City of Priest River Comprehensive Plan



Photo courtesy of the Priest River Development Corporation

Planning for Today & Tomorrow

2005 - 2025

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INTRODUCTION

PRIEST RIVER: A CITY OF TWO RIVERS

Priest River is located at the confluence of two Rocky Mountain Rivers: the Pend Oreille and the Priest. It is located at an elevation of 2077 feet above sea level and covers an area of approximately 1.6 square miles. The Median resident age is 35.2 years. It has begun a transformation from a quiet rural mill and mining town into a vibrant urban community. The growing process is bringing new shopping, commercial, and employment opportunities, industrial expansion, and a basis for renovation of City utilities. And yet a "small town" atmosphere remains the essence of Priest River's character.

THE COMPREHENSIVE PLAN: INTENT

Priest River's first comprehensive plan was adopted in 1978. In 2003, the City of Priest River initiated the process of updating the comprehensive plan.

The comprehensive plan is a community document, which, through its goals and policies, provides direction that defines agreed upon values of Priest River as expressed within the Plan. The comprehensive plan is an official policy guide for the future.

A comprehensive plan provides a mechanism to maximize the efficient use of public funds by applying them to intelligently considered plans and designs of City operation. The various plans/designs for City services need to be prepared <u>while</u> funding is acquired. Then the accumulated funds are combined with the community plans/designs to realize the community's intentions.

It is intended that this plan will not require a major overhaul, but will be revised and updated as planning components are developed and updated. This is intended to be a "living" document, growing and changing in response to the City's evolvement to changing economic and societal conditions. Reference and revised tabular information will be regularly updated. Goal statements and policies will be reviewed as necessary and revised, in the manner prescribed by law, to reflect current conditions and projections.

PURPOSE OF THE PLAN

The comprehensive plan is the document through which the City of Priest River envisions future land development and redevelopment and how it should be managed. Basic goals of the plan are intended to maintain the vision and values of the community by:

- Designating adequate land to meet anticipated future growth demands for urban development in a logical and orderly manner;
- Providing an orderly process for the provision of public facilities and services as the framework for urban development;
- Promoting a capital improvement plan for public facilities.
- Contributing towards a stable and diversified economy in Priest River;
- Providing for the retention of natural and cultural resources which contribute to the livability of the community;

- Encouraging innovation in development techniques;
- Encouraging a balance of land uses to ensure that revenues are available to support desired services; and
- Promoting housing opportunities for all economic levels in Priest River.

USES OF THE PLAN

The Priest River Comprehensive Plan has several important uses:

1 *Legislative:* To meet the requirements of the 1975 Land Use Planning Act of the State of Idaho, Title 67, Chapter 65, and to promote consistency of regulations

(http://www3.state.id.us/idstat/TOC/67065KTOC.html).

- **2** *Policy*: To clarify and articulate public policies and the intentions of the City of Priest River with respect to the rights and expectations of the general public, private enterprise and local government.
- **3** *Educational:* To enable local residents, public agencies, and economic interests to become informed of the community's values, plans and priorities.
- **4** *Coordination*: To establish a basis for coordination and understanding among residents, economic interests, city officials, private land owners and public agencies within the Priest River Area of City Impact and to present Priest River's position on growth and development issues in Bonner County and the region.
- **5** Organizing productive efforts for maximum efficiency: To enact the vision for the community outlined in this plan three major components need to be acted upon simultaneously:
 - a) Planning/Design
 - b) Funding
 - c) Execution
- a) **Planning/Design:** The Engineers, Planners, and Attorneys required to:
 - 1) Design public utility improvement plans, transportation plans, and parks; and
 - 2) Enactment of the laws necessary to enable balanced, fair financial levies needed to fund future improvements.
- b) **Funding:** A professional grant writer to leverage collected taxes and fees through grant awards to cover the cost of millions of dollars of public utility upgrades and other city enhancements. The initiation of impact fees to ensure that all new construction and development that benefits from the City's resources and location also contribute to the City's development.
- c) **Execution:** A full-time professional city staff supported by the city leaders and the citizens of Priest River to coordinate the work of these various professionals/specialists so that the different organizational elements that make a city work come together appropriately.

These three major components can't be developed separately. They must all be developed simultaneously because they rely on each other for success.

Accessing the Plan

The goals and policies stated in the plan should be used in conjunction with the maps found in the plan. While the printed document, appendix, and maps constitute the plan as adopted by the city, it is internet version of this document that will provide the greatest access to the user. To access the internet version of the Comprehensive Plan, go to the City of Priest River website at: http://www.priestriver.org/city/

COMMUNITY VISION STATEMENT

Priest River respects its past, enjoys its present, and is planning its future to ensure that the feeling of community is preserved, its growth beneficial, its environment is clean, and its economic stability assured while maintaining a small town atmosphere and quality of life.

The City of Priest River will be a community recognized for:

- Leadership and citizen involvement.
- Quality services
- Educational opportunities
- Balanced and beneficial growth
- Healthy economic and natural environment
- Cultural/social/economic diversity
- Youth programs
- Family oriented events and services

COMMUNITY VALUES

1 Community

Priest River is a safe and secure place to live, work and play, with a stable and friendly environment that encourages citizen involvement, and instills within residents hope for the future.

2 Leadership

Priest River values leadership that respects and encourages differing views/creative solutions, models integrity to the citizens and all others outside the City's boundaries, and implements community goals.

3 Environment

Priest River is an environmentally aware community that preserves, conserves and appreciates its distinctive open spaces, natural resources, wildlife, habitats, parks and outdoor recreation.

4 Economic Development

Priest River encourages economic development that safeguards the environment, promotes community prosperity, and provides a diverse local economy for residents of all skill levels and abilities.

5 Diversity

Priest River is a community for all people, offering diverse cultural and educational opportunities, with varying land uses and unique neighborhoods.

6 Accountability

Priest River is dedicated to promoting fiscal responsibility, managed growth, and responsive community services. The residents of Priest River recognize that a consequence of the maintenance of a small local government is that full-service government benefits are not generally available. And to provide full-service local government benefits to the community requires that community members, individually and organizations, make up the benefits shortfall that is a consequence of limited government. Community members also recognize the necessity of providing their active support to the City administration as it fulfills its mandated duties.

ELEMENTS OF THE PLAN

Chapter 1.2: Authority

This Plan is adopted under the authority of Idaho's Local Land Use Planning Act (I.C. 67-6501, et seq.). I.C. Section 67-6508 requires a comprehensive plan to analyze and provide an implementation strategy on the following areas: population; school facilities and transportation; economic development; land use; natural resources; hazardous areas; public services, facilities and utilities; transportation; recreation; special areas or sites; housing; property rights; and, community design.

The comprehensive plan, comprised of goal statements, policies, maps, charts, and support information, provides city leaders and citizens with technical data and guidelines essential in the decision making process.

Goal Statements are usually stated in broad terms to reflect community wide values. The ultimate purpose of a goal is stated in a way that is general in nature and immeasurable. They provide the community a direction in which to travel, not a location to reach.

Policies are specific statements that guide actions, imply clear commitment and express the manner in which future actions will be taken. They are, however, flexible rules that can adapt to different situations and circumstances.

The Action Plan is included in the Implementation component. This element offers guidance on how to implement the intentions of the comprehensive plan.

In addition to the Introduction, the following elements are included in the Priest River Comprehensive Plan

- 1. <u>Population</u>: analysis of present and future trends in population growth. Links to various demographic sources are included.
- 2. <u>School Facilities</u>: Identifies how Priest River and the West Bonner County School District # 83 will work together to maintain Priest River's superb educational program.
- 3. <u>Economic Development:</u> presents goals & policies for promoting a healthy economic environment and provides links to information resources and the city's economic profile.
- 4. **Land Use:** encompasses the current vision for a mix of future land uses that will realize the community's diverse goals by designating those land uses and graphically portraying those areas on the Future Land Use map.
- 5. **<u>Natural Resources</u>**: Identifies the natural resources of the area, methods for managing them, and the community development activities that affect them.

- 6. <u>Hazardous areas</u>: analysis of present and future trends in population growth. Links to various demographic sources are included.
- 7. <u>Public Facilities, Utilities, and Services:</u> Programming to manage public safety and infrastructure enhancements to strategically complement community development.
- 8. <u>**Transportation:**</u> describes the community's transportation infrastructure, identifies priorities, and outlines goals and policies for the future.
- 9. **<u>Recreation</u>**: Identifies local recreational resources and ensures the provision and maintenance of desirable recreational space and public programs.
- 10. <u>Special Areas or Sites:</u> Identifies areas of special importance, especially historical value, and plans for preserving and/or enhancing them.
- 11. **Housing:** Identifies housing needs and plans for improvement of housing standards, neighborhoods, and safe, affordable housing.
- 12. **Community Design:** A program to craft an orderly, attractive and comfortable community through systems of neighborhoods, transportation corridors, public spaces, commercial nodes, and natural areas.
- 13. **Property Rights:** encompasses the current vision for a mix of future land uses that will realize the community's diverse goals by designating those land uses and graphically portraying those areas on the Future Land Use map.
- 14. **Implementation:** defines specific actions needed to implement and support the comprehensive plan.

1.0 POPULATION

To plan for growth that is consistent with the community vision and within the city's fiscal and service capabilities. The city will endeavor to maintain and enhance the levels of services provided to Priest River's citizens. Understanding the makeup of the Priest River community and looking at how it has changed over the last 25 years will help us to understand what changes to anticipate over the next quarter of a century.

1.1 BACKGROUND

Public development policies concerning the timing, location and construction of facilities are based on population distribution and growth rate forecasting. In addition, private market decisions for commercial activities depend on the demographic information available within an urbanized area. Consequently, adequate knowledge of the anticipated population growth and its characteristics are necessary to determine and facilitate future land use decisions within Post Falls.

Population forecasting is not an exact science and economic conditions frequently change, significantly influencing population growth rates. Population growth will be compiled annually through building permit data and other available demographic information.

The decrease in population between 1980 and 1990 was typical in the western United States due to the depressed agricultural and natural resources economy in the 1980's. Like the rest of the western United States, Priest River and Bonner County experienced reductions in population during the 1980's. Comparative historical populations of Priest River and Bonner County are shown below in Table 1.

Table 1. Population data for the City of Priest River and Bonner County

Year	1970	1980	1990	2002	
City	1,493	1,639	1,560	1,818	
County	15,560	24,163	26,622	37,479	

Total Population

Population by City of Priest River age group

Year	1970	1980	1990	2000
Under 5 years	133	173	130	128
5 to 19 years	447	387	360	423
20 to 44 years	404	557	565	570
45 to 64 years	320	315	269	385
65+ years	189	207	236	248
Median age	30.1	30.1	32.7	35.2

Idaho Department of Commerce, Priest River community profile, 1970 -2002

Demographic information is available from Idaho Department of Commerce and the US Census at the following sites: **http://www.idoc.state.id.us/**, and <u>http://www.census.gov/</u>.

1.2 WHO ARE PRIEST RIVER RESIDENTS?

Ethnic groups in Priest River:

- German (24.1%),
- Irish (15.1%),
- English (12.3%),
- United States (8.4%),
- Italian (6.9%),
- French (4.8%)
- American Indian (3.4%)
- Two or more races (2.9%)
- Hispanic (1.6%)
- Other race (0.5%)
- 1.7% Foreign born

For population 25 years and over in Priest River

- High school or higher: 77.9%
- Bachelor's degree or higher: 6.1%
- Graduate or professional degree: 2.0%
- Unemployed: 11.8%
- Mean travel time to work: 18.5 minutes

For population 15 years and over in Priest River city

- Never married: 17.7%
- Now married: 61.3%
- Separated: 1.5%
- Widowed: 8.1%
- Divorced: 11.4%

1.3 GROWTH FACTORS AND GROWTH FORECASTING

New jobs created by businesses and industry in Priest River, housing availability, and a strategic location, between Newport, Washington and Sandpoint, Idaho are all contributing factors towards Priest River's growth. Regional demographic shifts also affect the rate of growth in the Priest River area. Establishing a rate of growth involves review of building permit information, demographic information from the census and other sources, and local trends and forecasts. With the recent national recognition of the high quality of life available in Northern Idaho, and in particular Sandpoint, relocation of individuals and business to the area has suddenly increased. This will have to be considered in growth projections and City development plans.

Statistics on growth

A reasonable long-range population forecast is necessary to plan properly. A forecast allows the city to plan its response to future demands for land and services, estimate its future income, and schedule its expenditures in order of priority. The projected rate of growth has a direct impact on the Capital Improvement Plan of the City.

1.4 GOALS

- 1 Plan for growth that is consistent with the community vision and within the city's fiscal and service capabilities.
- 2 Endeavor to maintain and enhance the levels of services provided to Priest River's citizens.
- 3 Monitoring demographic change in the community of Priest River and looking at how it has changed over the last 25 years will help us to plan ahead to serve the community's residents.

1.5 POLICIES

- 1 The city should continue to monitor the rate of growth and to evaluate the affects of growth on the city's ability to deliver services.
- 2 Population data and demographic forecasts should be reviewed and the growth component of the comprehensive plan should be reviewed and updated periodically.
- 3 Capital improvement plans and master plans shall be reviewed and updated to reflect significant changes in growth projections.

2.0 SCHOOL FACILITIES: Identifies how Priest River and the West Bonner County School District # 83 will work together to maintain Priest River's superb educational program.

2.1 WEST BONNER COUNTY SCHOOL DISTRICT# 83

West Bonner County School District # 83 is a separate taxing district, and a major employer, landowner, and traffic generator in the planning area. Although the boundaries of the school district extend beyond the city boundary, the location of the schools and other district facilities are located in the community and have a significant impact. The District provides basic educational programs from kindergarten through high school. Its stated mission is:

- 1. To assist ALL students in achieving their full potential as individuals.
- 2. To create a partnership which strives to include ALL students, parents and community members.
- 3. To cultivate a safe, nurturing environment that promotes:
 - A. Mastery of essential learning
 - B. Individual responsibility for life choices
 - C. Respect for one another

2.2 PUBLIC HIGH SCHOOLS IN PRIEST RIVER:

- PRIEST RIVER HIGH SCHOOL: Students: 436; Location: HIGHWAY 57; Grades: 09 12
- <u>WEST BONNER COUNTY ALTERNATIVE SCHOOL</u>: Students: 41; Location: 1441 SHANNON LANE; Grades: 09 12

2.3 PUBLIC PRIMARY/MIDDLE SCHOOLS IN PRIEST RIVER:

- PRIEST RIVER ELEMENTARY SCHOOL: Students: 496; Location: 418 HARRIET; Grades: PK 06
- <u>PRIEST RIVER JUNIOR HIGH SCHOOL</u>: Students: 275; Location: 1020 ALBENI HIGHWAY; Grades: 07 - 08
- PRIEST LAKE ELEMENTARY SCHOOL: Students: 75; Location: 27732 HIGHWAY 57; Grades: KG 06

2.4 LIBRARY IN PRIEST RIVER:

• <u>WEST BONNER DISTRICT</u>: Operating income: \$40,369; Location: 205 HIGH ST; 12,388 books; 98 audio materials; 77 video materials; 9 serial subscriptions

2.5 HIGHER EDUCATION

- <u>NORTH IDAHO COLLEGE/SANDPOINT CENTER</u>: Full-time enrollment: 260; Location: Sandpoint, ID; about 37 miles. Two classes are offered at Priest River High School in advanced math. The complete program of Associates of Science and Arts offered North Idaho College is offered through the Sandpoint Campus. Also workforce training opportunities, small business, Adult Basic Education, GED, and ESL (English as a Second Language).
- <u>SPOKANE COMMUNITY COLLEGE:</u> ; Full-time enrollment: 5,564; Location: Spokane, W; about 45 miles;
- <u>GONZAGA UNIVERSITY</u>: Full-time enrollment: 3,860; Location: Spokane, WA; about 52 miles.
- <u>SPOKANE FALLS COMMUNITY COLLEGE:</u> Full-time enrollment: 6,284; Location; Spokane, WA; about 56 miles.
- EASTERN WASHINGTON UNIVERSITY: Full-time enrollment: 7,852; Location:
- Cheney, WA; about 69 miles.
- <u>UNIVERSITY OF IDAHO</u>: Full-time enrollment: 9,823; Location: Moscow, ID; about 94 miles.
- <u>WASHINGTON STATE UNIVERSITY/SPOKANE:</u> ; Full-time enrollment: 627 F.T.E.; Location: Spokane, WA; about 64 miles. WSU has a "distance learning" degree program available through the Community college of Spokane/Newport Center.
- <u>COMMUNITY COLLEGES OF SPOKANE/NEWPORT CENTER</u>: Full-time enrollment:175. Adult Basic Education and college classes, non-credit community education classes, liberal arts and business vocational degrees offered.

2.6 GOALS

- 1. Accommodate growth in enrollment with expanded facilities as needed, locating new facilities in a way that minimizes sprawl and maximizes neighborhood access, resulting in reduced student travel time, increased student safety and maximized community connections to schools.
- 2. In partnership with the West Bonner County School District # 83 and other area education institutions, make available school facilities and programs for all the citizens of Priest River.
- 3. Through a public-private partnership, make continuing education and recreation programs available to the entire community.

2.7 POLICIES

- 1. Develop and maintain a dialogue with the school district to arrange joint use of public facilities.
- 2. Develop a cooperative program to expand the use of schools, school land, and parks, by the general public as well as students.
- 3. Coordinate with the school district any school locations which will use existing or future city infrastructure.
- 4. City of Priest River will encourage:
 - a. Geographically centralized facilities to minimize sprawl and maximize convenience,
 - b. Neighborhood access and connection to reduce student travel time, increase student safety and maximize community connections to schools.

3.0 ECONOMIC DEVELOPMENT: presents goals & policies for promoting a healthy economic environment and provides links to information resources and the city's economic profile.

3.1 BACKGROUND

This chapter consists of a goal statement and policies that seek to promote and improve the economic well-being and quality of life for the community. Economic development policies will promote the creation and retention of jobs that provide a stable tax base while retaining the natural features and quality of life that residents expect and value.

Economic development within the Community provides essential jobs, services, recreation and shopping opportunities for the citizens. It also provides opportunities and support activities for people visiting the community.

Economic development can be difficult to forecast and influence through city policy, yet economic development has a great deal of impact on overall quality of life within the community. It is greatly influenced by factors beyond the community, such as the state of the national economy, world event influence, and migration and demographics (local, regional, and national). Regulation, employment legislation and taxation in Idaho and nearby states, also can influence the regional economy.

The American Planning Association, in SMART GROWTH: ECONOMIC DEVELOPMENT FOR THE 21ST CENTURY, notes that prosperity in the new millennium "will be based on creating and maintaining a sustainable standard of living and a high quality of life for all which recognizes the economic value of natural and human capital."

While city government cannot "create" economic development, it can create a positive atmosphere where businesses are attracted and can thrive. The policies and regulations that are applied and the city's infrastructure programs can have a tremendous positive impact.

The City of Priest River's economic base has begun to grow and diversify through relocation of new small businesses to the City. New and retained jobs will continue to expand work options for area residents, and support the city's fiscal stability. City leaders are planning for and managing growth through the Comprehensive Plan.

3.2 PRIEST RIVER ECONOMIC DEVELOPMENT

Economic development is a combination of public and private sector efforts to ensure a stable business climate, work force and provision of goods and services for residents and visitors. The economy of Bonner County has changed significantly with 41% of personal income coming from outside sources. Resort towns typically suffer from economic swings based on fluctuations in tourism. The growth in second home ownership, urban flight, the surge in telecommuting and the large baby boomer population nearing the retirement age are all contributing to Priest River's transition from a natural resource based community to a recreational and second home based economy. Relocation of "clean" industry from the West Coast to more economically attractive communities of the Inland

Northwest could stabilize Priest River's local economy and prevent large swings in employment due to seasonal swings or industry downturns.

One of the most troubling issues facing resort towns is the rising costs of commercial and residential real estate. Increasing costs affect local business owners and residents. This issue alone can dramatically change the makeup of the community, as working business owners are forced to relocate to more affordable environments. This Plan promotes a balanced, year-round economy for residents of the Wood River Valley.

3.3 EXISTING CONDITIONS

Priest River is strategically located along US-2, with easy access to Priest Lake and Sandpoint. In years past, Priest River residents with specialized skills and advanced education have found employment in Spokane and Sandpoint. This trend may increase as the price of real estate and housing in these areas continue to rise, and employees working in these municipalities reach farther out to find living solutions.

Lumber & Mining were the mainstays of the local economy for most of the 20th century. The last 20 years of the century is seeing a decline of the lumber industry; the decline of mining and major changes to agricultural production. Now, tourism has the potential to grow into a major force and the city is beginning to attract new industry. Rapid residential growth in the County is fueling additional commercial activities and has provided many construction jobs.

Name	Product or Service	Employees
JD Lumber	Lumber Mill	180
Stimson Lumber	Lumber Mill	130
City of Priest River	Government Services	31
Malloy Veneer	Veneer Wood Products	30
Mywest	Manufacture Office Furnishings	19
Aerocet	Manufacture Airplane Parts	15
Hartford Communications	Remanufactured Telephone	7
	Systems	

Table 2. Largest Employers/Manufacturers in the Priest River area.

Idaho Department of Commerce, Priest River community profile, 1970 -2002

3.4 INDUSTRIES PROVIDING EMPLOYMENT

Manufacturing (25.7%), Educational,health and social services (16.6%), Retail trade (14.5%), Arts, entertainment, recreation, accommodation, and food services (10.1%). Median household income: \$26,765 (year 2000)

Table 3. County Labor Force Data.

Nonfarm Employment	2000	Civilian Labor Force	2000	2001
Total Nonfarm Employment	11,856	Total Labor Force	17,396	17,547
Food Products	283			
Lumber & Wood Products	961	Total Employment	15,836	16,123
Chemicals	*			
Metals	71	Total Unemployed	1,560	1,425
Machinery (exc. elect.)	77			
Electronics & Elect. Equip.	131	Percent Unemployed	9.0%	8.1%
Other Manufacturing	284			
Construction	816	Farm Unemployment	296	300
Mining	75			
Trans/Comm/Util.	470			
Wholesale & Retail Trade	3,505			
Finance, Insur. & Real Est.	421			
Services & Misc.	2,505			
Government	2,257			

* -Indicates no employment or suppressed data.

Source: Idaho Department of Commerce

The City of Priest River has the potential, through the use of tax increment financing, grants, and regional cooperatives, to facilitate needed infrastructure improvements to continue attracting new businesses and encouraging the growth of existing businesses.

Local "human capital" can grow and be improved through enhanced educational services offered to the local labor force, and through strengthening collaboration among business groups. The North Idaho College "Distance Learning" program provides opportunities for training and skill development that increases the quality of the local workforce and provides them with opportunities to enrich their lives through entrepreneurial activity.

Its "natural capital", the area's numerous lakes, rivers, mountains, and open spaces, also add to the overall quality of life and economic attractiveness of Priest River. The natural resources of the area and region continue to attract new residents and tourists.

Some growth related capital improvement projects can be funded by Development Impact Fees assessed to new development, freeing up city funds for timely maintenance of existing facilities. Paving may replace chip-sealed streets throughout the city's older residential areas. Technology is adding value, and reducing labor, throughout the city.

City leadership is evaluating privatization and/or centralization of services, to decrease costs and maintain service quality. More sophisticated financial controls and reports adequately safeguard municipal assets, while recording revenues and expenses in essentially the same manner as

commercial accounting firms. Special Revenue Funds raised by impact and other fees can tracked separately from Debt Service, Capital Project, Enterprise, and General City Funds.

3.5 FUTURE NEEDS

The American Planning Association's SMART GROWTH principles include "government, business and education working together to create a vibrant local economy" with strategies which "build on local competitive advantages, protect the natural environment", and serve local needs while succeeding in the global marketplace. The City is exploring expanding technology and its educational partnerships. The Priest River Development Corporation (PRDC) Industrial Park is attracting and incubating new businesses. North Idaho College's Distance Learning Program is realizing the dramatic growth of its student population and expanding its educational reach far beyond the local communities.

Regional cooperation on issues such as water, transportation, and open space, will continue to be important to the overall economic vitality of Priest River and its neighbors. Priest River will participate regionally to provide leadership in cooperative efforts throughout the region.

For Priest River to prosper at a greater rate, city leaders must remain attentive to capitalizing on changing economic conditions by maintaining and enhancing community communication and decision making processes. Encouraging existing business to remain and grow must be balanced with attracting new businesses. Building a broad base of business and industry types will be the best insurance against the inevitable changes within individual segments of the economy.

City infrastructure can be enhanced to encourage the movement of economic resources into the City from outside the local area. Improvements to downtown parking through purchase of property and construction of paved parking areas at strategic locations will invite consumers and business to relocate to the downtown area. A key component of the "small town mountain feel" that residents and business owners want to preserve is a concentrated downtown core. A concentrated business shopping district makes good economic sense: it cuts down on traffic, as people can walk between businesses; it is livelier; it fosters the friendliness of a small town. Design and installation of a lighting plan for the downtown area will draw business into historic district. Proper planning could funnel visitors to the Pend Oreille waterfront stimulating existing businesses and promoting development there.

Demographic trends show the national population's average age is rising, and better health care and increased longevity will impact the current generation of middle-aged workers. The Inland Northwest region may experience an influx of individuals relocating for a better quality of life, and lower cost of living.

3.6 MUNICIPAL FINANCE

Priest River City Government provides a full range of services: water, wastewater & sanitation utilities, parks, planning and zoning, library services, cemetery services, streets, building & engineering.

The City of Priest River will endeavor to maintain a balance of residential, commercial, and industrial lands that will serve to provide a well-balanced tax base. The city will work to help retain and promote

expansion of its existing business and industry and to attract new business and clean industry that enhances and diversifies the economic base.

3.7 GOALS

- 1. Maintain and improve economic opportunities for residents of Priest River, while respecting the quality of life including natural and human resources.
- 2. Foster a business climate that will allow local businesses to survive and prosper.
- 3. Provide essential infrastructure improvements and development, such as parking lots and lighting, to invite consumers and service providers to develop the downtown area and other key areas of the City.
- 4. Minimize the additional burdens on City residents caused by growth and development.

3.8 POLICIES

- 1. Define the Downtown District, its attributes and physical elements.
- 2. Maintain and promote the Community Core as the primary business district.
- 3. Facilitate the development of tourist-oriented accommodations/facilities to locate close to or at the major accesses to the downtown historic district through land use and zoning.
- 4. Support special events such as festivals, street fairs, parades, and concerts that create a positive local, regional and national image for the City. Resort towns need additional services to cover the costs of tourism. Examples include greater capacity at the sewage treatment plant for peak tourism times and increased parking areas in the downtown core.
- 5. Recognize the importance and impacts of tourism and second homeowners on our year round economy. Encourage adequate tourist accommodations. Provide services and transportation to meet the needs of tourists and part time residents.
- 6. Seek alternative forms of revenue to support public services.
- 7. Foster a diverse and year-round economic base, including retaining key services within City limits.
- 8. Increase the involvement of local businesses in the development of City wide programs related to economics, community housing, community character, downtown design, transportation, pedestrian improvements, environmental protection, impact fees and other issues.
- 9. Encourage efficient and orderly development, allowing both public services and amenities to keep pace.
- 10. Encourage low impact home-based businesses.
- 11. Encourage an alliance with state wide or national organizations to benefit Priest River's businesses.
- 12. Convene a group of key business and community leaders to examine the issues associated with promoting business development in the City, City infrastructure that is needed to support a vital business climate, and funding solutions to pay for these infrastructure enhancements. The group should recommend actions and participate in finding and developing the solutions.
- 13. Coordinate with the Chamber of Commerce, State Department of Commerce and others to monitor local, regional and national trends that may affect Priest River's economy: issue periodic reports on these trends.
- 14. Support the Chamber of Commerce in its efforts to provide important economic development programs that benefit local businesses, such as marketing, visitor information, special events and business education
- 15. Encourage a positive business atmosphere through educating city employees, local citizens, and others about the individual and commercial benefits of the area. Help local citizens recognize the

connection between a healthy business community and lower taxes and higher quality City services.

- 16. Work cooperatively with other jurisdictions on issues that impact economic development.
- 17. Promote expansion of existing business through incentives in return for the creation of new job opportunities.
- 18. Continue processing permits in a timely manner. (The majority of out-of-state contractors that have come into contact with City permitting procedures have commented on the helpfulness of City staff with completing the permitting process.)
- 19. Sustain and enhance the city's fiscal stability through good capital planning and use of an array of financial tools to fund infrastructure improvement needs.
- 20. Enhance internet capability and E-government services to support and attract economic development.
- 21. Begin implementation of a city geographic information system so that business can access information readily.
- 22. Support the creation of vocational, technical and educational facilities in the community.

4.0 LAND USE: encompasses the current vision for a mix of future land uses that will realize the community's diverse goals by designating those land uses and graphically portraying those areas on the current and future Land Use map.



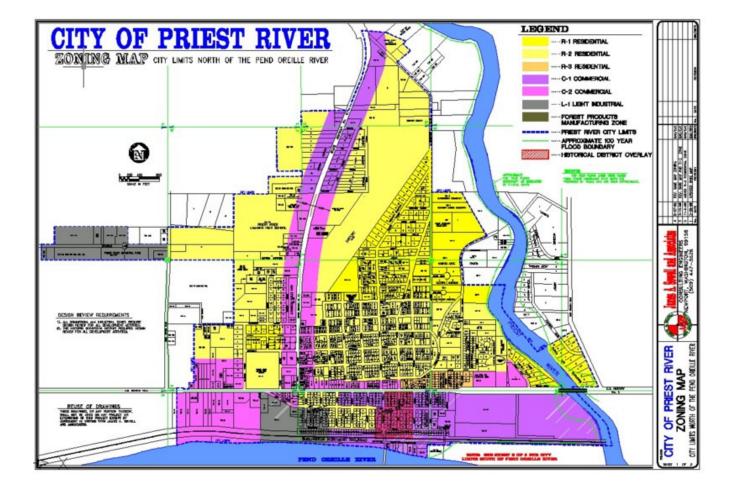
Photo courtesy of the Priest River Development Corporation

Figure 1. View of the City of Priest River, and the Priest River.

4.1 BACKGROUND

The Land Use chapter of the comprehensive plan establishes land use designations to map an arrangement of uses that preserve the integrity and amenities of residential neighborhoods, as well as the economic vitality of industrial areas and commercial activity. The land use map (Map2. City zoning and land use) graphically displays desired predominant types of use. The chapter also establishes goals and policies that provide guidance for development within the land use designations portrayed on the map.

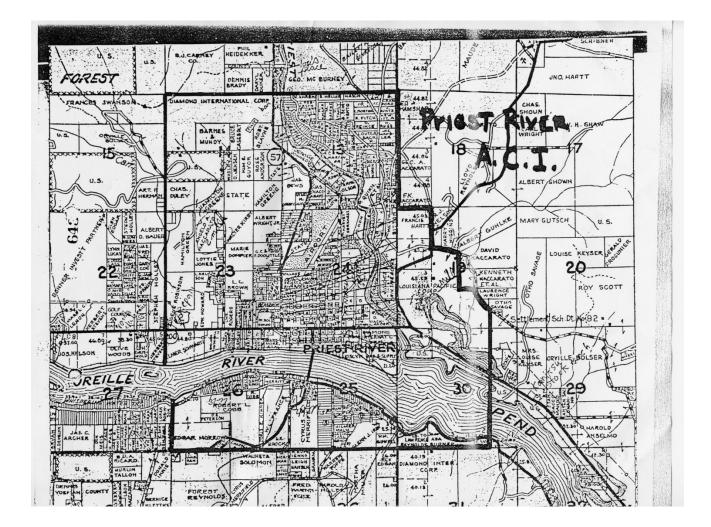
The Land Use Map indicates the desired mix of land uses that will foster the community's goals as expressed in the comprehensive plan. Land use recommendations as set forth in this plan emphasize the importance of land use planning and cooperation among the various jurisdictions and agencies in the area. The future land use map of the City's Area of Impact and within the City Limits will be developed and revised as planning efforts associated with City growth and infrastructure service delivery is developed. Land use and service infrastructure issues are directly tied and the growth and development of one can positively effect the development of the other.



Map 2. City zoning and land use

4.2 AREA OF CITY IMPACT

An Area of City Impact is the area between the existing city boundary and an agreed upon future boundary that is negotiated with the county and established by ordinance. The purpose of establishing a specific area is to identify fringe areas within the unincorporated area surrounding the city where there is potential for land use changes. These areas must be planned in an orderly way to insure timely and economical provision of public services. Primary considerations in determining this boundary are (1) trade areas, (2) geographic factors, and (3) areas that may be annexed into the city in the future.



Map 3. Area of City Impact

In compliance with Idaho State Law, the City of Priest River and Bonner County is negotiating a revised Priest River Area of City Impact. A proposed impact area boundary is shown on the future land use map. The following regulatory documents apply within the adopted area of city impact until the city and/or county have completed agreement negotiations:

- Bonner County Comprehensive Plan;
- Bonner County Subdivision Ordinance;
- Bonner County Zoning Ordinance;
- Bonner County Stormwater Management Ordinance; and
- City of Priest River "Subdivision Design Standards".

4.3 GROWTH MANAGEMENT

Priest River's citizens consider growth management an important issue. Existing elements of growth management include: the Comprehensive Plan, Zoning and Subdivision Ordinances, and sewer and water management policies. Annexing land and expanding public services based on careful planning and adopted regulations and policies provides a means for orderly, logical expansion of the city and the efficient, economic provision of public services.

The City of Priest River recognizes that changes in population will affect levels of service provided by public agencies within the city and area of city impact. Such effects will require coordinated planning for extension of services into new areas. Policy-makers and administrators of all affected public agencies need to focus their implementation efforts through and in conformance with the comprehensive plan and compatible regional goals. Adequacy of public facilities should be incorporated into the city's land use regulations as criteria by which development proposals are judged. Mitigation of development impacts on public facilities and services should be considered in the development review process.

4.4 CURRENT LAND USE MAP

The current land use map is the City's Zoning map. It designates the current use of each area as established by City ordinance. Zoning promotes the orderly and efficient utilization of property within the City limits for the benefit of the community and the property owner. It promotes compatible usage of adjacent properties and enables the City to provide adequate services to users through prior planning.

4.5 PROPOSED FUTURE LAND USE MAP

The proposed future land use designations will be shown on the Future Land Use Map. The map will be constructed to show generalized patterns for future growth and development. Lines on the map are not viewed as definitive boundaries, as are zoning district boundaries. When viewing the map, it is important to look at the adopted goals and policies found within the plan and recognize the map designations represent a general arrangement of land uses.

