



# CITY OF KELLOGG COMPREHENSIVE PLAN

2022

## TABLE OF CONTENTS

1. FORWARD
2. PRIVATE PROPERTY RIGHTS
3. POPULATION
4. SCHOOL FACILITIES
5. ECONOMIC DEVELOPMENT
6. FUTURE LAND USE
7. NATURAL RESOURCES
8. HAZARDOUS AREAS
9. PUBLIC SERVICES, FACILITIES & UTILITIES
10. TRANSPORTATION
11. PARKS AND SPECIAL SITES
12. HOUSING
13. COMMUNITY DESIGN
14. IMPLEMENTATION
15. APPENDIX A, FUTURE LAND USE MAP

# FORWARD

## Overview

**Yesterday** - The story of Kellogg is part of the pageant of the Northwest. It begins with the discovery of a rich deposit of lead ore, which became the famed Bunker Hill Mine.

The city's history dates back to September of 1885, soon after the Bunker Hill discovery was made. Robert and Jonathan Ingalls started a ranch along Milo Creek on the flats below the town of Wardner. The following year, impressed by the possibilities of the area as a townsite, these brothers laid out streets and divided the 160-acre ranch into lots. They called the town Milo but later changed it to Kellogg to honor the discoverer of the Bunker Hill Mine, Noah Kellogg.

The town became prosperous. During its first year a store, hotel, and school were built. The school was built at a cost of \$800. A volunteer fire department was formed shortly after the turn of the century. Throughout its early life, mining was the lifeblood of the town and the area.

The Bunker Hill Mine, the largest employer, closed in 1981 and by the mid 1990's much of the support facilities were demolished. Beginning in 1983 the area was designated a superfund site by the federal government. This was the start of a long and costly process of remediation of the impacts of mining. By 2012, much of the remediation was completed and provides a clean, healthy environment for its citizens and visitors.

The closure of the Bunker Hill Mine had a tremendous impact on the community, the region, and the State. Kellogg was faced with a dwindling population, loss of business and revenue, a depressed real estate market, and the stark reality that better times would not soon return.

In response, Kellogg began to alter its destiny and took steps to diversify the economy. Silver Mountain ski resort became a vital part of the community. The Trail of the Coeur d'Alenes with a green belt has become a valuable asset to the community.

**Today** - Kellogg continues to move forward. As part of the superfund project, streets were resurfaced. Along with this, the wastewater collection system was rebuilt as well as some of the water system. While the population has remained fairly stable, there are challenges to face with rising real estate prices and the lack of affordable workforce housing. There are new businesses in the community and developers are looking at the city with new interest.

**Tomorrow** - Kellogg, with its abundant natural resources, expanding recreational opportunities, renewed interest in mining, and forward-looking leaders, continue to explore and seek ways to make the community a great place to live and work.

## Comprehensive Plan

Planning for the future is an involved process that reflects the needs and desires of the community. A comprehensive plan is a community document; a broad outline for guiding

growth and development. The function of the plan is to organize and display, through policy statements and maps, the community's vision and to provide a guide for how to achieve that vision through establish regulations. The comprehensive plan is an official policy guide for establishing zoning districts. Idaho Code, 67-6511 requires that "zoning districts shall be in accordance with the policies set forth in the adopted comprehensive plan".

Change will occur over time and additional data will become available. People's vision will change, and external and internal events can have lasting impacts on the future. It's important that the adopted plan be reviewed periodically and changed when necessary to assure that it remains timely and reflects the goals and policies of the community. It is from the goals and policies that land use regulations are crafted.

Concise, sound, and well thought out policies are essential to write and enforce land use regulations. It is better to have a few well-crafted goal and policy statements than a long list of vague wishes. The regulations that the community adopts should be consistent with the goals and policies found within the plan.

Goals are broad directions that describe ideal, agreed upon, future conditions. To use an analogy; they provide a direction, not a destination.

Policies provide specific directions to guide decision making and should provide clear intent. They are not inflexible but should provide clear direction.

## **Purpose of the Plan**

The Kellogg Comprehensive Plan is the document through which the community creates land use regulations for future growth, development, and redevelopment. Basic goals of the plan are intended to maintain the vision and values of the community by:

- Designating land to meet future growth.
- Contributing towards a stable, diversified economy.
- Providing for the retention of natural and cultural resources which contribute to livability within the community.
- Providing for consistent and fair land use regulations.

