

City of Potlatch – Comprehensive Plan

A Ten-Year Strategy for Development



City of Potlatch

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Adoption Date: September 24, 2018

RESOLUTION NO. 2018-09-24
ADOPTING THE POTLATCH COMPREHENSIVE PLAN
AND POTLATCH ZONING MAP (Part 1 of 2)

WHEREAS, Idaho's Local Planning Act, Idaho Code Title 67, Chapter 65, requires Idaho cities to carry out planning duties necessary for the development and amending of a comprehensive plan and amending the Potlatch Zoning Map, and

WHEREAS, the City of Potlatch, with the participation of its residents, has prepared a new comprehensive plan and zoning map, and

WHEREAS, public hearings have been held within the City in compliance with provisions of the Local Planning Act and the Planning and Zoning Commission has provided a recommendation concerning the Comprehensive Plan and the Zoning Map,

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of Potlatch, Idaho as follows:

1. That the Potlatch City Council hereby adopts the *City of Potlatch – Comprehensive Plan*, dated September 24, 2018, including a Generalized Future Land Use Map....

This resolution continues at the end of this planning document, The Potlatch Comprehensive Plan.

2. *Said adopted plan and zoning map is a final print of prior drafts which have been the subject of the public hearings referenced above and which reflect responses to public comments upon the proposed amendments.*
3. *Three copies of said Comprehensive Plan shall be maintained on file in the office of the Potlatch City Clerk. Individual copies may be purchased at the cost of production from the Clerk. An electronic copy is available free-of-charge.*

This Resolution is ADOPTED and made EFFECTIVE this 24th day of September, 2018.

David Brown, Mayor

Attest:

(seal)

Shelly Hammons, City Clerk

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CHAPTER 1

INTRODUCTION

The Planning Process

The Comprehensive Plan is the adopted ten-year planning document for the City of Potlatch's growth and development. This plan, with periodic review and timely updates is the guiding document toward the City of Potlatch's attainment of an exceptional quality of life and assuring economic vitality into the future.

The Idaho Local Land Use Planning Act (Idaho Code Title 67, Chapter 65) outlines how governmental entities within the state are to implement planning tools. These planning tools include comprehensive planning, zoning, the regulation of subdivisions, and other land use issues. The purpose of the Planning Act (67-6502) is to promote the health, safety, and general welfare of the people of the state of Idaho as follows:

- 1. To protect property rights and enhance property values.*
- 2. To ensure that adequate public facilities and services are provided to the people at reasonable cost.*
- 3. To ensure that the economy of the state and localities is protected and enhanced.*
- 4. To ensure that the important environmental features of the state and localities are protected and enhanced.*
- 5. To encourage the protection of prime agricultural, forestry, and mining lands for production of food, fiber, and minerals.*
- 6. To encourage urban and urban-type development within incorporated cities.*
- 7. To avoid undue concentration of population and overcrowding of land.*
- 8. To ensure that the development of land is commensurate with the physical characteristics of the land.*
- 9. To protect life and property in areas subject to natural hazards and disasters.*
- 10. To protect fish, wildlife, and recreation resources.*
- 11. To avoid undue air and water pollution.*
- 12. To allow local school districts to participate in the community planning and development*

process so as to address public school needs and impacts on an ongoing basis.

The preparation of the Comprehensive Plan is the result of efforts by interested citizens and elected officials. A planning team of the following people guided the development efforts:

1. David Brown, Mayor
2. Joan Bender, Councilor
3. David Cada, Councilor
4. Shelly Hammons, Clerk-Treasurer

Research data was obtained from a number of sources that are documented at the end of each planning chapter. Two public meetings for the business community were held on February 14, 2017 and March 15, 2017. The City of Potlatch hosted a walking tour and needs assessment with 12th Grade Students from Potlatch High School on April 25, 2018. Community members were solicited for community vision and needs at the National Night Out that was held at the Scenic Six Park on August 7, 2018. A review of the plan was provided to the Potlatch Planning and Zoning Committee on August 14, 2018. A public hearing was held on September 24, 2018. The final plan was adopted on September 24, 2018.

Scope of the Comprehensive Plan

The City of Potlatch Comprehensive plan is the official public statement of the City's planning goals, objectives, and strategies for implementation. These provide the position of the community and provide the basis for policy decisions that are made on land use. They are intended to maintain and improve the quality of life enjoyed by those who live in Potlatch. The responsibility of maintaining and improving the quality of life in the City is a responsibility shared jointly by the City's governmental officials and citizens alike.

The Comprehensive Plan provides:

1. A document that meets the requirements of the Idaho Local Planning Act.
2. A Land Use Map that indicates the general land use goals. The current land use map was adopted on September 12, 2011 and then revised in the annexation of a 14.96 acre parcel on the west side of the city. The parcel is zoned as Industrial. *For the city's area of impact (2016), see Exhibit A. For the current zoning map, see Exhibit B.*
3. A document that provides the basis for regulatory ordinances including zoning ordinances, subdivision ordinances, etc. *City Codes can be accessed on the City of Potlatch website at: <http://www.cityofpotlatch.org/Pages/CITYCODES.aspx>*

Purpose of the Comprehensive Plan

The Planning Act (67-6502) defines the purposes of a city's Comprehensive plan:

- 1. To improve the physical environment of the community as a setting for human activities - to make it more functional, beautiful, decent, healthful, interesting and efficient.*
- 2. To promote the public interest and the interest of the community at large rather than the interest of individuals or special groups within the community.*
- 3. To facilitate the democratic determination and implementation of community policies on the physical development of the City.*
- 4. To effect political and technical coordination in community development.*
- 5. To inject long range considerations into the determination of short range actions.*
- 6. To bring professional and technical knowledge to bear on the making of political decisions concerning the physical development of the community.*

The essential characteristics of the plan are that it is comprehensive, general and long range. Several other documents used in local planning are often confused with the Comprehensive Plan. One particularly troublesome point is that the land use section of the plan is often confused with a zoning ordinance. The plan indicates only broad categories for general areas of the city. A zoning ordinance, a document which is totally separate from the Comprehensive Plan, must be created to delineate the exact boundaries of districts and to specify the detailed regulations that will apply to them.

An important aspect of the planning process is recognition that the plan will require periodic review and updating. Conditions and attitudes will change with time. As an example, when Potlatch's first draft Comprehensive Plan was released in 1981, the mill was still in operation, and was expected to remain so for the foreseeable future! Within six months of the release of that draft plan the mill had closed. Conditions in Potlatch changed dramatically.

The most important point to be made in this introduction is that benefits flow from the use of the Plan, not from its mere existence. When the plan is adopted, it should represent the policies of the governing body, which must be committed to it and ready to follow its policies in their future actions. Frequent changes to the plan for individual convenience and the excessive issuance of exceptions to its implementing ordinances will destroy the credibility of the planning process and invite legal challenges. Consistency in the application of planning tools is essential.

Plan Uses

The City of Potlatch Comprehensive Plan has several important uses:

- 1. Legislative:** To meet the requirements of the 1975 Land Use Planning Act of the State of

Idaho (Idaho Code, Title 67, Chapter 65). This also establishes general land-use guidelines that later zoning regulations must be consistent with.

2. **Policy:** To clarify and articulate public policies and the intentions of the City of Potlatch 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 City's 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 City of Potlatch and the Potlatch Area of Impact. The Plan also presents the City of Potlatch's position on growth and development issues in North Latah County and the region.

Plan Components

The Comprehensive Plan is organized into two parts:

- 1.) **Existing Conditions:** In this part, the City provides information on the existing conditions of the property and services within the city and provides some analysis of these conditions.
- 2.) Implementation
 - a.) **Needs Analysis:** This part provides a synthesis of needs and opportunities and provides goal statements with objectives followed by strategies to address the needs.
 - **Goals** are direction setters. It is an ideal future end, condition or state related to the public health, safety and general welfare toward which planning implementation measures are direction. They express community values are general in nature. They are not usually quantifiable, time-specific, or suggestive of specific actions for achievement.
 - **Objectives** are specific ends, conditions or states that are intermediate steps towards attaining a goal. They are achievable and sometimes specific and measurable. It may be one of several successive steps toward goal achievement.
 - **Implementation Strategies** are specific implementation measures that are to be taken to achieve a desired objective and move conditions towards a future goal.
 - b.) **Implementation Plan:** The final part provides a plan for implementation of the strategies. It includes policies and action steps to achieve them.

In order to effectively analyze the opportunities and challenges Potlatch faces the Plan addresses the following components, as required by Chapter 67-6508 of the Land Use Planning Act:

1. **Property Rights** discusses the provisions that may be necessary to insure that land use policies, restrictions, conditions, and fees do not violate private property rights.
2. **Population** contains information on past, present, and projected future trends in population.
3. **School Facilities and related Transportation** discusses the public school capacity and related transportation and the considerations associated with future development.
4. **Economy** presents an analysis of the economic base of the area, including employment, industries, economies, and jobs.
5. **Natural Resources** gives an analysis of the rivers and other waters, forests, ranges, soils, fisheries, wildlife, minerals, and watersheds of the Potlatch area, and their economic uses. These factors are useful in establishing limitations and potentials of land use.
6. **Hazardous Areas** is an analysis of known natural and manmade hazards within the area.
7. **Public Facilities and Services** is an analysis of the City's water, sewer, and power systems, police and fire protection, health and welfare facilities, libraries, solid waste disposal facilities, public safety facilities, and related services.
8. **Transportation** is an analysis, prepared in coordination with the local jurisdiction of the Idaho Transportation Department, of the highways, streets, and sidewalks of the City.
9. **Parks and Recreation** is an analysis of the City's parks and recreational facilities and expected future needs.
10. **Historic Resources and Special Sites** is an analysis of areas, sites, or structures of historical, archeological, architectural, or scenic significance.
11. **Housing** is an analysis of housing conditions and needs, including goals and objectives for providing safe, sanitary, and adequate housing.
12. **Central Business District** is a description of the City's central business district, with goals and objectives for maintaining its character and promoting economic development.
13. **Community Design** is an analysis of needs for governing landscaping, building design, tree planting, signs, and suggested patterns and standards for community design, development, and beautification.

14. **Land Use** describes the current vision for a mix of future land uses that will realize the community's diverse goals.

CHAPTER 2

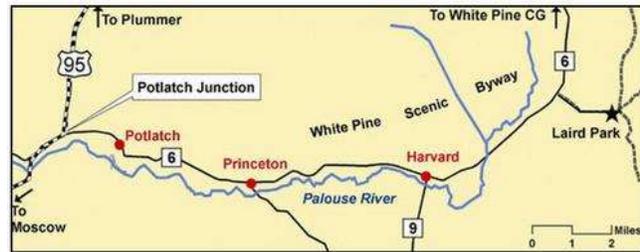
LOCATION

The City of Potlatch is located in Latah County on “The Palouse” prairie along the White Pine Scenic Byway stretch of State Highway 6, one mile east of U.S. Highway 95 and six miles east of the Idaho-Washington border. Nestled within rolling hills of farm country and scattered White Pine trees in rural, north-central Idaho, the City is 319 miles north of Boise, 80 miles east of Spokane, 70 miles south of Coeur d’Alene, and 19 miles north of Moscow, Idaho. On the City’s northeast boundary, the small community of Onaway borders the City of Potlatch.



HISTORY

The City of Potlatch’s roots lie deep within the timber industry. In the last decade of the 1800s, mid-westerner Charles O. Brown visited north-central



William Deary

Idaho and

was enamored by the potential value of the timberlands. For several years, Brown traveled back and forth between Idaho and the mid-western states of Michigan, Minnesota, and Wisconsin seeking investors. Timber availability in these states was diminishing and timber companies were looking to other areas of the United States for operations. Finally, in 1900, investors began buying property. (Peterson)

On March 7, 1903, the Potlatch Lumber Company was Weyerhaeuser group, Henry

Turris, William Deary, J.B. Kehl, and the Laird-Norton Company. William Deary became general manager. After purchasing the existing sawmill in Palouse, Washington, the newly formed company purchased land along the Palouse River just 10 miles east of the town and began planning for a railroad to replace the transportation of timber



from the Palouse River to rail. In 1905, Deary and his assistant Allison Laird began design and construction of one of the world's largest White Pine mills and a new company town.

The mill and new town was built under the supervision of William A. Wilkinson over an 18-month period with the steam-powered mill beginning operations on September 11, 1906. Wilkinson attempted to pattern the town similar to the then company town of Pullman, Illinois. Railroad construction of the Washington, Idaho & Montana Railroad (WI&M) to serve logging and the mill was built during the same time period.



Deary focused on the mill



operations and Laird was in charge of the town. The mill could produce up to 350,000 board feet of lumber in a 10-hour shift. By 1910, over 1,000 people resided in Potlatch. From inception to the early 1950s, the town's assets were managed through the Townsite Department. The homes, hospital, school, the Union Church, the gymnasium,

the Potlatch State Bank, the Potlatch Hotel, and commercial buildings were owned by the company. The town was neatly laid out with management homes located on the southern Nob Hill and the worker homes on the north hill closer to the mill site. The commercial district was along 6th Street. Time was dictated by the company whistle that let people know when shifts started and ended and when it was time for lunch. Only company employees could live in town resulting in the loss of a retirement community.



Life was centered on work at the mill and the wide array of social and sport

opportunities provided in the town. The Potlatch Lumber Company favored the working family man. Single men lived at the boarding house and could not rent a home. In the early years, the Company prohibited alcohol consumption in the town. The community and company valued education and had an excellent reputation for its school. The “Merc,” the town’s very large company store located on 6th street, catered not only to the needs of the town but to most of the towns surrounding the Potlatch townsite.

Although profitable in most years of operation, the Potlatch Lumber Company was a disappointment to its stakeholders. Where the industry normally saw 12% profits per year, the Company realized 3-6% profits. Major challenges for the company included the intense weather, the transportation costs of getting the logs out of the woods, and the costs of shipping the product to markets. Potlatch also struggled with the 20 year limit by the State of Idaho on extraction. The region’s mixed species of trees in tree stands contributed to large volumes of waste and the added cost in sorting logs.

In 1931, believing that the company could be more profitable, the Potlatch Lumber Company merged with the Coeur d’Alene-based Edward Rutledge Timber Company and the Lewiston-based Clearwater Timber Company under Potlatch Forests, Incorporated (PFI).

Throughout the years, there were many times of threat to the survival of the Potlatch Mill. During their tenure, Deary and Laird did their



Allison Laird

best to protect the mill and the town from decisions of stockholders. During years of high timber demand, the company or PFI needed the Potlatch mill and upgrades on the operation occurred. Women were employed during World War I and World War II to help with production when many of the male workers were at war.

In the 1940s, Potlatch began selling some of the town assets to include Potlatch State Bank and the electrical system. By 1952, PFI starting selling its 267 homes and providing loans at 6% interest over a ten-year period. In the same year, the company town became the Village of Potlatch and some of the town assets were donated by PFI to the new incorporated town. The Potlatch Lumber Company headquarters that was built in 1917 became city hall.



Allison Laird



The PFI mill at Potlatch remained operational until August 13, 1981 when the company laid off its 200 workers. In March 1983, Potlatch Forests announced that the mill was closed permanently and began dismantling the mill site.

When the mill closed, the community was in a state of shock. Many believed that it would be the demise of the community; however, the city was resilient and fought hard for its future. The loss of population was less than originally anticipated. Some former mill employees found work in Lewiston at the PFI mill and with Bennett Lumber Products in Princeton. Many remained in the community. Over the last several decades, Potlatch also became a “bedroom” community to Moscow, Idaho and Pullman, Washington.

In 1986, many homes built in town by the Potlatch Lumber Company, the Workers’ Neighborhood Historic District, and the Nob Hill Historic District were added to the National Register of Historic Places. The Potlatch Historical Society has developed “A Walking Tour of Potlatch Neighborhoods. More information may be obtained at:

<http://www.nationalregisterofhistoricplaces.com/id/latah/state.html>

Since the earliest days of the community, the City of Potlatch has had medical services and at least one medical doctor practicing in the community. Potlatch Lumber Company owned and managed a hospital. After the city was sold, the community worked with Gritman Medical Center in Moscow to establish the Potlatch Family Care facility. It opened in 1996 and continues to serve the community’s medical needs.

Throughout the years, social clubs (encouraged by the Potlatch Lumber Company) were integral to community life. The influence of these social organizations provided a community structure for facing the community’s challenges after the mill closure. They continue to be important in to the social fabric that keeps the community close knit and providing the infrastructure for addressing the community’s needs.



Established on March 3, 1998, the Scenic Six Community Development Council (Scenic Six) was organized to promote economic development and community wealth within the community. It remains active in seeking to attract new business to the city. In 2005, an “all school” reunion was hosted to commemorate the 100 years history of the Potlatch community. It became a motivator in retaining the community’s rich history and an impetus for actively pursuing development.

Through the leadership of the Washington Idaho & Montana Railway History Preservation Group that was established in 1998 (www.wimryhpg.com), the old train depot has been originally restored. It serves a number of small businesses with office space. Since its

restoration, the train depot has attracted rail enthusiasts. The Milwaukee Railroad Historical Society and the Railroad and Locomotive Historic Society have held meetings in Potlatch. In 2016, the depot and its history were featured in *Idaho Magazine*.



The Washington Idaho & Montana Railway History Preservation Group has been a winner of the Idaho Nonprofit Center's "Idaho Gives" Campaign every year from 2014 through 2016. Idaho Gives is a 24-hour on-line giving campaign that challenges nonprofits to compete for prizes by attracting the most donations.

Important to the City of Potlatch and to the surrounding area is Scout Troup #358 and its affiliate, The Adventure Club. The Scouts have been instrumental to the Scenic Six Park working on the volleyball court, swings, fire pit, horseshoe pit, and frisbee golf. The Scouts annually help put up the city's Christmas lights. They were instrumental in the new city welcome signs put up in 2016. Outside of the city, Scout Troup #358 was used to establish an information kiosk, improve trails, improve a boat dock, and construction of a bridge at nearby Laird Park. They also installed a sprinkler system at the rodeo grounds in Princeton. They put up an information kiosk and picnic tables at Big Cedar Campground and worked on an interpretive trail at Little Boulder Campground. In 1983, the Scouts established a local food bank and helped to build a new food bank building in 2016. Every year, the Scouts collect food for the food bank. In 2016, they collected 1600 pounds of food.

The "look" of the entrance to the city changed significantly since the mill closed in 1981 with the relocation of several businesses, new businesses, and property upgrades. Harvest Foods bought the old Confectioner Café in July of 1979, constructed a new building in December of 1980, and opened the new store in May 1981. The Latah Credit Union constructed a new building and relocated in 1998. NAPA relocated in 2008.

In November of 2000, the Potlatch Recreation District was established. Some projects the District completed included the purchasing and building of a new park in Princeton. The Recreation District also secured funding for new playground equipment at the Harvard Park in Harvard, for renovation of the local swimming pool, and for operations of baseball, basketball, and football community-based programs. In Scenic Six Park, they have provided for a cover over the steam-powered engine, built the baseball fields, established and maintained the War Memorial, and constructed a flag pole (providing flags every year). Along with the City of Potlatch, the Potlatch Recreation District annually provides funding for the December fireworks display.

Between 2000 and 2012 the community upgraded its entire water and wastewater systems. A new community library was completed. Baseball fields, shower facilities, and a playground

were built in the Scenic Six Park. Sidewalks were built for the first time along downtown Main Street.

In 2016, members of the Scenic Six led efforts to establish the Potlatch Riverside Festival Association. Building on its history of attracting big name country performers and swing bands, the Association is now hosting an annual, Return to Riverside Country Music Festival on the first Saturday in August. It precedes the Scenic Six Fiddler Show that has been hosted in Potlatch for the last 23 years.

The Palouse Ranger District office is important to the history and economy of the city of Potlatch. The District is located on the city's outskirts accessible via State Highways 95, 3, 6 and 8. The population within and immediately adjacent to the District's administrative boundary is approximately 50,000. Because the District is readily available to a large number of people, it serves as a public playground. The Palouse Corridor offers recreational vehicle and dispersed camping opportunities, river and stream fishing, and Off the Road Vehicle (ORV) trail riding. Trail systems include cross-country skiing, snowshoeing and snowmobiling. There is also a Nordic ski area for downhill skiers and snowboarders. The 150,000 acres of the Palouse District is intermingled with another 150,000 acres of State and private lands.

http://www.fs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb5428442.pdf

Conveniently located near the City of Moscow and the University of Idaho, the City of Potlatch attracts and retains residents that work outside of the city. The City worked with the Potlatch Corporation on planning for the vacant, 200-acre mill site. In 2015, Potlatch Corporation donated 14.96 acres adjacent to the City of Potlatch and it was incorporated into the city limits. In 2016, the City sold 9.82 acres of property to NW Biomass-- a small, pelletizing manufacturing company that is building on the site.

As evidenced by the desire to revise their Comprehensive Plan, the City of Potlatch remains dedicated to maintaining its community values and heritage and building for the future.

Sources:

Burg, Thomas E.: *White Pine Route: The History of the Washington, Idaho and Montana Railway Company*. Coeur d'Alene, Idaho: Museum of North Idaho, 2003.

McMillan, James. Interview. November 8, 2016.

Peterson, Keith C. *Company Town: Potlatch, Idaho and the Potlatch Lumber Company*. Pullman, Washington: Washington State University Press, 1987.

Potlatch Corporation: *Images of the Past: Potlatch Corporation Historical Photographs*. Compiled by Karen Wattenmaker Photography. Lewiston, Idaho: Potlatch Corporation, 2000.

CHAPTER 3

COMMUNITY VISION

Potlatch's community vision is to be a small, rural community:

- *Who remains Inspired by its timber company town roots;*
- *That is a safe and secure place where people are proud to call it home;*
- *Characterized by the bounty of the Palouse Prairie, the White Pine trees that embody its timber history, and the natural beauty of the surrounding land that affords tremendous outdoor opportunities;*
- *Where the community remains small with ease of walking;*
- *Whose community pride embodies openness, inclusivity, and support;*
- *With a vibrant, diverse economy where the majority can live close to where they work; and,*
- *That ensures space for personal interactions and growth.*

Smart Growth

During the City of Potlatch's visioning process and in the development of their Comprehensive Plan, the City used the lens of Smart Growth Principles established by the Smart Growth Network to consider how the City should adjust its goals and actions for a more positive future.

"Smart growth" strategies are intended to help protect the health and natural environment while making communities attractive, economically strong, and socially diverse. They conserve resources by encouraging investment in existing infrastructure and rehabilitating historical buildings. They design neighborhoods so that homes are near shops, offices, schools, etc. They promote a diversity of housing types to allow for the diversity of residents. They involve community in decision making.

The Smart Growth principles are described in a report, *Putting Smart Growth to Work in Rural Communities*, published by the International City/County Management Association in 2010. More detail can be found on the Smart Growth Network Website located at: <http://www.smartgrowth.org>.

The Ten Principles of Smart Growth are:

1. Mixed land uses.
2. Take advantage of compact design.
3. Create a range of housing opportunities and choices.
4. Create walk-able communities.
5. Foster distinctive, attractive communities with a strong sense of place.
6. Preserve open space, farmland, natural beauty, and critical environmental areas.

7. Strengthen and direct development toward existing communities.
8. Provide a variety of transportation options.
9. Make development decisions predictable, fair, and cost-effective.
10. Encourage community and stakeholder collaboration in development decisions.

As the City of Potlatch exists in a beautiful, natural environment and has a rich history in originally being a company town, the Smart Growth principles appealed to the community. The community wants its lands to be used in a way that supports industry and a healthy living for the community. Most past decisions made by the City support Smart Growth principles. In cases where they do not, the community either made a decision to adjust course to align with the principles or chose to refine their decisions based on what is uniquely important to the City of Potlatch (even if the strategy does not necessarily align with the Smart Growth principles).

CHAPTER 4

PROPERTY RIGHTS

Introduction

“No person shall...be deprived of life, liberty, or property, without due process of law, nor shall private property be taken for public use, without just compensation.”

- Fifth Amendment of the U.S. Constitution-

The U.S. Constitution and the Idaho State Constitution mandate protection of property rights. Property rights will be considered and protected at every level in evaluating land use decisions within the City.

The Planning and Zoning Commission and the City Council will respect the rights of property owners who desire to put their property to its highest and best use, but will always consider the rights of other property owners and residents to the continued peaceful enjoyment and use of their property, and the long term public interest, in making land use decisions. In making decisions, the City will consider the real costs of development and may control uses which are a detriment or expense to other property owners in the community.

The City of Potlatch seeks to balance private property rights with community planning, public health, and safety needs within the accepted confines of the national, state, and local laws.

CHAPTER 5

POPULATION AND GROWTH

At its peak, the population of Potlatch topped 2,000. Following privatization of the town in the 1950's and on into the 1960's, the population dropped to around 900, and since the closure of the Potlatch mill has stabilized around 800. According to the Census Bureau's population estimates, the City of Potlatch had 805 residents in 2015, which accounts for 3.21% of Latah County's population. Potlatch's population increased by 1 person between the census in April 2010 and July 2015, which constitutes a 0.12% increase. This compares with a 4.12% increase in the population of Latah County during the same time period and a 5.29% increase in the population of the City of Moscow.

Table 4-1 shows growth projections to the year 2030 for the City of Potlatch. The first row is based on Potlatch's growth rate since 2010 (an annual rate of 0.024%), and the second through fourth rows are based on a 1%, 1.5% and 2% annual growth rates respectively. All projections were based on a starting population of 805 in 2015.

Basis of Projection	2020	2025	2030	2035
Growth rate since 2010	806	807	808	809
1% Annual Growth	838	872	907	944
1.5% Annual Growth	854	906	962	1,021
2% Annual Growth	871	943	1,021	1,105

AGE

The number of persons at various ages is helpful for analyzing the population expected to remain and reside in the area during the next 10 to 20 years. The age distribution of Potlatch according to the 2010 census is shown in Figure 4-1.

The 2010 census found that the largest age group in the City of Potlatch was the 25 to 44-year cohort, which suggests that the city has the potential to have a fairly strong birth rate as it has had in recent years. In 2010, nearly one in four Potlatch residents was under the age of 15. Children under 15 made up 24.4% of the city's population, while they made up 23.0% of Idaho's population and 19.9% of the U.S. population. The City of Potlatch was skewed in both its younger and older population in relationships to the population in Idaho and the nation. Residents 65 and over made up 14.8% of the city's population, while they made up 12.4% of the state's population and 13.0% of the national population.

The relative youthfulness of Potlatch’s population is reflected by its median age of 32.9 in 2010, while Idaho’s was 34.6 and the nation’s was 37.2. The surrounding area has a much older population. The median age of the Potlatch School District excluding the City of Potlatch was 45.1.

In the long run, the city is likely to grow because of its potential for a relatively high birth rate and its attractiveness to in-migrants. The number of persons remaining in Potlatch will depend on job opportunities within the vicinity of Potlatch. The number of persons moving to Potlatch will depend on the growth of Latah County and Moscow, and particularly on the real estate market in the Moscow/Pullman area.