The land uses depicted on the map will be based on the collective efforts of citizens of the community with the support of city staff. Although many issues have influenced the arrangement of land uses shown on the map, the significant factors are:

- Growth projections
- Housing demand forecasts
- Area of City Impact
- Transportation
- Economic development
- Growth management
- Financial feasibility
- Existing uses

4.6 LAND USE DESIGNATIONS

The City of Priest River Land Use designations are classified into the following categories, which are further described in City zoning ordinance and shown on the Zoning Map.

- 1. R-1 Residential
- 2. R-2 Residential High Density
- 3. R-3 Residential Light Commercial
- 4. C-1 Commercial
- 5. C-2 Commercial
- 6. LI Light Industrial
- 7. FPM Forest Products Manufacturing
- 8. DRO Design Review Overlay District
- 9. DROH Design Review Overlay Historic District

Residential

Residential zones are the largest land use designations on the future land use map. There are three different types of residential zones within the City limits. They are intended to support zoning districts permitting a range of housing types and densities. They encompass all types of residential use from single family to multifamily. Densities can vary depending on location, traffic impacts, utility service capability, existing and future development patterns, and neighborhood compatibility.

The residential designations would also be suitable for Planned Unit Developments (PUD), public and quasi-public uses such as parks, schools, and other public facilities.

Commercial uses/mixed uses may be considered in areas so designated on the Future Land Use Map. Commercial uses may also be considered in areas adjacent to arterial/collector streets where traffic volume exceeds 4000 vehicles per day by a special review process.

Commercial

The commercial designations are located along the US-2 / Hwy 57 corridor and a large portion of the City south of US-2. The designation supports zoning for commercial and office uses, public buildings, mixed uses in Planned Unit Developments, recreation and park uses, and school uses. Special use permits may permit residential uses in these areas.

Light Industrial and Forest Products Manufacturing

Light Industrial and Forest Products Manufacturing designations are typically located adjacent to commercial designations and are serviced by arterial streets. This designation supports zoning for industrial or commercial/office uses and public/ quasi public uses. This designation is also applied to the two existing lumber mills in the community.

Historical District

The purpose of the Design Review Overlay Historic District is to promote, preserve, and protect the distinctive characteristics of historic buildings, streets, and places of architectural and historical significance to Priest River. It is the further purpose to encourage development that will be harmonious with existing buildings and enhance the physical characteristics of the land.

4.6 GOALS

- 1. Encouraging compatible land uses to maintain an optimum quality of life.
- 2. To maintain Priest River's quality of life and develop land use guidelines, which are innovative, promote well-designed development, and are appropriate in meeting the needs of the community as expressed in the Comprehensive Plan.
- 3. Endeavor to maintain an optimal balance of residential, commercial, and industrial lands for the purpose of maintaining and enhancing the levels of services to Priest River's citizens.
- 4. Designating ample land for residential, commercial and industrial uses.
- 5. Promoting quality residential neighborhoods and districts throughout Priest River.
- 6. Encouraging development of public and private parks and recreational facilities.
- 7. Promote potential land reserves or areas needed for community services such as schools, public services buildings, open space, etc.
- 8. Plan long term to develop
- 9. Supporting neighborhood commercial sites in select locations within residential areas.
- 10. Respecting the responsibilities and rights of land ownership.
- 11. Reinforcing the role of the city in regulating the use of land for the benefit of future generations.
- 12. Prohibiting uses, which violate obscenity statutes and requiring the location of lawful adult oriented businesses that will not adversely affect adjacent and neighboring uses and does not initiate or cause a deterioration of property values within its neighborhood.

4.7 POLICIES

- 1. Encourage a balance of land uses to help Priest River remain a desirable, stable and sustainable community.
- 2. Provide a thorough and timely land use review process that involves public input at the appropriate stages of development review and utilizes staff expertise to address details.
- 3. Support a Downtown District as a community focal point that combines commercial, civic, cultural, residential, and recreational uses.
- 4. Encourage infill development of property within the city.
- 5. The zoning and subdivision ordinances should reflect adopted policies of the comprehensive plan.
- 6. When land is annexed into the city, the appropriate zoning designation(s) shall be applied after consideration of the future land use map, future roadway classification maps, surrounding land uses, and the goals and policies of the Comprehensive Plan.
- 7. Protect investment in public facilities (water, sewer, streets, public buildings, etc.) by encouraging managed growth and through city planning reviews, development agreements, impact fees, and regulations.
- 8. Negotiate a new area of city impact with the county, when appropriate, to provide new area for the city to expand based upon service capability.
- 9. Support the development of new land use compatibility criteria that will encourage innovative land uses.
- 10. Consider performance-zoning standards that will encourage innovation and flexibility in land development. Performance zoning permits land uses based on meeting an adopted standard of performance.

Residential Policies

1. Support a variety of residential types and densities that provides residents of the city with a broad range of housing opportunities.

2. Residential zoning districts should be applied to residentially designated areas on the future land use map.

3. Residential zoning densities should be applied or changed only after careful consideration of existing and future neighborhood patterns, proximity to commercial and/or industrial uses, potential and existing traffic, land use compatibility, and utility service capability.

4. Multi-family zones should be applied in areas that have access to arterial and collector streets, areas that may serve as buffers between commercial/industrial uses and lower density single-family zones, and as part of projects involving mixed uses or master planned neighborhoods.

6. Encourage sidewalks and paved streets in existing neighborhoods.

7. Encourage compatible infill development in all neighborhoods based on policies found in the Comprehensive Plan and proposed future land uses.

8. Determine and consider appropriate scale commercial development adjacent to and/or within residential areas to encourage local area service.

9. Residential uses developed adjacent to existing industrial or commercial development or uses should be required to provide landscape buffers, greenbelts, and /or increased setbacks to mitigate potential impacts.

10. Encourage the rehabilitation of older housing throughout the community.

11. Management of land outside the urban service boundary and within the area of city impact should be a joint responsibility of Priest River and Bonner County as agreed to in an Impact Area Agreement.

12. Encourage clustering of residential units in new developments to retain and provide private or community open space.

13. Changes to the urban service boundary should be based upon the ability of the city to provide public facilities and services in an orderly and economical manner and in accordance with Comprehensive Plan policies.

Industrial Policies

1. New industrial development should be directed or planned to minimize trucking through residential areas and be located within close proximity to major transportation corridors.

2. Industrial uses locating adjacent to existing residential areas should not create noise, odor, air pollution, and/or visual pollution greater than levels normally associated with surrounding residential activities.

3. Industrial development should be encouraged to locate adjacent to existing industrial uses where possible.

4. The city should require industrial development to provide landscape buffers and to mitigate potential adverse impacts to adjoining residential areas.

5. Consider industrial development in areas suitable for mixed uses through a development review process that is performance based.

Commercial Policies

1. Encourage commercial development within existing, under-utilized commercial areas.

2. Encourage off-corridor circulation for commercial development with limited access points to arterial streets.

3. The city should permit appropriate neighborhood scale commercial uses intended to serve neighborhoods in residential areas by special use permit or as a part of subdivision review.

Commercial uses should be considered in areas indicated on the future land use map as suitable for residential/commercial or mixed use with a performance based land use review process.
 Commercial uses may be considered in other areas designated residential on the future land use map that are near the intersections of major collectors and/or principle and minor arterials and where traffic volumes are greater than 4,000 vehicles per day and reviewed through a special use permit process.

6. The city should require new commercial development to provide landscape buffers and to mitigate potential adverse impacts to adjoining residential areas.

7. The development of commercial shopping centers should be encouraged to be located near arterial intersections and high-traffic areas.

8. Consider commercial development in areas suitable for mixed uses through a development review process that is performance based.

Downtown District Policies

1. Encourage existing business and commercial enterprises to remain in the district and renovate buildings in compliance with appropriate Downtown District guidelines.

- 2. New downtown structures should be encouraged to continue the early 19th century theme of the existing downtown historic district.
- 3. Encourage redevelopment that is sensitive to the importance of the Pend Oreille and Priest rivers to the community.
- 4. The Downtown District Plan should include parking, lighting, and other infrastructure improvements that add to the ambiance of the area for consumers and businesses.

U.S.-2 and State Highway 57 Corridor Policies

1. The city should recognize the specific needs in preserving a state highway corridor by implementing the US-2 Corridor Plan to the greatest extent possible. Similar efforts should be made for the Highway 57 corridor.

5.0 NATURAL RESOURCES: Identifies the natural resources of the area, methods for managing them, and the community development activities that affect them.

5.1 BACKGROUND

Priest River is blessed with an abundance of natural resources. For example, the Pend Oreille and Priest Rivers are key natural features in the city that provide recreation. The community is located adjacent to mountains that capture large amounts of precipitation in the form of rain and snow that is delivered in a measured way to the local groundwater flow system. These mountains and rivers are cherished by residents and protected by local, State, and Federal agencies. The natural resources of the area also include the general categories of Geology, Hydrology, Soils, Climate, Vegetation, and Fish/Wildlife.

Priest River residents live within easy driving distance of Priest Lake, Pend Oreille Lake, Schweitzer ski resort, and numerous additional lakes, rivers, and streams. Although these natural resources are not within the City's area of impact, the residents and visitors to the City of Priest River are accustomed to accessing these areas and consider them part of their extended community.

Priest River's residents value the beauty of their surroundings: the mountains, forests, the river, and clean air. They value living in a community that is surrounded with these amenities and seek to build the future respecting them.

Priest River's residents consider parks, green spaces, trails, and recreation to be significant factors contributing to the overall quality of life within the City. By providing green space, constructive leisure opportunities, and recreational experiences, the city hopes to contribute to the total health of the individual and the entire community.

Population projections anticipate continued growth; further necessitating parks, park improvements and recreation facilities. A planned system of parks and green spaces can help mitigate the impacts of urbanization.

The community is also fortunate to not be burdened with natural or manmade hazardous areas that would be detrimental to growth and development. There are some flood plain areas along the Pend Oreille and Priest Rivers that impact a few properties.

5.2 GEOLOGY

The oldest rocks exposed in the area are quartzite, argillite, gneiss, and schists of the Precambrian Age (greater than 600 million years). During the Mesozoic Era (230 million to 70 million years ago), these Precambrian rocks were uplifted and intruded by granitic to granodioritic stocks, subjecting them to metamorphism of variable grade.

During the Pleistocene Epoch (3 million to 100,000 years ago), several ice ages caused the advance and retreat of glaciers through the area. The glaciers reshaped much of the topography and

deposited glacial drift. Deposits were reworked by meltwater and redeposited in the major drainages during the retreat of the glaciers. Drainages were probably broad alluvial plains with numerous braided stream channels, which deposited primarily alluvial sand and gravel.

Following the Pleistocene Epoch, the Pend Oreille and Priest Rivers re-established themselves to the present base level, cutting through the alluvial deposits to create terraces.

- Summary prepared for the City of Priest River by Budinger & Associates, geotechnical and material engineers

5.3 HYDROLOGY

The area has an abundance of high-quality water. Surface water includes the Pend Oreille and Priest Rivers with their shorelines located near the eastern and southern edges of the city, respectively. Below ground is a network of aquifers whose origins lie in the glacial sheets of the last ice ages, and streams and rivers that have flowed since those geologic periods. Combined, these surface and subsurface sources of water meet the needs of current residents, and will meet the needs of future development.

Aquifers

Priest River Aquifer

No detailed information is available concerning the Priest River Aquifer. Based on the GIS coverages mapped for the Bonner County comprehensive plan Natural Resources component, the Priest River Aquifer is almost completely within the boundaries of Bonner County. The Priest River Aquifer is about 15,253 square acres (23.83 square miles), stretching from the Upper Priest Lake area to the Pend Oreille River. The aquifer is composed mainly of sand and gravel.

Lakes and Rivers

Priest Lake

The 550 square-mile Priest Lake basin is located primarily within the Idaho Panhandle in Bonner and Boundary Counties. The watershed contains Upper and Lower Priest Lakes and numerous tributaries. Comprising 23,680 surface acres, Lower Priest lake is the third largest lake in northern Idaho. The world's largest Makinaw trout was caught here in 1963. Dolly Varden, Cutthroat, and Kokanee are also caught in the lake. It is now illegal to fish for Dolly Varden and they are to be returned to the lake when caught. The entire shoreline of Upper Priest Lake is now in either the State of Idaho or Federal ownership, and is administered as a scenic area.

The Upper and Lower lakes and tributaries are of very high water quality with a watershed dominated by federal, state, and private forest land offering exceptional natural aesthetics. In recent years, there has been a growing concern about maintaining the high water quality of Priest Lake, given the expanding shoreline development of homes and businesses, the capacity of existing sewer treatment facilities, and increasing recreational use of the lake.

There is also major timber harvesting activity in the watershed on state and federal lands.

Lake Pend Oreille

The shores of Lake Pend Oreille are very important ecologically to the kokanee spawn. There has been much controversy over the effect the Albeni Falls Dam has had upon the spawn. During certain times of the year, the water level of the lake is lowered below the kokanee spawning beds. This kills the eggs and thus reduces the kokanee population level in Lake Pend Oreille. The kokanee are a significant food source to larger game fish and bald eagles.

Lower Pend Oreille River Subbasin

Native and nonnative populations of salmonids and other species have been supplemented or introduced by means of hatchery plantings in the Pend Oreille River and its tributaries since before the turn of the century. Some fish, such as brown trout, were introduced to the Pend Oreille River via plantings in the 1890s from an original Scottish strain. A total of 32,500 cutthroat trout were planted in the Pend Oreille River in 1939. Hatchery plantings into the Pend Oreille River were discontinued in the late 1950s due to poor angler harvest. Net pen stocking and release of rainbow trout has continued intermittently in the Pend Oreille River at Ione, Ruby, Metaline, and other locations. Intermittent tributary stocking of hatchery brook trout continued into the 1990s.

Priest River Subbasin

Fish stocking during the last 100 years has influenced fish populations in the Priest River Subbasin (Figure 4. Location map of the Priest River subbasin.). Many of the warmwater species found in lowland lakes and some nonnative salmonids were hauled to Idaho in the early 1900s in milk cans on the Burlington Northern Railroad. The initial introduction and consequent spreading of brook troutthroughout the Priest River Subbasin probably had the biggest impact to native westslopecutthroat trout. In 1925, the U.S. Fish Commission stocked lake trout into Priest Lake. Rainbow trout were also widely stocked as fry, fingerling, and catchable fish in the PriestRiver Subbasin. The catchable rainbow trout were stocked in the Priest River below the Outlet Dam. The catchable rainbow trout stocking program was discontinued in the Priest River by 1992. Brown trout were likely stocked in the Priest River and East River drainage prior to 1967. However, due to the lack of detailed documentation prior to 1967, it is unknown exactly when brown trout were stocked in the lower Priest River and the East River. Currently, there is a remnant population of brown trout in the East River drainage.

Priest River Subbasin

Location Map of Major Roads, Waterbodies and Dams

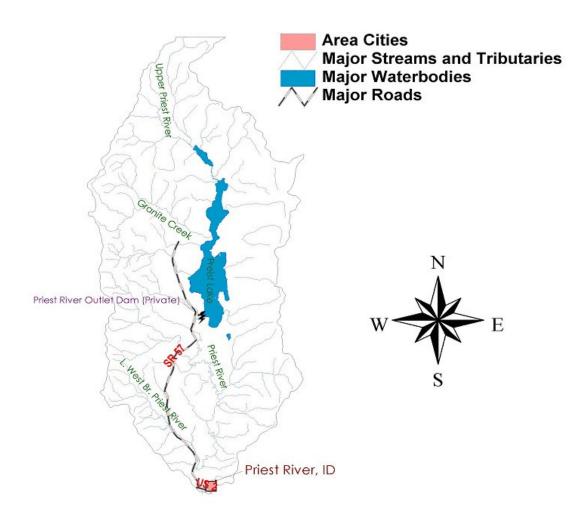


Figure 4. Location map of the Priest River subbasin.

The Priest River at Priest River

The lower Priest River drains the Priest River subbasin and converges with the Pend Oreille River at the *City of Priest River*. Table 4 shows daily mean flow statistics for a water level gage on the Priest River *at* Priest River for a five day period in 2004, in ft³/sec. More flow discharge data is available from the US Geological Survey at: <u>http://waterdata.usgs.gov/id/nwis/sw</u>



Priest River flow at Priest River

Current Flow	Minimum	Mean	Maximum
1,130	217	981	2,620

*Statistical analysis based on 77 years of record.

Table 4. Daily mean flow statistics for a water level gage on the Priest River *at* Priest River for 12/07/2004* in ft³/sec.

5.4 SOILS

An understanding of soil properties makes it possible to predict suitability or limitations for present and future uses. The major soil types found within the City boundaries are:

The Bonner Gravelly silt loam: 0 - 4% and 30 - 65% slope.

This very deep, well drained, level to undulating soil is on terraces. It is formed in glacial outwash derived dominantly from granite, gneiss, schist, and has a mantle of volcanic ash and loess. This unit,

when located on 0 - 4% slopes, is suited to irrigated crops, hay and pasture, livestock grazing, recreational development, and homesite development. Steeper slopes of 30 - 65% limits this soil's usefulness for development considerations.

Mission silt loam: 0% - 2% slope.

This somewhat poorly drained soil is shallow to a hardpan and is on terraces. It formed in silty glacial lake-laid sediment derived from mixed sources. Permeability of this mission soil is very slow. Effective rooting depth is limited to a depth of 10 to 20 inches by the hardpan.

Rathdrum silt loam: 0 – 2% slope

This very deep, well drained soil is in swales and depressional areas of glacial outwash terraces. It formed in alluvium derived dominantly from volcanic ash. Permeability of this soil is moderate. It is well suited to small grain, hay and pasture, livestock grazing, recreational and homesite development. Rathdrum-Bonner silt loam: 0 - 8% slope

This soil is in nearly level to undulating depressional areas on glacial outwash terraces. The Rathdrum soil is in the lower areas, and the Bonner soil is on the higher areas. It is well suited to irrigated and nonirrigated small grain. Also hay and pasture, livestock grazing, recreational and homesite development.

Maps of soil location and explanations of type for the City of Priest River and the adjacent area can be found at: http://ice.or.nrcs.usda.gov/website/bonner/viewer.htm

5.5 VEGETATION

Vegetation is an integral part of larger environmental systems. Predominate native tree species in the Priest River area include Ponderosa Pine, Douglas Fir, Grand Fir, and Lodge Pole Pine. Understory plants that are native to the area include Snowberry, Sedge, Oregon grape, and Idaho fescue. The loss of indigenous plants can alter the character of the city and impact residents and wildlife. The community supports the planting of trees within the City limits.

5.6 CLIMATE

Priest River's elevation is 2,077 feet above sea level. The warmest month is August with average highs of 86 F and lows from 48 to 52 F. The coldest month is January with an average high temperature of 35 F and lows of 21 F. The area receives about 29 inches of precipitation per year. From November through March, a significant amount of the precipitation falls as snow. Prevailing winds flow into the area from the southwest.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Average temp. (°F)		30.4	37.3	45.1	53.3	59.7	65.2	64.6	55.7	44.6	33.4	26.6
High temperature (°F)	32.2	38.4	48.3	59.1	68.3	75.2	82.9	83.0	72.6	57.2	39.6	32.3
Low temperature (°F)	19.6	22.4	26.1	31.1	38.3	44.3	47.5	46.2	38.7	31.9	27.2	20.9
Precipitation (in)	3.2	2.7	2.4	2.0	2.4	2.1	1.4	1.2	1.3	1.8	3.8	4.2

Table 5. 2003 Climate data for Priest River.

City of Priest River Comprehensive Plan

Days with precip.	14	11	11	9	9	8	5	5	6	8	13	14
Wind speed (mph)	8.6	9.1	9.6	9.9	9.1	9.2	8.5	8.2	8.1	8.1	8.5	8.6
Morning humidity (%)	86	85	82	78	77	75	66	64	70	80	87	88
Afternoon humidity (%)	79	69	55	44	41	36	28	28	34	49	76	83
Sunshine (%)	28	41	55	61	65	67	80	78	72	55	29	23
Days clear of clouds	3	3	5	4	6	7	16	15	12	8	3	3
Partly cloudy days	4	5	8	8	10	10	8	9	8	8	5	4
Cloudy days	24	20	19	17	15	12	6	7	9	15	22	24
Snowfall (in)	15.4	7.7	4.0	0.7	0.1	0.0	0.0	0.0	0.0	0.4	6.4	14.5

5.7 FISH AND WILDLIFE

There are a variety of plants and animals in Priest River's urban area that contribute to the quality of life within the community. All species require a specific set of conditions with respect to food, water and vegetative cover or other natural features necessary for protection, feeding and reproduction.

Local aquatic life can be affected by development adjacent to waterways. Important animal habitat areas include the riparian vegetation adjacent to the Priest and Pend Oreille Rivers and grasses on the mountain, which support white tail deer, mule deer, **elk**, mountain goat, black bear, grizzily, songbirds and small mammals.



Figure 5. Rocky Mountain Elk

Fish and wildlife are extremely important resources within the Priest River subbasin. The subbasin provides valuable habitat for several species of concern, and is a popular hunting and fishing area for residents of northern Idaho and eastern Washington.

The Upper Priest River, its tributaries, and tributaries to Priest and Upper Priest lakes provide valuable fish spawning and rearing habitat. All streams are managed with catch-and-release regulations for cutthroat, but harvest of brook trout is allowed. Fishing for bull trout is not allowed due to the listing of bull trout as a Threatened species under the Endangered Species Act in 1998. Many of these streams are also designated protected areas for resident fish by the Northwest Power Planning Council. Snorkel surveys for selected tributaries to Priest and Upper Priest lakes suggest that the

westslope cutthroat trout and brook trout populations in the surveyed tributary streams are generally stable. Granite Creek and South Fork Granite Creek are two tributaries where trout densities were down from previous estimates.

Bull trout redd (spawning location) surveys began in the Priest River drainage in 1985. Twelve tributaries to Upper Priest Lake have been surveyed since 1992 with redd count totals ranging from 12 to 58 redds, with an average of 32 redds counted per year. Bull trout redds have also been counted in the Middle Fork East River and it's tributary Uleda Creek in 2001 and 2002. The East River bull trout are the only known outlet spawner in Idaho. They spend their adult life in Lake Pend Oreille, but utilize the East River drainage for spawning and rearing.

Within the lower basin (downstream of Priest Lake), only the Middle and North Forks of the East River, and Moores Creek are designated by the NPPC as protected areas for resident fisheries and wildlife. The Middle Fork of the East River is the only drainage in the lower part of the basin to support bull trout. The Priest River contains only limited populations of wild trout due to low stream discharges and elevated water temperatures during summer low-flows. Stream habitat in other tributaries to the Priest River is limited, often due to land use practices.

5.8 FUTURE CONSIDERATIONS

The extraordinary environment and natural resources can be jeopardized unless future land uses are carefully planned to enhance, the natural systems. The rivers are the city's most sensitive natural resources and will require careful stewardship.

Wise use of resources is imperative to accommodate projected growth. Requiring orderly and planned development patterns and techniques to contain growth within manageable boundaries are required to provide for protection of natural resources.

5.9 GOALS

- 1. To retain the existing high-quality environment and to plan and provide for future development that makes the best use of natural resources without creating undue environmental degradation.
- 2. To maintain and protect the existing high quality of the Pend Oreille and Priest Rivers, and local aquifers that provide the existing and future municipal water supply.
- 3. To continue to receive the diverse benefits along the Pend Oreille and Priest Rivers, the community should protect and enhance the river corridor and its shoreline while developing it carefully for public use by utilizing green spaces and corridors, and manage it as a valuable resource.
- 4. To cooperate on a regional level to retain some of the character and mountainous areas so that future residents can enjoy the mountainous areas and vistas that are unique to the area.

5.10 POLICIES

- 1. Provide development standards that protect and enhance the existing natural systems, protect natural resources, and promote green space.
- 2. Continue to support and participate in local and regional efforts to protect the Priest and Pend Oreille Rivers.
- 3. Encourage environmentally and economically sound measures to reduce, minimize, or eliminate air, noise and water pollution.
- 4. Promote landscaping guidelines that will protect wildlife habitats by maintaining existing trees and vegetative cover, and/or re-vegetate disturbed areas.
- 5. Continue to cooperate with regulatory agencies in the identification and abatement of local environmental quality problems.
- 6. Continue to promote and support water conservation measures.
- 7. Continue review of all development proposals to ensure that site development standards protect the local water resources.
- 8. Continue to support implementation of the city's storm water management and erosion and sediment control program.
- 9. Continue support and participation in regional efforts to manage the collection, transportation and disposal of solid and industrial wastes.
- 10. Continue support of regional efforts to store, use, and handle chemicals in a manner which will allow them to be contained and recovered on site without coming in contact with the ground surface above the aquifer and its recharge areas.
- **11.** Consider special development criteria along the Priest and Pend Oreille Rivers including grading, setbacks, vegetation disturbance, etc.
- 12. Promote linking green spaces and other destinations throughout the region.
- 13. Encourage the dedication and/or donation of parkland and green space land.
- 14. Encourage new development to provide linkage to parks and green spaces.

6.0 HAZARDOUS AREAS: analysis of present and future trends in population growth. Links to various demographic sources are included.

6.1 FLOODPLAINS

Flood prone areas in Priest River are found primarily along the Priest and Pend Orielle Rivers and are noted on Federal Emergency Management Agency (FEMA) maps located at the Community Development Department. There is very little property within the City that could be subject to flooding and most of these areas have been developed or are in park areas.

6.2 SEISMIC ACTIVITY

Idaho is ranked fifth highest in the nation as an area of earthquake risk. Priest River is ranked a "moderate" risk relative to seismic shaking hazard.

No seismic activity has ever been recorded with an epicenter in Priest River. Priest Lake, about 30 miles north of Priest River, is in an area of low volcanic hazard, which implies small seismic risk. An earthquake did occur in April 1965 and was documented with an epicenter in the Priest Lake vicinity. Documentation of the quake was based on "felt" data rather than instrument data.

Several earthquakes have been documented with epicenters near Rathdrum, Idaho, 60 miles south of Priest Lake. The largest of these events occurred in 1918, registering 5.5 on the Richter Scale. Several quakes have occurred since 1953 with epicenters near Bonners Ferry, Idaho, approximately 22 miles east of Priest Lake.

6.3 NOISE

Noise has become an environmental concern facing many communities. Post Falls is susceptible to chronic noise from US-2 traffic.

6.4 MISCELLANEOUS OTHER HAZARDS

Other hazards vary from surface rupturing, landslides, mudslides, high-accumulation snow storms, and avalanches. In Priest River, hazardous conditions that are known are limited to flood and snow hazards. Flood hazards are limited to the flood plain and conditions that could arise as a result of erosion. In addition, hazards from airports, commercial, and industrial zones should be minimized with a buffer area of open space between the hazards and the development.

6.5 GOALS

- 1. Ensure that new structures and development sites are designed to minimize likelihood of damage resulting from geologic and seismic hazards and high wind velocities and ensure existing unsafe structures and sites are identified and retrofitted to reduce damage.
- 2. Ensure that flood prevention and floodplain development standards minimize financial loss and maximize protection of property in the event of flooding.

6.6 POLICIES

- 1. Join with county and state disaster services to develop and maintain an adequate emergency plan.
- 2. Enhance emergency preparedness through public education, training, drills and exercises, and develop a contingency plan.
- 3. Ensure that Priest River's flood prevention and floodplain development standards and practices provide satisfactory safeguards for public and private development.

7.0 PUBLIC FACILITIES, UTILITIES, AND SERVICES:

Programming to manage public safety and infrastructure enhancements to strategically complement community development.

7.1 BACKGROUND

Priest River's existing public services such as water and wastewater services are aging. Upgrading and renovation of existing water and wastewater services will be required within the next decade to meet current and future growth. Other utility systems and Public services such as telephone, electric power, fiber optics, telecommunication cable, and natural gas have expansion capabilities.

Priest River's projected growth rate will require corresponding expansion of public facilities and services. Policies concerning the manner in which public services and utilities are expanded can help determine the timing and location of future land uses.

The goals and policies of this chapter address general issues related to public facilities and services as well as specific policies concerning utility services, fire protection, schools, libraries and local government facilities.

Detailed information related to public facilities and services is available at the following links: Avista http://www.avistautilities.com/default.asp?q=1 Verizon http://www.verizon.com/ Idaho Transportation Dept. http://www2.state.id.us/itd/

7.2 CITY SERVICES

Priest River offers a full range of services to the community from permitting to community fire and rescue service. The city government includes the mayor and four council members plus a full time City Clerk. Citizens elect the mayor and city council members who appoint a City Clerk and supporting staff. The City Clerk is responsible for all City operations, each municipal department and staffing.

7.3 FIRE PROTECTION

Priest River is served by Priest River Volunteer Fire Department, with 4 officers, and 16 members total. (Classes 1-10; 1 being the most desirable) The Fire Department is funded entirely through property taxes. Besides fire suppression, department services include assistance to the Priest River ambulance, hazardous materials and disaster response; inspect burn barrels, and fire prevention/education workshops.

The Priest River Volunteer Fire Department has mutual aid agreements with Spirit Lake, Newport, WA, and West Side in Dover, ID. West Pend Orielle Fire District cooperates with the City of Priest River Fire Department, providing mutual aid when requested.

7.4 SOLID WASTE / WASTE COLLECTION

The City of Priest River provides mandatory waste and recycling collection through contract with Waste Management, a private contractor. The City is studying an automated collections system utilizing Carts that would ease the collection and transfer of solid waste by residents. Solid waste disposal is also part of Bonner County Government services.

7.5 WATER/WASTEWATER SERVICES

Water: current operations and history

The City Priest River water department is the sole provider of water services within the City limits. Two full-time City employees staff the City Water Treatment Plant, performing necessary maintenance and monitoring functions.

The origin of the water system is unknown. To date, no written history has been discovered but it is known that there was a water system consisting of redwood water mains in the early 1900's. Although none of the wood mains are being used today, the City Water Department crews still uncover portions of them throughout the City.

In the late 1940's, the City installed chlorination facilities on the system to disinfect water pumped out of the Pend Orielle River. This is considered the start of the official Priest River water system.

There have been a number of different facilities constructed and used for the pumping of water from the Pend Orielle River over the years, but in 1976, the City constructed the existing water treatment facility on Montgomery Street east of Treat Street. This facility has served the City continuously since that time. In response to the Safe Drinking Water Act passed by the federal government, a major modification project was completed in 1996 that improved the quality of the water produced.

The treatment plant utilizes a 2 million per day direct-filtration method of treatment and produces a water quality that meets or exceeds all state and federal quality requirements.

The storage and distribution system that exists today is the result of upgrades done throughout the last half century. A 1 million gallon reservoir was constructed in the 1960's to replace a much smaller reservoir that had served the City since the early part of the 1900's.

During the expansion of the City in the 1950's, a system of 4" steel waterlines was installed throughout the City. A large portion of this system remains in use today and recent studies point out that this system should be replaced as it does not provide sufficient quantities to meet the fire flow requirements that are in effect today.

Water consumption throughout the City is metered and the customers are charged by that metered usage. The metering system is largely overdue for replacement and that project remains a priority for the City Public Works Department.

Wastewater: current operations and history

The Priest River wastewater department is the sole provider of wastewater services within the City limits. Two full-time city employees staff the city wastewater treatment Plant, performing necessary maintenance and monitoring functions.

Again, there is no recorded history of the wastewater system but it is known that the City was served by a sewer system in the early 1900's. The main collection system was constructed in 1921 and is still in use today.

The City had no formal wastewater treatment facility until the 1950's. Before that time, sewage was dumped into the Pend Orielle River below the bridge. In the 1950's, a primary treatment facility was constructed that removed a major portion of the organic matter before the effluent was dumped into the river. Several upgrades have been completed since that time, the last being completed in 2000. The last upgrade enlarged the capacity to 0.5 million gallons per day. The plant now removes a minimum of 95% of the organic loading and suspended solids. The plant meets or exceeds state and federal requirements.

The remainder of the sewer collection system was constructed between 1930 and 1990. A large portion of the system is constructed of non-reinforced concrete pipe that has exceeded its useful life span. It remains a priority of the City to replace these portions with longer lasting PVC sewer pipe.

An inflow/infiltration study was completed in the 1980's and a major project of eliminating these problem areas was undertaken and completed in the late 1980's. This project cut the wet-weather sewer flow in half.

7.6 ELECTRICITY AND NATURAL GAS

Avista Utilities provides electricity and natural gas. (www.avistautilities.com)

7.7 FUTURE CONDITIONS

Based on the projected growth rate, it is evident that Priest River's public services will need to be expanded to meet anticipated demands. There is a correlation between both the cost and quality of public services and the local economy. If the city and other service providers continue to provide high quality services, then important private economic growth will be enhanced.

Expansion of some city utility facilities generally occurs in large increments. In order to provide these increments in a timely fashion, the City collects capitalization fees for water and sewer systems. Capitalization fees are the funds needed to replace the capacity in the system that is required to serve the intended use or development. These fees are collected at the time a building permit is issued.

Local, state and federal health and safety requirements will also play a major role in the costs of services. Fire manpower demands will increase as the population grows. Quality of life facilities such as parks and library services will see increased usage. In the future, residents will likely be asked to support new services through increased taxes and fees.

Development Impact Fees can be collected by the city and used to mitigate the impacts of new growth and development on streets, parks, and public safety. These funds are used to help finance necessary capital improvements that are identified in the Capital Improvement Plan (CIP) for the City.

7.8 GOALS

- 1. Continue to provide levels of service based upon the existing and projected future needs and desires of the community and then maintain City services and infrastructure at those levels using industry standard management practices.
- 2. Capital improvement plans will be developed for all City service categories. These improvement plans will be designed to accommodate expansion and renovation over 5, 10 and 20 year increments. They will be monitored and upgraded when warranted.
- 3. Support and cooperate with other agencies and providers of public services to maintain high levels of service to the community.
- 4. Continue to work with Post Falls School District, North Idaho College, University of Idaho Research Park, and other educational service providers in the development of the educational facilities and opportunities in the community.
- 5. Continue the high level of service provided to the public for building permits, development review, and municipal code administration.
- 6. Study the role and proper implementation of development impact fees to mitigate the impacts of new growth and development on streets, parks, and public safety.

7.9 POLICIES

Utility Services

- 1. All development within the city should comply with the Wastewater and Water Master Plans that are approved by the city.
- 2. Wastewater and Water Master Plans that consider development in 5, 10 and 20 year increments should be developed to guide growth and renovation of City services.
- 3. Private utilities should be planned and sited consistent with best management practices.
- 4. Where appropriate, the city should use grants, tax increment financing, or other means to assess and fund infrastructure improvements.
- 5. The city should obtain necessary water rights for groundwater pumpage whenever possible through annexation, acquisition from landowners, or through application.
- 6. Water conservation should be supported throughout the city and the region.
- 7. Plan to provide storm water collection and treatment through use of grassed infiltration areas and encourage the use of new or improved technology whenever practical.
- 8. Adjacent property owners, to reduce the financial burden on city taxpayers, should provide routine maintenance of grass swales.
- 9. Capital improvement plans should be developed for all City service categories. These improvement plans shall be designed to accommodate expansion and renovation over 5, 10 and 20 year increments. They shall be monitored and upgraded when warranted.

