

# CITY OF EAST HOPE, IDAHO

## COMPREHENSIVE PLAN

### OCTOBER 10, 2017

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## SECTION 1: INTRODUCTION

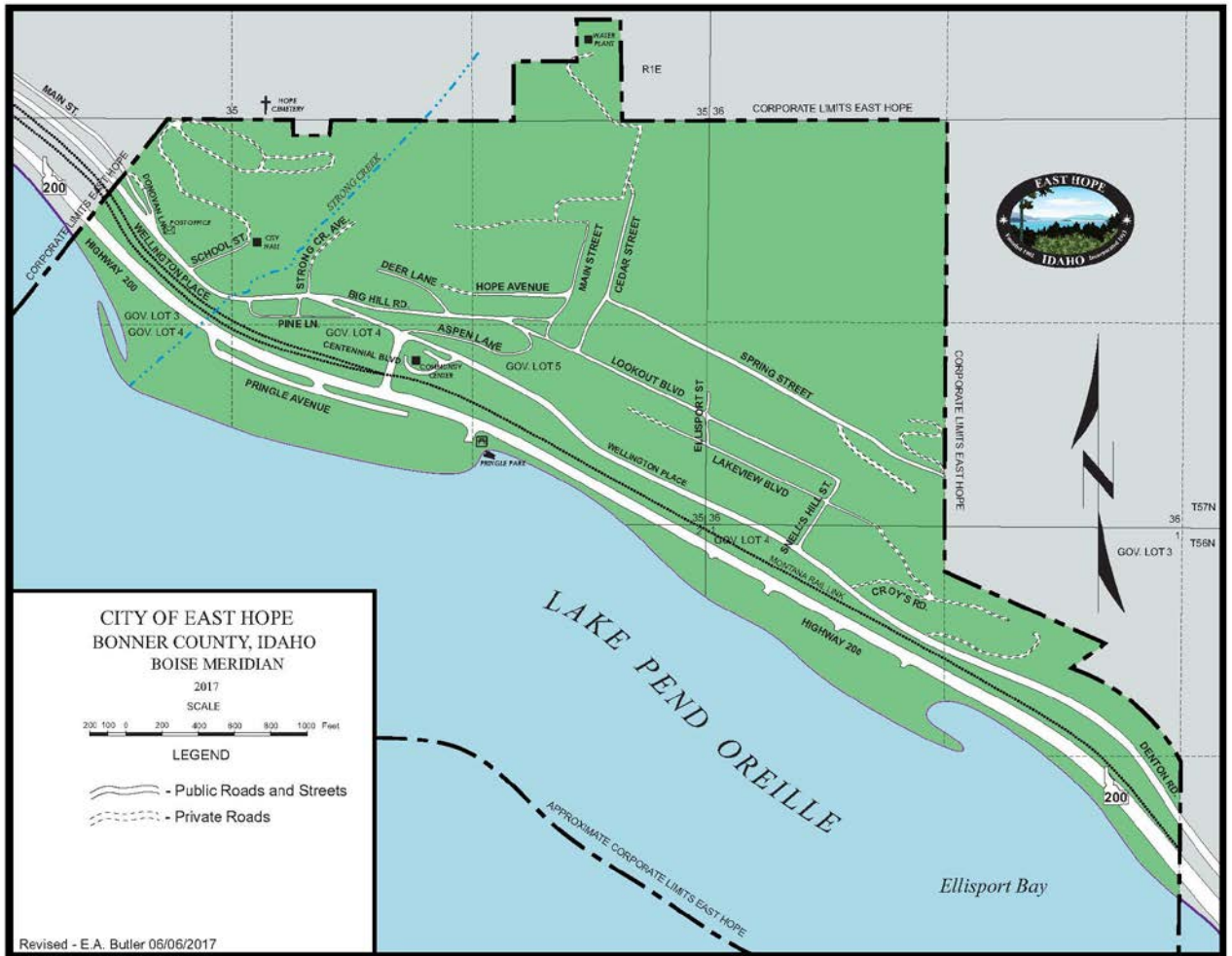
East Hope is located on the north side of Lake Pend Oreille, Idaho's largest and deepest lake. The city is about one-half square mile in size, bounded by Lake Pend Oreille at the south, the Kaniksu National Forest to the north, and the city of Hope to the west.

People have inhabited this area for thousands of years, attracted to the lake, plentiful fish and wildlife, and the region's natural resources. Regional tribes used the nearby meadows and waterfront to gather seasonally and harvest the abundant berries, plants, and fish. Miners seeking iron, silver, and the elusive gold and loggers harvesting the timber from the rich forestlands first settled the City of East Hope. The Hope Lumber Mill was built on the shores of Lake Pend Oreille, and a thriving fishing business developed with the abundance of lake white fish.

East Hope has developed into a self-described quiet retirement community that enjoys a warmer, sheltered micro-climate due to south-facing slopes and proximity to Lake Pend Oreille. Prized community assets are the fabulous view of the lake and its recreational opportunities.



*East Hope, Idaho, Circa 1910. Taken from point west of present-day Centennial Boulevard railroad crossing. Hillside denuded from forest fire. Photo courtesy of Bonner County Historical Society.*



2017 Map of East Hope, Idaho incorporated boundaries. Courtesy Ed Butler.

## SECTION 2: PURPOSE

Why is it important for East Hope to have a current comprehensive plan? There are several reasons:

### COMPREHENSIVE PLAN PURPOSE

- TO MEET STATE LAWS
- TO PROVIDE A VISION
- TO SET POLICIES
- TO ALLOCATE RESOURCES
- TO COORDINATE LAND USE ACTIONS

- Idaho’s Local Land Use Planning Act requires that all cities and counties implement and regularly review and update comprehensive plans for lands within their jurisdictions. The City of East Hope updated its comprehensive plan in 2005 to replace a 1990 plan. Since that time, Idaho has added several new required elements for comprehensive plans, including sections to address agriculture, airport facilities, and electrical transmission lines. Also, a required element titled School Facilities and Transportation, is missing from the 2005 document and a land use map needs to be adopted.

- Regular updates ensure the city’s policies and goals remain aligned with the community vision and growth patterns. With that in mind, the city initiated an update to the plan. The city conducted a community outreach survey in the fall of 2015 to measure satisfaction with various services, infrastructure, and communications, and to gain a general vision of the city. Results of the survey are noted in the Community Design and Public Services Facilities and Utilities sections.

- A comprehensive plan is a general guide for the city. The document is not a “legally controlling zoning law” (*Evans v. Teton County, 2003*). Yet the document carries significant weight in land use decision-making. The comprehensive plan is a living document, not to be left gathering dust on the shelf. A current comprehensive plan is essential for the adoption of zoning regulations and zoning maps. The Local Land Use Planning Act requires zoning laws be in accord with the comprehensive plan and that zoning districts be “in accordance with the policies set forth in the adopted comprehensive plan” (*Idaho Code §67-6511*). In addition, special use or conditional use permits shall not be in conflict with the approved comprehensive plan.

There are 17 plan components required by Idaho Code. A community plan shall include “previous and existing conditions, trends, compatibility of land uses, desirable goals and objectives, or desirable future situations for each planning component” (*Idaho Code §67-6508*). All components must be included unless the city spells out why a certain component is unneeded. East Hope’s comprehensive plan covers all components required by Idaho Code. However, objectives and implementation plans are not provided for the sections on “National Interest Electrical Transmission Corridors” and “Public Airport Facilities,” because East Hope does not have an airport or a nationally designated electric transmission corridor.

Before adopting a comprehensive plan amendment, the city must hold at least one public hearing. Prior to drafting the comprehensive plan update, East Hope conducted a public outreach survey in the fall of 2015. The survey asked citizens to rank their satisfaction on a variety of topics, including public services and transportation, park and pedestrian pathways, city programs, and economic development. A summary of the 29 survey responses was presented to the city. Leading up to the formal public hearing, the City Council conducted several public workshops to gather comments on the city's vision for the future and to create a draft comprehensive plan land use map. The final draft plan was made available to the public in May of 2017, and the map and plan were on display at city hall beginning in July of 2017.



*June 5, 2017 City Council Public Workshop – Photo courtesy Christy Franck.*

## SECTION 3: PROPERTY RIGHTS

Idaho's Local Land Use Planning Act calls upon cities and counties to address the effects of their land use actions on private property. The Idaho Legislature considered this planning duty so important that it placed it at the head of the list of required elements when it amended the Planning Act in 1995.

Chapter 80, Title 67 of Idaho Code, known as the "Regulatory Takings Act," establishes a review process to help local governments evaluate whether proposed land use actions could result in the taking of private property without due process. As a part of this act, the Legislature directed the state attorney

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*Idaho Code §67-6508(a), Property Rights, requires "An analysis of provisions which may be necessary to ensure that land use policies, restrictions, conditions and fees do not violate private property rights, adversely impact property values or create unnecessary technical limitations on the use of property and analysis as prescribed under the declarations of purpose in chapter 80, title 67, Idaho Code."*

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general to create a checklist to aid local governments. The law also sets up procedures for landowners to request a regulatory taking analysis following actions by a local agency or government. The attorney general's checklist is the required tool for evaluating local land use actions and completing a regulatory taking analysis. The current checklist provides the framework for assessing actions. Local government staff and officials must use these questions in evaluating the impact of a

regulatory action on specific property or adoption of policies, fees, and land use laws. While an answer "yes" to any of these questions does not necessarily mean a taking has occurred, it does mean careful consideration of the action must be undertaken by staff and legal counsel (Lawrence Wasden, 2012).

### Attorney General's Regulatory Taking Checklist

1. Does the regulation or action result in a permanent or temporary physical occupation of private property?
2. Does the regulation or action require a property owner to dedicate a portion of property or to 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. (a) Does the regulation serve the same purpose that would be served by directly prohibiting the use or action; and (b) Does the condition imposed substantially advance that purpose?

**GOAL: To comply with Idaho Code Chapter 80, Title 67, Regulatory Takings Act, by ensuring land use policies and actions do not violate private property rights, adversely impact property values, or create unnecessary technical limitations on the use of property.**

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### Objectives:

- Consider fundamental property rights when adopting land use policies, zoning standards, and zoning maps to ensure that actions do not result in a taking of private property.

- Use the Attorney General’s checklist during the land use decision-making process.
- Advise landowners following final decisions of their rights to request regulatory taking analysis pursuant to section §67-8003, Idaho Code.

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**Implementation Plans:**

- Review, where applicable, with the city attorney any proposed revisions of staff reports, templates, legal notices, and other land use notifications to ensure that planning and zoning documents are consistent with the property rights component and attorney general checklist.
- Confer with the city attorney before action is taken, whenever there is a question as to whether a land use decision could potentially cause an unconstitutional taking.

## SECTION 4: POPULATION

East Hope's population has remained relatively steady over the past couple of decades. The April 2010 U.S. Census placed the city population at 210. The decennial census revealed an increase of 39 people over the previous 2000 census. This change represented an increase of 22.81 percent. By mid-decade, census estimates showed a slight increase of 6 people over the 2010 count, or about a 3 percent growth in population (U.S. Census Bureau, 2016). A chart of the census counts since 1970 is provided in this section.