## PRIVATE PROPERTY RIGHTS

Idaho Code requires that a comprehensive plan consider private property rights. Kellogg supports and respects property rights, follows due process in enacting regulations and uses the Attorney General's process for evaluating new regulation. The process states that a government action:

- Must address a legitimate State interest
- Must substantially advance these interests, and
- Must not deny an owner the economic viability of his land

In order to address these issues, the Attorney General has identified the following checklist criteria. Though one of the following may be answered in the affirmative, it does not mean that there has been a "taking". It does mean that there could be a constitutional issue and the agency staff should carefully review the proposed action. The checklist criteria are as follows:

1. Does the regulation or action result in a permanent or temporary physical occupation of private property?
2. Does the regulation or action deprive a property owner of the ability to dedicate a portion of the property or to grant an easement?
3. Does the regulation or action deprive the owner of all economically viable uses of the property?
4. Does the regulation or action have a significant impact on the landowner's economic interest?

**GOAL:** Kellogg continues to support private property rights and will carefully consider all of its land use decisions with regard to citizens private property rights

**POLICY:** Avoid adoption of unnecessary regulations and consider and support private property rights when implementing plans and regulations in accordance with Idaho code.

## POPULATION

Kellogg has experienced wide variations in its rate of growth since its beginning. The period of greatest percentage of population gain was from 1910 to 1930 when the population increased from 1,273 to 4,124.

Since 1930 population growth has been slow, reaching its peak of 6,700 in the 1950's. Since that peak population has declined or remained relatively flat. Decreasing population was significantly affected by the closure of the Bunker hill in 1981.

Population growth remains relatively flat and may continue to remain flat or increase slightly for several years into the future. With effort toward economic growth, continued interest in local minerals, and growth within the State, population is expected to grow.

### SILVER VALLEY DEMOGRAPHICS

UNITED STATES CENSUS	1980	1990	2000	2010	2020
KELLOGG*	2,417	2,591	2,395	2,120	2,314
PINEHURST	2,183	1,722	1,667	1,619	1,679
WALLACE	1,736	1,010	960	784	791
SHOSHONE COUNTY	19,266	13,931	13,771	12,765	13,169

**\*Based on this table, population growth for Kellogg is expected to be relatively flat or slow for several years.**

Every community has two sources of population growth; natural increase (excess of births over deaths) and in-migration. The latter is a significant consideration in Kellogg and is governed by several factors. These include employment opportunities, community livability, regional economy, mineral markets, and social changes.

**GOAL:** To plan for modest, stable population growth that remains consistent with the community's vision and is within the city's fiscal and service capabilities.

#### **POLICIES:**

1. Kellogg will continue to monitor the rate of population growth and the effects of growth on the city's ability to provide services.
2. Population demographics should be reviewed periodically. Significant changes in forecasts may trigger the need for changes to the plan.

3. Capital improvement plans and other local plans should be reviewed and updated to address changes in growth and forecasts.
4. Annexation policies adopted by the city should reflect growth rates, community vision, and ability to provide service

## **SCHOOL FACILITIES**

Kellogg School District 391 is a separate taxing district and a major employer and traffic generator in the Kellogg planning area. Although the boundary of the school district extends beyond the city boundary, the location of the schools and other district facilities are located in the city and have significant impact. The district provides basic educational programs from kindergarten through high school. District enrollment in 2022 was 1138 students in 4 schools. Two of the four schools are located in the city of Kellogg. Total capacity of district facilities is 2540.

Kellogg, the School District, and Shoshone county will continue to work together to ensure the district can anticipate and plan its facilities for the future. This would include planning for safe bus routes since most pupils are based in the district.

**GOAL:** Continue to support and Cooperate with the Kellogg School District in the development of educational facilities and opportunities in the community and valley.

### **POLICIES:**

1. Continue working with Kellogg School District to plan and implement the district's long-range plans.
2. School and park facilities should, when appropriate, be located together to increase opportunity and reduce costs.
3. Continue to support and encourage higher education and workforce training opportunities and programs.
4. In reviewing new residential development proposals, Kellogg and the School District should consider safe routes for students and efficient bus routes.

Year Built	School	Capacity	Number of Students 2012	Number of students 2016	Number of Students 2022
1988 City of Kellogg	Kellogg Middle School	400	240 (as Sunnyside Elementary)	----- (building closed 15-16)	279
City of Kellogg	Preschool Head start	20	26	23	20
1970 City of Kellogg	KSD Admin. Annex	720	286 (as KMS)	255 (as KMS)	----
1956 Updated 1998 City of Kellogg	Kellogg High School	650	391	327	300
1954 Updated 2022 City of Pinehurst	Pinehurst Elementary	600	248	496	441
1945	Canyon Elementary	150	64	65	98
<b>TOTAL</b>		<b>2540</b>	<b>1255</b>	<b>1166</b>	<b>1138</b>

Kellogg, the School District, and Shoshone county will continue to work together to ensure the district can anticipate and plan its facilities for the future. This would include planning for safe bus routes since most pupils are based in the district.

