BENEWAH COUNTY

COMPREHENSIVE PLAN

Adopted April 14, 2003

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1 INTRODUCTION

1.1 COMPREHENSIVE PLANNING:

Benewah County is located in the panhandle of the State of Idaho. It is bordered by Kootenai County on the north, Shoshone County to the east, and Latah County to the south. Its western border is the State of Washington. The County contains a large portion of the Coeur d'Alene Tribal Reservation. The County seat and largest population center of the county is the City of St. Maries. Other incorporated cities include Plummer and Tensed.

This plan sets forth the goals and objectives determined by the citizens of Benewah County to guide their community in future growth and development decisions. These goals reflect discussion and contemplation on the county's future and the desires of its residents. They are intended to provide and protect a "quality of life" and standard of living for residents and visitors alike and set tasks to be accomplished to achieve these goals.

It is the intent of the County to use the plan as a framework, which will promote sound land development, a safe and healthy living environment and a successful economic climate.

Therefore the plan will be used as a "working" document, referred to in land use and growth decisions. It will be responsive to the ever-changing environment of the community and will be subject to amendment to address those changes. It will continue to be a truly public document, requiring full public participation in its continued use and future changes. The Plan contains a narrative of elements of thirteen planning components, each with goals and objective statements and a concluding implementation plan.

GOALS: Are defined as statements, which indicate a general aim or purpose to be achieved.

Goals usually are stated in broad terms to reflect countywide values. They provide Benewah County general direction but not specific objectives.

OBJECTIVES: are defined as guidelines, which establish a course to guide present and future decisions.

Objectives express the manner in which future actions will be taken. They are, however, not inflexible rules that cannot be adapted to different situations and circumstances.

1. Amendments to the plan will be made following the guidelines set in Idaho Code 67-6509 summarized as follows: The plan may only be amended once every six months.
2. Upon any request to amend or repeal the plan, the Planning Commission/County Commissioners shall set a public hearing, giving at least 15 days public notice in the local newspaper or by mail.

3. The Planning Commission/County Commissioners shall hold the public hearing to hear comments on the proposed change. They will consider such comments and make a decision on the plan's amendment.

4. No amendment shall be effective unless adopted by an ordinance or resolution by the Board of County Commissioners, of which three copies shall be on file at County Courthouse.

2 POPULATION

Benewah County includes the cities of Plummer, St. Maries, and Tensed. Other unincorporated communities include Parkline, Fernwood, Santa, Emida, DeSmet, Milltown, and St. Joe City. The total population of Benewah County in 1990 was 7,937 and in 2000 was 9,171, which results in a 1.45% growth per year. The City of St. Maries is the most populated city in the county and had a population of 2,652 in 2000 (about 28.9% of the total county population). The following is a table illustrating the population projections from 2000 to 2025.

Population Projections for Benewah County, Idaho

	2000	2005	2010	2015	2020	2025
Benewah County	9,171	10,485	11,263	12,052	12,825	13,531

*Data provided from Idaho Economic Forecast Summary
http://www.epa.gov/ttn/rto/areas/pop/popp_id.htm

The following table illustrates the percent of population of Benewah County from 1980 to 2000 by age.

Percent of Population By Age for Benewah County, Idaho

	1980	1990	2000
Median Age	29.4	34.6	39.2
Under 18 years (%)	32.4	29.6	26.9
18 to 64 Years (%)	56.7	57.3	58.9
65+ Years (%)	10.9	13.1	14.2
Persons per Household	2.81	2.63	2.52

The following table describes the Income from 1980 to 1999.

Income for Benewah County, Idaho

	1980	1985	1990	1999
Per Capita Personal Income	$8,201	$10,749	$13,992	$19,064
Percent of National Average	80.5%	73.1%	71.5%	66.8%
Percent of State Average	93.9%	92.3%	88.2%	83.4%

2.1 GOAL:

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

2.2 OBJECTIVE:

1. Limit higher density residential development to areas easily served by infrastructure and public services.

2. Discourage high-density development where it would conflict with agriculture, forestry, or existing commercial or industrial activity.

3. Direct growth away from areas with important environmental features, which will be negatively impacted by development.

4. Encourage growth to occur in existing cities or areas likely to be annexed into existing cities.

Benewah County wishes to ensure that land use policies, restrictions, conditions and fees do not violate constitutional private property rights, adversely impact private property values or create unnecessary technical limitations upon the use of the property which will constitute an unlawful taking of private property rights.

Each land use action considered by the County should utilize the Attorney General's checklist and evaluation criteria as revised from time to time to assure the action complies with the "Idaho Regulatory Takings Act". Questions such as the following will help in determining the impact on private property rights.

1. Does the regulation or action result in the permanent or temporary physical occupation of the property?

2. Does the regulation or action require a property owner to dedicate a portion of property or grant an easement?

3. Does the regulation deprive the owner of all economically viable uses of the property?

4. Does the regulation have a significant impact on the landowner's economic interest?

5. Does the regulation deny a fundamental attribute of ownership?

6. Does the regulation serve the same purpose that would be served by directly prohibiting the use or action; and does the condition imposed substantially advance that purpose?

3.1 GOAL:

To establish policies the County will follow to balance private property rights with community planning, public health and safety needs within the accepted confines of the federal, state and local laws. Land use policies should be designed to protect private property rights and property values while accommodating various types of development in accordance with overall considerations of public health, safety and general welfare.

3.2 OBJECTIVES:

1. To review all land use decisions, policies, procedures and ordinances following the adopted County policies.

2. To utilize the Attorney General's checklist and evaluation criteria, as periodically revised, to ensure that all land use actions do not violate the "Idaho Regulatory Takings Act".

3. Existing residential, commercial, industrial uses should be protected and take precedent if possible when there is a conflict with a proposed use.

4 SCHOOL FACILITIES AND TRANSPORTATION

Benewah County has three public school districts covering the county. In addition several non-public schools also serve the county residents.

Enrollment in the primary school district, St Maries Joint School District #41, has been decreasing in the last six years. With the exception of 1997-98, the Plummer/Worley School district, which serves the western side of the county, has remained fairly constant. The Coeur d'Alene Tribal School in DeSmet has an average enrollment of about 75 students.

School Year	St Maries	Plummer/Worley
2001-2002	1,143	553
2000-2001	1,137	550
99-2000	1,252	563
98-99	1,282	542
97-98	1,290	511
96-97	1,328	554
95-96	1,347	567
94-95	1,336	552
93-94	1,320	526

Local businesses are working closely with the school districts on a school-to-work project. The ultimate goal is to keep the county's young people in the area with jobs that will support them. The St. Maries School District has implemented a program where work-based learning and careers are integrated into the curriculum.

A cooperative effort among several local agencies including the St. Maries School District, the county commissioners, prosecutor, the district and the juvenile probation officer resulted in the development of a community education center for young people in the fall of 1996. The purpose is to offer instruction and counseling, and to integrate these students back into the public schools as soon as possible.