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*Idaho Code §67-6508(b), Population, requires "A population analysis of past, present, and future trends in population including such characteristics as total population, age, sex, and income."*

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In terms of population, East Hope was ranked as 174<sup>th</sup> out of 227 cities in Idaho, based on 2015 population estimates.

While the official population of the city shows a slow to no-growth trend, what it does not reveal is the number of "snowbirds" who arrive in the city in late spring to early summer and depart south before winter arrives. This seasonal population, as well as the steady influx of vacationers and summertime passers-by, affect city services, transportation, and amenities.

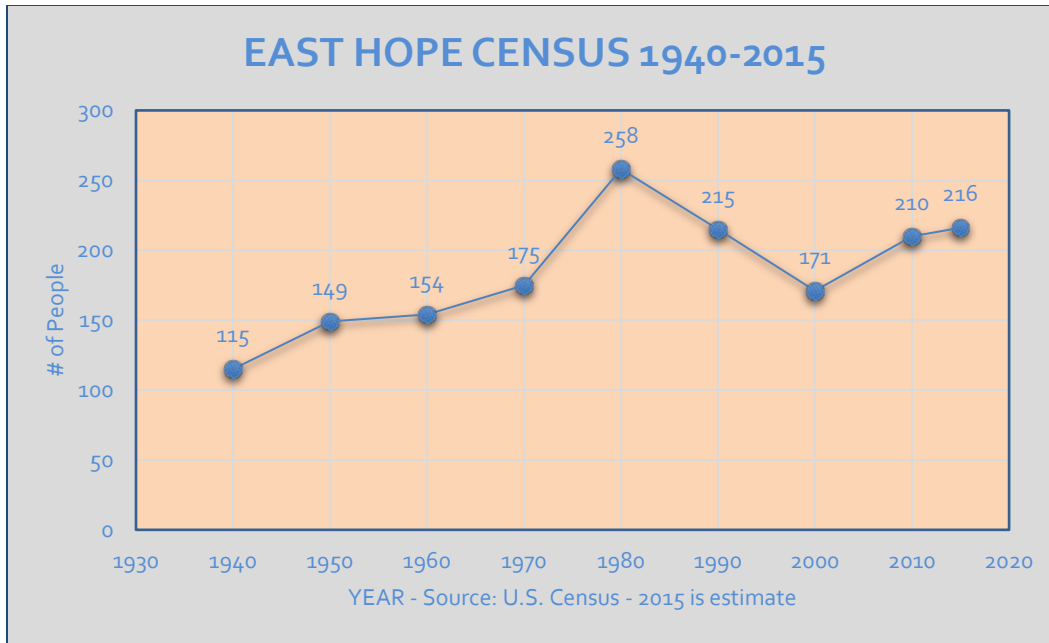
Statistics on the number of seasonal residents and visitors are not available from the U.S. Census Bureau. But the census housing vacancy rate provides a suggestion of the impact from the tourist and seasonal population. East Hope's housing vacancy rate from a recent census survey shows the city had a 35.6% vacancy rate, the highest of all nine Bonner County cities. Oldtown and Hope are close behind in the vacancy rate at 30.7% and 28.3%, respectively. What is revealing about the vacancies is that the majority (87%) in East Hope are vacant because the housing units are seasonal, recreational or occasional use.

Keeping tabs on the number of visitors and seasonal residents is important for planning purposes, since the city cannot depend strictly on U.S. Census population data to gauge future infrastructure needs, recreational opportunities, or economic development that is affected by both the full-time population and the temporary visitors and residents.

The U.S. Census Bureau places the median age for East Hope at 58.5 years. In comparison, the median age for all of Bonner County is 45.8 years, and the statewide median age is 34.6 years of age. By percent, the largest age group in East Hope is 60 to 65 years of age (16.2%), followed by the 55- to 59-year-olds (12.9%). The 2010 census revealed 30% of the East Hope population is 65 years or older (U.S. Census Bureau, 2016).

The latest census data also shows the median household income for East Hope in the 2010 census count was \$48,750. The male-to-female ratio was 48.1% to 51.9%. White/Caucasian makes up 98.1% of the population (U.S. Census Bureau, 2016).





**GOAL: To keep current with population data to guide the future and maintain an overall low-density that retains the existing qualities of a unique, rural community.**

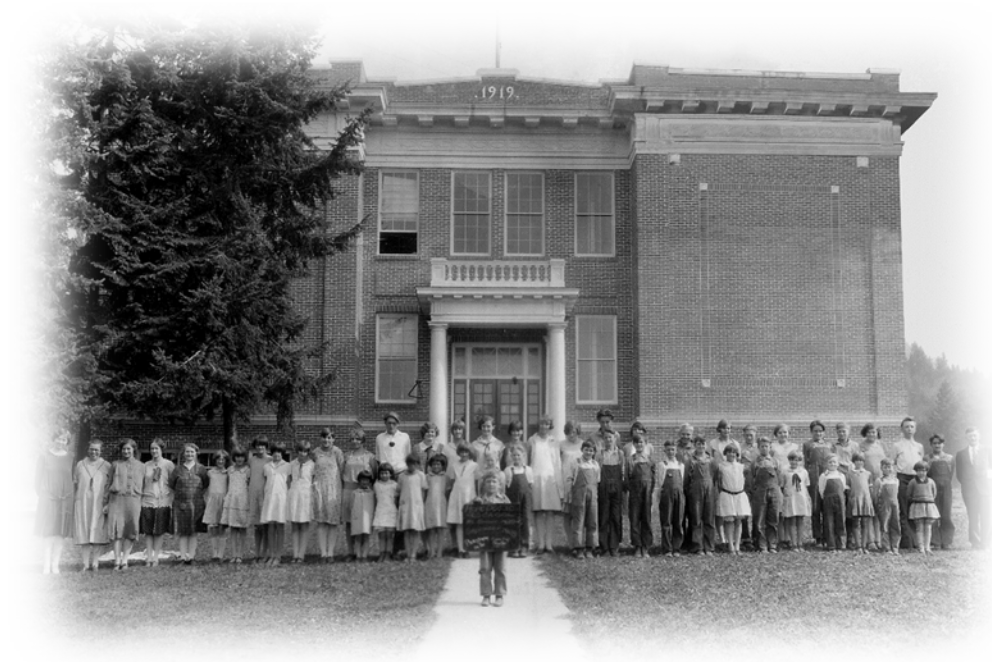
**Objectives:**

- Consider the city’s ability to provide adequate services when considering future land use decisions that could affect population growth.

**Implementation Plans:**

- Track population trends to better gauge the impact of visitors and seasonal residents on the available utilities, police, fire, and transportation needs. Use water and sewer usage, traffic counts, and other methods to keep updated.
- Update the comprehensive plan population component routinely to incorporate new census data and estimates that will assist the community in determining service, housing, and transportation needs and to analyze trends.

## SECTION 5: SCHOOL FACILITIES & TRANSPORTATION



*Hope Public School,  
East Hope, Idaho,  
September 1928.  
Photo courtesy, Janie  
Van Stone*

East Hope does not have a public school within its jurisdiction. Old Hope School served the community from 1920 until its closure in 1984.

Idaho Code requires comprehensive plans analyze *"public school capacity and transportation considerations associated with future development."* With that in mind, the city should examine school district and future residents' needs for adequate transportation, bus stops, safe routes to school, and school capacity when considering future subdivisions or when addressing transportation improvements.



*Hope School today. Photo: Clare Marley*

Hope Elementary, south of the city on the Hope Peninsula, now serves the city's public elementary education needs. The K-6 elementary school has a capacity of 143 students. The 2016 school-year enrollment of 96 students placed its "capacity utilization" at 67%. The school facility was listed as "fair," meaning there are some problems meeting educational program needs and it may require some improvements (Lake Pend Oreille School District, 2015).

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*Idaho Code §67-6508(c), School Facilities and Transportation," requires "An analysis of public school capacity and transportation considerations associated with future development."*

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Middle and high school students attend Clark Fork Junior/Senior High School, located in the City of Clark Fork, 10 miles east of East Hope. There are 14 teachers serving about 100 students, according to the school district office. The functional adequacy of the Clark Fork school is listed as "fair" in the district facility master plan.

Other education options include a private pre-school offering education and care for about 18 children in the city. Citizens can access continuing education and adult basic education through the North Idaho College Sandpoint Center, which also provides degree programs for Lewis Clark State College and the University of Idaho.

**GOAL: To communicate and coordinate with the school district on transportation and facility needs.**

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**Objectives:**

- Seek comments from the school district on any proposed land use developments that have the potential to impact school facilities or transportation needs.

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**Implementation Plans:**

- Continue to provide notice to the school district of any pending zoning or comprehensive plan changes or land use applications that could affect school facilities or operations.

## SECTION 6: ECONOMIC DEVELOPMENT

In considering this element, the city should look at adequacy of various services and the transportation system, as well as the opportunities for economic development within the context of a low-density, rural town.

### History

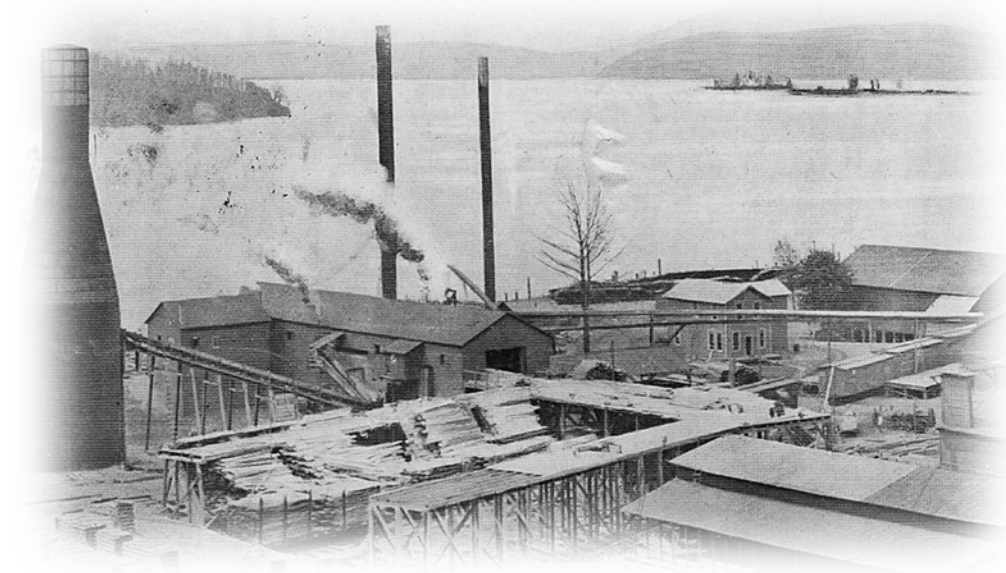
East Hope's economic base has changed considerably over time. Milling, mining, trading, fishing, boating, and early-day railroad building have driven the economy over the past two centuries. After the construction of the railroad in the late 1800s, a large sawmill was constructed on the shore of Lake Pend Oreille in about 1902. The sawmill fueled the further expansion of the city, leading to the platting and later incorporation of the town in 1913. Services and the sale of goods associated with the mill operation and growing town spurred the economy. But the closing of the mill in 1920 caused an economic downturn. The mill land remained vacant until

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*Idaho Code §67-6508(d), Economic Development, requires "An analysis of the economic base of the area including employment, industries, economies, jobs, and income levels."*

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after World War II. After the mill area was annexed into the city, marinas, a restaurant, lakeshore homes and another sawmill developed.



