The City provides water and sewer services to its residents at the expense of the developer or property owner. In addition, if access is required the property owner is responsible for developing the street within the construction standards set by the City.

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

The majority of residents (30 out of 57) felt that Deary's housing needs improvement. Most residents (39 out of 57) felt that Deary needed more single-family homes and a small number (13 out of 57) indicated a need for small apartments. Forty-three respondents reported they lived in single-family homes and ten reported living in manufactured housing.

#### **Goal:**

To allow for a wide range of housing options for City residents with respect to cost and type while protecting existing property values, maintaining the continuity of the existing neighborhoods and maintaining high standards of construction safety and aesthetics.

## **Objectives:**

1. While maintaining as much as possible the single-family nature of the community, also provide for an approval process that might allow higher density uses or Planned Unit Developments in appropriate areas of the city, maintaining the continuity of the neighborhoods and where infrastructure and streets may serve the development. Provide for buffers between different housing densities.
2. Encourage standards that protect aesthetics of residential areas and new developments, including requirements for open spaces.
3. Enforce codes that encourage quality housing and maintenance of such.
4. Encourage Fair Housing policies in the rental and sale of homes in Deary.

## **TRANSPORTATION**

Deary has several sources of transportation available to its residents. The primary source of transportation is vehicular, being served directly by State Highways 8, 3 and 9 and several prominent county roads.

Except for the State Highways, Deary's roads are used primarily by local residents. New streets are evolving as the city grows.

The present road system can be classified as follows:

Arterials - Second Avenue (Hwy 8), Wyoming Street (Hwy 3).

Collectors - First Avenue, Fifth Avenue, Main Street, Division Street, Wyoming Street, South Avenue.

Residential – All streets not Arterials or Collectors.

Most local streets have a right of way (ROW) of 75 feet. Improved road surface on both gravel and paved streets is 24 feet for local streets and 40 feet for collectors. All new streets and roads must be constructed to set construction standards. These standards are designed to provide for a good transportation system in Deary and keep maintenance costs low to the taxpayer. Most residents feel that the streets, highways, sidewalks, bicycle routes, and pathways are below standard within the City. Although some resurfacing has been done on City streets, residents feel that improvement of City Streets is a high priority. This goes along with attracting new industries to the City.

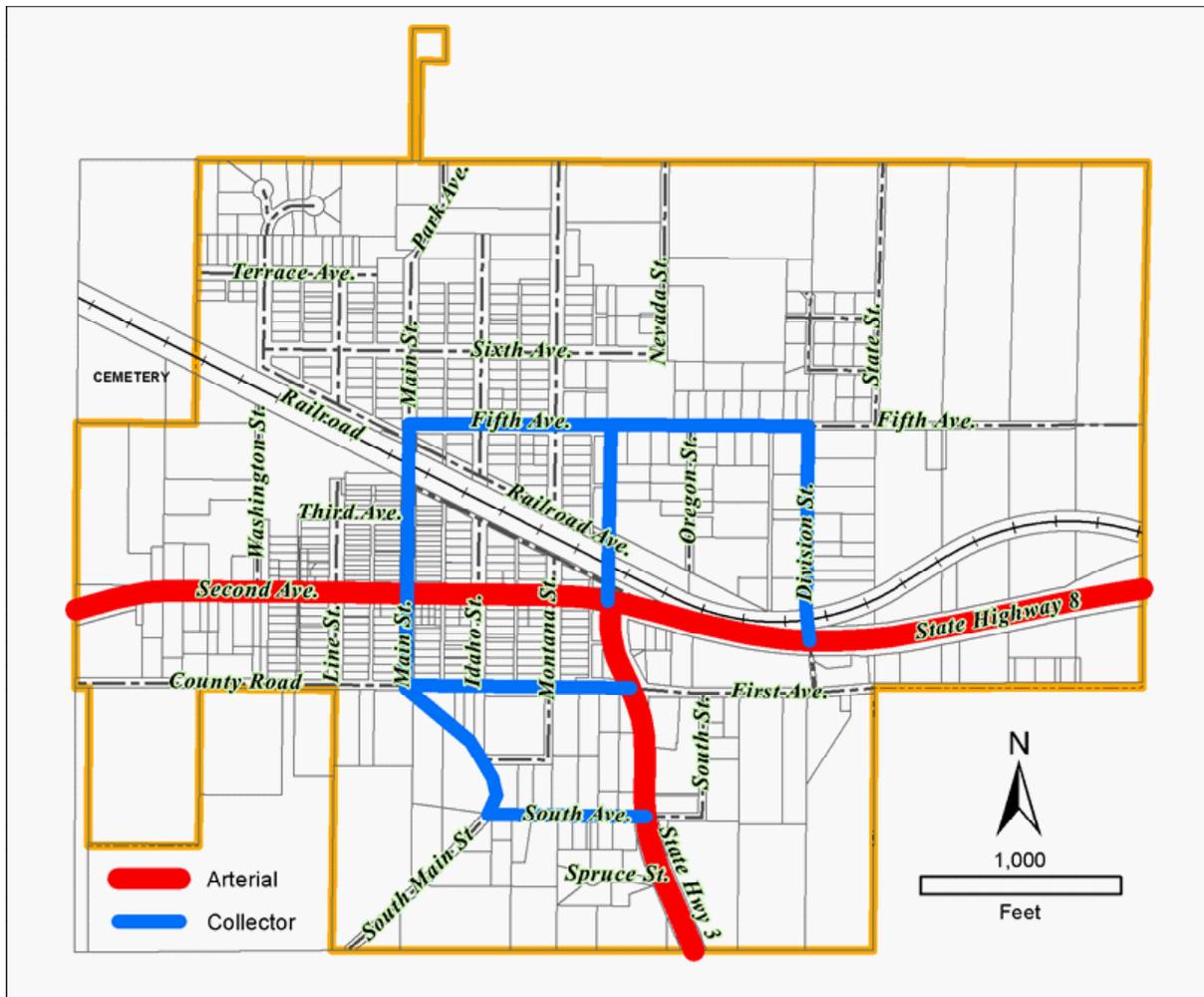
Deary has approximately 7 miles of improved streets. Paved surfaces include the majority of streets in Deary, approximately 4.6 miles. All other improved streets are a gravel surface.

