



CITY OF HAUSER
PLANNING AND ZONING COMMISSION

2026

COMPREHENSIVE PLAN UPDATE

This Comprehensive Plan reflects the values of our community, respects our environmental limits, and guides growth at a pace Hauser can responsibly support.

TABLE OF CONTENTS

TABLE OF CONTENTS	2
Community Background	3
Planning Horizon	4
City of Hauser City Limits & Land Use/Zoning Map	5
Rathdrum Prairie Aquifer	6
Planning Elements	7
Our Vision for Hauser	8
Public Participation	9
Summary of Outreach Results	10
Survey Results	11
Penny Poll Results	12
State of the City	12
Area of City Impact (ACI)	13
ACI Map	14
Population	15
Community Design	16
Natural Resources, Hazardous Areas, and Land Use	17
Natural Systems That Shape the Community	18
Hazardous Areas & Environmental Constraints	21
Sense of Place & Community Values	22
Implementation	24
Conclusion	24
Special Areas or Sites	25
Public Services, Facilities, and Utilities	25
Utilities	27
Transportation	29
Agriculture	32
Housing	33
Recreation	35
Public Airport Facilities	39
National Interest Electric Transmission Corridor	40
Economic Development	40
School Facilities & Student Transportation	43
Private Property Rights	43
Comprehensive Plan Implementation	45



Community Background

The City of Hauser developed gradually as a lakeside settlement following the arrival of the railroad in the late 1800s. From its early roots in transportation, agriculture, and timber, the community has evolved into the primarily residential town it is today. Originally known as Mud or Sucker Lake, the lake was renamed in 1910 in honor of Samuel T. Hauser, a regional pioneer and supporter of railroad expansion in North Idaho. The City was incorporated as **Hauser Lake Village** on May 12, 1947, and became the City of Hauser in 1981.

Regional Context

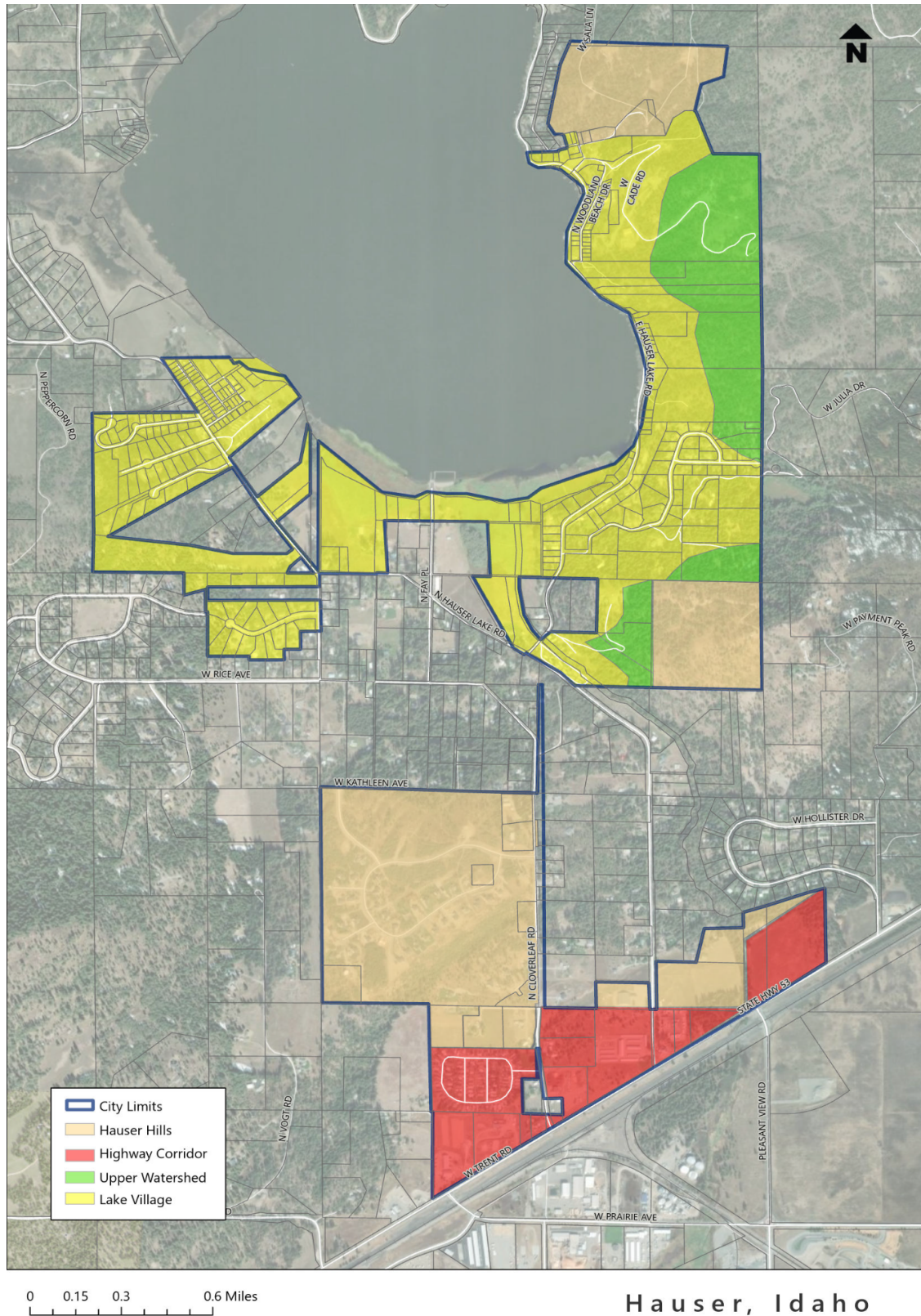
Hauser is located in western Kootenai County along the Idaho–Washington border, approximately 11 miles northwest of Coeur d'Alene and 20 miles northeast of Spokane. Nestled between the forested foothills of the Selkirk Mountains and the Rathdrum Prairie, the community is shaped by Hauser Lake, the Rathdrum Prairie portion of the Purcell Trench and the surrounding natural landscape. While the Inland Northwest continues to grow, Hauser has remained a small rural community

where residents value the balance of natural surroundings, nearby employment opportunities, and a close-knit way of life.