4.1 PUBLIC SCHOOLS:

The St. Maries School District #41 serves students in the eastern half of Benewah County and the southern portion of Shoshone County. The school administration building is located at 622 College Street in St. Maries. The facilities consist of an elementary school (Heyburn Elementary), serving grades kindergarten through fifth; St Maries Middle School, serving grades sixth through eighth, and St Maries High School with grades ninth through twelfth. The communities of Calder and Avery in Shoshone County have small schools that serve kindergarten through eighth grade. These students attend High School in St. Maries. The Upriver area (Emida, Santa, Fernwood, and Clarkia) has a kindergarten through eighth grade school. These students also attend St. Maries High School. The children are transported to these various schools by more than 20 school district buses over various transportation routes.

The Plummer/Worley School District # 44 serves students on the western side of Benewah County and the southwestern portion of Kootenai County. The school administration building is

located adjacent to the high school in the City of Plummer. The facilities serve kindergarten through twelfth grade with an elementary school located in Worley and the middle and high schools in Plummer. The children are transported to the schools by school district buses over 18 transportation routes.

The Kootenai School District #274 is located in Kootenai County near the Benewah County line and serves some students from Benewah County. The school administration is located on Harrison Flats near the community of Harrison, and the facilities serve grades kindergarten through twelfth. School enrollment increased by nearly 30 students from 1990 to 1995, with a 1995 enrollment of 300 students. The student enrollment remained fairly constant at 300 students between 1995 and 2000. The students are transported in seven buses over five school bus routes.

4.2 NON-PUBLIC SCHOOLS:

The Coeur d'Alene Tribal School is located in DeSmet and serves students in grade kindergarten through eighth. Enrollment averages around 75 students each year. There is one bus transportation route, served by two buses.

Area churches also operate schools. Locations and enrollment vary from year to year.

In addition, there are several families who home school their students plus some families near the perimeter of Benewah County send school children to neighboring schools in Latah County, Idaho and Whitman County, WA.

4.3 GOAL:

County residents are committed to maintaining and supporting the improvement and the quality of education.

4.4 OBJECTIVES:

1. Integrate schools with land use, transportation, recreation and other community objectives and plans in order to realize maximum benefit for the citizenry.

2. Cooperate and coordinate with school administrators to determine the locations of new schools that are consistent with the land use plan, the concepts of urban growth areas, and available utilities.

3. Support involvement in the school system by encouraging participation on various committees to advise the school districts.

4. Help meet the need for school facilities by the identification and planning of future building needs, expansion sites and infrastructure availability and preserving such needed sites during the planning process.

5. Consider the safe transportation of children both to and from school.

6. Support joint use of school and recreational facilities by the public as available and appropriate.

7. Support the improvement of the education system.

8. Make land use decisions that help address the needs of youth in our county.

5 ECONOMIC DEVELOPMENT

Benewah County contains the US Highway 95 corridor, the major north-south transportation route in Idaho. The area's economic base is manufacturing (including lumber and wood products), services, with retail trade being the third largest employment sector. Benewah County's economy is directly tied to the timber industry. Other segments that contribute to the local economy are health care, education, farming, governmental and mining. The importance of timber in the county is noted in more detail in the component entitled Natural Resources.

The proximity of larger urban centers such as Coeur d'Alene, Moscow and Pullman to Benewah County provides employment opportunity to the county residents. In 1999 the per capita income for Benewah County was $19,064 (about 83.4% of the state average and 66.8% of the national average). As of 1999, Benewah County ranked 23rd out of 44 Idaho counties for per capita income.

Throughout the 1990's Benewah County experienced double-digit unemployment rates, stemming from the decline of the county's most important industry, forest products, and highly seasonal pattern of employment, further depressing income levels in the county. Since 1998, mill closures and timber industry layoffs resulted in unemployment for 231 people.

Benewah County has 4,508 jobs within the county limits. One hundred seventy-nine persons commuted beyond the county boundaries to work.

Employment in Benewah County is primarily in timber, tribal, medical, education, governmental, agricultural, mining and related manufacturing, retail and services sectors. In addition, there are a few "cottage industries" and home based businesses that typically employ one or two persons each. The civilian labor force in the county is 4,508. Of this, there are 970 jobs directly related to lumber and wood products. Unemployment has been a serious problem in Benewah County over the past 10 years, with the unemployment rate fluctuating between 10.9% and 12.4%. Unadjusted data peaks as high as 16.8% were recorded during the period.

Commercial areas in Benewah County are primarily in the community center of St. Maries, Plummer, Tensed and Fernwood. There are some industrial sites throughout the county. Currently all public sewer systems to serve such developments are located within or adjacent to cities and community centers.

The Coeur d'Alene Tribe has a gaming facility in Kootenai County providing an increasing number of jobs for Benewah County residents and support for the schools in Plummer, Worley and DeSmet. The Tribe operates a convenience store, gas station, entertainment hall, motel, restaurant, and conference center. The Tribe continues to plan for expansion of this facility.

Stemming from an Economic Development Summit held in St. Maries in 1998, the community identified the need for fundamental changes including job diversification. The decline of the forest products industries make it imperative that the area diversifies its economic base. . Although diversification has always been a goal, it is now a principal goal with the reduction available

timber for processing coupled with international market conditions. Benewah County is suffering a serious decline in job opportunities.

To promote economic development in Benewah County the Greater St. Joe Development Foundation was founded in 1989 by a group of business and community leaders with the objective of stabilizing the county's economy. It is a non-profit, volunteer organization deriving operating funds through donations and membership dues. It represents a partnership between business, industry, elected officials and service organizations. The focus is on infrastructure improvement, business retention, expansion, and recruitment. The goal is to diversify the economy by promoting a variety of business opportunities and services to the residents.

Other local organizations assisting in economic development activities are the St. Maries Chamber of Commerce, , the Plummer Community Action Team, the Coeur d'Alene Tribe Planning and Development Office and the Tensed Area Business Association.

Resources for economic development includes the Panhandle Area Council's two direct financing programs –that are the EDA funded Revolving Loan Fund and the Small Business Administration's Certified Development Company 504 loan program. Several banks cooperate with the Small Business Administration's 7(a) guaranty program. These resources can provide financial assistance to entice and facilitate business growth in the area.

There is the Small Business Development Center in Lewiston and Coeur d'Alene that provide direct consulting and training services to individual small businesses through a sustained and effective education. This involves several colleges and universities in the area, which provides assistance to Benewah County's economic development efforts. These include North Idaho College (Coeur d'Alene), Lewis and Clark State College (Lewiston) and the University of Idaho (Moscow). The Coeur d' Alene Tribe also assists in economic development within the County. Benewah County also participates in the Panhandle Lakes Resource Conservation and Development Council.