Public Services

- 1. The city should maintain facilities and personnel at a level that provides citizens with services that are reasonable and affordable.
- 2. Promote the use of geographic information systems (GIS) as a means of improving the provision of city services.
- 3. investigate participation in the Bonner County Geographic Information System Consortium to promote consistency of data resources.
- 4. Continue to provide library service to the community commensurate with the rate of growth and support a reciprocal library user program with Bonner County Library District.
- 5. Continue to support regional efforts to conserve energy, promote recycling efforts, and reduce solid waste.
- 6. Continue to research and investigate improvements to public services and use new and improved technology whenever practical.
- 7. Continue to provide professional and efficient processing of development and building permits.

Public Safety Services

- 1. Continue to encourage citizen involvement in crime prevention programs.
- 2. Continue to cooperate with the Fire District to plan and provide for the location of fire stations and to plan for adequate water flow for fire protection.
- 3. Continue to work with and support emergency service providers.

Education Services

1. Initiate working with the West Bonner County School District # 83 to plan for and implement the District's long-range facility plans.

2. Middle schools and high schools should be located close to arterial and collector streets.

3. School and park facilities should be located together when possible to reduce costs.

4. Work with the West Bonner County School District # 83 to share programs and educational opportunities whenever possible.

5. Continue to support and encourage higher education and workforce training opportunities and programs.

6. The city should pursue a cooperative effort to fund a community and /or performing art center.

8.0 TRANSPORTATION: describes the community's transportation infrastructure, identifies priorities and outlines goals and policies for the future.

8.1 BACKGROUND

As Priest River continues to grow, the demand on the transportation system will increase. Both internal and external systems will need attention. Internal circulation considers transportation facility issues within the city, while external circulation considers transportation issues between Priest River and other areas in the region. Much of the future transportation system planning will rely on collaborative efforts between jurisdictions. The City of Priest River and Idaho Transportation Department are responsible for road construction and maintenance in and around the community.

Priest River's street system is described in terms of a functional classification of streets, which divides them into principal arterials, major collectors, and local streets. The width, access points and traffic volume determine the functional street classification of a roadway. The comprehensive plan proposes the future functional classification of streets based on a review of existing and future land use **(Appendix 10-2 Proposed Roadway Classifications).** The following is a description of each class of roadway:

Minor Arterial Streets: Minor arterial streets are intended to move traffic, loaded from collector streets, between areas and across the city or region. Residential property should not be permitted to access directly onto arterial streets. Minor Arterial streets are intended to carry between 5,000 and 10,000 vehicles per day.

Major Collector Streets: Major collector streets are intended to focus primarily on mobility needs and less on access than minor collectors. They are intended to carry between 2000 and 5000 vehicles per day.

US-2 splits the community between the historical district and the more northerly residential districts, and is a vital element in the community's transportation system. It is a major east/west route through the region that connects Priest River with Sandpoint and Newport, Washington.

State Highway 57 connects with US-2 at Priest River's only street light and is a major north-south link to the community of Priest Lake.

8.2 PHYSICAL CHARACTERISTICS OF THE CIRCULATION INFRASTRUCTURE

The following data includes:

- 1. the general locations and widths of major traffic thoroughfares, other traffic ways, and the maintenance thereof;
- 2. rail lines;
- 3. access control;
- 4. street naming and house numbering;
- 5. bicycle routes; and
- 6. airports.

8.3 PRINCIPAL ARTERIAL STREETS

(U.S. and STATE HIGHWAYS, reach service capacities in the principle arterial category seasonally) Source: Idaho Transportation Dept. Division of Planning District 1Data from 2002 Compiled January,2003

U.S. Highway 2

- **Location:** The highway enters Idaho at Oldtown at milepost 0.00. The highway passes through Priest River and Dover before merging into US-95 at Ponderay at milepost 28.73. The highway enters Priest River's City limits from the west at milepost 5.375 and exits at milepost 6.861.
- **Length:** The portion of highway in Priest River is 1.486 miles long.
- Width: US-2 from Oldtown to Priest River is a two-lane highway except for mile post .000 to .527 where the highway is four lanes (Richardson). The average width of the travel lanes are 12 feet. US-2 from Priest River to Ponderay is 36 feet wide, with the right-of-way width from 100 to 120 feet.
- **Surface:** The surface is paved with asphalt.
- Traffic Counts: 24- Hour annual average 7,201
- Level of Service This value has not been determined for US-2 at Priest River.
- The description of traffic conditions along a given roadway or at a particular intersection. The level of service ranges from "A," which is the best, to "F," which is the worst. It reflects factors such as speed, travel time, freedom to maneuver, traffic interruptions, and delay. Typically, there is a peak hour condition in the a.m. and a peak hour condition in the p.m. for which a roadway or intersection is analyzed for capacity and level of service
- **Maintenance:** The Idaho Transportation Department maintains this highway.
- **Direction:** Undivided
- Final Index: 3.85
- Crack Index: 5.00
- **Roughness Index:** 2.60 (0.00 rough to 5.00 smooth)
- Friction Index: 44.0 (Friction measured when pavement wet. Typically between 20 100)
- **Priority:** 148
- Pavement Age: 40
- Federal Aid Route No.: 12

• Pavement Management Program/Capital Improvement Plan

- 1. Pavement surfacing of US-2 from the intersection of State Highway 57 and US-to the Priest River Bridge.
- 2. Intersection Improvements (Geometric enhancements) for the intersection of US-2 and State Highway 57.
- 3. Guardrail Blunt End Replacement on US-2

State Highway 57

- **Location:** The highway begins at Priest River at milepost 0.00 and goes north to Nordman, ending at milepost 37.23. Enters City limits at milepost .000 and Leaves City Limits at milepost 1.295.
- **Length:** The entire length of the highway is 37.23 miles long. In the Priest River City limits the length is 1.295 miles.
- Width: SH-57 is designated to be 28 feet in width. The average width of the travel lanes are 12 feet. Its right-of-way width varies from 80 to 100 feet.
- Surface: The highway is paved with asphalt.
- Traffic Counts: 24- Hour annual average 1,759
- Level of Service: This value has not been determined for SH-57 at Priest River.
- **Maintenance:** The highway is maintained by the Idaho Transportation Department.
- Pavement Management Program/Capital Improvement Plan
- Intersection Improvements (Geometric enhancements) for the intersection of US-2 and State Highway 57.
- **Direction:** Undivided
- **Final Index:** 3.53
- Crack Index: 3.70
- Roughness Index: 3.30 (0.00 rough to 5.00 smooth)
- Friction Index: 38.0 (Friction measured when pavement wet. Typically between 20 100)
- **Priority:** 110
- Pavement Age: 21
- Federal Aid Route No.: 5778

8.4 MAJOR COLLECTOR ROADS

Larch Street

- Location: This north-south trending road intersects US-2 at milepost 6.47
- Length: 2100 ft.
- Width: 24' wide, 60' right-of-way
- **Surface**: High Flex

3rd Street

- Location: This north-south trending road intersects US-2 at milepost 6.24.
- Length: 3500 ft.
- Width: 24' wide, 60' right-of-way
- **Surface**: High Flex: from the intersection of Third St. and First St. to Dixon St., and south from Jackson Ave. to US-2. Graded and Drained: from the intersections of Dixon St. to Jackson Ave

4th Street

- Location: This north-south trending road intersects US-2 at milepost 6.17.
- Length: 4700 ft.
- Width: 24' wide, 60' right-of-way
- Surface: High Flex

Wisconsin Street

- **Location:** This north-south trending road intersects US-2 at milepost 6.22.
- Length: 1063 ft.
- Width: 34' wide, 60' right-of-way
- **Surface**: High Flex

11th Street

- Location: This north-south road intersects US-2 at milepost 5.67.
- Length: 1250 ft.
- Width: 24' wide, 60' right-of-way
- **Surface**: High Flex: From the intersection with US-2 north to the intersection with Jefferson Ave. Graded and Drained: From the intersection with Jefferson Ave. north to Beardmore Ave.

Treat Street

- **Location:** This north-south road intersects US-2 at milepost 6.38.
- Length: 1050 ft.
- Width: 30' wide, 60' right-of-way
- **Surface**: Graded and Drained: From intersection with US-2 north to end. High Flex: From the intersection with US-2 south to the intersection with Montgomery St.

Montgomery Street

- **Location:** This east-west trending road intersects with Treat St. and ends 200 ft. to the west of Pine St.
- Length: 1494 ft.
- Width: 24' wide, 60' right-of-way
- **Surface**: Graded and Drained: From intersection with Wisconsin St. west to end. High Flex: From the intersection with Wisconsin St. east to the intersection with Treat St.

Jackson Avenue

- Location: This east-west trending road intersects SH-57 at milepost 0.08.
- Length: 3000 ft.
- Width: 24' wide, 60' right-of-way
- **Surface:** Low Flex: Between the intersections of First St. and Ninth St. High Flex: Between the intersections of Ninth St. and Tenth St.

Jefferson Avenue

- **Location:** This east-west trending road intersects SH-57 at milepost 0.15.
- Length: 3600 ft.
- Width: 24' wide, 60' right-of-way
- **Surface:** Low Flex: Between the intersections of First St. and Ninth St. High Flex: Between the intersections of Ninth St. and Eleventh St.

Lincoln Avenue

- Location: This east-west trending road intersects SH-57 at milepost 0.22.
- Length: 3150 ft.
- Width: 24' wide, 60' right-of-way

• **Surface:** Low Flex: Between the intersections of First St. and Ninth St. High Flex: Between the intersections of Ninth St. and Tenth St.

Beardmore Avenue

- Location: This east-west trending road intersects SH-57 at milepost 0.26.
- Length: 2850 ft.
- Width: 24' wide, 60' right-of-way
- **Surface:** Graded and Drained: For 1200 ft. west of the intersection with Ninth St. Gravel: Between the intersections of First St. and Ninth St. Also between Fourteenth St. and approximately 1200 ft. west of the intersection with Ninth St.

James Street

- Location: This east-west trending road intersects SH-57 at milepost 0.48.
- Length: 350 ft.
- Width: 24' wide, 60' right-of-way
- Surface: Graded and Drained

Hemlock Street

- Location: This east-west trending road intersects SH-57 at milepost 0.77.
- Length: 500 ft.
- Width: 24' wide, 60' right-of-way
- **Surface**: Gravel

Fir Street

- Location: This east-west trending road intersects SH-57 at milepost 0.95.
- Length: 550 ft.
- Width: 24' wide, 60' right-of-way
- Surface: Graded and Drained

8.4 LOCAL STREETS

No Physical data is presented for local streets.

CEDAR ST	CEMETERY RD	LARCH ST	
CHURCH ST	DICKINSON AVE EIGHTH ST	MAIN ST	MAPLE AVE MERRIT LN
DIXON ST			
FIFTH ST	FIRST ST		RIVENES AVE
FRANKLIN ST	GLIDDEN AVE	RIVERS END	SECOND ST
GREGORY ST	HARRIET ST	SEVENTH ST	SHANNON LN
HIGH ST	JONES AVE	SHULTZ AVE	SIXTH ST
KANIKSU ST	KLUTH ST	SUMMIT BLVD	TENTH ST
THIRD ST	TROUDT CT	VELTRI CT	WARREN AVE WASHINGTON ST

8.6 RAIL LINES

Burlington Northern/Santa Fe

• **Location:** The Washington Division of the Burlington Northern/Santa Fe (BNSF) operates the Montana Rail Link Railroad which handles freight between Kootenai, Idaho, and Butte, Montana.

This line enters Bonner County on the western border of the county near Oldtown. The line travels east exiting the county into Montana at Section 27, Township 55 North, Range 3 East.

- **Length:** The main line through the City is approximately 1.5 miles long. The main line through the county is approximately 50 miles long.
- **Schedule:** No set schedule is established for the main line.
- **Freight:** Both lines are used to ship lumber, petroleum, potash, and other products. A loading platform is located east of Wisconsin Street and north of the Pend Oreille River. Approximately three to seven trains travel through Bonner County each day. The number of cars in each train varies (BNSF).

8.7 ACCESS CONTROL

Designated/Controlled State Highway Approaches

US-2 has a Functional Classification of Principle Arterial and is Access Type III, or Type IV where there are four lanes. SH57 has a Functional Classification of Major Collector and is Access Type I. From Shirley Walson, ITD, 208-772-1297

Designated/Controlled Priest River Highway Approaches

Arterial hard surface. No access rules for the County roads. Commercial access requires 300 feet of sight distance and separation between access points.

Rail Crossings

Ungated: 60 feet south of the intersection of Wisconsin and Montgomery Street.

Controlled Intersections (Traffic Signals)

Location: At the intersection of Hwy 57 and US-2

8.8 STREET NAMING AND HOUSE NUMBERING

Street Naming

City streets are designated by Priest River's City Council and approved by the County's emergency services.

House Numbering

House numbers are assigned by Priest River's Public Works Department.

8.9 BICYCLE ROUTES

0.4 miles of bicycle path along the west edge of Hwy 57 beginning at the intersection of Beardmore Avenue and Hwy 57.

8.10 AIRPORTS

Priest River Municipal Airport

- **Capacity:** Capacity is defined as the maximum number of flights an airport can routinely handle in an hour. Aircraft operations: average is 21/day, 81% transient general aviation, 19% local general aviation Aircraft based on the field: 19, Single engine airplanes: 16, Ultra-lights: 3
- Airport use: Open to the public
- Sectional chart: <u>GREAT FALLS</u>
- Control tower: no
- **ARTCC:** SEATTLE CENTER
- FSS: BOISE FLIGHT SERVICE STATION [1-866-258-9068]
- **NOTAMs facility:** BOI (NOTAM-D service available)
- Attendance: UNATNDD
- Wind indicator: lighted
- Segmented circle: yes
- Lights: DUSK-DAWN
- ACTVT LIRL: CLICK 3 TIMES CTAF.
- **Rating:** General service. An airport with a turf or paved runway with or without an instrument approach.

8.11 FUTURE CONDITIONS

The timing, location, and expansion of the transportation system are important factors affecting future urbanization. Transportation planning is a regional issue and should be addressed in collaboration with surrounding communities and other agencies. What happens in Priest River has an impact on other systems and vice versa.

Priest River is participating in regional transportation planning as a participant in the Bonner County Area Transportation (BCAT). Bonner County is growing and becoming a destination for regional tourism.

BCAT was formed to address the county's transportation planning needs. Regional transportation planning requires an understanding of the past, recognition of current conditions, and the ability to provide an economically achievable, environmentally balanced, and consumer friendly transportation system that enables the region to reach its full potential. BCAT provides a coordinated planning effort between the public, cities, small towns, the county, the state, transit providers, and tribal groups.

A major concern of the community relative to transportation is maintaining and improving the livability of the community in the face of increasing population and transportation needs. The city should continue to be diligent and flexible in order to accommodate future traffic while maintaining acceptable levels of service.

The assigned functional classification of roads needs to be reviewed and updated periodically to determine whether growth is occurring as projected. Because roads are a major investment and a significant influence on urban growth, critical analysis of road improvements is an ongoing project. The proposed Master Transportation Plan is designed to be a flexible framework guiding future transportation infrastructure.

City of Priest River Comprehensive Plan

Priest River's population and density may not be sufficient to generate enough support for a fixed route transit service. As the area grows however, a higher percentage of residents would support transit services for work, shopping and health care trips. Of greater importance is a regional transit service for the area. Consideration should be given to a public transportation system to connect Priest River to regional destinations.

Pathways provide greater access and mobility for non-motorists in a safe and convenient environment. The downtown historic district, waterfront, parks, and schools need to be accessible via a safe trail network. Pedestrian/bikeways will be a desirable option to travel between communities and other destination and can help foster the creation of greenbelts and other open space projects.

8.12 GOALS

- 1. Enhance and develop a transportation system designed to promote livable neighborhoods, reduce traffic congestion, facilitate the safe, efficient movement of people and freight, and consider pedestrians and bicyclists in all transportation plans and improvements.
- 2. Develop plans and circulation designs that enhance community attractiveness, the efficient movement of traffic throughout the City, and encourages pedestrian access.
- 3. Plan for increased development and traffic along the Pend Oreille and Priest River waterfront's as these areas develop for community use and for recreational development.
- 4. Consider all available options to fund basic street improvements and maintenance of transportation assets within the community.

8.13 POLICIES

- 1. The transportation system should contribute to community livability.
- 2. The city should plan and protect future transportation corridor rights-of-ways from encroachment and preserve adequate right-of-way for future roadway corridors and improvements.
- 3. Plan for increased utilization and development along waterfronts for recreation, tourism, and community services.
- 4. Continue maintaining and improving streets, based upon available funding, to meet present and future needs.
- 5. Continue to participate in regional transportation planning.
- 6. Develop access management standards that maintain safe and efficient traffic flows.
- 7. Improve and enhance safety and traffic circulation and maintain an acceptable level of service (LOS) on local street systems.
- 8. Develop procedures to minimize negative impacts and protect transportation facilities, corridors, or sites during the development review process.
- 9. The city should increase opportunities to use alternative modes of transportation (walking, bicycling, rideshare/carpooling, etc.) through improved access, safety, convenience, and service.
- 10. Consider all available options to fund roadway improvements and maintenance projects.
- 11. Continue coordination with the Idaho Transportation Department, Bonner County, and nearby cities.
- 12. The city should develop and implement a citywide trail plan to facilitate pedestrian and bicycle use and provide connection and linkage throughout the community.

- 13. Continue to review all development proposals to assure the continuity of sidewalks, trails, bicycle paths and pedestrian ways.
- 14. Encourage land use regulations that promote safe and adequate pedestrian and bike access for school children.
- 15. Continue to improve the condition (width, surface and grade) of existing walkways and incorporate accessibility requirements whenever possible.
- 16. The city should develop a Master Transportation Plan that looks forward approximately 20 years. The plan would recommend street standards, functional street classifications, and traffic improvements to reach transportation goals. The plan would include short-term projects (5 years), medium term (6 to 10 years), and long term (11 to 20 years).

9.0 RECREATION: Identifies local recreational resources and ensures the provision and maintenance of desirable recreational space and public programs.

9.1 BACKGROUND

This component includes an analysis of parks, public lands and campgrounds; parkways and scenic drives; trails; water-related recreation, to include marinas/boat access, beaches/public access, fishing and other water-related recreational activities; and other recreational activities.

Parklands in other Idaho municipalities are acquired and maintained through a variety of funding tools. The success that other municipalities have had with the establishment and maintenance of parks can be duplicated by the City of Priest River. In the City of Post Falls, Parks are currently acquired through donations, leases or purchase. The City of Post Falls also has a development impact fee that is used to purchase capital facilities for parks.

The current system of parks and recreational facilities available to Priest River residents and visitors are maintained by the City/County, State, and Federal government. They are listed below with a some facility information to aid the User.

9.2 TYPICAL PARKLAND CATEGORIES

Different parks provide different recreational opportunities and services. As identified below, parks can be classified into one of six general categories: playground, neighborhood, community, specialty, linear, and regional.

Playground (mini-park) provides for young children. This park's primary function is to provide an active area for the pre-school to early grade-school-aged children of the neighborhood. These parks are usually two acres in size or smaller and are within five minutes walking time of the residents they are intended to serve.

Neighborhood Parks provide a combination of active and passive recreation opportunities for all age groups in a defined neighborhood. The park should be centrally located and provide some forms of passive recreation, such as picnic areas, shade trees or walking areas. They range in size from two to five acres and are within 1/2-mile maximum walking distance of the residents they are intended to serve.

Community Parks provide a wide range of passive and active recreational opportunities for an entire community. An important asset for a community park is a focal point to attract users and to provide a special identity to the park. Community parks are more intensely developed offering facilities to satisfy the needs of all age groups. Good auto access and parking must be provided. Developed and maintained for intensive use, these parks are often in conjunction with a school facility and range from five to ten acres.

Specialty Parks provide a special type of recreational opportunity. Examples are golf courses, historic sites, baseball fields, softball fields, soccer fields, and swimming pools.

Linear Parks are corridors of land which provide public access between different locations for recreational or transportation purposes. Improvements can include facilities to aid walking, hiking and bicycling and rest stations. An example of this category is the Millennium Trail.

9.3 PARKS

Population forecasts indicate that there will be an increased local demand for additional parks, green space and recreation programs. Regionally, the Priest and Pend Oreille Rivers can be developed to attract more tourists to Priest River and provide more recreational opportunities for City residents. Recreation and fitness trends indicate more time will be devoted to leisure and health pursuits.

Parks and facilities will require continued modification and improvement to meet accessibility requirements. Senior citizens are an important and growing part of the community and their recreational wishes will need to be adequately addressed.

Public access to the Priest and Pend Oreille Rivers is very limited. West Bonner County Park and the Mud Hole are the only public parks with river access and should be protected. Obtaining additional river access should be considered at every opportunity. The currently undeveloped lands bordering the rivers have great recreational potential if planning and acquisition commences before further development along the river takes place.

The use of existing trail systems continues to grow. There is a growing need for a well designed and regionally connected trail system to link communities and other destinations. Cooperative efforts by communities on the Millennium Trail system can bring an exciting recreational feature to the Sandpoint/Priest River/Oldtown region.

Federal

3 area parks/campgrounds maintained by the Army Corp of Engineers: Mudhole, Albeni Cove, Riley Creek

• Albeni Falls Dam

The U.S. Army Corps of Engineers operates Albeni Falls Dam Cove on the Pend Oreille River. The park offers a day-use area with swimming and boating. Toilets are available.

• The Priest River Mudhole

Located 1 Mile E of Priest River on Highway 2. Priest River. Water, toilets, showers, dock, 32 foot travel trailer spaces, boat launch, swimming.

Riley Creek

15 miles W of Sandpoint, 1 mile S of Laclede. Pend Oreille River. Water, toilets, showers, 32 foot travel trailer spaces, swimming, dump station, boat ramp, dock, 67 units.

State

Priest Lake State Park

- Location: 33 miles north of Priest River on the east shore of Priest Lake
- Size/Length: 3 Units, 755 Acres
- Elevation: 2,400 Feet
- Description: Noted for its clear water, glacier-carved Priest Lake extends 19 miles and is connected to the smaller Upper Priest Lake by a placid, 2-mile-long thoroughfare. The Selkirk Mountain Range towers nearby. Priest Lake State Park has an abundance of beautiful scenery and recreation opportunities. Park trails follow giant cedar-hemlock forests and crystal clear creeks. By traveling the rugged roads originating from one of the three park units (Lionhead, Indian Creek, or Dickensheet) and heading east into the mountains, white-tailed deer, moose, black bear, coyote, or mountain goat (the latter rare) may be seen. Priest Lake feeds Priest River, and the Dickensheet Unit at the park is a popular entry point for raft and canoe trips down the river.
- **Recreation:** Boating, camping, fishing, hiking, mountain biking, picnic area, swimming, wildlife viewing, Nordic skiing, ice fishing
- **Facilities:** Flush toilets, boat ramp, camping, dock, group facilities, parking, picnic tables, handicapped facilities, dump station, firewood available, playground, horseshoe pits, volleyball area, public phone
- Fishing: Bull trout (endangered), cutthroat trout, kokanee salmon, lake trout (Mackinaw)
- **Camping:** Dickensheet Unit: 11 campsites, no hookups. 22-foot maximum RV length, open April-Nov.
- Indian Creek Unit: 92 campsites, 11 hookups, 50-foot maximum RV length, open year-round.
- **Lionhead Unit:** 47 campsites, no hookups. 22-foot maximum RV length. May-Oct. Reservations can be made for campsites at Priest Lake. There are also group camping facilities at Squaw Bay.
- **Trails:** There are ½ mile hiking trails at the Lionhead and Indian Creek Units and a 3/4- mile trail at Viewpoint.
 - Season: Year-round (Indian Creek Unit)
- Fee: Camping and motor vehicle entrance fee

Round Lake State Park

- Location: 10 miles south of Sandpoint off US 95
- **Size/length:** 142 acres
- Elevation: 2,122 feet
- **Description:** 58-acre Round Lake was formed by glacial activity nearly 1 million years ago. A 2mile trail encircles the lake. The park is an excellent wildlife viewing area and one might expect to see wildlife ranging from gophers, muskrats, and mink to bobcats, black bears, and white-tailed deer. The lake is only 37 feet deep, so it warms sufficiently for comfortable swimming. Round Lake campsites are shaded by

towering western red cedar, western hemlock, ponderosa pine, Douglas fir, and western larch.

- **Recreation:** Camping, canoeing, hiking, picnic area, Nordic skiing, ice fishing, wildlife viewing, swimming, boating-electric motors only, guided nature walks, interpretive program and ice skating
- **Facilities:** Camping, boat ramp, picnic tables, flush toilets, dump station, firewood available, showers, horseshoe pits, group facilities, public phone
- **Fishing:** Largemouth bass, bullhead catfish, crappie, perch, and pumpkinseed. Camping: 53 campsites. 22-foot maximum RV length. No hookups. RV dump station.
- **Trails:** A walk on the 2-mile "trappers" nature trail around the lake will take hikers under canopies of western white pine, Engelmann spruce, grand fir, lodgepole pine, black cottonwood, paper birch, red alder, and rocky mountain maple. The self-guided botanical trail also includes a view of the state flower, the syringa, which blooms in late June.
- Season: Year-round
- Fee: Camping and motor vehicle entrance fee.

County or City

4H Park

Situated at the corner of Fourth and Jackson Streets next to the Senior Center. This park was developed by the 4-H Club and their leaders as a service project. The park offers 2 picnic tables and is adjacent to the city's tennis courts and basketball court. There are restroom facilities at this park.

Downtown Park

The park is situated on the corner of High and Treat Streets in the downtown area. The small park offers a swing for children and a single picnic table. This location offers a place to rest and relax while perusing the downtown Priest River area. The steam engine on display is one that was used to run sawmill equipment and skid logs in the 1920's; there are no restroom facilities in this park.

Priest River City Park

This park is situated on High Street and is about 6 blocks West of the downtown area. The park was recently designed and reconstructed and is ADA accessible, including the restroom facilities. The park features 5-picnic tables and a complete play area for children. Also, a covered pavilion with a BBQ pit is a favorite spot for locals or quests to relax in a quiet atmosphere for lunch and picnicking with the whole family. The park is the site for the City's annual Timberfest activities. It is also a very popular destination for school picnics where kids can romp around safely.

West Bonner County Park

Located on Railroad Avenue just East of the Merritts' Bridge on the North bank of the Pend Oreille River. This park offers a small pavilion with a BBQ grill pit. There are 3-picnic tables and playground equipment for children. This park also has a boat launch and plenty of parking. From this launch, you can access miles of the Pend Oreille River and Lake Pend Oreille some 25 miles East of the river.

9.4 Public Lands

All state and federal lands are open to public recreation including camping, hunting, fishing, photography, hiking, mountain biking, horseback riding, wildlife observation, boating, skiing, rock climbing, and swimming. Outside of designated recreation areas there is a three-day maximum use for camping by an individual, persons, or group. No camping may occur within 100 feet of any development.

AGENCY	ACRES	PERCENT
Federal Land	493,027	44.3%
BLM	11,520	
National Forest	472,655	
Other	8,852	
State Land	169,701	15.3%
Endowment Land	167,238	
Fish and Game	1,660	
Parks and Recreation	805	
County	4,521	0.8%
Municipal Land	4,117	
Private Land	440,698	39.6%
Total	1,112,064	100%

Table 6. Bonner County Acreage Distribution

Source: Idaho Department of Commerce

Federal

The Kaniksu national Forest can be found north and south of the City of Priest River. The Kaniksu (kanic-su) National Forest is one of three forests comprising the Idaho Panhandle National Forest. The Kaniksu National Forest is located in northern Idaho and northeastern Washington and is comprised of 904,081 acres. There are twenty-five developed campgrounds. Most of the forest's trees are second or more growth. However, there are groves that have never known the logger's axe. Perhaps the best example in the Forest is the Roosevelt Grove of Ancient Cedars. Located fourteen miles northwest of Nordman, Idaho, this grove contains 800 to 3000-year old giant cedars and is a good day trip from any of the campgrounds along Priest Lake

State

State Lands ownership in the vicinity of the City of Priest River

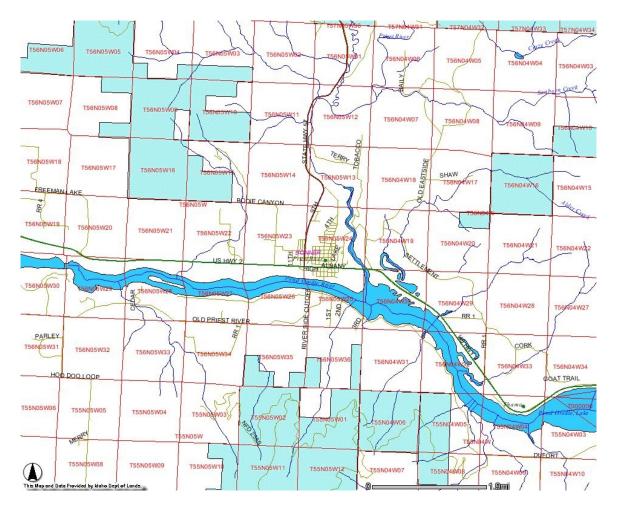


Figure 4. Vicinity map of Priest River delineating adjacent state ownership (in light blue).

Source: Jim Moore ,Land Records Data Coordinator, Idaho Department of Lands

County

Bonner Park West is located just west of the confluence of Priest River on the Pend Oreille River. It is a day-use area only. It is 2 to 3 acres in size and offers a boat launch, a swimming area, picnic tables, running water, and restrooms facilities.

9.5 CAMPGROUNDS

Federal

Table 7. Federally managed campgrounds

Campground	Location	Attractions/Facilities	Ownership
Priest River	1 mile E. of Priest	Priest River. Water, toilets,	Army Corp of
	River on Highway 2	showers, dock, 32 foot	Engineers
		travel trailer spaces, boat	
		launch, swimming	
Riley Creek	8 miles E. of Priest	Pend Oreille River. Water,	Army Corp of
	River, 1 mile S. of	toilets, showers, 32 foot	Engineeers
	Laclede	travel trailer spaces,	
		swimming, dump station,	
		boat ramp, dock, 67	
		spaces.	
Albeni Cove	4 miles W. of Priest	Pend Oreille River. Water,	Army Corp of
	River on Old Priest	toilet, dock, 26-foot travel	Engineers
	River hwy.	trailer spaces, boat launch,	
		swimming, 13 units	

State

Table 8. State managed campgrounds

Campground	Location	Attractions/Facilities	Ownership
Dickensheet	23 miles N. of Priest	On the Priest River.	Idaho State Park
	River	Toilets, canoe/raft launch,	(Priest Lake State
		24 foot travel trailer	Park)
		spaces, 11 units.	
Indian Creek	34 miles N. of Priest	On Priest Lake. Water,	Idaho State Park
	River on the east side	toilets, showers, 32 foot	(Priest Lake State
	of Priest Lake	travel trailer spaces,	Park)
		store, docks, sand beach,	
		dump station, shallow	
		boat ramp (poor	
		condition), 92 units.	
Squaw Bay	46 miles N. of Priest	On Priest Lake. Water,	Idaho State Park
	River (Coolin)	toilets, showers, 32 foot	(Priest Lake State
		trailer spaces, 8-man	Park)
		cabin with kitchen, beach,	
		group camp area.	
Lionhead	46 miles N. of Priest	On Priest Lake. Water, pit	Idaho State Park
	River at the north end	toilets, dock, beach, boat	(Priest Lake State
	of Priest Lake.	launch, 47 units.	Park)

9.6 PARKWAYS AND SCENIC DRIVES

There are numerous scenic roadways in and around Priest River. Three such tours are described in Nancy Renk's book: Driving Past.

Tour 1: Pend Oreille River - This tour follows the north bank of the Pend Oreille River on Highway 2 (recently dedicated as a scenic byway) as far as Priest River and returns along the south side on Dufort Road to Highway 95. The tour visits Bonner County historical sites that include the community of Dover, the Seneacquoteen ferry landing, downtown Priest River, and Sagle.

Tour 5: South Loop - This tour is a loop through the southern and western ends of Bonner County. It passes through Cocolalla and Careywood on Highway 95 south of Sandpoint. It then travels west on Highway 54 to Spirit Lake in Kootenai County. From Spirit Lake it heads north on Highway 41 to Priest River. Points of interest include Cocolalla Lake, the Hoodoo Valley, and Albeni Falls. **Tour 6: Priest Lake** - This tour starts just east of Priest River and follows the Eastside Road to Coolin at the south end of Priest Lake. It then continues up the west side of the lake as far as Nordman, returning to town along Highway 57. Points of interest include the Diamond Match Company flume, the Priest River Experimental Forest, a view of the Sundance Fire burn area, Priest Lake, and the Hanna Flats Cedar Grove.

9.7 CROSS-COUNTRY SKIING

Schweitzer Mountain Resort

Schweitzer Mountain Resort offers 8K of groomed track for Nordic skiing and diagonal stride. Round Lake State Park, located 10 miles south of Sandpoint, has 10 miles of various groomed trails for Nordic and diagonal stride. (See Table 3.1 for other Nordic skiing trails.)

Priest Lake State Park, Indian Creek

The site of a large Diamond Match Company logging camp, is located 11 miles north of Coolin on the east side of Priest Lake and is open year-round. Park headquarters are located here. In the winter, Indian Creek Unit offers access to a myriad of cross-country skiing opportunities.

9.8 TRAILS

by John Linch

Priest River has the opportunity to showcase scenic vistas of the Pend Oreille and Priest Rivers, and the surrounding mountains/forests, while accessing its parks, schools and fabulous historic district, through a <u>Planned Trail System</u>. There is now a tremendous opportunity to work toward a Bonner county network of trails that will attract many additional visitors to our area by linking trails through Priest River to area/county trails.

The trail system is one of the four major ground transportation systems that traverse Priest River. Showcasing these four transportation systems with interpretation centers, linking them together with the trail system and highlighting their scenic and historical attributes will increase the pride in Priest River while enhancing the intrinsic values. The development and linking of these four transportation systems will attract more tourists and additional businesses which will improve the economy of Priest River and the surrounding area.