*Hope Lumber Company, East Hope, Circa 1910. The site extended from current Pringle Park west to Strong Creek. Photo courtesy of Bonner County Historical Society.*

Retirees who discovered the lakeshore town began to populate the community, along with the part-time residents and tourists attracted to the area amenities. The sawmill eventually closed and some of the resorts became private residences. The present-day economy relies on the waterfront recreational/tourism draw, with developments including the Holiday Shores Resort and marina, a waterfront restaurant, and Kramer Marina. Hi Hope Market, an art gallery, the post office, and old Hope School provide a mix of existing and potential commercial activities.

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## Census data

The U.S. Census data indicate about one-third of the households in East Hope depend on retirement income. The remaining household incomes are based on a variety of occupations, with the majority of employment coming from education, the arts, management, and services sectors. Two-thirds of the East Hope residents commute to work, according to the census data.

The 2015 census estimates show East Hope's median household income to be \$46,750; the state's median household income in this same time frame is \$47,583 (U.S Census Bureau, 2017).

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## Community input

During public workshops, citizens and officials discussed economic development opportunities offered by the 2015 designation of the U.S. Bike Route #10 through East Hope, the potential for new uses for old and historic buildings, home occupations, and internet-based home businesses. The tourist-based economy could lend itself to event-based businesses, expansion of art and music studio ventures, and restaurants. Small clinics or professional offices could also work well if scaled to fit the East Hope community. Some suggested the zoning ordinances could do a better job of addressing eating establishments and home occupations, possibly through neighborhood commercial designations and adjustments to the zoning code.



While the community shared thoughts about having more opportunities for grocery or convenience stores to avoid trips to Sandpoint, they generally agreed larger retail establishments may not be welcome changes. Concern was also raised regarding the nationwide growth of the "sharing economy," an economic system where individuals sell or rent properties or offer services generally through the internet. The use of homes for short-term or

vacation rentals could affect neighborhoods and available housing, it was noted.

Citizens voiced concerns that changes or economic growth should not destroy the residential aspects of the community or adversely affect neighborhoods. The community survey revealed a high level of satisfaction with the appearance of East Hope, but general dissatisfaction with the variety of business in the town.

**GOAL: To maintain and promote a healthy economic climate for the residents of East Hope, while considering community design objectives.**

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## Objectives

- Encourage orderly economic development in appropriate locations and at appropriate scale, as they relate to existing facilities and adjoining land uses.
- Provide a viable, attractive and active commercial core.
- Encourage non-polluting enterprises by capitalizing on the recreational opportunities and scenic beauty of the community.
- Encourage the revitalization of old and historic buildings for commercial uses.

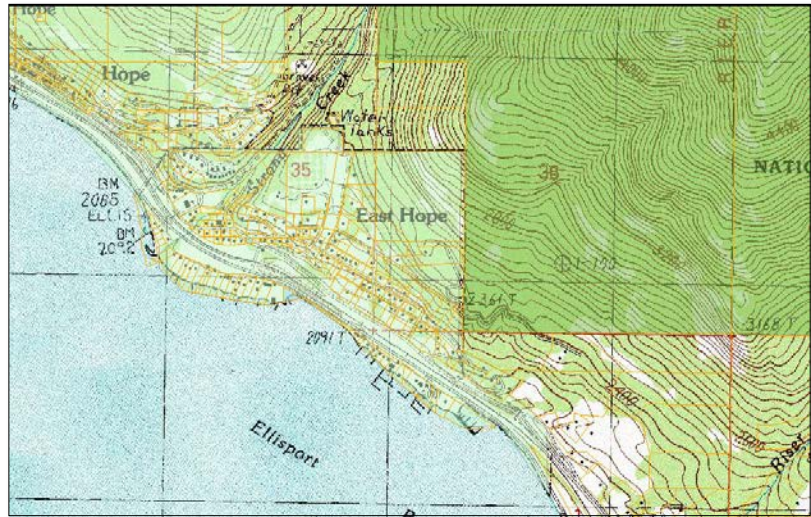
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## Implementation Plans:

- Review current zoning codes and adjust where appropriate to allow home occupations and neighborhood businesses, while protecting the residential character of the city.
- Review the current zoning map and zoning classifications to explore opportunities to embrace the tourist and recreational economies and to develop small-scale commercial activities.
- Examine ways to promote services and amenities for the bike route cyclists and others passing through the community.
- Review and amend regulations to retain the small-scale commercial aspect of the community by limiting or restricting large-scale commercial or industrial uses.

## SECTION 7: LAND USE

The city's surrounding topography and political boundaries limit East Hope's ability to expand. Further expansion or development to the west is prevented by the abutting boundaries of the Hope city limits. Southerly development is limited by Lake Pend Oreille, while the National Forest limits development to the majority of the northern city edge, leaving the east as the main direction for potential growth. The city is bisected by U.S. Highway 200 and the BNSF/Montana Rail Link railroad line. The town rises from the shores of Lake Pend Oreille at a moderate to severe slope, presenting development challenges.



The incorporated limits of East Hope have remained unchanged for many years. The city's most recent annexation was completed in 2016 with the addition of the city water system north of town.

Idaho Code requires cities to review their natural settings and the suitability of the land for various uses. The city developed on the south-facing slopes overlooking Lake Pend Oreille. The topographic challenges have shaped the community, resulting in access issues between the waterfront, rail crossing, state highway, and steep upper slopes. These topographic constraints have limited commercial/industrial development to the highway/rail corridor and waterfront, even from the city's inception. Residential development is nestled into the hillside, capturing the spectacular lake views, or has been clustered along the waterfront to enjoy the aesthetic and recreational opportunities of Lake Pend Oreille.

Most of East Hope is subdivided into 15 distinct plats. Lot sizes range from  $\frac{1}{4}$ -acre developed lots to large, 30-acre and larger vacant timberland in the northern portions of the city. Of the 237 acres within the East Hope city boundaries, the Bonner County Assessor's Office reported that there are 258 individual lots or parcels. Just 53 of these lots or parcels are bare land; the remainder contain homes, businesses, or outbuildings. But the bare land parcels represent nearly 83 acres, or almost one-third of the city (Bonner County Assessor's Office, 2017). Some of the "bare land" can be

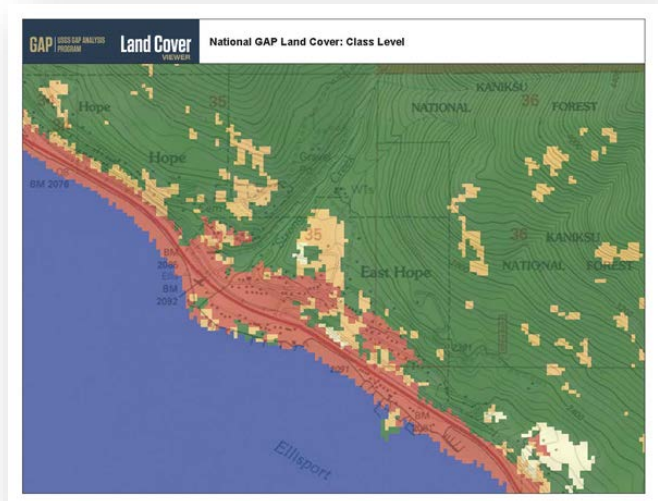
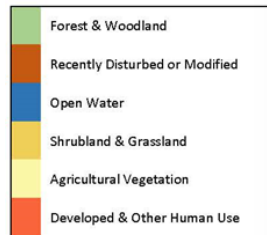
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*Idaho Code §67-6508(e), Land Use, requires "An analysis of natural land types, existing land covers and uses, and the intrinsic suitability of lands for uses such as agriculture, forestry, mineral exploration and extraction, preservation, recreation, housing, commerce, industry, and public facilities. A map shall be prepared indicating suitable projected land uses for the jurisdiction."*

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accounted in submerged acreage and rights-of-way. The remainder is bare forest land, north of the main residential area of town.

The USGS Gap Analysis of land cover shown below provides a snapshot of the city's vegetative cover and land use patterns. The map provides a general picture of the coverage and due to the gross scale of the map, small inclusions of land coverage may be overlooked. The predominate coverage to the north of the city is forestland, shown in dark green. The red-brown represents developed area.



East Hope's zoning map in 2017 set forth five zoning districts: single-family residential; multi-family; neighborhood commercial; shoreline; and shoreline residential. The lot sizes are established in the subdivision ordinance as single-family 1 acre; multi-family 0.75 of an acre; neighborhood commercial and shoreline, no minimum; and shoreline residential, 10,000 square feet.

East Hope's Area of City Impact encompasses about five sections of land north and east of the city. The Area of City Impact (ACI) is a boundary agreed upon by the city and Bonner County and is intended to represent land where annexation may be likely, and where trade and geographic factors are considered. The Bonner County/East Hope agreement has remained relatively unchanged since the late 1970s, giving the city rights to comment on development applications and employing county regulations in the ACI. The city should re-examine its agreement with the county to address both the boundaries and policies.

During public workshops, city officials and citizens suggested the lot size minimums be reviewed. Potential growth areas, city service limits, and standards for development in the absence of public sewer or water systems should also be examined

In 2005, the City Council adopted the 2002 zoning map as the comprehensive plan map. The city is adopting a projected land use map with this comprehensive plan that will address areas within the city and ACI that are suitable for various land uses. This map and these designations are separate from the city's regulatory zoning map. The comprehensive plan map is a policy tool, to be used to guide future development and to help determine appropriate locations for various densities and land uses.

While the projected land use map addresses the future development and densities of the city, there are numerous small, historic lots dotting the community. Many of these lots and parcels have been developed with structures dating back decades. Many do not meet present-day standards for setbacks, lot coverage, height restrictions, or other zoning requirements. The recognition of these



“grandfathered” structures can best be addressed through zoning standards, since neither the zoning map nor the future projected land use map can capture all of these unique situations.