Finally, state agencies such as the Idaho Department of Commerce offer technical and financial assistance to those seeking to locate businesses in Benewah County.

5.1 GOAL:

To encourage growth and diversification in the economy of Benewah County through emphasis on infrastructure, business retention, expansion and recruitment and by promoting a stable, economic base.

5.2 OBJECTIVES:

1. To cooperate with communities in Benewah County to develop infrastructure to serve businesses.
2. Plan suitable areas for industrial parks in the county, near appropriate services.

3. To cooperate with city, state and federal officials in flood plain management to minimize the economic impact on the County.

4. Cooperate with small cities to beautify and revitalize the existing communities' centers.

5. Support the improvement of health care, education, recreation and cultural facilities.

6. Cooperate with the Greater St. Joe Development Foundation, the various Chambers of Commerce and business groups to retain, recruit, and locate businesses which will be economically viable in areas , compatible with the community and in conformance with the goals and objectives of the comprehensive plan.

7. Establish industrial areas with the objective of expanding manufacturing which will utilize the natural resources of the county.

6 LAND USE

The land in Benewah County primarily consists of forest and agriculture uses. The commercial and industrial uses are located throughout the county. Residential uses outside of city limits and impact areas are typically single-family residences on large parcels. Public and semi-public uses are distributed throughout the county and include the County government buildings, parks, schools, senior centers, churches, and meeting halls.

Additionally, Benewah County has several sites that are considered historically significant. These have been identified in the Special Sites/Areas component of the plan.

In 1975, a Land Use Map was adopted. In the 1990s, the Land Use Map was reproduced by each township and these maps are the Land Use maps for Benewah County and incorporated as part of the Land Use Plan. As of August, 2002, a Zoning Ordinance has not been adopted.

6.1 LAND USE TYPES:

The following sections provide more detailed guidelines on land use policy:

Agriculture: There are currently 62,490 total acres in the county used for agricultural production. Land use policy in Benewah County should encourage agricultural enterprise and the diversity of agricultural products to retain the predominantly rural nature of the community.

Forestry: The harvest of timber and other products from forestland in Benewah County is essential to the local economy. Planning decisions should encourage multiple uses of forest resources and promote harvest, thinning and other silvicultural practices to ensure safety and to improve the health and diversity of forestland.

Mining: Mining activities in Benewah County include open pits, which supply aggregate, sand, clay and rock. Mining for heavy or precious metals is not a significant element of the County economy. The Idaho Department of Lands must permit open pit mining activities.

Commercial: Commercial planning in Benewah County will encourage the formation of enterprises that add value to the existing economic base. In formulating land use policy governing commercial development, consideration will be given to the impact proposed commercial enterprises will have on the current uses of surrounding lands, the impact on the flow of traffic in the area in which it is located.

Industrial: Benewah County policy will encourage and promote clean, low-impact industrial development in designated industrial zones. Industrial developments will be located in areas with adequate transportation capacity, sanitation and waste disposal, and water capacity sufficient to provide for business needs and fire suppression. Consideration will be given to the impact proposed industrial development will have on the County's ability to dispose garbage produced by such development.

Residential: When practical, new residential developments should locate near existing development to provide for the systematic expansion of public services. Existing land uses of adjacent lands should be considered when new residential developments are planned.

6.2 GOAL:

To provide a variety of land use types that will meet the needs of Benewah County's residents and businesses; provide for standards under which land is developed to ensure quality development and to minimize the costs of growth being transferred to current residents.

6.3 OBJECTIVES:

1. Protect and preserve the rural nature of the county by maintaining low-density developments outside of the city impact areas.

2. Require subdivision design outside the city impact areas to maintain the rural nature of the county. Evaluate all subdivision and development proposals for impact on public facilities and services. Ensure that adequate and accurate information is available upon which to base development decisions

3. Encourage cities within the county to establish well-defined community centers with adequate public utility systems.

4. Develop a land use plan that provides for an orderly transition from rural to urban areas.

5. Establish consistent standards for development in zoning, building and subdivision ordinances, which include criteria for school bus routes, transportation system, and policies for utility extensions.

6. Encourage open space to be maintained in undeveloped areas of the county. Develop subdivision design standards to maintain open space.

7. Include adequate commercial and industrial sites in the land use plan.

8. Locate industrial activities to minimize conflicts with surrounding use while maintaining the industry's efficiency and viability.

9. Encourage commercial development in established commercial districts.

10. Allow appropriate home-based businesses.

11. Rural residential areas should be developed in such a manner that necessary services can be efficiently provided.

12. Encourage high density residential uses be confined to areas or places where adequate public utilities are, or can be made available.

13. Encourage the adoption of agricultural/forestry/logging nuisance waiver similar to the action of the 1997 legislature.

Evaluate carefully the creation of wild land reserves, wilderness wetlands, or other areas of limited access to lands and uses, to assess the impact upon economic development and protect private property rights.

7 TRANSPORTATION

Benewah County has several methods of transportation available to its residents. The primary method of transportation is vehicular, being served directly by U.S. 95, the major north-south route in Idaho, State Highways 3, 5, 6 and several prominent county roads. The Coeur d'Alene and Spokane airports also serve them.

7.1 ROAD AND HIGHWAY SYSTEM:

The Functional Classification Map, located in the appendix, shows the state highway system within Benewah County. The following is a list of and the length of each of the state highways in the county.

Hwy 6/Emida-Harvard Hill	15 miles
Hwy 3/Peterson Hill-Clarkia	45 miles
Hwy 5/St. Maries/Plummer	19 miles
Hwy 60/Hwy95-Wa. line	6 miles
Hwy 95/Latah Co. line to Kootenai Co. line	28 miles

The following table shows the existing and projected average daily traffic (ADT) counts on these state highways from Idaho Transportation Department Records (4/12/01).

			Projected	
Highway	**Location**	**2000 ADT**	**2005 ADT**	**2025 ADT**
Highway 6	Emida – Harvard	770	820	1,010
Highway 3	Peterson Hill – Clarkia	2,338	2,522	3,268
Highway 5	St. Maries – Plummer	1900	2128	2736
Highway 60	Highway 95 – WA state line	340	350	430
Highway 95	Latah Co. Line to Kootenai Co. Line	3,040	3,380	4,710

The roads not classified as a state highway are maintained by the county and Highway Districts. The following provides a list of the four county maintenance areas and Highway Districts and the length of roads they maintain:

Up River	200 miles of road
St. Maries	290 miles (28 paved)
Tensed Highway District:	138 miles
Plummer Gateway Highway District	98 miles (22 paved)

The Coeur d'Alene Indian Tribe and Bureau of Indian Affairs maintains 24 miles of roads in the county.

In addition to county roads another seventy miles of roads and streets are within incorporated cities or other community centers of the county. The City of St. Maries has 28 miles of streets and Plummer 10 miles of streets.

