

City Council Public Hearing Statement

2026 Comprehensive Plan Update

The 2026 Comprehensive Plan update is before you this evening following review by the Planning and Zoning Commission.

The Commission held a public hearing on April 28, 2026, and after receiving public input and discussion, recommended adoption of the Plan by City Council.

This update fulfills the requirements of Idaho's Local Land Use Planning Act and addresses all required planning elements, including land use, housing, transportation, public services, economic development, recreation, and property rights.

The Plan is grounded in the realities of Hauser as a small, rural community with limited infrastructure capacity. The City does not operate municipal water or sewer systems and relies on coordination with other agencies for roads, utilities, and services. As a result, the Plan emphasizes a capacity-based approach to growth.

Public input played an important role in shaping the document. Residents consistently emphasized protecting Hauser Lake and groundwater, maintaining low-density residential character, directing commercial activity to the Highway 53 corridor, and ensuring that growth does not exceed available infrastructure or services. Traffic safety and walkability were also identified as concerns and are reflected in the Plan where feasible.

The Plan also clarifies jurisdictional realities within the Planning Area. Much of the land surrounding Hauser Lake, including areas within the Area of City Impact, is under Kootenai County jurisdiction. While the City provides input, land use decisions in those areas are made by the County. Properties within City limits receive direct review through the City.

It is important to note that this Plan does not approve development, change zoning, or expand City authority. It does not revisit past approvals or resolve private property matters. Instead, it provides a consistent framework for evaluating future land use decisions in a manner that reflects community priorities and infrastructure limitations.

The Planning and Zoning Commission found that the Plan is consistent with Idaho Code, reflects public input, and provides clear guidance for future decision-making.

For these reasons, staff supports the Commission's recommendation and presents the 2026 Comprehensive Plan for City Council consideration and adoption.