The land use designations identified in the comprehensive plan map and a description of the general characteristics follow:

- **Forest Preserve.** The land within the East Hope Area of City Impact north and east of the incorporated city boundaries that lies within the Kaniksu National Forest are designated for forest land and open space preservation. The city’s watershed is within this area, and the forest cover provides significant benefits to the city in its undeveloped state. The city map designation proposes 40 acre or larger minimum parcel sizes, which is in accord with Bonner County’s “Remote Ag/Forest 40+ Acres” comprehensive plan map designation.
- **Residential – Low Density.** Larger tracts of land in the northern portion of the city contain timber/agricultural lands, with level to steeper terrain. Because of the rural, working lands, proximity to the National Forest, potential erosion concerns, and limited access to municipal services and transportation routes, this area is designated for single-family residential uses, small-scale agricultural pursuits, and relatively lower density lot sizes that could range from 2½ acres and larger.
- **Residential – Medium Low Density.** These areas, which flank the lower-density residential areas and edges of the city, contain small-acreage farms, larger developed lots, and undeveloped land on the outskirts of the city within the Area of City Impact. Future development would require municipal services or be conditioned for eventual water and sewer hook-ups. In addition, paved roads would be expected for future subdivision. Lot sizes generally could range from 1 acre and larger for future developments.
- **Residential Medium Density Waterfront.** Most of the residential neighborhood fronting Lake Pend Oreille is comprised of established single-family dwellings on platted lots ranging from about ¼ acre to 1 acre. The lot configurations on longer, narrow lots and the existing residential design leave fewer opportunities for further development of this area. For any future development or re-development, densities generally could range from ½ acre and larger. Full municipal services and paved roads are expected.
- **Residential Medium Density Slope.** The steeper, hillside residential development contains developed and undeveloped lots ranging from about ¼ acre to 1 acre. Multiple smaller, historic lots have been combined to create larger residential homesites. Preservation of views, erosion/stormwater controls, and good access have been identified as challenges to be addressed in future home construction and lot development. Lot size minimums for future development and re-development generally could range from ½ acre and larger. All municipal services would be required for future development. As a condition of approval, new developments would be expected to provide standard, paved roads that provide safe access that address emergency routes of escape, maximum road grades, minimum travelway widths, and required turn-outs meeting minimum fire code standards.
- **Residential Medium Density Traditional.** This map designation includes the smaller, historic subdivision lots at the center of the city, encompassing portions of Big Hill, Aspen, and Lookout to Main. The smaller lots and established homesites represent some challenges for conformance to standard lot coverage and setbacks. More flexible zoning standards should be

considered for re-development of these areas. Existing acreages are generally ¼ acre. Future development or re-development would require municipal water and sewer and paved roads. Lot size minimums could range from ½ acre and larger.

- **Commercial Waterfront.** Continued, historic uses of the waterfront for marinas, restaurants, limited retail, public park, and residential uses are projected for the area designated as “Commercial Waterfront.” Full municipal services and access to the highway are essential for development and re-development of these sites.



*Photo: Clare Marley*

- **Community/Mixed Use.** An area from the western boundary of the city to the community center, encompassing the Hi Hope Market, gallery, old Hope School, former city hall, the old church, and various storage and service buildings form the area designated as community/mixed use. Small-scale retail, residential uses, home occupations, cafes and restaurants, small office/professional services, or parks and wayside stops are envisioned for this area. No minimum lot size is established, because of the variety of uses that could be developed.

**GOAL: To identify suitable present and future land uses to establish an orderly and predictable pattern of development, which will protect and enhance property values and the environment.**

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### Objectives:

- Guide city's land uses with a comprehensive land use map.

- Establish and enforce standards for zoning, subdivision, grading, and other development activities to guide consistent and compatible development within the community. This policy can be met by:
  - Minimizing alteration of hillsides, rock outcrops, knolls, ridges, and stream channels through appropriate development standards;
  - Encouraging land uses that are harmonious with natural resources;
  - Limiting the size and scale of residential and commercial development so as not to interfere with existing development views;
  - Basing development on availability of essential services;
  - Protecting the integrity of the natural landscape from development impacts by avoiding excessive modifications, avoiding unnecessary wetland fill, and assuring the stability of slopes through best management practices and maintenance of valuable vegetation.
- Embrace the unique, historic development of the community by providing zoning standards to address non-conforming structures and development.

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### **Implementation Plans:**

- Update zoning and subdivision standards to provide minimum lot sizes for development, re-development, and lot adjustments.
- Work with Bonner County to renegotiate the Area of City Impact agreement, to establish boundaries and policies that reflect the development patterns and standards of the city.
- Adopt and review on a regular basis a comprehensive plan land use map identifying projected land uses fitting the city's objectives, policies, and goals.
- Establish zoning and subdivision codes to address standards for public services.
- Review and update zoning districts to reflect the comprehensive plan goals and objectives, to ensure preservation of the community character, and to allow small-scale commercial and neighborhood commercial uses.
- Update zoning standards to allow non-conforming (grandfathered) structures to be repaired, remodeled, improved, or replaced, so long as public health, safety, and welfare concerns are addressed.

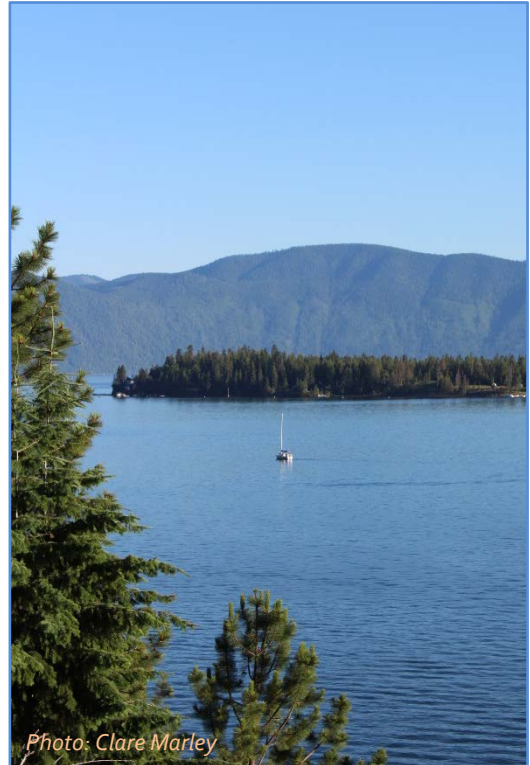
## SECTION 8: NATURAL RESOURCES

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*Idaho Code §67-6508(f), Natural Resources, requires "An analysis of the uses of rivers and other waters, forests, range, soils, harbors, fisheries, wildlife, minerals, thermal waters, beaches, watersheds, and shorelines."*

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The unique nature of East Hope is characterized by an abundance of natural resources. The Cabinet Mountains and Lake Pend Oreille provide breath-taking vistas for the entire community. In the up-close context, the following resources warrant protection and careful consideration in land use standards and development review: surface water and floodplains; fisheries; wildlife habitat; forested lands; viewsheds; wetlands; and the city watershed. A summary of the city's resources follows:



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### Hydrology

Strong Creek, a tributary of Lake Pend Oreille, is an approximately 5-mile long stream that flows out of the Round Top Mountain area of the Kaniksu National Forest, north of the city. The stream drops in elevation from 4,401 feet to 2,064 feet. Lake Pend Oreille, the fifth deepest lake in the United States, forms the southern boundary of the city. The lake is fed by the Clark Fork and Pack rivers and numerous small and larger streams. There are also intermittent streams, seeps, and springs in East Hope.

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### Forests

The Kaniksu National Forest lies north of the city. Within the city, there is a mixture of vegetative coverage, including forestland, waterfront wetlands, landscaped residential yards, and pastureland.

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### Soils

The dominant soil type found in the East Hope area is Pend Oreille silt loam, 5 to 45% slopes. This soil is moderately permeable, but risk of runoff and hazard of water erosion is high to very high. The silt loam is considered poorly suited for development because of erosion hazards, high water tables, frost heaving and poor soil strength (U.S. Department of Agriculture, Soil Conservation Service, 1982). Nevertheless, the historic and present-day development of East Hope is predominately over this soil. The second most dominant soil found in East Hope is Treble-Rock outcrop association, 20 to 65% slope, according to the soil survey. The remaining soil types occurring in the city are Treble gravelly sandy loam, 20 to 65%, and Pend Oreille-Rock outcrop complex, 5 to 45% slopes. These soil types represent high to very high hazards of runoff and water erosion. Therefore, the city should take steps to ensure

development is carefully designed, timed, and constructed to stabilize the soils and protect properties and habitats from erosion and sedimentation through stormwater/erosion control standards and enforcement.

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## **Fisheries**

Bull trout, an endangered species, and westslope cutthroat trout are found in Strong Creek, according to Idaho Fish & Game records. Lake Pend Oreille sports an abundant population of game and non-game species, such as yellow perch, kokanee, several species of trout, bass, pike, bullhead catfish, and walleye. The lake is regularly stocked by Fish & Game with kokanee salmon in quantities ranging from 1 to 11 million fingerlings in recent years. Protection of streambank vegetation for food and shading and the protection of water quality through stormwater/erosion control measures can reduce potential impacts to fisheries from land uses.

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## **Wildlife**

A multitude of birds and mammals live and forage within the East Hope area or migrate through the area. These species include elk, moose, white-tailed deer, brown bear, cougar, turkey, coyotes, song birds, bald eagles, osprey, and waterfowl. Forested and vegetated areas provide food and cover for these species. Recognition of critical habitat areas and plans to protect, where possible, tree canopies, wildlife corridors, and food sources can mitigate impacts of development.

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## **Beaches**

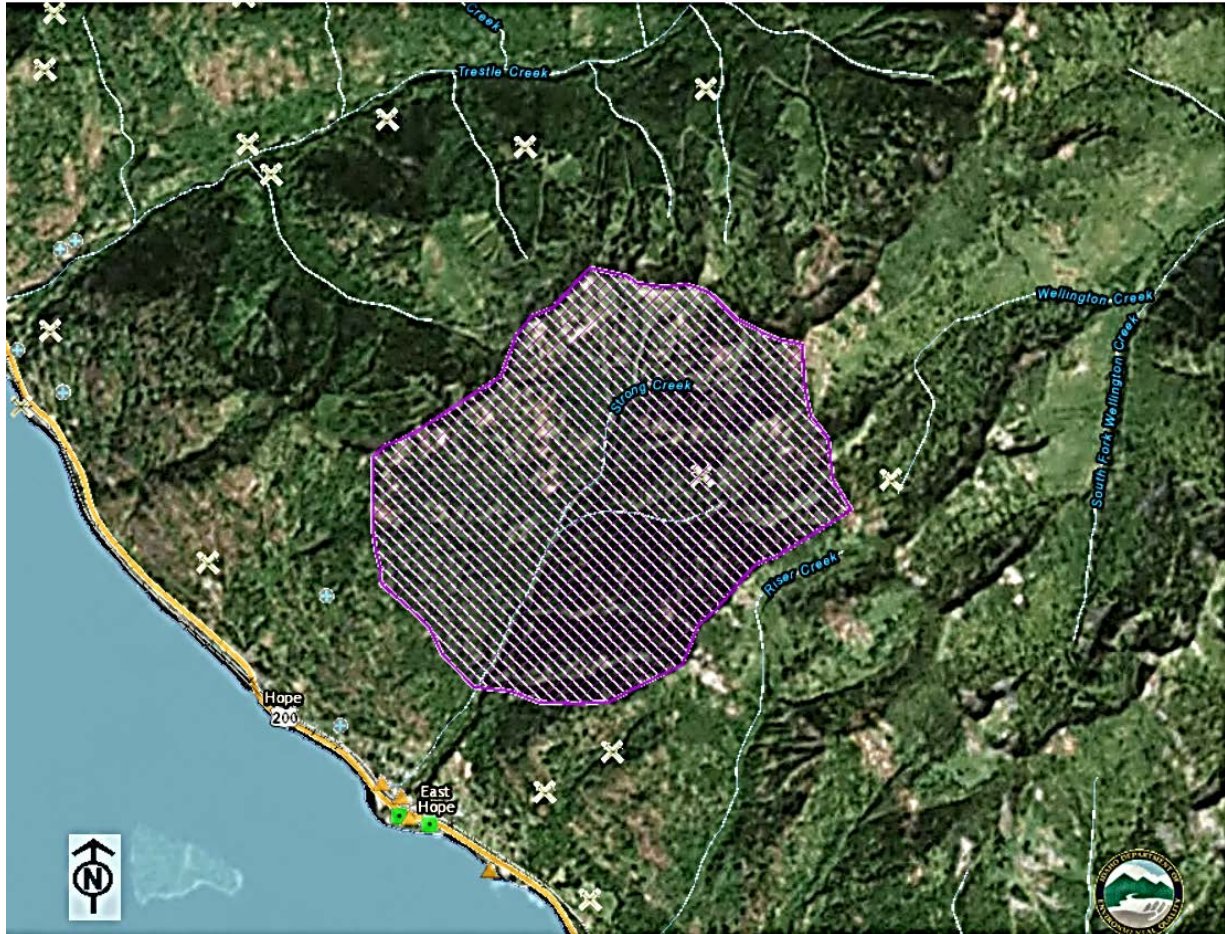
East Hope's waterfront includes private commercial marina development and Pringle Park, a public beachfront operated by Idaho Fish and Game. Members of the community identified the importance of the waterfront and the need to look for opportunities to provide public access to the lake.