Heyburn State Park and McCrosky State Park have 8 miles (6 paved) and 30 miles of roads respectively. These are maintained by the state parks system. Another 127 miles are located on U.S. Forest Service land and maintained by the federal government.

In the 1990's, the City of St. Maries performed major street improvement projects in the community. Most other existing roads are considered to be in poor to fair condition. All new streets and roads must be constructed to set construction standards. Good design standards and construction methods are essential in providing a good transportation system in Benewah County and keep maintenance costs low to the taxpayer.

7.2 OTHER TRANSPORTATION CONSIDERATIONS:

1. Airport - The Spokane International Airport is located 60 miles from St. Maries in Spokane. This airport is capable of handling twin-engine aircraft, small private jets and commercial airlines. Commercial passenger service to all major cities is available. The cities of Lewiston, Pullman WA and Coeur d'Alene also have smaller airports.

   St. Maries Airport has 3,700 feet of runway and serves small single and twin-engine planes.

2. Bus/Taxi - The area has the following services:
   a. The BAT (Benewah Area Transportation) bus serves Benewah County and Harrison, ID. Senior citizens are transported to scheduled medical appointments in Spokane, Coeur d'Alene, and the Benewah Medical/Wellness Center in Plummer.
   b. Benewah Medical Center (Plummer) provides transportation to and from the clinic as well as scheduled medical appointments in Spokane, Coeur d'Alene or Moscow.
   c. The Coeur d'Alene Tribe provides transportation for senior Native American residents and to the Coeur d'Alene Casino in Kootenai County.

3. Railroad - the County is served by the St. Maries River Railroad and UPRR into Plummer. There is no passenger service available in the county, but there is an Amtrak station in Spokane. Freight service is available in St. Maries.

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

5. River Transportation/Port Facilities - The river and lake are used for transportation for recreational and logging purposes. In addition, Benewah County is 95 miles from the port of Lewiston, head of navigation of Columbia (Snake River) system. Cargo moved through the Port of Lewiston accesses ocean shipping at Portland, Oregon. Much of the forest and agricultural products from Benewah County are trucked to Lewiston and shipped out of the Port of Lewiston.

7.3 GOAL:

To maintain, improve and promote the safety and function of the overall transportation system in and around the county consistent with growth, tourism demands and fiscal conditions.

7.4 OBJECTIVES:

1. Encourage private transportation systems to meet the needs of the county.

2. Provide major destinations such as hospitals, schools, business centers and industrial areas with adequate arterial street design and with sufficient capacity to accommodate the demands.

3. Utilize zoning and subdivision regulations to protect major arterials from traffic conflicts.

4. Encourage the development of a Countywide Transportation Plan.

5. Research funding alternatives which are acceptable and within the financial means of the citizens of the county, which may include the potential of grants, Local Improvement Districts and impact fees. Encourage growth to pay for itself so as to minimize the financial impact on County taxpayers.

6. Develop cooperative relationships with the subdivision road associations, the county, the highway districts and the state in planning, construction and maintenance of transportation facilities within the county.

7. Promote better maintenance of the state highway system within and leading to the county.

8. Maintain the railroad, which is critical to the industrial and commercial uses in the county, as a necessary transportation center. Ensure that land use conflicts do not occur between railroad facilities or lines and adjacent land uses.

9. Protect, maintain and expand the Benewah County Airport facilities by encouraging the implementation of the airport plan and by providing, through zoning, appropriate land uses and clear zones within the impact area of the facility.

10. Encourage the continued use of the St. Joe River as a commercial transportation corridor with appropriately placed landings

11. Set up standards for rural subdivision road maintenance that encourage safety and minimize soil or roadbed erosion.

12. Implement design and construction standards for roads within new subdivisions that will ensure safe, all season travel and make provisions for adequate storm water runoff and erosion control.

13. Coordinate transportation efforts with the roads under Tribal jurisdiction.

14. Control location and frequency of new approaches onto County roads.

8 PUBLIC SERVICES, FACILITIES AND UTILITIES

Benewah County contains numerous public and quasi-public facilities and services that serve the public. Each is identified below, by description.

8.1 PUBLIC:

1. County Courthouse - the County Courthouse building is located at 701 College Avenue in St. Maries. It is an older structure and contains three courtrooms, a meeting area for County Commission, Planning Commission and other public and quasi-public groups, office areas for conducting county business by the County Commissioners and other appointed officials. The building contains public restrooms and has recently been remodeled to comply with American with Disabilities Act standards. It contains a meeting room in the lower level that serves numerous community organizations.

2. County Shops - There are three county shops located in Santa, Tensed and St. Maries. These shops house road crews and equipment. The Gateway Highway District also operates a shop at Plummer.

3. County Parks - County parks are covered in detail in the recreation component of this plan.

4. Water Systems - Fernwood, Santa, Emida, Tensed, Plummer and St. Maries all have community water systems. The St. Maries water system provides service to areas outside the city limits that include Hilltop area (state shops), the St. Joe Lagoon area and Potlatch complex, the community areas of Riverview Park, Sunset View, Milltown, and Riverdale and along the St. Joe River to Omega. The remainder of the county utilizes private wells, springs or other sources.

5. Wastewater Systems - Fernwood and Santa have a joint wastewater treatment facility. Emida, Tensed, Desmet, Plummer and St. Maries each have a community wastewater treatment facility and collection system. The City of St. Maries' system provides service outside the city limits to the St. Joe Lagoon, Cottonwood Point, Milltown, Sunset View, Riverview Park and Hilltop areas.

6. Libraries - There are four libraries in the county. The library located in St. Maries has over 24,000 volumes, 3,000 registered borrowers and is governed by a five-member board appointed by the City Council. Internet access is available. The Plummer Library has over 10,000 volumes with 1,500 registered borrowers and also has Internet access. The board consists of five members appointed by the City Council. Libraries are also located at Fernwood and Tensed.

7. Cemeteries - A cemetery is located in each of the communities of DeSmet, Fernwood, Plummer, Sanders, Emida and St. Maries.

8. Schools - The public school system is evaluated in the "Schools and Transportation" section.

9. Senior Centers – Community senior centers are located in St. Maries, Fernwood, Tensed and Plummer. These centers provide meals, recreation and other services for senior citizens.