Streets are in fair to good shape although some are in need of rebuilding. Annual budgeting provides for the means to resurface and upgrade the city streets on an as-needed basis.

## City Of Deary Comprehensive Plan Survey of 2015

Most residents reported that city street improvement was of medium or high priority (36 out of 57) however the majority placed a low or no priority on public transportation (29 out of 57). Most (46 out of 57) felt that snow removal and sanding was very important. The majority of residents felt that the city's current level of street maintenance and snow removal was fair or good (34 out of 57 and 30 out of 57 respectively). Most respondents (33 out of 57) favored development of the city's sidewalk system on the main thoroughfares and residential streets and thirty-nine favored funding sidewalks to schools.

### Street Map



### Other Transportation Considerations

Trucking Service - The area has scheduled freight carrier service, overnight express parcel and mail service available.

Port Facility - The development of Lewiston as a slack water port open to freight barges of 2,000

to 3,000 tons greatly enhances markets for the farming and logging industries. By creating a waterway system from the Pacific Ocean suitable for commercial barge transportation, the Port of Lewiston is established as the major trade center for an area covering portions of four northwestern states. The strengthening of the area economy has brought direct and indirect benefits to Lewiston.

**Goal:**

Insure the serviceability and adequacy of the transportation routes connecting Deary with surrounding cities and areas.

**Objectives:**

1. Ensure that access onto public roads will not disrupt traffic flow and that access is adequate for emergency response vehicles.
2. Ensure that buildings are setback a safe distance from public roads.
3. Develop standards to preserve site triangles at all intersections to insure safety of drivers and pedestrians.
4. Continue coordination between the highway district and the city.
5. Work to provide and protect the safety of the children through proper signage on school routes and safe busing.
6. Develop a street inventory and five-year capital improvements plan on street improvements.
7. Develop street standards in the subdivision ordinance for streets in new developments and general standards for all other streets being constructed.
8. Encourage pedestrian oriented developments, including sidewalks, particularly along the main streets in the community.
9. Include the adoption of ordinance establishing regulations for the construction and maintenance of sidewalks.

## **PUBLIC AIRPORT FACILITIES**

Airport - The city residents are served by the Moscow/Pullman, Lewiston, and Spokane Airports. The nearest is the Moscow/Pullman Airport located approximately 35 miles west of Deary. This airport is capable of handling single-engine aircraft, small private jets and commercial airlines. Commercial passenger service to all major cities is available through connections in Spokane and Boise.