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## **Watersheds**

East Hope depends on Strong Creek for its domestic water. A watershed boundary is defined as the area from the intake structure, upstream to the watershed divide, as determined by topography. The East Hope watershed area, as illustrated in the Idaho Department of Environmental Quality (IDEQ) map provided in this section, shows the watershed extending to the ridgetops of Round Top Mountain and ridge lines west of Riser Creek and east of Trestle Creek. IDEQ's source water assessment shows the East Hope Water Department has a low potential for contamination from land uses that could produce such pollutants as petroleum products, pesticides, nitrates, or arsenic. Road construction and usage present the greatest chance of producing sedimentation or pollutants. Susceptibility to microbial contamination is high, as with all surface water sources (Idaho Department of Environmental Quality, 2013). The city water intake is located above the developed portion of the city. Most of the land is government-owned timbered and vacant property (U.S. Forest Service and City of East Hope). Since the city does not regulate land uses within the federal properties, there are few land use regulatory measures to be considered. Therefore, the integrity of Strong Creek above the city must be protected through continued cooperation with the federal government. The continued management and monitoring of the watershed is needed to protect against threats from the loss of the forest cover due

to disease, insect damage, and wildland fire. The U.S. Forest Service has developed a “Forests to Faucets” program to assess and plan for the protection of watersheds that are important to surface drinking water systems. The assessment shows the East Hope area ranks high for the importance of surface water to the community. Forests play an important role in the drinking water system, and the threat of insects, disease and wildfire are moderate. The development threat for this watershed is low (US Forest Service Forests to Faucets, 2016).



East Hope Watershed

**GOAL: To acknowledge and protect the aesthetic and ecological values of the city’s natural resources.**

**Objectives:**

- Encourage land uses that are harmonious with existing natural resources.
- Evaluate the impact of proposed development on the natural environment and adopt standards and conditions to avoid or mitigate potential adverse impacts.
- Consider land use codes that require pre-development evaluation of the impacts to topography, geology, soils, surface and groundwater, wildlife, fisheries, forests, indigenous

vegetation, and sensitive areas to minimize or prohibit detrimental long-term negative impacts.

- Protect the quality and quantity of Strong Creek as the city's primary source of potable water, and develop and enact standards and conditions for development adjacent to the creek and drainages. The city should also work cooperatively with the federal government to guard against loss of important timberland through disease, insects, or wildfire.
- Ensure that sources of potential contaminants that could arise from land uses are not permitted to threaten the present or future water resources.
- Prohibit developments that could adversely impact water resources or involve detrimental stream alterations.
- Endorse measures to ensure excellent air quality and evaluate developments to reduce or eliminate air pollution.
- Protect fish and wildlife habitat by encouraging the preservation of natural vegetation, the protection of wildlife corridors, the avoidance of water quality degradation and the prohibition of inharmonious land uses, such as mining or gravel extraction.
- Establish standards to retain or restore vegetation on hillsides, along waterways and wetlands, and other critical areas where erosion and sedimentation could affect natural resources.

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#### **Implementation Plans:**

- Review and update ordinances to evaluate the impact of development on natural resources and provide mitigation, with respect to wetlands, floodplain, waterways, ground water, waterfowl migration resting areas, wildlife and fisheries, and sensitive areas.
- Encourage through private agreements or public standards, the retention, reseeding, and replanting of developed areas with native and beneficial plants to protect the natural vegetative cover and soil-retention provided by plants.
- Require developers to identify on site plans wetlands, sensitive areas, surface water, and other natural resources, and provide plans to protect these resources.

## SECTION 9: HAZARDOUS AREAS

A variety of potential hazards face the City of East Hope. As part of the planning process, Idaho Code requires each jurisdiction identify the susceptibility of the community to various man-made and natural disasters and emergencies.

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*Idaho Code §67-6508(g), Hazardous Areas, requires "An analysis of known hazards as may result from susceptibility to surface ruptures from faulting, ground shaking, ground failure, landslides or mudslides; avalanche hazards resulting from development in the known or probable path of snowslides and avalanches, and floodplain hazards."*

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Identifying the risks are critical to the planning process so the community can ensure land uses either avoid or mitigate potential hazards. In addition to those hazards identified in Idaho Code, East Hope should also consider others that are unique to its setting, most notably the potential for wildfires. Bonner County's All-Hazard Mitigation Plan lists East Hope's

potential hazards as wildfire, winter storms, flooding, hazardous materials spills, severe wind, landslides, and earthquakes (Bonner County, 2010). In the event of disaster, the city should have a clearly laid out plan for evacuation and response, and routes of escape in the event of highway or railroad disasters, wildfires, flooding, or other natural or manmade emergencies.

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### Wildfire Hazard

At East Hope's back door is a vast stretch of the Kaniksu National Forest. The area is steep and heavily timbered. Areas at the intersection of the natural environment and human development are known as the Wildland Urban Interface or "WUI." Bonner County ranks fourth of 25 western counties for existing wildfire risks because of the high percentage of public lands and the intrusion of home development into these hinterlands (Headwaters Economics Inc., 2007). With the nearby forest lands, there are risks from lightning and man-made fires that could threaten the community. In addition, the proximity of East Hope to U.S. Highway 200 and the railroad tracks poses additional manmade fire risks from sparks, train derailments, or accidents. East Hope's relatively steep climb from lakeside to mountainside also poses additional challenges from rapidly moving fires and limited evacuation routes.

Communities have developed various solutions to address wildfire risks that are both voluntary and regulatory. Bonner County has adopted a wildfire protection plan with the assistance of Idaho Department of Lands. The county also established BONFIRE, a wildfire mitigation program, and has undertaken numerous fuel breaks projects, including the Hope/East Hope/Clark Fork areas. The plan notes that all Bonner County communities have been designated by the Bureau of Land Management as "at risk to wildfire," and the entire county is a "high priority" area for reduction of those risks (Bonner County ID, 2012).

The city's fire protection program is covered in the Public Services and Facilities section.

The community should consider steps to address wildfire hazards and mitigate dangers:

- Reduction of structural ignitability by requiring fire-wise construction materials;
- Adoption of defensible space fire plan requirements for development sites;



- Inclusion of fire suppression water supplies, evacuation routes, fire breaks, open space, homeowner responsibilities and other fire-safe mitigation measures in subdivision plans;
- Education of contractors and homeowners;
- Partnership with local, state, and federal agencies on wildfire education, mitigation, and emergency planning;
- Reduction of forest fuels to reduce potential hazards.

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## Spill/Accident Hazards

East Hope has one railroad crossing at Centennial Boulevard. The trains, operated by Montana Rail Link, average about 20 per day. A Montana Rail Link train accident occurred at East Hope in 1988, causing the derailment of 25 cars carrying grain. Trains carry a variety of freight through the city, including coal, oil, building materials, agricultural products, ores, and chemicals.

Potential chemical or other hazardous spills from rail or highway traffic pose a risk to the city itself, as well as the nearby waters.

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## Flooding Hazard

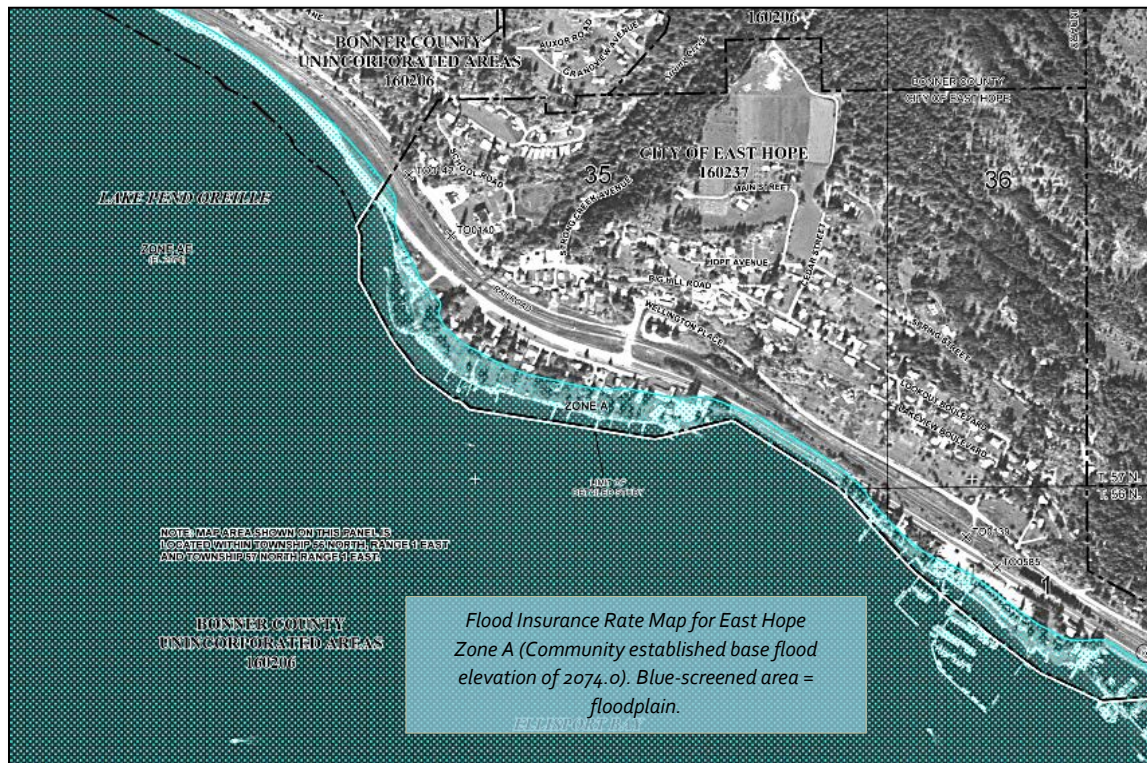
The city is included in the Bonner County Flood Insurance Study of 1984 and subsequent updates, including the latest multi-jurisdictional map modernization project of 2009. The City of East Hope joined the National Flood Insurance Program October 6, 2000. East Hope is governed by the 2009 digital version of the flood hazard map (D-FIRM). The initial and subsequent studies of the lake floodplain did not provide a specific elevation for the base flood (100-year flood) for the City of East Hope. However, the floodplain in the unincorporated areas immediately adjacent to the city shows a 100-year base flood elevation of 2074.0 feet above sea level. Using this data, the City of East Hope adopted a community-determined base flood of 2074 feet in January of 2017.