Figure 4-1. Age distribution for the population of Potlatch. Median Age: 32.9 years. *Source: 2010 census*

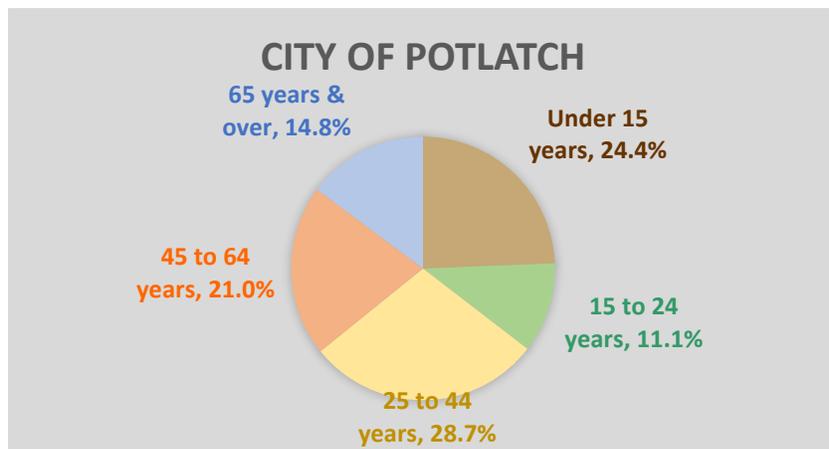
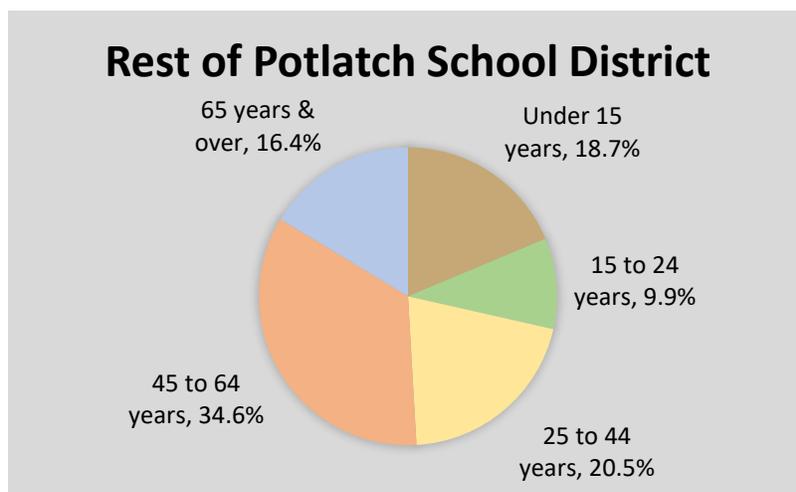


Figure 4-2. Age distribution for the Potlatch School District excluding the City of Potlatch. Median Age: 45.1 years. *Source: 2010 census*



INCOME

Income information is also useful for characterizing the population of the city of Potlatch. This information could help dictate the course of action the City should take regarding housing and business opportunities. Table 2 depicts the median income of families and households and per capita income in Potlatch as compared to the school district, county, and state in the 2010-2014 five-year estimates from the Census Bureau's American Community Survey. Overall, residents of Potlatch had a lower income than the county and the state as a whole, while the surrounding area in the school district has relatively high incomes.

	City of Potlatch	Potlatch School District (including the City of Potlatch)	Latah County	State of Idaho
Median household income	39,917	51,380	41,944	47,334
Median family income	44,886	60,817	62,610	56,922
Per capita income	18,845	23,763	22,575	23,087

Note: The Potlatch School District numbers include the City of Potlatch. The huge difference in median household income partially reflects the larger size of households (fewer people living by themselves) in the school district as a whole, as opposed to the city. It may also come from a sampling error which is a challenge for small areas. Source: Kathryn Tacke, Idaho Department of Labor (November 2016)

Figure 4-3. Income distribution of households in the City of Potlatch. Source: 2010-2014 five-year estimates, American Community Survey. U.S. Census Bureau

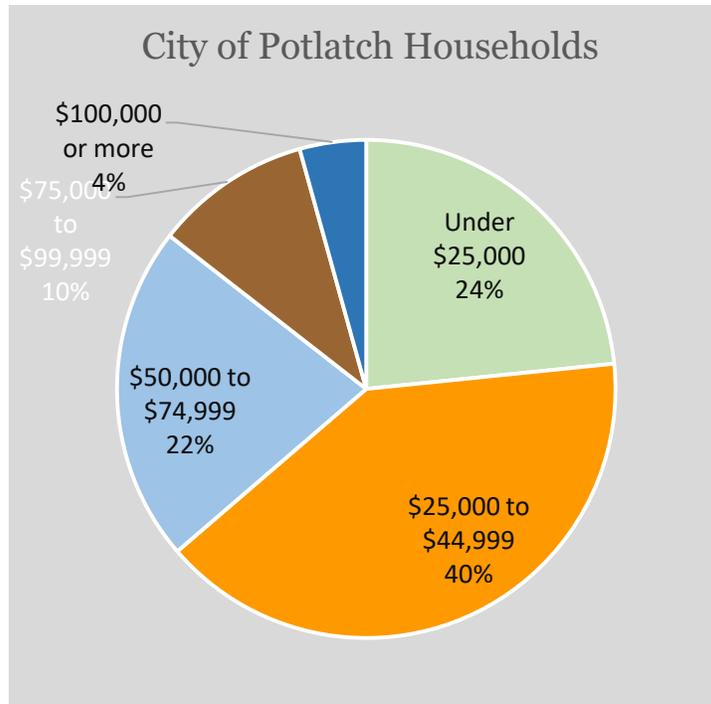
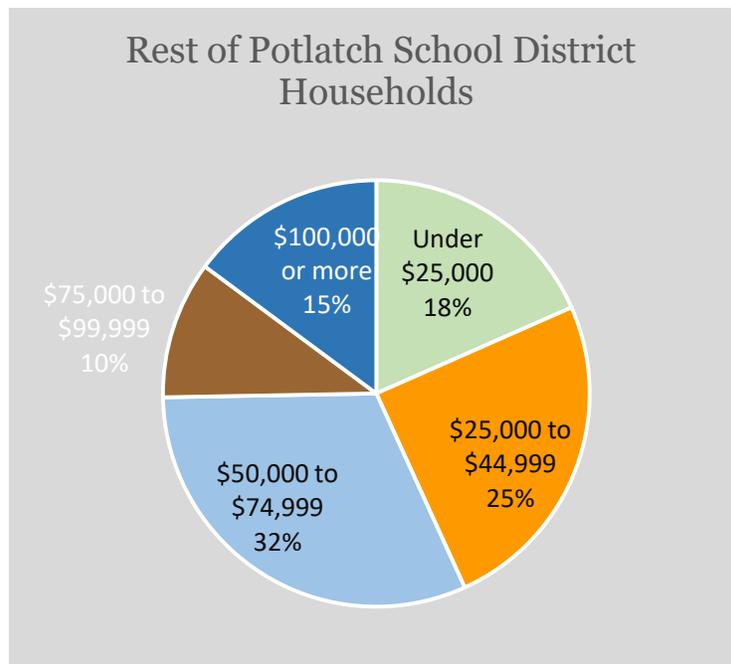


Figure 4-4. Income distribution of households in the Potlatch School District excluding the City of Potlatch. Source: 2010-2014 five-year estimates, American Community Survey. U.S. Census Bureau



Statistics from the Census Bureau’s 2010-2014 American Community Survey estimate that 184 people in the City of Potlatch have incomes below the poverty level. That is 22.9 percent of the city’s residents. The city’s poverty rate is higher than those of the county and state. Poverty in

the rest of the Potlatch School District is less common than in the county or state.

	City of Potlatch	Rest of Potlatch School District	Latah County	State of Idaho
All families	16.3%	3.1%	9.2%	11.0%
All people	22.9%	6.2%	21.1%	15.6%
Under 18 years	37.6%	10.4%	15.1%	19.4%
18 to 64 years	14.4%	4.4%	21.6%	12.7%
65 years and over	12.7%	2.7%	7.0%	8.4%

According to the Census Bureau's American Community Survey, about 28.0% of Potlatch's population has moved there in the past five years and about 11.5% of the school district's population have. The city has a high level of in-migration; about 15.1% of Americans have moved in the past five years.

GOAL

To ensure that population growth occurs as such a rate that the City is able to provide appropriate and adequate services, housing, and a quality community environment.

Source:

The population information and narrative was provided in its entirety by Regional Economist, Kathryn A. Tacke, Idaho Department of Labor, Lewiston, Idaho. August 2016.

CHAPTER 6

THE ECONOMY

OVERVIEW

Forest Products, agriculture, and local services supporting the community have been the mainstays of the Potlatch economy. In 1981 when the Potlatch Mill closed, the economic structure of the community changed as the mill no longer provided the majority of jobs in the City of Potlatch. Potlatch is considered a “bedroom community” for both Pullman (25 miles southwest) and Moscow (about 19 miles south) and are working actively to attract and retain businesses that will contribute to the local economy and provide living wage jobs.

As the fourth largest community in Latah County, the City of Potlatch is highly impacted by the county’s economy. The following narrative provides a synopsis of the industries and workforce of Latah County.

LATAH COUNTY

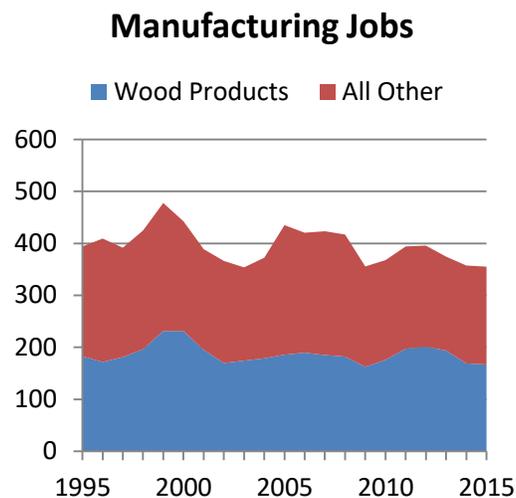
More than one in four Latah County nonfarm payroll jobs is at the University of Idaho, which employs 4,600 people in Moscow. Eight miles away in Pullman, Washington, Washington State University and Schweitzer Engineering Laboratories employ more than 1,600 Latah County residents.

Latah County is the major retail center for the Moscow-Pullman area. Student growth from Washington State University and employee growth from Schweitzer Engineering can directly and indirectly create jobs for Idaho residents (include residents of Potlatch). Enrollments at the universities soared after the 2008 recession began. As the economy recovered, enrollment fell at the University of Idaho but continued to grow at WSU. Expansion at Schweitzer also boosted consumer spending.

Agriculture and timber products in the forests around Potlatch, Elk River, and Kendrick have been the county’s economic mainstays. Technological and other changes reduced agriculture and forest jobs over the last three decades.

The Palouse in Latah County is renowned for its rich farmland that makes agriculture a major driver of Latah County’s economy. Latah County’s 1,053 farms cover 416,500 acres and primarily produce wheat, forage crops, lentils, barley, peas, garbanzos, and canola. In 2012, according to the U.S. Department of Agriculture economics survey conducted every five years, the county’s farms were home to about 6,300 cattle and calves, 2,100 sheep and lambs, 1,800 horses, and a growing population of bees. In 2012, the county’s agricultural products were valued at \$87.0 million.

Nearly three-fifths of Latah County is forestland, so logging and mills have played a role in the economy for more than a century. Overtime, other manufacturing operations also sprang up. The largest wood products company is the Bennett Lumber mill at Princeton, which employs 150 people. The other forest product companies employ about a dozen people (Idaho Cedar Sales is not included in these numbers as they do not classify themselves as a manufacturer). Fabtec Inc. in Moscow employs about 20 people, making conveyors and other machinery. The Comtech AHA Corporation in Moscow employs about 30, designing and making electronic devices. PNW Arms, an ammunition maker, moved to Potlatch in the fall of 2011. Biketronics makes electronic devices—including sound systems—for Harley Davidson motorcycles, and employs more than 20 in Moscow. Latah County also is home to three printers and publishers, four machine shops, two wineries, and 13 other manufacturers.



Manufacturing is expected to grow in the next five years as computer software and hardware companies expand. Growing emphasis by the University of Idaho on technology transfer also should bolster manufacturing and professional service employment. Technology transfer is taking new ideas and products developed by researchers and turning them into practical applications that created jobs. The former Latah Economic Development Council created the Alturas Technology Park with the university and the city of Moscow to foster technology-based businesses interested in locating near the university. Both the cities of Moscow and Potlatch plan to build mixed-use commercial parks that would offer space for light manufacturing. Potlatch now has a pelletizing manufacturing plant located in its park.

Technology transfer from the university—creating companies based on research—has created about 180 manufacturing and professional service jobs in Latah county in the last 10 years and is expected to create many more in the future. Pullman has roughly 2,700 technology transfer jobs—more than 2,300 of them are at Schweitzer.

Latah County offers great opportunities for hiking, biking, snowmobiling, hunting, and fishing. The University of Idaho holds conferences, football games, other sports events, parents' weekend, theater performances, concerts, and the annual Lionel Hampton Jazz Festival in February, bringing thousands of visitors to the area. Visitors to Moscow enjoy the Appaloosa Museum and Heritage Center—which features the Appaloosa horse and the Nez Perce Tribe— and McConnell Mansion Museum in a house

built by a wealthy merchant who served two terms as Idaho’s governor in the 1890s. A growing trail system is bringing more visitors to Troy, Kendrick, and Juliaetta. The county’s largest motel, the best Western University Inn in Moscow, employs more than 200 people. The recession reduced conferences and business travel, slowing the county’s tourism sector. In the last few years, the sector has recovered to its previous level. Leisure and hospitality—a sector that includes amusement, recreations, lodging, food service companies, restaurants, and bars—employs about 1,800 people. The highest employment of the year is the fall, when many people come to visit students at the university, attend conferences, and see football games. About 12 percent of the county’s total payroll jobs are in the leisure and hospitality sector, while 10 percent of U.S. payroll jobs are. The university, Moscow Chamber of Commerce, and local inn keepers are working together to bring more conferences to the area.

Although Latah County is somewhat insulated from economic downturns because of the University of Idaho and agriculture, it definitely felt the economic chill after 2007. Construction, logging, and wood products lost 260 jobs—about one in four of their jobs—between 2007 and 2012. Wood products has restored all but 15 of the jobs it lost, and logging is back to normal, but construction remains about 200 jobs below its peak levels above 600 in the pre-recession period.

The federal and state government sectors provide 33 percent of Latah County's nonfarm payroll jobs, while they provide 6 percent of U.S. nonfarm payroll jobs. The county’s largest employer, by far, is the University of Idaho. The U.S. Forest Service’s employment fell from 144 in 1995 to 76 in 2015.

Federal and State Government				
	Employers		Jobs	
	1995	2015	1995	2015
Federal	35	19	286	163
State	17	15	5,344	4,727

Latah County has experienced faster population growth than the rest of north central Idaho. Its population grew 12 percent from 34,339 in 1995 to 38,778 in 2015, while the state’s population grew 41 percent and the nation’s population grew 21 percent.

Despite population growth, Latah County’s retail sector has stagnated in the last two decades. The increased retail activity in Whitman County and the growing popularity of online shopping have reduced shopping. Retail employment, which had 1,964 jobs in 1995, peaked at 2,128 in 2003. Today, it is about the same level as 20 years ago. The development of more retail opportunities in Pullman and the national reduction in retail spending at stores are the major factors for the decline despite population growth.

The county’s growing population has made the healthcare sector a relatively fast-growing sector. Healthcare jobs grew 11 percent from 1,001 in 1995 to 1,108 in 2015. Gritman Medical Center in Moscow employs more than 500 people, while 55 other healthcare providers employ about 500 people. Among the largest healthcare providers are the Good Samaritan Society’s nursing home, Seubert’s Quality Home Care, the Moscow Care Center nursing home, and Moscow Family Medicine, a doctor’s clinic.

POTLATCH

Most of the approximately 90 local businesses in town and in the surrounding area, including Harvard and Princeton, are in the retail or service section and have fewer than ten employees. There are also some cottage industries in Potlatch - persons conducting their businesses out of their homes. Many businesses are family owned and operated and employ one to two persons. The number of people that commute long distances (other than to Pullman and Moscow) to work, and that “telecommute” is unknown.

Largest Employers/Manufacturers

The largest employers in the city or nearby area are Bennett Lumber Products with 200 employees, the Potlatch School District with 88 employees, and the U.S. Forest Service with as many as 70 employees (including seasonal staff).

Businesses Located Within Potlatch City Limits, Harvard, and Princeton

Accommodation

Laird House Bed & Breakfast
McCown Estate Bed and Breakfast
White Pine Apartments

Antiques

Hatter Creek Treasures and More

Art, Jewelry, and Gifts

Blackbird at The Depot
Barn Quilts

Automobile Parts

Spangler’s NAPA Auto Parts

Auto Repair

FM Auto

Banks

U.S. Bank

Beauty Salon

Hair For You
“Just” Diane’s Beauty Shop
Tammy’s Hair Studio

Beverages

Idaho State Liquor Store

Bookkeeping Services

Val’s Business Support

Building Supplies

Junction Lumber, Hardware & Supplies

Cabinet Maker

Cabinets & More

Communications

Community Information
Agency News

Computer Repair

Nate’s Computer Repair & More!

Construction

B&B Construction
Bartlett Construction
Ealy Construction
Eric Sorenson Construction
Furchtenicht Construction

L&S Construction

Princeton Building Company
Quality Fencing & Construction
Smoores Construction, LLC

Convenience Stores

Four Star Supply, Inc.

Cosmetics

Mary Kay Cosmetics

Credit Union

Latah Federal Credit Union

Day Care

Little Britches Daycare
Lil’ Moe’s Daycare

Dentist

Potlatch Family Dental

Earthworks

Hatter Creek Earthworks, LLC

Electrical Contractor

M & S Electric

Espresso

Ps Espresso & More

Fitness

Liberty Fitness

Food

Floyd's Harvest Foods

Guitar Lessons

John Weaver Guitar Studio

Gutters

Gutter Proz

Horse Shoeing

Ron Minden Horse Shoeing

Industrial

NW Biomass

Internet Service

Palousetronics

Lawn & Garden

Idaho Rigging #2

Library

Potlatch Public Library

Livestock

Kendall Cattle Sales

Lumber

Bennett Lumber Products, Inc.

Manufacturing

Rustic Archer Werkz, LLC

Massage Therapy

Heidi Davis, LMP

Nail Tech

Polished Nails By Angie Kennon

Nursery (Wholesale/Retail)

Fiddler's Ridge Farm

Forest Nursery

Hash Tree Co. & Wholesale Nursery
Wildlife Habitat Nursery

Pharmacy

Northwest Pharmacy

Photography

Amber D'anne Portrait And Design
Gotcha! Photography

Physician

Potlatch Family Care

Plumbing Contractor

Don Scoles Plumbing, Inc

Property Management

3 T's Rental

Real Estate

Hatter Creek Land Company
Bret Carpenter, Latah Realty

Recreation

Pines RV Park

Scenic 6 Rv Park

U.S.D.A. Forest Service

Restaurant And Bar

Codi Jo's Wagon Wheel
Dad's Diner
Hoodoo Cafe

Rock Sales And Delivery

Gary Anderson, LLC
Pine Creek Rock, LLC

Septic Service

Palouse Valley
Septic Service, LLC

Sewing

Thread It

Software

2good Software

Trucking

Bowles Trucking
G Man
Trucking/Excavation
Lowry Trucking

VA Loan

VA Home Loan Centers

Veterinarian

North Palouse Vet Clinic

Wholesale/Retail

WellerMart.Com

Wildlife Services

Wildlife Habitat Nursery

COMMUNITY DESIGN

Community design is the city's physical layout, landscaping, building design, and parks. This section will concentrate on the visual aspects of Potlatch, its role in creating visual identity and a pleasant environment within the City.

The City of Potlatch was initially laid out by the Potlach Lumber Company in 1905 and 1906. The City sets on a hill at the edge of a floodplain creating by the Palouse River. Streets run north to south and east to west. Highway 6th creates a backward “S” through the City entering the City from the west, curving south and then turning west to east to intersect the City. The Central Business District is along Highway 6. Residential sections are north and south of 6th Street. A business park and the Scenic Six Park are adjacent and west of the Central Business District. The high school is located on the northwest side of the city; whereas, the elementary school and city park are on the southeast side of the city.

The City of Potlatch’s residential areas and city park are graced with many pine trees. Younger trees have been planted in Scenic Six Park. Homes, originally built by the Potlatch Lumber Company, are craftsman style home.

In the early 1970's, the Bennett's Addition was annexed into the City. It is located on the northern edge of the city and along the southern edge of Onaway Road.

CHAPTER 8

CENTRAL BUSINESS DISTRICT

The Potlatch Central Business District is a vital business center and shopping district in the City. The central business district begins the intersection of 6th and Larch Street and ends at the intersection of 6th and the Potlatch High School Road. It includes the west side of Highway 6th and the north and south side of 6th Street between Pine Street and Larch Street. Motor-oriented businesses on the east side of Highway 6 are located between Pine Street and the Potlatch High School Road.



Since 1981 when the Potlatch Mill closed, the “look” of the business district changed significantly with the relocation of several businesses, new businesses, and property upgrades. Harvest Foods bought the old Confectioner Café in July of 1979, constructed

a new building in December of 1980, and opened the new store in May 1981. The Latah Credit Union constructed a new building and relocated in 1998. NAPA relocated in 2008.

The central business district serves as a hub of the town. Its central location causes most local traffic to pass through it daily, creating opportunity for shopping and business, as well as considerable traffic.



The district offers products and services such as groceries, fuel, pharmaceutical products, photography, antiques, real estate services, floral products, auto parts, liquor, other retail goods, hair care, medical services, and banking. These businesses are within walking distance of each other.

Since the last revision of the Potlatch Comprehensive Plan in 1999, sidewalks have been constructed. The Business District has sidewalks from Onaway Road to Cedar Street

continuous on one side of the street. Other sidewalks are also on the other side of the street in many areas. The sidewalks have made the Business District safer for pedestrian traffic. Plans to extend the sidewalk on each end of the central business district are in process.

The Potlatch Central Business District has relatively few vacant buildings and little available property for new construction.



CHAPTER 9

PUBLIC SERVICES AND FACILITIES

Introduction

The City of Potlatch's services and facilities are provided by city government, private industry, and private, non-profit entities. These services and facilities are essential to the city's ability to attract and retain residents and businesses and important considerations for the City in planning for future development.

The City's Public Works Superintendent has certifications in Drinking Water Distribution, Wastewater Treatment, Wastewater Collection, and Wastewater Land Application. The City also has an operator with a restricted certification (can only use it in the City of Potlatch) in Drinking Water Distribution.

Water

The City of Potlatch provides water to city residents and to areas of impact adjacent to the City. The source of the City of Potlatch's water supply is three City-owned wells. The "Ball Field" well is located on the athletic field at the Potlatch High School. This land is owned by the School District. The "Number 2" well is located near the Scenic 6 Park on City-owned property outside of the city limits and on the old Potlatch Corporation mill site. The "Ridge" well is on the east side of Fiddler's Ridge. In 2008, this property and the well were donated to the City by the Betty Jane Travis Millick Family.

In 2017, these wells produced an average of 239 gallons per minute. Increased production in August is typical of increased water usage during the summer. The City of Potlatch has sufficient capacity to meet its needs. If the City experiences significant growth, a new water source will be needed (i.e. new well).

The water distribution system consists of a network of pipes connecting the wells with the individual users and a 1,200,000 gallon storage reservoir at the top of the "North Hill" at the northeast edge of town. The water supply pipe network comprises pipes of varying sizes and materials. The largest pipe is a 14 inch PVC pipe that connects the reservoir to the supply network. Individual streets are served by six (6) inch transit pipes. Individual users and the town's fire hydrants are hooked into these pipes.

In 2005, the City completed an upgrade on its water system. The project consisted of all new supply lines, service lines, meters, fire hydrants, new energy efficient well pumps, electrical service panels at the wells, and a new line to the reservoir. Because of the low water pressure in the northeast corner of the city, a booster station was installed. When there is a demand, the booster pumps work in conjunction with the fire hydrants.

The City's 4-inch water distribution lines between Maple Street to the Cemetery and from the U.S. Forest Service to Fiddlers Ridge are in need of replacement.

Water Rates and hookup fees are periodically reviewed and can be found in Appendix PF1.

Water samples are collected once a month and sent to a laboratory for testing. The water samples are drawn from a different source each month.

The booster station has a backup generator. A concern to the City is that there is no backup generator for the wells. If the City of Potlatch went without power for an extended period of time (such as a week or more), there is a possibility that the City of Potlatch would not be able to provide water services or would need to require a conservation of water.

In 2005, the City of Potlatch (with the assistance of Idaho Rural Water Association) developed a Wellhead Protection Plan. By developing this plan, the City reduced the risk of contamination of the water supply.

Wastewater

The City of Potlatch's wastewater system serves both the City of Potlatch and users to the border with the City of Onaway. The City of Onaway owns their collection system. The City of Potlatch accepts Onaway's wastewater for treatment.

The City of Potlatch's system has excess capacity with present capacity at 1,200 people. The present wastewater treatment plant consists of two lagoons covering a total of 11.72 acres along with a 15-acre Land Application Site. Individual users are connected to the lagoons by a network of collection pipes. The collection lines from the north and south hills feed a 18-inch diameter interceptor that crosses the railroad tracks near the Depot. This line extends to a lift station on the north side of the river. The lift station pumps the wastewater across the river to the lagoons.

The wastewater system was upgraded in 2009. The City of Potlatch replaced all of the city's wastewater collection system. In 2010, the lift station was upgraded with new pumps and a new electrical system and a new 8" collection line that runs under the Palouse River to the City's lagoons.

The lagoons were upgraded with new riprap along the lagoon walls. A new de-chlorination system was installed at the head of the lagoon discharge line.

In 2012, a Slow Rate Re-Use Land Application Site was built on the south side of the Palouse River. It consists of three, 5-acre zones. The North Zone is equipped with a pivot irrigation system. The Middle Zone and South Zones are above-ground hard lines. Alfalfa hay is grown on the North Zone and Middle Zone. The alfalfa is harvested for hay. The South Zone is in a

forested area.

In 2013, an 8' x 125' pedestrian bridge was installed across the river for easier access to the wastewater treatment site.

The Palouse District (Nez Perce Clearwater National Forest) Ranger Station and associated buildings are also connected to the City's wastewater system and represent the farthest west connection to the system. This line is completely separate from the rest of the system.

The wastewater rates can be found in Appendix PF1.

Storm/Spring Runoff Drainage

The system for collecting and disposing of runoff water from storms and snow melts in the City is rudimentary. Runoff is along the sides of streets, only a few of which have drainage ditches. Most streets do not have effective swales along their margins. Some runoff occurs through natural draws. There are culverts at most street and alley crossings. Some of these culverts are undersized. These are easily filled beyond capacity during storms and also easily plugged by debris or sediment.

In 2008, the City of Potlatch installed a new sidewalk with curb and gutter along State Highway 6 between Onaway Road and Pine Street. The Storm Water system crosses State Highway 6 near Onaway Road and goes into the drainage ditch.

Solid Waste Disposal

Solid waste disposal is provided by a privately-owned company franchised by the City of Potlatch. Solid waste is taken to a transfer station/landfill facility southeast of the City of Moscow. *For garbage rates, see Appendix PF-1.*

Facilities for the disposal of large and bulky trash items are provided by the same franchise at a site on the south side of town off of Pine Street. It is open on the first and third Saturdays throughout the year. Limited recycling facilities are available locally. Latah County has a recycling container that has paper products, cardboard, plastics, and glass compartments.

Fire Protection

The Potlatch Rural Fire District provides fire protection for the Potlatch area. The department is a volunteer organization. There are 49 volunteer members and a total of seven (7) fire trucks, one (1) quick response unit carrying equipment necessary to respond to an industrial fire, and two (2) ambulances. The seven (7) trucks consist of two, one-ton wildland trucks; two, structural trucks; and three multipurpose trucks. If a major fire situation develops, the district has mutual aid agreements with all fire services in Latah County, Idaho Department of Lands,

and Palouse and Farmington in Washington state. The Potlatch Rural Fire District is also part of the Hazardous Materials incidents and county-wide disaster plan.

The fire code is enforced by the District Fire Chief. The District Chief is also responsible for enforcement actions against burning violations.

Water for fighting fires within the city is available from a network of fire hydrants. There is an adequate supply of water available for fighting fires within the City.



The City presently has a fire rating of 6 from the latest survey by the Idaho Survey and Rating Bureau. In this rating system lower numbers are better. A rating of 10 means no fire protection at all. A rating of 6 is a good rating for a small town the size of Potlatch.

Police Protection

Police protection is provided on a contract basis by the Latah County Sheriff's Department. The current contract provides for an officer to be in Potlatch eight (8) hours per week. The Sheriff's Department also provides regular patrol services due from taxes paid to the county. The crime rate is generally low in Potlatch.

Animal Control

There is negligible animal control in Potlatch. Dogs are required to be licensed in the City. There is no animal control officer. Occasionally, city maintenance picks dogs up and kennels them until the owner retrieves the dog. Complaints are handled by the City Clerk, who writes a letter or telephones the person responsible for the animal - if that party can be located. If a problem persists, the County Sheriff is called and the officer responsible for Potlatch (see previous section) handles the problem.

Medical Facilities

Gritman Medical Center, Moscow operates the Potlatch Family Care. The medical clinic is located at 156 N 6th Street. The 2,400 square-foot facility that opened in 2014 offers a spectrum of care including:

1. Wellness checks
2. Infant to senior care
3. Pre-employment physicals
4. Medicare and Medicaid exams
5. Chronic disease management



6. Immunizations
7. Pregnancy and reproductive health testing
8. Health testing
9. Sports physicals
10. Urgent care: coughs and colds, minor cuts and injuries

It is open Monday through Friday from 8 am to 5 pm.