10. Streets - These infrastructure needs are evaluated under the Transportation section of this plan.

11. Utilities – The following essential and utility services are being provided to Benewah County:

    a. Electricity - Electrical power is currently provided to residents of the County by four service provides. Avista Utilities serves the City of St. Maries, St. Joe City, Parkline, the Benewah Valley and surrounding areas. The City of Plummer is served by a municipally owned system, which also serves Lovell Valley, and Heyburn St. Park. Kootenai Electric serves the rural area surrounding Plummer. Clearwater Power serves the communities of Tensed, Emida, Santa Fernwood and surrounding areas.
    b. Cable TV - There are two private cable service providers operating within the county, one serving the St. Maries area, and the other serving the Plummer area. Cable lines to service areas and individual homes are normally placed on telephone poles or buried underground as the circumstances dictate.
    c. Telephone - Telephone service throughout the county is provided by Verizon. Service is provided by overhead telephone lines or buried underground lines as the circumstances dictate. Cellular phone service is becoming available in many areas of the County.
    d. Solid Waste Disposal – Solid waste generated in Benewah County is transferred to a county owned transfer station and transported to Missoula, Montana for disposal. The County is involved in an on-going evaluation of other disposal alternatives.
    e. Natural Gas - The Benewah County area does not currently have natural gas service.

12. U.S. Post Offices - Post Offices are located in each of the communities of Plummer, Fernwood, Tensed, Santa, DeSmet and St. Maries.

13. Law Enforcement - Law enforcement in Benewah County is provided by the following agencies: Benewah County Sheriff, St. Maries Police Department, Plummer Police Department, Coeur d'Alene Tribal Police, and the Idaho State Police.

14. Fire Protection - Several districts within the county dispatched by a countywide 911 system provide Fire protection services. These include:

a. Tensed Fire District - Mutual aid provided by the State of Idaho Department of Lands and the Coeur d'Alene Tribe.
b. Plummer Gateway Fire District
c. Fernwood Rural Protective Fire District
d. St. Maries Fire Protection District (which includes the City of St. Maries)
e. Coeur d' Alene Tribal Fire Management Program.
f. The Potlatch Corporation – The Potlatch Corporation maintains its own fire protection personnel and equipment. The Corporation has a mutual aid agreement with the cities of St. Maries, Plummer, Tensed and Worley. Idaho Department of Lands responds to timber, wild lands, and non-structural fires.

Not all areas of rural Benewah County are covered by a fire protection district.

15. Ambulance Service - Ambulance service is provided to Benewah County by the following:

a. Tensed Ambulance Service -All volunteer, serves Tensed, Sanders and DeSmet
b. Worley Ambulance Service -All volunteer, serves Plummer, Worley and assists to Tensed
c. Upriver Ambulance Service - All volunteer, serves Fernwood, Clarkia and Santa
d. St. Maries Ambulance Service - All volunteer, serves City of St. Maries and surrounding areas.

16. Health Care Facilities - Benewah County is served by the following health care facilities located within its boundaries.
    a. Benewah Community Hospital (St. Maries)
    b. St. Maries Family Medicine (St. Maries)
    c. Valley Vista Care Center and Cottage Care (St. Maries)
    d. Benewah Medical Center (Plummer)
    e. Coeur d'Alene Tribe Wellness Center (Plummer)
    f. The following Regional health care facilities are available to county residents:
        i. Kootenai Medical Center, Coeur d'Alene, Idaho
        ii. Pine Crest Hospital, Coeur d'Alene, Idaho
        iii. Gritman Hospital, Moscow, Idaho
        iv. River Crest Hospital, Lewiston, Idaho
        v. St. Joseph's Regional Medical Center, Lewiston, Idaho
        vi. Valley Hospital and Medical Center, Spokane, Washington
        vii. Deaconess Hospital, Spokane, Washington
        viii. Sacred Heart Hospital, Spokane, Washington
        ix. Veterans Administration Hospital, Spokane Washington

8.2 QUASI-PUBLIC:

Below is a general list of other quasi-public facilities available in Benewah County:

1. Coeur d'Alene Tribe Wellness Center
2. Churches
3. Senior Citizen Organizations
4. Grange Halls
5. Fraternal Organizations
6. Masonic Hall
7. Odd Fellows Hall
8. Community Halls in Tensed, Plummer and Emida
9. CFA Hall in Fernwood

8.3 GOAL:

To provide public and quasi-public facilities and services at a level that meets the needs of the public, maintains health and safety standards for the citizens, and provides necessary facilities meeting federal, state and County requirements which will not create an excessive financial burden upon citizens and communities.

8.4 OBJECTIVES:

1. Support the improvement and expansion of the health care, law enforcement, fire protection and other emergency response facilities within the county.

2. Continue to improve county services and facilities to meet the demands of county residents and those caused by growth.

3. Encourage utility providers to plan for needs created by growth and to cooperate with the county on the placement of those utilities. Set standards or policies for the placement of facilities to be compatible with existing or proposed land uses and private property rights.

4. Make land use decisions to confine the extension of urban services and facilities to designated urban growth areas. This will assure the extension of those services will not result in development pressures or other changes not in conformance with the Comprehensive Plan.

5. Encourage the providing of urban services to vacant land within developed areas.

6. Plan public buildings and their locations so that current and future needs are considered, expansion space is available, joint or multiple uses with other agencies are considered, are central to other public facilities, and are not within hazard areas.

7. Develop design and construction standards for streets, water, sewer and other facilities that protect public health and minimize maintenance cost of public agencies.

8. Encourage and cooperate with cities and communities within Benewah County to update and expand water, wastewater and transportation facilities master plans.

9. Develop guidelines and policies which are consistent with state and federal agencies for public and private drinking water and wastewater systems outside designated urban growth areas.

9 HOUSING

Providing good quality, safe, and affordable housing is important to Benewah County to meet the basic needs of both individuals and families. A variety of housing needs to be available to maintain a quality of life and the traditional values of the citizens.

The following table provides an overview of the existing housing to Benewah County. The data for 1980 and 1990 are from US census data, and the 1996 is estimated based upon issued building permits from 1991 to 1996.

	1980	1990	1996	2000
Housing Units	3,499	3,731	3,841	3,580
Mobile Homes (included)	655	956	1,271	1,042
Owner Occupied		2,262	2,285	2,812
Renter Occupied		670	707	768
Average New House Value	$35,000	$44,500	$102,000	$108,095

Benewah County has been impacted by the growth. As growth continues, it brings with it the need for more and more community services and housing. In the 1995 Consolidated Plan prepared by the Idaho Community Housing Agency, community leaders from the area were asked to rank their concerns for available, affordable and quality of housing units. They elaborated with concerns of economic growth on housing in the area (especially on affordable housing and infrastructure) and the perceived high level of property taxes. Concerns were also expressed for the capacity and condition of the infrastructure to serve them.

Building permits issued in Benewah County demonstrates the following trends:

1993	Mobile/Manufactured Homes	Site Built Homes
County	25	38
City (St. Maries)	7	5
1994		
County	37	32
City	12	1
1995		
Both	35	17
2000		
Both	12	9

Benewah County has experienced a shortage of affordable housing, as well as an inadequate number of rental units. Rising real estate prices and higher property taxes make it difficult for average income families to purchase new homes. The geography and flood plains around St. Maries limits the future development area.