The history of the development of Priest River is tied to the building of these transportation systems. From the ice age and the passing of the glaciers the Pend Oreille River was used along with the parallel trail system. First was the passage of the Indian Tribes to the Montana buffalo hunting grounds. Then the explorers (David Thompson) and trappers mapped and worked through the area. The Jesuit Fathers (DeSmet) followed to convert the Indians. As the White Man settled the valley there became a greater need for improved trails and larger conveyances on the River. Ferries were developed to cross the River and link trails and settlements together. Steamboats transported goods and passengers. Miners used these conveyances to access the trails to the backcountry.

The Great Northern Railroad was built though the area in the late 1800's and reached the Washington border in 1892, before being constructed on to Spokane. This brought on the advent of the logging period. Sawmills, vast log drives, flumes, River Pigs, steam donkeys and many more logging terms were used in this country. A vast network of trails for horses/pack mules and hiking were used to access and supply these logging camps. The Beardmore Stage Line ran from Priest River to Priest Lake.

The final surface transportation system was the construction of the Highway. US-2 was originally US-10A and was a popular route to Glacier National Park. In 1998 it was declared the Panhandle Historic Rivers Passage Scenic Byway between Oldtown and Sandpoint. This is also a portion of the Selkirk International Driving Loop.

It is critical that we discuss the four transportation systems together (highway, railroad, river and trails) in the trails portion of the Comprehensive Plan. Developing and linking these systems together is very important to the future of Priest River and Bonner County. The links, interpretation and resulting green belts will provide a destination area for many travelers that will work to revitalizing the economy of the area.

Trails in Process:

Great Pend Oreille River Passage National Millennium Trail – (Pedestrian/bicycle) from Oldtown to Sandpoint paralleling US 2. Four segments exist as of December 2004. One segment will be constructed in 2005-6 and a sixth segment through Priest River is in the fund raising stage. This trail is part of the Bonner County Transportation Plan and the Priest River Area GEM Community plan.

The Millennium Trail through Priest River will enter the West City limits in the South R/W of US2 to High Street. It will then follow High Street, Pine or Spruce, Montgomery, Main, High, and McKinley before tying into the existing trail section in East Priest River. This route will give safe access to the Middle School from the South. The route will access City Park, vistas of the Pend Oreille River, improved access to West Bonner County Park, Pend Oreille River, historic Great Northern Railroad, the Kaiser House Museum and Chamber Headquarters. It will then loop through Historic Downtown Priest River and give good access to City hall and the Post Office before tying back in US 2.

This trail links the four parallel surface transportation systems.

Planned Trails:

River Loop Trail: (Pedestrian/bicycle) This trail will tie to the Millennium Trail at Wisconsin. Tie into South Montgomery to West Bonner Park to the Priest River. Under the Railroad and tie into the North/South Street back to US2 and the National Millennium Trail.

Priest Lake/Priest River Trails:

- 1. Pedestrian/bicycle trail to follow highway 57
- 2. Motorized trail to follow East Side Road to Coolin
- 3. Motorized trail to follow Bodie canyon to tie to Forest Service Trails

Grade School Loop: Safe Passage to School Route (Pedestrian/bicycle). This route also links the senior center. From US 2 and 4th Street along 4th Street to Grade School, turn on Harriet to 6th, Street, to Lincoln and the West to tie into Highway 57.

Old Priest River Road/Dufort: This trail is in the Bonner County Transportation Plan (Pedestrian/bicycle). Oldtown to Sagel with a link into Priest River Trails across the Pend Oreille River (Merritt Bridge.)

Hiking and Backpacking

The Kaniksu National Forest is a place of beauty and solitude, of activity and tranquility and of pristine wilderness and groomed forest. It is a place for hiking, camping, birding, fishing and many other recreational activities.

Bicycling

North Idaho Bikeways

Missions Statement and Goals: To develop a bicycle and pedestrian path system connecting communities, neighborhoods, businesses, schools, parks, and recreational areas for Bonner and Boundary Counties in the North Idaho Panhandle.

Schweitzer Mountain Resort Trails

You can explore alpine meadows and rugged mountain terrain by mountain bikes at this venue. Bike rentals are available.

Snowmobiles

Priest Lake State Park, Indian Creek

The site of a large Diamond Match Company logging camp, is located 11 miles north of Coolin on the east side of Priest Lake and is open year-round. Park headquarters are located here. In the winter, Indian Creek Unit offers access to over 200 miles of marked, groomed snowmobile trails.

Table 9. Trail systems and their uses.

Trail	Location	Description	Jurisdiction	Snowmobiling	Nordic Skiing	Mountian Bikng	Hiking and Horses
Granite Pass System	3 mi. N. of Nordman	4 trail system, parking for 15 cars.	Priest River Ranger District (Federal)	X			
Hanna Flat	4 mi. S. of Nordman	Parking for 15 cars.	Priest River Ranger District (Federal)		X		Χ
Priest Lake State Park	33 mi. N. of Priest River on State Hwy. 57	Store, camping, electricity, parking for 25 – 30 cars.	Priest Lake State Park (State)	X	X		
Chipmunk Rapids	21 mi. N. of Priest River on State Hwy. 57.	Parking for 10 cars, 2,500-foot elevation, snowmobiles prohibitied	Priest River Ranger District (Federal)		x	x	
Schweitzer Mtn. Resort	11 mi. NW of Sandpoint off US-95	Day lodge, food, lodging, equipment rentals	Schweitzer Mountain Resort (private)		X	X	X

9.9 BEACHES

WEST BONNER COUNTY PARK

Located on Railroad Avenue just East of the Merritts' Bridge on the North bank of the Pend Oreille River. This park also has a beach, docks, and plenty of parking. From this launch, you can access miles of the Pend Oreille River and Lake Pend Oreille some 25 miles East of the river.

The Priest River Mudhole

Located 1 Mile E of Priest River on Highway 2. Priest River. Water, toilets, showers, dock, swimming.

9.10 WATER-RELATED RECREATION

Marinas/Boat Access

Table 10. Marina and boat access locations.

Body of Water	Location of Facility	Ramp Condition	Parking Spaces	Docks	Fuel	Camp Sites
Pend Oreille River	Dock-N-Shop	No Ramp	16	Yes	Yes	None
Pend Oreille River	Bonner Park West	Good	10	Yes	No	None
Priest River	Priest River Recreation Area (The "Mudhole")	Good	15	No	No	1
Pend Oreille River	Albeni Cove Recreation Area	Good	15	Yes	No	13
Pend Oreille River	Thama	Poor	8	No	No	None
Pend Oreille River	Riley Creek Recreation Area	Good	60	Yes	No	68
Pend Oreille River	Laclede	Fair	3	Yes	No	None
Pend Oreille River	Willow Bay Marina	Good	48	Yes	Yes	20
Pend Oreille River	Morton Slough Access Area	Fair	6	Yes	No	15

Fishing

Lake Pend Oreille

Lake Pend Oreille is renowned for fishing. In its pristine state, the lake was a fishing paradise where huge native fish including bull trout, westslope cutthroat trout, and squawfish , were regularly taken. In years past, the United States Fishery Commission stocked the lake with nonnative fish to the detriment of the native species. (Wuerthner 80) Among the nonnative fish stocked in the lake are rainbow trout, whitefish, brook trout, and lake trout (also known as Mackinaw). The most sought-after fish are the lake's Kamloops rainbow trout and kokanee salmon. (Wuerthner 80)

Population estimates place the number of rainbow trout over 17 inches in length in Pend Oreille at 15,500 fish. According to Ned Horner, there "must be a 35 percent reduction in the rainbow population to have a chance of keeping the kokanee population going." All sizes of rainbows feed on kokanee, with predation by rainbows comprising 82 percent of the loss of kokanee attributed to being eaten by other fish. While bull trout and lake trout also consume some kokanee; however, their

impact is not as significant because they live in deeper, colder water where they exhibit slower growth rates and consume far fewer kokanee than rainbows. If nothing changes, the kokanee population will collapse and there will be a corresponding collapse in the rainbow fishery. (Cooper)

With the kokanee population in peril, rainbow predators need to be reduced quickly and significantly. Rainbow regulations have been liberalized and anglers are encouraged to harvest more fish. Starting in January 2000, six trout, with no more than two rainbow or two cutthroat trout, will be permitted. (Horner)

Priest Lake

Starting in January 2000, the lake will be open year-round for all methods of fishing. The limit will remain two fish of any kind. Harvest of cutthroat and bull trout will remain closed. For those interested in boat angling after the first of the year, the only usable ramp is generally at Priest Lake Marina in Kalispell Bay. (Horner)

9.11 OTHER RECREATIONAL ACTIVITIES/FACILITIES

Golfing

Ranch Club Golf Course lies just west of the city of Priest River, about 30 miles west of Sandpoint on Highway 2, with nine holes. (208) 448-1731.

Snowmobiling

With elevations ranging from 2,500 to 7,000 feet and plenty of winter snows, Priest Lake is one of the best places in the state for snowmobiling. Winter's carpet of white can take snowmobilers to places few others will ever see at this time of year. Riders can reach many of the peaks in the Selkirk range and access spectacular views of the high country in winter.

"Priest Lake is an all around great destination for snowmobilers. You've got a fantastic trail system of over 400 miles that circumvents the forest and goes around one of the prettiest lakes in Idaho. There's not another trail system I can think of that goes completely around one of our largest lakes. You can take a trail ride and stay on groomed maintained trails for 8 or 9 hours fueling up halfway and see the lake from 360 degrees. It's spectacular."

9.12 GOALS

- 1. Provide a park system that includes many park types, each offering varied indoor and outdoor recreation.
- 2. Create public recreation opportunities by developing and expanding parks and indoor recreational facilities that meet the needs of all citizens.
- 3. Provide and encourage open space to meet passive and active recreational needs.

9.13 POLICIES

General

1. Maintain the adopted level of service for parks and continue to identify opportunities to acquire parkland.

2. The city should fully maintain city parks and green spaces and take advantage of technological changes.

3. Continue to move towards accessibility in accordance with Americans with Disability Act requirements.

5. Continue to use volunteers and local student groups, when possible, to assist with park maintenance.

6. The city should develop a street tree-planting plan and consider requiring trees be planted as a condition of development approval.

- 7. Consider developing standards that promote increased shade in parking lots.
- 8. Seek to acquire and develop parks through a variety of sources, including but not limited to general taxes, utility franchise fees, park impact fees, general obligation, local option tax, public and private partnerships, certificates of participation, and private grants and foundations.
- 9. Develop a parks master plan to site future parks and open space.
- 10. For cost efficiency, develop multi-use facilities by implementing maintenance agreements.
- 11. Develop partnerships between the City of Blackfoot and the Blackfoot School District, Bingham County, non-profit organizations and private parties to acquire and develop lands for joint use.
- 12. As new subdivisions are developed, highways are expanded, or other land use changes occur, the city should use these opportunities to:
 - a. Provide greenways, bicycle paths and pedestrian walkways which will provide access to public parks, schools, commercial development, neighborhoods and places of employment.
 - b. Acquire park sites and encourage parks and open space as part of new developments by either donation or placing cash in a park fund.
- 11. Preserve and develop land along the Pend Oreille and Priest Rivers for recreational use.
- 12. Investigate the possibility of establishing impact fees for park use.

Trails

- 1. The Trail System should improve and contribute to community livability.
- 2. The Trail System will create safe passage to schools.
- 3. The City should plan for and protect future trail corridor rights-of-way including greenbelts.
- 4. Maintain and continue improving trail systems, based on available funding, to meet present and future needs.
- 5. Be involved in regional trail planning through existing trail committees and the Bonner County Transportation Committee. (BCAT)
- 6. Develop trail systems to minimize effects and be compatible on other transportation systems.

- 7. Develop a trail system that will enhance the scenic viewing areas, historical portions of Priest River, interpret and tie into other transportation systems.
- 8. Develop signage of trail systems that will provide for safety of users, provide directional signing to other local amenities and attractions, interpret the historic, culture, environmental and scenic views, and have up to date regulatory signing.
- 9. Consider all available options to fund trail improvements and maintenance. Continue coordination with the Idaho Department of Transportation, US Forest Service, Army Corps of Engineers, Bonner County and nearby cities.

10. SPECIAL AREAS OR SITES: Identifies areas of special importance, especially historical value, and plans for preserving and/or enhancing them.

10.1 BACKGROUND

Cultural and historic resources contribute to the overall well being of a community and provide for an economic base by attracting quality businesses, residents and tourists. Today, the Priest River community is actively engaged in expanding its cultural and historic resources through the combined efforts of citizens and citizen groups. The Priest River Historical Society plays an active role in preserving the heritage of the community.

10.2 AREAS OF ARCHAEOLOGICAL SIGNIFICANCE IN PRIEST RIVER AND BONNER COUNTY

Bonner County has a remarkable variety of site types from Native American and prehistoric to earlyday settlements, and there are many areas within Bonner County that contain significant cultural resources. The first people to venture into northern Idaho were big-game hunters seeking woolly mammoth and giant bison. They left spear-points and bones behind, but little else. Humans were always on the move, and in all likelihood, the indigenous people living in Idaho at the time of white exploration were not direct descendants of earlier inhabitants. People shifted their territories in response to changing climate, food availability, and pressures from other people.

There are many areas within Bonner County that contain archaeologically significant resources. Bonner County's lakes and rivers, especially the immediate shoreline areas, are culturally "highly sensitive." The shorelines have yielded valuable information about the past inhabitants. Bonner County has "an amazing variety of site types" from Native American and prehistoric to early-day fur trading and development of transportation. However, not much archaeological work has occurred away from the edge of the water.

Bonner County's bountiful waterways offered gathering sites for the Native Americans. Priest Lake, Lake Pend Oreille, and the Pend Oreille River were used for year-round villages: fall fishing stations, winter hunting, and summer fishing.

10.3 PEND OREILLE (KALISPELL) TRIBE

The Pend Oreille (also called the Kalispel) Tribe were immigrants from the west, who moved upstream along the Columbia River and its tributaries. The Kalispel occupied a territory that extended 20 miles north of Sandpoint and included all of the Pend Oreille and Priest River drainages, north to present-day British Columbia, and east along the Clark Fork River to the Plains, Montana area. Their tribal land extended into Washington as well. The Kalispel were divided into the Upper and Lower Kalispel, with the dividing line at approximately Albeni Falls Dam.

The Kalispells were closely related to the Coeur d'Alenes and other Interior Salashan peoples. Cultural artifacts include coiled baskets, rawhide containers, horn spoons, and stone pestles. Kalispel clothing

closely resembled that of the Great Plains groups. Long lodges of double lean-to construction were commonly used as winter shelters in small villages. Mat-covered, conical summer lodges were gradually replaced by tipis after horses were acquired. The tribe relied upon fishing, hunting, and gathering roots, like camas lily, for food. They fished Lake Pend Oreille, and they used the Clark Fork route to Montana for buffalo hunts.

10.4 KOOTENAI TRIBES

The Kootenai were originally plains dwellers from the east who were pushed into northern Idaho by the powerful Blackfoot tribe. Early explorers, fur traders, and missionaries remarked on the distinct features of their language. The Kootenai Indians are linguistically unrelated to any other Idaho tribes, and these people remain among the few cultures in North America that have been classified as a separate entity.

The territory of the Lower Kootenai included the expanses from the Montana-Idaho border and the Selkirk Range summit and between the Canadian border and the divide between the Kootenai and Pend Oreille drainages. Upper Kutenai were located in British Columbia (Hudson, 1981). The Kootenai lived in tipis and used bark canoes, elk-horn framed buckskin saddles, cedar bows and storage boxes, carved wooden bowls, and some sun-dried pottery. Their clothing resembled that of the Plains Indians.

10.5 SIGNIFICANT ARCHAEOLOGICAL SITES

Petroglyphs

Lake Pend Oreille

In the vicinity of the eastern shores of Lake Pend Oreille is a large Native American petroglyph. This petroglyph occupies an area 18-feet in length and ranges from 2 to 7-feet in height. It contains 28 figures, most of which appear to be stylized bear tracks. Other representations in the petroglyph include two sets of circles and a zoomorphic figures of possibly a deer. Similar rock sites are present elsewhere around the lake and its islands.

Priest Lake

At Priest Lake there are pictographs that J.E. Ryan, a former Forest Supervisor of the Kaniksu National Forest, describes in a letter as: On a granite cliff located on the west shore of Priest Lake, Idaho, about six feet above high water mark, is a strip of painting approximately four feet long by six to eight inches tall, that is quite legible.

10.6 SUMMARY OF CURRENT MAJOR STUDIES

The federally owned Albeni Falls Dam and Lake Pend Oreille Project (the project) was authorized and completed in the 1950s. The project does not comply with current cultural resource laws, regulations, and guidance. The Seattle District, U.S. Army Corps of Engineers, has prepared a draft Cultural Resources Management Plan to help bring the project into compliance.

The banks of the Pend Oreille River and Lake are home to the largest known sites of late Pleistocene or early Holocene archaeological sites in the Pacific Northwest. The resource is highly significant as it includes the sites most capable of contributing information on very early prehistoric adaptations in the Northwest.

In spite of the project's adverse effects, many of the sites still appear to have sufficient physical integrity to support scientific research. The erosion-resistance of the compact lake sediments may be largely responsible. It is likely that early sites are encased in lake sediments rather than the easily eroded sandy mantle, therefore there might be differential preservation of early sites. Because the firm lake sediments also may be more easily protected by mechanical means, such as riprap, there may be excellent potential for preserving the earlier sites in place (U.S. Army Corps of Engineers).

10.7 PRIEST RIVER HISTORICAL AND ARCHITECTURAL SIGNIFICANCE

The natural riches of Priest River and Bonner County's forestlands, waterways, and minerals, and its transportation corridors eventually drew other people to the area. Euro-Americans are thought to have made contact with the Native Americans of this general area in the early 1800s.



Figure 7. Photo of Priest River historic District taken in the early 1900's. Courtesy of Bonner County Museum.

Early Priest River Idaho

by Bob Gunter

Follow the Pend Oreille River for about 20 miles and you will come to Priest River, Idaho. By the year 1880 settlers started showing up in the Pend Oreille Valley. The real growth started in the 1890's when the Great Northern Railroad started laying its lines through the area. Among the laborers hired were many Italians from Southern Italy. Like most small towns that sprang up on the railway Priest River got its start along the railroad tracks. The City of Priest River is named for Joel Priest, railroad traffic agent.

The little village experienced numerous fires and its close proximity to the river brought floods. The cutting of timber began the real growth of the area and lumber milling is still present in the area today.

The visitor to Priest River should take time to walk around the historic district. A good place to start is the old Keyser House that now houses a museum and the Chamber of Commerce. The house was built in 1895 and was recently moved to its present location. Walk a few steps down the street to 117-225 Main Street. There you will find the Presta Building which is now called Mercer's Memories. This building at one time housed the Rex Theater, a billiard parlor, a restaurant, a laundry and the stage line.

Hotel Charbonneau is located at 207 Wisconsin Avenue in Priest River. There were several hotels in town but The Charbonneau was the cream of the crop. It was built in 1912 and operated as a hotel until 1989 when it was abandoned. It was a place for the wealthy and for people passing through town on business. Nell Shipman, old time actress and producer, spent time at the hotel. It has been preserved and one should not go to Priest River without seeing the Charbonneau.

Charles Beardmore and his wife were on the scene in early Priest River. The Beardmore Block is located at 109-119 Main Street and 302-310 High Street and was built in 1922. Beardmore was one of the towns more successful businessmen and his wife represented the area in the State Legislature. His buildings were home to his lumber and sawmill company. He operated a stage line from Priest River to Priest Lake and the building housed the Rex Theater, mercantile store, Diamond Match Company offices, butcher shop, a hardware store, and a grand ballroom.

Close by at 114 Main Street stands the River Pig Inn. The original brick building housed a store, a pool hall, and was one of the most notorious houses of prostitution in the history of Priest River. There is much more to see when you visit this small town on the river. You will be taking a trip back in time to the days of lumber and railroading that made the area what it is today.

Additional information on selected buildings in the Priest River Historic District

As the area began to be settled, Priest River's commercial district started along both sides of the great northern tracks on Montgomery and South Montgomery Streets (now Railroad Avenue), harvesting the vast natural growth and development. Both fire and flood were antagonists along the tracks, until the advantages of more space and higher ground created the commercial core of buildings we know today.

The Historic Districts period of significance (1912-1924) began with the construction of Citizens State Bank opposite the existing Wright Building (1907), and concluded with the Interstate Telephone Company Building in 1924. This historic era was one of prosperity for Priest River and period maps indicate the downtown core housed more structures than exists now, many of modest dimensions and simple construction. Some trades, such as blacksmithing passed from existence with changing lifestyles and times.

Properties with a * are listed in the National Register of Historic places.

***Presta Building** 117-225 Main St.; (Mercers Memories) was constructed in 1914 Of brick masonry and features raised brick adornments in diamond motif and circular patterns. The three bays with recessed entries and store windows indicate the original intent for three commercial enterprises under one roof. The building was occupied by a wide array of businesses over the years including the Stage Line, the Rex Theater, Empress Billiard Parlor, a restaurant, and laundry.

***Kaniksku Mercantile**, 207-209 Main St., (Bargain Barn) was constructed in 1913 of simple brick masonry, however the two storefronts have been modernized and do not reflect their historic period. This building housed both Burgan Furniture and Bucks hardware.

***City Market**, 205 Main St. (Kenco Napa Auto Supply) is a two story brick building with inset wood and brick panels; it still features the original window casings and placement. Two apartments upstairs are typical of historical downtown construction. Originally, this building was constructed to house an existing market, which predated this structure.

***309 High Street** was built in 1920 and represents the simple wood framed, false fronts typical of this era. Its asbestos siding of imitation brick pattern are likely original and typical. This sort of building would house an office, apothecary, or perhaps a small retail store. This was home to Priest River's first real estate office, that of Ricka McClean.

Charlie Mears Residence, 202 Wisconsin Street, is a three-story wood frame building of imposing stature built in 1915. It was considered a mansion by the youth of early Priest River.

***The Hotel Charbonneau**, 207 Wisconsin Street, was framed in 1912 and faced with stucco over metal lath with a three-story brick addition that was constructed in 1920. Considered the most elite hotel of several Priest River at the time of its construction, the Charbonneau operated continuously as a hotel until 1989, when it was abandoned. The hotel catered to the wealthy and business travelers, rather than regular boarders. This grand hotel was recently purchased and is being renovated for room rental, development of a film studio and lab activities, other business ventures.

Henley's Union 76 Gas Station & Service Garage, Wisconsin & High Streets., was built in 1923 and faced with stucco, incorporating small decorative turrets on the corners of the service station. It is a good example of early automotive service architecture and illustrates the importance of tourism historically.

Paul Mears Store, 120 Wisconsin Street. (Joodle Bug's), constructed of brick in 1914, retains some of the original adornment which is still visible along High Street. Originally a general mercantile store, the building was a major purveyor to early Priest River. Its warehouse was the building now occupied by West Bonner School District 83, Joodle Bugs, and Plain & Simple Quilting.

***The Beardmore Block**, 109-119 Main & 302-310 High Street, built in 1922, remains Priest River's most imposing building. The Beardmore Bock represented a departure from the vernacular architecture that had characterized the city's core development in the preceding years. The design reflected styling popular in the early decades of the twentieth century. Ornamental decorations used to distinguish the building, rather than simply accommodate commercial needs, is exemplified by extensive terra cotta in cornice and curled rafter's tails accented by the gargoyles in the corner blocks. Purple leaded glass accentuates the top portion of the windows.

Charles Beardmore was one of Priest River's most resourceful entrepreneurs, and Mrs. Beardmore represented the area in State Legislature. The second floor of the building housed his lumber, logging, and sawmill offices. He also operated a stage line to Priest Lake specializing in outing and parties. The Beardmore's general mercantile store, Diamond Match Company offices, apartments, butcher shop, and the Priest River hardware. It also housed a grand ballroom and retains two of the original safes.

Young Residence, 101 Main Street, is Tudor stucco home built 1902-06 by a local rancher and contractor. Placed over the original boardwalks of Priest River, it was one of the social centers of an active community.

River Pigs Inn, 114 Main Street, consists of two buildings built in 1989, connecting to the earlier 1920's brick building constructed by Charles Naccarato and sons. The original building housed a store and pool hall. It was one of Priest River's most infamous houses of prostitution.

*Citizens State Bank, 218 High Street, is a compact, single story building of brick masonry construction and an attractive example of simple, functional design. Featuring an angled entrance to High and Main Streets emphasizes a welcoming glass door and sidelights; the building's accents are achieved through pediment porch roof and honeycomb brickwork. The bank was robbed several times and still has the original safe. The first bathroom was installed in 1997.

***Interstate Telephone Company**, 212 High Street, (Office Services) is a modest brick structure that employs brick color schemes and decorative concrete. It features contrasting dark soldier bricks with concrete cornice detail offsetting the entry and windows with heavy wood framing. For many years it was a real estate and insurance office.

***Runck's Garage** 208 High Street, (Millward Equipment Co.) was built in 1920 of brick masonry construction, with little adornment, for utilitarian purposes. The low stepped papet is the one stylistic

feature used to offset the plain ruggedness of its design. Originally the local Dodge dealership, it has provided vehicle service for more than 75 years and is still going strong.

C&C Café, 215 High Street, (AJ's Country Kitchen); a fixture of downtown dining since the 1930's. In the 1980's the business expanded its dining room into a 1910 structure, which was originally the smokehouse for a butcher shop located in the neighboring Wright Building. The current dining room was once a gambling den.

The Wright Building, 221 High Street, was built as a single story brick structure in 1907 to house the Wright Saloon previously destroyed in a fire in 1904. Adding a second floor in 19190, it became a prominent building with an upstairs dance hall.

***IOOF Building** (Odd Fellows), 216-218 Main Street, is a two story, brick clad structure was built in 1914. Unadorned construction, highlighted with brick imbrications and square brick piers, provided a commercial ground floor and meeting hall above, which still has the original, stamped tin ceiling.

The Annex, 224 Main Street, (Loggers Bar) was added to the original King's Hotel and may have been a house of prostitution, as were many buildings in Priest River. The hotel was destroyed by fire in 1984.

Keyser House serves as a museum and timber education center and the Chamber of Commerce office. The house was built near town in 1895 and was the first balloon framed stick structure built with square nails. It was constructed for one of the area's founding families and was recently moved to its present location. Although not historically significant to the district, it is considered a prime example of rural farmhouses of this era.

Priest River Grain Co., 325 Wisconsin Street built about 1920, is a well preserved, wood framed structure exhibiting its function of grain processing, storage, and transportation.

10.8 SIGNIFICANT HISTORICAL AREAS

Italian Settlement

Some of the Italian laborers working on the Great Northern Railroad settled near Priest River in the 1890s. The group included six Naccarato brothers from Grimaldi, Italy. They acquired land in this vicinity and supported their families with a combination of farming and railroad work. The area soon became known as the Italian Settlement, shortened to just the Settlement today.

10.9 FERRY LANDINGS

Seneacquoteen (Laclede)

The era of the ferryboat in what is now Bonner County began and ended at Seneacquoteen, or as the crossing was to be later known Laclede. The ferryboat age lasted about 100 years, beginning in the mid 1800s.

Seneacquoteen is located on the banks of the Pend Oreille River at the mouth of Hoodoo Creek, opposite the town of Laclede and 12 miles downstream from Sandpoint. Seneacquoteen was used as a crossing by the Native Americans long before explorers came to this region. Wide meadows, rich with lush grass, made it a desirable campsite, and it was used as such by tribes many years before David Thompson also noted it.

The first settlement in Bonner County was at Seneacquoteen. In the 1860s, Seneacquoteen served as a supply point, as well as a ferry crossing, along the Wild Horse Trail. It may have served, in earlier times, as a fur trade depot and stopover point for traders and travelers along the Pend Oreille River. In later years, it was a supply-point and headquarters for the Boundary Commission and the Northern Pacific Railroad construction crew. Seneacquoteen was also the site for the construction of a steamer, *Mary Moody*, in 1864, which was commissioned by the U.S. government as a mail carrier. During that same year, Seneacquoteen was named the seat of the newly designated Kootenai County.

As the early 1900s were dawning, changes in north Idaho came quickly. A momentous change occurred on the north side of the river with the arrival of the Great Northern Railroad. A sawmill was built soon after. These developments led to the founding of the Laclede community, whose growth quickly eclipsed Seneacquoteen. The ferry was later appropriated by Bonner County and renamed the Laclede Ferry. With the first wagon bridge at Sandpoint in 1910, the old crossing faded into the sunset. In 1957, the Laclede Ferry was discontinued, and the ferry was never replaced by a bridge.

Albeni

In 1891, Albeni Poirier ran a ferry below the falls on the Pend Oreille River. The ferry was only a small part of the overall activity at this landing. Albeni Cove was an ideal landing for riverboats carrying passengers and freight on the Pend Oreille River. From the cove, a traveler could proceed overland to Rathdrum or walk around the falls and board a boat for Seneacquoteen, Kootenai, or Cabinet. Following the arrival of the Great Northern Railroad, the falls became a very popular place. The cove had a saloon, school and a butcher shop.

Priest River

A ferry operated from the bottom of what is now known as the "Joe Young Hill" to a point directly across the river. The crossing was about a one-tenth of a mile downstream from the present highway bridge.

To the north, the logging industry was thriving, while on the south side of the river, farming and ranching supported many settlers. The ferry provided access to the south side of the river for merchants and farmers. In 1916, a bridge was built to replace the ferry.

10.10 EARLY DAY TRAILS

A network of trails that served as trade, hunting, and gathering routes for the Native Americans crisscrossed what is now Bonner County. The Pend d' Oreille Trail was a major east-west trade route through the Kalispel territory and north along the Clark Fork and Pend Oreille rivers.

With the settling of Euro-Americans in the Northwest, efforts were begun to improve overland transportation through the region. Trails used by the fur traders became routes for miners, missionaries, and settlers.

Gold miners traveled the Wild Horse Trail, a main early-day route that leads from the ferry landing at Seneacquoteen through Bonner County into Canada, on their way to the Wild Horse mines in British Columbia. This trail was used by the Native Americans, long before the arrival of the white man to the area, to travel from the Spokane River, over the Rathdrum Prairie, to the Seneacquoteen ford across the Pend Oreille. The trail continued northward to a Kootenai River crossing near what would later become Bonners Ferry. The Wild Horse Trail was a section of what David Thompson called the "Great Road of the Flatheads".

10.11 CEMETARIES

According to Bonner County Historical Society records, there are more than 51 cemeteries and burial sites in the county. The oldest cemetery in Bonner County is located at Senacquoteen.

10.12 EARLY DAY LOGGING CAMPS

The Diamond Match Company established several logging camps in the Priest Lake vicinity. One such camp was located at present-day Indian Creek State Park. A log flume left from those early years is preserved at the State Park.

10.13 CCC TRAILS

The Civilian Conservation Corps (CCC) brought hundreds of young men to northern Idaho during the 1930s. This emergency relief program offered employment to single men, 18 to 25 years old, who came from families receiving public assistance. In exchange for work, the men agreed to send most of their \$30 monthly wage home to their families. While in northern Idaho they built roads, trails, campgrounds, and lookouts; planted trees; battled white pine blister rust, and fought fires. There were 13 CCC camps in the area between Priest River and Priest Lake.

10.14 EARLY DAY MINING



Priest River Museum & Timber Educational Center in Priest River.

Figure 8. Farmer Jones Mine, Priest River, Idaho

Priest River Quadrangle Mines and Minerals

The following table lists the recorded mining claims in the Priest River quadrangle listed with the Idaho Geological Survey.

Table 11. Listing of mines on file with the Idaho Geological Survey located in the Priest River quadrangle.

Deposit	Latitude	Longitude
Alice Group	48.8494	-116.9933
L. and M. Prospect (L&M)	48.8131	-116.9956
Boulder Mountain	48.8047	-116.9833
Plowboy-Bluebell Prospect (Plowboy Mine; Mountain Chief Mine; Bluebell Group)	48.7964	-116.9142
Mountain Chief Prospect (Bluebell Group; Plowboy Mine)	48.7958	-116.9239
Kootenai No. 2 Prospect	48.7847	-116.9
Gem Copper Mining Co.Prospect (Iron Horse Group)	48.7792	-116.8928
Milwaukee Group (Lone Ranger; Centennial; Navigation Mine)	48.7736	-116.8861
Vat Group	48.7525	-116.9972

Deposit	Latitude	Longitude
Mosquito Bay Prospect	48.7422	-116.8475
Uranium Deposit	48.6958	-116.8192
Hotchkiss Prospect (Hines Deposit; Poorboy-Slowpoke; Nordman; Silvertip)	48.6619	-116.9906
Golden Eagle Claims	48.6561	-116.9336
Idaho Copper Prospect (Virginia Lakeshore; Virgina; Virginia-Old Dominion Group; Lode Star Group; Milwaukee)	48.6525	-116.8733
Granite Creek Prospect	48.6431	-116.89
Unnamed location	48.6431	-116.7933
Lakeview Prospect	48.6075	-116.9514
Unnamed location	48.5961	-116.9303
E. Priest Lake Prospect	48.6067	-116.7764
Milwaukee Mines Prospect (Milwaukee Camp No. 1; Calispel Group; Kalispell Group; York Group; Santa Fe Group; De Soto Group)	48.5725	-116.9128
Unnamed location	48.5614	-116.8161
Unnamed location	48.5442	-116.7944
Woodrat Mine (Kaniksu; Golden Eagle Group; Burnt Cabin Group; Rat Group)	48.5336	-116.9094
Green Nugget (Last Chance)	48.5081	-116.8906
Priest River Mining Co. Prospect (Farmer Jones Mine)	48.2653	-116.9617
Brittania Mining Co.	48.245	-116.9667
Cuban Prospect	48.2269	-116.9094
Unnamed location	48.21	-116.9292
Bodie Canyon Prospect	48.2058	-116.9475
Swanson-Dechamps (Henry Holmes)	48.2031	-116.955
Maurice J. Avery Property	48.1994	-116.93

Source: Idaho Geological Survey

10.14 GOALS

- 1. The unique cultural and historical resources of Priest River contribute to the overall well being of the community, and enhance the economy by attracting quality business, residents, and visitors.
- 2. To recognize the many benefits of the area's historic resources, the city seeks to protect, enhance, and perpetuate the historic resources that represent elements of the city's cultural, archaeological and architectural history.
- 3. To work with the community as partners to encourage, enhance and celebrate our arts and cultural spirit and to support the development of community facilities and cultural programs to enrich the lives of all residents.

10.15 POLICIES

- 1. Encourage the preservation and/or rehabilitation of significant historical, archaeological and architectural sites and structures.
- 2. Continue to support the Priest River Historical Society in their role of identifying, inventorying and recommending areas and sites that should be recognized and/or protected.
- 3. Continue to support the Priest River Museum and consider development of a professional museum program for the future.