**GOAL:** Continue to support and Cooperate with the Kellogg School District in the development of educational facilities and opportunities in the community and valley.

**POLICIES:**

1. Continue working with Kellogg School District to plan and implement the district’s long-range plans.

2. School and park facilities should, when appropriate, be located together to increase opportunity and reduce costs.
3. Continue to support and encourage higher education and workforce training opportunities and programs.
4. In reviewing new residential development proposals, Kellogg and the School District should consider safe routes for students and efficient bus routes.

## ECONOMIC DEVELOPMENT

With the discovery of a rich deposit of lead ore, and the Bunker Hill Mine, came the first vestiges of settlement that would eventually become Kellogg. The townsite was first laid out in 1886. It grew rapidly as mining activity expanded. Kellogg has traditionally been the industrial and commercial center for the Silver Valley.

Incorporated in 1913, the town grew from a mining support community in the early years to an important center for processing primary metals. The mining and smelting operations of the Bunker Hill Company, located just west of town, were annexed into Kellogg in 1956. From these early beginnings, the principal source of employment in Kellogg and Shoshone County has been mining and timber.

The Bunker Hill complex closed in 1981 and remained dormant until 1997, when small-scale operations continued. The metal processing facilities were demolished in the mid 1990's. The Bunker Hill closure has had a tremendous impact on the community, the valley, and the state. The community was faced with a reduced budget, loss of business, a depressed real estate market, and a gloomy future.

Since 1983, much of the valley including Kellogg has been designated as a "superfund site". Superfund sites are locations in the United States requiring a long-term response to clean up hazardous material contaminations. They were designated under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980.

It has taken many years, but much of the clean-up has been completed and Kellogg is, once again, a clean healthy community. Economic progress, albeit slow, has been made since the mines closure. Silver Mountain ski resort has been established along with one of the longest Gondolas in the world. Rails to trails have been developed over abandoned railroads and tourism has become one of the leading economic drivers. Many are discovering the recreational activities and outdoor lifestyle that abounds in the area.

In 2016, Kellogg began a long-term investment in its infrastructure by rebuilding the majority of its streets along with improvements to its water and wastewater collection system. The city is in a good position, utility wise, to serve new growth and business investment.

**GOAL:** Kellogg will continue to encourage a balance of residential, commercial, and industrial uses in order to provide a well-balanced tax base. Kellogg will continue to encourage and support existing business and industry and will help new business through its business-friendly regulations and administration.

### **POLICIES:**

1. Encourage a positive business environment through educating city staff, local citizens, and local business about the many benefits in the area.

2. Continue support of recreation facilities and the existing business community.
3. Pursue State and Federal funding opportunities for public services needed for the location of new business.
4. Help promote a stable, healthy community environment by consistent and equitable city policies and regulations.
5. Continue to network with other communities and jurisdictions to promote economic growth in the Silver Valley.
6. Support the formation of local improvement or business improvement districts to help redevelop or modernize public and private facilities in commercial areas.

## FUTURE LAND USE

### **Background:**

The Future Land Use section of the Comprehensive Plan establishes land use designations that can be used to create a future land use map. This map, one of a plan's required elements, is a graphical representation displaying land uses. It is meant to guide the placement of future uses and help focus establishment of land use zones.

The Future Land Use Map Displays the desired land use types that will foster the community's goals and policies found in the plan.

The classification of land according to use has advantages. Classifications can help promote activities in areas of the community where those activities may be suitable. Some land, for example, may be better suited for residential use while land in another area may be better suited for commercial or industrial uses.

One of the elements to be addressed, listed in Idaho Code, is agriculture. Kellogg has very little, if any, agricultural lands within its boundary. There are some agricultural uses in the area, mainly livestock production, but these do not significantly contribute to the local economy. Kellogg recognizes the value of agriculture to the community and supports those uses where they exist.

Kellogg's existing land use regulations and traditional development patterns have effectively classified land uses and created a development pattern which is practical, realistic, and has worked to guide development to where it is best suited. These regulations support land values, reduce land use conflicts, and allow for a mix of uses that are well suited to their particular locations.

Much of the land within Kellogg is developed, leaving little available space for new growth. This is typical of older communities more specific to Kellogg due to the physical limitations of the mountainous terrain. Because of this, the city will need to expect redevelopment of commercial as well as residential areas and expansion into areas previously considered less than ideal.