Created by Benewah County Planning & Zoning Commission

The County has adopted the Uniform Building Code per Idaho Code Title 44, Chapter 22, and has a Building Inspector to perform the inspections.

9.1 GOAL:

To allow for a variety of housing opportunities while protecting existing property values and maintaining high standards of construction, safety, and aesthetics.

9.2 OBJECTIVES:

1. Continue to enforce State building code standards for new construction.

2. Encourage alternative uses of existing structures that comply with zoning requirements. Allow for diversity within the building and zoning ordinances by developing performance standards.

3. Encourage the renovation of older homes that will comply with current safety standards, building codes and energy consumption requirements.

4. Develop zoning and subdivision ordinances that will encourage residential development toward cities and their areas of impact and away from agricultural and timber uses.

5. Increase available and affordable housing as the market demands. Encourage private efforts to supply adequate housing for those people whose needs are not being met.

6. Housing in hazard areas such as flood plains and geologically unstable areas, should be discouraged or constructed to reduce the degree of risk the site imposes.

7. Planned Unit Developments may be employed as a means of providing needed and varied housing types.

8. New streets, roads and sewer facilities built to serve new housing must be designed and constructed to protect public health and safety and to minimize maintenance cost by public agencies.

9. Areas suitable for recreational housing should be designated in the Comprehensive Plan according to these criteria:

    a. In proximity to amenities such as waterways, panoramic views, or other natural features.
    b. In areas where adequate protection from natural hazards can be incorporated in the building or site design.
    c. On sites with adequate water supply and access built to County standards.

d. On sites of adequate size and with suitable conditions for onsite wastewater, subsurface sewage disposal and on site water sources except when suitable alternatives are provided.
e. Access roads constructed to County design standards.

10 RECREATION AND TOURISM

10.1 RECREATION:

Benewah County has numerous recreational opportunities available within its area. These include organized activities and programs, as well as opportunities for self initiated recreation. These are described below:

1. County Parks - Benewah County Fairgrounds are located in St. Maries and provide a year round facility for a variety of activities.

2. Golf Course –The City of St. Maries offers a panoramic and challenging nine-hole golf course.

3. Swimming Pools - The City of St. Maries offers an outdoor swimming pool and Aqua Park; both are open during the summer months. Benewah Wellness Center in Plummer has an indoor pool open year-round.

4. School Districts - School district facilities include ball fields, playgrounds and tennis courts.

5. Lakes and Rivers - Recreational opportunities can be found at Chatcolet, Round, Benewah, Porret, Bell, Swan, and Kinsolving Lakes, and the St. Joe and St. Maries Rivers.

6. Hunting/Fishing Sports - The area has many public and private areas for hunting and fishing. The area abounds with many indigenous big game animals, fish species, small game animals and furbearers, upland game birds and waterfowl accessed by "sportsman" accesses.

7. Enterprise Park – This is a public park developed by the Coeur d'Alene Tribe providing recreational use, RV parking and limited commercial and industrial opportunities.

8. Trail of the Coeur d'Alene – The old Union Pacific Railroad Grade from Plummer to Mullan has been converted to a pedestrian/bike trail as part of the regional superfund remediation project.

Recreational facilities in the surrounding area include:

10.1.1 State Parks and Public Lands:

Heyburn State Boat Park, Aqua Park, Emerald Creek Garnet Mine, St. Joe National Forest, Cherry Bend Boat Park, Sportsman's Access at St. Maries River and St. Joe River, McCroskey Park, State ORV (Off Road Vehicle) Park/Christmas Hills, St. Maries City.

10.1.2 Historical:

1st St. Red Collar Dock Area, Mission Point, Coeur d'Alene Tribe Interpretive Center (Rocky Point)

10.1.3 Winter Sports:

Skiing – Five area ski resorts operate within 100 miles of St. Maries. Groomed snowmobile and cross-country ski trails are located throughout the county.

10.2 TOURISM:

St Maries Art Festival, Paul Bunyan Days, St. Joe Car Club Show, Benewah County Fair, Coeur d'Alene Tribe Cultural Display, Plummer Point, Hawley's Landing, Cottonwood Point, Historic Mullan Trail, St. Maries Airport, Historic Hughes House, RV parks, bed and breakfasts, small community celebrations.

10.3 GOAL:

To create ample places and facilities for indoor and outdoor recreation to meet the needs of the local citizens and visitors and to preserve and utilize the natural resources in and around the county.

10.4 OBJECTIVES:

1. Investigate development of recreational facilities as the county residents desire.
2. Encourage more programs through all forums, such as the schools, private groups and other organized efforts.
3. Encourage efficient utilization, operation and maintenance of all recreational and park facilities.
4. Develop more cultural opportunities.
5. Coordinate with other regional recreational planning efforts and the development of a regional tourism plan.
6. Preserve the historical recreational use on the county, state, and federal lands within the county.
7. Cooperate with State and Federal agencies, cities, adjoining counties and private associations in the planning and development of all types of recreational activities and facilities.

8. Encourage private recreational areas and facilities to be established to fulfill the recreational needs of the County residents and visitors.

9. Encourage reasonable public access to waterways. Development along waterways should be designed to provide public access in specified areas.

10. Encourage the development of recreational housing in conformance with the Comprehensive Plan.

11. Encourage open space to be maintained between developed areas of the county.

12. Subdivision design should be encouraged to maintain some areas as open space by creating parks and incorporating cluster and planned unit concepts.

13. Define areas not suitable for building and preserve them as open spaces.

14. Maintain and expand upon the county recreational opportunities and parks. Encourage standards to guide the county in the future expansion and development of new parks and recreational facilities.

11 NATURAL RESOURCES

Benewah County, located in north Idaho, is situated south of Lake Coeur d'Alene. The county has a total land area of 497,000 acres. Of this, federal land is 12%, state land is 13%, tribal land is 10%, local government land is 1% and the remaining 69% is in private ownership.

11.1 SOILS:

There are various soil types in the Benewah County area. Three major soil divisions are found:

1. Thirty-five percent of the land area, mainly in the western portions of the county, has a clay base covered with a silty loam and is suitable for cultivated crops.

2. Fifty-five percent of the land area, mostly in the central and eastern parts, is silt loam or gravelly silt loam with granite or shale bedrock at depths of 20"-60". These soils are mostly forested.

3. Ten percent of the land area, along steep river and stream walls, has stony loam over stony clay subsoil with basalt rock underlayment.

11.2 TIMBER:

The Forest products industry provides a major portion of the economic base for Benewah County. Most existing employment is tied to forest products industry in some form or another. Preservation of timberlands and forest management are of high priority to protect this economic base.

To protect this vital economic resource, care must be taken to encourage residential development away from timberlands and directed to urban areas, either within the communities themselves or within their established Areas of City Impact.