## PUBLIC FACILITIES

### Water System

Deary's water system comes from two wells located approximately one mile east of the city. The system contains two pumps, along with gravity, that provide the necessary pressure for the system. The distribution system consists of 2" to 6" lines and has an annual peak use of 362,365 gallons per day.

In 1992 and 1994 the city had a water systems analysis. Both concluded that the city's storage facility was inadequate for sustained fire flows as required by code. Additionally, there were other deficiencies noted in the distribution system. In 1995 the City applied for and received Community Development Block Grant funds for the upgrading of their system. This was matched by a water bond passed by the residents of Deary. This work took place in the summer of 1996, adding a 400,000 gallon storage facility, upgrading 6,300 feet of the distribution system to 6-8" pipe and ten new fire hydrants providing for adequate fire flow. This should provide sufficient water services for many years to come. Fire hydrants are updated and replaced annually as the budget allow. Fencing was installed around the Well House for security purposes. The bulky water is now metered. Upgrading the distribution system should be continued as needed.

### Sewer

The sewer system was upgraded to above standards in 2004 with the help of an \$800,000 grant and the passage of a bond. The present sewer treatment plant consists of a lagoon located on approximately two and a half acres of land. Secondary and advanced treatment is provided by a 3-cell system with finish on a contact chlorine chamber before being discharged. An average of 132.5 gallons per minute is treated by this system. The current sewer system has the capability of serving 800 residents and presently serves around 237 units.

Rates for sewer are based on a flat monthly fee. In addition, a hook up fee is charged when a connection is made to the system.

Population growth should not have an impact on the sewer facilities in the near future due to the capacity of the system and the projected growth rates.

One problem area that may need to be addressed is the northeast section of Deary. This section may need a lift station to accommodate development.



### Sanitation and Recycling

Sanitation services are provided by Latah County. Household garbage is picked up weekly at each residence. Bulky waste containers are available on the second and fourth Saturdays of

each month at the Bulky Waste Site on Line Street. A yard waste container is also available with no time or day restrictions. Recycling services are provided with containers clearly posted at the Bulky Waste site on Line Street.

### Police

The Latah County Sheriff's department provides the city with general law enforcement protection. They are contracted for 20 hours a month. In the event of an emergency, citizens may contact the Sheriff's department by using 911.

### Fire

It is important to the residents to have fire protection and ambulance/emergency care. Fire protection in the Deary area is provided by the Deary Rural Fire District (DRFD) and is funded by the district. The DRFD encapsulates 144 square miles located in Latah County. The DRFD fire suppression apparatus consists of 4 fire trucks, 1 rescue vehicle, 1 large capacity tanker (5000 us gal), 1 wild land all-wheel drive tanker (3,000 us gal), 1 pumper truck, 1 off road ATV rescue, 1 all season UTV rescue vehicle with tracks, 1 off-road rescue trailer, and 1 surplus Army tanker truck.



The fire department consists of 18 members. In the event of a major fire situation, arrangements have been made to call any or all of the following: Idaho Department of Lands, Clearwater-Potlatch Timber Protective Association, and the cities of Troy, Bovill and Moscow.

### Ambulance

The Deary Ambulance provides emergency medical service for the same area as the Fire District, although it is not funded by the District. The Fire District does allow the ambulance vehicles and equipment to be stored and to respond out of their facilities. The Deary Ambulance consists of 18 members, including drivers, basic EMT's and advanced EMT's. The Deary Ambulance currently operates two ambulances and is a co-owner of the all season UTV rescue. Both the DFRD and the Deary Ambulance are members of the Latah County Mutual Aide Agreement, which is a reciprocal program for additional resources from any other EMS agency in Latah County. Deary Rural Fire District and the Deary Ambulance have also entered into a mutual aide agreement to help provide EMS service and fire suppression support in Elk River, Idaho, located in Clearwater County.

### Library

Deary is served by our own library, which is a branch of the Latah County Library District. The building is approximately 860 square feet and a new outside overhang was added in 2012. It houses a rotating collection of over 6000 books, reference materials, audio books, and DVDs. Library patrons can request information from the headquarters library and can also borrow from other libraries in surrounding states. The library has a copy machine, FAX machine, and Wi-Fi internet access. A courier service between Deary library and the Moscow headquarters library processes requested items and adds new items to the Deary collection weekly. It is anticipated that additional storage may be needed to accommodate the surplus books. More information can be found at [www.latahlibrary.org](http://www.latahlibrary.org)



### Utilities

Avista supplies both electric power and natural gas to the Deary area. The service is very good and hook-ups are readily available for new homes and businesses.