In emergency situations, patients are transported to Gritman Medical Center, the nearest hospital to Potlatch. Transport time is approximately 15 minutes by local volunteer ambulance. Gritman is a level (3) trauma center that has both inpatient and outpatient services. A van service is also available that transports patients to and from Potlatch for services related to Gritman.

Another aspect of medical care is the Hospice and Home Health Care available through Gritman Medical Center and Latah Health Services. Hospice provides care to patients with life-threatening illnesses either in their own homes or at a nursing facility. Home Health provides nursing care, therapy, and nutritional care in the patient's home. Both of these facilities have physical therapy units and have physical therapists in conjunction with Home Health.

Operated by Chas Health, the Latah Community Health located in Moscow, Idaho also provides services to people who need services otherwise not available to them. Latah Community Health provides primary medical care, pediatrics care, behavioral health care, pharmacy services, and dental services.

Other than the above medical services, the nearest facilities are about 19 miles south of Potlatch in Moscow. Doctors practicing in several fields of medicine are available in Moscow and its neighboring community of Pullman, Washington. The larger hospitals in the Spokane, Washington, and Lewiston, Idaho area also serve the Potlatch area.

The Potlatch Rural Fire and Ambulance has twenty-six (26) EMTs of which nine (9) are advanced EMTs. The District has two (2) ambulances available for emergencies. If necessary, evacuation by helicopter is available. There are helicopter evacuation teams stationed in Pullman, Coeur d'Alene, Post Falls, Lewiston, and Spokane.

Libraries

Potlatch Public Library is part of the Latah County Library District and is located at 1010 Onaway Road. It is open Monday through Friday with varied hours. Constructed in 2000, the building is the property of the library district. It contains a collection of 7000 books, magazines, videos, and reference material. About 4,000 of the items circulate through the library in a year with current book releases rotating in the system every three months.

For the public, the library has a copy machine, five (5) computers and public access to the

Internet. Items may be requested from Moscow and the other Latah County libraries and from more distant libraries through Inter Library Loan Valnet System. Courier service to the main library is available on a weekly basis.

The Potlatch library has the largest circulation of all the branch libraries in the county, excluding Moscow. Several activities are offered for the reading public. There are 36 “story times” each year and a summer reading program that lasts for eight (8) weeks. The reading program has an average of 100 finishing participants each summer.



Government Offices

The City of Potlatch offices are in City Hall on the southwest corner of 6th and Pine Streets. The City Shop is located immediately west of City Hall. The Federal Government operates a full service Post Office in the shopping center in Potlatch. The Department of Agriculture maintains an office of the Nez Perce-Clearwater National Forest about ¼ mile west of the City. Other federal, state, and county offices are in Moscow, the county seat, about 19 miles to the south. The North Latah County Highway District has a shop North of State Highway 6 just East of Fiddler’s Ridge. The Idaho Transportation Department has a shop at the junction of State Highway 6 and U.S. 95 (Potlatch Junction), about two miles west of the City.



Street Lighting

The municipal street lights in the City were installed by Avista Corporation. Some of the lights in the Scenic 6 Park were installed by Clearwater Power. The City pays for the electricity used by these lights. Lights along the walking path were installed by the Potlatch Recreation District and they maintain them.

Energy Supply

Electricity is provided by Avista Corporation. Heating oil and propane (bottled) gas are available through private contractors. Natural gas is not available in Potlatch. The closest pipeline head is in Palouse, Washington, roughly ten (10) miles away. A number of citizens have expressed interest in getting natural gas service brought to Potlatch. Avista Corporation has expressed varying amounts of interest over the years in providing natural gas service to the City.

Communication – Postal, Newspaper, Television, Telephone, Internet

The Post Office is located in the Shopping Center on the southeast corner of Main and Pine Streets. The lobby is open 24 hours a day. Postal employees provide window service from 8:30 – 12 p.m., Monday through Friday. There is one (1) full time and one (1) part time employee. Street deliveries are limited to residents and businesses that are located more than one-quarter (1/4) mile from the Post Office. Deliveries are made to outlying areas.

The *Lewiston Morning Tribune*, *Pullman-Moscow Daily News*, and *Spokesman Review* are widely received in the area. The *Community Information Agency (CIA)*, a community monthly newsletter, is also distributed by the Palouse Community Center.

Television is available from direct reception and by residents' satellite dishes. The number of channels available by direct reception depends on the antenna used.

Local telephone service is provided by Frontier Communications. Frontier Communications operates a digital switching office located on 8th Street between Idaho State Highway 6 and Pine Street. This switching system handles the 875 exchange and also switches the exchanges in Palouse and Garfield, Washington, and some other exchanges. There is a fiber optic connection from Potlatch through Palouse to Moscow. There is also a connection to Coeur d'Alene. There is no fiber optic cable system within the City of Potlatch. Internet is provided through existing cable systems and microwave.

Meeting Facilities

The City of Potlatch's meeting facilities include the Potlatch Senior Center, the Potlatch City Council Chambers at City Hall, the VFW Hall, the Log Inn, the Depot at Scenic Six Historical Park, the library, and schools. On occasion, city residents use Princeton Community Hall that can accommodate as many as 300 people.

Potlatch Food Pantry Corporation

As a service project to earn an Eagle Scout ranking, the Potlatch Food Pantry was started in 1983 by Boy Scout Cliff Marr. The Pantry was managed until 2014 by the Grace Lutheran and Community Presbyterian churches, which are now one church under the Grace Community Church.



A group of community members formed the Potlatch Food Pantry board when the church's membership dropped to a point that it was no longer able to manage the pantry. The Pantry's board consists of seven members. They are a non-profit group and are manned by volunteers. They have members from the surrounding churches that have a commitment to the community residents in need of food.

In 2015 the board saw a need for a new building and started getting bids to build. The City Hall had housed the Pantry since 1983 until 2016. The steep stairs were difficult for senior volunteers to navigate. Tom and Joan Bender were instrumental to the build. The new pantry began distributing food in November 2016. The pantry is located at 510 Pine Street, across from City Hall.



The picture was taken when Wilbur Ellis presented the Potlatch Food Pantry with a donation check for a walk-in cooler. The people in the picture are: Salie Anderson, Sander Carren (Wilbur Ellis), Tom Bender, Joan Bender and Rachael Hemphil (board members).

Clubs and Churches

Clubs active in the community of Potlatch include the American Legion, Robinson Post 81 American Legion Auxiliary, Robinson Post 81, Gritman Hospital Auxiliary Potlatch Satellite, Potlatch Lions Club, Potlatch Arts Council, Veterans of Foreign Wars Post 10300, and Veterans of Foreign Wars Auxiliary Post 10300.



Union Church, 1925

Churches serving the Potlatch community include:

Church of Jesus Christ of Latter-Day Saints
4 Cedar Street, Potlatch

Elmore Methodist
6147 Highway 95 N, Potlatch

Faith Church
401 3rd Street, Onaway

Family Bible Fellowship
Princeton

Freeze Community Church
617 W. Freeze Road, Potlatch

Grace Community Church
401 4th Street, Potlatch

Princeton Church of the Nazarene
725 Spruce Street, Potlatch

St. Mary's Catholic Church
725 Spruce Street, Potlatch

Wildrose Mennonite Congregation
1350 Chaney Road, Viola

Resources

Arbecheck, Idaho Survey and Rating Bureau, phone conversation June 7, 2017
Sweeney, Debbie volunteer phone conversation May 4, 2017

RESOLUTION NO. 2016-09-12

A RESOLUTION OF THE CITY OF POTLATCH, A MUNICIPAL CORPORATION OF IDAHO, PROVIDING FOR A FEE SCHEDULE WHICH WILL BECOME EFFECTIVE OCTOBER 1, 2016; RESOLUTION NUMBER 2016-09-12; PROVIDING FOR REPEAL OF ANY PROVISION INCONSISTENT WITH THIS RESOLUTION, PROVIDING AN EFFECTIVE DATE FOR THIS RESOLUTION.

WHEREAS, the Council finds it necessary to increase fees due to the additional costs of operation, maintenance and administration.

DESCRIPTION	FEES
Backhoe Fees	
Backhoe rental	\$125.00 per hour with driver and one helper: 15 minute minimum
One scoop of gravel	\$40.00 per bucket
Envelopes, Faxes, Paper and Photocopies	
Envelopes	#10 envelope: \$0.25; 8x10 envelope: \$1.00
Fax	\$1.00 per page
Paper	8-1/2x11: \$0.10 each sheet
Photocopy Fee	Black & White: 8-1/2x11: \$0.10 a copy; 8-1/2x14: \$0.20 a copy; 11x17: \$0.50 a copy. Color: 8-1/2x11: \$1.00; 8-1/2x14: \$1.25; 11x17: \$1.50
Licensing Fees	
Alcohol Catering Permit	\$20.00 per event (if have more than one event in one day, \$20.00 for each event)
Dog License	\$10.00 per license for altered animal annually, \$20.00 for unaltered annually, if purchased before Jan. 31. Feb. 1 -12-31: \$20.00 per license for altered animal annually and \$40.00 for unaltered annually.
Liquor License	From \$100.00 to \$375.00
Planning & Zoning Rates	Actual Attorney Fees plus \$25.00 for all P&Z Rates
Annexation Application Fee	\$250.00 Annexation Fee, \$250.00 Publication Fee, Actual Engineering Rate Plus \$25.00, \$5.00 Per Individual Mailing Notification Fee, \$100.00 Mapping Fee, <=10 acres: \$500; >= 10 acres: \$1,000.00.
Appeal (P&Z or Staff Action)	\$200.00
Comprehensive Plan Map/Text Amendment/Zoning Amendment	\$500.00 <=10 acres; \$1,000 >=10 acres; \$250.00 Publication Fee, Actual Engineering Rate Plus \$25.00, \$5.00 Per Individual Mailing Notification Fee, \$100.00 Mapping Fee, <=10 acres: \$500; >= 10 acres: \$1,000.00.
Conditional/Special Use Permits	\$250.00 Publication Fee, Actual Engineering Rate Plus \$25.00, \$5.00 Per Individual Mailing Notification Fee, \$100.00 Mapping Fee, <=10 acres: \$500; >= 10 acres: \$1,000.00.
Engineering PUD, Subdivision & Final Plat Review	Actual Engineering Rate plus \$25.00 (overhead)
Engineering Inspection (Subdivision & PUD Applications)	Actual Engineering Rate plus \$25.00 (overhead)
General Pre-Application Meeting Request	\$0.00
Land Split	\$250.00 Annexation Fee, \$250.00 Publication Fee, Actual Engineering Rate Plus \$25.00, \$5.00 Per Individual Mailing Notification Fee, \$100.00 Mapping Fee, <=10 acres: \$500; >= 10 acres: \$1,000.00.

PUD Modification/Amendment (Minor/Major)	\$250.00 Publication Fee, Actual Engineering Rate Plus \$25.00, \$5.00 Per Individual Mailing Notification Fee, \$100.00 Mapping Fee, <=10 acres: \$500; >= 10 acres: \$1,000.00.
Variance	\$225.00, \$250.00 Publication Fee, Actual Engineering Rate Plus \$25.00, \$5.00 Per Individual Mailing Notification Fee, \$100.00 Mapping Fee, <=10 acres: \$500; >= 10 acres: \$1,000.00.
Swimming Pool Fees	
Daily Rates	**\$3.00 individual daily pass, 3 yrs & younger, FREE w/ paid adult
Season Passes	Individual: **\$50.00; Family Pass: **\$100.00 (up to 5 members, \$10.00 each additional up to 4)
Lap Swim Pass	Individual daily: \$2.00; 10 punch pass: \$20.00; Season Pass: \$40.00
Swimming Lessons	**\$50.00 each
Private Pool Rentals	\$60.00/hour, available anytime pool isn't open to public and all day on Sundays.
Friday Night Swims	**\$3.00 individual daily pass
Potlatch Cemetery Rates	
Cemetery Plot	\$200.00 each plot
Cremation (to be buried on top of existing casket)	\$75.00
Rental fees for City Buildings	
Kitchen Park	\$25.00/day (with no kitchen) if use kitchen: \$30.00/day
Lion's Club Park	\$50.00 per day, \$100.00 cleaning deposit
Rebekah Hall	**\$75.00 per day, \$100 cleaning deposit, (if serving alcohol, \$150.00 cleaning deposit)
Scenic 6 Depot	\$50.00 per day, \$100.00, cleaning deposit (if serving alcohol, cleaning deposit \$150.00)
Scenic 6 RV Park Rates	
Daily rate	***\$30.00 (discount for groups 9 or more: \$25.00 each/day)
Monthly rate	\$355.00 per month
Electricity for RV sites (staying monthly)	**\$0.12 per kW - \$50.00 electric deposit for monthly campers
Water Rates	
Residential	\$28.00 per month (Base rate, no water usage)
Multi family residences	\$28.00 per unit per month (Base rate, no water usage)
Trailer court	\$28.00 per unit per month (Base rate, no water usage)
Small Business	\$38.69
Water - School	\$153.00
Water - USFS	\$187.90
Water - Ballfield	\$327.78
Water - LDS Lawn	\$252.90
In-town usage: 0-8,000 gallons	\$ 2.15 per thousand
In town usage: 8,000 gallons & up	\$ 2.65 per thousand
Out-of-town	\$33.46 per month (Base rate, no water usage)
Out-of-town usage: 0-8,000 gallons	\$ 2.65 per thousand
Out of town usage: 8,000 gallons & up	\$ 3.15 per thousand
Sewer Rates	
Potlatch residents	\$49.50 per unit per month

Vacant house (NO WATER USAGE)	\$24.75 per unit per month
Onaway residents	\$19.95 per unit per month
Water and Sewer Late Fees Per Account	**\$5.00 late fee for sewer and \$5.00 late fee for water, plus %
In-town water hookup fees	CONNECTION FEES CHANGED: RES. #2017-03-13
Single Family Residence: 5/8" to 3/4" meter	**\$2,500.00 (customer pays for all construction costs)
Mobile Home: 5/8" to 3/4" meter	**\$2,500.00 (customer pays for all construction costs)
5/8" to 3/4" meter	**\$2,500.00 per unit (customer pays for all construction costs)
1" meter	**\$4,500.00 (customer pays for all construction costs)
1-1/2" meter	**\$7,500 per unit (customer pays for all construction costs)
2" meter	**\$11,500 per unit (customer pays for all construction costs)
Over 2" meter	**Equivalent fee (determined by engineer) \$3,500 minimum
Commercial Structures	**Equivalent fee (determined by engineer) \$3,500 minimum
Out-of-town water hookup fees	
Out-of-town water connection fees	**The connection fee for buildings outside the City limits shall be twice the fee charged buildings inside the City. (Resolution 2009-1)
In-town sewer hookup fees	CONNECTION FEES CHANGED: RES. #2017-03-13
Single family residence, sewer connection	**\$2,500.00 (customer pays for all construction costs)
Mobile home sewer connection	**\$2,500.00 (customer pays for all construction costs)
Multi-family sewer connection	**\$3,500.00 per unit (customer pays for all construction costs)
Commerical Structures	**Equivalent fee (determined by engineer) \$3,500 minimum
Out-of-town sewer hookup fees	
Out-of town sewer connection fees	**The connection fee for buildings outside the City limits shall be twice the fee charged buildings inside the City. (Resolution 2009-1)
TERMINATION OF SERVICE: Any service terminated to a property as a result of non-payment of fees, or at the request of the property owner, which remains terminated for more than six (6) months, shall be required to pay the connection fees set forth in this Resolution prior to the services being reconnected.	
Garbage Rates	
35 Gallon Roll Cart	\$20.55 per month
65 Gallon Roll Cart	\$22.55 per month
95 Gallon Roll Cart	\$24.55 per month
Extra garbage, per bag	\$5.00 per bag every week
	<i>If you have an extra garbage bag expense three weeks in a row,</i>
	<i>you will be moved up to a larger size roll cart, at your expense.</i>
Hiawatha Apartments - charge per apartment	\$20.55 per apartment
Trailer Courts	\$20.55 per trailer
½ Yard Dumpster	\$36.00 per month
1 Yard Dumpster	\$71.00 per month
2 Yard Dumpster	\$122.00 per month
3 Yard Dumpster	\$176.00 per month
4 Yard Dumpster	\$221.00 per month
6 Yard Dumpster	\$333.00 per month

***Council may adopt a fee lower than listed.**

City of Potlatch, Shelly M. Hammons, City Clerk-Treasurer
Advertised August 27 and September 3, 2016

CHAPTER 10

SCHOOL FACILITIES AND TRANSPORTATION

Facilities

In 1948, the Potlatch School District #285 was formed through consolidation when the Potlatch Forests, Inc. (PFI) decided to cease owning and managing the local schools in Potlatch. At the time, Potlatch-owned school buildings were donated to the District.

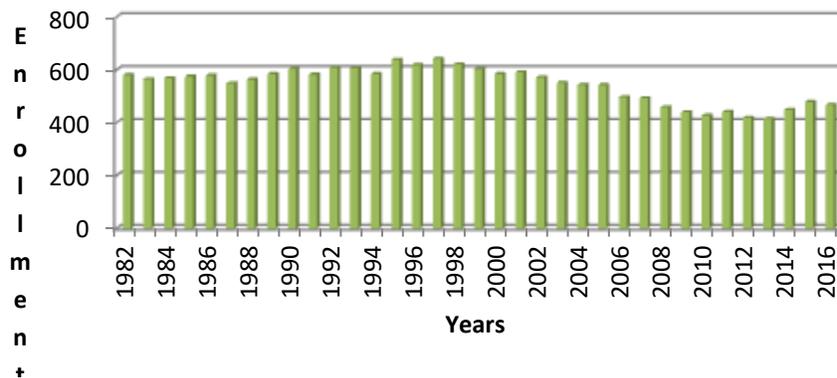


Encompassing 345 square miles, the Potlatch School District #285 is the largest school district in Latah County in square miles. It is the second largest district by population in Latah County. Along with the City of Potlatch, the District serves the rural areas surrounding Potlatch to include the communities of Onaway, Harvard, and Princeton.

The Potlatch School District believes that “every child deserves a safe, nurturing environment that prepares life-long learners to contribute to our global society.” Its vision is “a community where the best available tools are used to educate our children in the most efficient and effective way.” Its goal is “to help children become responsible, academically competitive, technologically literate, motivated and engaged in the learning process.” *Source: www.potlatchschools.org*

The District operates out of two facilities and provides education for grades K-12. It also provides an Early Childhood/Special Education Preschool. It employs three administrators, 32 certified teachers, and 43 classified workers. The administrative office is located at 635 Pine Street with the Potlatch Elementary School at 510 Elm Street and the Potlatch Junior/Senior High School at 130 6th Street.

Potlatch School District Enrollment



Historically, student enrollment has fluctuated significantly with the highest enrollment over 800 students in 1970 and the lowest enrollment of 427 students in 2010. Enrollment decreased over time as the result of the Potlatch Mill Closure in 1981, the number of families served by the district, and the reduction of family size. The District's enrollment was negatively impacted as the result of the recession beginning December 2007 and ending June 2009 with student population recovering in the years following. Student enrollment in 2016 was 467 students. An estimated one-third of the District's students live inside the city limits.

Within the School District's boundaries, Wild Rose Christian School serves 14-15 students per year. The private school is a K-8 school that is operated by a local Mennonite community. After grade school students either enroll in the Potlatch High School or further their education through homeschooling programs.

The School District does not know how many young people are being educated through home school. The Potlatch Homeschool Association serves approximately 30 students (which is only a portion of the homeschooled students). The School District has home school students participating in the District's athletic programs and other extracurricular activities. Every year, a few home-schooled students take one or more classes through the District. The District receives partial state compensation for these students.

From 2007 to 2016, the average number of Potlatch School District students attending other school districts is five to seven students and the number of students from other districts attending school in the District is 8-12 students. Most out-of-district students come from the communities of Plummer and Worley in Benewah County primarily because of the close proximity of their home location to the Potlatch School District.

Along with the District's academic programs, the Potlatch School District's offers agriculture, business management, and life skill development career-technical programs. It also uses the Idaho Digital Learning Academy (IDLA), Idaho Education Network (IEN) and other sources for online programming. In 2016, 90 students were receiving online credits. Examples of online offerings include Spanish, Advanced Math, and Physics.

All District's sports programs meet Title 9 requirements. The District offers junior/senior high school volleyball, football, cross-country, and co-ed track programs during the Fall, girls and boys basketball and wrestling during the winter months and baseball, softball, and track in the springtime. The District also has cheerleading and band programs. Elementary students are able to participate in football, wrestling, basketball, baseball, softball, and cross-country community-wide programs.

In 2015-2016, 40% of the enrolled students qualified for free or reduced lunches. In 2013-2014, it was 56%; in 2012-2013, it was 53%. The school district superintendent believes that the fluctuation of those qualifying for the free and reduced lunch programs is a result of a perceived negative stigma of signing up for the program.

Built in 1955, the Potlatch Elementary School is a 36,996 square foot, brick and mortar building. The newer Potlatch Junior/Senior High School building was constructed in 1969. The 51,627 square foot, wood-constructed buildings were designed with an “open air” concept. In 1981, the facility was reconfigured and renovated with installation of permanent interior walls.

The Potlatch School District has plans to either renovate, partially-renovated or reconstruct a new Junior/Senior High School complex. The existing buildings’ heating and duct system and electrical system are antiquated. The gymnasium and agriculture buildings are in better condition than the classrooms and cafeteria. The District attempted to pass a bond in 2015 and reached 40% approval. A super-majority of 66.67% is needed.

Transportation

The School District operates seven bus routes and owns 10 busses. Children in the city limits of Potlatch are not on a bus route to get to school. They may catch a bus at the elementary school or the Jr./Sr. High School to ride from one school to the other.

State law allows for children living more than one and a half miles from school to be bussed. For safety reasons, children within the limit, who must walk along the highway to get to school, are allowed to be bussed. Special needs students may be bussed to school and pre-school. All other pre-school children must make their own way.

The District rotates buses and tries to replace one bus per year.

The primary transportation challenge is the ability of the District to employ bus drivers. Severe weather and the condition of the rural road system is also a challenge. The Potlatch School District does not budget for “snow days” and does not shorten hours of operation because of severe weather. It is more likely to have to cancel school because of heating problems or power outages than because of weather.

HISTORIC RESOURCES AND SPECIAL SITES

The City of Potlatch has several buildings that have historical significance primarily because of the City's earlier history as a Company Town and because of the railroad.

In 1986, many homes built in town by the Potlatch Lumber Company located within the City of Potlatch were added to the National Register of Historic Places. Two districts were established: The Neighborhood Historic District and the Nob Hill Historic District

- **Workers' Neighborhood Historic District** has Bungalow/Craftsman-style residential homes built primarily between 1905 and 1924 and is located roughly on Spruce Street between 5th and 8th.
- **Nob Hill Historic District** has Bungalow/Craftsman-style residential homes primarily built between 1905 and 1924 and is located on 3rd Street, 4th Street, Spruce Street, and Cedar Street.

Specific homes on the National Register of Historic Places include:

- Joseph A. Terteling House located at 1015 Fir Street.
- Three-Room House located at 940 Cedar Street.
- Four Room House (1908) located at 1015 Pine Street.



Deary House, Potlatch ID

The Commercial Historic District roughly located on Pine Street between 5th and 7th Street was added at the same time.

More information can be found at:

<http://www.nationalregisterofhistoricplaces.com/id/latah/state.html>

The Potlatch Historical Society has developed "A Walking Tour of Potlatch Neighborhoods." The brochure can be located at the Potlatch City Hall. The brochures can be found on the City of Potlatch website: www.cityofpotlatch.org.



Specific buildings known to have historic significance are:

Potlatch Railroad Depot - This building was finished in 1906 and was the first major town building to be completed through the leadership of the Washington Idaho & Montana Railway History Preservation Group that was established in 1998 (www.wimryhpg.com). The old train depot has been originally restored. It serves a number of small businesses with office space.

Gymnasium - This building was built in 1916 to replace a gymnasium lost to fire in 1915. It originally housed a basketball court, lounges, club rooms, an office, showers, and locker rooms. This building is now privately owned.

American Legion Cabin - The cabin (Log Inn) was built on the east edge of town in the late 1920's as a memorial to Potlatch men who died in World War I. This structure still belongs to the Legion and is still in use. It is on the National Register of Historic Places.



St. Mary's Catholic Church - Built in 1906 on the corner of Spruce and 7th Street in Potlatch. The bell tower was added in 1910. The attached rectory was built by the congregation in 1926. These buildings are still used for their original purposes.

City Hall - This building was constructed in 1917 to serve as the main administration headquarters for the Potlatch Lumber Company. Today this building serves as City Hall and the local Sheriff's office. There are some rental offices in the building.

Old Potlatch High School - This building sets between Cedar and Spruce on 6th Street. The building was constructed in 1908 and now houses the Hiawatha Apartments.



Whitepine Manor, Potlatch ID

Boarding House/Old Hospital - Located at 850 Pine, this building was built in the early 1900's as a boarding house and was one of five in the town of Potlatch at that time. Historically known as the Green Boarding House, the structure is a reminder of how workers lived in the early 1900's. In addition to serving as a boarding house, this was also the community bakery. By 1923, the building also housed the town hospital. The south wings were added on between 1910 and 1928. It is privately owned.

Other sites of special interest in Potlatch include:

Memorial Rocks to William Deary - These are located on the Old Gymnasium property and are adjacent to Highway 6.

WI&M Number 1 - Locomotive Number 1, a Baldwin Locomotive Works 4-6-0, of the Washington Idaho and Montana Railway, is located in the Scenic 6 Historic Park.

CHAPTER 12

HOUSING

Located 19 miles from Moscow and 25 miles from Pullman, the City of Potlatch is recognized as a bedroom community for those towns. This short commute distance is attractive when affordable housing is not available in the college towns.

Most of the homes within the City of Potlatch were built by the Potlatch Company in the years prior to the incorporation of the City of Potlatch. Thus, the majority of the housing stock is aged.

Using estimated data that is subject to error, the 2015 American Community Survey, the City of Potlatch has 434 housing units with 367 occupied units. Of the 367 occupied housing units, 248 are owner-occupied leaving 199 renter-occupied. Two-hundred eighteen of the households are family households with 119 households with children under the age of 18. The average household size is 2.37. There are 90 units that are renter occupied with 204 people occupying rentals.

The housing vacancy rate is 2.7% and the rental vacancy rate is 15%. Of the 434 units, 377 are 1-unit, detached, six are 2 units, six are 3 or 4 units, 9 are mobile homes, and one apartment complex has 32 units. Of 434 housing units, 305 were built in 1939 or earlier. This is because the majority of homes were built as company homes by the Potlatch Company after 1905. Only two homes have been built from 2000 to present with the remaining built between 1940 and 2000. The majority of homes have 4 or 5 rooms. Forty-four percent of the homes have three bedrooms whereas 52 percent have one bedroom, 19 percent have two bedrooms, 31 percent have four bedrooms, and seven percent have 5 or more bedrooms.

Of the household units, 53% of the households heat with electricity with 66 heating with fuel oil, 40 with wood, and 36 with bottled, tank, or LP gas. The rest of the households heat with other sources.

Forty-two percent of homes are valued between \$100,000 and \$199,999 with 56 over \$150,000. Of the owner-occupied units, 51% have a mortgage. Of them, monthly owner costs as a percentage of household income was 27.7% less than 20 percent, 19.1% between 20-24.9 percent, 12.1% between 25 and 29.9 percent, 7.1% between 30 and 34.9 percent, and 34% more than 35%. Of rentals, 52.7% pay between \$500 to \$99 per month and 34.5% pay less than \$500.