Those inside the industry have expressed a need to view the forest products industry as one of the major industries within the county and that the protection of this resource is necessary for it to continue as a base for the county's economy.

There is no single comprehensive source of statistics relating to timber and timberlands within Benewah County. This is primarily due to administrative boundaries that extend beyond Benewah County and the existence of non-taxable entities within the county boundary.

The following statistics are based on best available information from the Benewah County Assessor, USDA Forest Service, Idaho Department of Lands and various other sources and publications. Since this information is a compilation of various data sources they should be viewed as estimates.

Forest lands makes up seventy-six (76) percent of Benewah County based on satellite imagery. It is estimated that 360,000 acres could potentially be commercial timberlands. Of the commercial timberlands available, sixty-nine (69) percent is privately owned, and the remaining thirty-one (31) percent is distributed among State, Forest Service, Tribal, Bureau of Land Management and County lands or allotments.

The 360,000 acres of timberland in Benewah County has the potential producing 102 million board feet of lumber annually. To realize this potential the lumber mills must have adequate quantity of raw materials, and appropriate timber species must be grown on sites most compatible to the particular species.

Both the Idaho Department of Lands and the USDA Forest Service manage and tabulate the volume of timber harvested within their operational boundaries, which are not coincident with county lines. A large portion of the timber harvested in Benewah County is from land managed by these agencies, and therefore the data from them has been analyzed herein separately.

However, privately owned timberlands comprise the single largest group of lands based on acreage. Seventy-four (74) percent of these timberlands are made up of single ownership parcels greater than 2000 acres and are classified as "industrial timberlands". Industrial timberlands have a growth potential to produce 57 million board feet harvestable timber annually. In the past years, harvest levels have exceeded growth. This trend is likely to continue primarily due to the distribution of standing inventories of major owners. This county has age classes of timber that are not mature.

Non-industrial lands have the potential to produce 17.7 million board feet annually. Harvest levels have exceeded growth in all years reported here. Harvest volumes reached a peak in 1991 at 40 million board feet. Harvest from non-industrial lands is expected to continue to decline in the near future.

The recent trends observed in the harvest from the county's commercial forestland, demonstrate that private owners should be encouraged to use good forest management practices. Private timberland owners need both professional forest management advice and financial assistance. To achieve the maximum potential annual harvest from these lands, the most suitable species must be cultivated on the lands available.

The Idaho Department of Lands (IDL) is a stable influence on the timber industry. The local office in St Maries manages 130,000 acres of "primary forest land," 47,000 acres of which are contained within Benewah County. The IDL has established a harvest level of 47 million board feet annually. These levels are expected to continue for the next three to four decades. By that time, the IDL is expecting to meet standing inventory goals and age class distribution goals that will experience a slight decline, and then stabilize at 41 million board feet.

The value of timber harvested from USDA Forest Service (FS) lands also had a significant influence on the economy of Benewah County. The FS manages and harvests timber from approximately 30,000 acres of land within the county and significant amount acreage in the surrounding area. Benewah County receives funds from the sale of federal timber called the "25% Payment".

Harvest from FS lands has been rapidly declined in recent years. Harvest levels in the St. Joe National Forest and portions of the Clearwater National Forest in the Palouse Ranger District peaked in 1990 at 83 million board feet and declined to 12 million board feet in 1996. Although this decline effects the local economy, there has not been as radical a decline in the "25% Payment" to the county. For the time period considered in this analysis, the annual payments peaked in 1990 at $106,452 and declined steadily to $76,801 in 1996.

The lost 70 million board feet of timber from federal lands is not expected to be replaced. A recent dramatic increase in log values has caused a premature harvest of much of the available non-industrial private timber. This premature harvest supports the value of good forest management practices and their impact on the local economy

11.3 WILDLIFE:

The Idaho Fish and Game Department and the U.S. Fish and Wildlife Service provides a list of "Rare Elements" which includes sightings of rare birds, animals and plant life by county. This list includes endangered or rare species that have been sighted or reported. In Benewah County the Bald Eagle is listed as a threatened.

Wildlife not listed as endangered residing in the area include deer, elk, upland game birds and waterfowl, moose, cougar, bobcats, lynx, bear, wolverine, coyote, and trout. These species can be observed throughout the county.

11.4 STREAMS:

The streams and rivers in Benewah County have an intricate relationship with many environmental and economic factors. Many of these water resources serve as drinking water sources for some of the county's community centers. Development in the watershed of streams, including land activities such as agriculture and forestry, can disrupt the natural environments if care is not taken. Increased runoff from developed land can lead to increased erosion, sedimentation, and nutrient loading and reduced water quality.

Increases in impervious surfaces, destruction of vegetation and wetlands can all increase the rate and volume of runoff, increasing the rate of stream flow and the quality of water within the stream. This has become a problem for certain community centers and homeowners in Benewah County. Care must be taken in the development of any type of facility (roads, homes, subdivisions, etc) near these water resources.

11.5 WETLANDS:

Wetlands are transitional areas between dry land and open water, identified by low topography, poor drainage and standing water. Development near these areas often causes increased runoff and poor water quality, changing the function and environmental value of the wetland forever.

Again, care must be taken in allowing development in or near wetland areas in the county, for fear of disrupting long time environmental communities and processes. Idaho Department of Water Resources and Army Corps of Engineers regulate impacts to wetlands.

11.6 GOAL:

Encourage the protection of natural resources from intrusion by inappropriate and uncontrolled residential or non-agricultural uses.

11.7 OBJECTIVES:

1. Minimize the intrusion of urban-type (high traffic commercial, high density residential) uses into private forested areas of the county and encourage urban growth within the areas of city impact.

2. Support education that includes the economic and historical significance of the timber industry to the community and methods of harmonizing private property rights with the needs of the industry.

3. Give timber uses and their preservation a high priority in making land use decisions in the county. To view the timber industry as an important use that must be protected from detrimental impacts.

4. Set design standards that provide for minimal impact on timberland by rural residential subdivisions and require the developers of such subdivisions to mitigate.

5. Encourage the timber industry to operate under safe and accepted management practices to protect existing county infrastructure, water supplies and natural resources as required by Best Management Practices Act enforced by the Idaho Department of Lands.

6. Encourage the adoption of agricultural/forestry/logging nuisance waiver similar to the action of the 1997 legislature.

7. Protect streams and wetlands by following appropriate management practices for the area that would adequately protect these resources.

8. Prior to development of non-renewable resources areas, require plans for the restoration of said areas, and require reclamation of these areas upon completion of development.

9. Encourage the sound management through appropriate and standard management practices of all natural resources such as forest fiber, agricultural lands, minerals, lakes and rivers to maintain the economy, land productivity and provide recreational opportunities.

10. Encourage the retention of timberland resource areas and discourage land practices which take them out of production.