*1948 Flood, East Hope, Idaho, showing Hurschell's Lighthouse restaurant. Photo Courtesy of Chester Sharai*

Strong Creek flooded on several occasions, most notably in 1974 and 2008. The Bonner County Sheriff's Office reported Strong Creek overtopping the "dam" by about 2 feet in 1974. Runoff from rapid snowmelt in 2008 sent sediment, trees, and boulders cascading down Strong Creek in 2008. The spring runoff affected the city's water treatment filter system. The strong current eventually carved a new route around the diversion dam, and threatened the Montana Rail Link bridge below. Emergency action was needed to protect the bridge (Bonner County, 2010).

The official Flood Insurance Rate Map, adopted by the county and cities in 2009, is shown below.



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### Erosion/Sloughing Hazard

Due to the steep hillsides within the city, there is a potential of sloughing, mudslides, and erosion. No area landslides have been documented in the county's All Hazards Mitigation Plan, however. In general, the probability countywide of landslide activity is listed as "frequent" in the county emergency plan. Some sloughing in the area of the mobile home development, west of Strong Creek, has been reported.

The city has stormwater, erosion control, and sedimentation standards for development adjoining waterways and on steep slopes. Updates for erosion control measures for hillside development have been discussed.

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### Severe Storm Hazards

Strong windstorms, hail, downed powerlines, and lightning storms occur with frequency in the county. The National Weather Service provides the region with severe weather outlooks, watches, and warnings. The community has discussed strategies to cope with these common weather occurrences, such as requiring underground utilities in new developments.

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## Dam Failure Hazard

The 208-foot tall Cabinet Gorge Dam on the Clark Fork River at the Idaho-Montana border is about 16 miles east of the city. The dam is operated by Avista Corp. for hydroelectric power. While a breach in the dam could reach the city of Clark Fork within 18 minutes, according to the Emergency Action Plan developed for the facility, East Hope would likely see minimal effects from a dam failure because the flood wave is not expected to seriously impact the level of Lake Pend Oreille. Warning sirens and a public-address system have been installed near the dam and are tested routinely (Bonner County, 2010).

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## Earthquake Hazard

According to the Idaho Bureau of Homeland Security, Idaho experiences more earthquakes annually than most other states in the union. Most of the earthquakes in recent times have been small, but two large quakes in 1983 and 1959 measured magnitudes of 6.9 and 7.3. By excavating and studying fault lines, geologists have been able to establish a record of Idaho's earthquake history. Evidence shows damaging earthquakes have occurred in Idaho's past and may occur again in the future (Idaho Bureau of Homeland Security, 2016).

There are two major faults traversing Bonner County, the Purcell Trench and the Hope Fault, according to the U.S. Geological Survey. The Purcell Trench extends from southern Bonner County to Bonners Ferry. The Hope Fault crosses through the Hope/East Hope area and reaches into the Selkirk Mountains. The two intersect at Sandpoint.

Bonner County has a "moderate" seismic zone of 2B, according to the Bonner County All-Hazards Mitigation Plan. While the risk areas vary throughout the county, all incorporated cities show a "moderate" risk of seismic ground shaking (Bonner County, 2010). Several recent earthquakes centered in Lake Pend Oreille, northwest and southwest of East Hope, occurred in 2015 and 2016. Ground shaking was felt in the immediate area and as far away as Coeur d'Alene. The magnitudes ranged from 1.9 to 4.2.

Using a theoretical earthquake of a magnitude 6.0 centered in Sandpoint, a model was created to estimate potential losses in the event of a real earthquake. The FEMA-based earthquake modeling showed potential building stock loss valued at \$171 million.

Building codes address construction standards required for the various seismic zones. East Hope enforces building code standards.

**GOAL: To reduce the risk to life and property from natural and manmade hazards by establishing and enforcing standards of development to mitigate potential risks.**

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### Objectives:

- Address the risk of wildfire by ensuring future development reduces fire exposure and the potential loss of life or property through defensible space plans, development of evacuation routes, and the integration of wildland urban interface policies into development patterns and standards.

- Adopt and enforce National Flood Insurance Program standards or higher standards to reduce potential losses to property and lives from flooding.
- Minimize development within flood-prone areas and establish setbacks from year-round and intermittent channels and drainage areas to reduce potential losses from flooding.
- Adopt and enforce best management practices for development on steeper slopes to protect the landowner and adjoining properties from surface slippage, sloughing, erosion, or sedimentation.
- Identify and map hazardous areas within the city and establish standards to mitigate hazards.
- Discourage or prohibit new roadways through hazardous areas.
- Design evacuation routes and hazardous spill response plans with Bonner County Emergency Management to ensure quick action in the event of an emergency.

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### **Implementation Plans:**

- Review current standards and policies to promote defensible space planning for individual construction and subdivision development.
- Update city code to fully address hillside erosion and sedimentation potentials.
- Maintain the flood hazard mitigation standards to guide development in the floodplain.
- Develop an Integrated Public Alert and Warning System for wildland fire planning.
- Coordinate with Bonner County to remain up-to-date with All Hazards Mitigation Planning and strategies to keep the city and its citizens safe.
- Require engineering analysis for high-risk sites due to slope, geology, or other topographic constraints, to identify and mitigate potential hazards to life and property from sloughing, landslides, sedimentation, and flooding.
- Adopt and continue to enforce international fire, building, and development standards.

## SECTION 10: PUBLIC SERVICES, FACILITIES & UTILITIES

Public services covering the community of East Hope come from a variety of sources: non-city public; semi-public; private; and city operated. The availability and capacity of a given public service affect the growth of the city and the ability to serve existing populations and potential new and emerging development. Adequacy of public services should be given consideration whenever land use decisions are made.

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*Idaho Code §67-6508(h), Public Services, Facilities, and Utilities, requires "An analysis showing general plans for sewage, drainage, power plant sites, utility transmission corridors, water supply, fire stations and fire-fighting equipment, health and welfare facilities, libraries, solid waste disposal sites, schools, public safety facilities and related services. The plan may also show locations of civic centers and public buildings."*

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### Sewage Disposal Services

The Ellisport Bay Sewer District, located about one-quarter mile south of U.S. Highway 200 on Peninsula Road, serves the city of East Hope. The district has operated the wastewater

system since 1997. The system uses a disinfection system and spray irrigates about 41 acres of timber during the growing season. The City of East Hope falls entirely within the service boundaries of the Ellisport Bay Sewer District. The current system is designed to support 347 equivalent resident units (ERUs) and serves about 255 ERUs. However, there are currently 357 ERUs allocated to the system, and the Ellisport Bay Sewer District is actively working with Idaho Department of Environmental Quality to address capacity concerns. The sewer district is currently pursuing a feasibility study to assess expansion opportunities.

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### Water Services

East Hope operates its own centralized water system. Water is supplied to the city from Strong Creek, which flows out of the Cabinet Mountains north of East Hope through the National Forest and into a reservoir. East Hope has water rights from Strong Creek, dating to 1924. Water rights of 2.0 cubic feet per second (about 897 gallons per minute) appears to be sufficient to meet current and future demands for the city, according to its contract engineering firm, J-U-B Engineers Inc. (J-U-B Engineers, Inc., 2014). The system consists of slow sand filters, a chlorine injection system, chlorine contact basin, and water storage tanks. The city is upgrading the system's treatment and storage system. The reservoir and water treatment system are located on land owned by the city.

According to the city Water Facilities Plan prepared by J-U-B, the system had 196 "equivalent residential units" (ERUs) in 2014. The number of ERUs increased to 209 by 2017. For a population of 210 people, the usage rate is relatively high (J-U-B Engineers, Inc., 2014). Commercial usage as well as a relatively higher summer population account for the higher usage rate. There are about 48 vacant parcels or lots within the city, and the city is not expected to expand in the next 20 years, according to the report. Using this information, future system demands are expected to be 244 ERUs.

In 2017, the city undertook expansion and improvements to its water system in newly annexed area northwest of the city. The improvements included a new sand filter, new reservoir, and an addition to the control room. The improvements will allow the expansion of the water system capacity.

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## Police and Fire Protection Services

Bonner County Sheriff's Office provides police protection for the City of East Hope.

Fire protection is provided by Sam Owen Fire District. The volunteer fire protection force has two stations: 533 Trestle Creek Road and 17 Old Sam Owen Drive at Highway 200 and Peninsula Road. The city has fire hydrants at approximately every 300 feet for fire protection.

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## Other Services

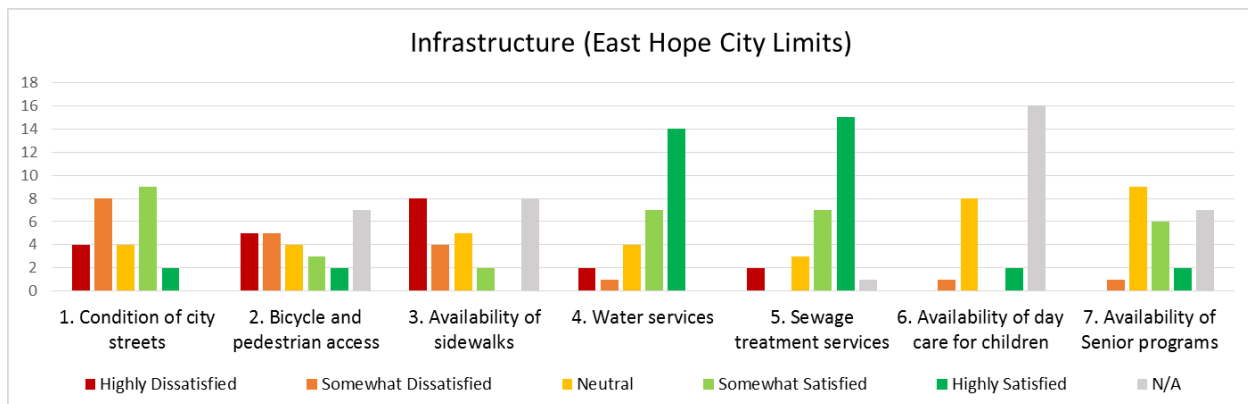
East Hope does not have a centralized stormwater control system. Management of storm water run-off and potential erosion and sedimentation is through individual site development and through transportation design and construction. Solid waste disposal is available through the Bonner County transfer sites and privately contracted curbside garbage service. A transfer site is located just west of the City of Clark Fork on Highway 200.

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## Community centers and public facilities

East Hope City Hall is located on School Road. A post office at 626 Wellington Place serves the area postal needs.

Below is a summary of the community survey results regarding infrastructure.



**GOAL: To efficiently provide public services and facilities that meet the current and future needs of the residents of East Hope.**

---

### Objectives:

- Enact public utility policies that will discourage urban sprawl and prevent the loss of open spaces.
- Decline to extend city water services to developments outside the city limits.
- Regularly assess water service demands so the city is ready for future needs, based on the city land use map.
- Encourage, where possible, underground utilities for new development.