- 4. The city should increase public awareness of historic resources through education, signage, and interpretation.
- 5. The city should support the development of a community performing arts center.
- 6. Consider developing a walking tour of local historic sites.
- 7. Encourage cooperative efforts to pursue funding for the arts.
- 8. Encourage activities and events, which will celebrate the historic and cultural heritage of the area as well as creative and artistic endeavors.
- 9. Consider public art in residential neighborhoods, and community and outdoor spaces.

<u>11. HOUSING</u>: Identifies housing needs and plans for improvement of housing standards, neighborhoods, and safe, affordable housing.

11.1 HOUSING STATISTICS

City of Priest River		1980	1990	2000
	Total Housing Units	678	699	771
	Median Value of Owner-Occupied Units	37,800	44,300	80,900
	Median Rent	148	197	441
Bonner County				
	Total Housing Units	13,055	15,152	19,646
	Median Value of Owner-Occupied Units	46,100	60,500	124,500

Table 12. Housing statistics for Priest River and Bonner County.

11.2 GOALS

- 1. The city should promote an adequate choice of housing opportunities within the community to meet the needs of individuals of all socio-economic backgrounds, the elderly and the disabled.
- 2. Housing should be maintained in an attractive safe and sanitary condition for its useful life and for the general appearance of the neighborhoods and the city.

11.3 POLICIES

- 1. Priest River should continue to insure that adequate land is available for future housing needs.
- 2. Encourage a wide range of housing types within Priest River (single-family, multi-family, manufactured, etc.) and choices between ownership and rental units for all income groups in a variety of locations throughout the community.
- 3. The city should support an open housing market free from discrimination.
- 4. Continue to work with private and public housing organizations in Bonner County to develop affordable housing opportunities.
- 5. Encourage the development of well-designed affordable housing units in diverse residential neighborhoods.
- 6. Encourage innovative and efficient housing development compatible with natural features and resources.
- 7. Continue to review the immediate and long-term effects of fees, charges, regulations and standards on housing costs.
- 8. Encourage standards for multi-family housing which promotes the development of units designed for long-term family living. Considerations should include provisions for privacy, child and adult recreation areas, building design & appearance, and landscaping.
- 9. Encourage infill development of vacant lots in developed areas.

10. Continue to support maintenance of housing through application of health, fire, zoning, and municipal code regulations.

12.0 COMMUNITY DESIGN: A program to craft an orderly, attractive and comfortable community through systems of neighborhoods, transportation corridors, public spaces, commercial nodes, and natural areas.



Photo courtesy of the Priest River Development Corporation

Figure 9. View of the City of Priest River, the Pend Oreille and the Priest River.

12.1 BACKGROUND

Community design is used to describe the image and character of a city's natural and developed environment. There are two distinct perspectives to the character of community design. First, community design encompasses all of the physical elements that make up the city and its natural settings. On this scale community design deals with the visual qualities of the city as a whole, as well as its relationship to the surrounding countryside. Height of structures, the type of exterior materials, greenbelts, open space, trails and pathways, control of noxious weeds, location of sidewalks and protecting historic structures, are some of the issues considered as visual qualities of the city.

Secondly, community design deals with the development patterns of specific areas, such as business districts, industrial areas, residential neighborhoods and future development areas. Protecting gateways into the city, landscaping, setbacks, on-street and off-street lighting, traffic access, sign

standards, beautification of streets, parking lots, public land, and state highways are some of the issues considered as design features.

12.2 COMPONENTS AND OBJECTIVES

The type, intensity and arrangement of buildings in a city reflect the social and cultural values of its citizens, the state of its technological development, and its economic base. These concepts of community design interrelate and are key components of the comprehensive plan.

The objective in designing communities for rural areas is to establish residential areas adjacent to main service centers, thereby providing easy access to necessary goods and services. Neighborhoods should be encouraged to develop in a manner that expresses concern and appreciation for the aesthetic quality of the physical environment while retaining their unique characteristics.

The Downtown District has great potential for a community focal point. Significant developable land provides a prime opportunity for an innovative private and/or public partnership. Another resource is the future development of the Pend Oreille riverfront. Through creative street and architectural designs, landscaping etc. the opportunity exists to tie together recreation, rehabilitated historic buildings, cultural uses and a mix of commercial and housing uses. The district would attract tourists and serve as a focal point for city life.

Entryway corridors are arterial roadways entering the community that introduce both visitors and residents to Priest River. City entryways include:

- US-2
- US-57
- High Street's intersection with US-2
- Dufort and Old Priest River Highway

Entryway corridors are a community's "front door." It is acknowledged that the corridor's landscaping, commercial signage and building character provides the first, and oftentimes, the most lasting impression of the entire community.

Construction of new housing is becoming one of the strongest elements in the Priest River economy. This trend should continue and enlarge into the future. There are large amounts of under- and undeveloped land in and adjacent to the City boundaries. The community has a diverse housing stock that provides a product for nearly every economic level of the population.

There are many amenities that maintain and enhance the livability of a community. The "community design" element focuses on an analysis of beautification, landscaping, site design, signage, etc. Maintaining and enhancing the livability of the community relies on conserving the area's natural and historic features, protecting its scenic vistas, enhancing entrance corridors and ongoing efforts to upgrade unique areas of the city.

The community design section provides a means of ensuring that the unique character of Post Falls, by virtue of its topography, vegetation and man-made structures, is both protected and utilized to the benefit of the community. Key factors contributing to community design include:

1) The physical arrangement of the parts of the community setting;

2) Scale of development, which includes the physical shape and size of the built environment; and

3) The relationships between the buildings and the natural setting.

12.3 FUTURE NEEDS

It is important to preserve and enhance the mixture of architectural styles and eras that maintain a sense of historic continuity and link with the past. The rehabilitation of Priest River's historic buildings will require effort. Historic preservation laws at the state and federal level may provide incentives for rehabilitation of historic structures.

As the community grows there should be an increased need for cultural programs and events. An events center / performing arts center remains a desirable future facility to meet the growing needs of the community.

Additional surveys and investigation are necessary to provide the basis for ongoing amendments to the inventory of historical sites and structures that are important to the city's heritage and its character. Unless historically significant structures within the city are identified and inventoried, they may be subject to insensitive renovation or demolition.

Future population growth projections indicate there should be a continuing demand for new housing. The continued construction of quality single-family homes and multi-family units should offset a majority of this expected demand; however, rehabilitation of existing dwellings in older neighborhoods is essential in order to retain the desirable character of those older neighborhoods.

Priest River will continue to develop into the ideal community only by maintaining and upgrading the quality of housing in the community. Idaho Housing & Finance Agency (http://www.ihfa.org/nonprofit_homebuyer.html) indicates that the following socio/economic

groups need consideration in the future:

- Young workers with two wage earners and annual income of less than \$25,000.
- Single parent families.
- Persons with developmental disabilities, physical, disabilities, and chronic mental illness.
- Seasonal workers
- Elderly households.

12.4 GOALS

- 1. Continue to nurture the sense of community pride that Priest River's residents feel for their city and develop an identifiable, positive image for those who live, work, and play within the community.
- 2. The city should create a consistent community identity or theme incorporating Priest River and the natural environment through design and development standards. The Downtown District should become a focal point in the community for public gathering, recreation, and residential and commercial activities.
- 3. Creative access to the Pend Oreille waterfront should be developed so that community members and tourists can easily migrate from the downtown historic area to existing and future businesses and services along the waterfront.
- 4. The community design element should focus on an establishing standards for landscaping, beautification, site design, signage, and creating an identity.
- 5. Maintain and create visual and functional links between major city parks and open space.
- 6. Strengthen the visual character of the city's gateways to clarify the city's structure and improve city-wide identity.
- 7. Encourage the creation and enhancement of landscaping throughout the city.
- 8. Discourage proliferation of visual clutter along public rights-of-way, such as billboards, signs, dumpsters and garishly painted buildings, that results from unplanned development. Encourage tasteful, effective, well-designed signage that clusters business and visitor's interest advertisements efficiently.
- 9. Encourage development design that is aesthetically pleasing and that will reduce the impact on neighboring properties.

12.5 POLICIES

- 1. Consider development of a facility that combines civic, commercial, cultural and recreational uses.
- 2. Develop a plan for the downtown district that includes the establishment of a theme and unifying elements that can be used throughout the district.
- 3. Develop a circulation and access plan that promotes movement and correct development of the Pend Orielle and Priest River waterfront's for community use.
- 4. Promote city beautification through adopted sign control and design standards.
- 5. Consider establishing landscaping and beautification guidelines for city entryways and commercial corridors.
- 6. Encourage the planting and protection of trees as an important resource for the city as they provide linkage to the community's origin as well as provide beauty and wildlife habitat.
- 7. Plan and implement a greenbelt system to provide identity, beautify and recreation opportunity and transition to other land uses.
- 8. Consider initiating a street tree-planting program based on a detailed urban forestry.
- 9. Consider policies or ordinances to preserve and/or replace visually prominent vegetation within the public right-of-way, including existing street trees.
- 10. Support the formation of homeowners' associations that maintain private streets, common neighborhood open space areas, and adjacent landscaping along public rights-of-way in new developments.
- 11. Continue to look for methods of funding maintenance of right-of-way landscaping that is not maintained by a homeowners association.

- 12. Encourage tree planting along the US-2, and Highway 57.
- 13. Review and update Community Design Guidelines in the zoning and subdivision ordinance.
- 14. The city should establish uniform signage for prominent features, public places, and attractions so that visitors can easily navigate within the community.
- 15. Continue to work with other jurisdictions to enhance the views and vistas of the surrounding mountains and of the Rivers.
- 16. Develop a program to expand sidewalk, curb, and gutter throughout the city.

13.0 PROPERTY RIGHTS:

The Property Rights component includes an analysis of provisions which may be necessary to insure that land use policies, restrictions, conditions and fees do not violate private property rights, adversely impact property values or create unnecessary technical limitations on the use of property and analysis as prescribed under the declarations of purpose in Chapter 80, Title 67, Idaho Code. LEGISLATIVE & JUDICIAL HISTORY

In the 1995 Legislative Session, two amendments were made to existing statutes that affect cities and counties regarding land use planning. These statutes, created to avoid the unconstitutional "taking" of private property by a governmental agency, require a review of existing and proposed comprehensive plans and local ordinances that establish standards which might affect private property. These statutes became effective July 1, 1995 (Idaho Association of Counties).

Both the United States and Idaho constitutions provide that private property may not be taken for use by the government without the just compensation for the value of that use. Courts have recognized situations in which just compensation is required:

- a) When a government action causes physical occupation of property;
- b) When a government action causes physical invasion of property; or
- c) When government regulation effectively eliminates all economic value of the property.

Any comprehensive plan policies, zoning provisions or subdivision standards governing private property use should heavily depend upon the government's authority and responsibility to protect public health, safety and welfare. Based upon this premise, the courts have supported the limitation of property use through land use planning, zoning ordinances, setback standards and environmental mitigations. However, if such regulations and/or laws destroy a fundamental property right or impose a substantial and significant limitation on the property, it could be considered a taking (Idaho Association of Counties).

In the 1994 Legislative Session, Chapter 80, <u>Regulatory Takings</u>, was added to Idaho Code, Title 67, <u>State Government and State Affairs</u>. Specifically, Sections 67-8001 through 67-8004 were adopted, imposing a duty upon state agencies to follow a "checklist" developed by the Attorney General's office to ensure that land use standards did not result in a "taking" of private property. The Attorney General issued an opinion and checklist (see Chapter 2). This concept also applies to local governments as a result of 1995 legislative action (see Chapter 3).

13.1 ATTORNEY GENERAL'S CHECKLIST CRITERIA

State and local agency staff must use the following questions in reviewing the potential impact of a regulatory or administrative action on specific property. While these questions also provide a framework for evaluating the impact proposed standards may have generally, takings questions normally arise in the context of specific affected property. The public review process used for evaluating proposed standards is another tool that agencies should use aggressively to safeguard property rights. If property is subject to regulatory jurisdiction of multiple government agencies, each agency should be sensitive to the cumulative impacts of the various regulations.

Although a question may be answered affirmatively, it does not mean that there has been a "taking." Rather, it means there could be a constitutional issue and agency staff should carefully review the proposed action with legal counsel (Idaho Attorney General).

Physical Occupation

Does the Regulation or Action Result in a Permanent or Temporary Physical Occupation of Private Property?

Government decisions or actions resulting in a permanent or temporary physical occupation of all or a portion of private property will generally constitute a "taking." For example, a regulation that required landlords to allow the installation of cable television boxes in their apartments was found to constitute a "taking."

Property Dedication

Does the Regulation or Action Require a Property Owner to Dedicate a Portion of Property or to Grant an Easement?

All land use decisions or standards requiring the public dedication of property or grant of a public easement must be carefully reviewed. The dedication of property must be reasonably and specifically designed to prevent or compensate for adverse impacts of the proposed development. Likewise, the magnitude of the burden placed on the proposed development should be "reasonably related" ("nexus") to the adverse impacts created by the development. A court also will consider whether the action in question substantially advances a legitimate public interest.

For example, the United States Supreme Court determined that compelling an owner of waterfront property to grant a public easement across his property that does not substantially advance the public's interest in beach access, constituted a "taking." Likewise, the United States Supreme Court held that compelling a property owner to leave a *public* green way, as opposed to a private one, did not substantially advance protection of a floodplain, and constituted a "taking."

Viable Use

Does the Regulation Deprive the Owner of All Economically Viable Uses of the Property?

If a land use standard prohibits all economically viable or beneficial uses of the land, it will likely constitute a "taking." In this situation, the agency can avoid liability for just compensation only if it can demonstrate that the proposed uses are prohibited by the laws of nuisance or other preexisting limitations on the use of the property.

In addition to the property dedication and viable use criteria, it is also important to analyze the action's impact on the property as a whole, and not just the impact on a portion of the property. It is also important to assess whether there is <u>any</u> profitable use of the remaining property available. The remaining use does not necessarily have to be the owner's planned use, a prior use or the highest and best use of the property. One factor in this assessment is the degree to which land use action or decision interferes with a property owner's "reasonable investment-backed development expectations."

Land use codes requiring that all of a particular parcel of land be left substantially in its natural state must be carefully reviewed. A prohibition of all economically viable uses of the property is vulnerable to a takings challenge. In some situations, however, there may be pre-existing limitations on the use of property that could insulate the government from takings liability.

Economic Interest

Does the Regulation Have a Significant Impact on the Landowner's Economic Interest?

Land use codes that have a significant impact on the owner's economic interest must also be carefully reviewed. Courts will often compare the value of property before and after the impact of the challenged regulation. Although a reduction in property value alone may not be a "taking," a severe reduction in property value often indicates a reduction or elimination of reasonably profitable uses. Another economic factor courts will consider is the degree to which the challenged regulation impacts any development rights of the owner. As with the viable use criterion, these economic factors are normally applied to the property as a whole.

Fundamental Ownership Attributes

Does the Regulation Deny a Fundamental Attribute of Ownership?

Land use codes that deny the landowner a fundamental attribute of ownership – including the right to possess, exclude others and dispose of all or a portion of the property – are potential takings and may require the landowner be "justly compensated."

The United States Supreme Court recently held that requiring a public easement for recreational purposes where the harm to be prevented was to the floodplain was a "taking." In finding this to be a "taking," the Court stated:

The city never demonstrated why a public green way, as opposed to a private one, was required in the interest of flood control. The difference to the petitioner, of course, is the loss of her ability to exclude others. . .[T]his right to exclude others is "one of the most essential sticks in the bundle of rights that are commonly characterized as property."

The United States Supreme Court has also held that barring the inheritance (an essential attribute of ownership) of certain interests in land held by individual members of an Indian tribe constituted a "taking."

Nexus

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?

A land use standard may "go too far" and may result in a takings claim where it does not substantially advance a legitimate governmental purpose.

In **Nollan**, the United States Supreme Court held that it was an unconstitutional "taking" to condition the issuance of a permit to land owners on the grant of an easement to the public to use their beach. The Court found that since there was no indication that the Nollans' house plans interfered in any way with the public's ability to walk up and down the beach, there was no "nexus" between any public interest that might be harmed by the construction of the house, and the permit condition. Lacking this connection, the required easement was just as unconstitutional as it would be if imposed outside the permit context.

Likewise, regulatory actions that closely resemble, or have the effects of a physical invasion or occupation of property, are more likely to be found to be takings. The greater the deprivation of use, the greater the likelihood that a "taking" will be found.

13.2 REGULATORY TAKINGS AND IDAHO CODE

The following sections of Title 67, Chapter 80, Idaho Code, became effective July 1, 1995, and provide the legal framework for local government's evaluation of regulatory action:

Idaho Code, §67-8001. Declaration of Purpose.

The purpose of this chapter is to establish an orderly, consistent review process that better enables state agencies and local governments to evaluate whether proposed regulatory or administrative actions may result in a taking of private property without due process of law. It is not the purpose of this chapter to expand or reduce the scope of private property protections provided in the state and federal constitutions.

Idaho Code, §67-8002. Definitions.

As used in this chapter:

- (1) "Local government" means any city, county, taxing district or other political subdivision of state government with a governing body.
- (2) "Private property" means all real property protected by the fifth amendment and the fourteenth amendment of the constitution of the United States or Section 13, Article I, of the constitution of the state of Idaho.
- (3) "State agency" means the state of Idaho and any officer, agency, board, commission, department or similar body of the executive branch of the state government.
- (4) "Taking" means an uncompensated deprivation of private property in violation of the state or federal constitution.

Idaho Code, §67-8003. Protection of Private Property

(1) The attorney general shall establish, by October 1, 1994, an orderly, consistent process, including a checklist, that better enables a state agency or local government to evaluate proposed regulatory or administrative actions to assure that such actions do not result in an unconstitutional taking of private property. The attorney general shall review and update the process at least on an annual basis to maintain consistency with changes in law. All state agencies and local governments shall follow the guidelines of the attorney general.

(2) The review process used by a state agency or local government shall be protected by attorney client privilege. Nothing in this section grants a person the right to seek judicial relief requiring compliance with the provisions of this chapter.

Idaho Code, §67-8004. Short Title.

The provisions of this chapter shall be known and cited as the "Idaho Regulatory Takings Act."

13.3 CITY OF PRIEST RIVER LAND USE REGULATIONS

Authority, Purpose and Intent

Priest River's land use standards were adopted pursuant to authority granted by Title 67, Chapter 65 of the Idaho Code, and Article 12, Section 2 of the Idaho Constitution, as amended or subsequently codified.

The zoning, subdivision and other land use standards and procedures were established in accordance with a comprehensive plan and Idaho Code for the purpose of promoting the health, safety, morals and the general welfare of the citizens of the City of Priest River. The zoning regulations have been designed to protect property rights and enhance property values; to ensure that adequate public facilities and services are provided to the people at a reasonable cost; to ensure that the economy of the State and localities is protected and enhanced; to ensure that important environmental features of the State and localities is protected and enhanced; to encourage the protection of prime agricultural, forest and mining lands for the production of food, fiber and minerals; to encourage urban and urban type development within the city; to avoid undue concentration of population and overcrowding of land; to ensure that the development on land is commensurate with the physical characteristics of the land; to protect fish, wildlife and recreation resources; to avoid undue water and air pollution; and to protect life and property in areas subject to natural hazards and disasters (Zoning Ordinance 279, as amended).

The subdivision regulations have been designed to provide for the harmonious development of the city; to provide for the coordination of streets and roads within the subdivision with other existing or planned streets and roads; to provide for adequate open space for travel, light, air and recreation; to provide for adequate transportation, water drainage and sanitary facilities; to provide for continuous growth patterns for the city, thereby avoiding scattered subdivisions of land that would result in "leapfrog" patterns of development served by inadequate water and sewer services; to provide for the orderly administration of the filing of any plat; and to ensure that potential buyers are notified if properties are in a special flood hazard area (Subdivision Ordinance 286, as amended).

Land Use Decisions

Pursuant to and in accordance with the Attorney General's Checklist and Idaho Code, Title 67, Chapter 80, the Priest River Planning and Zoning Commission and Priest River City Council in reviewing the potential impact of a regulatory or administrative action generally, or on private property specifically, conclude upon making each decision whether an action "results in a taking of private property." The decision-making process includes a "findings" framework for evaluating the impact proposed standards may have generally, and in the context of specific affected property.

<u>14.0</u> IMPLEMENTATION: defines specific actions needed to implement and support the comprehensive plan.

14.1 BACKGROUND

The Priest River Comprehensive Plan projects growth for a 20 year time period. This period allows a broad window of time to implement new development ordinances, land use patterns, transportation networks and infrastructure plans. Capital improvement funding strategies, funding sources, and planning techniques are important facets to the plan's implementation and ultimate success.

Because growth projections are based on a "snapshot" in time they often need adjusting due to rapidly changing conditions. Traditional, "hard copy" plans have suffered when this happens because of the time and effort required implementing change. The Priest River Comprehensive Plan is intended to be flexible, providing timely and valuable information for decision makers to use in making timely responses to change.

Implementation is the process that provides direction to accomplish tasks identified in the plan. For the community to receive the benefits derived from following the Comprehensive Plan, the political decision makers should remain resolute in the application of the planning recommendations that have been adopted and in application of the municipal code. Decision makers should also remain sensitive to the needs and priorities of the people. Consistency and fairness in the application of plans and regulations and the ability to chart and follow a course are hallmarks of successful communities.

14.2 IMPLEMENTATION TOOLS

There are several planning tools, which help implement the plan:

Zoning and subdivision ordinances, and zoning map

The policies of the comprehensive plan establish a framework for the zoning and subdivision ordinances, and zoning map. These ordinances establish regulations and standards for land uses and establish a process for dividing property. Idaho law requires that all zoning & subdivision ordinances be in accordance with the adopted comprehensive plan.

Specific plans and regional planning efforts

The city may engage in specific planning efforts that may focus on a particular area of the community. These planning efforts are a more detailed or sharper focused look at a portion of the community. Examples of specific planning efforts are:

Downtown District

• City Public Services Master Plan

In recognizing that many of the issues that impact the future of the community also impact the region (or are generated regionally) the city is involved in many regional planning efforts. These are usually long term planning efforts to address regionally identified issues. Some of the efforts have or will result in plans and some will be ongoing efforts to continually address issues. The following are examples of regional planning groups or organizations issues that the city is involved with • Bonner County Area Transportation (BCAT)

Community Involvement

Citizen involvement and support is a very important implementation tool and it has been strongly affirmed throughout the comprehensive plan process. The public should be aware and involved in the city's planning decisions. Based on public guidance the planning and zoning commission and the city council make their decisions. In effect, this means that the decision process begins and ends with citizen involvement. The City of Priest River encourages all citizens to contact city leaders and to review the comprehensive plan and implementation policies. It is the intent of the Comprehensive Plan to promote citizen involvement in all aspects of building the community.

14.3 CONTINUOUS PLANNING PROGRAMS

The City of Priest River should be responsible for initiating actions to implement the comprehensive plan. Some of these actions may include:

- 1. Coordinating local plans with the regional planning efforts of area cities and Bonner County.
- 2. Reviewing and updating the municipal codes to ensure conformance with the comprehensive plan.
- 3. Evaluating the relationship between projected municipal costs/revenues and land use changes.
- 4. Analyzing alternative financing approaches to reduce tax burden and continue providing quality public infrastructure and services.
- 5. Ensuring that technical information on planning issues is available in an easy-to-use format and available to the public.
- 6. Developing planning documents for water, wastewater, streets, parks and public spaces, and others, as their need becomes apparent. These designs should consider an incremental application for 5, 10, and 20 years.

14.4 CAPITAL IMPROVEMENT PLAN / DEVELOPMENT IMPACT FEE

A Capital Improvements Plan is a multi-year scheduling of public improvements needed to accommodate future growth based on studies of available fiscal resources and the public need. It is enacted as a guideline for public investment of needed facilities and the collection of development impact fees. The Development Impact Fee is a fee that is the amount necessary to mitigate the cost of the community to provide a capital improvement to accommodate growth and is directly related to the impact of the development.

14.5 CAPITAL FUNDING SOURCES

The funding options currently available to municipalities in Idaho for implementation of public improvements include the following categories:

Franchise Fees General Funds General Obligation Bonds Revenue Bonds Enterprise Funds User Fees Local Improvement Districts Tax Increment Financing Community Fund Raising State Grants Federal Grants Private Foundations Private Donations Development Impact Fees Permits/Licenses

14.6 ACTION PLAN

The action list is ambitious, but it is not expected that the Priest River elected officials or City Administration will be accomplishing these objectives alone. This comprehensive plan was created with the help of community organizations, individuals, and the City administration working together. It is expected that the actions represented here will be accomplished through the cooperative actions of citizens, City administration and City leadership. And their cooperation with community and regional entities.

14.7 COMPREHENSIVE PLAN AMENDMENTS

So that the plan remains useful and effective, it should be reviewed and updated periodically. The goals and policies within the comprehensive plan should not be interpreted as unalterable commitments, but rather as a reflection of the best foreseeable direction at a given point in time. It is recommended that a timely review of the plan elements and the goals and policies be conducted to update and/or reaffirm the plan to fit changing circumstances as well as unforeseen planning problems and opportunities. Citizen involvement is an integral part of this review/update process and any amendments should be made in accordance with state law. Much of the data in the Comprehensive Plan can be updated when new data is available or kept fresh with current technology.

The City Council or any group or person may petition the city planning and zoning commission for a plan amendment. On its own initiative, the city Planning and Zoning Commission may also initiate amendments to the Comprehensive Plan.

14.8 GOALS

- 1. Through education, public awareness, and use of technological resources, the city should continue to update the comprehensive plan utilizing current and timely information.
- 2. Public participation and involvement of the citizens of Priest River in the timely review and revision of plan goals and policies should continue in order that the community grows and is guided by relevant, up to date, plans and regulations. The Priest River Strategic Plan should be the implementation guide for the Comprehensive Plan.
- 3. Comprehensive planning also includes widespread cooperation in regional planning efforts with other communities, regional groups, and other government agencies. Priest River should continue its participation and support of regional planning issues.
- 4. Well managed and maintained data resources, tied to a geographic land base and shared electronically, is the foundation of resource planning and a valuable implementation tool of the Comprehensive Plan. Priest River should participate in the establishment and maintenance of a regional Geographic Information System (GIS) so that data will continue to be created and maintained in an orderly system that benefits many users.

14.9 POLICIES

- 1. Update the zoning and subdivision ordinances to conform to the adopted comprehensive plan.
- 2. Utilize the Planning & Zoning Commission to be responsible for review of the
- 3. comprehensive plan, including recommending amendments to City Council on a timely basis and in accordance with the law.
- 4. Amendments may become necessary when there are errors and/or omissions in the adopted comprehensive plan, changes in state or federal laws, or substantial changes in the reported data or conditions within the Priest River planning area.
- 5. Continue to use citizen participation, public education efforts, technological resources, and training in review and approval of the comprehensive plan to promote better understanding by all parties.
- 6. Continue participation with other communities and government agencies to better coordinate planning policies on a regional basis and to support cooperative green space planning, infrastructure planning, and corridor planning throughout the area.
- 7. Continue to support and participate in the implementation of a regional Geographic Information System that enhances the ability to create and use data.
- 8. Review and update the various improvement plans (water, sewer, roads, public spaces, etc.) in a timely manner.
- 9. Continue to use elements of the strategic plan to implement the goals and policies of the Comprehensive Plan.
- 10. Continue to utilize the action plan in the appendix to reach City goals.
- 11. Continue to avoid the adoption of unnecessary regulations and to consider and support private property rights when implementing plans and regulations in accordance with Idaho Code.
- 12. The City should provide a process in the Municipal Code for reviewing the impacts of new regulations.
- 13. Continue to use volunteer groups, commissions, and individuals to focus citizen input and accomplish projects and goals outlined in the Comprehensive Plan.

APPENDIX I CITY OF PRIEST RIVER ACTION PLAN

APPENDIX I: ACTION PLAN FOR CITY OF PRIEST RIVER

This section offers guidance on how to implement the intentions of the Comprehensive Plan. In a tabular format, all recommended actions are described in terms of Who, What, and When. Each action comes directly from the sets of Actions specified in the 13 elements of the Comprehensive Plan. (For example, the actions for Housing are on page 10, the actions for Transportation are on page 13, etc.)

The action list is ambitious, but it is not expected that the Priest River City staff and elected officials will be accomplishing these objectives alone. This Comprehensive Plan was created through broad-based community input. It is expected that many of the actions represented here can be accomplished through citizen committees and cooperation with community and regional entities.

This appendix of the Comprehensive Plan consists of three components:

Comprehensive Plan Action Table: In this grid, an abbreviated description of each action is given. To find the full text of the action and its context within the description of that element, go to the page number given after the element name. Approximate timing is given, as well as suggested lead entity and potential partners.

Resource Cross-reference: The Resource List in the next section has 212 entries. These are organized in this cross-reference table by type of resource. The purpose is to make it easy for the user to locate potential resources for major categories of community development projects.

Resource List: This list of resources includes sections for Federal, State, Local and Private sources. It is a comprehensive set of potential funding and technical resources for work that may be required for the fulfillment of the actions indicated in this plan. The List describes the purpose of each resource, who may apply for it, potential amounts available and who to contact about it.

How to use the Resource List

For any particular action the Comprehensive Plan Action Table, it will need to be determined whether or not outside funding will be required. If so, look at the Resource Cross-Reference and find the appropriate category, and then scan the relevant resources in the Resource List for more detailed information.

The City of Priest River's Action Plan is drawn from the City of Rathdrum's Comprehensive Plan. This action plan will be the basis of Priest River's funding strategy and will be expanded over time by the City's grant writer's. The Citizens of Priest River wish to thank the Citizens of Rathdrum for their assistance with the development of this element of their comprehensive plan.

Potential Resources

Resource Cross-Reference for Priest River Comprehensive Plan

Program Areas

Resource Type

Organizational Development and Technical Assistance

Federal	F3 F4 F5 F6 F9 F10 F18 F19 F21 F23 F24 F25 F29 F30 F38 F39 F42 F50 F52 F54 F56 F58 F60 F63 F65 F66
State	S1 S2 S3 S14 S16 S17
Local	L2 L3 L8
Private	P1 P6 P10 P11 P13 P14 P26 P28 P29 P30 P31 P36 P37 P38 P40 P41 P42 P43 P44 P46 P50 P51 P54 P56 P58 P59 P60 P61 P97 P98 P104 P105 P107 P108 P109 P111

Education and Training

Federal	F3 F6 F7 F10 F11 F14 F16 F18 F20 F23 F24 F25 F26 F31 F35 F37 F39 F40 F41 F45 F48 F49 F51 F53 F55 F56 F58 F61 F65 F67
State Local	S1 S2 S11 L2
Private	P1 P3 P7 P8 P9 P11 P13 P14 P17 P19 P22 P23 P24 P27 P32 P33 P34 P35 P36 P37 P38 P39 P40 P41 P42 P43 P44 P45 P46 P47 P48 P49 P50 P51 P52 P55 P57 P61 P62 P71 P73 P75 P87 P89 P90 P92 P93 P95 P96 P98 P99 P101 P102 P106 P107 P108

Education and Training

Federal	F3 F6 F7 F10 F11 F14 F16 F18 F20 F23 F24 F25 F26 F31 F35 F37 F39 F40 F41 F45 F48 F49 F51 F53 F55 F56 F58 F61 F65 F67
State Local	S1 S2 S11 L2
Private	P1 P3 P7 P8 P9 P11 P13 P14 P17 P19 P22 P23 P24 P27 P32 P33 P34 P35 P36 P37 P38 P39 P40 P41 P42 P43 P44 P45 P46 P47 P48 P49 P50 P51 P52 P55 P57 P61 P62 P71 P73 P75 P87 P89 P90 P92 P93 P95 P96 P98 P99 P101 P102 P106 P107 P108

Downtown and Physical Improvements

Federal	F1 F2 F3 F4 F5 F6 F7 F11 F12 F13 F19 F20 F22 F23 F24 F25 F26 F27 F28 F29 F30 F33 F38
	F43 F44 F46 F47 F57 F61 F62 F68
State	S1 S2 S3 S4 S5 S6 S7 S8 S9 S10 S11 S12 S14 S16 S19
Local	L1 L2 L3 L4 L5 L6 L7 L8
Private	P1 P2 P3 P6 P9 P10 P11 P12 P13 P14 P15 P16 P17 P18 P20 P21 P50 P55 P67

Transportation/Corridor Improvements

Federal	F1 F3 F4 F5 F11 F12 F13 F14 F15 F17 F23 F26 F27 F32 F34 F39 F60
State	S6 S12 S15 S19 S21
Local	L1 L2 L3 L4 L5 L6 L7 L8
Private	P1 P11 P17 P19 P23 P24 P25 P55 P91

Promotion

Federal	F5 F6 F19 F20 F25 F35 F41 F43
State	S1 S2 S3 S12 S14 S15 S16
Local	L2 L3 L5 L6
Private	P1 P6 P7 P8 P11 P17 P18 P28 P29 P30 P31 P37 P39 P91 P94

Interpretation/Historic Sites and Preservation

Federal	F1 F3 F4 F5 F6 F7 F9 F10 F11 F12 F13 F14 F15 F17 F18 F19 F20 F22 F23 F26 F27 F28 F31 F34 F38 F40 F41 F48 F52 F56 F67
State	S1 S2 S3 S6 S9 S10 S12 S13 S14 S20
Local	L1 L3 L5 L6 L7 L8
Private	P1 P2 P3 P6 P10 P11 P12 P13 P14 P15 P17 P18 P19 P21 P23 P24 P25 P26 P28 P29 P30 P31 P34 P64 P68

Planning and Business Development

Federal	F1 F3 F4 F5 F6 F7 F8 F9 F16 F20 F21 F22 F23 F24 F25 F26 F27 F28 F29 F30 F33 F35 F36 F38 F40 F41 F42 F43 F44 F45 F46 F47 F59 F61 F62 F68
State	51 52 53 54 57 58 59 510 511 512 513 518 519 523
State	
Local	11 12 13 14 15 16 17 18
Local	
Private	
Thvate	P1 P2 P3 P4 P5 P6 P7 P8 P10 P11 P17 P18 P19 P20 P21P22 P27 P28 P29 P30 P31 P39 P40
	P41 P55 P56 P57 P60 P61 P65 P66 P67 P72 P88 P104 P105
	FTI FJJ FJU FJ/ FUU FUI FUJ FUU FU/ F/Z FUU F104 F105

Environmental

Federal	F10 F24 F26 F31 F40 F44 F46 F50 F51 F58 F60 F64
State	S6 S12 S22
Local	L5 L8
Private	P9 P16 P23 P24 P35 P36 P38 P40 P41 P42 P48 P49 P53 P57

Culture and/or Heritage

Federal	F5 F9 F17 F18 F50
State	S1 S3 S13 S20
Local	
Private	P6 P19 P35 P36 P37 P39 P43 P44 P47 P49 P52 P53 P57 P59 P63P64 P68 P69 P71 P72 P73 P74 P75 P76 P77 P78 P79 P80 P81 P82 P83 P84 P85 P86 P87 P93 P95 P96 P99 P100 P101 P102 P103 P110 P112

Potential Resources

Refer to Table A7.1/ Resource Cross-Reference for Rathdrum Comprehensive Plan, on the preceding two pages for cross-referencing between resources and project types.