Kellogg's land use designations are based upon the following objectives:

- Encouraging compatible land uses to maintain the quality of community life;
- Designating sufficient land for residential, commercial, and industrial uses;
- Promoting well planned residential neighborhoods within Kellogg;
- Encouraging the development of public and private parks and recreation facilities;

- Promote potential land reserves or areas for community services such as schools, public buildings, open spaces, trails, etc.;
- Respecting the responsibilities and rights of land ownership;
- Reinforcing the role of the city in regulating the use of land for the benefit of future generations;
- Prohibiting uses which violate obscenity statutes and requiring lawful adult-oriented business that will not adversely affect adjacent and neighboring uses and does not initiate or cause deterioration of property values within its neighborhood.

### Area of City Impact:

An Area of City Impact is the area between the existing city boundary and an agreed upon future boundary that is negotiated with the county and established by county ordinance. Kellogg and Shoshone County have established an Area of City Impact that reflects the goals of the citizens, respects natural resources, recognizes service capabilities, and protects existing resources that all citizens share.

### Comprehensive Plan Future Land Use Map:

The proposed future land use designations are shown on the Future Land use map (appendix A), which is adopted as a portion part of the Comprehensive Plan for Kellogg. The map is intended to show generalized patterns for future growth and development. Lines on the map are not viewed as definitive boundaries, as are zoning district boundaries. When viewing the map, it is important to look at the adopted goals and policies found within the plan and recognize that the map designations represent a general guide for the arrangement of uses.

### Land Use Designations:

The following designations are used on Kellogg's Future Land Use map;

1. Residential: This designation is intended to indicate areas for establishment of zoning districts permitting a wide range of housing types and densities and encompasses all types of residential use from single to multi-family. Densities may vary depending on location, traffic patterns, utility availability, existing and future development patterns, and neighborhood compatibility. This designation also be suitable for planned unit development (PUD), public a quasi-public uses such as parks schools and other suitable public facilities.
2. Commercial: The commercial designation is intended to designate zoning districts commercial and office uses, public buildings, mixed uses in planned unit developments, recreation and park uses, and school uses. Multifamily uses may also be supported.
3. Industrial: The industrial designation is intended for both light and heavy industrial zoning that usually require higher order streets for service. This designation may also support zoning for commercial/office use and some public/quasi-public uses.

4. Public/Quasi-Public/Parks and Open Space: This designation supports a variety of zoning districts and could be found throughout the community. It usually indicates existing park like uses, both public and private. It may also indicate areas with open space potential in the future.

**FUTURE LAND USE GOAL:** To maintain and enhance Kellogg’s quality of life by developing land use regulations and zoning districts that protect existing and future neighborhoods, promotes well designed development, and are appropriate for meeting the needs of the community as expressed in the comprehensive plan.

**POLICIES:**

1. Encourage a balance of land uses, through appropriate zoning districts and regulations to help Kellogg remain a stable, desirable, and sustainable community.
2. Provide a thorough, timely, and fair land use review process that involves effective public input.
3. Encourage infill development and redevelopment of property within the city.
4. The land use regulations of Kellogg should be in accordance with adopted policies within the comprehensive plan.
5. When land is annexed into the city, the appropriate zoning designation should be applied using the policies found within the plan and the future land use map.
6. Review the area of city impact with Shoshone County when appropriate.
7. Encourage the renovation/rehabilitation of older housing throughout the community.
8. Kellogg should permit appropriate scale commercial uses intended to serve neighborhoods in residential areas by conditional use permit or as part of a subdivision.
9. Development decisions should be based on adequate information, analysis, citizen input, and other factors. Decisions should be based on standards adopted within the land use regulations.
10. Encourage the formation of local improvement or business improvement districts to redevelop or modernize public and private facilities in commercial areas.

## NATURAL RESOURCES

Located in the heart of the Idaho Panhandle National Forest, Kellogg is surrounded by steep hillsides rising several thousand feet from the valley floor. Kellogg, a three-square mile section of the valley is located along the South Fork of the Coeur d'Alene River. These resources, the forest and the river, have contributed to the community well-being and economy of the community.

Restoration of the river frontage and replanting trees on the hillsides have enhanced the natural environment. Kellogg is blessed with these resources that provide a pleasant back drop and opportunities for outdoor recreation.

Because of the abundance of mineral wealth in the area, Kellogg must continually seek to balance economic development with the quality of its natural resources. Land use policies should contribute to the enhancement of natural resources throughout the Silver Valley.

Kellogg participates with the US Forest Service, Idaho Department of Lands, Bureau of Land management and others to mitigate impacts to the community from wild land fires. Kellogg participated in the "fire wise" program and has reduced fire potential in many areas.