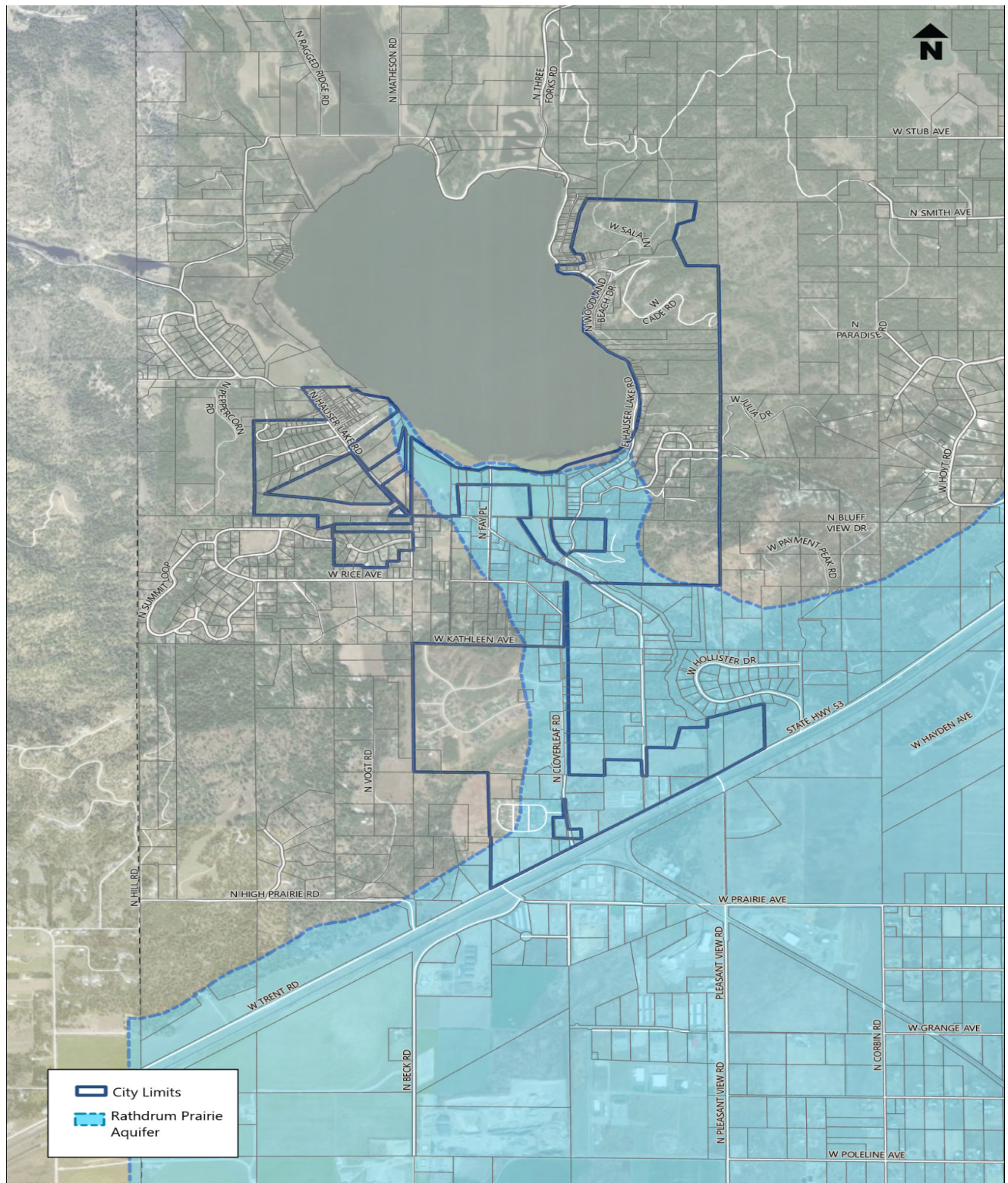
Today, Hauser's identity is rooted in its natural setting, rural character, and strong sense of community. This Comprehensive Plan builds on that foundation by providing a framework for thoughtful land use decisions that protect natural resources, respect available infrastructure and services, and preserve the qualities that make Hauser a special place to live.

Planning Horizon

The planning horizon for this plan covers the years 2026 – 2045, a 20-year window, which allows for progressive and iterative development and implementation of the plan. At a minimum, the plan will be reviewed at least every five years to ensure that new developments and changes in the community are accounted for.



City of Hauser City Limits & Land Use/Zoning Map



0 0.23 0.45 0.9 Miles

Hauser, Idaho

Rathdrum Prairie Aquifer

Planning Elements

This Plan is adopted pursuant to the Local Planning Act. The plan addresses the statutorily authorized purpose of protecting the “health, Safety, and general welfare” of the people of the City of Hauser (the City). It also fulfills many of the specific purposes for local planning listed in I.C. 67-6502.

The Plan considers existing conditions, trends, and desirable goals and policies for the community.

Per Section 67-6508, Idaho local land use planning act requires that the Comprehensive Plan address the following topics:

- a. Property Rights
- b. Population
- c. School Facilities and Transportation
- d. Economic Development
- e. Land Use
- f. Natural Resources
- g. Hazardous Areas
- h. Public Services, Facilities, and Utilities
- i. Transportation
- j. Recreation
- k. Special Areas or Sites
- l. Housing
- m. Community Design
- n. Agriculture
- o. Implementation
- p. National Interest Electric Transmission Corridors
- q. Public Airport Facilities

Our Vision for Hauser

Rooted in Land and Water

Hauser is shaped by its lake, surrounding hillsides, forests, and open spaces. These natural features define the community's character and support the rural lifestyle residents value. Families gather on the lake, open spaces, and wildlife remain an important part of the landscape.

Residents consistently expressed that protecting Hauser Lake, groundwater, and the natural environment is essential to preserving the community's identity and quality of life.

Stewardship and Growth

The lake, Rathdrum Prairie Aquifer, wetlands, forests, and open lands are valuable community resources. They also establish practical limits for future growth.

As a community served primarily by private wells and septic systems, with limited infrastructure and municipal services, Hauser must balance new development with available capacity. Growth should respect the natural landscape, protect water quality, and occur at a pace the community can reasonably support.