FEDERAL

F1. Community Development Block Grants (CDBG)

DESCRIPTION: Provides partial funding for public infrastructure to support industrial and business

expansion. Also downtown revitalization projects/ low-income housing/ physical infrastructure, low-income jobs/ reduction of blight.

AMOUNT: Variable up to \$500,000

- REQUIREMENTS: Grants to cities and counties only, with sub-recipients (nonprofits) common. Project must benefit low and moderate-income households, maximum of \$10,000 per new job.
- SOURCE: U.S. Department of Housing and Urban Development via Idaho Department of Commerce/ 208-334-2470

F2. Rental Rehabilitation Grant

- DESCRIPTION: Grant funding from the City to help renovate rental units occupied by low and moderate-income families.
- AMOUNT: This is a 40 matching grant. The City could fund up to \$5/000-\$15/000 per unit (a duplex could get up to \$10,000).

REQUIREMENTS: Owners of rental property may apply. Tenants are not eligible.

SOURCE: U.S. Department of Housing and Urban Development, ID, 208-334-1990 x 3007.

F3. EDA Economic Adjustment Program

DESCRIPTION: Helps state and local areas design and implement strategies for facilitating adjustment to changes in their economic situation that are causing or threaten to cause serious structural damage to

the underlying economic base. Such changes may occur suddenly ("Sudden and Sever Economic Dislocation") or over time ("Long- Term Economic Deterioration") and result from industrial or corporate restructuring, new Federal laws or requirements, reductions in defense expenditures, depletion of natural resources or natural disasters.

- AMOUNT: Contact source.
- REQUIREMENTS: Applicant may be a state, a city or other political subdivision, an Indian Tribe, a

designated Redevelopment Area, a community development corporation, or nonprofit organization determined by EDA to be representative of a Redevelopment Area. The area to be assisted must either 1) have experienced, or anticipate, a change in the economic situation resulting in the loss of a significant number of permanent jobs relative to the area's employed labor force and/or other severe economic impacts, or 2) manifest at least one of three symptoms of economic deterioration: very high unemployment, low per capita income, or failure to keep pace with national economic growth trends over the last five years.

SOURCE: Economic Development Administration, 208-334-1521

F4. Economic Development Administration (EDA) Loans and Grants

DESCRIPTION: Grants to communities for site preparation and construction of water and sewer facilities, access roads, railroad spurs, etc.

- AMOUNT: Restricted to \$10/000 per created job. Loan guarantees of 80 for loans equal to or greater than \$600/000 for individual enterprises.
- REQUIREMENTS: Individual enterprises must demonstrate they are unable to obtain financing through conventional means. Frequently combined with other funding sources (CDBG). Matching funds of varying proportions are required.
- SOURCE: Economic Development Districts or Economic Development Administration/ 208-334-1521/ 304 N. 8th St. Boise ID/ 83702/

F5. Rural Development Through Tourism

DESCRIPTION: The EDA has provided strategy grants to perform regional and local studies for assessing the feasibility of tourism activities. EDA has also provided public works grants for local public

infrastructure necessary to accommodate tourism activity.

AMOUNT: Variable

REQUIREMENTS: Contact source.

SOURCE: Economic Development Administration, 208-334-1521.

F6. EDA Technical Assistance Program

- DESCRIPTION: Provide technical assistance to local communities to assist in solving specific economic development problems, respond to developmental opportunities, build and expand local organizational capacity in distressed areas, and stimulate job and business growth in areas of high unemployment.
- AMOUNT: Contact source.
- REQUIREMENTS: Benefit areas of severe economic distress. Lead to near-term generation or retention of private sector jobs; be consistent with an EDA-approved Overall Economic Development Program; contact source.
- SOURCE: Economic Development Administration, 208-334-1521

F7. EDA Technical Assistance Research Division

- DESCRIPTION: Provide technical assistance to local communities to stimulate job and business growth in areas of high unemployment. EDA assists local communities in determining the feasibility of resource development; prepare women for roles as entrepreneurs; conduct national workshops on various aspects of the economy; and provide onsite assistance to local officials in isolated rural areas.
- AMOUNT: Contact source
- **REQUIREMENTS:** Contact source
- SOURCE: EDA Technical Assistance Research Division U.S. Department of Commerce, 14th Street & Pennsylvania Avenue, N.W., Herbert C. Hoover Building, Room 7315, Washington, DC 20230. Contact: Director, (202) 482-4085; Economic Development Representative, Boise, ID, 208-334-1521.

F8. EDA Program for Economic Development Districts, Native American Tribes and Redevelopment Areas

- DESCRIPTION: Grants support the formulation and implementation of economic development programs designed to create or retain full-time permanent jobs and income for the unemployed and underemployed in areas of economic distress.
- AMOUNT: Contact source.

REQUIREMENTS: Eligible applicants are Economic Development Districts, Redevelopment Areas, Native American Tribes, and organizations representing Redevelopment Areas or multiple Indian Tribes.

SOURCE: Economic Development Administration, 208-334-1521

F9. Native American Program

DESCRIPTION: To provide business development service to Native Americans interested in entering, expanding or improving their efforts in the marketplace.

AMOUNT: Contact source

REQUIREMENTS: Program funds are restricted to providing management and technical assistance.

SOURCE: Assistant Director for Program Development, Room 5096, Minority Business Development Agency, Department of Commerce, 14th and Constitution Ave. NW. Washington, DC 20230. (202) 482-5770, or, Dept. of Commerce (202)-482-5770

F10. Environmental Grants

- DESCRIPTION: Funding for projects to meet one or more of the following objectives: to improve environmental education by enhancing environmental teaching skills; to facilitate communication, information exchange, and partnerships; to motivate the general public to be more environmentally conscious, resulting in informed decisions about the environment.
- AMOUNT: Grants can range up to \$250/000. EPA is encouraging requests for \$5/000 or less, in keeping with the statutory requirement that 25 of all funds awarded must not be larger than that amount.
- REQUIREMENTS: The project should also develop an environmental education practice, method, or technique, which is new or significantly improved; may have wide application; addresses an environmental issue, which is of a high priority. Individuals are not eligible for grants/ only organizations.

SOURCE: Environmental Education Grants/ U.S. Environmental Protection Agency/ (800) 424-4372.

F11. Transportation Equity Act - Surface Transportation Program

DESCRIPTION: The STP provides flexible funding that may be used by States and localities for projects on any Federal-aid highway/ including the National Highway System, bridge projects on any public road/ transit capital projects and intra-city and inter-city bus terminals and facilities. A portion of funds reserved for rural areas may be spent on rural minor collectors.

AMOUNT: Contact source.

- **REQUIREMENTS:** Contact source.
- SOURCE: U.S. Dept. of Transportation Federal Highway Administration via Idaho Transportation Department; contact Mary Gray/ 208-334-1843.

F12. Transportation Equity Act - Interstate Maintenance Program

DESCRIPTION: The Interstate Maintenance (IM) program provides funding for resurfacing, restoring,

rehabilitating and reconstructing (4R) most routes on the Interstate System.

AMOUNT: \$100 million per year for fiscal years 1999-2003

REQUIREMENTS: Projects for 4R work (including added lanes) on any route or portion thereof on the Interstate System. This resource may become significant if State Route 41 is relocated as a better connection between Interstate 90 and U.S. Route 95.

SOURCE: U.S. Dept. of Transportation - Federal Highway Administration via Idaho Transportation Department; contact

Mary Gray, 208-334-1843.

F13. Transportation Equity Act - National Highway System

DESCRIPTION: This program provides funding for improvements to rural and urban roads that are part of the NHS, including the Interstate System and designated connections to major intermodal terminals.

AMOUNT: Contact source.

REQUIREMENTS: Contact source.

SOURCE: U.S. Dept. of Transportation - Federal Highway Administration via Idaho Transportation

Department; contact Mary Gray,

208-334-1843.

F14. Transportation Equity Act - Technology Deployment and Education

DESCRIPTION: To significantly accelerate the adoption of innovative technologies by the surface transportation community.

AMOUNT: Contact source.

REQUIREMENTS: Contact source.

SOURCE: U.S. Dept. of Transportation - Federal Highway Administration via Idaho Transportation Department; contact Mary Gray 208-334-1843.

F15. Development Program and Coordinated Border Infrastructure Program

DESCRIPTION: To provide allocations to States and metropolitan planning organizations for coordinated planning, design, and construction of corridors of national significance, economic growth, and international or interregional trade.

AMOUNT: Contact source.

REQUIREMENTS: Eligibility for funds from the Corridor Program is limited to States and MPOs. SOURCE: U.S. Dept. of Transportation - Federal Highway Administration via Idaho Transportation Department; contact Mary Gray 208-334-1843.

F16. Office of Community Services' Discretionary Grants Program

DESCRIPTION: To provide access for low-income people to employment and business development opportunities, and improving the integration/ coordination/ and continuity of the various Health and Human Services (and other Federal Departments') funded services potentially available to families living in poverty.

AMOUNT: Approximately \$26/560,000 is available for fiscal year 1999.

- REQUIREMENTS: Eligible applicants are private, locally initiated, non-profit community development corporations (CDCs) governed by a board consisting of low-income residents of the community and business and civic leaders that have as a principal focus planning, developing, or managing low-income housing or community development projects.
- SOURCE: Office of Community Services. Applications should be mailed to the U.S. Department of Health and Human Services, Administration for Children and Families, Office of Grants Management/OCSE
 - 4th Floor Aerospace Center, 370 L'Enfant Promenade/ S.W., Washington, D.C. 20447: Attention; Discretionary Grants Program. 202-401-9345, www.dhhs.gov

F17. National Heritage Area Act

DESCRIPTION: Encourages local, state, and federal governments to develop heritage areas. AMOUNT: None

REQUIREMENTS: Contact source.

SOURCE: National Park Service, 208-364-4100.

F18. National Park Service Technical Assistance

DESCRIPTION: Provides technical assistance and/or staff to assist in historic preservation, interpretation, and/or recreation.

AMOUNT: None

REQUIREMENTS: Contact source.

SOURCE: National Park Service, 208-364-4100.

F19. Preservation Tax Incentives for Historic Buildings

DESCRIPTION: A part of the Tax Reform Act of 1986, this act establishes; (1) a 20 tax credit for the substantial rehabilitation of historic buildings for commercial, industrial and rental residential purposes, and a 10 tax credit for the substantial rehabilitation for nonresidential purposes of buildings built before 1936; (2) a straight-line depreciation period of 27.5 years for residential property and 31.5 years for nonresidential property for the depreciable basis of the rehabilitated building reduced by the amount of the tax credit claims.

AMOUNT: Variable

- REQUIREMENTS: The 10 tax credit is not available for rehabilitation of certified historic structures, and owners who have properties within registered historic districts and who wish to elect this credit must obtain certification that their buildings are not historic.
- SOURCE: U. S. Department of the Interior, National Park Service and National Conference of State Historic Preservation Offices. Call, Idaho State Historic Preservation Office, 208-334-3861.

F20. SB A Micro-loan Program

- DESCRIPTION: SBA has made funds available to non-profit organizations for the purpose of lending to small businesses. Money borrowed under this program can be used for the purchase of machinery and equipment, furniture and fixtures, inventory, supplies and working capital. Funds may not be used to pay existing debts.
- AMOUNT: Under this program, loans range from less than \$100 to a maximum of \$25,000, averaging about \$10,000. A micro-loan must be paid on the shortest term possible no longer than six years depending on the earnings of the business. The interest rate on these loans cannot be higher than 4 over the New York prime rate.
- REQUIREMENTS: Virtually all types of businesses are eligible for a micro-loan. To be eligible/ your business must be operated for profit and fall within size standards set by the SBA. A micro-loan must be paid on the shortest term possible no longer than six years depending on the earnings of the business. The organization must at least take as collateral any assets that are bought with the micro-loan.
- SOURCE: U.S. Small Business Administration/ 208-334-9641.

F21. Rural Development Program

DESCRIPTION: A program designed to fund rural development and establish planning teams. AMOUNT: Variable

REQUIREMENTS: Communities must be within 100 miles of a national forest/ have a population of less than 10/000/ have at least 15 of county income derived from natural resources/ and experience substantial job loss due to federal or private land management.

SOURCE: U.S. Forest Service/ Northern Region/ 406-329-3230.

F22. Cooperative Forestry Assistance

DESCRIPTION: To assist in the advancement of forest resources management; the encouragement of the production of timber; the control of insects and diseases affecting trees and forests; the control of rural fires; the efficient utilization of wood and wood residues; including the recycling of wood fiber, the improvement and maintenance of fish and wildlife habitat; and the planning and conduct of urban and community forestry programs.

AMOUNT: Contact source

REQUIREMENTS: State Forestry or equivalent State agencies are eligible.

SOURCE: U.S. Forest Service/ Northern Region/ 406-329-3230.

F23. The Forest Service Rural Community Assistance Program

DESCRIPTION: Provides assistance to rural communities dependent on natural resources to develop strategies and implement projects/ which result in community capacity building and long-term social/ environmental/ and economic sustainability.

AMOUNT: Planning grants are limited to \$5/000 with project implementation grants limited to \$20/000. REQUIREMENTS: Contact source.

SOURCE: United States Forest Service; contact/ Julie Thomas 208-737-3262.

F24. Cooperative Extension Service (CES) Community Development Technical Assistance Programs

DESCRIPTION: Provide educational and technical assistance to communities on the issues critical to the economic/ social/ and environmental progress of communities. Cooperative Extension Service (CES) programs assist communities to: Build human capital; improve economic; competitiveness; conserve and manage natural resources; assist and promote family and economic well-being; improve nutrition/ diet, and health; revitalize rural America; improve and promote water quality.

AMOUNT: Contact source

REQUIREMENTS: Contact source

SOURCE: (CES) U.'S. Department of Agriculture, South Building, Room 3909,14th Street & Independence Ave. S.W./ Washington, DC 20250. Contact: Marvin Kenyha 202-720-7947.

F25. Economic Research Service (ERS)

- DESCRIPTION: Provide analysis, economic, and social information for measuring and improving the performance of agriculture and the quality of life in rural America. Produce economic and social science information as a service to the general public. Prepare research monographs, situation and outlook reports, professional journals, and computerized databases available for purchase 1-800-999-6779.
- AMOUNT: Contact source
- **REQUIREMENTS: Contact source**
- SOURCE: ERS U.S. Department of Agriculture, 1301 New York Avenue, N.W./ Washington, DC 20005-4788. Contact: Richard W. Long, Acting Director, (202) 219-0530.

F26. National Forest Dependent Rural Communities (Economic Recovery)

DESCRIPTION: Provide accelerated assistance to communities faced with acute economic problems associated with Federal or private sector land management decisions and policies or that are located in or near a national forest and are economically dependent upon forest resources. Aid is extended to these communities to help them to diversify their economic base and to improve the economic, social, and environmental well being of rural areas.

AMOUNT: Contact source.

- REQUIREMENTS: Applicant must be a general-purpose local government having a population of not more than 10/000 individuals or any county having a population of not more than 22/500 individuals. Must be located within the boundary or within 100 miles of the boundary of a national forest. Businesses in jurisdiction must derive income from forestry wood-products and forest related industries such as recreation and tourism.
- SOURCE: Dept. of State Lands, Division of Forestry, 208-334-0200.

F27. USDA-Rural Development Facility Loans

- DESCRIPTION: USDA is authorized to make loans to develop community facilities for public use in rural areas and towns of not more than 20,000 people. Loans are available for public entities such as municipalities, counties, and special purpose districts.
- AMOUNT: Interim commercial financing will normally be used during construction, and USDA funds will be available when the project is completed. If interim financing is not available or if the project costs less than \$50/000, multiple advances of USDA funds may be made as construction progresses.
- REQUIREMENTS: Loans are available for public entities such as municipalities/ counties and special purpose districts. Nonprofit corporations and Indian Tribes may also receive loan assistance when adequate plans for loan repayment are made. Borrowers must be unable to obtain needed funds from other sources at reasonable rates and terms; have legal authority to borrow and repay loans/ to pledge security for loans/ and to construct, operate, and maintain the facilities or services; be financially sound, and be able to organize and manage the facility effectively. Loan repayment must be based on taxes, assessments, revenues, fees, or other satisfactory sources of money sufficient for operation, maintenance, and reserve, as well as to retire the debt. The project also must be consistent with available comprehensive and other development plans for the community, and comply with Federal, State, and local laws.
- SOURCE: USDA-Rural Development State Office in Boise at (208)-378-5623.

F28. Rural Business Enterprise Grants (RBEG)

- DESCRIPTION: Makes grants to finance and facilitate development of small and emerging private business enterprises outside the boundary of a city with a population of 50/000 or more and its adjacent urbanized area. Priority is given to applications for projects in open country/ rural communities/ and towns of 25/000 and smaller/ and economically distressed communities.
- AMOUNT: Variable. Funds may be used to facilitate the development of small and emerging private business enterprises. Costs that may be paid from grant funds include the acquisition and development of land, and the construction of buildings, plants, equipment, access streets and roads, parking areas, utility and service extensions, refinancing, fees, technical assistance, startup operating cost and working capital. Grants may also be made to establish or fund revolving loan programs.
- REQUIREMENTS: Eligibility is limited to public bodies and private nonprofit corporations serving rural areas. Priority for such grants will be given to areas having a population of not more than 25/000.
- SOURCE: USDA-Rural Development State Office in Boise at (208)-378-5623.

F29. USDA-Rural Development Intermediary Relending Program (IRP).

- DESCRIPTION: The purpose of the IRP is to finance business facilities and community development projects in rural areas. This is achieved through loans made by RECD to intermediaries. Intermediaries relend funds to ultimate recipients for business facilities and/or community development. Intermediaries establish revolving loan funds so that collections from loans made to ultimate recipients in excess of necessary operating expenses and debt payments will be used for more loans to ultimate recipients.
- AMOUNT: Loans to intermediaries are scheduled for repayment over a period of up to thirty years. The terms of loans from intermediaries to ultimate recipients is set by the intermediary.
- REQUIREMENTS: Intermediaries may be private non-profit corporations/ public agencies/ Indian groups or cooperatives. Loans from intermediaries to ultimate recipients must be for the establishment of new businesses/ the expansion of existing businesses, creation of employment opportunities, saving of existing jobs, or community development projects.
- SOURCE: USDA-Rural Development State Office in Boise at (208)-378-5623.

F30. Rural Business Opportunity Grants (RBOG)

- DESCRIPTION: Provides for technical assistance, training, and planning activities that improve economic conditions in rural areas. Applicants must be located in rural areas (cities of less than 10/000 population). Nonprofit corporations and public bodies are eligible.
- AMOUNT: Variable; maximum of \$1.5 million per grant.
- REQUIREMENTS: Applicants must be located in rural areas (cities of less than 10/000 population). Nonprofit corporations and public bodies are eligible
- SOURCE: USDA-Rural Development State Office in Boise at (208)-378-5623.

F31. Rural Economic and Community Development Soil and Water Loans

- DESCRIPTION: To help individual farmers develop/ conserve/ and properly use their land and water resources and abate pollution.
- AMOUNT: Loan limits are \$200/000 for insured loans and \$300/000 for guaranteed loans. The maximum repayment term is 40 years.
- REQUIREMENTS: Loans are made to persons with experience in farming, which will be the owners or operators of a farm when the loan is made/ and who make a living from farming. USDA lends to the qualified farmer who cannot get necessary credit elsewhere.
- SOURCE: USDA-Rural Development State Office in Boise at (208)-378-5623.

F32. USDA-Rural Development Watershed And Flood Protection Loans

DESCRIPTION: These loans are made to cover costs of local organizations for projects under the Small Watershed Protection and Flood Prevention Act or the Flood Control Act of 1944. The Soil

Conservation Service (SCS) of USDA provides primary guidance and financial support to these programs.

AMOUNT: Repayment terms can be as long as 50 years. Interest rates are adjusted annually to the cost of U.S. Treasury borrowings.

REQUIREMENTS: Contact source.

SOURCE: USDA-Rural Development State Office in Boise at (208)-378-5623.

F33. USDA-Rural Development Nonfarm Enterprise Loans

DESCRIPTION: To help farmers develop and operate nonagricultural enterprises to supplement farm

income. This resource may serve the development of a public market program in downtown. AMOUNT: Contact source.

AMOUNT: Contact source.

REQUIREMENTS: Contact source.

SOURCE: USDA-Rural Development State Office in Boise at (208)-378-5623.

F34. Rural Business-Cooperative Service - Rural Economic Development Grants

- DESCRIPTION: Provides grants from the Rural Business-Cooperative Service (RBS) to rural communities through Rural Utilities Service (RUS) borrowers to be used for revolving loan funds for community facilities and infrastructure and for assistance in conjunction with rural economic development loans.
- AMOUNT: Maximum size of grant: 3 percent of projected total funds available under Section 313 of the Act/ during that fiscal year/ rounded to nearest \$10/000. Current maximum is \$330/000; current minimum is \$10/000.
- REQUIREMENTS: Funds may be granted to any electric or telephone RUS borrower that is not financially distressed/ delinquent on any Federal debt/ or in bankruptcy proceedings.
- SOURCE: The program is administered at the State level by Rural Development State Offices. Addresses and telephone numbers of State Offices can be obtained by calling the RBS National Office 202-720-0813.

F35. "Information Superhighway" Grants to Nonprofits and State and Local Governments

DESCRIPTION: The National Telecommunications and Information Administration (NTIA)/ Department of Commerce serves as the President's principal advisor on telecommunications and information policy. Through its Office of Telecommunications and Information Applications/ NTIA administers four Federal assistance programs/ including the Telecommunications and Information Infrastructure Assistance Program (TIIAP)/ to support the development of educational/ economic/ and cultural telecommunication services to the public. The Congress created the TIIAP in 1993 to promote the widespread use of telecommunications and information technologies in the public and non-profit sectors.

AMOUNT: Funds must be matched by contributions generated by the applicant.

REQUIREMENTS: Contact source.

SOURCE: Dept. of Commerce/ NTIA/TIIAP; 14th and Constitution Ave., NW; Washington/ D.C. 20230 (202) 482-2048.

F36. Rural Electrification Administration (REA) Loans & Grants

DESCRIPTION: The REA has a Rural Economic Development Loan and Grant Program that provides zero interest loans and grants to REA borrowers for the purpose of promoting rural economic development and job creation projects. Feasibility studies/ start-up costs/ and incubator projects can be included.

AMOUNT: Preference is to zero interest loans rather than grants.

REQUIREMENTS: Contact source.

SOURCE: Administrator/ Rural Electrification Administration, Dept. of Agriculture, Washington/ DC 20250; (202) 720-9540.

F37. National Rural Development and Finance Corporation (NRD&FC)

- DESCRIPTION: A private nonprofit rural lender that provides technical assistance and loans for rural business expansion and creation.
- AMOUNT: Average loan size is \$125,000 with terms of 5 to 7 years and an interest rate of prime rate plus 1.5 points.

REQUIREMENTS: Contact source.

SOURCE: Neal Nathanson, President; 1818 N Street, NW, Suite 410; Washington, DC 20036; 1-800-233-3518.

F38. Community Reinvestment Fund (CRF)

DESCRIPTION: A nonprofit organization that purchases development loans from community-based development organizations and government agencies. This secondary market function makes it possible for local communities and nonprofit organizations to raise money for new projects by selling their existing loans. CRF purchases a variety of loan types. In addition, CRF also offers contract portfolio management, portfolio review, training, and capacity building.

AMOUNT: Contact source.

REQUIREMENTS: Contact source.

SOURCE: Frank Altaian; 2400 Foshay Tower; 821 Marquette Ave.; Minneapolis, MN 55402; 612-338-3050.

F39. Resource Conservation and Development

- DESCRIPTION: To encourage and improve the capability of State and local units of government and local nonprofit organizations in rural areas to plan, develop and carry out programs for resource conservation and development. Technical and limited financial assistance is available only to RC&D sponsors within areas authorized by the Secretary of Agriculture for assistance. Grants are not available to individuals. Technical and limited financial assistance is available for the planning and installation of approved projects specified in RC&D area plans, for land conservation, water management, community development and environmental enhancement elements.
- AMOUNT: Financial assistance funds are available for 25 (not to exceed \$50,000) of the total cost of projects.

REQUIREMENTS: State and local governments and nonprofit organizations with authority to plan or carry out activities relating to resource use and development in multi-jurisdictional areas may be eligible. SOURCE: State and field offices of the Soil Conservation Service via Idaho District, 208-365-4020.

F40. SCORE (The Service Corps Of Retired Executives)

DESCRIPTION: SCORE, sponsored by SBA, comprises 13/000-person volunteer program with over 750 locations nationwide. They provide technical assistance to small business owners, managers, and potential owners to solve operating problems through free one-on-one counseling and a wide variety of free or low-cost workshops.

AMOUNT: Contact source

REOUIREMENTS: Contact source

SOURCE: 1-800-634-0245, (202) 205-6762.

F41. Rural Information Center (RIC)

DESCRIPTION: RIC, a joint project of the Extension Service and NAL, serves as a nationwide information and referral service for rural issues. The Rural Information Center Health Service (RICHS) jointly created by NAL and the Dept. of Health and Human Services serves as the health component of RIC and collects and disseminates information on rural health issues and research findings. They provide information and referral services and refers users to organizations or experts in the field who can provide additional information. RIC will process a broad array of general and funding information requests on such topics as: Small business attraction, retention, and expansion; tourism promotion and development; recycling programs; and health programs. They also perform brief database searches of requested topics on a complimentary basis.

AMOUNT: Contact source

- **REQUIREMENTS: Contact source**
- SOURCE: NAL Internet: gopher @nalusda.gov; Select NAL Information Centers; Select Rural Information Center/RIC Health Service; proceed as desired.

F42. Health and Human Services Community Services Block Grant (CSBG)

- DESCRIPTION: Helps states, territories, and Native American Tribes fund services for low-income people including employment, education, and housing. Eligible groups receive funding to ameliorate the causes of poverty in their communities.
- AMOUNT: Each year the Office of Community Services makes available up to \$30 million for community economic revitalization and development activities.
- REQUIREMENTS: States must pass 90 of their CSBG funds to eligible entities including community action agencies and other local organizations or organizations that serve migrant farm workers.
- SOURCE: HHS State Assistance, Contact Bill Reily at (202) 401-5529.

F43. Rural Utilities Service (RUS) Water and Waste Loans and Grants

- DESCRIPTION: Provide loan and grant funds for water and waste projects serving the most financially needy communities. Financial assistance should result in reasonable user costs for rural residents, rural businesses, and other rural users.
- AMOUNT: Contact source.
- REQUIREMENTS: An applicant must be: (1) a public body, such as a municipality, county, district, authority, or other political subdivision of a state, territory or commonwealth; (2) An organization operation on a not-for-profit basis, such as an association, cooperative, or private corporation. The organization must be an association controlled by a local public body or bodies, or have a broadly based ownership by or membership of people of the local community; or (3) Indian tribes on Federal and State reservations and other Federally recognized Indian tribes.

SOURCE: Rural Utilities Service, United States Department of Agriculture, Washington, D.C. 20250-1500

F44. Rural Utilities Service (RUS) Technical Assistance and Training Grants

- DESCRIPTION: Technical Assistance and Training Grant Program objectives are to; (1) identify and evaluate solutions to water and waste disposal problems in rural areas; (2) assist applicants in preparing applications for water and waste grants; (3) improve operation and maintenance of existing water and waste disposal facilities in rural areas. Objectives of the Solid Waste Management Grant Program are to; (1) reduce or eliminate pollution of water resources; and (2) improve planning and management of solid waste sites.
- AMOUNT: Contact source.
- REQUIREMENTS: Entities eligible for Technical Assistance and Training (TAT) grants are private nonprofit organizations that have been granted tax-exempt status by the Internal Revenue Service (IRS) of the United States. Entities eligible for Solid Waste Management (SWM) grants are nonprofit organizations including; (1) private nonprofit organizations that have been granted tax exempt status by the IRS; 'and (2) public bodies including local government-based multi-jurisdictional organizations. Applicants for either TAT or SWM grants must also have the proven ability, background, experience, legal authority, and actual capacity to provide technical assistance and/or training on a regional basis to associations described above.
- SOURCE: Rural Utilities Service, United States Department of Agriculture, Washington, D.C. 20250-1500

F45. Rural Utilities Service (RUS) Distance Learning and Telemedicine Projects

DESCRIPTION: Programs provide funding for Distance Learning and Telemedicine projects. This resource may aid in the creation of a Downtown business incubator.

AMOUNT: \$12.5 million in grants and \$150 million in Treasury rate loans.

REQUIREMENTS: Contact source.

SOURCE: Rural Utilities Service, United States Department of Agriculture, Washington, D.C. 20250-1500; contact Lawrence L. Bryant, Chief, DLT Branch, 202-720-0413

F46. Rural Utility Service (RUS) - Emergency Community Water Assistance Grants

DESCRIPTION: To assist the residents of rural areas that have experienced a significant decline in quantity or quality of water to obtain adequate quantities of water that meet the standards set by the Safe Drinking Water Act.

AMOUNT: Contact source; grants cannot exceed \$500/000.

REQUIREMENTS: Grants may be made to public bodies and private nonprofit corporations serving rural areas. Public bodies include counties, cities, townships, incorporated towns and villages, boroughs, authorities, districts, and other political subdivisions of a State. Public bodies also include Indian tribes on Federal and State reservations and other Federally recognized Indian Tribal groups in rural areas.

SOURCE: Rural Utility Service, United States Department of Agriculture, Washington D.C. 20250-1500

F47. Office of Community Services Urban and Rural Community Economic Development - Operational Grants

- DESCRIPTION: Funds are awarded for the purpose of providing employment and ownership opportunities for low-income people through business, physical or commercial development.
- AMOUNT: \$17 million for fiscal year 1999.
- REQUIREMENTS: Eligible applicants are private, locally initiated, non-profit community development corporations (CDCs), governed by a board consisting of low income residents of the community and business and civic leaders which have as a principal purpose planning, developing, or managing low income housing or community development projects.
- SOURCE: Office of Community Services, 370 L'Enfant Promenade, S.W. Washington, D.C. 20447; contact Thelma Woodland 202-401-5294

F48. National Center for Preservation Tech. & Training

DESCRIPTION: Awards grants for preservation and conservation programs devoted to training, technology and basic research. The purpose of the PTTGrants program is to ensure an effective and efficient system of research, information distribution and skills training in all the related historic preservation fields.

AMOUNT: \$20/000 - 40/000

REQUIREMENTS: Contact source

SOURCE: 318-356-7444/ NSU Box 5682/ Natchitoches LA/ 71497/ www.ncptt.nps.gov

F49. National Science Foundation

DESCRIPTION: Funds research and education in science and engineering. It does this through grants/ contracts/ and cooperative agreements to more than 2/000 colleges/ universities/ and other research and/or education institutions in all parts of the United States.

AMOUNT: Varies

REQUIREMENTS: Contact source

SOURCE: 703-292-5111/ 4201 Wilson Blvd. Arlington VA/ 22230/ www.nsf.gov/home/programs/start.htm

F50. U.S. Department of Commerce-Economic Development

DESCRIPTION: EDA works in partnership with state and local governments/ regional economic development districts, public and private nonprofit organizations, and Indian tribes. EDA helps distressed communities address problems associated with long-term economic distress, as well as sudden and severe economic dislocations including recovering from the economic impacts of natural disasters, the closure of military installations and other Federal facilities, changing trade patterns, and the depletion of natural resources.

AMOUNT: Varies

- **REQUIREMENTS:** Contact source
- SOURCE: A. Leonard Smith, Reg. Dir. 206-220-7660, Ste 1856, Jackson Federal Bidg. Seattle WA, 98174, LSmith7@doc.gov, www.doc.gov/eda

F51. Environmental Protection Agency

DESCRIPTION: Grants provide for research, demonstration projects, training, fellowships, investigations, surveys, studies, and other types of program support activities. Grants are offered in various amounts and for a wide range of activities, from watershed protection and pollution prevention to studies of global warming and lead exposure.

AMOUNT: Varies

- **REQUIREMENTS:** Contact source
- SOURCE: (206) 553-1465, Jeff Phillip, Reg. 10 Coordinator, 1200 Sixth Ave, Seattle WA, 98101, philip.jeff@epa.gov, www.epa.gov/ebtpages/egrants.html

F52. Rural Housing Service, Department of Agriculture

DESCRIPTION: Administers direct loans, loan guarantees and grants to provide housing rehabilitation and preservation funding, community facilities, such as libraries, child care centers, schools, municipal buildings, and firefighting equipment to Indian groups, nonprofit organizations, communities and local governments.

AMOUNT: Varies

- **REQUIREMENTS:** Contact source
- SOURCE: Michael A. Field, 208-378-5600, 9173 West Barnes, Ste Al, Boise/ ID 83709/ www.rurdev.usda.gov/rhs

F53. Department of Education

DESCRIPTION: Programs and grants supporting a wide range of activities that help prepare young people and adults for further education and successful careers. A total of \$1.9 billion granted annually.

AMOUNT: Varies

REQUIREMENTS: Contact source

SOURCE: (202) 205-5451/ Office of Vocational and Adult Education, 4090 MES, 400 Maryland Avenue, SW, Washington/ DC 20202, www.ed.gov/offices/OVAE/grntprgm.html

F54. National Endowment for the Arts

DESCRIPTION: provides national recognition and support to significant projects of artistic excellence, thus preserving and enhancing our nation's diverse cultural heritage. These guidelines articulate the agency's goals and commitment to support the core artistic and public service projects of organizations that are devoted to the arts.

AMOUNT: Varies

REQUIREMENTS: Contact source

SOURCE: 202-682-5700,1100 Pennsylvania Ave NW, Washington DC, 20506-0001,

http://arts.endow.gov/guide

F55. Corporation for National and Community Service

DESCRIPTION: Develops, implements, and monitors the Corporation's Senior Corps grants and

AmeriCorps*VISTA projects.

AMOUNT: Varies

REQUIREMENTS: Contact source

SOURCE: 202-606-5000,1201 New York Ave, NW, Washington DC, 20525, www.nationalservice.org

F56. National Endowment for the Humanities

DESCRIPTION: NEH is an independent grant-making agency of the United States government dedicated to supporting research, education, preservation, and public programs in the humanities.