### Communication

The local telephone supplier is Frontier Telephone, which operates a solid state wide switching office with fiber optic cable for long distance service. First Step Internet, Inland Cellular, and AT&T all have towers on Spud Hill for internet and cell phone communication services. Satellite companies Dish and Direct TV provide most Deary residents with television service. The city's post office is located at 409 Main Street. The lobby area is open on a 24 hour basis and window service is available from 7:45 a.m. to 4:15 p.m. The window is closed during lunch time. Newspapers received in the Deary area are the Lewiston Morning Tribune, the Moscow-Pullman Daily News and the Spokesman Review.

### Meeting Facilities

With the formation of the Deary Recreation District in 2002, the Deary community was able to build a much needed community center in 2006. The center is available for club meetings and social gatherings. The community center is used by the Spud Hill Senior Citizens group, the local quilters group, The Senior Fit and Fall exercise group, and many other local events are held at the center. When the City of Deary built a new City Hall, it was attached to the Community Center. The City Hall was designed so it could be used with the community center when addi-

tional space was needed. In 2015, an addition to the community center was constructed which doubled the space available for community meetings and events. The addition included a lean-to for storage. Additional remodeling of the facilities is anticipated.

Other facilities available for meeting and social gatherings are the gymnasium and the cafeteria at the Deary High School. The Zion Lutheran Church in Deary and the Community Bible Church also have available space.



### Medical/Health

For the residents of Deary, medical and health care is available in several areas. The nearest hospital is Moscow's Gritman Medical Center located twenty-five miles to the west with doctors available in nearly every field of medicine. Transport time to this facility is twenty to thirty minutes in emergency situations. Lewiston's St. Joseph Regional Medical Center also serves the Deary area, as well as the larger hospitals in Spokane. These medical facilities have easy access for emergency medical helicopter transports, which is readily accessible to those needing this service. For non-hospital health care needs, Moscow Family Medicine has a Quick Care office in Moscow and Gritman has satellite clinics in the towns of Potlatch, Kendrick and Troy.

Doctors, Dentists and Optometrists are also located in Moscow and some of the surrounding communities.

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

Most residents (34 out of 57) felt that the city's water quality was good or excellent and the majority of respondents also felt the city's sewage, solid waste, and recycling were either good or excellent (39, 40, and 33 out of 57 respectively). Many respondents (25 out of 57) reported that the city's police protection was poor with only twenty-four rating it as fair or good. However, forty-nine respondents gave fire protection a good or excellent rating and forty-eight rated ambulance and emergency services as good or excellent. Thirty-four reported a good or excellent rating for the public library and most reported an excellent or good rating for power and gas (48 out of 57). Most residents felt that landline telephone services were good or excellent (34 out of 57) however twenty-eight reported that cellular telephone service was either fair, poor, or needs improvement. Twenty-six residents reported fair or good Internet service and twenty-one rated theirs as good or excellent. Twenty respondents indicated the medical and health services were poor with only ten reporting a rating of fair and ten giving it a rating of good or excellent.

**Goal:**

Provide public facilities and service systems that can effectively and economically meet current and anticipated needs of the area.

**Objectives:**

1. Encourage residential and development only in those areas that can be efficiently and economically served by public utilities.
2. Control and direct development activities in a manner that will avoid excessive burdens to fire, police, solid waste and other services or facilities.
3. Ensure adequate sewer and water system at minimal public cost by requiring developers to provide for necessary facilities and establish a continued maintenance program.
4. Recommend a level of law enforcement to meet the growing needs of the community.
5. Encourage the continuation of quality emergency services.
6. Encourage development of a 5-year capital improvement program for all city facilities.
7. Continued community support to library including keeping up with advanced technology.

## RECREATION

The alternatives of green meadows, rolling farmland and beautiful forested areas give the residents of the Deary planning area much to choose from when it comes to recreation. Outdoor activities are by far dominant over indoor recreation, due to the limited amount of indoor facilities available.

The school does have a gymnasium that sees much winter basketball activity, but other sports are limited.

In comparison, the outdoors has much to offer. Whether the activity is hiking, camping, snowmobiling, 4-wheeling, fishing or picnicking, opportunities are available in the immediate area.

Outdoor recreation is also provided at the city's Park and the Nelson Activity field. These areas contain restrooms, picnic tables and play areas. The city has two baseball fields, a tennis

court, three basketball courts and a football field.