- Require the cost for extending city services be borne by the developer rather than the taxpayers at large, including any on-site or off-site improvements attributable to its impact. Each proposal shall be evaluated for potential demands on city water.
- Continue to improve the water system to provide ample drinking water, irrigation, and adequate flows for fire protection.
- Communicate and coordinate with Ellisport Bay Sewer District on proposed developments and future service demands and expansion.

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### **Implementation Plans:**

- Require all new subdivisions and development to extend all public water and sewer systems to serve the development without impacting the quality and quantity of current services and without creating additional burdens on current taxpayers and users. As part of the development application, the landowner shall identify public service needs and available capacities.
- Update zoning codes to address placement of underground utilities, where possible.
- Coordinate with the Ellisport Bay Sewer District and land developers to secure a plan and facilities for an expanded, centralized sewer collection and treatment system.
- Anticipate the appropriate equipment purchases to adequately maintain the existing water, street, and park systems.

## SECTION 11: TRANSPORTATION



*"The Western," a steam-powered mailboat. Hope & East Hope are in the background. From Ed Butler collection. Circa 1920.*

Strong Creek Bridge replacement, pavement projects, and desired bicycle and pedestrian paths should be considered in an updated plan. These plans should be incorporated by reference and resolution into the city's comprehensive plan.

While the city is strongly influenced by U.S. Highway 200 that bisects East Hope, the plan reported that traffic on local streets was almost entirely passenger cars (99.3% of the 337 vehicles per day in a study period). Most of the city streets are narrow (as little as 12 feet) and steep (some in excess of 10 percent) and do not meet generally accepted standards for rural access roads. These road conditions present

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*Idaho Code §67-6508(i), Transportation, requires "An analysis, prepared in coordination with the local jurisdiction(s) having authority over the public highways and streets, showing the general locations and widths of a system of major traffic thoroughfares and other traffic ways, and of streets and the recommended treatment thereof. This component may also make recommendations on building line setbacks, control of access, street naming and numbering, and a proposed system of public or other transit lines and related facilities including rights-of-way, terminals, future corridors, viaducts and grade separations. The component may also include port, harbor and other related transportation facilities."*

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challenges for wintertime driving and emergency evacuation planning. Wellington Place, or Old Highway 200 Business Loop, is wider and flat, and offers an entry and exit to the city, paralleling US 200. Big Hill Road and Pringle Avenue are the only other roads within the city that are wider than a single lane. While traffic volumes on the local streets are low, drivers must slow down or pull over to allow other vehicles to pass on the narrow streets. The study found that the level of service on roads within the city was very good, with few delays. Drainage and stormwater management issues were listed as concerns for the city's transportation network (James A. Sewell & Associates Inc., 2008).

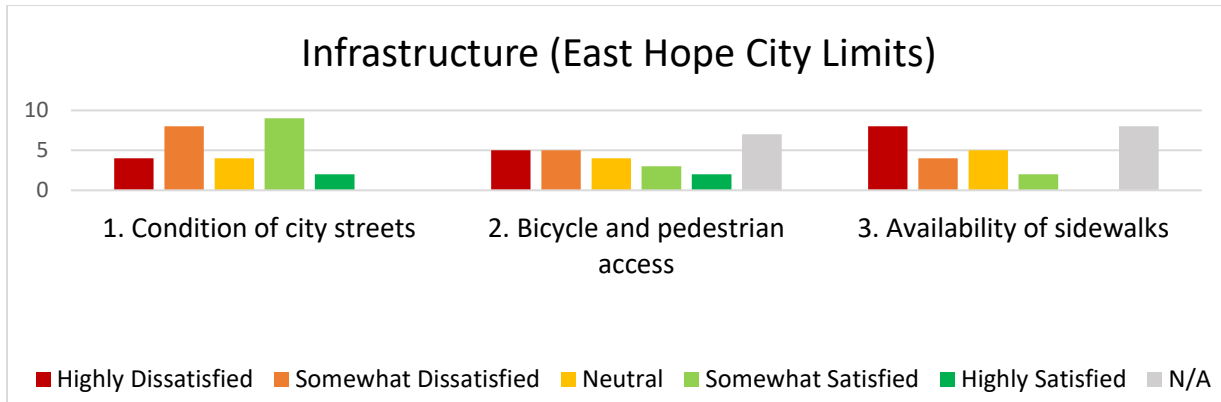


During 2016-2017 East Hope undertook a program to institute a quiet zone for its railroad crossing at Centennial Boulevard to address citizen concerns about train whistles disrupting the peace and quiet of the neighborhood. The train tracks parallel the highway, running between the waterfront section of the community and the uphill portion of East Hope.



The creation of the USBR #10 route through the Idaho Panhandle in 2015, opened up opportunities for directing bike traffic through the Business Loop for greater safety. While the 2008 transportation plan identified the community's desire for more bike and pedestrian designated routes, lack of funding has prevented development of those pathways.

The recent comprehensive plan survey, conducted as a part of this update, presented mixed reactions to the city's transportation status, as noted in the graph provided in this section.



**GOAL: To provide for a safe, efficient multi-modal transportation network, while avoiding undesirable impacts to the city’s natural resources and unique character.**

#### Objectives:

- Encourage the safest means of circulation to destination points.
- Explore options for grants and other funding sources to help minimize the local public expenditures for road construction, maintenance, and other capital improvements.
- Regulate accesses onto major streets to ensure safe access.
- Establish parking standards to assure adequate on-site space for residents and guests to alleviate congestion and hazards.
- Set standards for stormwater run-off, sedimentation, and erosion control to protect infrastructure and natural resources from land-disturbing activities on and adjoining the city streets and pathways.
- Establish standards for on- and off-site road improvements relative to the impact of new development.

#### Implementation Plans:

- Seek grant opportunities to revise and keep current its transportation plan.
- Fund street budget to provide sound planning and maintenance for the transportation system.
- Draft a priority map, as part of the transportation planning effort, for development of walking and biking routes and methods to develop these pathways.

## SECTION 12: RECREATION

East Hope is bordered by Lake Pend Oreille to the south and the Kaniksu National Forest to the north. The city's location puts residents and visitors close to a variety of recreational opportunities, from water-based fishing, water-skiing, and swimming, to uphill hiking, trail riding, hunting, and biking. Pringle Park, operated by Idaho Fish and Game, offers residents access to the lake with a boat ramp and dock. Private marinas and resort units provide access to Lake Pend Oreille. The "Beetop" trail neighborhood (so designated by the Bonner County Trails Advisory Group) that surrounds East Hope boasts numerous opportunities for hiking, biking, horseback riding, ATViing, and snowmobiling.

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*Idaho Code §67-6508(j), Recreation, requires "An analysis showing a system of recreation areas, including parks, parkways, trailways, river bank greenbelts, beaches, playgrounds, and other recreation areas and programs."*

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In a city-sponsored comprehensive plan survey of East Hope residents, lack of parks was noted most frequently. While Pringle Park currently offers access to the lake, the facility is relatively small, and parking is limited. According to the survey, there is a strong desire in East Hope for improved lake access, better parking, and more recreational

opportunities. Parks and recreational opportunities rated either "somewhat important" or "very important" with 58% of those who responded to the survey.



*Photo: Clare Marley*

**GOAL: To protect and enhance the health and lifestyles of residents and visitors by making available quality recreation facilities.**

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**Objectives:**

- Expand and enhance existing recreation facilities for the residents and visitors of East Hope.
  - Work with local, state, and federal entities to provide access and information to recreational opportunities in the area.
- 

**Implementation Plans:**

- Require or encourage land dedications for recreation improvements as part of the city's development approval, where the scale of the project merits such amenities, and where state law permits.
- Adequately fund a parks budget to enable continued maintenance of existing and future community recreation facilities.

## SECTION 13: SPECIAL AREAS OR SITES

Idaho Code requires communities consider their special areas and sites in the comprehensive plans. Inclusion of these sites in a community plan provides an opportunity to recognize, protect, and enhance these unique features.

### Ecological/Wildlife

East Hope is within one of 32 statewide Wildlife Management Areas designated by Idaho Fish & Game. These areas have been established to protect wildlife habitat and to recognize special sites that provide

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*Idaho Code §67-6508(k), Special Areas or Sites, requires "An analysis of areas, sites, or structures of historical, archeological, architectural, ecological, wildlife, or scenic significance."*

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public enjoyment of wildlife through sightseeing, birding, hunting, fishing, photography, and other activities. The Pend Oreille Wildlife Management Area is known for its migrating and wintering waterfowl that gather in great numbers on the water and shoreline. Feathered visitors such as the tundra swan, Canada geese, American

widgeon, redheads, mallards, mergansers, and buffleheads can be seen and photographed in the height of the spring and fall migrations (Idaho Fish & Game Department, 2016).

### Scenic

The Pend Oreille Scenic Byway winds its way from Sandpoint to the Montana border along U.S. Highway 200 bisecting East Hope along its path. The route offers views of the mountains at every turn, and provides an up-close panorama of Lake Pend Oreille through East Hope. Views and the protection of viewsheds are considered by the East Hope residents to be one of their most important resources and often the reason they moved to the community, according to community survey results.

### Historical/Architectural

There are no buildings in East Hope listed on the National Register of Historic Places. However, there are several historic buildings and places:

- Hope School House. Built in 1919 and opened in 1920. The two-story brick schoolhouse was closed by the Bonner County School District in 1984, and remains standing today.
- The Old Church. The "Old Church" was constructed in the Spring of 1908 and served the community until the Methodist congregation moved to a new church in Clark Fork. It is currently privately owned and can be rented for special events such as weddings (The Old Church in Hope, 2016).



- David Thompson Historical Monument. The monument is located across from the post office on Wellington Place and commemorates surveyor, geographer and trader David Thompson. Thompson established the Kullyspell House trading post in 1809 across from Memaloose Island on what is now the Hope Peninsula. It was later abandoned in 1811 when the Spokane House became the preferred post (Bonner County, Idaho, 2002).
- East Hope traces its roots to the Hope Lumber Company sawmill, which was established in 1901. The city's economy was centered around the mill until the 1920's, when production began to slow and eventually shut down. The area didn't recover until after World War II, when A.L. Pringle, a real estate developer, began to develop the tourist industry in East Hope. (From: History of East Hope)

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## Archaeological

The land around Lake Pend Oreille was home to several tribes of Native Americans including the Kalispel and Kootenai. The Kalispels migrated from the west and are closely related to the Coeur d'Alenes and other local Salishan tribes in both language and lifestyle. The Kootenais differ in that they came from the east, being pushed into the region by the Blackfoot tribe. They brought with them a distinct language and a style of clothing that more resembles the Plains tribes. Both tribes utilized the vast fishing and hunting opportunities and had year-round villages in the area.

The majority of archaeological sites outside of East Hope have been located near the shoreline, which means that development in East Hope might occur in culturally sensitive areas. In addition to artifacts related to the Kalispel and Kootenai tribes, pieces from the city's history as a lumber mill town could also be found. While the Idaho State Historical Society does not currently identify any archaeological sites in East Hope, such locations could be discovered and designated in the future.