Thoughtful land use decisions help preserve the rural character, scenic beauty, and environmental quality that residents value while allowing the community to evolve over time.

Looking Ahead

This Comprehensive Plan provides a framework for future land use decisions that reflects community priorities, environmental stewardship, and responsible growth. By planning carefully today, Hauser can remain a small, rural community where future generations enjoy the same natural beauty and quality of life that residents value today.

Community Vision

Hauser will remain a small, rural, lake-oriented community where neighbors know one another and growth occurs at a pace the land, environment, and available infrastructure can support.

The City will guide land use decisions consistent with Idaho law, applying adopted regulations fairly and consistently while respecting private property rights, protecting natural resources, and preserving the community's rural character. Future decisions will reflect practical stewardship, responsible planning, and the priorities expressed by the community.

Public Participation

Public participation informed the 2026 Comprehensive Plan update. With an estimated 2023 population of 896, participation levels reflect meaningful engagement for a community of Hauser's size.

The City held two open house listening sessions on May 20 and May 31, 2025, and distributed a survey with the March 2025 newsletter. Forty (40) surveys were returned (approximately 4–5% of the population). More than 30 individuals attended the open houses, including year-round residents, absentee property owners, the manufactured home park owner, and seasonal residents. A penny poll provided additional input.

This outreach reflects a broad cross-section of community interests and directly informs the policies of this Plan.

Summary of Outreach Results

Residents expressed strong appreciation for Hauser's rural character, small-town scale, and neighborly relationships. Many voiced support for consistent enforcement of property maintenance standards, city codes, and speed limits to protect community health and safety, including fire prevention.

Hauser Lake remains central to community identity and recreation. While highly valued, residents noted seasonal congestion, speeding, and litter associated with increased recreational use, and expressed concern about safe access and walkability.

Traffic safety was a consistent theme, with support for reduced speeds, appropriate enforcement, and improved pedestrian conditions where feasible.

Land use input emphasized maintaining low-density, rural development patterns and ensuring that infrastructure capacity guides future growth. Many expressed caution regarding higher-density housing and significant commercial expansion.

Overall, community input reflects careful consideration of neighbor perspectives and a shared commitment to preserving Hauser's character while planning responsibly for the future.

Survey Results

SURVEY RESULTS – WHAT PEOPLE SAID...

- ◆ 78% of respondents strongly agreed that Hauser should maintain our small-town tight knit community.
- ◆ 83% of respondents strongly agreed that Hauser should prioritize protecting the lake for swimming, fishing and wildlife.
- ◆ 85% of respondents either agree or strongly agree that rural areas surrounding Hauser should be preserved for timber, agriculture, habitat preservation and recreation.
- ◆ 38% of respondents felt indifferent to more small business and local gathering opportunities being encouraged along the highway.

Residents' biggest concerns ranked most to least important

Change or loss of small-town character	21.6%
Increased traffic	21.6%
Environmental impacts	21.6%
Increased demand for services	12.7%
Increased tourism and boating	11.7%
Wildfire risk	7.8%
Rising housing costs	3.0%

- ◆ 58% of respondents either strongly disagree or disagree that Hauser should explore additional low-impact housing types, such as accessory dwelling units that integrate appropriately into neighborhoods with 18% being indifferent and 24% agreeing or strongly agreeing.

Quotes From Residents

- ◆ "Thankful for not letting people park along the road."
- ◆ "It's overcrowded and therefore they do not want services such as schools in the community."
- ◆ "Fine litterers and post the sign!"
- ◆ "I want a replacement pub for DMACs."
- ◆ "Too many subdivisions."
- ◆ "Access from Cloverleaf to north bound Hwy 53"
- ◆ "Oppose ADUs and multi-family housing because do not have infrastructure to handle it."
- ◆ "Some people are interested in growth along the highway."
- ◆ "Wildfire risk and poor management of personal property."
- ◆ "Residents want city officials to uphold the city ordinances."
- ◆ "Night sky initiatives (and volunteer to help implement)."
- ◆ "Reduction in speed"

Penny Poll Results

Penny Poll Results

A penny poll allows participants to vote for their top concerns by buying their votes with penny's. The results of the poll show that it is most important to residents to "keep a small-town feel" and to protect the lake.

Penny Poll Results

Keep small-town feel	23.8%
Protect the Lake	23.8%
Recreational amenities for locals	16.6%
Protect scenic views	13.2%
More Trails and Pathways	12.6%
More local business on Hwy	7.9%
Other	2.1%

State of the City

The City of Hauser provides limited municipal services and does not operate public water or sewer systems. Many services within the community are provided by Kootenai County, the Post Falls Highway District, the Idaho Transportation Department, utility providers, and other public agencies. Coordination among these organizations is an important part of planning for the City's future.

Although North Idaho continues to experience significant growth, Hauser has grown at a more measured pace than many surrounding communities. Future development will continue to be influenced by the community's reliance on private wells, individual septic systems, available road capacity, and the protection of the Rathdrum Prairie Aquifer and Hauser Lake.

Seasonal tourism brings additional visitors to the community and contributes to increased traffic, parking demand, and use of recreational areas. Because many of these roads, public lands, and recreation facilities are managed by other jurisdictions, continued coordination with partner agencies is important to address shared challenges while preserving Hauser's rural character and quality of life.