**GOAL:** Retain existing natural resources and plan for future development without undue degradation. Continue to protect and enhance the South Fork and its riparian areas and manage it as a valuable resource and river walk. Kellogg will continue to cooperate with others to enhance and protect the significant natural resources of the area.

### **POLICIES:**

1. Establish and administer regulations that protect and enhance existing natural resources.
2. Continue to support and participate in local and regional efforts to protect and enhance the Coeur d'Alene River Basin.
3. Native vegetative cover should remain or be enhanced as a characteristic of the area.
4. Re-seeding and/or replanting of cleared or barren areas should be encouraged. Existing native trees should be retained whenever possible.
5. Continue to reduce the buildup of fuels in the forests to reduce the impacts of wild fire.

## HAZARDOUS AREAS

Kellogg has several types of land that could be considered hazardous to develop. These types may include land subject to flooding, steep slopes, areas contaminated by mine waste, areas with a high-water table, slope instability, springs, and other hazards. Hazards may also result from faults, slide areas, wildfire potential or man-made issues.

The Federal Emergency Management Administration (FEMA) has completed area studies and maps for Kellogg. In 2021, the city and FEMA began a process to re-evaluate and amend flood maps. This process continues in 2022 and should be completed in 2023. This may remove many areas of the community from flood hazard areas.

Kellogg participates in the Shoshone County Multi-Jurisdictional Hazard Mitigation Plan and the Community Wildfire Protection Plan. This plan encompasses the entire county.

The Natural Resource Conservation Service identifies areas with potentially hazardous soil conditions. The Superfund Project has remediated many contaminated areas of the community and valley over the last 40 years. The land within Kellogg is predominately private and can be used and/or developed with proper mitigation and adherence to the Institutional Controls Program administered by the Panhandle Health District.

**GOAL:** Enhance the safety of residents, community well-being, and protection of property through judicious review of project sites.

### **POLICIES:**

1. Kellogg will continue to identify and monitor potential hazard areas.
2. Proposed development in any area with identified hazards should be reviewed carefully and should comply with conditions and restrictions deemed necessary.
3. Encourage developers to incorporate hazardous areas as open space or other suitable uses in their plans.
4. Erosion and sedimentation control(s) in place should be maintained to protect development within remediated areas.
5. Continue to cooperate with Federal, State, and local agencies to ensure remediation efforts are protected and continue.

## **PUBLIC SERVICES, FACILITIES, AND UTILITIES**

Kellogg provides and is served by a variety of public services, facilities, and utilities. Public services help provide for the well-being of the inhabitants of the community and may include health services, police & fire protection, animal control, solid waste collection, parks & recreation, and administrative services.

Public facilities are buildings and sites where services are located. These may include police facilities, libraries, schools, post office, city hall, and other government agencies.

Public utilities are systems necessary for the community to function, such as water, wastewater collection, stormwater collection, electrical power, and solid waste collection.

Kellogg provides a portion of these services, facilities and utilities and relies on and cooperates with others for the balance. The degree to which a community can finance and maintain basic services and utilities can significantly impact the economic growth and well-being.

The goals and policies of this chapter address general issues related to what Kellogg provides and supports.

### **City Services:**

Kellogg offers a full range of services from permitting, planning, solid waste collection, wastewater collection, and police services. Kellogg's government consists of a mayor and six council members; all elected by the citizens. There is an appointed Planning & zoning commission along with several appointed committees.

### **Fire Protection Services:**

Shoshone County Fire Protection District 2 provides fire protection to the community and other parts of the county. Kellogg participates in the Shoshone County Community Wildfire Protection Plan.

### **Water service:**

Central Shoshone County Water District provides water to the community and owns and operates the distribution system.

### **Medical Services:**

Shoshone Medical Center, located in Kellogg, provides medical services to the Silver Valley community. Its vision is a valley-wide healthcare system that provides quality services. It is a small community hospital providing 25 beds and a range of medical services to the valley.

### **Wastewater services:**

South Fork Sewer District provides wastewater treatment and a portion of Kellogg's collection system. The majority of the collection system within the community is owned by the city. In 2015, the city began a major upgrade to the collection system. This extensive upgrade was completed in 2020 and essentially replaced a century old system.

### **Electricity and Natural Gas Service:**

Both of these services are provided by Avista Utilities. Idaho Code, Title 67, Chapter 65 Local Land Use Planning, specifically 67-6508 requires an analysis showing the location of and possible routing of transmission lines. Avista Utilities maintains corridor maps of their transmission facilities. To date, Kellogg is not part of a National Interest Electric Transmission Corridor. Kellogg would continue to cooperate with Avista for any further needs or changes to existing services.