**GOAL: To identify and protect those areas that have unique and special meanings to the people of East Hope.**

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## Objectives:

- Preserve natural areas for recreation, open space, and wildlife.
- Encourage the preservation of historic buildings, materials, and areas.
- Protect culturally sensitive sites from disturbance or loss through proper identification and development mitigation.

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## Implementation Plans:

- Determine the need for the development of parks and open space throughout East Hope, and encourage neighborhood parks, community parks, shoreline parks or easements, and public use areas.
- Investigate the feasibility of securing scenic easements or acquisitions along the shoreline of Lake Pend Oreille.

- Complete an inventory in the community of those areas that should be designated as historical sites or buildings.
- Establish development review criteria that will address the preservation of these areas once identified.

## SECTION 14: HOUSING

The most recent census figures show East Hope has 188 housing units, more than one-third reported as “vacant,” owing to the seasonal and recreational occupancy of some of the homes. The majority (80%) are single-family, site-built homes. The remainder of the units are mobile homes (25 units) and a few

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*Idaho Code §67-6508(l), Housing, requires “An analysis of housing conditions and needs; plans for improvement of housing standards; and plans for the provision of safe, sanitary, and adequate housing, including the provision for low-cost conventional housing, the siting of manufactured housing and mobile homes in subdivisions and parks and on individual lots which are sufficient to maintain a competitive market for each of those housing types and to address the needs of the community.”*

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multi-family units. About two-thirds of the homes are older than 30 years. Census data from 2015 estimates show the median home value in East Hope was \$277,100, nearly identical to the neighboring city of Hope, at \$270,000.

Land use regulations and policies affect housing availability and costs. Adequate work force housing, particularly in a tourism/recreation-based economy, is important. Idaho’s Fair Housing Forum offers guidance to local governments, so they can strategize about housing options. These strategies include smaller

lots, allowances for multi-family housing, reduced parking standards, manufactured home allowances, accessory dwelling units, flexibility on older, non-conforming structures, and community incentives.





**GOAL: To maintain the residential character of East Hope, while providing the necessary diversity of housing types.**

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**Objectives:**

- Protect and preserve existing residential neighborhoods.
  - Encourage development of service housing, where appropriate.
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**Implementation Plans:**

- Adopt development review ordinances ensuring residential projects are compatible with the existing, surrounding neighborhood.
- Investigate the possibility of provisions for on-site employee housing for resort and tourist-oriented development.
- Consider employee housing opportunities for management and staff in future condominium and townhome projects.

## SECTION 15: COMMUNITY DESIGN

East Hope has four distinct areas of development: the waterfront of Lake Pend Oreille; the highway corridor; the hillside; and an open, meadow area near the center of town. The dramatic rise in elevation

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*Idaho Code §67-6508(m), Community Design, requires "An analysis of needs for governing landscaping, building design, tree planting, signs, and suggested patterns and standards for community design, development, and beautification."*

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from about 2,073 feet above sea level at the lakeside to a nearly 800-foot rise at the northern boundary of the city limits is the dominating feature of the landscape.

East Hope residents take pride in the scenery and remarkable views their community offers. Preserving these qualities should be

considered when the city adopts development standards. Care should be taken not to block views, especially in residential areas, with other buildings, trees, and utility structures.

Retail/professional services in East Hope are minimal with commercial businesses being small in number. Commercial uses are currently allowed in the Neighborhood Commercial zoning district, which runs along Highway 200. Development of businesses should be encouraged to concentrate in this area. Many of the businesses around East Hope are currently open seasonally and there is a need for services that would be available to residents of East Hope and the surrounding area year-round.

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### Existing development

East Hope's pattern of development is affected by the steep hillside, and the Montana Rail Link and state highway running through the middle of the city, as noted earlier. Commercial development is



located along the waterfront, with two marinas, eating establishments, and convenience store. An art gallery and Hi Hope Market are located uphill on Wellington Place, along with storage structures, and utility services. Housing types vary and include shoreline seasonal resort units, single-family waterfront residences, view lots, and traditional housing development on historic East Hope subdivision lots.

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### Current standards of development

East Hope has established stormwater/erosion control standards, waterfront and lot setbacks, lot coverage, and height regulations to address water quality and preservation of views. The current zoning codes also cover parking, signage, and wireless communication towers and their impacts on views.

During the comprehensive plan workshops and surveys, East Hope citizens voiced continuing concerns about the potential loss of their valuable viewsheds. Some encouraged the city to develop clear, concise, and enforceable ordinances to protect the quality of life and aesthetics of the community.

While structural obstructions to the views have been addressed by the city with height regulations, citizens suggested perhaps vegetation standards should also be considered to protect viewsheds.

Those who participated in workshops or the survey noted satisfaction with R-1/R-2 zones, but a dissatisfaction with the opportunity for small-scale retail and services. Sidewalks, walking paths, and lighting were also listed as amenities they wish the city would develop.

**GOAL: To maintain and enhance the aesthetic qualities of East Hope's rural, recreation, and tourist-oriented character.**

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### Objectives:

- Examine all new development for appropriateness in regard to its character as compared to existing development.
- Ensure through design review, standards that aid in compatibility of building design and quality to enhance the appearance of the community and protect the public health, safety and welfare.
- Protect and enhance the overall livability and natural beauty, safety and function of the community.
- Reinforce East Hope residential character by adopting zoning standards that encourage quality public services and protection for existing trees, vegetative buffers, and natural ground cover.

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### Implementation Plans:

- Establish criteria that addresses area minimums and coverage, construction materials, landscaping, signs and setbacks, open space, and parking. Consider all developments as to their effect on the people and property in the area of the development's influence.
- Minimize commercial development in areas other than the commercial core.
- Establish standards and require by ordinance the construction and maintenance of screening for all trash receptacles.
- Consider adoption of refined bulk standards for all types of development that relate to the size of the parcel being developed, reflecting scale and setbacks that provide true open space, protect views and solar access.
- Encourage the use of external building materials that are compatible with the natural surroundings of the community.
- Establish and adopt criteria by ordinance for the preservation of desirable existing vegetative cover, topography, and natural resources.
- Establish and adopt specific standards for appropriate landscape screening materials for differing land uses, including transportation corridors and parking areas, including adequate areas for storage of snow.
- Minimize visual impact of utilities by requiring underground of utilities, where appropriate.
- Set zoning standards for adequate on-site parking, lot setbacks.

## SECTION 16: AGRICULTURE

Idaho recently added an agriculture component to the comprehensive plan requirements. This new section requires cities to examine agricultural opportunities and the role agriculture plays in their communities.

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*Idaho Code §67-6508(n), Agriculture, requires "An analysis of the agricultural base of the area including agricultural lands, farming activities, farming-related businesses and the role of agriculture and agricultural uses in the community."*

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With its south-facing slopes and proximity to Lake Pend Oreille, East Hope has a more moderate climate than some of the outlying areas. High and low temperatures range from 34 to 73 degrees in the spring, 47 to 82 degrees in the summer and winter lows to the 20s.

Annual precipitation is about 32 inches. Snowfall in any given month during the winter ranges from 6 to 22 inches (Butler, 2016)

At community workshops, citizens expressed an interest in developing farmers' markets and ensuring urban farming is allowed. But they also desired to protect neighborhood peace and quiet and water quality. East Hope has historic ties to the logging and timberland economy, and forested areas remain within the city. There are no major agricultural enterprises within the city.

**GOAL: To provide opportunities for small-scale agriculture activities while protecting city resources and the rights of neighboring properties.**

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### Objectives:

- Embrace the opportunities for agricultural pursuits within the city that are suitable, small-scale, urban farming uses.

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### Implementation Plans:

- Examine the current zoning standards to ensure there are not impediments to urban agriculture uses, as long as residential neighborhood integrity is protected.

## SECTION 17: IMPLEMENTATION

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*Idaho Code §67-6508(o), Implementation, requires "An analysis to determine actions, programs, budgets, ordinances, or other methods including scheduling of public expenditures to provide for the timely execution of the various components of the plan."*

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A complete comprehensive plan must include an analysis of how the city will carry out the goals and objectives it has set forth. Setting action plans and establishing timetables and budgets help ensure the document will be meaningful. Each component contains an implementation or action plan detailing specific measures needed to address goals

and objectives. Not all goals and policies require legislative action. Sometimes bringing about public awareness through town hall meetings, brochures, or media messages are better tools for some goals. Some examples of educational approaches could be connecting residents with Firewise programs to reduce the risk of losses from wildfires, or encouraging environmental stewardship and sustainability, or learning methods to protect resources, such as the city drinking water.

Careful consideration of action plans will ensure the comprehensive plan is a "living document," not a shelf-sitter.

**GOAL: To establish action plans and identify resources to carry out the goals and objectives of the comprehensive plan.**

## SECTION 18: NATIONAL INTEREST ELECTRICAL TRANSMISSION CORRIDORS

Idaho Code Section §67-6508(p) requires jurisdictions to prepare an analysis of existing and proposed routes for high-voltage electrical transmission lines after notification by the Idaho Public Utilities Commission (IPUC) of the likelihood of a federally designated national interest electrical transmission

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*Idaho Code §67-6508(p), National Interest Electric Transmission Corridors, requires After notification by the public utilities commission concerning the likelihood of a federally designated national interest electric transmission corridor, prepare an analysis showing the existing location and possible routing of high voltage transmission lines, including national interest electric transmission corridors based upon the United States department of energy's most recent national electric transmission congestion study pursuant to sections 368 and 1221 of the energy policy act of 2005. "High-voltage transmission lines" means lines with a capacity of one hundred fifteen thousand (115,000) volts or more supported by structures of forty (40) feet or more in height."*

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corridor. High-voltage lines are those with a capacity of 115,000 volts or more supported by structures 40 feet or taller. Since the City of East Hope has not been notified of any proposed transmission line corridor plans, this particular component is not needed.

**GOAL: To keep informed of potential plans for electrical transmission corridors so that the community can adequately respond in a timely manner.**

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**Objectives & Implementation Plans: Not applicable.**

## SECTION 19: PUBLIC AIRPORT FACILITIES

Public Airport Facilities is a component recently added by the Idaho Legislature. This section requires an analysis of public airport facilities, including details on operations, planned airport development and infrastructure needs, and the economic impact to the community.

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*Idaho Code §67-6508(q), Public Airport Facilities, requires "An analysis prepared with assistance from the Idaho transportation department division of aeronautics, if requested by the planning and zoning commission, and the manager or person in charge of the local public airport identifying, but not limited to, facility locations, the scope and type of airport operations, existing and future planned airport development and infrastructure needs, and the economic impact to the community."*

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East Hope has no public use airport within its jurisdiction. Therefore, an analysis and establishment of goals and objectives for this component are not needed.

There are four public-use airports in Bonner County. (A public-use airport is open to and for public use without prior permission, and without restrictions within the physical capacities of available facilities, according to the Federal Aviation Administration.) Bonner County owns and operates two of the public-

use airports, located in Sandpoint and Priest River. The two other public use airports are Cavanaugh Bay Airport at Priest Lake, owned by ITD Aero, and Priest Lake Airport, owned by the United States Forest Service (USFS).

Lake Pend Oreille is used for float plane take-offs and landings.

**GOAL: Not applicable.**

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**Objectives & Implementation Plans: Not applicable**

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