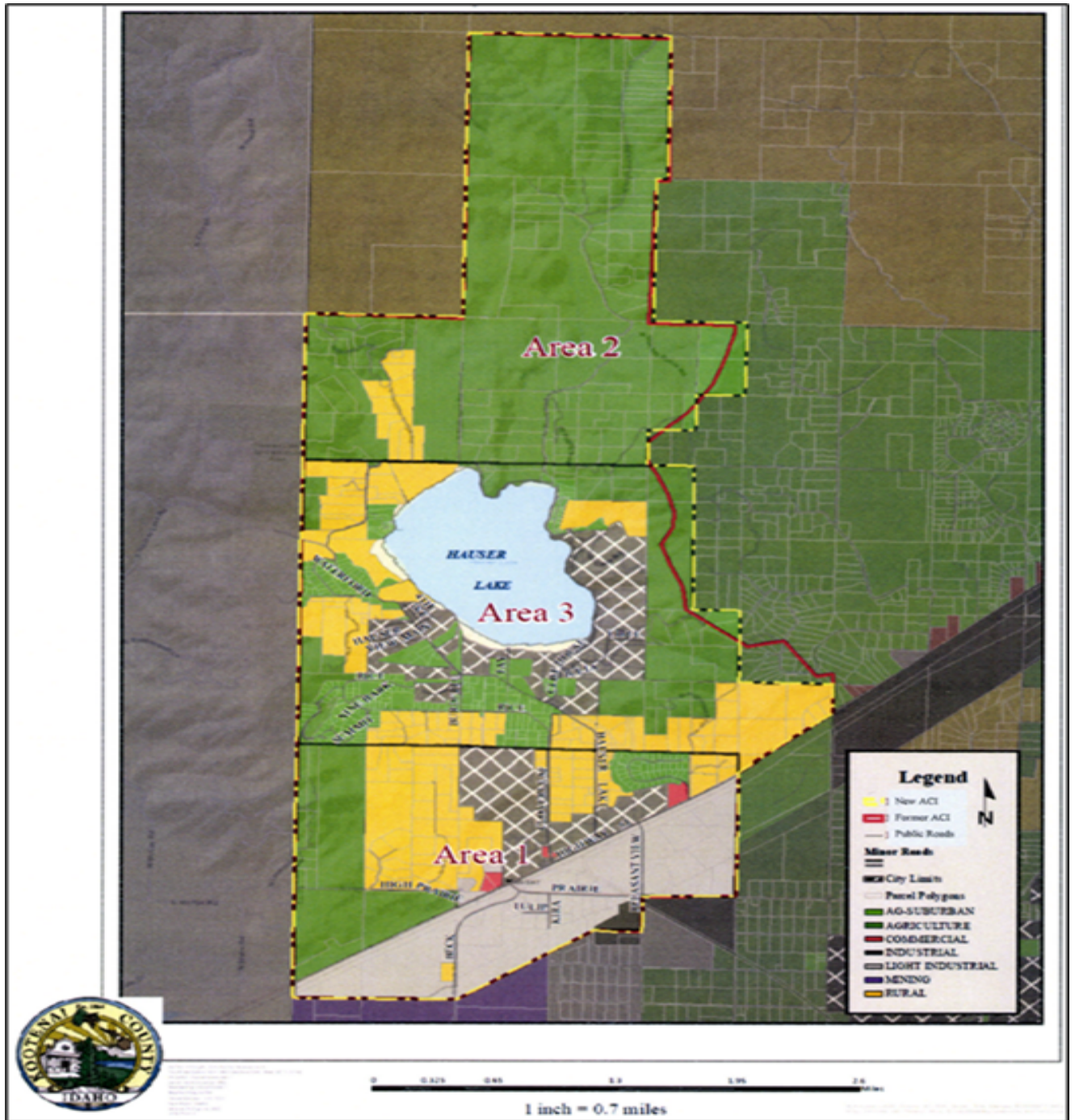
Area of City Impact (ACI)

An Area of City Impact (ACI) is an area designated outside existing city limits where future growth and development are expected to occur. Areas of City Impact are established, modified, or confirmed in accordance with Idaho Code § 67-6526.

The City of Hauser and Kootenai County first entered into an Area of City Impact Agreement in 1999. The agreement was updated in 2020 and adopted on November 5, 2020, through Ordinance No. 557, with corresponding zoning changes approved by Ordinance No. 558 for unincorporated properties within the ACI.

Following recent amendments to Idaho law, Kootenai County has initiated a countywide review of all Areas of City Impact. Public meetings regarding proposed revisions are anticipated in late 2026. The outcome of that process may affect future planning coordination and the City's role in planning for and commenting on development outside its municipal boundaries. Following completion of the County's ACI review, this Comprehensive Plan should be evaluated to ensure it remains consistent with adopted jurisdictional boundaries, available public services, and the long-term priorities expressed by the community.