AMOUNT: Varies

REQUIREMENTS: Contact source

SOURCE: 202-606-8570,1100 Pennsylvania Ave, Washington DC, 20506, www.neh.gov

F57. U.S. Department of Housing and Urban Development

DESCRIPTION: Various grant programs including Community Development Block Grants, HOME, PHAs, Fair Housing, and others.

AMOUNT: Varies

REQUIREMENTS: Contact source

SOURCE: (202) 708-1112, U.S. Dept. of Housing and Urban Devt, 451 7th Street S.W./ Washington, DC 20410, www.hud.gov

F58. Department of Energy

DESCRIPTION: Variety of programs focused on science and research. Contact source or view webpage below for complete listing of funding opportunities.

AMOUNT: Varies

REQUIREMENTS: Contact source.

SOURCE: Daniel W. Drel, PhD. Comm. & Bus Prog. 301-903-6488,19901 Germantown Rd, ER-72, Germantown MD, 20874-1290, http://www.sustainable.doe.gov/management/financl.shtml

F59. FmHA Business & Industrial Loans

DESCRIPTION: The Farm Credit Administration (FCA) may provide financing for Businesses and Industries through the Bank for Cooperatives, Federal Land Banks and Production Credit Associations.

AMOUNT: \$750,000

REQUIREMENTS: Contact source.

SOURCE: Community and Business Program, Farmers Home Admin, 205-334-1836, 3232 Elder, Boise ID, 83705

F60. Department of Transportation

DESCRIPTION: Variety of programs for transit improvements and technical assistance. Contact source or view webpage below for complete listing of funding opportunities.

AMOUNT: Varies

REQUIREMENTS: Contact source.

SOURCE: Harold Peaks, 202-366-4062, http://www.dot.gov/ost/m60/grant/grelate.htm

F61. Department of Agriculture

DESCRIPTION: Variety of programs for business, community development, food security, research and education. View webpage below for complete listing of funding opportunities.

AMOUNT: Varies

REQUIREMENTS: Contact source.

SOURCE: http://www.usda.gov/nonprofi.htm

ı.

F62. Department of Commerce

DESCRIPTION: Variety of programs for economic development. Contact source or view webpage below for complete listing of funding opportunities.

AMOUNT: Varies

- REQUIREMENTS: The preapplication allows communities to obtain a preliminary review of the project by EDA before undertaking the development of a full application. Community officials with project proposals contact EDA's Economic Development Representative (EDR) for the area. If the EDR determines that the project meets basic eligibility requirements, he/she will provide the organization with the appropriate forms and a copy of the current Notice of Funding Availability found in the Federal Register.
- SOURCE: www.doc.gov

F63. Federal Emergency Management Agency

DESCRIPTION: Aids communities dealing with disaster mitigation and emergency response.

AMOUNT: Varies

REQUIREMENTS: Contact source.

SOURCE: www.fem.a-go v

F64. Department of Interior

DESCRIPTION: The USGS, through its contracting process, considers research proposals in support of any field of study that helps fulfill its mission objectives. These fields include, but are not limited to geology, hydrology, geography, cartography, conservation, and remote sensing.

AMOUNT: Varies

REQUIREMENTS: Awards are made to those organizations and individuals whose proposals demonstrate the potential to advance earth science research to an exceptional degree. Proposals demonstrating a close relationship to the USGS's research programs will stand a better chance for funding if they are technically meritorious. Special consideration will be given when the proposal is of exceptional significance or when the institution or individual submitting the proposal has unique capabilities for performing the project's work. The USGS accepts unsolicited proposals from various organizations such as Colleges and Universities, Nonprofit Institutions, State and Local Governments, Private Organizations (For-Profit) and Foreign Concerns.

SOURCE: http://www.usgs.gov/contracts/grants/

F65. Department of Justice

DESCRIPTION: The Department offers funding opportunities to conduct research, to support law enforcement activities in state and local jurisdictions, to provide training and technical assistance, and to implement programs that improve the criminal justice system.

AMOUNT: Varies

REQUIREMENTS: Contact source.

SOURCE: (800) 421-6770, http://www.usdoj.gov/10grants/index.html

F66. Department of Labor

DESCRIPTION: Variety of aid programs in the form of technical assistance. Contact source or view webpage below for complete listing of funding opportunities.

AMOUNT: Varies

REQUIREMENTS: Contact source.

SOURCE: http://www.dol.gov/dol/oasam/public/grants/prgms.htm

F67. Institute of Museum and Library Sciences (IMLS)

DESCRIPTION: IMLS helps museums and libraries reach people of all ages, in all regions. AMOUNT: Varies REQUIREMENTS: Contact source. SOURCE: www.imls.gov

F68. Office of Community Services Pre-Development Grants

DESCRIPTION: Funds are provided to recently established CDCs which need funds for evaluating the feasibility of potential projects which address identified needs in low income communities, develop a business plan related to one of those projects, and mobilize resources to be contributed to one of those projects.

AMOUNT: Maximum grant award shall not exceed \$75/000.

- REQUIREMENTS: Eligible applicants are private/ locally initiated/ non-profit community development corporations (CDCs)/ governed by a board consisting of low-income residents of the community and business and civic leaders.
- SOURCE: Office of Community Services/ 370 L'Enfant Promenade, S.W. Washington, D.C. 20447; contact Thelma Woodland 202-401-5294

STATE

S1. Idaho Commission on the Arts Cultural Facilities

DESCRIPTION; Encourages local support, both public and private, for feasibility studies, renovation or construction of performance, exhibition, or artist spaces, and for capital purchases for those facilities.

- AMOUNT: Qualified organizations may apply for up to \$10/000. Grant funds must be matched with an equal amount of cash. In-kind contributions are not allowed under this category.
- REQUIREMENTS: Not for profit organizations/ 501 (c)3/ or is an agency/department of city/ county/ tribal/ or state government. Applicants for renovation/construction projects must have completed a feasibility study. Plans must comply with Section 504 regulations.
- SOURCE: Idaho Commission on the Arts/ (208) 334-2119/ or 1-800-278-3863/ PO Box 83720/ Boise/ ID 83702, www2state.id.us/arts

S2. Idaho Travel Council Tourism Development Grants

DESCRIPTION: Supports tourism planning and promotion activities among communities and community development organizations.

AMOUNT: Varies. Contact Source.

REQUIREMENTS: Contact Source.

SOURCE: Idaho Travel Council, (208) 334-2470.

S3. Arts in Rural Towns (A. R. T. s)

DESCRIPTION: This program encourages the creation and growth of local arts councils and presenters in Idaho's rural communities. It is a three-year commitment on the part of the Commission and the participating council. During this period the Commission provides fee support for performances, residencies, festivals, and exhibits.

AMOUNT: Year One - All of the artist or exhibition fees, up to \$1/500

Year Two - Two-thirds of the artist or exhibition fees, up to \$1,200

Year Three - One half of the artist or exhibition fees, up to \$1,000

- REQUIREMENTS: A not for profit organization, 501 (c)3. Applicants must be based in a community with a population of 5/000 or less OR serves a rural county. Tribal, ethnic, occupational, and generational groups are encouraged to apply under this category.
- SOURCE: Idaho Commission on the Arts, (208) 334-2119.

S4. IDOC Idaho Business Network (IBN)

DESCRIPTION: The foundation of the IBN is a computerized data bank that matches detailed information about Idaho companies' products, services, and capabilities with the current purchasing needs of private companies and government agencies. The objectives of the Network are to bring buyers and sellers in Idaho together, to stimulate new economic growth, to help increase the capability of local firms, and to create more Idaho jobs.

AMOUNT: None

REQUIREMENTS: Enrollment Form

SOURCE: Idaho Department of Commerce/1-800-842-5858.

S5. IDOC Gem Communities

- DESCRIPTION: A program to provide focused technical assistance in economic development to Idaho's communities. The goal is to build a lasting ability within Idaho communities to meet the economic development challenges they face in a changing global economy.
- AMOUNT: Gem Communities may apply for up to \$10/000 as a matching grant (subject to availability) for implementing their economic development strategy and will qualify for extra planning points on CDBG projects.
- REQUIREMENTS: Communities desiring certification/ as a Gem Community must complete the following: Gem Community Training; Community Profile and Land and Building Inventory; Long-Term Plan; One-Year Operational Plan; and a Community Visit Test.
- SOURCE: Idaho Department of Commerce/1-800-842-5858.

S6. Idaho Department of Lands Urban Forestry Program

DESCRIPTION: Small technical assistance grants and trees for urban forestry. AMOUNT: Varies but most technical assistance grants are under \$1000. REQUIREMENTS: Recipients must qualify with Source. SOURCE: Idaho Department of State Lands/ 208-334-0200.

S7. Small Business Development Center

DESCRIPTION: Offers business counseling/ technical resources/ training/ contract training and referrals to assist Idaho firms in business development. Most services are free. There are charges for most

workshops and seminars/ contract training and other special services.

AMOUNT: N/A

REQUIREMENTS: Contact source.

SOURCE: SBDC/ Lewis-dark State College/ 208-799-2465

S8. ISBDC Idaho Premier Fast Trac Course

DESCRIPTION: The Fast Trac program is an intensive 40- hour training course that equips entrepreneurs with skills to develop and run successful business ventures.

AMOUNT: Cost: \$240.00

REQUIREMENTS: Contact source.

SOURCE: Idaho Small Business Development Center; LCSC; 1-800-933-5272, ext. 465

S9. AmeriCorps

- DESCRIPTION: The mission of the Corporation is to engage Americans of all ages and backgrounds in community based service. As a result, the Corporation will foster civic responsibility, strengthen the cords that bind us together as a people and provide educational opportunities for those who make a substantial commitment to service. AmeriCorps programs will provide members with a full or part-time service experience, a living stipend and education award from the National Service Trust Fund.
- AMOUNT: AmeriCorps Members serving one full year of service, 1/700 hours of volunteer time/ shall receive a living stipend of \$7/650; basic Health Insurance; Child care allowance/ if needed; and education award of \$4/725 to be used to pay for higher education or vocational training. Those choosing part-time service of 900 hours over 1-2 years will receive a living stipend of \$3/825 and education award of \$2/362 without benefits.
- REQUIREMENTS: A member must have U.S. Citizenship or legal alien status in the U.S.; be 17 years of age or older; and must be a high school graduate or agree to achieve a GED prior to receiving education awards.
- SOURCE: Idaho Commission for National & Community Service; Boise, Idaho; 1-800-588-3334; Washington State Department of Community Trade and Economic Development, 360-753-7426.

S10. Idaho TRIO AmeriCorps Program

DESCRIPTION: The three program pillars: AmeriCorps, Learn & Serve and the National Senior Service Corps have a core mission in common. This is: To strengthen communities, encourage responsibility and to expand opportunity. While there is a broad array of programs and strategies, they are all built upon the belief that citizens who join together in genuine partnership are capable of creating safe and healthy communities in which we can all prosper and grow.

AMOUNT: Contact source

REQUIREMENTS: Contact source.

SOURCE: Idaho Commission for National & Community Service; Boise/ Idaho; 1-800-588-3334.

S11. American Communities

DESCRIPTION: The information center of HUD's Office of Community Planning and Development/ American Communities serves State and local agencies/ nonprofit organizations/ public interest and intermediary groups/ and others interested in housing and community development.

AMOUNT: Contact source

REQUIREMENTS: Contact source

SOURCE: American Communities; P.O. Box 7189; Gaithersburg/ MD 20898-7189; 1-800-998-9999.

S12. Land and Water Conservation Fund

DESCRIPTION: To increase individual active participation in outdoor recreation by acquiring land and/or developing outdoor park and recreation facilities such as: swimming pools/ ball fields/ picnic areas, playgrounds, beaches, boating facilities, bike paths, restrooms/concession buildings, and acquire wildlife habitat.

AMOUNT: Varies annually. Requires a 50 matching grant from local sources.

- REQUIREMENTS: A contract with qualifying conditions must be signed between the project sponsor, county and the state in order to receive these moneys. Title restrictions must be placed on all property assisted through the L&WCF program. Projects must be maintained so as to be open and inviting to the public.
- SOURCE: Idaho Department of Parks and Recreation, 208-327-7444.

S13. General Operating Support Grant

- DESCRIPTION: General Operating Support is designed to stabilize the financial base and assist in long-range planning for Idaho's arts organizations.
- AMOUNT: Single year request 15 of cash revenue up to \$15,000

Multi-year request -15 of cash revenue - up to \$25,000

- REQUIREMENTS: Not for profit organization 501 (c)3, as determined by IRS for at least one year, or is an agency/department of city, county, tribal, or state government. Compensates professional performers and support personnel. Its primary purpose is the production or presentation of the arts. Demonstrated history of maintaining high artistic standards.
- SOURCE: Idaho Commission on the Arts, (208) 334-2119.

S14. Certified Local Government Program (CLG)

- DESCRIPTION: The purpose of the CLG program is to assist local governments in the identification and preservation of local historic and pre-historic resources.
- AMOUNT: Allocations are based on population. An average grant ranges from \$1500 to \$3500. All grants must be matched with cash or in-kind sources.
- REQUIREMENTS: To achieve a long-term working relationship between the SHPO and the local government, a historic preservation commission must be established by ordinance.
- SOURCE: State Historic Preservation Office (SHPO), 208-334-3861; Washington State Historic Preservation Office (SHPO)/ 360-753-5010.

S15. State Scenic Byways Technical Assistance (TA)

DESCRIPTION: Three different agencies are available to provide technical assistance for the creation, design and maintenance of scenic byways.

AMOUNT: Contact source

REQUIREMENTS: Contact source

SOURCE: Idaho Department of Transportation, Rose Lee Roberts, Design Division, 208-334-8480; U.S. Forest Service, Nez Perce National Forest, Supervisors Office, (208) 983-1950; Back County Byways, Bureau of Land Management, (208) 962-3246.

S16. Rural Business On-line (RBO)

DESCRIPTION: Provides a platform for Idaho and Oregon businesses to compete in the global marketplace. RBO has created a searchable, user-friendly, interactive database that can be utilized by any small business or community/economic development organizations.

AMOUNT: None

REQUIREMENTS: Contact source.

SOURCE: Contact Jessica Stone 208-799-2465 or www.ruralbusinessonline.org

S17. Idaho Humanities Council

DESCRIPTION: Humanities AMOUNT: \$2/000.00 plus REQUIREMENTS: Matching requirements SOURCE: Idaho Humanities Council, (208) 345-5346, 217 W. State St., Boise/ ID 83702/ rickihc@micron.net

S18. Idaho Department of Commerce

DESCRIPTION: Industrial Development AMOUNT: Varies REQUIREMENTS: municipal bonds SOURCE: IDOC/ (208) 334-2470/ PO Box 83720/ Boise/ ID 83720-0093, www.idocstate.id.us

S19. Idaho Community Development Block Grant

DESCRIPTION: Community; extensive categories AMOUNT: Varies REQUIREMENTS: Contact source SOURCE: IDOC, (208) 334-2470, PO Box 83720, Boise/ ID 83720-0093/ www.idocstate.id.us

S20. Idaho Heritage Trust

DESCRIPTION: Historical Preservation AMOUNT: Varies REQUIREMENTS: Contact source SOURCE: IHT, (208) 788-7529, PO Box 352, Bellevue, ID 83313 www.nationaltrust.org

S21. Transportation Enhancement Program

DESCRIPTION: IDOT project funding for government and transportation providers. AMOUNT: \$500,000. REQUIREMENTS: Contact source SOURCE: Energy Resources Division, 800-334-7283, PO Box 7129, Boise/ ID 83707-1129

S22. Energy Conservation Loans

DESCRIPTION: Loans to business for energy conservation improvements. AMOUNT: \$50/000:00 REQUIREMENTS: Contact source SOURCE: Energy Resources Division, 1-800-334-7283,1301 N. Orchard, Boise/ ID 83702

S23. Industrial Revenue Bonds

DESCRIPTION: Loans for financing of land/ buildings/ and equipment used in manufacturing AMOUNT: \$10 million REQUIREMENTS: Industrial development SOURCE: Idaho Dept. of Commerce/ (208) 334-2470/ 700 W. State St./ Boise/ ID 83720

LOCAL

L1. Assessment-backed Debt

DESCRIPTION: Debt undertaken for public improvements wherein payback is tied to LIDs/ ULIDs/ or BIAs. AMOUNT: Variable

REQUIREMENTS: Contact source.

SOURCE: City coordinates assessment of property owners and/or businesses.

L2. Business Improvement Areas (BIA)

DESCRIPTION: Self-taxing business districts. Business and property owners pay for capital improvements, maintenance/ marketing/ parking/ and other items as jointly agreed to through systematic/ periodic self-assessment.

AMOUNT: Variable

REQUIREMENTS: BIAs tend to be controversial since taxation is involved. Considerable communication and consensus building should be conducted prior to launching a BIA creation program.

SOURCE: Individual Businesses/ Coordinated through City Government.

L3. City/County General Fund

DESCRIPTION: General revenue funding is recommended for those improvements or ongoing projects/ which have general community-wide benefits.

AMOUNT: Variable REQUIREMENTS: Contact source. SOURCE: City or County.

L4. Development Fees

DESCRIPTION: A system of fees on private development to address infrastructure impacts. AMOUNT: Variable

REQUIREMENTS: A difficulty of establishing equitable fees: those/ which are/ fair and do not eliminate the viability of desirable new projects.

SOURCE: Developers.

L5. Development Incentive Programs

DESCRIPTION: Incentives encourage the private sector to provide the desired public improvement. AMOUNT: Variable REQUIREMENTS: Contact source. SOURCE: City.

L6. Local Improvement Districts (LID)

DESCRIPTION: Property owners pay for such projects as capital improvements/ parking lots/ landscaping and public parks through systematic/ periodic self-assessment.

AMOUNT: Variable REQUIREMENTS: Self-taxing districts SOURCE: City.

L7. Revenue Allocation Financing

DESCRIPTION: Also known as tax increment financing. Most tax revenues from any increase in property values within the urban renewal area are dedicated to servicing the bonds.

AMOUNT: Funding dependent upon increased property values within revenue allocation area.

REQUIREMENTS: Facilities must be located within designated revenue allocation area boundaries. Only available within incorporated cities. Requires vote of city council to establish urban renewal area and

dedicate any increased revenues to the project.

SOURCE; City ordinance.

L8. General Obligation Bonds

DESCRIPTION: Tax-supported bonds used to finance governmental capital improvements such as public buildings, roads, infrastructure improvements, community centers, etc.

AMOUNT: Variable REQUIREMENTS: This form of debt requires a public vote for approval. SOURCE: Loan. Private banking industry.

L9. Wal Mart

DESCRIPTION: Community Events AMOUNT: Varies REQUIREMENTS: Contact local Rep. for details SOURCE: Mary, Comm. Invol. Coor./ 208-883-8828, Local Wal Mart Store, Moscow ID, 83843, www.walmartfoundation.org

PRIVATE

PI. 501(c)3 Bonds

DESCRIPTION: Nonprofit, 501 (c)3 organizations may now borrow for land purchases, acquisition and/or improvement of facilities, design and financing of same. Museums, performing arts, theaters, social services (e.g., teen centers), historical societies and others are included.

AMOUNT: Variable

REQUIREMENTS: Must be 501 (c)3 organization.

SOURCE: Non-profit organization.

P2. Revenue Bonds

DESCRIPTION: Debt undertaken wherein payback is tied to specific revenue streams. This form of debt does not require a public vote. Common uses include industrial development, housing and social services.

AMOUNT: Variable

REQUIREMENTS: Requires local government support.

SOURCE: Private banking industry.

P3. Revolving Loan Funds

- DESCRIPTION: This (RLF) Program provides for up to 50 of the financing requirement for a term of up to 7 years at a fixed, below-market interest rate. The purpose of the RLF is to assist private business and industry to finance capital improvements and expansion.
- AMOUNT: Loans from the RLF require a 15 capital injection from the borrower. There must be a 50 financing match by a bank or other lending institution. Their collateral consists of a first lien position on assets. PAC is the subordinate lender. The interest rate is negotiable and will fall between 8 and two percentage points below the prime rate. The established minimum RLF portion is \$25/000 with a maximum of \$350/000. The term of the loans are for a period not to exceed 7 years. Working capital and fixed loans should not be for more than 5 years.
- REQUIREMENTS: An eligible small business must be a tor-profit corporation/ partnership or proprietorship, and must be unable to obtain comparable funding for the project from private sources. The net worth of the business may not be in excess of \$6/000/000 and its net profit after taxes must have averaged less than \$2/000/000 during the previous 2 years. The project must create/retain one full-time/ permanent job for every \$15/000 borrowed from the RLF/ within a two-year period.
- SOURCE: Provided/ in part/ through the Idaho Dept. of Commerce 208-334-2470/ Federal EDA/ HUD/ SBA, and DOL.

P4. SBA Loans

- DESCRIPTION: The fund is fixed asset financing for land and building purchases/ new construction/ longterm leasehold improvements and equipment purchases. Must be a for-profit business and unable to obtain comparable funding for the project from private sources.
- AMOUNT: Maximum SBA share \$750/000 or 40 of project cost. The term of the loan is up to 20 years at a fixed, below-market interest rate. The borrower's capital injection requirement is 10 of the project total.
- REQUIREMENTS: Working capital, debt refinancing and real estate speculation are not allowed under this program. Must create/retain approximately one job for each \$35/000 of SBA financing. Net worth of less than \$6/000/000 and net earnings of less than \$2/000/000 (after taxes) on average of the last 2 years.
 SOURCE: ID Small Business. Dev. Ct. 1-800-225-3815,1910 University Dr. Boise ID, 83725

P5. SBA Guaranteed Loans (7a Program)

- DESCRIPTION: To provide assistance to small businesses in obtaining financing for up to 90 of a loan made by a commercial lending institution. Projects might include: land and/or building purchases; new building construction and/or building renovation; machinery and equipment purchases; leasehold improvements; acquisition of inventory; financing of working capital; or reduction of trade debt.
- AMOUNT: This program allows real estate loans of up to 25 years and working capital loans of up to 7 years. The rate for SBA 7(a) Guaranteed Loans may not exceed the prime rate by more than 2.75. Loans may be either fixed or variable rate.
- REQUIREMENTS: For-profit businesses meeting the following size limitations:
 - Retail and service: Sales do not exceed \$3.5 million.
 - Wholesale: Employees do not exceed 100 people.

Manufacturing: Employees do not exceed 500 people.

Construction: Sales average of less than \$17.0 million for past 3 years.

SOURCE: Banks; Contact Idaho Department of Commerce, 208-334-2470.

P6. Northwest Area Foundation

DESCRIPTION: The Foundation contributes to the vitality of its eight-state area by promoting economic revitalization and improving the standards of living. Programs are public policy, economic development, community building, arts and culture, sustainable development, sustainable agriculture and water and fisheries. Focus on poverty.

- AMOUNT: Variable, up to six digits
- **REQUIREMENTS: Contact Source**
- SOURCE: Northwest Area Foundation, Karl Stauber, Pres./ 332 Minnesota St., St. Paul, MN 55101-1373, (612) 224-9635. www.nwaf.org

P7. Alfred P. Sloan Foundation

DESCRIPTION: Private non-sectarian supporting conferences/seminars. Applies to higher education. AMOUNT: \$30/000.00

REQUIREMENTS: Contact source; must be 501 (c)3.

SOURCE: Alfred P. Sloan Foundation/ 630 Fifth Ave./ Suite 2550/ New York/ NY 10111/ (212) 649-1649.

P8. The Robert Wood Johnson Foundation

DESCRIPTION: Support of film/video/radio. Substance abuse, prevention; medicine/medical care,

information services; public health.

AMOUNT: Varies REQUIREMENTS: Contact source. Must be 501 (c)3 organization. SOURCE: Richard J. Toth, Director, PO Box 2316, Princeton, NJ 08543, (609) 452-8701 mail@rwif.org

P9. The Public Welfare Foundation, Inc.

DESCRIPTION: Priority areas are: Environment, population, criminal justice, disadvantaged youth, disadvantaged elderly and health, and telecommunications.

AMOUNT: Variable, up to five digits

REQUIREMENTS: Contact source

SOURCE: The Public Welfare Foundation, Inc., 2600 Virginia Ave./ NW/ Room 505/ Washington/ DC 20037-1977, (202) 965-1800.

P10. Critical Issues Fund

- DESCRIPTION: The CIF was created to help local communities resolve major disputes involving historic preservation and urban development. CIF model project and research grants are intended to support studies or other activities that address widespread/ pressing preservation problems (or common community-development problems to which preservation may offer a solution).
- AMOUNT: Competitive model project grants range form \$5/000 to \$25/000 and must be matched on at least a 1-to-1 basis.
- REQUIREMENTS: Eligible grant recipients include nonprofit organizations/ local public agencies/ and universities, For-profit entities may carry out CIF commissioned research on a contractual basis. Projects may address urban/ rural and suburban issues.
- SOURCE: National Trust for Historic Preservation/ (202) 588-6000. Call Idaho State Historic Preservation Office, 208-334-3861.

P11. Heritage Tourism Initiative

DESCRIPTION: Offers comprehensive technical assistance for heritage tourism development and marketing. AMOUNT: Contact source

- **REQUIREMENTS:** Contact source
- SOURCE: National Trust for Historic Preservation, (202) 588-6000. Call Idaho State Historic Preservation Office, 208-334-3861.

P12. Inner City Ventures Fund

- DESCRIPTION: ICVF awards may be used for acquisition and rehabilitation and related capital costs for projects that offer housing, neighborhood services and commercial opportunities for area residents and, to a limited degree, architectural costs. ICVF awards may not be used for administrative costs.
- AMOUNT: ICVF awards consist of a grant and a low-interest loan in equal amounts; the maximum term for an ICVF loan is five years. Each ICVF award package ranges from \$40/000 to \$100/000.
- REQUIREMENTS: At no time can ICVF funds be the only money invested in a project. ICVF funds are intended to provide up to one-sixth of the rehabilitation funds needed to finance a project; therefore/ ICVF awards have matching and leveraging requirements. Every ICVF dollar awarded must be matched with 50 cents in cash or equity and \$5 in other loans or grants for the project. This translates into a minimum project budget of \$240/000 to qualify for the smallest ICVF award.
- SOURCE: National Trust for Historic Preservation/ (202) 588-6000. Call Idaho State Historic Preservation Office/ 208-334-3861.

P13. National Preservation Loan Fund

- DESCRIPTION; A flexible financing program to promote the revitalization of commercial and industrial centers/ the conservation of neighborhoods and rural communities, and the preservation of archaeological and maritime resources. Through the NPLF, the National Trust provides financial and technical assistance to help preserve historic resources as well as strengthen the real estate development capabilities of recipient organizations. NPLF awards can be used to; acquire, stabilize, rehabilitate or restore a National Register-listed or eligible property for use, lease or resale; establish or expand a revolving fund either to acquire and resell properties or to re-lend for acquisition and rehabilitation costs; purchase options to acquire historic properties. Funds may not be used to support administrative expenses or planning costs incurred prior to a NPLF award.
- AMOUNT: NPLF funds are awarded as below-market rate loans, loan guaranties or lines of credit. Lowinterest loans and loan guaranties up to \$100/000 to nonprofits/ public agencies and owners of endangered National Historic Landmarks.
- REQUIREMENTS: A minimum dollar-for-dollar match of National Trust funds is required and projects with high local-to-Trust leverage will be most likely to receive NPLF awards. Matching funds must be available to spend at the time of loan disbursement. Financing requirements will be tailored to individual projects. All applicants must be members of the National Trust's preservation Forum.
- SOURCE: National Trust for Historic Preservation/ (202) 588-6000. Call Idaho State Historic Preservation Office, 208-334-3861.

P14. Preservation Services Fund

- DESCRIPTION: These grants are intended to increase the flow of information and ideas in the field of preservation. Emphasis is on stimulating public discussion/ enabling local groups in gaining the technical expertise needed for particular projects, introducing students to preservation concepts and crafts, and encouraging participation by the private sector in preservation.
- AMOUNT: Maximum grant awards are \$5,000, but because of strong competition and limited resources, most will be \$1/000 to \$1/500. All grants must be matched on a dollar-for-dollar basis, primarily using cash contributions.
- REQUIREMENTS: Applicants must be a nonprofit incorporated organization or public agency and members of the National Trust's Preservation Forum program.
- SOURCE: National Trust for Historic Preservation, (202) 588-6000. Call Idaho State Historic Preservation Office, 208-334-3861.

P15. The National Trust for Historic Preservation

DESCRIPTION: Provides grants for projects that contribute to the preservation or the recapture of an authentic sense of place.

AMOUNT: Grants range from \$2/500 to \$25/000.

REQUIREMENTS: Nonprofit organizations/ government agencies/ for-profit businesses and individuals.

SOURCE: National Trust for Historic Preservation, (202) 588-6000. Call Idaho State Historic Preservation Office, 208-334-3861. Contact http://www.nthp.org/main/frontline/departments/finacial.htai

P16. Local Government Environmental Assistance Network (LGEAN)

DESCRIPTION: LGEAN is a clearinghouse of environmental information designed as a "first stop shop." It's a place to learn about and discuss environmental issues affecting local governments. LGEAN can assist local governments meet the challenges they face in protecting the environment, public health, and the quality of life in communities.

AMOUNT: None.

REQUIREMENTS: Contact source.

SOURCE: The website is managed by the International City/County Management Association; contact 1-877-865-4326 or www.lgean.org

P17. The Idaho Company Loans

DESCRIPTION: The Idaho Company promotes economic growth by lending to and counseling with new and expanding businesses.

Shareholders throughout Idaho and the Northwest publicly hold the Company.

AMOUNT: Contact source

REQUIREMENTS: Good credit history; experienced management; Owner equity and/or substantial collateral base.

SOURCE: The Idaho Company, 701 W. Franklin Street, Boise/ ID 83707. (208) 344-6308.

P18. Inland Northwest Small City Grant Program

- DESCRIPTION: Avista Corporation (formerly Washington Water Power) has created a small fund to assist the communities and organizations in the Inland Northwest to build capacity to carry on economic development activities.
- AMOUNT: The amount requested from Avista cannot be the sole largest amount given by the private industry sector for the project. It is recommended that at least local fundraising fund 50 of the total cost of the project.
- REQUIREMENTS: The requestor must apply through a city or county government or a recognized economic development organization of a city, county or region within the geographical boundaries of Avista's service area.

SOURCE: Local Avista office or 1-800-727-9170 ext. 8076.

P19. US West Foundation

DESCRIPTION: Provides funding for area of interests that include; arts and culture, education, economic development, and support for human service organizations through United Way.

AMOUNT: Contact source.

REQUIREMENTS: Contact source.

SOURCE: US West Foundation; 1801 California St., Suite 1360; Denver, CO 80202; contact Jeanne Bistranin, Regional Program Officer for Colorado, Idaho, Montana and Wyoming, 303-896-9967.

P20. American Communities

DESCRIPTION: The information center of HUD's Office of Community Planning and Development, American Communities serves State and local agencies, nonprofit organizations, public interest and intermediary groups, and others interested in housing and community development

AMOUNT: Contact source

REQUIREMENTS: Contact source

SOURCE: American Communities; P.O. Box 7189; Gaithersburg, MD 20898-7189; 1-800-998-9999.

P21. U.S. Bank

DESCRIPTION: Provides support to organizations that (1) improve the educational and economic opportunities of targeted individuals and families, and (2) enhance the cultural and artistic life of communities.

AMOUNT: Varies

REQUIREMENTS: Organizations in US Bank operating areas and are designated as 501 (c)3 organizations by the IRS. v ^ & V

SOURCE: Cindy Williams, 208-282-7707,101 S. Capital, Suite 501 Boise ID, 83703, www.usbank.com/comm relations

P22. Cunningham, Laura Moore Foundation, Inc.

DESCRIPTION: Provides grants and scholarships to Idaho institutions, primarily hospitals and businesses AMOUNT: Contact source.

REQUIREMENTS: Institution must originate from Idaho. SOURCE: Joan D. Carley; 510 Main Street; Boise/ ID 83702.

P23. Global Environment Project Institute, Inc.

DESCRIPTION: Promotes the conservation of biodiversity and sustainability of life on earth. Areas of funding are: Environmental education/ citizen participation/ sustainable development/ and wildlife protection.

AMOUNT: Average grant size is \$10/000.

REQUIREMENTS: Contact source

SOURCE: Michell Richer Stennett, Grants Coordinator; P.O. Box 1111; Ketchum/ ID 83340; 208-726-3025.

P24. Idaho Community Foundation

DESCRIPTION: The Foundation supports charitable activities that benefit the citizens of Idaho. Grants are made in a wide variety of categories including arts, education/ health/ environment/ public projects and social services.

AMOUNT: Usual grant range: \$500 to \$5/000.

REQUIREMENTS: Contact source. Must be 501 (c)3 organization. SOURCE: Idaho Community Foundation; P.O. Box 8143; Boise/ ID 83707; 208-342-3535 or 1-800-657-5357.

P25. Idaho Heritage Trust

DESCRIPTION: Funds non-profit organizations seeking to preserve historic buildings/ archeological sites and artifacts.

AMOUNT: Varies; requires a 50 cash match.

REQUIREMENTS: Contact source.

SOURCE: Idaho Heritage Trust; P.O. Box 352; Bellevue, ID 83313; 208-788-7529.

P26. Idaho Humanities Council

DESCRIPTION: Funds non-profit organizations, associations, or ad hoc groups.

AMOUNT: Contact source

REQUIREMENTS: Contact source.

SOURCE: Idaho Humanities Council: 217 West State Street; Boise/ ID 83702; 208-345-5346 or 1-888-345-5346.

P27. Micron Technology, Inc.

DESCRIPTION: Provides funding for projects and programs/ which promote growth and enhance the quality of communities with primary emphasis on educational programs related to math and science.

AMOUNT: Contact source.

REQUIREMENTS: Contact source.

SOURCE: Micron Technology, Inc. Corporate Affairs Department MS #407; 8000 S. Federal Way; P.O. Box 6; Boise/ ID 83707-0006; contact Ms. Marilyn Whitney/ 208-368-4401.

P28. Richard H. Jones Foundation

DESCRIPTION: Provides funding for non-profit organizations in Northern Idaho.

AMOUNT: Variable.

REQUIREMENTS: Non-profit organizations.

SOURCE: Richard H. Jones Foundation/ C/0 Thomas Prohaska/ P.O. Box 2086/ Coeur d'Alene/ ID 83816. 208-664-6448.

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P29. Harry W. Morrison Foundation

DESCRIPTION: Funds non-profit organizations.

AMOUNT: Variable.

- REQUIREMENTS: Completed application form should be accompanied by statement of organization purpose/ copy of financial reports including major sources of funding/ an explanation of request and proof of tax-exempt status.
- SOURCE: The Foundation, Attention: Velma Morrison/ 3505 Crescent Rim Drive/ Boise/ ID 83706 208-345-5225.