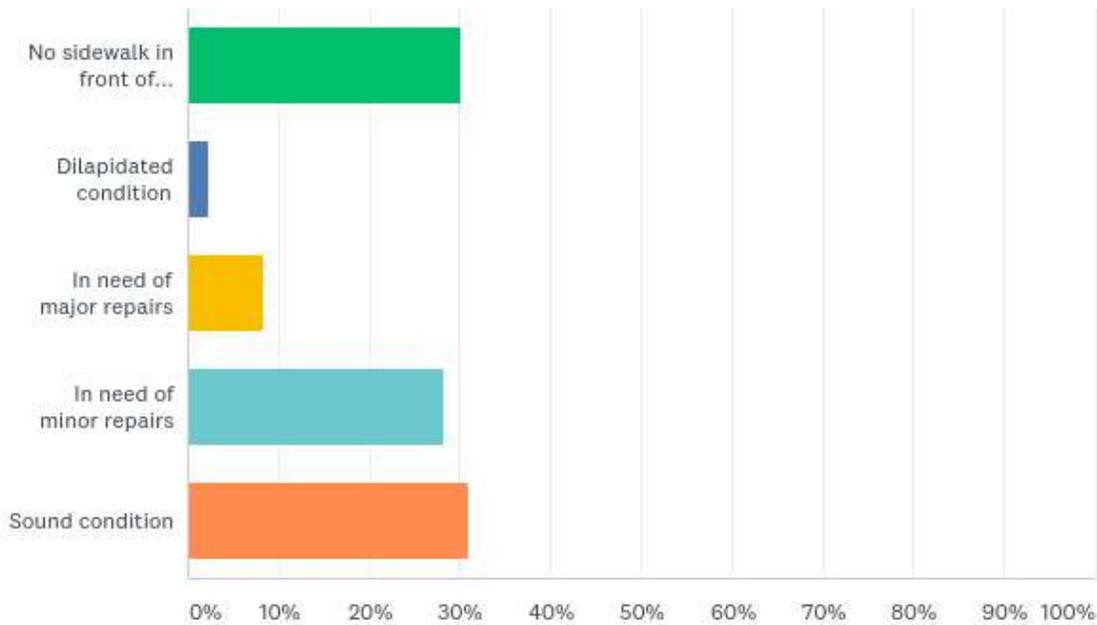
Housing Condition Survey

During the Comp Plan process, the City of Potlatch sought the assistance of Boy Scout Troup

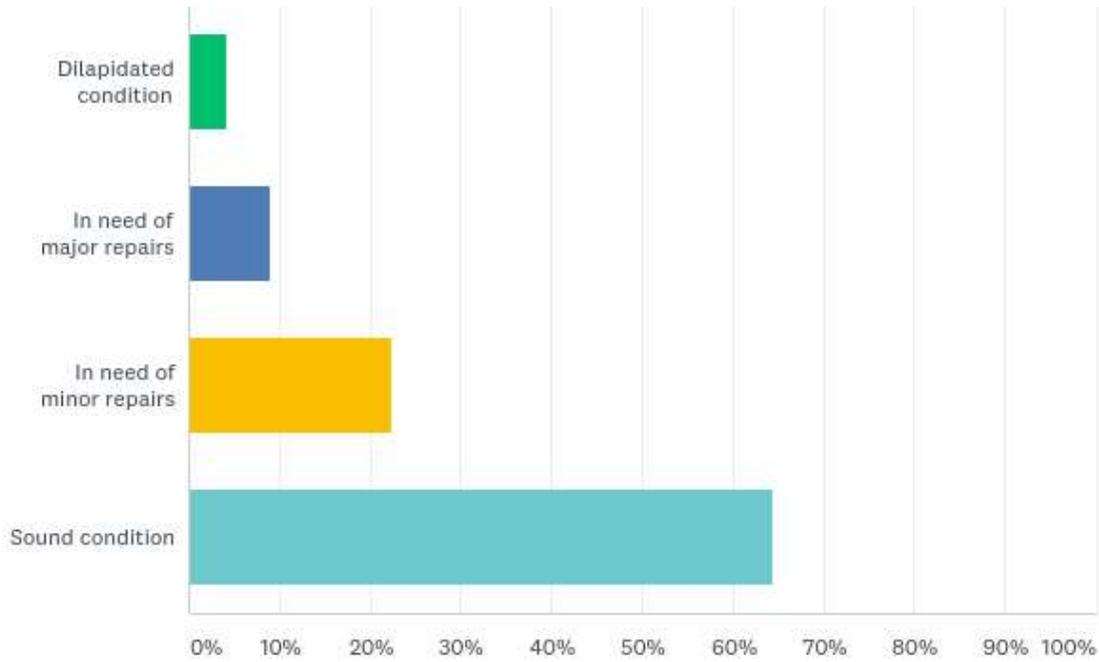
358 and the Venture Club 360 to complete a housing conditions survey. Using a survey tool and rating definitions provided by the Idaho Housing and Finance Association, the City was able to assess the exterior of each housing unit within the city limits. The survey and definitions can be found in Appendix 1 and 2 of this chapter.

Three-hundred twelve surveys were completed. There were 278 surveys completed on single-family homes, 23 on trailers, and six on multi-unit complexes. Of those surveyed, 90.23% appeared to be occupied. Here are tables depicting the results of the survey:

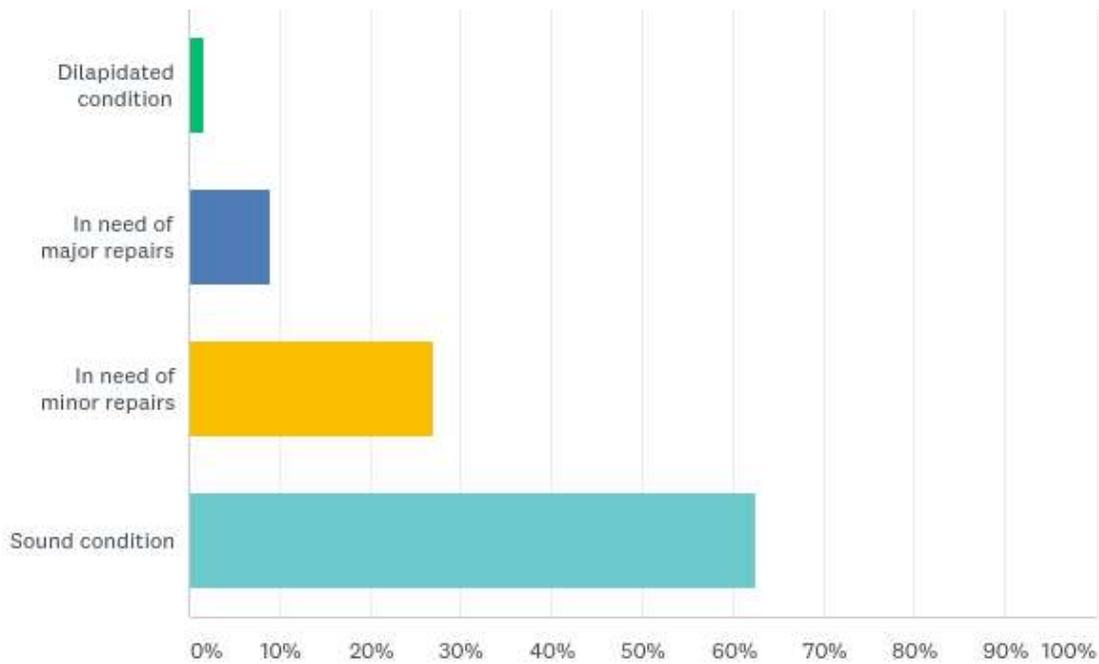
Sidewalks in Front of the Dwelling



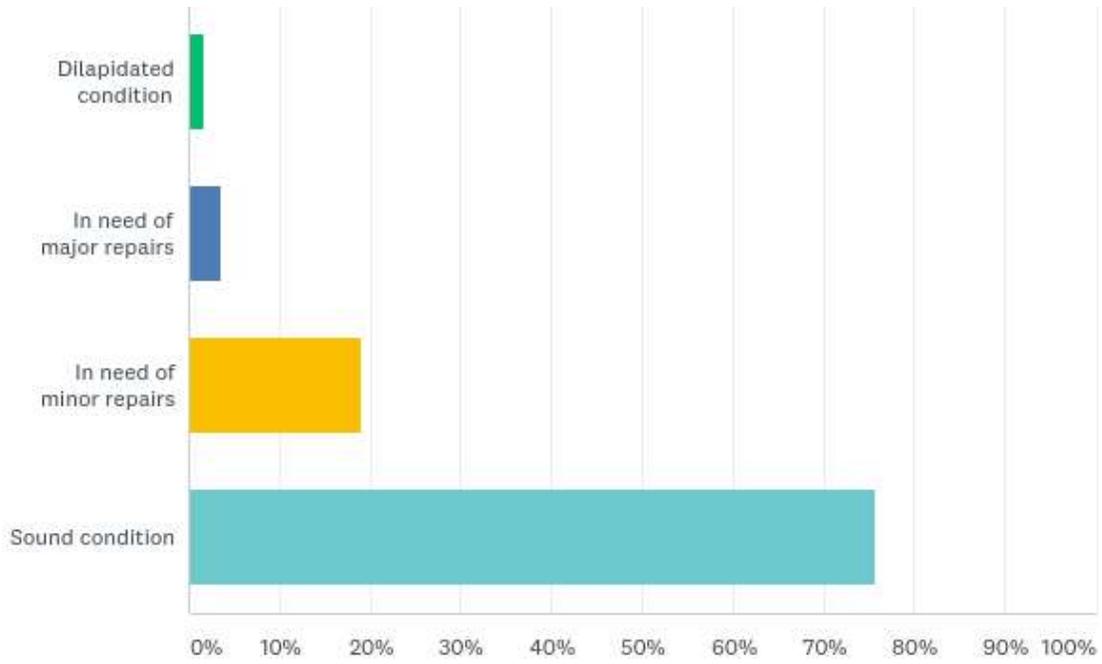
Roof Conditions



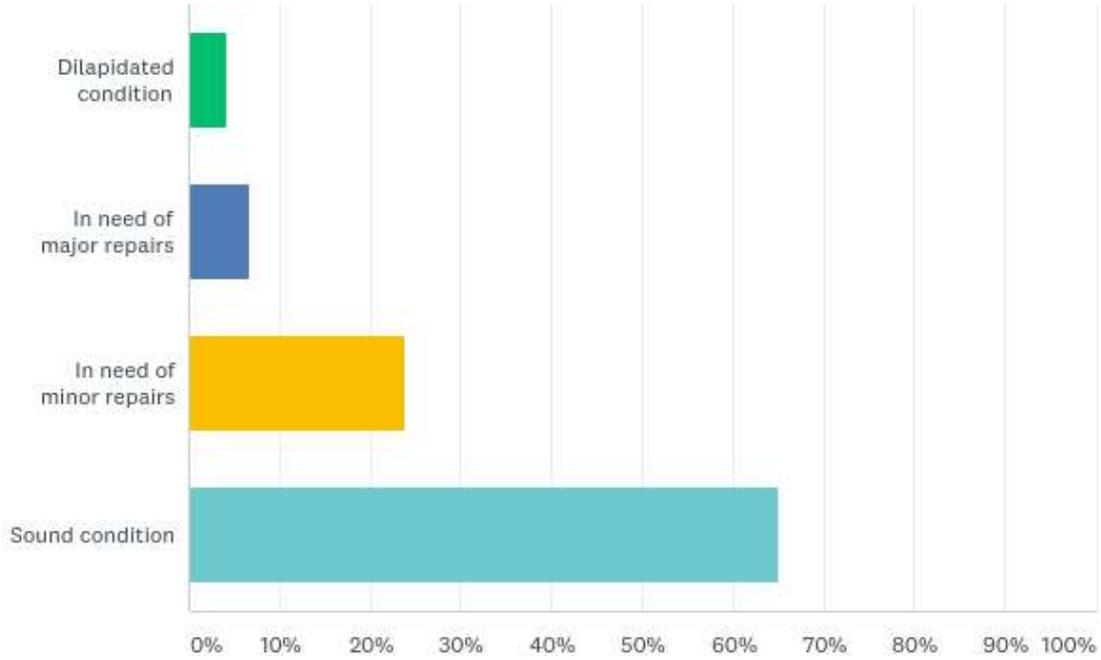
Interior Paint and Siding



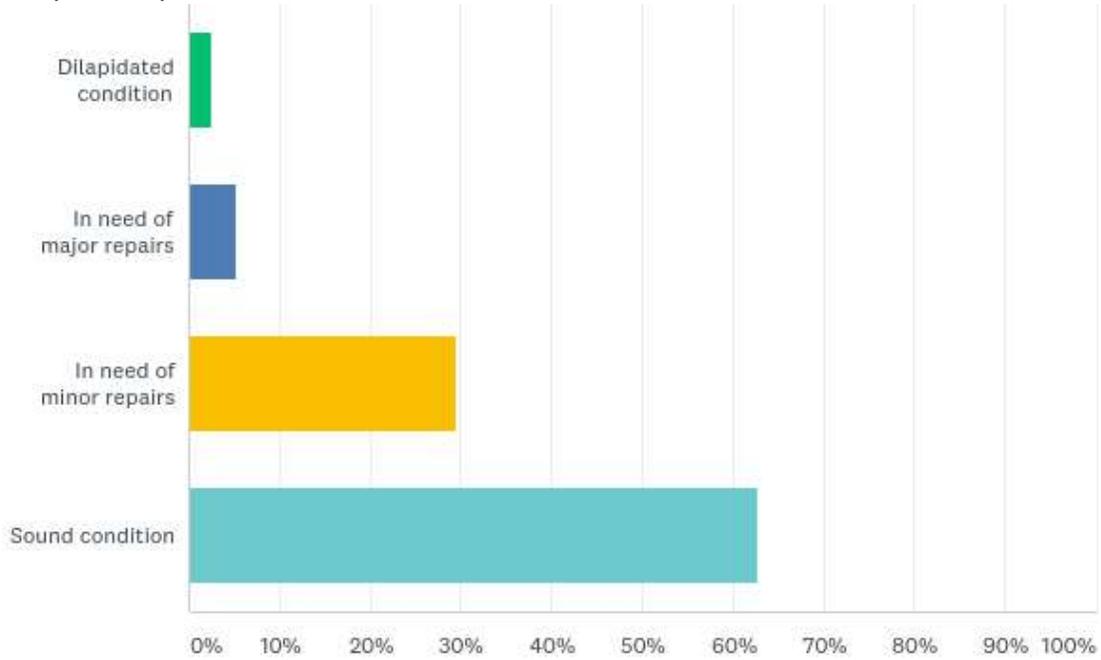
Windows and Doors



Private Sidewalks and Drives



Lawns, Shrubs, and Litter



Porch, Fences, and Accessory Structures

Generally, the housing stock in the community appears to be in fairly good condition. Most community members are maintaining their property and dwellings. A concern for the city is the age of the housing stock and the lack of foundations under many of the homes. Another concern is that the city lacks places to rent and assisted living and full care facilities for seniors and the disabled.

Housing Condition Survey FORM

Instructions: Using the Housing Condition Rating Definitions that accompany this form, complete one survey form per house that is in the survey area.

Survey Date:					
Survey #:					
Name of Surveyor:					
Street Address: <i>If housing number is not known, please describe house location.</i>					
Type of Dwelling: <i>Check what type of dwelling.</i>	House:		Trailer:		Multi-Family Unit
Is someone living in the housing unit? <i>Check</i>	Yes		NO		Not Known

Public Ratings

1. Sidewalks in Front of Dwelling

Check which one best describes condition:

#:	Check Box:	Description:
0		No sidewalk in front of dwelling
1		Dilapidated condition
2		In need of major repairs
3		In need of minor repairs
4		Sound condition

Private Ratings

1. Roof Rating

Check which one best describes condition:

#:	Check Box:	Description:
1		Dilapidated condition
2		In need of major repairs
3		In need of minor repairs
4		Sound condition

2. Structure and Exterior Paint/Siding

3. Check which one best describes condition:

#:	Check Box:	Description:
1		Dilapidated condition
2		In need of major repairs
3		In need of minor repairs
4		Sound condition

3. Windows & Doors*Check which one best describes condition:*

#:	Check Box:	Description:
1		Dilapidated condition
2		In need of major repairs
3		In need of minor repairs
4		Sound condition

4. Private Sidewalks & Drives*Check which one best describes condition:*

#:	Check Box:	Description:
1		Dilapidated condition
2		In need of major repairs
3		In need of minor repairs
4		Sound condition

5. Lawn/Shrubs and Litter*Check which one best describes condition:*

#:	Check Box:	Description:
1		Dilapidated condition
2		In need of major repairs
3		In need of minor repairs
4		Sound condition

6. Porches, Fences and Accessory Structures*Check which one best describes condition:*

#:	Check Box:	Description:
1		Dilapidated condition
2		In need of major repairs
3		In need of minor repairs
4		Sound condition

TOTAL: *Provide sum total of ratings.*

Average Score: $TOTAL/6$

Housing Condition Rating Definitions

Public Improvements

(1.) Public sidewalk

1. Dilapidated condition. More than one half of the sidewalk has broken/missing sections. There is more than one tripping hazard due to missing/displaced sections.
2. In need of major repairs. One fourth to one half of the section needs to be replaced and there are tripping hazards due to missing/displaced sections.
3. In need of minor repairs. Less than $\frac{1}{4}$ of the sections need replacing and cracks are less than one half wide, but there are no tripping hazards.
4. Sound condition. There are few or no cracks present and they do not present a tripping hazard. Some patching may be needed, but no sections need replacement.

Private Improvements

(1.) Roof – view from car or street

1. Dilapidated condition. There are holes through the wood sheathing visible. Rafters are sagging or collapsed. Soffits and fascia boards are missing or display severe rot and deterioration.
2. In need of major repairs. There are no holes present. The roof has sagging rafters, but it is not severe. Roofing shingles are extremely deteriorated. More than five shingles are currently missing in the front exposure of the roof. It appears some sheathing needs to be replaced. Soffits and fascia boards display moderate rot and deterioration.
3. In need of minor repairs. There are no holes or sagging. Roofing shingles are deteriorated and should be removed before new shingles are installed. Less than five shingles are missing on the entire roof. Soffits and fascia display slight rot and deterioration.
4. Sound condition. Roofing shingles show slight or no wear (discoloration can be seen from the street, or faded color due to loss of rock). There are no holes or sagging rafters present. Soffits and fascia boards may need painting, but there is no rot and deterioration.

(2.) Structure and exterior paint/siding

1. Dilapidated condition. There are bulges, large holes, and/or leaning walls indicating a partial structural failure. Over 50 percent of the exterior walls peeling. Rot and deterioration are extensive. Parts of the exterior walls are missing. Extensive work will have to be done to prepare for painting (more than two weeks). More than 50 percent of the siding material displays rot or deterioration and needs to be replaced.
2. In need of major repairs. There is slight leaning, but no sign of structural failure. Between 50 and 10 percent of the exterior walls are peeling. There is extensive work to moderate amounts of rot and deterioration. Extensive to moderate work will be needed to prepare the walls for painting (less than two weeks). More than 25 percent of the siding material displays rot or deterioration and needs to be replaced.
3. In need of minor repairs. There is no leaning. Less than 10 percent of the exterior walls are peeling or fading in color. There is no rot or deterioration present. Some paint is needed. Some siding materials need to be replaced, but it is less than 25 percent.
4. Sound condition. There is no leaning. The paint is not peeling, but some or no fading may be present. Some fresh paint may be needed or not and all areas are protected against weather.

(3.) Windows and doors

1. Dilapidated condition. There are numerous windows or doors missing or boarded up. Frames show signs of severe rot and deterioration. The building is open to entry.
2. In need of major repairs. There are a couple of openings that are missing or boarded, but the building is not open to entry. Frames show signs of severe rot and deterioration.
3. In need of minor repairs. All doors and windows are in place, but there is some broken glass in one or more windows. Frames show signs of moderate rot and deterioration, but mostly only need to be painted.
4. Sound condition. There is no broken glass present and doors are secure. Frames on windows and doors may need paint or may be adequately painted. Nothing needs replacing.

(4.) Private sidewalks and driveways

1. Dilapidated condition. The sidewalk is broken and settled with more than one tripping hazard present and/or has sections missing. Has severely deteriorated pavement and does not prevent the tracking of mud into the street. If the driveway was gravel in the first place, will have severe weeds within the exposure.
2. In need of major repairs. The sidewalk displays numerous cracks and breaks over ½ inch wide with slight tripping hazards present. If the driveway was originally paved but has severe scaling, cracking, or other signs of deterioration. The full surface needs to be repaved.
3. In need of minor repairs. The sidewalk and driveway contain numerous cracks over ½ inch wide, and over 50 percent of the surface needs to be repaved.
4. Sound condition. The sidewalk and driveway contain only a few or no cracks over ½ inch wide. Some patching or sealing of the crack may be all that is needed.

(5.) Lawn/shrubs, litter and vehicles

1. Dilapidated condition.

- The vegetation has grown over 3 feet high. Shrubs appear to have not been trimmed in several years (windows, doors covered).
- There are piles of trash, which may include brush, present on the property. Due to the volume and size of the trash items, a dump truck will most likely be needed to haul it all off.
- There are over 3 vehicles parked in the yard and several appear to be disabled or unlicensed.

2. In need of major repairs.

- The vegetation is between 1 and 3 feet high. Shrubs appear to have not been trimmed within the last year (overgrowing home).
- There are piles of trash, which may contain brush, present. It will take a full size pick-up truck to haul the trash, etc. off in one load. It is not practical to attempt to place the trash in plastic bags.
- There are 1 to 3 vehicles parked in the yard. At least one appears disabled or unlicensed.

3. In need of minor repairs.

- Vegetation is about 1 foot high. Shrubs need trimming, but appear to have been trimmed within the last year (shrubs still have some shape).
- There is trash scattered across the property. It will not fill a pick-up truck. The trash can be placed in plastic bags and will fill between one and five 30-gallon trash bags.
- There is one vehicle parked in the yard, but it appears to be operable and licensed. Or there is one or more vehicles in the driveway that appears to be disabled or unlicensed.

4. Sound condition.

- The vegetation is at an acceptable height and the shrubs do not need trimming. There may be some weeds present or no weeds. It appears the yard is maintained regularly.
- There is little to no trash scattered across the property.
- There are no vehicles parked in the yard, but there may be one or no vehicles in the driveway that appear licensed or operable.

(6.) Porches, fencing and accessory structures

1. Dilapidated condition. There are several issues facing this structure (either the porch, fence or accessory structure). Holes are larger than 12 inches in diameter in the roof, walls are sagging, peeling paint, possible fire damage, hazardous to neighboring properties.
2. In need of major repairs. There are several issues facing this structure. Holes are smaller than 12 inches in diameter in the roof, only one or two walls are swaying, peeling paint, and the structure is not yet hazardous to neighboring properties.
3. In need of minor repairs. There are a few issues facing this structure. There are missing shingles, loose gravel on the roof, or the roofing shingles are faded. The walls are not sagging and it is not a hazard to neighboring properties, however there is peeling paint.
4. Sound condition. There is none or only one of the following issues facing the structure; missing shingles, discolored shingles, peeling paint, or crack in windows.

CHAPTER 13

PARKS AND RECREATION

Potlatch residents have a variety of recreational opportunities available in and around the City of Potlatch. The nearby mountains and government-owned lands, several private recreational businesses, and well-developed and wide-ranging city parks are choices for recreation and relaxation.

Within the City of Potlatch there are 39.4 acres of public recreational land and public land intended for recreational development. Of this amount, 27.6 acres have been developed as parks and open space by the City of Potlatch, the Potlatch School District and Latah County.

- **The Lions Club Park (9.03 acres):** The park is located on the southeast end of the City of Potlatch near the Palouse River and just below the city pool. The Park is a natural amphitheater with a Ponderosa Pine canopy and lush green grass. It has picnic tables, bleachers, and horseshoe pits for recreational activities.



- **Potlatch Elementary School Playground (1.19 acres):** The playground is located on Elm Street near the Lions Club Park and city pool. The school has publicly available playground equipment, outdoor basketball courts, ball fields, and a tennis court.



- **Potlatch School District Ballfields (4.32 acres):** The ballfields are located at the intersection of Highway 6 and Onaway Road. A football field and baseball field are located in this area.



- **Scenic 6 Historic Park (16.2 acres):** The Park is located near the Central Business District and provides a multitude of recreational opportunities. It has a 23-space RV Park with electric hookups and six rental cabins with a seasonal camp host. The park features a lighted flag pole and a 30' x 50' flag that is paid for by the Potlatch Recreation District. The flag is repaired as needed by local resident, Patti Walters. The flag pole was originally paid for by Patti and Gene Walters.

The handicap-accessible Park has two baseball fields, one soccer field, a bocce ball court, a Frisbee disc golf course, playground equipment, bench swings, and a fire pit. The park also contains an historic log cabin from Gold Hill, a historical kiosk, and a war memorial. As the City continues to grow, it is important that additional open areas and parks be provided, and that the recreational opportunities are adjusted to meet the needs of its residents.



There is a vision to expand the park by 10 acres, add a pickle ball court, and tent space.

- **Swenson Park:** Swenson Park is the newest park. The park is located on the east side of town. It is a small acreage park that features natural plants.

Swimming Pool

The City of Potlatch owns and manages an outdoor, public swimming pool. Located on the south edge of town near the Lions Club Park and Potlatch Elementary School, the pool is open during the summer season. Daily rates and season passes are available. The pool offers open swim hours between 12:30 pm and 5:00 pm and 6:00 pm to 7:30 pm Monday through Friday. On Saturdays, the pool is open from 12:30 pm – 5:00 pm. Lap swimming is available to 18 year olds and older from 5:00 pm to 6:00 pm Monday through Friday. Occasionally, the pool is open on Friday evenings. The pool is rented to private parties during off hours within the season.



The pool was constructed in 1955 by Potlatch Mill employees. It is cement-constructed with no drain system. Water is annually pumped from the pool at the end of the swimming season.

The Potlatch Recreation District subsidizes the pool by providing funds for renovations and upgrades. The deck was resurfaced and the changing rooms received new washable wall board. A handicap lift was installed.

Other Recreational Opportunities

The Palouse River runs through the City of Potlatch's Area of Impact. The river could be an asset to the community if developed and maintained for recreational purposes.

CHAPTER 14

TRANSPORTATION

Overview

The transportation infrastructure provides the means by which raw materials, people, and consumer goods move into Potlatch and by which raw materials, people, and finished goods move out of Potlatch to outside markets. The viability of basic economic enterprises in Potlatch depends on the transportation system.

Motor vehicle transportation is the primary mode of transportation in and to Potlatch. The City is also served by a rail line that runs south of the city limits. Walking, bicycling, and horseback riding are also practiced.

City Streets

Idaho State Highway 6 becomes 6th Street in Potlatch, which is the main street and runs through the central business district. Highway 6 is the major arterial in Potlatch. Highway 6 connects with US 95 about two miles west of town. From Potlatch, Highway 6 east continues through Princeton and Harvard and leads to Benewah County. This road is heavily used by logging trucks, transport trucks, and recreational vehicles, as well as regular through traffic. This highway is maintained by the Idaho Transportation Department (ITD) under a cooperative agreement between the City of Potlatch and the Idaho Transportation Department. All other city streets are maintained by the city. This includes winter maintenance as well as resurfacing and patching the paved streets.

The second arterial street in Potlatch is the road connecting Highway 6 with Onaway, “The Onaway Road.”

Principal collecting streets in Potlatch are:

- Pine Street, especially south of 6th Street, where it brings in all traffic from the Rock Creek Road.
- The Ponderosa Drive connection with 4th Street in Onaway.
- 10th Street.
- Spruce Street.

All other streets in Potlatch can be considered residential.

The majority of city streets are paved. The City has completed several sidewalk improvement projects. It also has a paved walking path throughout the Scenic 6 Park.



Figure 10-1

Figure 10-1: City of Potlatch Street Map.

In the main part of Potlatch, the streets named after trees run north and south, while the numbered streets run east and west. All City streets have a 60-foot wide **right-of-way**. However, pavement width (if the street is paved) is significantly less than this.

The alleys are all gravel surfaced and have a 15-foot wide right-of-way. Encroachment on the right-of-way is a problem in some parts of the city. For the most part the encroachment is vegetation and shrubbery. The most notable problem area is on Pine Street south of the intersection with 4th Street. This encroachment is only a problem if it obstructs drivers' visibility at intersections, curves, or corners.

Maintenance of sidewalks and vegetation around them are the property owners' responsibility.

Parking

Parking, except for activities at the City Parks, is generally adequate. The principal parking problem is along Pine Street when there are activities at the Potlatch Senior Center. Parking during heavily attended events turns Pine Street into a one-lane street. Overflow parking spills into adjacent residential areas and is an inconvenience to residents.

As new businesses are established in Potlatch, it is important that the City ensure that these businesses provide adequate parking for their customers.

Highway 6 Outside of Potlatch

Highway 6 is a two-lane highway coming in and out of the City of Potlatch. On the west side of town, there are houses and businesses along both sides of the highway from the city limits to the junction with U.S. 95. The property adjacent to Highway 6 on the east side of the City of Potlatch is suitable for development. Wastewater collection is available at Aspen Lane.

The Idaho Transportation Department has scheduled reconstruction of parts of 6th Street to straighten the street.