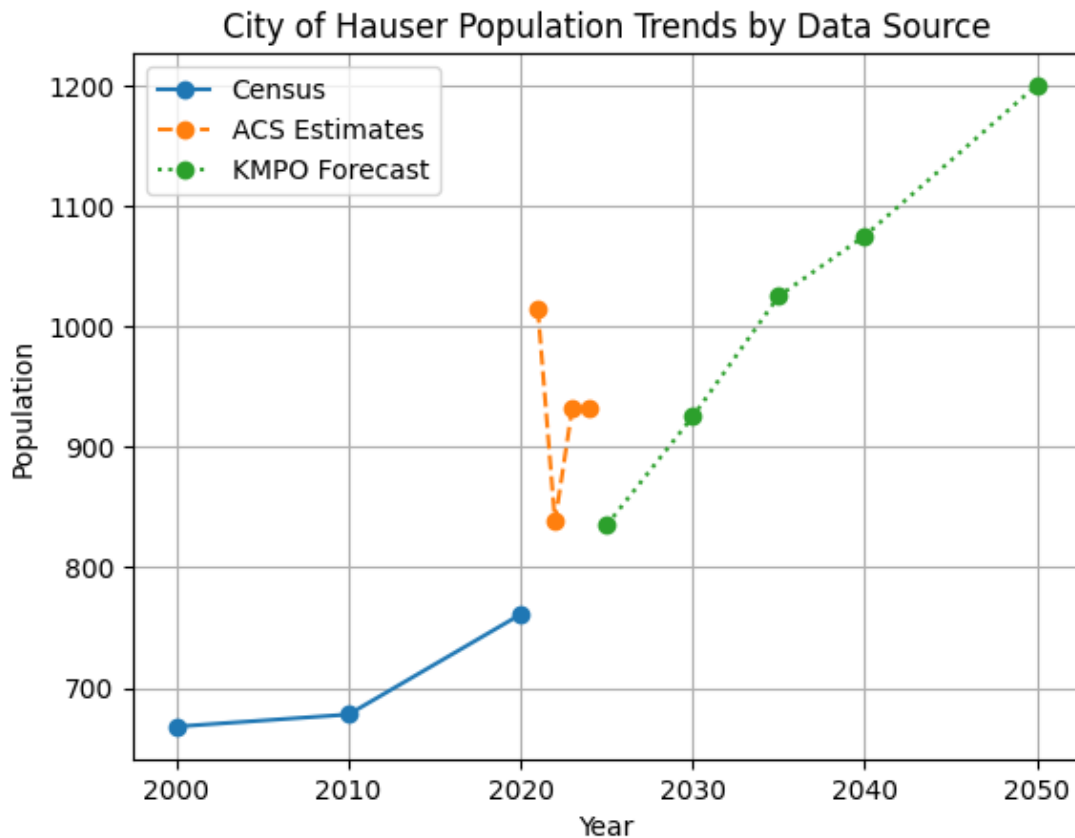
ACI Map



ACI Map

Source: 2020 Areas of Impact Agreement

Population



Sources: U.S. Decennial Census (2000, 2010, 2020); American Community Survey 5-year estimates (2021–2024); Kootenai Metropolitan Planning Organization (KMPO) Growth Projections 2025–2050.

Population Trends

Hauser has remained a small community, growing from **668 residents in 2000** to **761 residents in 2020**. This gradual increase reflects the City's rural setting and long-established pattern of low-density development.

Recent American Community Survey estimates indicate the population reached approximately **930 residents** by 2023–2024. Population forecasts prepared by the Kootenai Metropolitan Planning Organization project continued growth, with Hauser reaching approximately **1,150 to 1,250 residents by 2050**.

Although growth is expected to continue, Hauser has grown more slowly than the surrounding region. Between 2010 and 2020, the City's population increased by approximately **12 percent**, compared with **23 percent** for Kootenai County and **17**

percent statewide. Even with projected growth, Hauser is expected to remain one of the County's smaller communities.

Population projections help the City anticipate future needs, but they do not determine how or where growth should occur. In Hauser, future development will continue to be guided by the community's rural character, the capacity of available infrastructure and services, protection of natural resources, and the goals and policies of this Comprehensive Plan.

Population – Goals and Policies

Goal P-1: Plan for Modest Population Growth: Plan for population growth that preserves the community vision, remains within service capacity, and reflects fiscal realities.

Policies:

- Monitor population trends within the City and surrounding Area of City Impact.
 - Review Comprehensive Plan policies periodically to reflect updated forecasts.
 - Evaluate annexation applications for consistency with service capacity and community character.
-

Community Design

Community design in Hauser reflects its rural setting, natural landscape, and small-town scale. Development patterns should reinforce these characteristics rather than introduce urban forms inconsistent with the community's identity.

Key design considerations include:

- Preserving scenic views of Hauser Lake, forested hillsides, and open fields;
- Avoiding excessive grading, skylining, and visual intrusion;
- Encouraging site design that follows natural topography;
- Maintaining modest building scale consistent with surrounding development; and

- Supporting lighting practices that protect the night sky and neighboring properties.

Community design policies are implemented through the Land Use element, subdivision standards, and development review procedures.

Natural Resources, Hazardous Areas, and Land Use

Introduction

Hauser's identity and long-term future are inseparable from its natural environment. Hauser Lake, the surrounding forested hillsides, wetlands, and the Rathdrum Prairie Aquifer are not simply scenic features—they are the natural systems that define the community and shape its future.

This chapter fulfills the **Natural Resources, Hazardous Areas, and Land Use** elements required under Idaho Code and establishes how environmental resources, infrastructure, and community priorities guide future growth and development.

Growth in Hauser should occur in a manner that respects the community's natural resources, available infrastructure, and rural character. Consistent with Idaho law encouraging development within incorporated municipalities, future development should be directed to locations where it can be supported by transportation facilities, environmental capacity, and available public services.

In Hauser, future development is also shaped by the realities of a community served by private wells and individual septic systems, the need to protect the Rathdrum Prairie Aquifer and Hauser Lake, and the absence of municipal water and sewer service. These conditions require land use decisions that balance future opportunities with the long-term stewardship of the community's natural resources and quality of life.

Natural Systems That Shape the Community

Hauser's Planning Area includes three interconnected landscape systems:

1. The Upper Watershed (Selkirk Mountains)
2. The Rathdrum Prairie
3. Hauser Lake & Surrounding Uplands

Each system presents both opportunities and constraints that directly inform land use designations and development policies.

Upper Watershed Landscape Unit

The Upper Watershed consists of forested mountains, steep slopes, shallow soils, intermittent streams, and riparian corridors that drain toward Hauser Lake.

These lands:

- Provide critical wildlife habitat
- Filter runoff before it reaches the lake
- Contribute to scenic views and rural identity
- Help regulate stormwater through natural absorption

However, they also present environmental and safety constraints:

- Steep slopes increase erosion and sedimentation
- Forest removal accelerates runoff
- Disturbed soils degrade lake water quality
- Wildfire risk is elevated
- Emergency access may be limited

Planning Response

Upper Watershed Zoning District has a 20-Acre Minimum Lot size

A component of determining development activity and intensity incorporates lot coverages calculated on slopes of the lot. Limited low density residential development activity.

Policies emphasize:

- Minimal land disturbance
- Preservation of native vegetation
- Protection of riparian corridors
- Careful site design
- Wildland-urban interface fire mitigation

This approach protects water quality, reduces hazard exposure, and maintains the forested character of the area.

Rathdrum Prairie Area Landscape Unit

The Rathdrum Prairie landscape unit includes portions of the existing Area of City Impact and is characterized by relatively open, gently sloping terrain that forms part of the broader Rathdrum Prairie landscape. The Rathdrum Prairie Aquifer underlies much of the area. Existing development includes residential properties and open land, industrial and commercial activities, with transportation and utility corridors also influencing the area. Soils are highly permeable, allowing rapid recharge – and rapid contamination if improperly managed.

Vulnerabilities include:

- Quick infiltration of pollutants
- Limited natural filtration
- Septic and stormwater impacts
- Hazardous material risks

Groundwater quality is directly tied to land use intensity.

Planning Response

The area includes portions of the **Hauser Hills** and **Highway Corridor** zoning districts, both of which have a 5-Acre minimum lot size. These existing zoning designations provide for a low-density development pattern within this portion of the Planning Area.