### **Wireless and Internet Services:**

There are several providers of wireless telephone service in Kellogg, including Verizon, ATT, and Sprint. There are several wireless internet providers in the Silver Valley.

### **School services:**

Head start and K through 12 education is provided by Kellogg School District 391.

**GOAL:** Kellogg continues to provide levels of service based on the current and projected future needs of the community and will maintain city services at acceptable levels. Kellogg will continue to provide high levels of service for building permits, development review, and municipal code administration. The city will cooperate with and support other agencies and providers of public service.

### **POLICIES:**

1. Kellogg should continue to maintain its' facilities and personnel at a level that provides services that are reasonable and affordable.
2. Continue to provide professional and timely processing of development and building permits.
3. Continue to improve the delivery of services and utilize new and improved technology whenever possible.
4. Kellogg continues to work with other agencies to develop and deliver consistent policies for development and the delivery of services within and adjacent to the city.
5. City provided services should not be extended beyond city limits prior to annexation.

6. Kellogg will continue to inform the public of its policies, procedures, and available services.

## TRANSPORTATION

Planning for safe and efficient streets is very important in determining the quality of community life. The automobile will continue to be a major mode of transportation in the future. A well-planned network of streets can go a long way towards ensuring a bright future.

Kellogg cooperates with Idaho Transportation Department, local road districts, Shoshone County, and neighboring communities to plan transportation. Through sources of funding related to the superfund, Kellogg began the long-term task of upgrading many of the city streets. That task was completed in 2021 with some carryover into 2022.

Residential development needs a street network that is safe, efficient, and minimizes through traffic whenever possible. New residential growth provides necessary streets to serve new residents and may also contribute towards improving existing streets when necessary.

The capacity and design of any street system is determined by the kind of traffic it is expected to receive. It is also influenced by access locations, signals, and types of adjacent land uses. Transportation planning and land use planning must go hand in hand to achieve agreed upon goals for a safe and efficient street system and a beneficial distribution of land uses. Adopted by the city in 2015, the Silver Valley Transportation Plan became the official guide for Kellogg transportation improvements.

Local air traffic is charter, business, and pleasure from Shoshone County Airport and the Coeur d'Alene Jet Center. Commercial service is located in Spokane Washington, approximately 75 miles to the west.

Trucking is the primary source of goods to the area with rail service located near Spokane Washington. The creation of the Kellogg Greenway in 1999 and its link to the Trail of the Coeur d'Alenes in 2002

provides 72 miles of walking and bicycle access from Plummer Idaho through Kellogg to Mullan Idaho. The Silver Mountain Gondola provides year-round access to the mountains south of the community. The Silver Valley Express links communities in the valley with bus service.

**GOAL:** Support and maintain a transportation system designed to promote livable neighborhoods, reduce traffic congestion, facilitate safe and efficient movement of goods and people, and consider pedestrians and cyclists in transportation plans and improvements.

**POLICIES:**

1. Develop a Kellogg Rights-of-Way Improvement Plan as a guiding document to establish street classifications, consider transportation options, develop design standards, and prioritize street improvements.
2. Continue to use the Silver Valley Transportation Plan as a guiding document for the city.

3. Kellogg should protect future corridor rights-of-way from encroachment and preserve adequate rights-of-way for future needs.
4. Kellogg should review the sidewalk network within the community with regard for ADA access and establish standards, where applicable, and priorities for the establishment and maintenance of sidewalks, ramps, and other systems within the rights-of-way.
5. Coordinate street improvements and the requirements of other public utilities.

## **PARKS & SPECIAL SITES**

### **KELLOGG PARKS & RECREATION:**

Parks and recreation space is a hallmark of community quality of life. The nature and amount of park space required should be a function of the desires of a community reflected in its plans and the community's ability to fund and maintain a level of service. Level of service will vary from community to community and is influenced by a number of factors including budget, staffing, tradition, and community desire.

The following is an inventory of park and recreation space that the city owns and provides:

1. Teeters Field (7 acres). This is a sports field located at McKinley & Hill Street. It is developed as a football and baseball field with covered seating on the south side. There are also many basketball courts.
2. Kellogg City Park (9 acres). The city park includes a multi-use building called the "scout house", a swimming pool, picnic shelter, restrooms, disc golf, and a grassed play area with playground equipment.
3. Kellogg Skate Park (1/2 acre). Located east of Main, this park has basketball, skate structures, benches, picnic tables, barbecue pits, and restrooms.
4. Riverside Avenue Park (1/2 acre). This small park has playground equipment.
5. Dave Smith Memorial Park (1/2 acre). This is a small passive park with picnic tables.
6. Mountain View Park (56 acres). Kellogg's newest park, created in 2015, consists of trails and picnic areas along the South Fork of the Coeur d'Alene River.