Public Transportation

- Bus line depots, operated by Northwestern Trailways, are located in Moscow and Pullman. Link Transportation Systems currently operates a mass transit passenger service between Potlatch and Moscow. The service, as of this writing, is offered two days a week and there is one run in each direction. No other public transport is available to Pullman or Moscow. There are no programs to encourage carpooling.
- Rail service in the area is for freight only and is maintained by the Palouse River and Coulee City Railroad.

- The nearest air service is at the Moscow-Pullman Airport approximately 25 miles away. Scheduled passenger service and charter service is available. Spokane and Lewiston also provide air service for larger aircraft.
- Truck service is available for freight, overnight express parcel, and mail service.

Railroad

There is a rail line that is owned by Palouse River and Coulee City Railroad that runs along the south side of the City adjacent to the city limits. The Palouse River and Coulee City Railroad is a subsidiary of Watco. The railroad company leases the line to Washington and Idaho Railway from the state border between Washington state and Idaho to Harvard, Idaho.

CHAPTER 15

NATURAL RESOURCES

Topography and Climate

Located in the northwest corner of Latah County, Idaho, the city of Potlatch is approximately 19 miles from Moscow and 75 miles from Coeur d'Alene. Potlatch is at an elevation of 2,546 ft above sea level. The City's climate is moderate with temperature, precipitation, and snowfall as follows from 1915-2012.

Climate data for Potlatch (1915-2012)													
Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
Record high °F (°C)	59 (15)	65 (18)	75 (24)	90 (32)	95 (35)	101 (38)	104 (40)	110 (43)	101 (38)	90 (32)	71 (22)	65 (18)	110 (43)
Average high °F (°C)	35.9 (2.2)	41.6 (5.3)	48.1 (8.9)	57.1 (13. 9)	66.0 (18. 9)	72.7 (22. 6)	82.8 (28. 2)	83.0 (28. 3)	73. 4 (23)	60.4 (15. 8)	45.2 (7.3)	37.2 (2.9)	58.6 (14.8)
Average low °F (°C)	21.1 (-6. 1)	24.8 (-4)	28.3 (-2. 1)	32.8 (0.4)	37.9 (3.3)	43.1 (6.2)	45.8 (7.7)	44.3 (6.8)	38. 9 (3.8)	33.1 (0.6)	28.6 (-1. 9)	23.1 (-4. 9)	33.5 (0.8)
Record low °F (°C)	-36 (-38)	-32 (-36)	-13 (-25)	15 (-9)	18 (-8)	25 (-4)	27 (-3)	25 (-4)	14 (-1 0)	9 (-13)	-20 (-29)	-48 (-44)	-48 (-44)
Average precipitation inches (mm)	2.84 (72. 1)	2.39 (60. 7)	2.38 (60. 5)	2.02 (51. 3)	2.12 (53. 8)	1.88 (47. 8)	0.8 (20)	0.79 (20. 1)	1.3 (33)	1.9 (48)	2.94 (74. 7)	3.11 (79)	24.4 8 (621. 8)
Average snowfall inches (cm)	15.1 (38. 4)	7.8 (19. 8)	4.5 (11. 4)	1.2 (3)	0.1 (0.3)	0 (0)	0 (0)	0 (0)	0 (0)	0.3 (0.8)	4.9 (12. 4)	11.4 (29)	45.3 (115. 1)
Average precipitation days	13	11	11	10	9	7	4	4	5	8	12	12	106

Source: Western Regional Climate Center - <http://www.wrcc.dri.edu/> and copied from https://en.wikipedia.org/wiki/Potlatch,_Idaho.

Geology

The mountains of Latah County are spurs and bordering ridges of the Coeur d'Alene Mountains of the Northern Rocky Mountain Province, underlain by pre-Cambrian sediments more than a billion years old, and younger batholithic rock masses. In places, these rocks have formed isolated buttes. The large plateau on which Potlatch lies is locally known as "The Palouse." This plateau is a projecting finger from the basalt fields of Washington and Oregon. A thick blanket of loess topsoil (volcanic ash and windblown silt) covers the plateau along with the lower mountain slopes.

The following description of the geology and geologic history of Latah County is provided directly from a University of Idaho web page that can be found at: <http://www.webpages.uidaho.edu/~mgunter/geol249/latah/latah.html>

“The Minerology of Latah County, Idaho”
Mickey Gunter & Roger Rossenbach
Department of Geology & Geological Engineering
University of Idaho
Moscow, Idaho

It was developed in 1994 as a Master thesis by Roger Rossenbach and was partially funded by the National Science Foundation.

Latah County is located on the eastern edge of the Columbia River Plateau, near the western slope of the Rocky Mountains. Major geologic units consist of Precambrian metasediments and metamorphics of the Belt Supergroup, Cretaceous-Tertiary intrusions and metamorphics of the Idaho Batholith, Miocene volcanics and sediments of the Columbia River Basalt Group and Pleistocene loess of the Palouse Formation. Lesser units include Cretaceous syenite near Potlatch, Eocene rhyolite and breccias generally restricted to the Deary-Bovill area, and sedimentary interbeds associated with the Columbia River Basalt Group in the Troy-Bovill area.

Precambrian rocks of the Belt Supergroup generally exhibit features associated with low-grade regional metamorphism and consist mostly of quartzite, argillite, and siltite. Outcrops contain relict cross-beds, ripple marks, bedding laminations, and other sedimentary features. However, at numerous localities, the Belt rocks are metamorphosed to phyllite, schist, and gneiss and the sedimentary features are destroyed. These Precambrian units, along with Mesozoic intrusions, form most of the topographic highs in the Moscow area. Exceptions could be Kamiak and associated buttes. Kamiak Butte consists of coarse-grained, recrystallized quartzite. Savage (1973) considered the Kamiak quartzite to be a

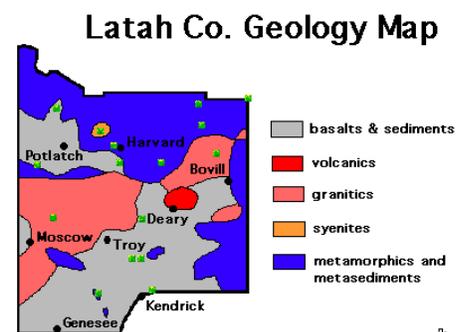
Precambrian, coarse-grained equivalent of Belt Supergroup rocks. However, Hooper and Webster (1982) tentatively correlated the quartzite in the Moscow-Pullman area with similar Cambrian quartzite of northeast Washington.

Intrusive rocks in the Moscow area belong primarily to the Cretaceous-Tertiary aged Idaho Batholith and commonly range in composition from quartz monzonite to granite and quartz diorite. Local outcrops of tonalite, gabbro, and syenite are common. The Palouse Range, which rims Moscow to the north and northeast, consists of undifferentiated Idaho Batholith rocks. Bald Butte, three miles southwest of Moscow, consists of quartz-rich tonalite devoid of alkali feldspar (Hooper and Webster, 1982).

Accompanying and following emplacement of the Idaho Batholith was a period of extensive erosion. Near Moscow, the pre-basalt relief was considerable, whereas to the west the relief was less and a broad, flat plain may have existed. The lower areas were filled by the basalt that erupted from vents during an 11 million year period in the Miocene between 17 million and 6 million years ago (Hooper, 1982). These flows belong to the Columbia River Basalt Group which filled local canyons and flowed primarily westward into a rapidly subsiding basin that existed over the present Tri-Cities area. Along the edges of the plateau, lava dams formed across canyons; lake sedimentation occurred, and preservation of plant fossils was common. The fossils indicate that the climate was slightly warmer and more humid during the extrusion of the lava flows.

Beneath Moscow, the Columbia River Basalt Group is approximately 1,300 feet thick and represents a filled paleo-valley between the Palouse Range to the north and Paradise Ridge to the south. In general, the rocks beneath Moscow consist of three thick sediment sequences alternating with the basalt flows.

At least 95 percent of the enormous volume of Columbia River Basalt accumulated in the first 3.5 million years (Hooper, 1982), and after this eruptive event the major drainages of the nearby Snake and Clearwater began to re-establish themselves. In addition to influence from continuing sporadic volcanism, the river courses were also influenced by deformation. In the Moscow area, this deformation is best expressed along the Snake and Clearwater Rivers in the Lewiston vicinity, where two major east-west structures dominate. One structure, the Lewiston Basin, is approximately 21 miles long; and its axis



is located just south of Lewiston and Clarkston, paralleling the Lewiston Basin in a complex, asymmetric and faulted east-west anticline, referred to as the Lewiston structure and was mapped in detail by Camp (1976). The basalts directly beneath Moscow are considered to be primarily horizontal with a slight westerly dip.

Pleistocene loess of the Palouse Formation mantles the bedrock in the Moscow area. The sources for this wind-blown soil have been debated a great deal in recent years.

Approximately 6,700 years ago, Mt. Mazama, one of the Cascade volcanoes, erupted; and ash was deposited over much of the northwest. The center of the volcano was Crater Lake, Oregon, and the ash that was deposited is referred to as the Mazama Ash. There is evidence of earlier ash deposits in this area associated with other explosive Cascade volcanoes, but none are as extensive as the Mazama Ash. Most recently, Mt. St. Helens, in 1980, was responsible for the deposition of a very thin layer of ash in the Moscow area.

Minerals

Present known mineral resources in this area are clay, iron, tungsten, sillimanite, gold, mica, silver, garnet, copper, beryl, opal, titanium, and feldspar deposits, with the majority being placers of fluvial deposits. Potlatch is on the southwest corner of the Hoodo Mining District and Gold Hill Mining District. This district is centered on the Gold Hill stock which crops out over six and one-half square miles; the mining district covers about 60 square miles. Gold and a little silver have been mined from placer deposits along the upper parts of Gold, Camas, Jerome, and Boulder Creeks, and their tributary gulches. Numerous gold quartz veins have been prospected; one lode is reported to have produced a little gold. In all creek beds, gold and black sands are confined to the lower six to twelve inches of gravel above bedrock. The gravel is composed of both sedimentary and igneous materials and ranges up to 15 feet in depth. Deposits are generally narrow because the stream beds are narrow, and values are confined to the streambeds. Currently, most mining in the area takes place as a hobby by local residents.

The I-Minerals mining company plans to mine minerals at a site northwest of nearby Bovill, Idaho. The site is owned and managed by the Idaho Department of Lands. Startup of the operations is planned for 2018. The company plans to employ as many as 80 workers with another 30-40 jobs created through needed support services such as trucking. Minerals to be mined include K (Potassium)-Feldspar, high-purity quartz, kaolin and halloysite. These minerals are used in glazes, tiles, sanitaryware, high-end glass, LCD monitors and flat pannels, specialty lighting, fiber optics, and LED lighting. The mine is expected to be operational for 26 years.

As part of his research for his Masters thesis in 1994, Roger Rossenbach wrote extensively on the geology and minerals found in Latah Count. His full report can be found at: <http://www.webpages.uidaho.edu/~mgunter/geol249/latah/latah.html>

Soil

The major soil type that has developed in the loess deposits around Potlatch is Southwick-Larkin Silt Loam, one of the more productive soils in the Palouse region for agriculture. These are very deep, moderately well-drained and well-drained, gently sloping to moderately steep soils. Besides being highly productive for agriculture, these soils are characterized by a high water capacity and by a potential for severe erosion when stripped of vegetation. In the drainage course of the Palouse River, Hampton-Crumarine soils have developed, which are very deep, moderately to poorly drained soils that have formed in alluvium. This soil type makes up our floodplain area.

More specific soil designations are given in the USDA Soil Survey for Latah County, available through the Natural Resource Conservation Service located in the Moscow Federal Building. These more specific designations revolve largely around slope percentage as well as drainage characteristics. The soil survey should be consulted prior to any construction or excavation activity in the Potlatch planning area, due to the unstable nature of certain soil types following vegetation removal. Soil characteristics which should be evaluated include texture, drainage, flooding, shrink-swell potential and potential frost action. If a construction project is being considered, five features of the land which are of major concern include soil drainage class, slope, depth to bedrock, stoniness and rockiness. These properties also affect installation and maintenance of septic tanks, sewer and water lines, and other buried utilities. The Soil Survey may be consulted for maps showing soil type, construction rating, and other data on soil and topographical characteristics.

Vegetation and Agriculture

As described in the July 2011 *Latah County, Idaho Multi-Hazard Mitigation Plan*, “vegetation in Latah County is a mix of forestland, riparian, and agricultural ecosystems.” Prior to European descendant settlement in the area starting in the early 100s, the area was comprised of “prairie grasslands, meadows, riparian forest and wetlands, open woodland and upland forest.”

The following table provided in the mitigation plan provides a breakdown of vegetation type, acreage, and percent of Latah County.

Vegetation Cover Types.	Acres	Percent of Total Vegetation Cover
Agriculture Land	190,819	28%
Foothills Grassland	81,752	12%
Mixed Mesic Forest	80,584	12%
Western Red Cedar/Grand Fir Forest	54,989	8%
Warm Mesic Shrubs	42,176	6%
Douglas-fir	37,596	5%
Mixed Xeric Forest	33,271	5%
Grand Fir	31,320	5%
Ponderosa Pine	30,815	4%
Wester Hemlock	18,853	3%
Douglas-fir/Grand Fir	16,934	2%
Cloud	10,910	2%
Lodgepole Pine	9,511	1%
Shrub Dominated Riparian	6,940	1%
Mixed Needleleaf/Broadleaf Forest	4,385	1%
Douglas-fir/Lodgepole Pine	4,340	1%
Western Red Cedar/Western Hemlock	3,829	1%
Needleleaf/Broadleaf Dominated Riparia	3,593	1%
Mixed Riparian (Forest and Non-Forest)	3,378	<1%
Western larch	3,147	<1%
Needleleaf Dominated Riparian	2,792	<1%
Urban	2,584	<1%
Mixed Barren Lan	2,574	<1%
Western Larch Douglas-fir	2,393	<1%
Other cover types	8,385	<1%
TOTAL:	687,874	100%

As a result of the good agricultural soils and reasonably mild climate, dryland wheat, barley, chick peas (garbanzos), peas, lentils, and grass legume hay production have been successful on the Palouse. Thus, the City of Potlatch has developed surrounded by open spaces provided by agricultural and forest land.

Wetlands

According to the Environmental Protection Agency (EPA),

Wetlands are areas where water covers the soil, or is present either at or near the surface of the soil all year or for varying periods of time during the year, including during the growing season. Water saturation (hydrology) largely determines how the soil develops and the types of plant and animal communities living in and on the soil. Wetlands may support both aquatic and terrestrial species. The prolonged presence of water creates conditions that favor the growth of specially adapted plants (hydrophytes) and promote the development of characteristic wetland (hydric) soils.

Wetlands vary widely because of regional and local differences in soils, topography, climate, hydrology, water chemistry, vegetation and other factors, including human disturbance.

<https://www.epa.gov/wetlands/what-wetland>

The Army Corp of Engineers has compliance jurisdiction over wetlands. Section 404 of the Clean Water Act requires that anyone interested in “depositing dredged or fill material into the waters of the United States (including wetlands) must get permission.

Wetlands are observable primarily outside the city limits. In 2013, Potlatch Corporation and the City of Potlatch completed a planning initiative for Potlatch acreage adjacent to the City of Potlatch. Relevant wetlands and floodplain mapping was conducted at that time and can be found in the appendix to this document.

Fisheries/Swimming/Canoeing

The City of Potlatch is located adjacent to the Palouse River. It flows 167 miles through the Palouse region of north-central Idaho and southeastern Washington. It is a part of the Columbia River Basin. The Palouse River is a tributary of the Snake River with the Snake River a tributary of the Columbia River.

Within the Potlatch Impact Area, the Palouse River is the primary stream used by the citizens of Potlatch for recreational purposes, mainly swimming. Fishing takes place on the upper portion of the river where it runs through Laird Park (northeast of Harvard). By the time the river reaches Potlatch, the water is murky.

The Department of Environmental Quality has designated the Palouse River as a 303(b) stream under EPA guidelines, which means that pollutants were evaluated in the river. Pollutants identified in the Palouse Sub-Basin include nutrients, sediment, temperature,

and bacteria. Evaluation by DEQ resulted in Total Maximum Daily Load (TMDL) allocations for some of these pollutants in the Palouse River Tributaries. The Main stem of the Palouse River, which flows by the City of Potlatch, was not found to be degraded to the point that pollutant load allocations were required. The Palouse River has the following designated uses: domestic water supply, agricultural water supply, cold water biota (headwaters to Princeton), warm water biota (Princeton to Washington State line), and contact recreation. All of these designated uses of the Palouse River are of potential importance to the City of Potlatch, both for residents and visitors. A safe water supply is crucial to domestic and agricultural users. A clean river would provide safe access to recreational uses such as swimming, fishing and boating. Additional discussion can be found in the DEQ documents “Palouse River Tributaries Subbasin Assessment and TMDL” (2005) and “Palouse River Subbasin TMDL Five-Year Review” (2016).

Wildlife

With Potlatch's location on the outskirts of the St. Joe and Nez Perce Clearwater National Forest, a variety of game and fowl are found in the area. Hunting is done by many residents for big game including elk, deer, moose, bear, turkeys, and cougar. Smaller mammals in the area include skunks, porcupines, badgers, raccoons, squirrels and rabbits. Bird hunting for pheasant, grouse, partridge, and quail is a popular fall activity in the area.

Timber

Potlatch's strong ties to the timber industry date back to the town's origin with the Potlatch Lumber Company. Many of Potlatch's residents continue to work in the timber industry and much of the timberland in the area is owned by the Forest Service, Potlatch Corporation, Bennett Lumber, the State of Idaho, and the University of Idaho. A good deal of private land in the immediate vicinity of Potlatch is also timbered. Most of the forest land in the area, public and private, has been cut over at least once, and has grown back as second growth forest. Predominant species in the area include white fir or grand fir (*Abies grandis*), lodgepole pine (*Pinus contorta*), Douglas-fir or red fir (*Pseudotsuga menziesii*), ponderosa pine (*Pinus ponderosa*), western red cedar (*Thuja plicata*), white pine (*Pinus monticola*), larch or tamarack (*Larix occidentalis*), and Engelmann spruce (*Picea engelmannii*).

With nearly 100 years of fire suppression commonly practiced by land managers, the forests near Potlatch are more susceptible to large-scale, high-intensity fires that pose a threat to life, property, wildlife, and plant populations. *P. 30, Latah County, Idaho Multi-Hazard Mitigation Plan, July 2011.*

Flood plain

Several natural resource-related concerns have been expressed by the citizens of

Potlatch. One of the primary concerns regards the floodplain area to the south and west of Potlatch. This area is currently under the jurisdiction of Latah County and zoned for industrial use. Industrial use regulations for this site stipulate that any buildings must be built to keep them above the 100 year flood level. Further, any proposed construction within the floodway must be analyzed for possible impacts of the flood water surface elevation. In light of a recent (1996) severe flood event, the City may wish to review the regulations currently in force when considering proposed developments or annexations in this area. The Federal Emergency Management Agency (FEMA) has not revised the flood plain designations or regulations for this area based on that flood and are not expected to prioritize this area anytime in the immediate future.

For wetland maps developed for business park, see Appendix NR-1.

Air Quality

Citizens of Potlatch have expressed concerns regarding air quality in the area. Two sources were specifically named, those being smoke from wood-burning stoves and open spring burning, and chemical drift from spraying of nearby agricultural lands. Open spring burning is currently regulated either by Idaho Department of Lands (IDL) and/or Idaho Department of Environmental Quality (DEQ) and limited to certain time periods and atmospheric conditions. Smoke from wood-burning stoves would be difficult to regulate without imposing some type of restrictions on Potlatch residents, which would be in conflict with expressed concerns regarding over-regulation.

Resources

The Latah County Conservation District: The Latah County Conservation District *leads local efforts to promote the stewardship of natural resources through the development of comprehensive plans and the implementation of strategies for economic and ecological sustainability, on behalf of Latah County Citizens through the coordination of leadership, information, and funding.* The District has centralized planning documents related to Latah County Natural Resources at: <http://www.latahsoil.org/id51.html>

Sources

Harper, Terri. Daily News: Moscow, Idaho. May 12, 2016. http://dnews.com/local/i-minerals-announces-future-mining-plans-near-bovill/article_590aa...

Hayden, John. Latah County Resident, February 8, 2017.

I-Minerals Inc. Website, <https://www.imineralsinc.com/projects/bovill-kaolin>

Moore, Thomas. Latah County Resident, February 12, 2017.

Rosenbach, Roger. Mickey Gunter. "The Minerology of Latah County, Idaho."
<http://www.webpages.uidaho.edu/~mqunter/geol249/latah/latah.html>



3. SITE CHARACTERISTICS AND ASSESSMENT

3.1. LAND AREA AND OWNERSHIP

The Potlatch Mill Site is owned by Potlatch TRS Idaho and the Potlatch Corporation. The Potlatch Corporation has provided a title report to the consultant team, dated February 16, 2011, which provides the legal description, easements and other encumbrances currently on the property.

Although title reports do not include the acreage of the property, the estimated acreage of the subject parcel is provided below:

Potlatch Mill Site Parcel
(Estimated Acreage)

Gross Acreage Over-All	294 Acres
Acreage North & East of Palouse River	146 Acres

The Scope of Work for this phase of the mixed-use master plan was to focus on economic development opportunities on the Potlatch Mill Site on the portion of land located north and east of the Palouse River (nearest to the City of Potlatch). This portion of the property consists of a gross area of approximately 146 acres.

3.2. FLOOD PLAIN AND WETLANDS

3.2.1. FLOOD PLAIN AND WETLANDS MAPPING

The Potlatch Corporation hired Welch Comer Engineers to perform topography surveys of the ground surface north and east of the Palouse River, and compare these elevations to the August 15, 1980 FEMA 100 year flood plain mapping (Panel #160086-0135-B).

Similarly, Potlatch Corporation also engaged Welch Comer Engineers to have a qualified wetlands biologist delineate on the ground, wetlands which meet the definition of the U.S. Army Corps of Engineers (USACE). Generally, the USACE definition of wetlands requires all three of the following conditions to be present: hydrophytic vegetation, hydric soils and wetland hydrology. A letter report from the wetland biologist is included in Appendix C.

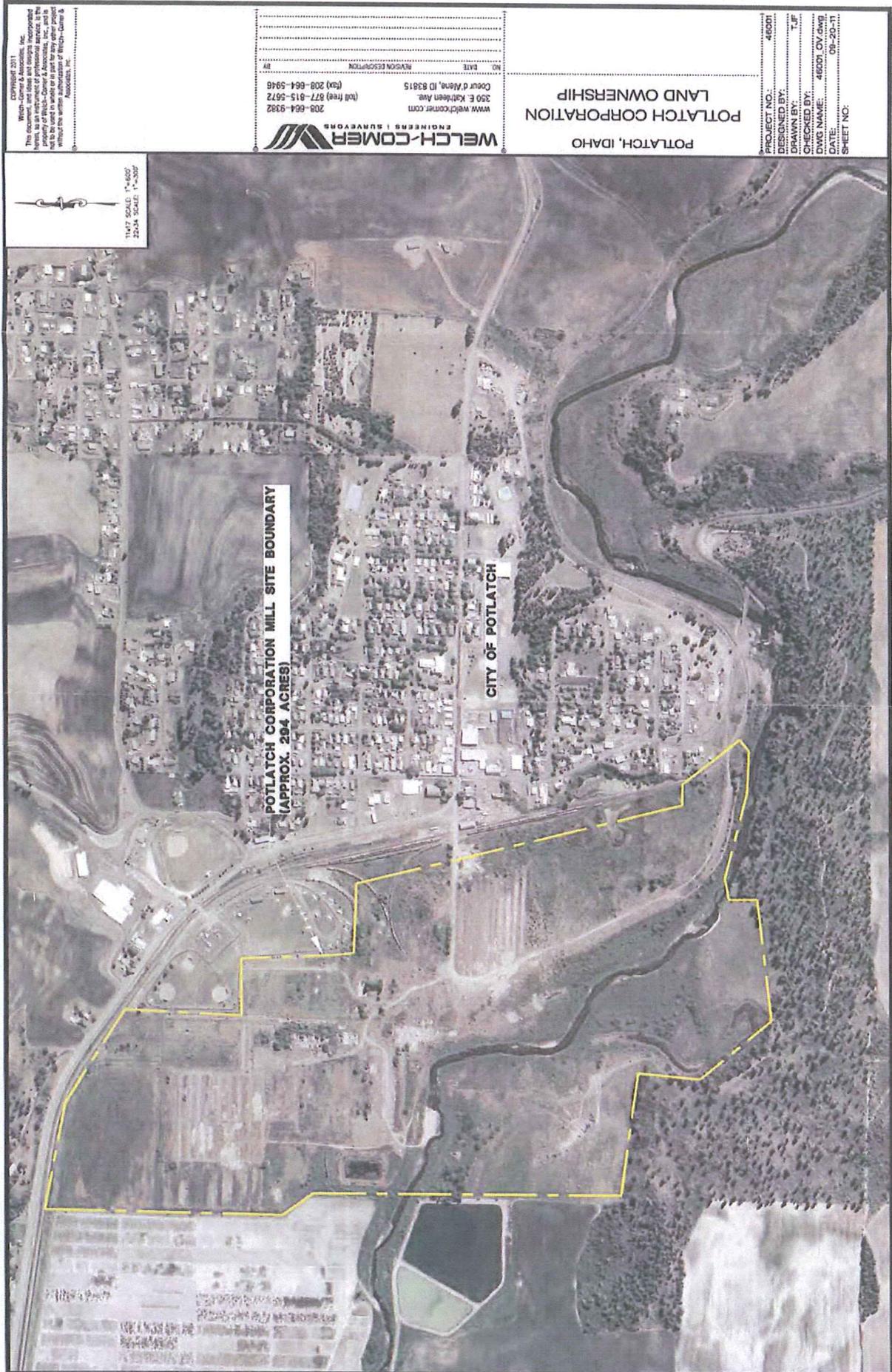
The following five (5) maps present a graphic summary of the 100 year flood plain and wetland mapping surveys performed in Spring, 2011.



Delineated wetland areas are located throughout the site, and can be incorporated as an asset to the redevelopment project.