P30. Margaret W. Reed Foundation

DESCRIPTION: Provides funding for non-profit organizations.

AMOUNT: Variable.

REQUIREMENTS: Contact source.

SOURCE: Margaret W. Reed Foundation/ C/0 Scott Reed, P.O. Box A, Coeur d'Alene, ID 83816. 208-664-2161.

P31. J.R. Simplot Foundation

DESCRIPTION: Funds non-profit organizations and associations.

AMOUNT: Grants range from \$100 - \$5/000.

- REQUIREMENTS: Approximately \$150/000 is managed and distributed under supervision of public relations department. The Corporation Committee on a case-by-case basis reviews contribution requests.
- SOURCE: Adelia Garro Simplot/ Community Relations Coordinator/ and P.O. BOX 27, BOISE/ ID 83707 208-336-2110.

P32. J.A. and Kathryn Albertson Foundation

- DESCRIPTION: To foster improvement of K-12 education in Idaho. The Foundation awards grants through announced initiatives.
- AMOUNT: Variable.
- **REQUIREMENTS:** Contact source.
- SOURCE: The Foundation, Attention: Grant Making; P.O. Box 70002, Boise/ ID 83707. 208-424-2621; fax: 208-424-2626. www.jkaf.org

P33. Whittenberger Foundation

DESCRIPTION: Funding for organizations that provide services to youth and children.

- AMOUNT: Variable.
- REQUIREMENTS: Qualified Idaho organizations; contact source for organization requirements. Must be 501 (c)3 organization.

SOURCE: William Rankin/ P.O. Box 1073/ Caldwell/ ID 83606. 208-459-0091.

P34. The David and Lucile Packard Foundation

DESCRIPTION: A private foundation that awards grants to tax-exempt and/or charitable organizations promoting the development and preservation of the arts and sciences.

AMOUNT: Contact source.

- REQUIREMENTS: Grant proposals must not benefit specific individuals or serve religious purposes. Grants are typically awarded to those organizations operating in the Western United States. Must be 501 (c)3 organization.
- SOURCE: The David and Lucile Packard Foundation/ Attention: Nancy Glaze/ 300 Second Street/ Suite 200, Los Altos, CA 94022 650-948-3696. www.packfound.org

P35. Greenville Foundation

DESCRIPTION: The foundation normally provides support for special projects, not for general operations. Current program priorities are; education, environment, human and social issues, international, and religion.

AMOUNT: Grant amounts generally range from \$5/000 to \$25/000. A typical grant is \$15/000.

REQUIREMENTS: Applicants must be non-profit organizations as classified under section 501 (c)3 of the Internal Revenue Service Code. Grants are made for a one-year period.

SOURCE: The Greenville Foundation/ 283 Second Street East/ Sonoma/ CA 95476. 707-938-9377/ http://fdcenter.org/grantmaker/grnville

P36. Paul G. Alien Charitable Foundation

DESCRIPTION: Improve the quality of life in the Pacific Northwest through programs designed to create new opportunities for community service. Special areas of interest: education/ environmental research, youth services, social services, and aid to the disabled and disadvantaged.

AMOUNT: Varies

- DESCRIPTION: To be eligible, organizations must qualify under section 501 (c)3 of the Internal Revenue Service code.
- SOURCE: The Paul G. Alien Foundation, Attention: Jody Patton; 110 110th Avenue N.E./ Suite 550, Bellevue, WA 98004. www.paulallen.com/foundations

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P37. The Paul Alien Foundation - Arts Grant

DESCRIPTION: Promote a creative and flourishing arts community in the Pacific Northwest.

AMOUNT: Variable; contact source.

DESCRIPTION: Non-profit organizations whose projects serve the Pacific Northwest.

- SOUR CE; The Paul G. Alien Foundation, Attention; Jody Patton; 110 110th Avenue N.E./ Suite 550/ Bellevue/ WA 98004.
- KEY: 4, 8, and 9

P38. The Kresge Foundation

DESCRIPTION: Provides funding for tax-exempt, charitable organizations operating in the fields of higher education, health care and long-term care, human services, science and the environment, arts and humanities, and public affairs.

AMOUNT: Variable; grants typically range from \$150/000 to \$500/000.

REQUIREMENTS: Tax-exempt/ charitable organizations.

SOURCE: The Kresge Foundation/ John E. Marshall/ III, President; 3215 W. Big Beaver Road, P.O. Box 3151, Troy, MI 48007-3151.

P39. The Rockefeller Foundation

- DESCRIPTION: Supports groups and communities undertaking change that is culturally informed and builds on diversity. The Foundation identifies community-based, cooperative and culturally grounded initiatives that are building on diversity.
- AMOUNT: Contact source.

REQUIREMENTS: Contact source. Must be 501 (c)3 organization.

SOURCE: The Rockefeller Foundation, 420 Fifth Avenue, New York, NY 10018. www.rockfoundation.org

P40. The AT&T Foundation - Civic and Community Service

DESCRIPTION: To promote diversity and advance equal opportunity; support projects that promote economic capacity building in local communities; support organizations that aim to protect the environment.

AMOUNT: Contact source.

REQUIREMENTS: Funding awarding to non-profit organizations.

SOURCE: AT&T Foundation, 1875 Lawrence Street, Suite 750, Denver, CO 80202; 303-298-6510, www.att.com/foundation

P41. The American Honda Foundation

- DESCRIPTION: Supports organizations working in the areas of youth and scientific education, minorities, and human services.
- AMOUNT: Contact source.

REQUIREMENTS: Contact source. Must be 501 (c)3 organization.

SOURCE: American Honda Foundation, P.O. Box 2205, Torrance, CA 90509-2205. Contact: Kathryn A. Carey, Manager, 310-781-4090.

P42. The Ben and Jerry's Foundation

DESCRIPTION: Supports projects which facilitate progressive social change in the following areas: children and families, disadvantaged groups, minorities, civil rights, community development, the environment and grass roots organizing.

AMOUNT: Contact source.

REQUIREMENTS: Contact source. Must be 501 (c)3 organization.

SOURCE; The Ben and Jerry's Foundation, P.O. Box 299, Waterbury, VT 05676. Contact; Rebecca Golden, Foundation Director, 802-882-1240.

P43. Otto Bremer Foundation

DESCRIPTION: Emphasis on rural poverty and combating racism. Support also for post-secondary education, human services, health, religion and community affairs.

AMOUNT: Contact source.

REQUIREMENTS: Contact source. Must be 501 (c)3 organization.

SOURCE: Otto Bremer Foundation, 445 Minnesota Street, Suite 2000, St. Paul, MN 55101-2107. Contact John Kostishack, Executive Director, 651-227-8036. fdncenter.org/grantmaker/bremer/

P44. First Bank System Foundation

DESCRIPTION: Supports community development, elementary and secondary education, arts and cultural programs, low-income housing, and local economic development.

- AMOUNT: Contact source.
- **REQUIREMENTS:** Contact source.
- SOURCE: First Bank System Foundation, P.O. Box 522 MPFP 1750, Minneapolis, MN 55480. Contact; Cheryl L. Rantala, President, 612-973-2440

P45. Morrison Knudsen Corporation Foundation, Inc.

DESCRIPTION: Supports education, health care, human services, children and youth services, and community development.

- AMOUNT: Contact source.
- **REQUIREMENTS:** Contact source.
- SOURCE: Morrison Knudsen Corporation Foundation, P.O. Box 73, Boise/ ID 83729. Contact; Mary Cunningham-Agee, Chair and Director, 208-386-8100.

P46. Charles Stewart Mott Foundation

DESCRIPTION: Support in community organizing and development, community leadership development, racism and race relations, violence prevention, teenage pregnancy prevention, family and parenting support, early childhood development, and improving education.

AMOUNT: Contact source.

REQUIREMENTS: Contact source and submit proposal four months prior.

SOURCE: Charles Stewart Mott Foundation, Office of Proposal Entry, 1200 Mott Foundation Building, Flint, MI 48502-1851. Contact Office of Proposal Entry, 810-238-5651, www.mott.org

P47. Minnesota Mining and Manufacturing Foundation, Inc.

DESCRIPTION: Primary areas of interest include community funds, higher and vocational education programs for minorities, the performing arts, drug abuse programs, and the elderly.

- AMOUNT: Contact source.
- **REQUIREMENTS:** Contact source.
- SOURCE: Minnesota Mining and Manufacturing Foundation, 3M Center Building, 591-30-02, St. Paul, MN 55144-1000. Contact; Automated Fax (Call to request guidelines by fax.) 800-4876744 or 651-733-8335 to speak with someone

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P48. The William and Flora Hewlett Foundation

DESCRIPTION: To promote the well being of mankind by supporting selected activities of charitable nature, as well as organizations or institutions engaged in such activities. The Foundation concentrates its resources on activities in education, performing arts, population, environment, conflict resolution, family and community development, and U.S.-Latin American relations.

AMOUNT: Variable; contact source.

- REQUIREMENTS: Contact source. Must be 501 (c)3 organization.
- SOURCE: The William and Flora Hewlett Foundation, 525 Middlefield Road, Suite 200, Memo Park, CA 94025; 650-329-1070, fax; 650-329-9342 www.hewlett.org/grants

P49. The Andrew W. Mellon Foundation

- DESCRIPTION: The purpose of the Foundation is to aid and promote such religious, charitable, scientific, literary, and educational purposes as may be in the furtherance of the public welfare or tend to promote the well-doing or well-being of mankind. The Foundation currently makes grants on a selective basis to institutions in higher education: in cultural affairs and the performing arts: in population; in conservation and the environment; and in public affairs.
- AMOUNT: Contact source.

REQUIREMENTS: Contact source. Must be 501 (c)3 organization.

SOURCE: The Andrew W. Mellon Foundation, 140 East 62nd Street, New York, NY 10021. 212-838-8400.

P50. The John D. and Catherine T. MacArthur Foundation

DESCRIPTION: Program supports efforts to; Generate new knowledge about community dynamics and community building, and about the relationships between community characteristics and individual development. Enhance the capacity of community residents to organize, to mobilize their own resources, and to obtain and use external resources. Support, evaluate, and strengthen community-improvement initiatives, especially in education, public safety, economic opportunity, and recreation.

AMOUNT: Contact source.

REQUIREMENTS: Contact source. Must be 501 (c)3 organization.

SOURCE: The John D. and Catherine T. MacArthur Foundation, 140 South Dearborn Street, Suite 1100, Chicago, IL. 60603-5285. 312-920-6285

P51. Readers Digest Foundation

DESCRIPTION: To foster fundamental improvement in the quality of educational and career development opportunities for all school age youth, and to increase access to these improved services for young people in low-income communities.

AMOUNT: \$10/000-50/000

REQUIREMENTS: Limited to non-profit organizations. Must be 501 (c)3 organization.

SOURCE: Local Grants Administrator/914-244-5370/ Readers Digest Rd. Pleasantville NY 10570-7000

P52. Weyerhaeuser Company Foundation

DESCRIPTION: Through education/ employee volunteer efforts/ arts and cultural programs/ and health and human services grants/ Weyerhaeuser Company Foundation participates in community efforts to create a better place to live/ play and work.

AMOUNT: Contact source.

- REQUIREMENTS: Private/ non-profit/ tax-exempt organizations with certified IRS 501 (c)3 public charity status; or public entities qualifying under Section 170 (c) of the Internal Revenue Code. In addition, the funded organizations must practice equal opportunity employment. Must be 501 (c)3 organization.
- SOURCE: Weyerhaeuser Company Foundation/ CH1 L32, and P.O. Box 299 Tacoma, WA 98477-2999. 253-924-3159. '

P53. The Nathan Cummings Foundation

DESCRIPTION: The Foundation seeks to build a society that values nature and protects ecological balance for future generations: promotes humane health care; and fosters arts to enrich communities.

AMOUNT: Grants range from \$5/000 to \$300,000.

REQUIREMENTS: Contact source. Must be 501 (c)3 organization.

SOURCE: The Nathan Cummings Foundation, 1926 Broadway, Suite 600, New York, NY 10023. 212-787-7300, www.ncf.org

P54. PacifiCorp Foundation

- DESCRIPTION: The Foundation intends to support the betterment of communities where PacifiCorp, its divisions, and its subsidiaries have operations, employees and interests. The objective is to link company and community goals to determine- and then fulfill it's responsibility to improve the quality of life in areas it serves.
- AMOUNT: Contact source. Must be 501 (c)3 organization.
- REQUIREMENTS: Grants are limited to charitable non-profit, tax-exempt organizations that have obtained a letter of determination from the IRS under Section 501 (c)3 of the Internal Revenue Code, and are not classified as private foundations.
- SOURCE: PacifiCorp Foundation, 825 N.E. Multnomah, Suite 2000, Portland, OR 97232. 503-813-7257, www.pacificcorp.com

P55. Metropolitan Life Foundation

DESCRIPTION: Emphasizes projects that build or stabilize community resources, such as new or renovated housing for low and moderate income people; revitalize deteriorated commercial districts; or provide service enriched facilities for groups with special needs, such as the homeless and mentally ill.

AMOUNT: Contact source.

- **REQUIREMENTS:** Contact source.
- SOURCE: Social Investment Program, MetLife/Metropolitan Life Foundation, One Madison Avenue, New York, NY 10010-3690, 212-375-1735.

P56. The Annenberg Foundation

- DESCRIPTON: The Annenberg Foundation provides support for program development and other pilot projects.
- AMOUNT: Contact source.
- REQUIREMENTS: The Foundation makes grants only to nonprofit organizations that are defined as taxexempt under Section 501 (c)3 of the Internal Revenue Code and are not classified as private foundations.
- SOURCE: The Annenberg Foundation, St. Davids Center, Suite A-200,150 Radnor-Chester Road, St. Davids, PA 19087 (610)-341-9066 info@whannenburg.org

P57. Robert W. Woodruff Foundation, Inc.

DESCRIPTION: Focuses its giving in the areas of elementary, secondary, and higher education; health care; human services, particularly for children and youth; economic development and civic affairs; art and cultural activities; and conservation of natural resources and environmental protection.

AMOUNT: Contact source.

REQUIREMENTS: Limited to tax-exempt organizations. Must be 501 (c)3 organization.

SOURCE: Charles H. McTier, President, 404-522-6755, 50 Hurt Plaza, Suite 1200, Atlanta GA, 30303 www.woodruff.org/main.html

P58. M.J. Murdock Charitable Trust

DESCRIPTION: The Foundation generally supports activities, which promote solutions to problems, preventive approaches, or new opportunities; endeavors which expand our knowledge of our world and ourselves and which promote those values and activities that are likely to lead to happier, healthier and more productive lives. Other factors the Trust finds attractive in considering support include a value-based mission, approaches to self-help, the concepts of free enterprise, sound management, organizational strength and credibility, highly qualified and well-received leadership and the ability to generate other support, thus assuring self-sufficiency and strength.

AMOUNT: Variable; contact source.

- REQUIREMENTS: Applications for grants are considered only from organizations which have been ruled to be tax-exempt under Section 501 (c)3 of the Internal Revenue Code and which are not private foundations as defined in Section 509 (a) of the Code. Priority is given to applications for the support of projects and programs conducted by qualified institutions within five states of the Pacific Northwest: Alaska, Idaho, Montana, Oregon and Washington. Of major interest are organizations and projects, which are not primarily or normally financed by tax funds. Grants usually are awarded for a limited period of time, such as one or two years. Must be 501 (c)3 organization.
- SOURCE: Dr. John Van Zytveld, Senior Program Director; M.J. Murdock Charitable Trust, P.O. Box 1618, Vancouver, WA 98668 (360)-694-8415, www.murdock-tmst.org

P59. Aetna Foundation

DESCRIPTION: Provides funding in the following areas; Matching funds, employee matching gifts, employee-related scholarships, scholarship funds, special projects, annual campaigns, and renovation projects. Urban affairs, minorities, law and justice, youth, education, arts, community development, employment, AIDS, higher education, disadvantaged/ housing/ insurance education/ leadership development/ international affairs/ literacy/ performing arts/ educational associations, and urban development.

AMOUNT: Contact source.

- REQUIREMENTS: Giving limited to organizations in the U.S. No support for religious organizations for religious purposes, private secondary schools, political activities, or sporting events.
- SOURCE: Aetna Foundation, 151 Farmington Avenue, Hartford, CT 06156-3180; www.aetna.com.

P60. Community Development Institute

DESCRIPTION: Helps low-income communities combat the causes of racism and poverty. Offers training, technical assistance, and consultation in management, organizational development, resource development, program planning and evaluation, public relations, conflict resolution, and research and policy analysis. Also provides professional services.

AMOUNT: Contact source.

- **REQUIREMENTS:** Contact source.
- SOURCE: Community Development Institute, P.O. Box 5099, Palo Alto, CA 94303; 650-327-5846; fax 650-327-4430.

P61. Amoco Foundation

DESCRIPTION: Provides funding in the following areas; Seed money, operating budgets, continuing support, annual campaigns, emergency funds, building funds, equipment, scholarship funds, fellowships, special projects, general purpose, capital campaigns, and employee matching gifts. Higher education, education, social services, community development, cultural programs, youth urban affairs, conservation, energy, science and technology, engineering, and medical research.

AMOUNT: Contact source.

- REQUIREMENTS: Giving primarily in areas of company representation to assist communities. No support for primary or secondary schools, religious, fraternal, social, or athletic organizations; generally no support for organizations already receiving operating support through United Way. No grants to individuals, or for endowments, research, publications, or conferences; no loans.
- SOURCE: Amoco Foundation, 200 East Randolph Drive, Chicago, IL 60690; 312-856-6306.

P62. CVS Corporation

DESCRIPTION: For Health and Education AMOUNT: Varies REQUIREMENTS: Must be 501 (c)3 organization. SOURCE: Comm. Relations Dept. 401-765-1500,1CVS Dr. Woonsocket RI, 02895, www.cvs.com

P63. Handsel Foundation

DESCRIPTION: For Tribal and Animals AMOUNT: \$3/000-25,000 REQUIREMENTS: Must be 501 (c)3 organization. SOURCE: Diane Johnson, 360-331-7282, PO Box 1322, Freeland WA, 98249, handselfdn@aol.com

P64. Wilbur Foundation

DESCRIPTION: For Humanities and History AMOUNT: Varies REQUIREMENTS: Must be 501 (c)3 organization. SOURCE: Gary R. Ricks, 805-682-6501, PO Box 3370, Santa Barbara CA, 93130-3370, n.org

P65. Plum Creek Foundation

DESCRIPTION: For Community AMOUNT: \$1/000-10/000 REQUIREMENTS: Must be 501 (c)3 organization. SOURCE: Foundation Administrator/ 206-467-3799/ 999 Third Ave/ Ste. 2300/ Seattle WA 98104-4096/ www.plumcreek.com

P66. Neighborhood Reinvestment Corp.

DESCRIPTION: Provides loans for traditional neighborhood housing development AMOUNT: Contact source REQUIREMENTS: SOURCE: Margaret Frisbee, 303-762-7274,1776 S. Jackson, Ste. 810, Denver CO, 80210-3807

P67. Abelard Foundation, Inc.

DESCRIPTION: Seed money for model projects AMOUNT: Contact source REQUIREMENTS: Must be 501 (c)3 organization. SOURCE: 1155 Avenue of the Americas, New York NY, 10036

P68. Altran Foundation, Inc.

DESCRIPTION: Tribal-Funds Culture, Ethnic awareness. History, Conferences, and Seminars AMOUNT: Contact source REQUIREMENTS: Must be 501 (c)3 organization. SOURCE: Diane Fischer, Pres. 212-505-9677, 23-35 E. 21st St., Third F1. New York NY, 10010

P69. The Auroa Foundation

DESCRIPTION: Tribal AMOUNT: Contact source REQUIREMENTS: Must be 501 (c)3 organization. SOURCE: Jeffrey Bronfman, 505-988-5924,176 Valley Dr., Santa Fe NM, 87501

P70. Burlington Northern Santa Fe Foundation

DESCRIPTION: Funds Literacy, giving to limited operations in the Midwest, Northwest, Southwest and West AMOUNT: Contact source REQUIREMENTS: Must be 501 (c)3 organization. SOURCE: Dick Russack, Pres. 708-222-4815, 5601 W. 26th St., Cicero IL, 60804

AMO	UNT: Contact source
-	JIREMENTS: Must be 501 (c)3 organization.
	CE: Dorothy Willis Knapp, Sec./ (212) 371-3200, 437 Madison Ave./ New York/ NY 10022
	www.carnegie.org
P72.]	Eagle Staff Fund
	RIPTION: Tribal, funds economic development, regional and interstate cooperation
_	UNT: Contact source
-	JIREMENTS: Must be 501 (c)3 organization.
	CE: Kaclie Tiller, (540) 371-5615 11917 Main St., Fredericksburg, VA 22408,
	Education Foundation of America
	RIPTION: Tribal and Education seed money
	UNT: Contact source JIREMENTS: Must be 501 (c)3 organization.
	CE: Diane Allison, EX. Dir., (203) 226-6498 35 Church Lane. Westport, CT 06880-3515, www.efaw.
	Endangered Language Foundation
	RIPTION: Tribal-Funds language projects
	UNT: Contact source
	IREMENTS: Must be 501 (c)3 organization.
	CE: Dr. Douglas Whalen, Pres., Dept. of Linguistics, Yale Univ./ New Haven, CT.
P75. I	reedom Forum, Inc.
DESC	RIPTION: Tribal, Arts, and Education. Will fund seminars and conferences.
AMO	UNT: Contact source
-	IREMENTS: Must be 501 (c)3 organization.
SOUR	CE: Charles Overby, Chairman, (703) 528-0800,1101 Wilson Blvd. 22nd Fir./ Arlington/ VA 22209
	www.freedomforum.org
	Sannett Foundation
	RIPTION: Tribal/ Youth/ and Culture
	JNT: Contact source IREMENTS: Must be 501 (c)3 organization.
-	CE: Irma Simpson/ Manager/1101 Wilson Blvd. 22nd Fir./ Arlington/ VA 22209 www.freedomforum.
	aea Foundation I RIPTION: Tribal-Seed money
	JNT: Contact source
	IREMENTS: Must be 501 (c)3 organization.
-	CE: Cynthia Clay/ (202) 244-6890/ PO Box 11855, Washington, DC 20008-9055
	gaefdtn@mindspring.com
P78. J	Paul Getty Trust
	RIPTION: Tribal and Culture
AMOU	JNT: Contact source
-	IREMENTS: Must be 501 (c)3 organization.
	CE: Getty Grant Program, (310) 440-7320,1200 Getty Center Dr., Ste. 800, Los Angeles, CA

P79. Indigenous Language Institute (ILI)

DESCRIPTION: Tribal-Funds language projects, seed money AMOUNT: Contact source REQUIREMENTS: Must be 501 (c)3 organization. SOURCE: Inee Yang Slaughter, (505) 820-0311, 560 Montezuma Ave./ 201A/ Santa Fe, NM 87501 www.mdigenouslanguage.org

P80. Samuel S. Johnson Foundation

DESCRIPTION: Tribal and Youth. Funds rural development primarily in Oregon AMOUNT: Contact source REQUIREMENTS: Must be 501 (c)3 organization. SOURCE: Elizabeth Hill Johnson/ (541) 548-8104/ PO Box 356, Redmond, OR 97756 ssjohnson@empnet.com

P81. W. K. Kellogg Foundation

DESCRIPTION: Tribal and Youth. Seed money for youth and rural development AMOUNT: Contact source REQUIREMENTS: Must be 501 (c)3 organization. SOURCE: Karen Lake/ (616) 968-1611.1 Michigan Ave. East/ Battle Creek, MI 49017-4058 www.wkkf.org

P82. Lannan Foundation

DESCRIPTION: Tribal and Arts. Will fund land acquisition in rural North American communities AMOUNT: Contact source REQUIREMENTS: Must be 501 (c)3 organization. SOURCE: Linda Hughes, (505) 986-8160, 313 Read St., Santa Fe, NM

P83. Dorothea Haus Ross Foundation

DESCRIPTION: Tribal and Youth. Seed money for youth and family services. AMOUNT: Contact source REQUIREMENTS: Must be 501 (c)3 organization. SOURCE: Wayne S. Cook, PhD./ (716) 473-6006,1036 Monroe Ave./ Rochester, NY 14620 dhrossfnd@aol,com

P84. The Shelley & Donald Rubin Foundation, Inc.

DESCRIPTION: Tribal and Culture AMOUNT: Contact source REQUIREMENTS: Must be 501 (c)3 organization. SOURCE: Evelyn Jones Rich, (212) 780-2035,115- 5th Ave./ 7th Floor/ New York, NY 10003. www.sdrubin.org

P85. Bess Spiva Timmons Foundation

DESCRIPTION: Tribal, Arts and Culture giving primarily in Central and Western states. AMOUNT: Contact source REQUIREMENTS: Must be 501 (c)3 organization. SOURCE: Jill Larson, Pres./ (619) 676-5361, PO Box 275367/ San Diego/ CA 92198-1536

P86. Harry W. Morrison Foundation Inc.

DESCRIPTION: Community, Arts, and Social AMOUNT: Varies REQUIREMENTS: SOURCE: 208-345-5225, 827 E. Park Blv./ Suite 200, Boise ID, 83702

P87. 3M Contributions Program

DESCRIPTION: Education, Arts, Health, and Science. Generally gives only to programs in 3M facilities. AMOUNT: Varies REQUIREMENTS: Must be 501 (c)3 organization. SOURCE: 651-733-1241, 3M Center Bidg. 591-30-02, St. Paul MN, 55101-2107

P88. Western Region Sustainable Ag. & Ed. Program

DESCRIPTION: Agriculture and Marketing AMOUNT: \$10,000 REQUIREMENTS: Must be 501 (c)3 organization. SOURCE: 435-797-2257, 4865 Old Main Hill, USU, Logan UT, 84322-4865

P89. Candle Foundation

DESCRIPTION: For Education, Community, and Health AMOUNT: \$1/000-10,000 REQUIREMENTS: May apply online. Only funds nonprofits with social mission. Must be 501 (c)3 organization. SOURCE: Marti Mossawir, 310-727-4041, 201 N. Douglas St., El Segundo CA, 90245, martha_mossawir@candle.com

P90. GTECH Community Friendly Grants

DESCRIPTION: For Education and Family AMOUNT: Varies REQUIREMENTS: Must have GTECH operation in state. Must be 501 (c)3 organization. Must be 501 (c)3 organization. SOURCE: 401-392-1000, 55 Technology Way, W. Greenwich RI, www. gtech.com

P91. Horizon Air

DESCRIPTION: Air Transportation AMOUNT: Donates in-kind transportation REQUIREMENTS: Must be 501 (c)3 organization. SOURCE: Horizon Public Affairs, 800-523-1223, PO Box 19092, Spokane WA, 99219

P92. Coca-Cola Foundation

DESCRIPTION: Education AMOUNT: Varies REQUIREMENTS: Must be 501 (c)3 organization. SOURCE: Grants Administration, PO Drawer 1724, Atlanta GA, 30301, colacompany. corn/foundation

P93. James Graham Brown Foundation, Inc.

DESCRIPTION: For Education, Culture, Health and Development AMOUNT: Varies REQUIREMENTS: Will only support project in Kentucky and Alabama. Must be 501 (c)3 organization. SOURCE: 502-896-2440, 4350 Brownsboro Rd., Ste. 200, Louisville KY, 40207, www.brownfoundation.com

P94. Winco Foods

DESCRIPTION: Food AMOUNT: Varies REQUIREMENTS: Pertains to food donations for events SOURCE: Donation Committee, 208-377-0110, PO Box 5756, Boise ID, 83705

P95. Verizon Foundation (GTE)

DESCRIPTION: For Education, Arts, and Health Services AMOUNT: Varies REQUIREMENTS: May apply online. May download application as well. Must be 501 (c)3 organization. SOURCE: 888-GTE-3547, PO Box 152257, IrvingTX, 75015-2257, www.gte.com

P96. Foundation North West

DESCRIPTION: For Arts, Culture, Education, and Community AMOUNT: Varies REQUIREMENTS: Contact staff prior to submitting application. Must be 501 (c)3 organization. SOURCE: The Community Foundation, 888-267-5606, 421 West Riverside, Suite 555, Spokane WA, 99201-0403, chanford@fnw.org

P97. A.L. Mailman Foundation

DESCRIPTION: Community AMOUNT: Varies REQUIREMENTS: Must be 501 (c)3 organization. SOURCE: Luba Lynch, 707 West Chester Ave./ White Plains NY/10604/ www.mailman.org

P98. Ludwick Family Foundation

DESCRIPTION: Community and Education AMOUNT: \$5/000-50/000 REQUIREMENTS: Must be 501 (c)3 organization. SOURCE: Joni Bailey/ 626-852-0092/ PO Box 1796/ Glendora CA/ 91740/ www.ludwick.org

P99. The Ford Foundation

DESCRIPTION: Education and Culture. AMOUNT: Varies REQUIREMENTS: Does not fund construction. Must be 501 (c)3 organization. SOURCE: 212-573-5000/ 320 E. 43rd St., New York NY, 10017,

P100. Meyer Memorial Trust

DESCRIPTION: Arts and Humanities AMOUNT: \$500-8/000 REQUIREMENTS: Geographic limitations. Must be 501 (c)3 organization. SOURCE: 503-228-5512,1515 SW 5th Ave., Suite 500, Portland OR, 97201

P101. Archer Daniels-Midland Foundation

DESCRIPTION: Culture and Youth AMOUNT: Varies REQUIREMENTS: Must be 501 (c)3 organization. SOURCE: 217-424-2570, PO Box 1470, Decatur IL, 62525

P102. Pew Charitable Trusts

DESCRIPTION: Education and Culture for the disadvantaged AMOUNT: Contact source REQUIREMENTS: Must be 501 (c)3 organization. SOURCE: 215-575-9050, Three Parkway, Suite 501, Philadelphia PA, 19102-1305, www.pewtrusts.com

P103. Horizons Foundation

DESCRIPTION: For Arts and Culture AMOUNT: Varies REQUIREMENTS: Does not fund outside of Washington State. Must be 501 (c)3 organization. SOURCE: 4020 East Madison St., Suite 322, Seattle WA, 98112

P104. Willard Charitable Trusts

DESCRIPTION: Community AMOUNT: \$1/000-10/000 REQUIREMENTS: Does not fund municipalities. Must be 501 (c)3 organization. SOURCE: Randy Kern/ 208-523-4741/ PO Box 1747/ Idaho Falls ID, 83404

P105. Margaret Reed Foundation

DESCRIPTION: Community AMOUNT: \$1/000-10,000 REQUIREMENTS: Does not fund municipalities. Must be 501 (c)3 organization. SOURCE: Scott Reed/ 208-664-2126/ PO Box A/ Coeur d' Alene ID/ 83816

P106. H.F. Magnuson Family Foundation

DESCRIPTION: Education AMOUNT: \$1/000-5/000 REQUIREMENTS: Primary funding is for Wallace/ ID. Must be 501 (c)3 organization. SOURCE: H.F. Magnuson/ 208-752-1131/ Box 469/ Wallace ID/ 83873

P107. Four J. Foundation

DESCRIPTION: For Elderly, Youth, and Disabled AMOUNT: \$10,000+ REQUIREMENTS: Must be 501 (c)3 organization. SOURCE: 1625 Warm Springs, Boise ID, 83702

P108. Michael S. Family Foundation, Inc. DESCRIPTION: For Community, Education, and Health AMOUNT: \$40,000 REQUIREMENTS: Must be 501 (c)3 organization. SOURCE: Michael Engi, PO Box 2500, Sun Valley ID, 83353

P109. Annie E. Casey Foundation

DESCRIPTION: For Youth and Families AMOUNT: \$5/000-100,000 REQUIREMENTS: Does not fund capital projects/ does fund overhead. Must be 501 (c)3 organization. SOURCE: Office of President/ 410-547-6600/ 791 St. Paul Street/ Baltimore MD/ 21202/ www.aecf.org

P110. John and James Knight Foundation

DESCRIPTION: For Arts and Culture AMOUNT: Varies REQUIREMENTS: Geographic limitations. Must be 501 (c)3 organization. SOURCE: Grant Request/ 2 S. Biscayne Blvd./ Miami FL/ 33131/ www.knightfdn.org

P111. Encoch-Gellbard Foundation

DESCRIPTION: Disability Solutions AMOUNT: Varies REQUIREMENTS: Must be 501 (c)3 organization. SOURCE: 6510 Bells Mill Rd., Bethesda MD/ 20817/ www.disabilitysolutions.org

P112. CHC Foundation

DESCRIPTION: For Arts and Community AMOUNT: \$100/000 REQUIREMENTS: Does not fund Northern Idaho-Funds Southern Idaho SOURCE: Joan Hahn-Struhs/ 208-522-2368/ PO Box 1644/ Idaho Falls ID, 83403

APPENDIX II BIBLIOGRAPHY AND COURT CASES CITED FOR PROPERTY RIGHTS COMPONENT

BIBLIOGRAPHY

Idaho Association of Counties. Private Property Rights, New Requirements in the Law. Boise, ID, undated.

Idaho, State of. Attorney General's Advisory Memorandum for Evaluation of Proposed Regulatory or Administrative Actions to Identify Potential Takings of Private Property. Boise, Idaho, undated.

Idaho, State of. Constitution of the State of Idaho, Article 12, Section 2, as amended.

Idaho, State of. Local Land Use Planning Act, Idaho Code, Title 67, Chapter 65, as amended.

Idaho, State of. Local Land Use Planning Act, Idaho Code, Title 67, Chapter 80, as amended.

Priest River, City of. Zoning Ordinance 279, as amended, and Subdivision Ordinance 286, as amended.

COURT CASES CITED

Section 2.1	Loretto v. Teleprompter Manhattan CATV Corp., 458 U.S. 419 (1982)
Section 2.2	<u>Nollan v. California Coastal Commission</u> , 483 U.S. 825 (1987) <u>Dolan v. City of Tigard</u> , 114 U.S. 2309 (June 24, 1994)
Section 2.3	Lucas v. South Carolina Coastal Council, 112 S. Ct. 2886 (1992) Florida Rock Industries, Inc. v. United States, 18 F.3d 1560 (Fed. Cir. 1994)

- Section 2.5 <u>Dolan v. City of Tigard</u>, 114 U.S. 2309 (June 24, 1994) <u>Hodel v. Irving</u>, 481 U.S. 704 (1987)
- Section 2.6 <u>Nollan v. California Coastal Commission</u>, 107 S. Ct. 3141 (1987) <u>Dolan v. City of Tigard</u>, 114 U.S. 2309 (June 24, 1994) <u>Pennsylvania Coal Co. v. Mahon</u>, 260 U.S. 393 (1922)