Kellogg City Park & Recreation provides approximately 73.5 acres of developed park area for the citizens to enjoy. This provides a level of service of 33 acres per 1000 residents. While this is a much higher level of service than established, much of the acreage is passive in nature with little development. This could change in the future and as the budget allows. The city will continue to provide a level of service (LOS) of 8 acres of developed park per 1000 residents. This compares favorably to other communities in the area.

### **SPECIAL SITES:**

In addition to City facilities, Kellogg is blessed with several special sites. These provide many opportunities to recreate in the area and enjoy the natural resources:

1. Silver Mountain. Bordering the community on the south and serviced by one of the world's longest gondolas, the mountain offers all season recreation. The base of the gondola is in Kellogg and provides a hub for lots of recreation opportunity, from mountain biking, skiing, hiking, and concerts.
2. The South Fork of the Coeur d'Alene River flows through Kellogg and provides scenic and recreation opportunities.

3. The Central Impoundment Area. This is about 200 acres and was created as part of the federal superfund site cleanup. There are remediated portions of the site that can be utilized for future development in the community.
4. The Staff House Mining Museum on McKinley Avenue provides a glimpse of the history of mining and community life in the past.
5. The Trail of the Coeur d'Alenes and green belt is about 46 acres within Kellogg. The trail is paved and in total is 72 miles long.
6. Galena Ridge Golf Course is a nine hole, designed for 18 holes, golf course. The course is private but open to the public.
7. Greenwood Cemetery is owned and operated by the city and beautifully landscaped. It is rich in history and is the resting place of Kellogg's founder, Noah Kellogg.

**GOAL:** Continue to provide and maintain the established level of service for parks of 8 acres per 1000 residents. Continue to support efforts to increase recreation opportunities in the city and the region.

**POLICIES:**

1. The city should develop and maintain a park and recreation master plan utilizing the accepted level of service and identifying opportunities for park improvements. Plan for regional and community facilities.
2. Plan for areas and facilities that are accessible to all residents, including those with disabilities, utilizing ADA guidelines.
3. Plan for connector trails and pathways that link major trails to parks and other facilities.
4. Review and update, when necessary, the Kellogg Development Impact Fee Program to help implement the adopted level of service for parks.
5. Continue to seek and apply for Federal and State funding when applicable.
6. Continue cooperation with public agencies and private entities for the use, acquisition, development, and maintenance of recreation and park lands.

## HOUSING

Housing is the backbone of any community. Ideally housing should be available in all price ranges but it is determined by supply and demand. Kellogg has little property within its boundary for new residential growth because of the topography. For years citizens have left the community to seek employment opportunities elsewhere. Potential new businesses have been reluctant to move to Kellogg because there is a lack of housing for the workforce.

The city needs to continue working on all facets of the housing equation to achieve a balance of housing for its varied population. There is no single answer.

**GOAL:** Kellogg supports adequate choice in housing to meet the needs of the citizens and will continue to work towards identifying problems and solutions.

### **POLICIES:**

1. Establish and supply consistent standards for new residential development to enhance livability of the community.
2. Residential neighborhoods should be protected from the intrusion of incompatible land uses, excessive traffic, and other potentially negative impacts.
3. Encourage a variety of residential types and densities.
4. Multi-family and higher density housing should be located closer to retail and commercial areas with higher order streets.
5. Encourage upgrading and rehabilitation of existing housing.
6. Continue to support the elimination of blight within the community.
7. Cooperate and support local efforts involved in housing needs assessment and assistance programs.

## COMMUNITY DESIGN

The land uses, their intensity, and the arrangement of activities and buildings reflect the vision and cultural values of its citizens. Kellogg's appearance is important in several ways. It contributes to the visual attractiveness that invites investment and promotes tourism and economic development.

Kellogg will continue the work of creating a welcoming vision for visitors and citizens. It is hoped that the "uptown" area may blossom into a showcase for the community; inviting public gatherings, recreation, business, and residential uses.

Though there is no established theme within the community, it is hoped that local commercial development would model itself after outdoor themes and the historical mining themes.

**GOAL:** Continue to improve on the sense of community pride that residents feel for Kellogg, and promote a positive image for those who wish to invest or visit.