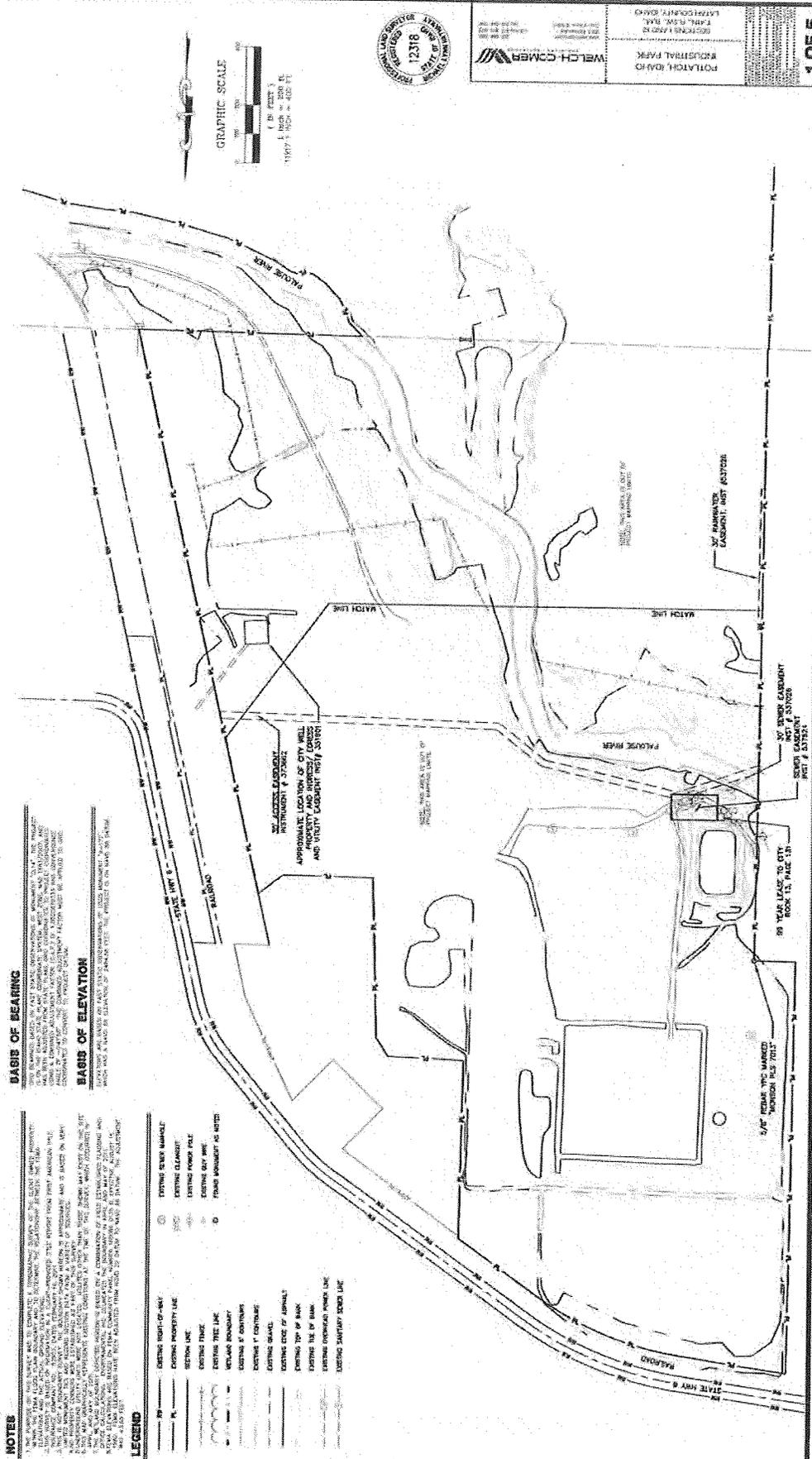


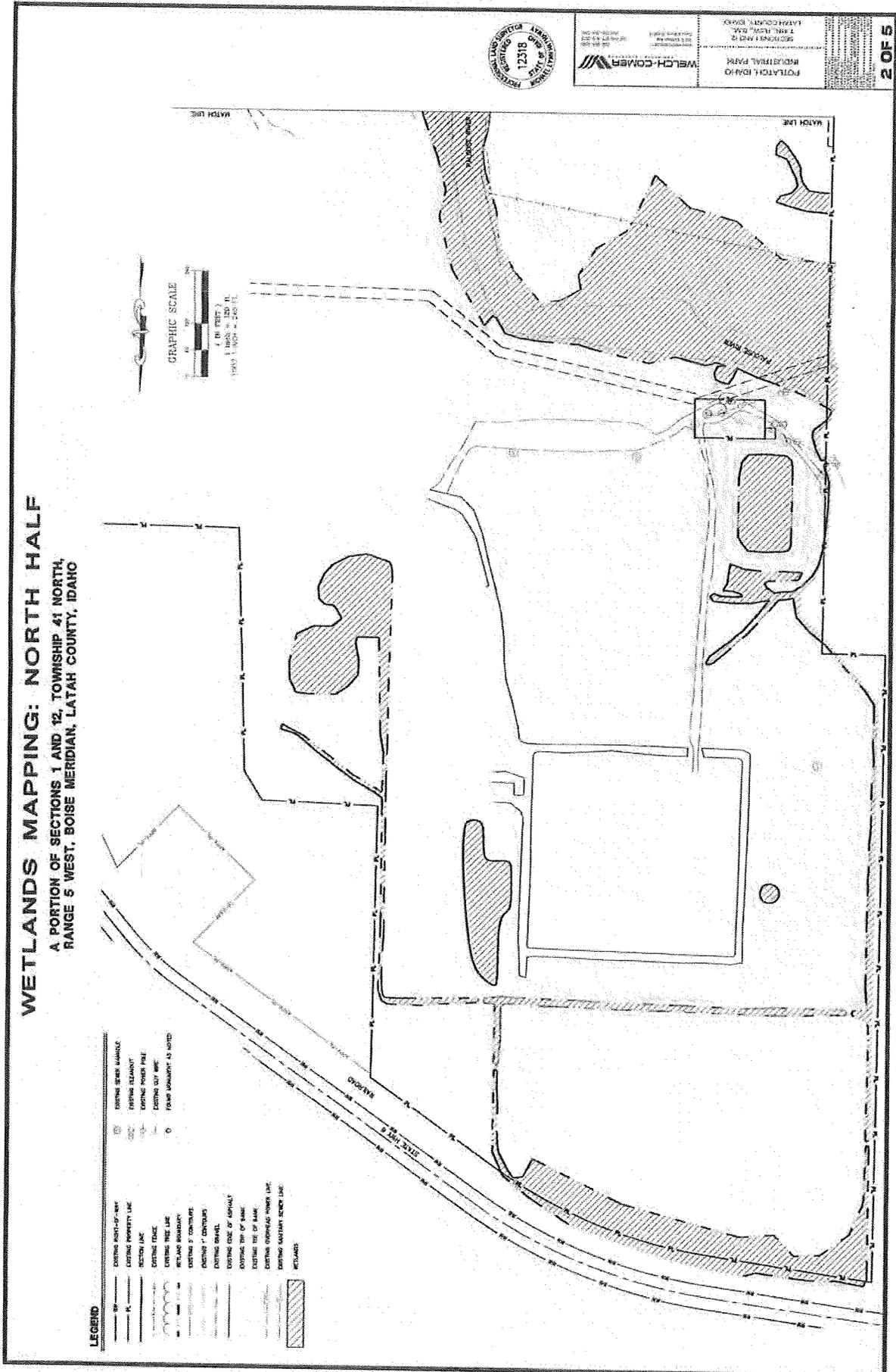
FEMA has designated a 100 year flood plain for the Palouse River which extends well into the redevelopment site.

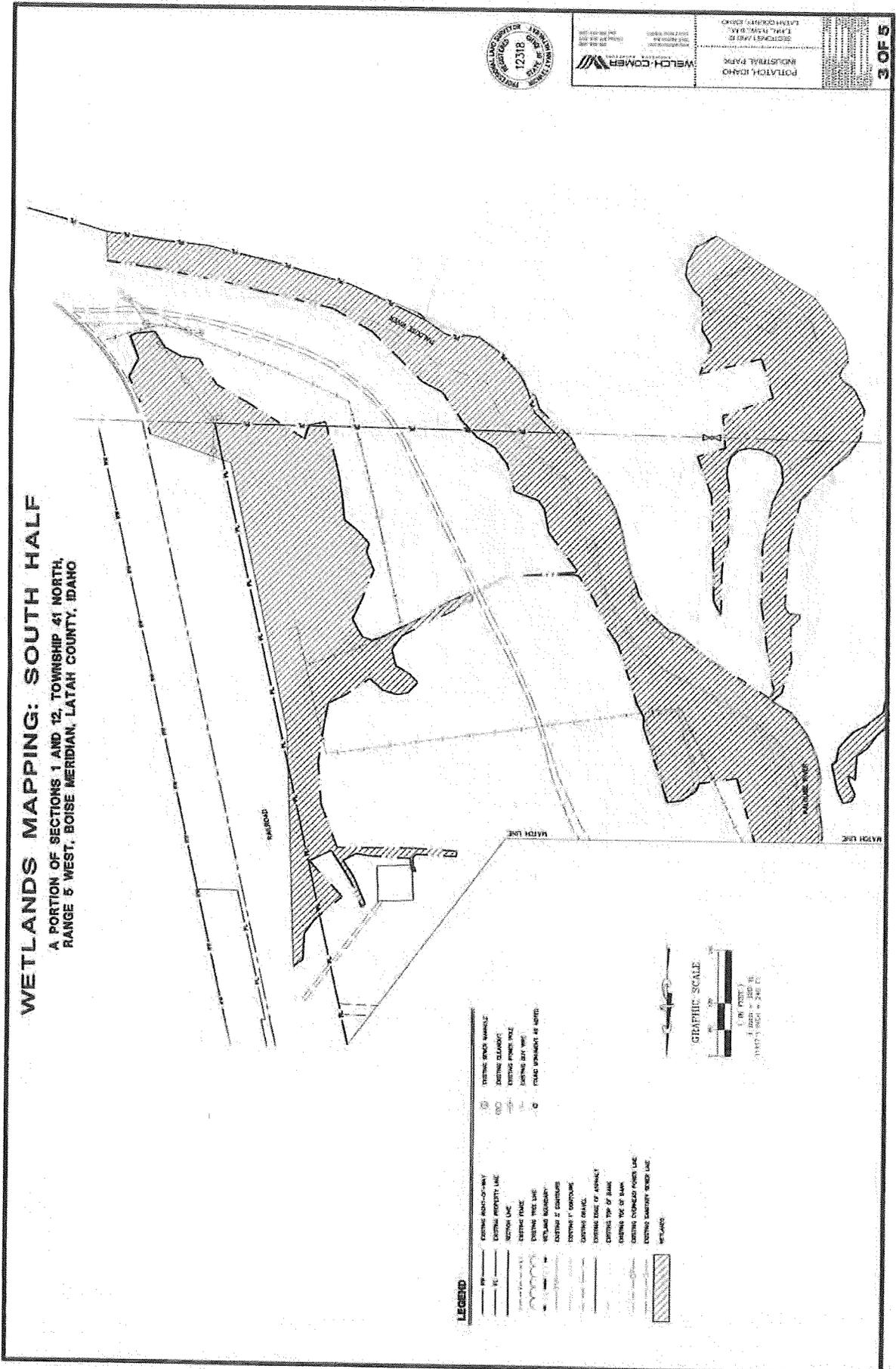


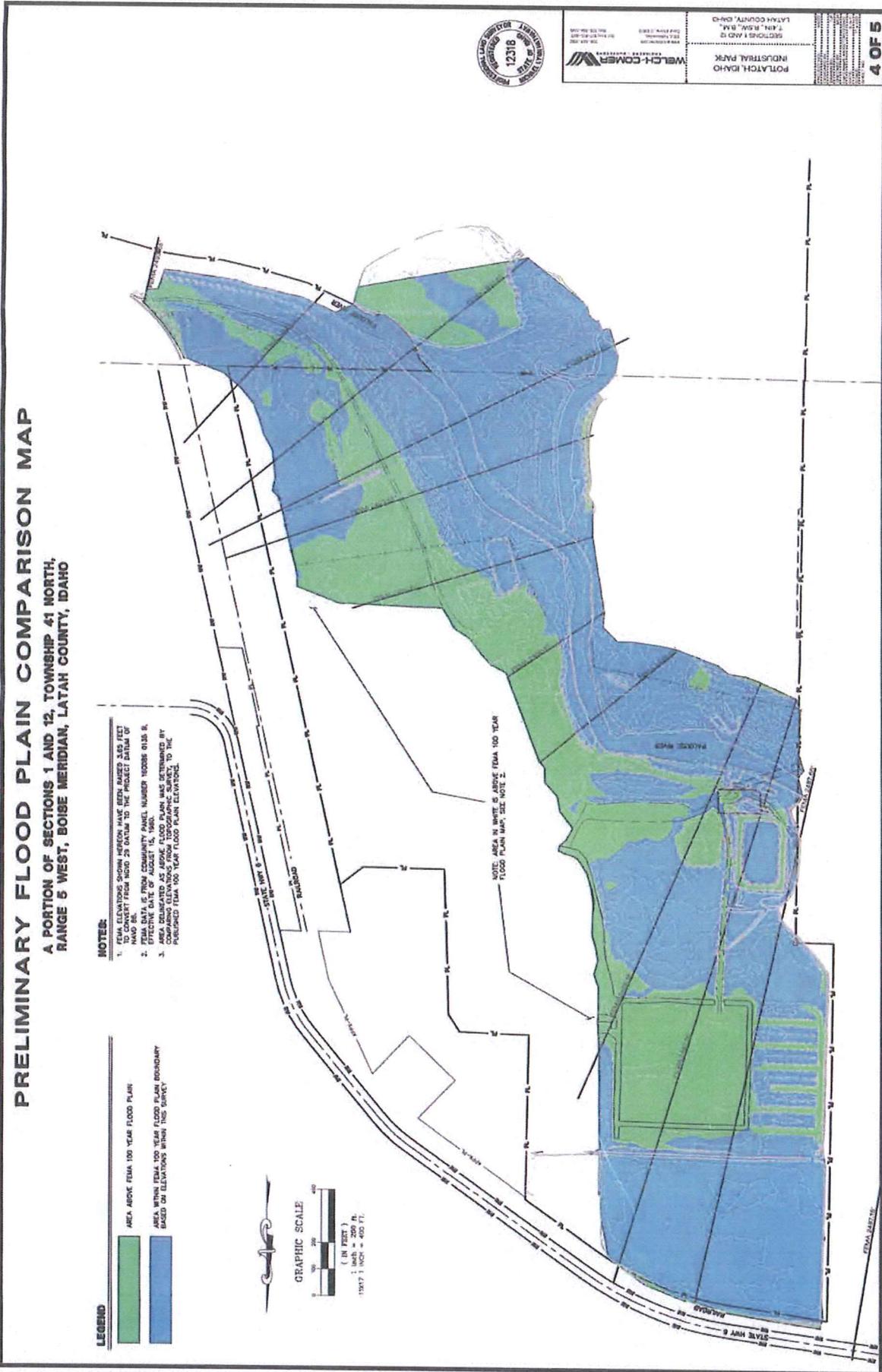
FLOOD PLAIN AND WETLAND MAPPING OVERVIEW

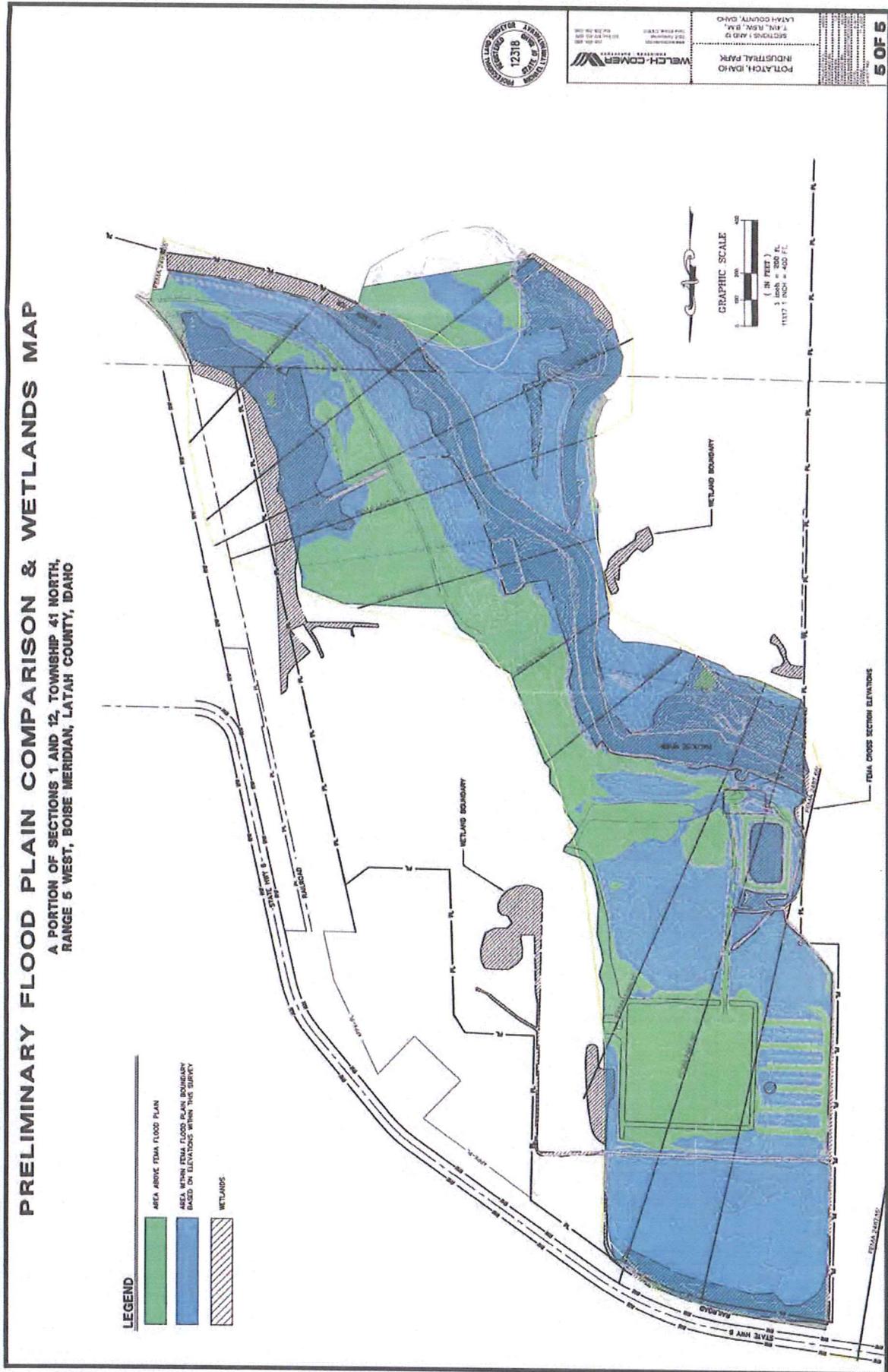
A PORTION OF SECTIONS 1 AND 12, TOWNSHIP 41 NORTH,
RANGE 5 WEST, BOISE MERIDIAN, LATAH COUNTY, IDAHO













3.2.2. POSSIBLE FLOOD PLAIN AMENDMENTS

As a result of the initial site survey it has been determined that approximately 33 acres of the Potlatch property is actually above the FEMA base flood elevation (BFE), yet the area is identified on the official maps to be located within the FEMA flood plain limits. In order to have this area removed from the official FEMA flood plain, a Letter of Map Amendment (LOMA) or a Letter of Map Revision based on Fill (LOMR-F) would need to be prepared. If fill material has been placed on the property after the effective date of the published FEMA map, a Letter of Map Revision based on Fill would be applicable; otherwise, a LOMA will need to be prepared. Both the LOMA and LOMR-F involve the preparation of a legal description and map to define the area to be removed from the flood plain. Applicable FEMA forms would also need to be prepared and submitted to FEMA for their review and concurrence. This action could potentially add 33 acres of developable land area to the site.

3.2.3. POSSIBLE MITIGATION OF WETLANDS

The presence of wetlands on the site does not preclude use of the property. Since these wetlands are adjacent to a federal jurisdictional waterway (the Palouse River), all potential impacts to wetlands would require consultation with USACE.

Impacts (fill or draining) to wetlands would require mitigation in accordance with USACE requirements. The Potlatch Corporation property which is located south and west of the Palouse River (opposite side from the City) could be suitable for use for wetland mitigation.

3.2.4. NET EFFECT OF FLOODPLAIN AND WETLAND ON THE PARCEL

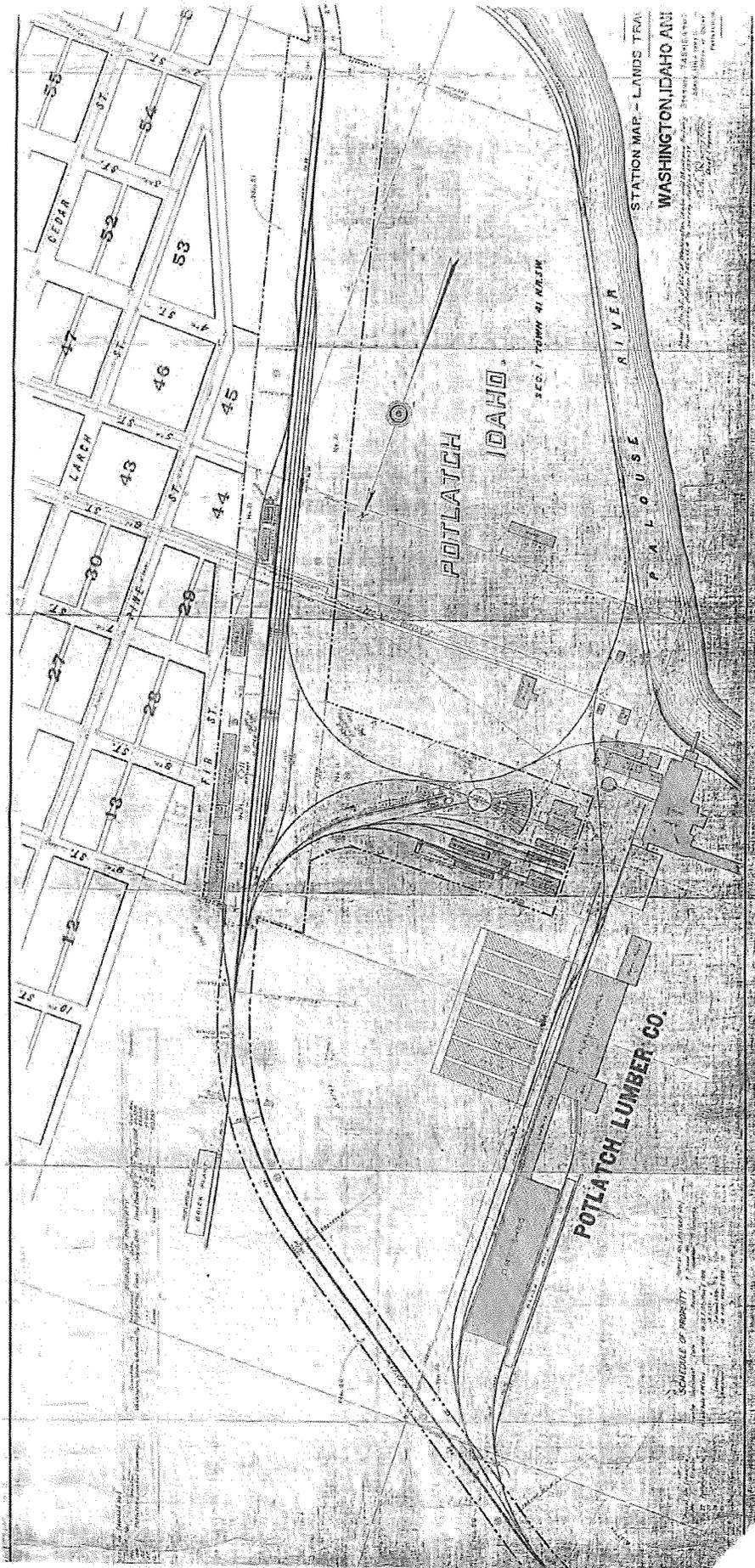
As the enclosed site mapping demonstrates, there are approximately 47 acres of land on the Potlatch Mill Site, north and east of the river, which are located above the current FEMA 100 year flood plain and are not delineated as wetlands. However, 33 additional acres were documented by the Welch Comer Engineers topographic survey to be actually located above the FEMA flood plain elevation (refer to map 5 of 5), based upon the plot of FEMA flood plain cross-sections

If the Potlatch Corporation should proceed to seek a flood plain map amendment through FEMA, using the LOMA or LOMR-F procedure, then the buildable land area north and east of the Palouse River could be:

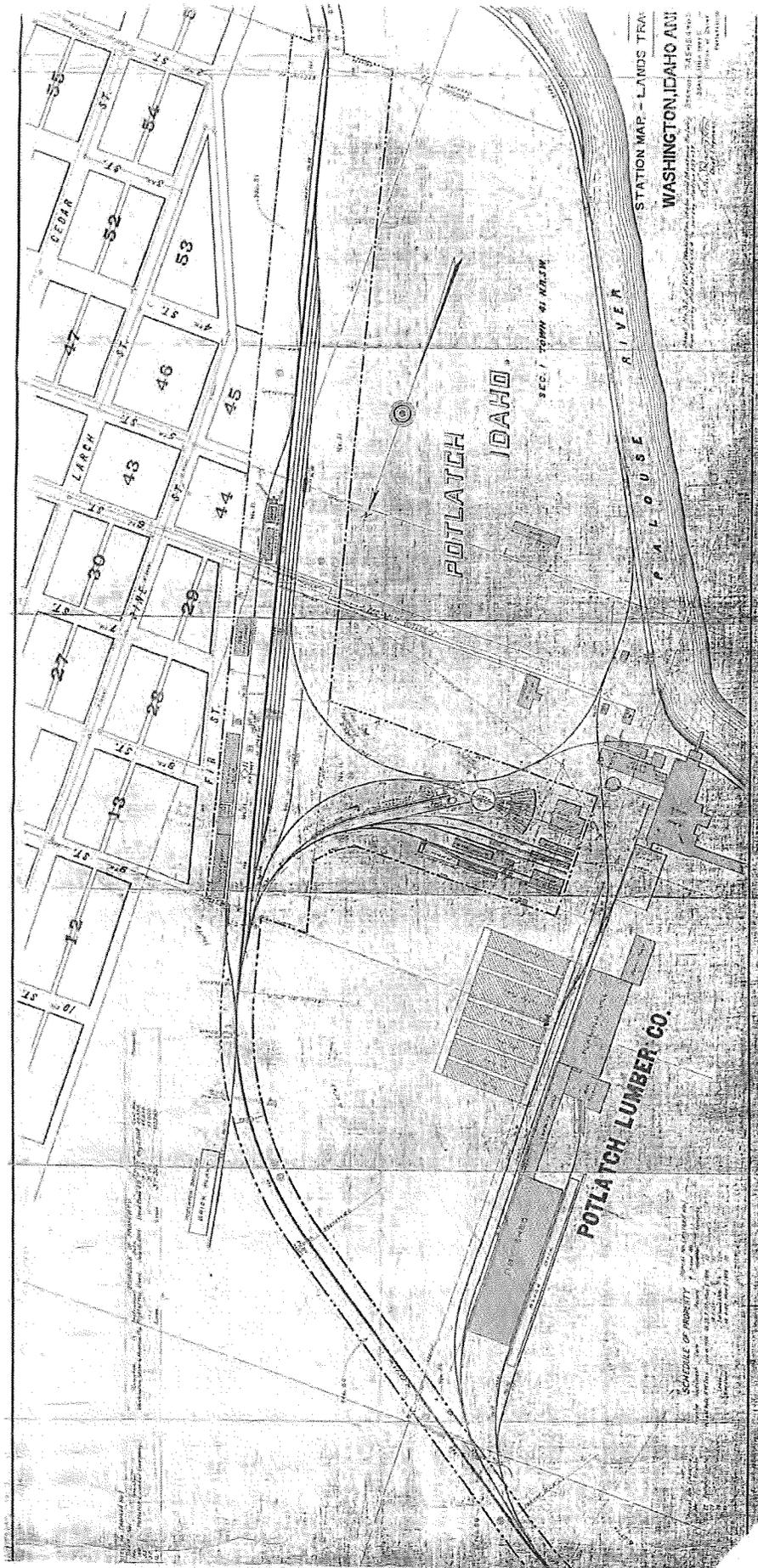
47 acres + 33 acres = **80 Acres Total Buildable Area** (Excluding Wetlands and Flood Plains)

3.3. ENCUMBRANCES ON THE PARCEL

The title report on the subject parcel dated February 16, 2011 lists several easements and leases which are found in the public record. The recorded easements have been plotted on the enclosed property map exhibits. These easements include utility easements granted to the City of Potlatch. However, the existing 15" diameter gravity sewer line owned by the City of Potlatch which crosses this parcel as well as the sewer line serving the Scenic 6 Park does not appear to be included in the



Reduced version of Railroad ROW Map
Washington, Idaho, & Montana Railway
dated May 5, 1908



Reduced version of Railroad ROW Map
Washington, Idaho, & Montana Railway
dated May 5, 1908



easements disclosed in the title report. This matter warrants more research by the City and Potlatch Corporation.

In addition, an unrecorded lease to the Palouse River and Coulee City Railroad is noted to potentially encumber the property. This lease should also be researched to determine the location, extent and duration of the lease. Refer to the enclosed reduced version of the 1908 Railroad right-of-way map of the Potlatch Mill Site. Phone conversations with representatives of the Potlatch Corporation indicate there are no leases of rail lines active on the Potlatch mill site.

3.4. ENVIRONMENTAL ASSESSMENTS

Several environmental assessments have been performed on the Potlatch Mill Site since the Mill's closure and demolition in the 1980's. The Potlatch Corporation has provided copies of five previously conducted environmental reports to the consultant team and these are summarized as follows:



Existing rail spurs on the site will be removed to facilitate redevelopment.

1. *"Preliminary Assessment for Potlatch Corporation Saw Mill at Potlatch, Idaho". By Idaho Division of Environmental Quality, August, 1991.*
This Preliminary Assessment of IDEQ noted that there was no evidence of wood treatment or other hazardous substances being used on the Mill Site. However, there was evidence of possible soil and water contamination from oil and solvents from past Mill and Railroad operations. IDEQ recommended that further site assessments be performed, although there was no evidence of "CERCLA" controlled substances for Super Fund designation.
2. *"Review of Environmental Documentation former Potlatch Mill Site, Potlatch, Idaho". By GeoEngineers, Inc. April 4, 2005*
This report provided an environmental overview of the site. In 1995, a 500 gallon diesel tank was removed and petroleum-impacted soil was also removed. Sampling of the soil did not detect PCB's. In addition to the Potlatch Mill which used propane, diesel and gasoline, the Washington, Idaho and Montana Railroad also operated a locomotive maintenance facility and roundhouse, where fueling and painting was performed.