Although, enhancement of the park has occurred with new playground equipment and new benches, general enhancement of park facilities would continue to impact the residents. It would enhance the residents if new trails were constructed for walking/exercise purposes.

Residents can travel to Moscow or Lewiston for movies, theater, swimming at the Moscow Aquatic center and golfing.



The city holds its annual “Friendship Day” celebration the first weekend in August. A parade, barbecue, and dance usually highlight the event.

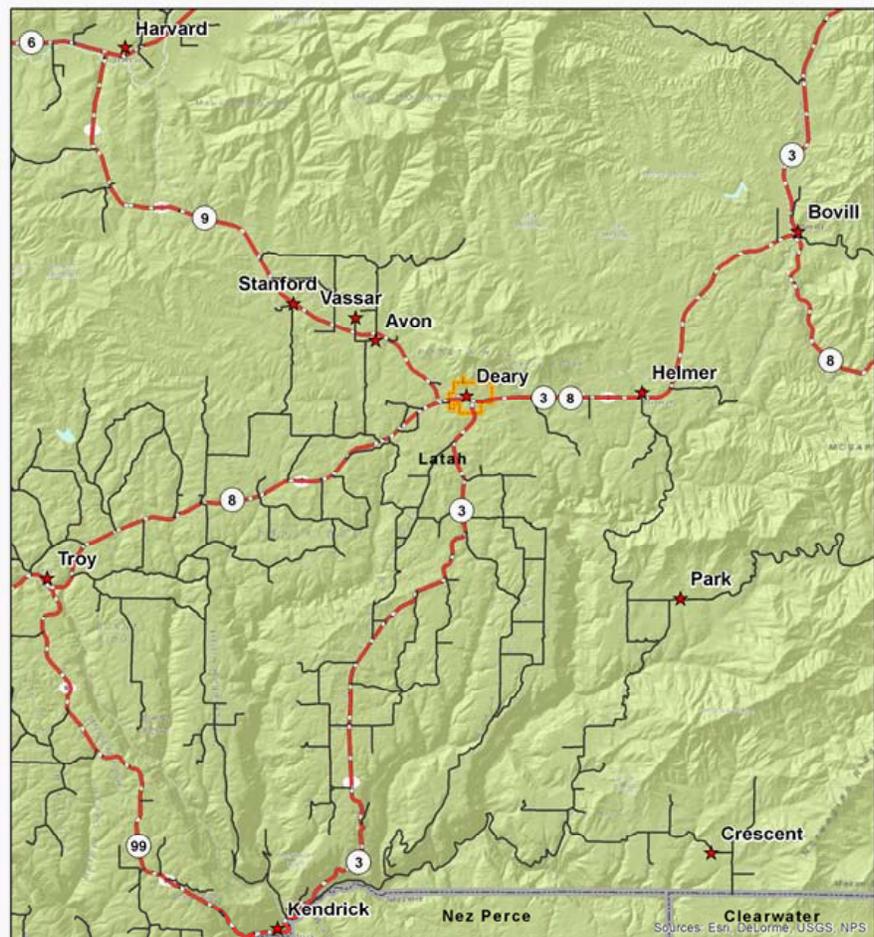
There are many recreational opportunities in the area, including an active archery club willing to teach the basics of its sport to people of all age groups. This active and enthusiastic club meets regularly for practice and for competition and welcomes interested persons to join them.

The Troy-Deary Gun Club, located about four miles east of Deary on Highway 8 has an indoor range for 22 rifle shooting and an outdoor range with four traps for shotgun competition. Both the rifle and shotgun shooters host competitive shoots with other area clubs, and both groups compete in regional shoots during the winter months. The club welcomes visitors and encourages anyone interested to join them.



### City Of Deary Comprehensive Plan Survey of 2015

The survey asked respondents to rate the priority of several facilities they would like to see in a Community Recreation Center. Overall, kitchen facilities and a multi-purpose room had the most “high” responses, senior facilities, an exercise/weight room, and youth meeting room had majority ratings of medium or high, and a game room, historical society, and museum were generally rated as medium or low priority.



**Deary Vicinity Map**

- ★ Cities & Townsites
- ~ County Roads
- - - State Highways
- County Boundaries



Prepared by Geographic Mapping Consultants, Inc.

**Goal:**

Continue to address the recreation needs of the citizens.