11. Encourage the proper management of the county's natural resources by identifying and protecting existing and potential non-renewable resource areas from encroachment by conflicting land uses, such as residential development that could restrict or eliminate the future extraction of the resource.

12 HAZARDOUS AREAS

12.1 FLOODING

The Federal Emergency Management Agency (FEMA) publishes Flood Insurance Rate Maps (FIRMs) for areas prone to flooding. This information can be used to identify areas that need special planning. Flooding may result in damage or loss of property, injury or loss of life, and contamination of waterways with debris and hazardous chemicals.

There is a map for Benewah County, which indicates flood prone areas within the county. Maps can be obtained at the Benewah County Courthouse and city hall in St. Maries. The majority of the flood areas are located in the valley near each of the rivers (St. Joe and St. Maries).

Spring flooding, due to melting snow and rain, is common within the flood prone areas and affects homes and businesses within the flood prone areas.

It is recommended that county officials ensure that future construction in the flood zones is restricted unless clearly proven to be in the public interest. In addition, any homes or businesses already located in the flood prone areas need to be informed of the potential dangers. Also, businesses within flood prone areas should not be allowed to have large quantities of hazardous chemicals. Businesses that have hazardous chemicals should ensure they are stored in such a manner that they will not contaminate the water in the event of a flood.

12.2 FIRES:

Benewah County includes both rangeland and forest areas. Both of these land types can sustain a fire that could impact county homes, businesses, and the environment.

Typically, farms and homes border the forest areas, located in 75% of the county lands that are generally not highly populated. For county planning, the fire hazard cannot be avoided. It is recommended that the appropriate emergency response agency officials address emergency actions in the event that a range or forest fire does impact the county.

12.3 MAN-MADE HAZARDS:

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

1. Storage of grains and other agricultural products
2. Storage and use of chemicals in residential, commercial or industrial operations.
3. Hazardous material transported on trucks or the railroad coming through the county.

4. On-site sewage disposal systems - not properly placed or maintained.

Benewah County has four Fire Districts: St. Maries Rural Fire District, Fernwood, Tensed and Plummer/Gateway. These districts are trained to respond to hazardous material incidents, as part of a regional network out of Coeur d'Alene. In addition, the County participates in the County Emergency Preparedness Plan, also addressing incidents of this nature. Information on the above hazards can be found at the fire districts and departments. The Idaho Department of Lands and Coeur d'Alene Tribe will assist in fighting range and timberland fires, but do not address structural fires.

12.4 GOAL:

Recognize the potential risks of hazardous areas and carefully assess and consider these when making land use decisions.

12.5 OBJECTIVES:

1. Educate County officials and citizens as to the various man-made hazards associated with certain types of business and to encourage mitigation of such hazards.

2 Discourage development in any area determined to be hazardous, such as any flood or drainage areas in the county, without requiring mitigation of the risks of such hazard.

3.Identify and manage natural hazard areas to ensure the safety and welfare of the people of Benewah County by encouraging the study of natural hazard areas to determine the effects of potential hazards on land development.

4.Encourage the use of greenbelts around rural housing for fire protection.

13 SPECIAL AREAS OR SITES

The citizens of Benewah County have identified several sites within their community and county that have special or historical significance to them. These are:

1. Mission Point - original location of the mission now located at Cataldo
2. Mullan Trail Park - denoting historic road from Ft. Benton, MT to Walla Walla, WA
3. DeSmet Mission - Mission, dorm and dairy operation established by the Jesuit Fathers and Sisters of Providence
4. Old School Administration Building in St. Maries, 11th and Jefferson
5. Hemenway House
6. Hughes House - oldest home in St. Maries, Main and 6th
7. Herrick House in Silk Sox - built by owner of Millwood Lumber in Riverdale
8. Masonic Lodge - built in 1912
9. St. Maries waterfront - where paddle wheelers came in
10. Swinging Bridge - drawbridge spanned river by the Becktel house on north side of river
11. Heyburn State Park, including Hidden Lake, Chatcolet Lake, and Benewah Lake.
12. McCroskey State Park

The following is a list of the historic sites in the County on the National Register of Historic Places.

1. Chatcolet CCC Picnic and Camping Area
2. Plummer Point CCC Picnic and Hiking Area
3. Rocky Point CCC Properties
4. Coeur d'Alene Mission of the Sacred Heart
5. Benewah County Courthouse
6. St. Maries 1910 Fire Memorial

13.1 GOAL:

To preserve the existing character and historical background that defines Benewah County.

13.2 OBJECTIVES:

1. Maintaining areas of interest in the county for educational, historical, or for a sense of community pride.

2. Encourage private owners of these sites to recognize their significance to the county and preserve them as much as possible.

3. Benewah County shall encourage those sites and structures, which are deemed of historical importance to be identified, and if possible, restored and preserved.

14 COMMUNITY DESIGN

Benewah County currently has developed, adopted, or employs design standards for the following areas in its community:

1. Subdivision Development
2. Junkyards
3. Flood Prevention Standards
4. Abandoned Vehicles
5. Uniform Building Code, or its successor
6. Mobile Home Park Ordinances
7. Uniform Fire Code
8. National Electric Code
9. Uniform Plumbing Code

14.1 GOAL:

To ensure a pattern of growth which results in the orderly and attractive development of Benewah County.

14.2 OBJECTIVES:

1. Encourage commercial developments to locate in or near existing cities.
2. Encourage clustering of commercial and industrial developments so that access points to existing arterials are limited.
3. Ensure that new residential developments on lots less than one acre occur in or near existing cities.
4. Encourage low density residential development to occur in a pattern which minimizes both conflicts with existing land uses and public service costs.
5. Encourage the designation of open spaces in new developments.
6. New land uses shall be compatible with existing industrial, commercial, and natural resource based commerce within the County.

7. Protect existing residential land uses from conflicting uses.

8. Preserve the rural character of Benewah County in areas, which are not designated for industrial, commercial, or residential development.

15 IMPLEMENTATION

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

The Benewah County Planning and Zoning Commission will administer the Comprehensive Plan and its policies under the direction and supervision of the Board of Benewah County Commissioners. The Planning and Zoning Commission is authorized by that Board to develop land use policy recommendations and review proposals affecting the public's interest in land use.

The following actions will be taken to implement this plan:

1. The County will encourage and use citizen participation in all planning decisions to ensure that the public interest is reflected in land use issues.

2. The County will adopt and administer a subdivision ordinance in substantial compliance with the policies and goals of this plan.

3. The County will work with appropriate agencies, jurisdictions, and organizations to coordinate common planning goals and enhance achievement of those goals.

4. The County will require review of significant development proposals to evaluate their impact on surrounding economic, educational, environmental, recreational, and historical resources and will require mitigation of adverse impacts.

5. The County will evaluate the possibility of implementing a zoning ordinance, which is compatible with the goals of this plan and the values of the people of Benewah County.