Hauser Lake Landscape Unit

The Hauser Lake Landscape Unit encompasses Hauser Lake, approximately 625 acres in size, together with the surrounding wetlands and uplands. Residential development along the lakeshore includes both established and newer neighborhoods. Portions of the northern shoreline include wetlands. The lake and surrounding landscape are central to Hauser's community identity, recreation, and environmental health.

Hauser Lake is relatively shallow and sensitive to:

- Nutrient loading
- Sedimentation
- Shoreline alteration
- Wetland removal
- Septic system impacts

Wetlands surrounding the lake provide:

- Natural filtration
- Flood storage
- Habitat for wildlife and waterfowl
- Scenic buffering

Even relatively small increases in runoff or disturbance can contribute to long-term water quality impacts.

Planning Response

The **Lake Village** designation provides for low-density residential development, with 1-Acre parcels, subject to applicable development standards. These standards address shoreline protection, wetlands, vegetative buffering, septic systems, and stormwater management.

Maintaining water quality in Hauser Lake supports recreation, environmental health, and the community character associated with the lake.

Hazardous Areas & Environmental Constraints

Environmental protection is also a matter of public safety.

Identified hazard areas include:

- Steep slopes
- Erosion-prone soils
- Wildland-urban interface fire zones
- Wetlands and high-water areas
- Aquifer recharge zones vulnerable to contamination

The City does not identify earthquake faulting, landslide, avalanche, or mudslide hazards within the Planning Area.

Land use decisions should reduce hazard exposure and avoid development in areas requiring extraordinary mitigation or long-term public cost.

Integration with Land Use Designations

Land use designations in Hauser are based on environmental capacity – not arbitrary boundaries.

Densities and allowed uses reflect:

- Soil suitability
- Slope stability
- Water availability
- Septic capacity
- Aquifer vulnerability
- Fire access and emergency response
- Scenic and habitat preservation

Growth is directed to areas capable of supporting development without degrading natural systems. Environmentally sensitive lands are designated for lower intensity use.

Sense of Place & Community Values

Community input confirms that Hauser's "sense of place" is rooted in:

- A usable and reasonably clean lake
- Forested hillsides and open space
- Wildlife presence
- Scenic views and rural scale
- Limited commercial intrusion

Protecting natural systems protects community identity.

Land Use - Goals and Policies

Goal LU-1: Protect Water Quality

- Prevent degradation of Hauser Lake
- Protect the Rathdrum Prairie Aquifer
- Apply stormwater and septic standards consistent with groundwater protection

Goal LU-2: Preserve Environmentally Sensitive Lands

- Limit development on steep slopes
- Protect wetlands and riparian corridors
- Encourage clustering where appropriate

Goal LU-3: Reduce Hazard Exposure

Address wildfire risk through site design

- Avoid high-risk erosion or drainage areas
- Ensure safe emergency access

Goal LU-4: Maintain Rural Character

- Preserve scenic viewsheds
- Direct commercial activity to designated corridors
- Maintain low densities in environmentally constrained areas

Policy LU-4.1: Encourage development patterns that preserve scenic views of Hauser Lake, forested hillsides, open fields, and prominent ridgelines.

Policy LU-4.2: Discourage building placement that results in excessive skylining or visual intrusion.

Policy LU-4.3: Direct commercial and higher-intensity uses to the designated Highway Corridor to protect residential neighborhoods and resource lands from land use conflicts.

Policy LU-4.4: Maintain low-density development standards in environmentally constrained areas, including steep slopes, aquifer recharge zones, wetlands, and forested lands.

Policy LU-4.5: Encourage site design that follows natural topography, preserves mature vegetation where practical, and minimizes large-scale clearing beyond what is necessary for safety and reasonable use.

Policy LU-4.6 : Encourage neighborhood design that supports community interaction and connectivity while discouraging neighborhood designs that create unnecessary physical separation from the surrounding community.

Policy LU-4.7: Support subdivision and landscaping standards that maintain a unified community identity rather than emphasizing individual development identity.

Goal LU-5: Encourage Thoughtful Outdoor Lighting Consistent with Rural Character. Hauser values its quiet rural setting, visibility of the night sky, and the natural habitat that surrounds the community. Outdoor lighting should balance safety and security with consideration for neighbors, wildlife, and scenic character.

Policy LU-5.1: Encourage the use of lighting that is directed downward and designed to reduce unnecessary glare or spillover onto adjacent properties.

Policy LU-5.2: Encourage lighting that supports safety and security while avoiding excessive illumination beyond what is reasonably needed.

Policy LU-5.3: Encourage property owners and developers to consider impacts of outdoor lighting on wildlife habitat, neighboring homes, and the visibility of the night sky.

Policy LU-5.4: Where practical, encourage use of timers, motion sensors, or other measures that reduce prolonged illumination when not needed.

Implementation

Implementation tools include:

- Zoning and overlay districts
- Site plan review
- Shoreline protection standards
- Stormwater and septic regulations
- Interagency coordination
- Development standards tied to environmental capacity

Environmental stewardship is a continuous responsibility requiring monitoring, education, and consistent application of adopted policies.

Conclusion

Hauser's future depends on respecting both the limits and strengths of its natural systems.

Land use decisions must reflect:

- Environmental capacity
- Public safety
- Infrastructure constraints
- Community values

Protecting the lake, aquifer, forests, and open lands is not a restriction on growth — it is the foundation for sustainable growth and the preservation of Hauser's small-town character.

Special Areas or Sites

Certain areas within and adjacent to the City warrant focused consideration due to their environmental sensitivity, jurisdictional complexity, or land use significance.

These include:

- The **Area of City Impact (ACI)**, where coordinated planning with Kootenai County guides future annexation and development patterns.
- **Hauser Lake Park and public lake access areas**, owned by the State of Idaho and managed by Kootenai County.
- The **Highway 53 Corridor**, which serves as the designated commercial frontage and primary business area.
- The **Rathdrum Prairie Aquifer recharge area**, which underlies much of the Planning Area and requires careful land use management.

Planning decisions affecting these areas require coordination with partner agencies and careful evaluation of environmental and infrastructure constraints.