**Objectives:**

1. Provide as broad a spectrum of recreational activities to as many individuals as possible.
2. Encourage a variety of recreational opportunities in Deary.
3. Maintain the compatibility of recreational areas with adjoining land uses.

## **SPECIAL AREAS OR SITES**

The citizens of Deary have identified several sites within their community that have special or historical significance to them:

1. Post office - this structure once served as Deary's first bank. Due to this historical significance, Deary residents would like to see the building remain as it is.
2. Spud Hill - this site is of value to the community both recreationally and visually, it is owned by the Forest Service and private owners.
3. Residences – There are several residences which have historical significance, including approximately 19 homes which are 100 years or older, dating from 1895 to 1912.
4. The Zion Lutheran Church which was built in 1895 and moved to Deary in 1923.

**Goal:**

Where possible preserve and mark all sites, areas, and structures of historical architectural, ecological and educational value while maintaining the existing environment.

**Objectives:**

1. Encourage private owners of these sites to recognize their significance to the community and preserve them as much as possible.
2. Encourage the preservation and use of historic buildings.
3. To research the possibility of sites being named on the National Historic Register.
4. To do whatever is feasible to retain Spud Hill as a recreational and visual asset to the community.

## COMMUNITY DESIGN

The City of Deary desires to maintain its rural peaceful character. The design of the community, its schools, parks, residential and commercial development all contribute to the overall attractiveness of Deary. It is important to make sure that there are standards applied across the spectrum to keep that continuity of character throughout the community.

Deary has currently developed design standards for the following areas in its community: junkyard requirements; abandoned vehicles; public nuisance; sign guidelines along the state highway.

### Goal:

Enhance the image of Deary as a great place to live, work or visit by encouraging the development of an aesthetically pleasing community.

### Objectives:

1. Encourage Community Forestry standards in the planting and care of appropriate trees and landscaping, particularly in industrial and commercial areas.
2. Encourage the further development of commercial signage standards to provide a safe and pleasing atmosphere in the commercial areas.
3. Encourage the proper maintenance of commercial and industrial buildings to avoid a “run down” look to the community.
4. Enforce the standards for such things as fencing and on-street parking regulations.
5. To enforce programs to be run by city staff, utilizing means under the Idaho Code to do the enforcement on individual properties that are not in compliance with city codes.

## AGRICULTURE

The City of Deary is surrounded by timber and agricultural uses. These uses give Deary its rural character and attractiveness. Preserving the agricultural use as much as possible within the City and outside the city limits will help ensure those qualities remains. Agricultural use is typically generally identified by the standards of the Farm Service Agency, but can also be as simple as a use which allows a resident the ability to be self-sustaining. The growing of crops, (hay, grain, legumes, garbonzo beans, etc.), or participation in a crop rotation program, would all be considered agriculture. Agricultural can also include the raising or grazing of livestock. The City of Desry has a Transitional Agricultural land use designation which is intended to allow limited, low density residential growth which minimizes the impact on the existing agricultural character of the community.

**Goal:**

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

**Objectives:**

1. Encourage preservation of agricultural land, and minimize the impact of low density residential development in and around agricultural land.
2. Continue to enforce and implement standards within the Transactional Agricultural land use designation which are consistent with the preservation of agricultural economy.
3. Encourage the development and improvement of agricultural operations in and around the City of Deary.
4. Encourage self-sustenance by promoting agricultural-based operations.
5. Work to avoid undesirable development in and outside of the city limits through the Area of Impact agreement and appropriate zoning and subdivision regulations.

## **NATIONAL INTEREST ELECTRIC TRANSMISSION CORRIDORS**

There are no National Interest Electric Transmission corridors through the City of Deary.

## **IMPLEMENTATION**

The Deary Comprehensive Plan anticipates ten to fifteen years into the future, which allows time for implementing land use patterns, transportation networks and facility plans.

Implementation of the phase of the planning process that makes the goals and policies, as stated in the Comprehensive Plan, become reality. The plan, no matter how good it may be, is a useless document if it is never used or implemented. Formal adoption of the plan is the first step in implementation.

Prioritization of the tasks does not mean that some are more important than others, simply that the urgency might be, or the length of time needed to implement is different. Therefore a high priority should be in developmental stages immediately, while medium priority means that there is more study required and it may take longer to implement. Low priority indicates tasks that may be completed over a longer period of time.

**Goal:**

Adopt this Comprehensive Plan as a vital working document as it guides future growth of the community of Deary.