The GeoEngineers report listed former Mill Site locations which justified further environmental investigation (Refer to enclosed map "Figure 3" by GeoEngineers, 2005).
3. *"Bunker-C Fuel Oil Remediation Former Potlatch Mill Site, Potlatch, Idaho" By GeoEngineers, Inc, April 4, 2005.*
This report documented the removal of Bunker-C Fuel Oil from Area 18 (old oil tank area) of the former mill site. This site was remediated to concentrations below the Idaho RBCA-TIER "O" Environmental Guidelines.



**RIVER RIDGE REDEVELOPMENT
PHASING PLAN
PROPOSED LAND USE AND AREAS
(Potlatch Corporation Land Only)**

	Land Use Areas (Acres)					Public Trails (Mi.)	Total Acres By Phase
	Residential	Incubator	Recreation	Commercial	Industrial		
Phase 1		1.4		6.4	8.2	-	16
Phase 2	3.1					.16	3.1
Phase 3	7.2					.48	7.2
Phase 4			4.2		7.3	.29	11.5
Phase 5			13.0	5.3	8.5		26.8
Riverwalk Trail						1.38	
Total By Land Use	10.3	1.4	17.2	11.7	24.0	2.31 Mi.	64.6 Acres

6.3. COST ESTIMATING ASSUMPTIONS

6.3.1. SITE CONDITIONS

The cost estimates for Potlatch Master Plan are based on the information provided by the City of Potlatch and field visits by the project consulting team.

Estimating elements like demolition, clearing and grubbing are based on existing site conditions, along with topography and remnants of the old mill operation. The project site presently has a significant amount of heavy vegetation and trees, as well as large amounts of asphalt and concrete structures. The opportunity to grind and recycle some of the asphalt and concrete for use in the project for base material, structural fill and top-course on the pathways, would be a cost saving option which should be considered.



Current use of the site for solid waste dumpsters will need to be relocated.

6.3.2. UTILITIES

After researching the soils and groundwater potential onsite, it does appear that there could be construction impacts from high groundwater depending upon the time of year construction is implemented. High groundwater could directly affect construction

costs. The soils are clay in nature, mixed with sand and gravel. The cost estimate for utilities and roadway are based on standard conditions for construction in these soil types in North Central Idaho.

City of Potlatch municipal water and sewer services are available to the site. Within the project area, water lines would be 8" diameter and looped throughout the project phases. The main tie-in location for water to the project site would be at the 6th Street intersection and also from the existing well house located in Scenic 6 Park.



Some remnants of the old mill remain which require demolition; ground up concrete and asphalt could be recycled for use in new construction.

Sanitary sewer would be extended from the existing 15" gravity sewer main currently serving the City of Potlatch through the site. Sewer connections to the existing 15" main would allow convenient expansion to all phases of the project. Although the City has not provided record drawings of this sewer line, the current depth of the 15" sewer main has been assumed to allow for gravity sewer service throughout the phases. Note: The project team has not been provided evidence of a recorded easement for this existing City sewer line on Potlatch Corporation property. No estimates were prepared or considered in the event the 15" sewer main must be relocated.

6.3.3. FIRE PROTECTION

Fire protection for the site is based on the current City well, reservoir and City waterline being able to provide the necessary flow required to accommodate each phase of development. The commercial and industrial areas will be provided fire hydrants and additional dedicated stubs for fire protection.

6.3.4. OTHER SERVICES

Currently, no natural gas service is available to the project site. However, Avista Corp. has considered extending gas from a nearby community.

Buried power and phone utilities throughout the project area are estimated by the linear foot and installed by the local utility provider. There is opportunity for costs to be borne by developers or reduced by the local providers based on current energy saving methods and materials.

Stormwater protection and site stabilization for the project has been estimated by phase. These project cost items are based on the existing vegetation, ditch lines, and existing wetlands. Site stabilization during construction is a critical element of the overall stormwater management for the project, following EPA's Stormwater Pollution Protection Plan (SWPPP) general permit requirements.

6.4. INTERIOR ROADWAYS

Three different roadway cross-sections have been assumed for the redevelopment project, dependent upon the adjoining land uses: residential, commercial and industrial. These typical roadway sections are presented in the following exhibits.

CHAPTER 16

AGRICULTURE

The City of Potlatch is surrounded by agricultural lands. Agriculture and timber products in the rural parts of Latah County have been the economic mainstays.

The Palouse is renowned for its rich farmland that makes agriculture a major driver of Latah County's economy. Its 1,053 farms cover 416,500 acres and primarily produce wheat, forage crops, lentils, barley, peas, garbanzos, and canola. Average size farms are 396 acres. Crop sales comprise 95% of the market value of agricultural products sold with livestock sales at 5%. Of the land, 61% is cropland, 27.4% is woodland, 8.9% is pastureland, and 2.7% in other.

According to the 2012 Census of Agriculture, the primary crops include wheat (97,844 acres), Dry edible beans (24,864 acres), and Forage-land use for hay, haylage, grass silage, and greenchop (23,768 acres). Livestock inventory include cattle, hogs, sheep, and horses. The County ranks number three (3) in the State of Idaho for the production of wheat and number three (3) in dry edible beans.

The City of Potlatch provides some product and services for the agriculture community to include trucking, lumber, building supplies, automobile and truck parts, livestock sales, a forest nursery, and nurseries.

Farmers in the surrounding area send their children to school in Potlatch and participate in social clubs and churches.

CHAPTER 17

HAZARDS AND HAZARDOUS AREAS

Introduction

Analysis of the hazards that might impact the City of Potlatch are identified and analyzed in the most recently completed *Latah County Multi-Hazard Mitigation Plan*. This plan was adopted by Latah County in 2011 and can be found on the County of Latah website at:

<https://www.latah.id.us/disasterservices/>.

In addition, Latah County completed a *Community Wildfire Protection Plan* and the link to the plan can be found on the same webpage as the above-mentioned plan. Both plans provide guidance in how to reduce or eliminate the long-term risk to human life and property from identified hazards.

The following content summarizes the City of Potlatch Annex section of the mitigation plan.

Natural Hazards

- **Flooding:**
The Palouse River flows from east to west adjacent to the city limits of Potlatch. The Palouse River's floodplain does not directly impact any structures or critical infrastructure within the city. During the 1996-97 flood, the river overtopped Highway 6 near the intersection with U.S. Highway 95. This cut off the city's primary access route. This type of event is likely to occur again.
- **Landslide:**
The City of Potlatch is at low risk of landslide as slopes in and around the City are less than 15%. There are areas around the city where hills may be subject to landslide due to water saturation, earthquake, or road construction. An event could impact transportation; however, vulnerability of probable occurrence is low. There are no facilities or infrastructure at real risk.
- **Severe Weather:**
The City does have some risk associated with severe weather because it does not have an effective storm water drainage system. Because much of the City is on a hillside, this is problematic.

Additional challenges brought on by severe weather are power outages from high winds and snow, collapsed roofs due to the weight of accumulated snow, school disruption because of closures, property damage due to high winds, and frozen water pipes from extreme cold (particularly in older homes and aging commercial properties). In addition, occasional hail storms can damage property

and agriculture crops. Most damage is covered with insurance.

Economic impact due to weather can impact the City negatively because some of the City's economy is directly associated with agriculture. Hail storms, drought, and erratic weather can have a devastating economic impact.

Prolonged power failures could be disastrous for the City of Potlatch residents. Community shelters should be made available with an alternative power source. The Potlatch Community Center is equipped for a generator should there be prolonged outage.

- **Wildland Fire**

The City of Potlatch is surrounded primarily by agriculture land and timbered stringers that run from the edge of town South toward Moscow Mountain and the Palouse Range. The City is more vulnerable to fire from the ag lands than from forest lands; however, the risk for both is low.

Other Hazards

Other hazards of concern include:

1. **Former Potlatch Mill Site:** The former Potlatch Mill site is located outside and adjacent to the City of Potlatch. Potlatch Corporation, the property owner, has completed environmental assessments on this property and would have knowledge of any environmental concerns should the site ever be sold and/or annexed into the City of Potlatch.
2. **Underground Storage Tanks:** There are some underground storage tanks within the city limits. They have been identified by the Idaho Department of Environmental Quality (DEQ) and can be found on the DEQ website located at: <http://www.deq.idaho.gov/waste-mgmt-remediation/storage-tanks/ust-lust-database/>

For a definition of underground storage tanks, see <http://www.deq.idaho.gov/waste-mgmt-remediation/storage-tanks/underground-storage-tanks/>

3. **Storage and use of chemicals in residential, commercial or industrial operations:** Although not a major concern of the City of Potlatch, there is likely chemicals that are used and stored within the City of Potlatch or within the area of impact that pose environmental or health hazard risk. This may include agricultural chemicals as well as chemicals for the city pool and the City's wastewater treatment.

4. **Transportation of Hazardous Materials:** There may be hazardous materials that are transported that pose a risk to the City of Potlatch. Transportation could be road or rail. The Idaho Department of Transportation has jurisdiction over the State Highway 6 that runs through the City of Potlatch and U.S. Highway 95 that is adjacent to the City. The railroad is owned by Palouse River and Coulee City Railroad. It is a subsidiary of Watco. The railroad company leases the line to Washington and Idaho Railway from the state border between Washington state and Idaho to Harvard, Idaho. There is no known hazard.

5. **Agricultural Land & Air Application of Herbicides/Chemicals:** Surrounded by agricultural land, the City of Potlatch is potentially vulnerable to herbicides and/or other chemicals particularly from aerial spray.

Sources

Gill, Steve. Idaho Department of Environmental Quality. Coeur d'Alene, Idaho.

CHAPTER 18

LAND USE

The City of Potlatch seeks to grow in a manner that preserves the history and culture of the City while minimizing the negative impacts of issues such as increased traffic or loss of open space.

This plan addresses the land within the boundaries of the City of Potlatch. It also includes the Area of City Impact (ACI). *Area of City Impact map, see Figure 1. For the Zoning Map, see Figure 2.*

The City of Potlatch's Land Use Map identifies how the City has established appropriate purpose for units of land within the city limits. It was adopted on September 12, 2011 and then revised to accommodate some property annexed into the city on September 30, 2014. The map provides a visual of how the City is laid out and what percentage of the land mass is devoted to what type of use.

Land Use Classifications are:

1. **Motor Business:** This is areas of the city that have commercial businesses that can be easily accessed by motorized vehicles. They include convenience stores, gas stations, banks, etc.
2. **Central Business:** This is the heart of the City. It acts as the historic center, core business district, and community gathering space. It is intended to be a pedestrian friendly environment that is attractive for businesses, visitors, and residents.
3. **Multi-Family Residential:** This is an area of the city where multiple separate housing units for residential inhabitants are contained within one building or several buildings within one complex.
4. **Single-Family Residential:** This area provides areas for single-family residential development.
5. **Industrial:** This area accommodates industrial activities such as research and development, manufacturing, fabrication, assembly distribution, storage, and processing.
6. **Public:** This is land that is owned and managed by public entities (ie: Forest Service).
7. **Parks:** These are areas within the city that are established for recreational use by community members.

Private residences occupy almost half of the land area within Potlatch City Limits. These are primarily single-family residences with a few multi-family units and apartment buildings. Parks and areas which are considered unbuildable (rock outcrops, hillsides, etc.) take up approximately another 20% of Potlatch's land area. Public institutions, including school property, City Hall, and the reservoir also occupy around 20% of Potlatch.

The area being used for commercial purposes in the city of Potlatch lies primarily along Sixth Street. A list of the types of business currently active in the area is provided in the Economy section. The City is developing an industrial area west of The Depot. There are no areas within the city which are currently designated for agriculture/forestry use.

The City's boundaries are limited by private and public property surrounding it to include the City of Onaway on the northeast corner of the city limits. As stated, the City of Potlatch annexed property on the western boundary. It remains open to expanding the city limits when it is in the best interest of the citizens.

The ACI has been established in collaboration with Latah County. It provides sufficient protection to the City of Potlatch in reviewing and approving growth and development outside of the city limits. This land is primarily in agricultural/forestry use, with some areas designated by the county for highway business and residential.



CHAPTER 19

NEEDS ANALYSIS

In the prior chapters of Existing Conditions, the City of Potlatch described the current status of the City. In many of the sections, the City identified some unmet opportunities or existing needs that the City plans to address. This section is intended to provide a synthesis of these needs and opportunities. Under each existing condition, this chapter identifies goals, objectives, and strategies that the City will undertake to ensure positive development over the next 10 years and that support the community's vision. Strategies also align with the Smart Growth principles that are identified under the stated Community Vision.

Property Rights: The City of Potlatch seeks to protect property rights while accommodating for necessary development. The City uses processes and sets policy that is legally acceptable at the national, state, and local levels of government. The City monitors and evaluates changes to the International Building Codes and, when possible, remains up-to-date with changes. Because of its size, the City of Potlatch works with an advisory Planning and Zoning Committee who makes recommendations to City Council on land use issues. The City Council has the ultimate authority to make decisions for the City of Potlatch

Goal PR1.1: Balance private property rights with community planning, public health, and safety needs within the accepted confines of the national, state, and local laws.

Objective PR1.1.1: Use due process consistently when making decisions on development, use changes, and special use permits.

Objective PR1.1.2: Write, adopt, and enforce land use ordinances for each zone that are clear, fair, and uniform and that provide certainty.

Objective PR1.1.3: Discourage development that either creates a public nuisance, negatively affects the peaceful enjoyment of property by other owners or residents, devalues other property, or that is inconsistent with the character of the neighborhood.

Goal PR1.2: Protect public infrastructure and ensure adequate access for maintenance and upgrade.

Objective PR1.2.1: Ensure owners and developers are required to make improvements and/or dedicate rights-of-way, easements, and land for public facilities that are necessary to either serve their development and/or to protect other personal or public property impacted by the development. Requirements shall be fair and proportional to the impact the development will have on public

facilities.

Objectives PR1.2.2: Ensure developer is responsible for flood and erosion control during and after construction.

Objective PR1.2.3: Require property owners to be responsible for flood, erosion, weed and fire control in undeveloped and unsold lots.

Population and Growth: Although the City of Potlatch was over 2,000 people at one time, it has stabilized since the closure of the mill in the 1980s to just over 800 people. It has had a very slow growth rate growing by just 12% over a five year period between April 2010 and July 2015.

Unlike other rural Idaho communities that surround it, it has a younger population base with the median age of 32.9 in 2010 with Idaho's at 34.6 and the nation's at 37.2. This fact gives the City of Potlatch an opportunity to advance its local economy if it can create jobs and convince its youth to remain in the community.

A limiting factor for the community is its high poverty rate of 22.9% (2010-2014) and its low median household income of \$39,917 compared to \$51,380 in the outlying areas of the City, \$41,944 in Latah County, and \$47,334 in the State of Idaho (2010-2014 Income in 2014 dollars).

Goal PG2.1: Ensure population growth that maintains a quality community environment that is compatible with the available land space, public infrastructure, and public services.

Objective PG2.1.1: Consider, evaluate, and make decisions on development projects based on the limited resource of land, the impact on existing public infrastructure and public services, and how the development will affect the community.

Goal PG2.2: Increase household income levels and reduce poverty levels.

Objective PG2.2.1: Encourage business development that increases the number of living wage jobs within the City of Potlatch.

Goal PG2.3: Maintain a healthy demographic mix of young people, working people, and retired individuals that ensures the community has a positive future.

Objective PG2.3.1: Provide and protect lands to ensure a balance of use that provides for a variety of housing types, industry and commerce, education, healthcare, and recreation.

The Economy: The City of Potlatch considers itself a “bedroom community” of Moscow, Idaho and Pullman, Washington. Many people live in town and commute to work. With over 50 businesses within its city limits, the City of Potlatch has a very good retail and service base. Forest products and agriculture support the city’s economy.

With a desire to increase community wealth and living wage jobs, the City has been actively recruiting existing and start-up manufacturers. Regionally, manufacturing is expected to grow provided that the industry has an adequate pool of workers. The City of Potlatch can capitalize on technology transfer coming out of the university systems and also on value-added agriculture.

With its rich company town history, close proximity to outdoor recreational opportunities and university events, its RV Park and developing Scenic Six Park, and its focus on several major entertainment events, the City of Potlatch may be able to grow some businesses through tourism and travel.

The Depot is providing valuable, commercial office space within the city limits; yet, there are limitations of industrial and commercial space. The City of Potlatch needs some type of additional lease space such as a business incubator or business park for commercial and light and heavy industrial development.

The City of Potlatch’s telecommunication limitations are also hampering business start-up and expansion.

Goal EC3.1: Increase the number of City of Potlatch’s export industry businesses (ie: manufacturers, value-added businesses, or tourism-related businesses) within the City limits that bring money (wealth) into the community as well as circulate money.

Objective EC3.1.1: Provide for industrial and commercial space for business development.

Objective EC3.1.2: Ensure that industrial and commercial space is supported with public infrastructure to sites to include adequate power, road or street access, telecommunication infrastructure, a water source, and adequate waste collection systems.

Objective EC3.1.3: Annex property and expand City limits to accommodate appropriate and positive business development.

Objective EC3.1.4: Encourage the development of coffee shops, restaurants, and/or fast food establishments that have regular hours.

Objective 3.1.5: Encourage businesses that can provide hunting and fishing licensing, recreational equipment rentals, or agricultural supplies.

Goal EC3.2: Increase the number of travelers to the community and the number of overnight stays.

Objective EC3.2.1: Support community events that attract travelers to the community by providing recreational space for venues that include event space, parking, lighting, power, and restrooms.

Objective EC3.2.2: Provide space and amenities for travelers that have recreational vehicles or need overnight accommodations.

Goal EC3.3: Expand business services that support the export industry business or that provide for the needs of community members.

Objective EC3.3.1: Provide adequate land for commercial space for retail, financial services, healthcare, and other.

Objective EC3.3.2: Ensure adequate parking, road access, and sidewalks.

Objective EC3.3.3: Promote “buy” local and promote use of community services.

Goal EC3.4: Support cottage industry businesses that create products or provide services from the home.

Objective EC3.4.1: Ensure zoning allows for cottage industry businesses.

Objective EC3.4.2: Provide or support expanded telecommunication build outs and services.

Goal EC3.5: Support business development.

Objective EC3.5.1: Provide clearly written ordinances that a business can understand.

Objective EC3.5.2: Ensure fairness through “due process.”

Objective EC3.5.3: Connect start-up and existing business to needed business resources such as the Small Business Development Center, Small Business Loan Programs, TechHelp, etc.

Objective EC3.5.4: Coordinate with local and regional economic development organizations to support business needs.

Community Design: Because the City of Potlatch originated as a company town, the City of Potlatch is laid out according to the initial 1905 design. Streets run north to south and east to west. The Central Business District is along 6th Street. The City's parks are located in attractive areas of the City and the City makes use of flood plain areas for parks and recreation. For a City of Potlatch's size, it has a fair amount of public space. As the current design of the community is good, the City will want to maintain it and continue to use resources as they arise to continue to beautify it.

Goal CD4.1: Enhance the visual appearance of the City.

Objective CD4.1.1: Ensure new construction or business renovations are consistent and compatible with the community's design.

Objective CD4.1.2: Plan for, plant, and maintain vegetation that enhances public space and support and promote the planning, planting, and maintenance of vegetation on private property that is compatible with the community design.

Objective CD4.1.3: Install underground utilities wherever possible.

Objective CD4.1.4: Maintain waste disposal sites and ensure timely and consistent garbage and vegetation pickup services.

Objective 4.1.5: Encourage and support proper maintenance of buildings and residences.

Objective 4.1.6: Lead and promote the revitalization of the business district.

The Business District: The Central Business District along 6th Street between the Potlatch High School Road and Larch Street has improved since the 1980s with many newer buildings constructed and some old buildings renovated. Since the last update of the Comprehensive Plan, there has been some street and sidewalk improvements. The Idaho Transportation Department has plans by 2019 to extend sidewalks on each side of the business district making the business district more pedestrian friendly. The District has few vacant buildings and very little property available for new construction.

Goal BD5.1: Make the business district an attractive, vibrant place where people want to shop.

Objective BD5.1.1: Identify with signage the boundaries of the business district.

Objective BD5.1.2: Increase the visual appeal of the business district with attractive signage at the entrances of the business district, use of colorful banners, adequate vintage lighting, attractive well-kept vegetation and/or plant boxes, town-promoting seasonal flags, weed management etc.

Objective BD5.1.3: Make pedestrian friendly with adequate, well identified ADA accessible sidewalks and ramps, bicycle lanes, and benches.

Objective BD5.1.4: Support a business district theme centered on timber history with uniform signage that enhances the walking tours, business fronts, historic murals etc.

Objective BD5.1.5: Promote business front improvement and reuse of vacant buildings.

Objective BD5.1.6: Promote and encourage shared space for mini-businesses.

Objective BD5.1.7: Enforce ordinances to ensure building safety and to minimize the accumulation of junk or garbage.

Objective BD5.1.8: Support and encourage central business district events or promotions.

Objective BD5.1.9: Ensure adequate parking and address parking issues at the Community Center.

Goal BD5.2: Improve the attractiveness of the motor district

Objective BD5.2.1: Add banners to the telephone poles to differentiate when people come into the city.

Objective BD5.2.2: Line the west side of the motor district with trees.

Objective BD5.2.3: Improve lighting.

Public Facilities and Services: The City of Potlatch seeks to provide sufficient public infrastructure to meet the existing needs of its residents and businesses and allows for growth over the next 10 years.

Water, Wastewater, and Stormwater Infrastructure: The City of Potlatch’s water system and wastewater systems were recently upgraded and have adequate capacity for some growth in the next 10 years. The City does not have a backup generator for the City’s wells and could lose its water supply if the City was out of power for an extended period of time. Water distribution lines between Maple Stree and the cemetery and from the U.S. Forest Service to Fiddlers Ridge are pockets of water distribution lines that are in need of replacement.

The City of Potlatch is likely to face a staff change when the Public Works

Superintendent retires. The current superintendent has certifications in drinking water distribution, wastewater treatment, wastewater collection, and wastewater land application. An assistant operator has restricted certification in drinking water distribution. The City is cognizant of its need to have the skills and certifications needed in place for operations and management of the city's infrastructure. This requires water and wastewater certifications. The City may have opportunity to collaborate with the City of Onaway in the future to address mutual staffing needs.

Some of the culverts within the City that handle storm and spring runoff are undersized. It would be useful to conduct a survey of the culverts and schedule for replacement.

The City does periodic reviews of their utility rates; however, they have not had a water or wastewater rate study done. This could be helpful in ensuring the City is meeting its financial needs and adequately setting aside funding for future needs.

Emergency Services: The City is fortunate to have an adequate supply of trained fire fighters and emergency service volunteers.

The Latah County Sheriff's Department provides an officer eight hours per week. The relationship between the city and the department is good and services are considered adequate. Animal control issues are minimal. The current system is adequate in meeting the needs of the community.

Medical Services are provided through the clinic managed by Gritman Medical Center and critical access hospitals are in Moscow, Pullman, and Lewiston. The City has adequate services.

Library: The Potlatch Public Library is part of the Latah County Library District. It contains a collection of 7,000 books, magazines, videos, and reference material. With 4,000 items circulated every year, it has the largest circulation of all rural Latah County branch libraries. It is connected to other resources through the Library Loan Valnet System with a relatively new building, there are no glaring needs for library services within the city.

Government Facilities: City government facilities are adequate although City Hall is in need of repainting.

Power: Electricity, heating oil, and propane gas are available within the City of Potlatch. The lack of natural gas is a deterrent in attracting businesses that need the form of energy.

Communication System: Communication systems are adequate with newspaper service provided by the *Lewiston Morning Tribune*, *Pullman-Moscow Daily News*, and the *Spokesman Review* with community news provided through the *Community Information*

Agency (CIA).

Although the city does have telecommunication services through Frontier Communications and companies like First Step Internet, the business community has identified a need for affordable, high speed internet access.

Meeting Space: Community meeting space is available in a number of different facilities and is deemed adequate for the needs of the community.

Food Pantry: The Potlatch Food Pantry built a new building in 2016 and serves many in the community. It receives support from a group of community volunteers and the Boy Scouts. Food inventory is a continuous need. The Pantry also needs to replace its existing freezer with a commercial freezer.

Religious Services: The City has eight religious institutions offering church services within the city limits. The Wildrose Mennonite Congregation operates near the City of Potlatch. Church offerings are for the community served.

Goals PF6.1: Provide or support a system of public services, utilities, and facilities that meets the existing needs and anticipated growth needs of the population and business community.

Objective PF6.1.1: Ensure a safe and adequate drinking water supply and the proper treatment and reuse of wastewater.

Strategy PF6.1.1.1: Upgrade distribution lines between Maple Street and the Potlatch Cemetery as well as the lines between the U.S. Forest Service to Fiddlers Ridge.

Strategy PF6.1.1.2: Obtain an emergency generator to secure emergency power for the water source.

Strategy PF6.1.1.3: Prepare and implement a transition plan that addresses changes in key city personnel to ensure the city has the knowledge, technical skill, and certifications for managing the city's water and wastewater system.

Strategy PF6.1.1.4: Survey, plan for, and upgrade storm water system to ensure the city is adequately protected from flood damage due to storm water runoff.

Strategy PF6.1.1.5: Evaluate and change utility rates to ensure the city's ability to replace and upgrade city infrastructure.

Objective PF6.1.2: Support the increase of power options within the City of Potlatch.

Strategy PF6.1.2.1: Encourage the distribution of natural gas to the City of Potlatch.

Objective PF6.1.3: Maintain City Hall for current and future use.

Strategy PF6.1.3.1: Paint the exterior of City Hall every 10 years.

Objective PF6.1.4: Increase telecommunication capacity to ensure an adequate system for institutions, businesses, and the citizens of Potlatch.

Strategy PF6.1.4.1: Provide the leadership needed to evaluate and address the needs.

Objective PF6.1.5: Ensure adequate emergency and law enforcement services.

Objective PF6.1.6: Ensure adequate food supply for residents that do not have sufficient resources to provide their own food supply.

Strategy PF6.1.6.1: Secure adequate refrigeration for food storage and safety at the food pantry.

Objective PF6.1.7: Place directional signs in front of Potlatch Senior Center providing information to people with handicaps on how to access the building.

Objective PF6.1.8: Renovate and update the interior of the Potlatch Senior Center.

Objective PF6.1.9: Increase volunteerism.

Strategy PF6.1.9.1: Create a mentoring program where volunteers teach other potential volunteers what they do and where knowledge can be transferred.

School Facilities and Transportation: Since 1948, the Potlatch School District #285 has been providing educational services to the City of Potlatch. The school district's enrollment of 400 is likely stable. Forty-percent of students qualify for free or reduced lunches.

The Potlatch School District's primary challenges are in three areas: staffing, facilities, and after school programs. Although the school district maintains an adequate student to teacher ratio with two students per grade level, the High School cannot offer some of the face-to-face instruction needed. Online programs help but are not always sufficient. The District is challenged because it competes with better teacher pay in nearby Washington State as well as the overall teacher shortage that exists in the state of Idaho. Many teachers are Master-level teachers and will be retiring. In addition, bus drivers are difficult to find.

The deficiencies that currently exist with the Junior/Senior High School must be addressed. Should the District be able to pass a bond, it will take 2.5 to 3 years before construction and/or renovations are complete. In addition, the elementary school does not meet the handicap-accessible needs of the school's special population. Ramps and doors and building entrances need to be addressed. The School is not legally in violation because of "grandfathering" provisions.

The 21st Century After School Programs are important to maintain. These programs are essential for "latch key" students. They are scheduled for an additional three years.

Goal SF7.1: Provide an education system that meets the needs of current and future students and residents.

Objective SF7.1.1: Support the school district's efforts to attract and retain staff.

Strategy SF7.1.1.1: Support the development of housing that meets the needs of educators.

Strategy SF7.1.1.1.2: Provide a friendly and safe environment for all residents.

Objective SF7.1.2: Support school facilities to ensure that the facilities adequately address current and future needs.

Objective SF7.1.3: Support the school district's After School Program.

Objective SF7.1.4: Provide safe routes to schools.