### **POLICIES:**

1. Encourage the rehabilitation and reuse of existing buildings.
2. Continue to provide consistent and fair code enforcement to reduce blight and unsightly conditions.
3. Provide clear, consistent, and fair regulations that support community image and promote attractive design.
4. Continue to encourage business owners and others to promote beautification of business corridors and city entrance points.
5. Continue to work with other jurisdictions within the Silver Valley to enhance the views and vistas of the surrounding mountains.

## IMPLEMENTATION

The City Council of Kellogg is responsible to see that the comprehensive plan is implemented and reviewed and revised when necessary. The primary tools to implement the plan include the land use regulation and subdivision regulation within the Kellogg municipal code, the city budget, grants, other funding sources, and other municipal authority.

The Kellogg Planning & Zoning Commission is charged with providing recommendations to the city council regarding planning and land use considered within the comprehensive plan and takes the lead in adopting, amending, review and implementation. In addition, the commission may respond to issues sent to it by the city council and by public request, and may also evaluate needs and bring them to the attention of the council. In order to carry out these responsibilities, the commission should periodically review the goals and policies established in the plan and their relation to the needs of the community.

A Future Land Use Map is part of a comprehensive plan. It should be considered with flexible boundaries unlike a zoning map. The future land use map is a graphic guide to indicate areas of the community for the types of uses described in the plan.

Public participation of the citizens in the review and revision of plan goals and policies is encouraged. This process ensures that the community is guided by relevant, up to date, plans and regulations.

**IMPLEMENTATION GOALS:** Through education, public involvement, and use of available resources, Kellogg will continue comprehensive planning on a timely basis. The city will implement its planning efforts into ordinances and regulations that reflect the goals and policies found within the comprehensive plan and other planning efforts.

### **POLICIES:**

1. Review and update, as necessary, land use and subdivision regulations of the Kellogg municipal code to be in accordance with the goals and policies of the comprehensive plan.
2. Utilize the Planning & Zoning Commission for review of the comprehensive plan, including recommending amendments to the city council on a timely basis and in accordance with Idaho Code.
3. Continue Citizen involvement, public education, technological resources, and training in review and approval of the plan.
4. Continue participation with other agencies and communities to better coordinate planning efforts on a local and regional basis.

## **IMPLEMENTATION TOOLS:**

There are several tools which can help with plan implementation. These include but are not limited to:

- 1) Kellogg Zoning and Subdivision Ordinance and the Kellogg Zoning Map:
  - a) The policies of the comprehensive plan help establish a framework for the zoning and subdivision ordinances. This helps guide and establish regulations and standards for land uses and establishes the process for dividing property. Idaho law requires that all zoning and subdivision ordinances be in accordance with the adopted comprehensive plan.
- 2) Specific Plans and Other Planning Efforts:
  - a) Kellogg may engage in specific planning that may focus on a particular area of the community. Examples of specific planning efforts include:
    - i) Milo Creek Remediation
    - ii) Central Impoundment Area (CIA)
    - iii) Trail of the Coeur d'Alenes
- 3) Continuous Planning:
  - a) Kellogg should continue initiating actions to implement the comprehensive plan. Some of these actions may include:
    - i) Coordinating local plans with neighboring communities and Shoshone County.
    - ii) Reviewing and updating the municipal code to ensure conformance with the comprehensive plan
    - iii) Evaluating the relationship between projected municipal costs/revenue and land use changes
    - iv) Analyzing alternative financing approaches to reduce tax burden and continuing to provide quality public services.
    - v) Ensuring that information on planning issues is available in an easy-to-use format and available to the public.
- 4) Capital Funding Sources:
  - a) The funding options available to municipalities in Idaho for public programs and improvements include the following:
    - i) Franchise fees
    - ii) General Funds
    - iii) General Obligation Bonds
    - iv) Revenue bonds
    - v) Enterprise funds
    - vi) User fees
    - vii) Local improvement districts
    - viii) Tax increment financing

- ix) Community fund raising
- x) State grants
- xi) Federal grants
- xii) Private foundations
- xiii) Private donations
- xiv) Development Impact Fees
- xv) Local option non property tax
- xvi) Permits/licenses

5) Comprehensive Plan Amendments:

- a) In order to remain useful and effective, the plan should be reviewed and updated periodically. The goals and policies within the plan should not be interpreted as unalterable commitments, but rather as a reflection of the best foreseeable direction at a given point in time. It is recommended that a timely review of the plan elements and goals and policies be conducted to update and/or reaffirm the plan to fit changing circumstances. The Idaho Local Land Use Planning Act provides for amendments to the comprehensive plan. Kellogg City Council or any group or person may petition the Kellogg Planning & Zoning Commission for a plan amendment. On its own initiative, the Planning & Zoning Commission may also initiate amendments to the plan in accordance with Idaho Code.