Public Services, Facilities, and Utilities

Hauser provides limited direct municipal services and relies on other public agencies, independent service districts, and private providers for many community services and facilities. Available services and infrastructure are important considerations in planning for future development and maintaining the quality of life of existing residents.

Service capacity varies throughout the Planning Area. Some services are limited by the rural nature of the community, available infrastructure, and the City's lack of municipal water and sewer systems.

City Services

The City of Hauser offers a range of community services including City Administration, Business Licenses, Dog Licensing, and Land Use Planning, Permitting and Code enforcement. Code Enforcement officer, Code Administrator, and City Engineer and Attorney are contracted consultants.

Law Enforcement

The City of Hauser does not operate a municipal police department. Law enforcement and animal control services are provided by the Kootenai County Sheriff's Office. The City will continue to coordinate with the Sheriff's Office to support public safety and the needs of the community.

Fire Protection & Emergency Services

Fire protection and emergency medical services are provided by Hauser Fire, an independent fire protection district separate from the City. The district serves the City and surrounding areas within the Area of City Impact through a volunteer organization operating from a single station.

Mutual aid agreements are in place with neighboring districts, and wildland fire assistance is available through state resources.

Rural roadway conditions, private roads, limited turnaround areas, and seasonal traffic can affect emergency access and response. Development should provide safe and reliable emergency access, meet applicable fire district standards, and provide adequate water for fire protection where required.

Emergency service planning should consider roadway access, clear addressing, site visibility, apparatus access and turnaround areas, and the ability of service providers to respond effectively.

Public Services, Facilities and Utilities – Goals and Policies

Goal I-2: Cooperate with emergency response service providers to help protect public health and safety.

Policy I-2.1: Coordinate land use decisions with emergency service providers.

Policy I-2.2: Require new development to provide adequate emergency access consistent with applicable standards.

Policy I-2.3: Support regional cooperation and mutual aid agreements.

Policy I-2.4: Encourage development patterns that support reasonable emergency response times and are consistent with available emergency services.

Utilities

Existing Conditions

Utilities and public services in Hauser are provided primarily by other jurisdictions and private systems.

Domestic water service within the City limits is provided by the Hauser Lake Water Association, a small private water system with limited capacity. Additional small water systems and numerous private wells serve properties within the Hauser Lake Planning Area.

Wastewater is managed through individual septic systems. Due to the City's proximity to Hauser Lake and surrounding natural resources, proper siting, maintenance, and responsible development practices are essential to protect water quality and preserve rural character.

Electrical service is provided through the regional power grid by Avista Utilities and Kootenai Electric Cooperative. High-voltage transmission lines are located within portions of the Area of City Impact.

Natural gas service is provided by Avista Utilities.

Broadband and telecommunications services are available from private providers, including Ptera, Cyberonic, CenturyLink, Intermax Networks, Spectrum, Xfinity and Ziply Fiber. Service levels vary by location.

Solid waste collection is provided by private contract, with disposal supported by the Kootenai County transfer station serving the region.

No National Interest Electric Transmission Corridor traverses the City.

Service Capacity

Future development should be consistent with the capacity of available public and private services and infrastructure. Where improvements are necessary to support development, they should be addressed in accordance with applicable standards and the requirements of the responsible service providers.

Utilities – Goals and Policies

Goal U-1: Align development with available utility and service capacity while protecting natural resources.

Policy U-1.1: Require confirmation of water availability prior to development approval.

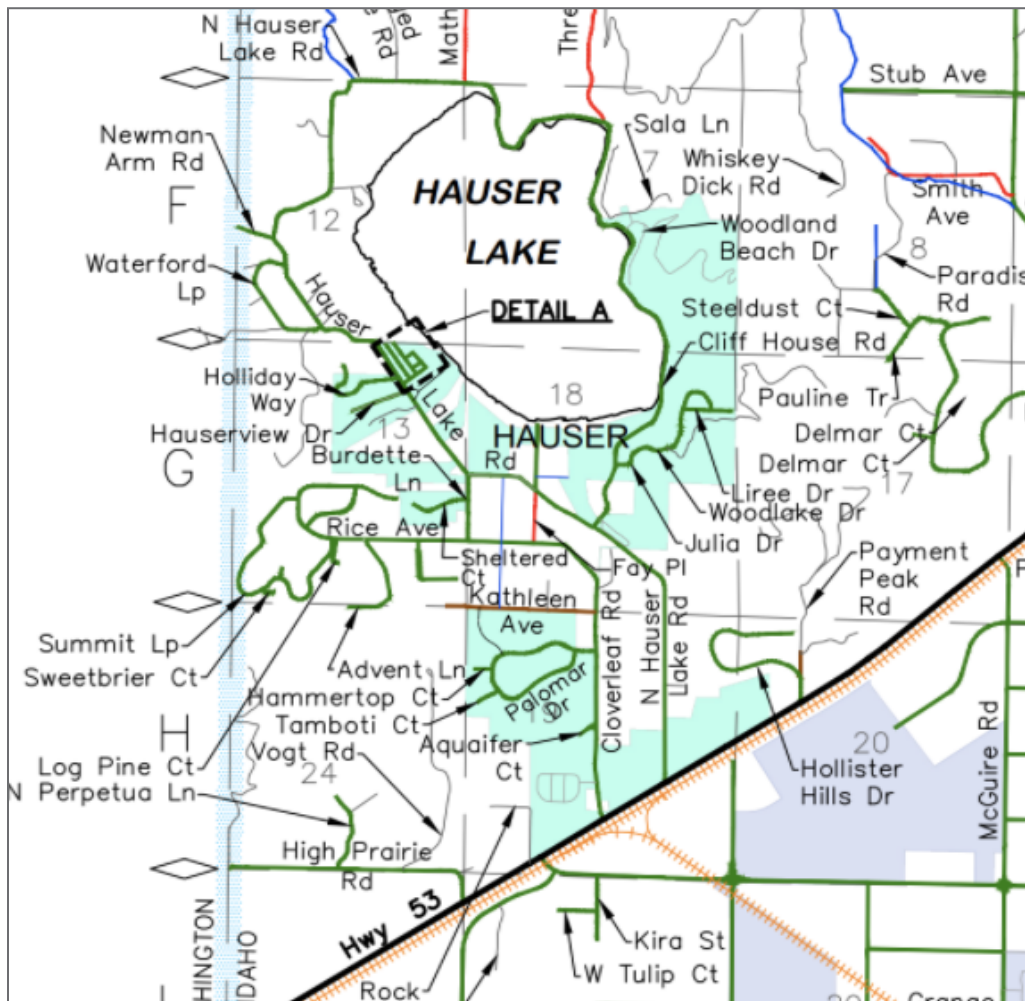
Policy U-1.2: Require compliance with septic standards to protect surface and groundwater quality.