Strategy SF7.1.4.1: Construct and improve the sidewalk between Ponderosa and Aspen Lance.

Strategy SF7.1.4.2: Construct a sidewalk system linking the Bennett Addition to 6th Street connecting to Onaway Road.

Strategy SF7.1.4.3: Complete a sidewalk system to the Potlatch Elementary School along Ponderosa Drive.

Strategy SF7.1.4.1: Plan, budget, and execute "Safe Routes to School" projects.

Objective SF7.1.5: Support the school's replacement of the track and upgrades to the football field.

Historical Resources and Special Sites: In 1986, many homes built in town by the Potlatch Lumber Company located within the City of Potlatch were added to the National Register of Historic Places. Three historic districts were established. The Commercial District is located along Pine Street between 5th Street and 7th Street. The Neighborhood Historic District and the Nob Hill Historic District have Bungalow/Craftsman-style homes built between 1905 and 1924. Because of its company town history, there are also a higher percentage of historic buildings and two historic sites within the City of Potlatch.

Goal HR8.1: Maintain and/or restore historic buildings and properties to preserve the rich history of Potlatch for future generations.

Objective HR8.1.1: Work with local historians and partnering state, federal, and non-profit organizations to obtain technical assistance on how to preserve historical sites and to secure resources for restoration.

Objective HR8.1.2: Encourage and support private property owners to maintain historic sites and buildings.

Goal HR8.2: Maintain historic connections to the City's company town roots.

Objective HR8.2.1: Maintain and promote the City of Potlatch's walking tour.

Housing: Located 19 miles from Moscow and 25 miles from Pullman, the City of Potlatch is recognized as a bedroom community for those towns.

With many homes built between 1905 and 1924, the housing stock is aged. Homes are generally well kept; however, many do not have adequate foundations. Most were built by the Potlatch Company in the years prior to the incorporation of the City of Potlatch.

The housing vacancy rate is nominal. A concern for residents is that the city lacks places to rent and assisted living and full care facilities for seniors and the disabled.

Goal HO9.1: Provide an inventory of housing that meets the needs and lifestyle of current and future residents of the city.

Objective HO9.1.1: Encourage private homeowners to maintain their homes and property.

Strategy HO9.1.1.1: Support sidewalk development and upgrades by private property owners.

Strategy HO9.1.1.2: Educate homeowners on housing resources for home improvements.

Strategy HO9.1.1.3: Promote home cleanup days and enforce maintenance of private property.

Objective HO9.1.2: Promote and provide leadership in the development of entry level worker rentals, assisted living, and senior housing.

Strategy HO9.1.2.1: Allow for mixed use in business district to allow rentals on upper floors of downtown buildings.

Strategy HO9.1.2.1: Encourage multi-residential and multi-use projects to include housing units at various price points and units.

Objective HO9.1.3: Seek opportunities to expand the city limits in a manner that would allow for additional housing.

Parks and Recreation: The City of Potlatch has a number of outdoor recreation options. The City has an opportunity to increase use of Scenic Six Historical Park by expanding recreational opportunities at the park. The City, Potlatch Recreational Districts, and Potlatch School District collaborate to provide more efficient maintenance of existing public recreation space and infrastructure and to increase recreational opportunities.

Goal PR10.1: Provide a park and recreation program that provides open space and recreational opportunities in neighborhoods and serves many ages and interests.

Objective PR10.1.1: Maintain and upgrade existing public recreational space and infrastructure.

Strategy: PR10.1.1.1: Upgrade the city pool and improve the infrastructure so that the pool can be drained more easily. Make it an all season pool with a cover option and add slides, a hot tub, and lane lines.

Strategy: PR10.1.1.2: Upgrade Lions Club Park by adding a concert stage or amphitheater, replacing cooking grills, improving lighting, and renovating the restrooms.

Strategy: PR10.1.1.3: Improve child's play area at the elementary school by adding a merry-go-round, making it one level, adding shelters, and adding more slides.

Strategy: PR10.1.1.4: Improve access and use of the Palouse River by adding a public ramp and picking up the litter.

Strategy: PR10.1.1.5: Add picnic tables to Scenic Six Park.

Strategy PR10.1.1.6: Add a skateboard park to Scenic Six Park.

Strategy PR10.1.1.7: Improve connectivity from Scenic Six Park to downtown.

Strategy PR10.1.1.8: Improve volleyball courts.

Strategy PR10.1.1.9: Increase the number of shade trees in Scenic Six Park.

Objective PR10.1.2: Increase recreational opportunities for residents and to attract visitors to the City of Potlatch.

Strategy PR10.1.2.1: Build a children’s splash pad in the Scenic Six Park.

Strategy PR10.1.2.2: Increase the number of available baseball and soccer fields.

Strategy PR10.1.2.3: Construct a putting green.

Strategy PR10.1.2.4: Add camping space for tents in the Scenic Six Park.

Strategy PR10.1.2.5: Develop a BMX Track or arena.

Strategy PR10.1.2.6: Develop a public gymnasium that provides meeting space, a basketball court, rock climbing, and other indoor recreational opportunities.

Goal PR10.2: Improve the attractiveness of the parks.

Objective PR10.2.1: Improve entrance to Scenic Six Park.

Strategy PR10.2.1.1: Replace entrance sign.

Objective 10.1.2: Maintain and expand cooperative agreements with other public entities that own and manage recreational space and infrastructure.

Transportation: The motor vehicles and freight transportation system with the City of Potlatch is good and well maintained. With the exception of 6th Street that is maintained by the Idaho Transportation Department, the City maintains the system. Most of the city streets are paved. With the exception of Pine Street, there is sufficient parking availability. Rail service is available near the City of Potlatch; but, it is an underutilized asset. There is no public transit system serving the City of Potlatch

Goal TR11.1: Provide a system of transportation and circulation that is easy to maneuver and safe for residents and visitors.

Objective TR11.1.1: Maintain street signs and make sure street numbers are visible at all addresses.

Objective TR11.1.2: Provide wayfinding signage that directs people to key services such as city hall, schools, health clinic, etc.

Objective TR11.1.3: Provide sufficient lighting along city streets.

Objective TR11.1.4: Maintain and upgrade the city's transportation infrastructure.

Objective TR11.1.5: Expand ADA accessibility along city streets, in parks, and into and within public buildings.

Goal TR11.2: Promote public transportation options within and outside the city limits.

Strategy TR11.2.1: Promote carpooling and senior transportation options.

Goal TR11.3: Increase use of freight transportation options.

Strategy: TR11.3.1: Promote use of existing rail service.

Goal TR11.4: Provide sufficient and safe parking options.

Strategy TR11.4.1: Increase parking options along Pine Street.

Natural Resources: The City of Potlatch is situated in a region of abundant access to rich natural resources. It is surrounded by rich farmland. The City is near forested lands that provide for product for timber sale and opportunities for recreational enthusiasts. The Potlatch River runs near the City of Potlatch and offers opportunities for swimming, floating, and fishing. In general, it would be important to the City of Potlatch to support the preservation and protection of the area's natural resources for future generations.

Goal NR12.1: Preserve and protect the ecological, economical, recreational, and aesthetic aspects of the region's natural resources while considering the safety of the city's residents.

Objective NR12.1.1: Promote the conservation of natural areas.

Objective NR12.1.2: Minimize use of wetland areas for development.

Objective NR12.1.3: Minimize erosion of hillsides.

Objective NR12.1.4: Improve the health and appearance of natural waterways while protecting and preserving recreational access.

Objective NR12.1.5: Promote the maintenance and improvement of river water quality and aquifer water quality.

Agriculture: The City of Potlatch serves the agriculture community by providing some needed services such as the school, medical clinic, transportation repair services, etc. An opportunity for the City of Potlatch could be the evaluation of ag product waste streams and attracting a business that utilizes the waste streams for a product.

Goal 13.1: Preserve and support the agricultural setting of the City of Potlatch

Objective AG13.1.1: Support the preservation and expansion of agriculturally-related services.

Objective AG13.1.2: Promote and support commercial efforts to address agricultural waste streams.

Hazards and Hazardous Areas: The most concerning natural hazard is flooding by the Palouse River in floodplain areas that are within and adjacent to the city and severe weather that can result in loss of power and property damage. Manmade hazards include contaminants on the former Potlatch Mill Site, underground storage tanks, the transportation of hazardous materials, aerial herbicide sprays on adjacent farm lands, and the storage and use of chemicals. None of these hazards are of high concern.

Goal HH14.1: Protect life and property from the effects of natural and human-caused hazards.

Objective HH14.1.1: Limit construction in flood-prone areas and retain flood plains as open space.

Objective HH14.1.2: Avoid changing known industrial areas to residential zones.

Objective HH14.1.3: Support and promote proper storage, disposal, and safe transportation of hazardous materials.

Land Use: The land use pattern of the City of Potlatch has been shaped by its history as well as more recent economic opportunities. The commercial, residential, and industrial zones were originally established when the company town was construction in 1905 and 1906. The City of Potlatch is also constrained by the private agricultural lands and public lands that surround it. The City also has collaborated with Latah County to establish the City's Area of Impact.

While potential growth provides new opportunities, the City of Potlatch seeks to grow in a manner that preserves the history and culture of the City, while minimizing negative impacts such as traffic congestion, loss of open space, and unsafe conditions.

As Potlatch grows, it is the desire of the City that new development is consistent with the principles of smart growth and the City's connection with the surrounding landscape is protected.

The City's Land Use Goals:

Goal LU15.1: Support the rural landscape by creating an economic climate that enhances the viability of working lands and conserves natural lands.

Objective LU15.1.1: Ensure the viability of the resource economy in the region.

Objective LU15.1.2: Cultivate economic development strategies that rely on traditional rural landscapes.

Objective LU15.1.3: Promote rural products in the urban area and support other urban-rural links.

Objective LU15.1.4: Link rural land preservation strategies to great neighborhoods.

Goal LU15.2: Help existing places thrive by taking care of assets and investments such as downtowns, Main Streets, existing infrastructure, and places that the community values.

Objective LU15.2.1: Invest public and private funds in existing places.

Objective LU15.2.2: Encourage private sector investment.

Objective LU15.2.3: Build on past community investments.

Objective LU15.2.4: Foster economic development in existing downtown.

Goal LU15.3: Create great new places by building vibrant, enduring neighborhoods and communities that people, especially young people, do not want to leave.

Objective LU15.3.1: Update strategic and policy documents to accommodate new growth through compact and contiguous development.

Objective LU15.3.2: Reform policies to make it easy for developers to build compact, walkable, mixed-use places.

ACTION PLAN

The City of Potlatch evaluated the community needs and the goals, objectives, and strategies developed during the comprehensive planning process. From the strategies, it established a set of policies that guide the planning and zoning decisions of the City of Potlatch. These policies can be found in Table 1.

In addition, the City of Potlatch determined from the strategies what actions the City would need to take to address the needs. These action items can be found in Table 2.

Potlatch Comprehensive Plan - Policies
Table 1

Goal abbreviations: Population & Growth (PG), Land Use (LU), Community Design (CD), Central Business District (BD), School Facilities and Transportation (ST), Economy (EC), Housing (HO), Natural Resources (NR), Parks and Recreation (PR), and Hazards and Hazardous Areas (HH), Public Services and Facilities (PF), Transportation (TR), Agriculture (AG).

	Policy	GOALS ADDRESSED
1	Consider, evaluate, and make decisions on development projects based on the limited resource of land, the impact on existing public infrastructure and public services and how the development will affect the community.	PG2.1
2	Provide and protect lands to ensure a balance of use that provides for a variety of housing types, industry and commerce, education, healthcare, and recreation.	PG2.3
3	Invest public and private funds in existing places and build upon past community investments	LU15.2
4	Ensure new construction or business renovations are consistent and compatible with the community's design.	CD4.1
5	Make pedestrian friendly with adequate, well identified ADA accessible sidewalks and ramps, bicycle lanes, and benches.	BD5.1
6	Provide a friendly and safe environment for all residents.	ST7.1
7	Annex property and expand City limits to accommodate appropriate and positive business development.	EC3.1
8	Provide adequate land for commercial space for retail, financial services, healthcare, and other.	EC3.3
9	Ensure strategic and policy documents accommodate new growth through compact and contiguous development.	LU15.3

Adoption Date: September 24, 2018

Potlatch Comprehensive Plan - Policies
Table 1

GOALS ADDRESSED	Policy
HO9.1	Encourage multi-residential and multi-use projects to include housing units at various price points and units.
NR12.1	Promote the conservation of natural areas.
LU15.1	Link rural land preservation strategies to great neighborhoods.
PR1.1	Discourage development that either creates a public nuisance, negatively affects the peaceful enjoyment of property by other owners or residents, devalues other property, or that is inconsistent with the character of the neighborhood.
NR12.1	Minimize use of wetland areas for development.
HH14.1	Limit construction in flood-prone areas and retain flood plains as open space.
NR12.1	Minimize erosion of hillsides.
HH14.1	Avoid changing known industrial areas to residential zones.
LU15.3	Reform policies to make it easy for developers to build compact, walkable, mixed-use places.
EC3.4	Ensure zoning allows for cottage industry businesses.

Adoption Date: September 24, 2018

Potlatch Comprehensive Plan - Policies
Table 1

	Policy	GOALS ADDRESSED
20	Ensure fair process by using due process consistently when making decisions on development, use changes, and special use permits.	PR1.1, EC3.5
21	Write, Adopt, and enforce land use ordinances for each zone that are clear, fair, and uniform and that provide certainty.	PR1.1, EC3.5
22	Provide for industrial and commercial space for business development.	EC3.1
23	Promote and encourage shared space for mini-businesses.	BD5.1
24	Allow for mixed use in business district to allow rentals on upper floors of downtown buildings.	HO9.1
25	Encourage business development that increases the number of living wage jobs within the City of Potlatch.	PG2.2
26	Ensure that industrial and commercial space is supported with public infrastructure to sites to include adequate power, road or street access, telecommunication infrastructure, a water source, and adequate waste collection systems.	EC3.1
27	Install underground utilities wherever possible.	CD4.1
28	Ensure owners and developers are required to make improvements and/or dedicate rights-of-way, easements, and land for public facilities that are necessary to either serve their development and/or to protect other personal or public property impacted by the development. Requirements shall be fair and proportional to the impact the development will have on public facilities.	PR1.2
29	Ensure developer is responsible for flood and erosion control during and after construction.	PR1.2

Adoption Date: September 24, 2018

Potlatch Comprehensive Plan - Policies
Table 1

	Policy	GOALS ADDRESSED
30	Require new residential development to meet development standards for landscaping, signage, fences, and walls.	LU1
31	Require property owners to be responsible for flood, erosion, weed and fire control in undeveloped and unsold lots.	PR1.2
32	Enforce ordinances to ensure building safety and to minimize the accumulation of junk or garbage.	BD5.1

Adoption Date: September 24, 2018

Potlatch Comprehensive Plan - Action Plan
Table 2

Topic	ACTION	GOALS ADDRESSED	PRIORITY	PARTY RESPONSIBLE	POTENTIAL RESOURCES	DATE OF COMPLETION	Cost
Business Development	Connect start-up and existing business to needed business resources such as the Small Business Development Center, Small Business Loan Programs, TechHelp, etc.	EC3.5	High	City	CEDA, PEP	ongoing	\$ -
	Coordinate with local and regional economic development organizations to support business needs.	EC3.5	High	City	CEDA, PEP	ongoing	\$ -
	Foster economic development in existing downtown by encouraging private sector investment.	LU15.2	High	City	CEDA, PEP	ongoing	\$ -
	Promote use of existing rail service.	TR11,2	High	City	CEDA, PEP	ongoing	\$ -
	Ensure the viability of the resource economy in the region and cultivate economic development strategies that rely on traditional rural landscapes.	LU15.1	High	City	CEDA, PEP	ongoing	\$ -
Retail	Promote rural products in the urban area and support other urban-rural links.	LU15.1	High	City	CEDA, PEP	ongoing	\$ -
	Encourage the development of coffee shops, restaurants and/or fast food establishments that have regular hours.	EC3.1	High	Scenic Six/City	City Website, SS Facebook	ongoing	\$ -

Adoption Date: September 24, 2018

Potlatch Comprehensive Plan - Action Plan
Table 2

Topic	ACTION	GOALS ADDRESSED	PRIORITY	PARTY RESPONSIBLE	POTENTIAL RESOURCES	DATE OF COMPLETION	Cost
	Encourage businesses that can provide hunting and fishing licensing, recreational equipment rentals, or agricultural supplies.	EC3.1	High	Scenic Six/City	City Website, SS Facebook	ongoing	\$ -
	Promote "buy" local and promote use of community services.	EC3.3	High	Scenic Six/City	City Website, SS Facebook	ongoing	\$ -
	Lead and promote the revitalization of the business district. Support a business district theme centered on timber history. Use uniform signage that enhances the walking tours, business fronts, historic murals etc. Ensure adequate parking, road access, and sidewalks. Promote business front improvement and reuse of vacant buildings and support and encourage central business district events or promotions. Improve lighting. Add flower boxes.	BD5.1, CD4.1, EC3.3, TR11.1, BD5.2	High	Scenic Six/City	CEDA, PEP, UI, LCSC, Avista	2023	to be determined
	Support the preservation and expansion of agriculturally-related services.	AG13.1	Medium	City	City Website, SS Facebook	ongoing	\$ -
Tourism	Support community events that attract travelers to the community by providing recreational space for venues that included event space, parking, lighting, power, and restrooms.	EC3.2	High	Scenic Six/City	City Website, SS Facebook	ongoing	Adopted to be determined
	Provide space and amenities for travelers that have recreational vehicles or need overnight accommodations.	EC3.2	High	City	City Website, SS Facebook	ongoing	\$ -

Potlatch Comprehensive Plan - Action Plan
Table 2

Topic	ACTION	GOALS ADDRESSED	PRIORITY	PARTY RESPONSIBLE	POTENTIAL RESOURCES	DATE OF COMPLETION	Cost
Building/Infrastructure	Increase telecommunication capacity to ensure an adequate system for institutions, businesses, and the citizens of Potlatch.	PF6.1, EC3.4	High	City	CEDA, Service Providers, Avista, Idaho Dept of Commerce	2023	\$1,400,000
	Plan for, plant, and maintain vegetation that enhances public space and support and promote the planning, planting, and maintenance of vegetation on private property that is compatible with the community design.	CD4.1	Medium	City	UI, WSU, landscape architect	ongoing	to be determined
	Maintain waste disposal sites and ensure timely and consistent garbage and vegetation pickup services.	CD4.1	Medium	City	Solid Waste Contractor	ongoing	annual contract
	Upgrade distribution lines between Maple Street and the Potlatch Cemetery as well as the lines between the U.S. Forest Service to Fiddlers Ridge.	PF6.1	Medium	City	USDA, IDOC	2023	to be determined
	Obtain an emergency generator to secure emergency power for the water source.	PF6.1	Medium	City	Homeland Security	2023	to be determined
	Survey, plan for, and upgrade storm water system to ensure the city is adequately protected from flood damage due to storm water runoff.	PF6.1	Low	City	City	2023	Adopted to be determined: September 2018
	Encourage the distribution of natural gas to the City of Potlatch.	PF6.1	High	City	Avista, IDOC	ongoing	to be determined

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Topic	ACTION	GOALS ADDRESSED	PRIORITY	PARTY RESPONSIBLE	POTENTIAL RESOURCES	DATE OF COMPLETION	Cost
	Paint the exterior of City Hall every ten years.	PF6.1	High	City	City	2027	\$15,000
	Secure adequate refrigeration for food storage and safety at the food pantry.	PF6.1	High	Potlatch Food Pantry	Idaho Food Bank, Foundations	2018	\$ 10,000.00
	Renovate and update the interior of the Potlatch Senior Center.	PF6.1	Medium	City	Potlatch Seniors	2023	to be determined
	Construct sidewalks to connect Ponderosa and Aspen Lane, to link the Bennett Addition to 6th Street connecting to Onaway Road, to connect Potlatch Elementary along Ponderosa Drive, and to connect Scenic Six Park with the Central Business District.	ST7.1, PR10.1	High	City	ITD, LTAC	2023	\$1,000,000 (two sidewalk projects)
	Support the school's replacement of the track and upgrades to the football field.	ST7.1	Low	School District	City, Recreation District	2027	to be determined
	Upgrade the city pool and improve the infrastructure so that the pool can be drained more easily. Make it an all season pool with a cover option and add slides, a hot tub, and lane lines.	PR10.1	High	City, Recreation District	City, Recreation District, Parks & Rec, IDOC	2023	Date to be determined September 24, 2018

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Topic	ACTION	GOALS ADDRESSED	PRIORITY	PARTY RESPONSIBLE	POTENTIAL RESOURCES	DATE OF COMPLETION	Cost
	Upgrade Lions Club Park by adding a concert stage or amphitheater, replacing cooking grills, improving lighting, and renovating the restrooms.	PR10.1	Medium	City/Potlatch Country Music Association	City, Recreation District, Parks & Rec, IDOC, Potlatch County Music Association, Foundations	2023	to be determined
	Improve child's play area at the elementary school by adding a merry-go-round, making it one level, adding shelters, and adding more slides.	PR10.1	Low	School District	School District	2027	to be determined
	Improve access and use of the Palouse River by adding a public ramp and picking up the litter.	PR10.1	High	City	Corp of Engineers	2027	to be determined
	Add picnic tables, skateboard park, volleyball courts, splash pad, camp spaces, BMX Track or arena, and putting green to Scenic Six Park	PR10.1	High	City, Recreation District	City, Recreation District, Parks & Recreation, IDOC, Foundations	ongoing	to be determined
	Increase the number of available baseball and soccer fields.	PR10.1	High	Recreation District	Parks & Recreation, Foundations	2027	to be determined
	Develop a public gymnasium that provides meeting space, a basketball court, rock climbing, and other indoor recreational opportunities.	PR10.1	High	Public, City, Recreation District	City, Recreation District, IDOC, Foundations	2023	to be determined
	Maintain and upgrade the city's transportation infrastructure.	TR11.1	High	City	City, ITD, LTAC	ongoing	to be determined

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Topic	ACTION	GOALS ADDRESSED	PRIORITY	PARTY RESPONSIBLE	POTENTIAL RESOURCES	DATE OF COMPLETION	Cost
Historical Preservation	Work with local historians and partnering state, federal, and non-profit organizations to obtain technical assistance on how to preserve historical sites and to secure resources for restoration.	HS8.1	High	City	Latah County Historical Society, Idaho State Historical Society	2019	\$ -
	Encourage and support private property owners to maintain historic sites and buildings. Educate homeowners of resources.	HR8.1, HO9.1	High	City	Latah County Historical Society, Idaho State Historical Society	ongoing	\$ -
	Maintain and promote the City of Potlatch's walking tour.	HR8.2	High	City	Latah County Historical Society, Idaho State Historical Society	ongoing	to be determined
Beautification	Encourage and support proper maintenance of buildings and residences.	CD4.1	High	City	City Website, SS Facebook	ongoing	\$ -
	Promote home cleanup days and enforce maintenance of private property.	HO9.1	High	City	City Website, SS Facebook	ongoing	\$ -
	Line the west side of the motor district with trees.	BD5.2	Medium	City	Northwest Management	2023	Adoption to be determined
	Increase the number of shade trees in Scenic Six Park.	PR10.1	High	City	Northwest Management	2023	to be determined

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Topic	ACTION	GOALS ADDRESSED	PRIORITY	PARTY RESPONSIBLE	POTENTIAL RESOURCES	DATE OF COMPLETION	Cost
Signage	Provide attractive, wayfinding signage or banners to: differentiate when people come into the city, the boundaries of the business district, to find key services, and/or seasons of the year.	BD5.1, BD5.2, TR11.1	High	City	UI, WSU, landscape architect	2023	to be determined
	Replace sign at Scenic Six Park.	PR10.2	High	City	City	2018	purchased
	Maintain street signs and make sure street numbers are visible at all addresses.	TR11.1	High	City	City	2018	to be determined
Livability	Place directional signs in front of Potlatch Senior Center providing information to people with handicaps on how to access the building.	PF6.1	High	City	City	2018	\$ 50.00
	Ensure adequate parking and address parking issues at the Community Center and along Pine Street	BD5.1, TR11.2	Medium	City	City	2018	to be determined
	Support the development of housing that meets the needs of the community.	ST7.1	High	City	USDA, Idaho Housing & Finance	ongoing	Adoption Date: September 2018 to be determined
	Ensure adequate emergency and law enforcement services.	PF6.1	High	City	City, Latah County	ongoing	city budget, 2018

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Topic	ACTION	GOALS ADDRESSED	PRIORITY	PARTY RESPONSIBLE	POTENTIAL RESOURCES	DATE OF COMPLETION	Cost
	Support sidewalk development and upgrades by private property owners.	HO9.1	High	Public/City	City website	ongoing	\$ -
	Educate homeowners on housing resources for home improvements.	HO9.1, HR8.1	High	City	USDA, Idaho Housing & Finance	ongoing	\$ -
	Seek opportunities to expand the city limits in a manner that would allow for additional housing.	HO9.1	High	City	City	ongoing	\$ -
	Expand ADA accessibility along city streets, in parks, and into and within public buildings.	TR11.1	High	City	City, ITD, LTAC	ongoing	to be determined
	Promote carpooling and senior transportation options.	TR11.2	Medium	City	City Website	ongoing	\$ -
	Promote the health and appearance of natural waterways while protecting and preserving recreational access.	NR12.1	Medium	Corp	Corp of Engineers	ongoing	Adoption date: September 2018 unknown
	Promote the maintenance and improvement of river water quality and aquifer water quality.	NR12.1	Medium	Corp	EPA, Fisheries	ongoing	to be determined

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Topic	ACTION	GOALS ADDRESSED	PRIORITY	PARTY RESPONSIBLE	POTENTIAL RESOURCES	DATE OF COMPLETION	Cost
	Support and promote proper storage, disposal and safe transportation of hazardous materials.	HA14.1	High	EPA	EPA Brownfields Program	ongoing	to be determined
Community Service Capacity	Prepare and implement a transition plan that addresses changes in key city personnel to ensure the city has the knowledge, technical skill, and certifications for managing the city's water and wastewater system.	PF6.1	High	City	City	2019	\$ -
	Evaluate and change utility rates to ensure the city's ability to replace and upgrade city infrastructure.	PF6.1	High	City	City	2020	to be determined
	Create a mentoring program where volunteers teach other potential volunteers what they do and where knowledge can be transferred.	PF6.1	Low	City	City	2020	\$ -
	Support the school district's After School Program.	ST7.1	High	City	City	ongoing	city budget

Adoption Date: September 24, 2018

Goal abbreviations: Population & Growth (PG), Land Use (LU), Community Design (CD), Central Business District (BD), School Facilities and Transportation (ST), Economy (EC), Housing (HO), Natural Resources (NR), Parks and Recreation (PR), and Hazards and Hazardous Areas (HH), Public Services and Facilities (PF), Transportation (TR), Agriculture (AG).

**RESOLUTION NO. 2018-09-24
ADOPTING THE POTLATCH COMPREHENSIVE PLAN
AND POTLATCH ZONING MAP (Part 2 of 2)**

The following is the first part of the resolution and is stated at the beginning of this planning document, the Potlatch Comprehensive Plan.

WHEREAS, Idaho's Local Planning Act, Idaho Code Title 67, Chapter 65, requires Idaho cities to carry out planning duties necessary for the development and amending of a comprehensive plan and amending the Potlatch Zoning Map, and

WHEREAS, the City of Potlatch, with the participation of its residents, has prepared a new comprehensive plan and zoning map, and

WHEREAS, public hearings have been held within the City in compliance with provisions of the Local Planning Act and the Planning and Zoning Commission has provided a recommendation concerning the Comprehensive Plan and the Zoning Map,

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of Potlatch, Idaho as follows:

1. *That the Potlatch City Council hereby adopts the City of Potlatch – Comprehensive Plan, dated September 24, 2018, including a Generalized Future Land Use Map....*

Continued Resolution:

2. Said adopted plan and zoning map is a final print of prior drafts which have been the subject of the public hearings referenced above and which reflect responses to public comments upon the proposed amendments.
3. Three copies of said Comprehensive Plan shall be maintained on file in the office of the Potlatch City Clerk. Individual copies may be purchased at the cost of production from the Clerk. An electronic copy is available free-of-charge.

This Resolution is ADOPTED and made EFFECTIVE this 24th day of September, 2018.



David Brown, Mayor

Attest:

(seal) 

Shelly Hammons, City Clerk