Policy U-1.3: Require necessary infrastructure improvements to be installed or bonded before occupancy.

Policy U-1.4: Coordinate, as appropriate, with private providers and Kootenai County regarding utility planning and service issues within the Area of City Impact.

Policy U-1.5: Ensure utility planning supports Hauser’s small-town, residential character and does not outpace the community’s ability to provide reliable service.

Transportation



Transportation Network

Existing Conditions

Transportation in Hauser reflects the community's rural character and small-town scale. Primary corridors provide regional access, while local roads serve residential areas. Most roads were built to rural standards and have limited shoulders, pedestrian facilities, and intersection capacity.

Hauser is accessed primarily from Highway 53, which borders the City and is under the jurisdiction of the Idaho Transportation Department. Highway 53 has experienced significant increases in traffic due to regional growth. A major improvement project is underway to eliminate the at-grade railroad crossing at

Pleasant View Road. As access patterns are modified and internal routes are adjusted, traffic volumes and circulation within the City may change.

Roads within the City are under the jurisdiction of the Post Falls Highway District and the Idaho Transportation Department. The City does not own or operate a street department or serve as a taxing authority for road maintenance. Transportation planning therefore involves coordination with the agencies responsible for roads, highways, and regional transportation planning.

There is currently no public transit service within Hauser. Citylink provides regional bus service in portions of Kootenai County but does not extend into the City.

Community Concerns

Residents have identified traffic safety, seasonal congestion, roadway access, and pedestrian safety as transportation concerns. Hauser Lake and the public boat launch experience increased traffic and parking demand during peak recreation periods. Residents have also expressed interest in safer walking conditions where practical and appropriate to the community's rural setting.

Regional Coordination

The City will participate, as appropriate, in regional transportation planning and will communicate local needs to the agencies responsible for transportation facilities serving Hauser. These include:

- Kootenai Metropolitan Planning Organization (KMPO)
- Kootenai County Area Transportation (KCAT)
- Post Falls Highway District (PFHD)
- Idaho Transportation Department (ITD)

The City will cooperate with the Post Falls Highway District and other appropriate agencies regarding roadway planning, maintenance priorities, emergency access, and future improvements.

Road Inventory and Planning Cooperation

The City will seek to maintain a clear understanding of the roadway network within the City and, where applicable, the Area of City Impact. This may include identifying roadway and access concerns, sharing information regarding development patterns

that may affect traffic volumes, and supporting planning for safe emergency access routes.

Growth and Transportation

As regional growth continues, Hauser may experience increased daily traffic volumes, seasonal congestion near recreation areas, pressure on limited access routes, and increased demands on rural roads.

Transportation planning should consider roadway capacity, safe access, emergency response, and the potential effects of new development on existing transportation conditions.

Transportation Concurrency

Development shall demonstrate that impacted roadways can safely accommodate projected traffic.

When development impacts exceed acceptable conditions, mitigation may include roadway improvements, intersection upgrades, access management, traffic control measures, or pedestrian safety enhancements. Required improvements shall be constructed concurrent with development or secured through a development agreement, consistent with applicable standards.

The City may conduct right-of-way inventories to identify opportunities for safer pedestrian travel. Where feasible and consistent with rural character, development may be required to dedicate right-of-way or construct pedestrian travelways, pathways, or separated walking areas to improve safety and connectivity.

Transportation – Goals and Policies

Goal T-1: Maintain a safe and functional transportation system that supports residents, businesses, and emergency services while preserving Hauser's rural character.

Policy T-1.1: Require traffic impact analysis for developments generating significant trips.

Policy T-1.2: Require transportation improvements necessary to mitigate identifiable development impacts to be completed or bonded concurrent with development.

Policy T-1.3: Coordinate, as appropriate, with the Post Falls Highway District, Idaho Transportation Department, and regional transportation agencies on roadway planning, access management, and safety improvements affecting Hauser.

Policy T-1.4: Inventory existing rights-of-way, where appropriate, to identify opportunities for future pedestrian travelways and safety improvements.

Policy T-1.5: Encourage development to incorporate pedestrian pathways or walking areas where appropriate and feasible, particularly in areas of concentrated residential development.

Policy T-1.6: Consider transportation impacts during development review to ensure safe and adequate access and to support emergency response capability.

Policy T-1.7: Support safe access and reasonable traffic management in areas near Hauser Lake to protect residents, visitors, and neighborhood character.

Policy T-1.8: Participate, as appropriate, in regional transportation planning efforts and communicate local transportation needs to responsible agencies.

Agriculture

Although the City of Hauser is primarily residential in character, agricultural lands and timber operations remain present within portions of the Planning Area and surrounding rural areas.

Agricultural activities contribute to the region's economy, open space character, and rural identity. The City recognizes the importance of minimizing land use conflicts between residential development and lawful agricultural operations.

Land use decisions within the Planning Area should respect Idaho's Right-to-Farm protections and consider buffering, site design, and density standards that reduce potential conflicts between agricultural and non-agricultural uses.

Housing

Hauser's housing reflects the community itself—small, rural, and centered on neighborhoods where people know their neighbors. Homes include site-built, manufactured, and modular homes, as well as established manufactured home parks. This chapter provides guidance for future housing that fits the community's character, respects the land and the community's ability to support new development, and reflects the housing opportunities already provided through the Development Code.

Existing Housing Conditions

Housing Types (2022 ACS 5-Year Estimates):

- 60.7% single-unit detached homes
- 38.6% mobile homes
- Multi-family housing is not provided for under the Hauser Comprehensive Plan or Development Code
- 91.4% owner-occupied housing units

Hauser's homeownership rate significantly exceeds Kootenai County (72.3%) and Idaho (72.0%), reflecting a stable, long-term residential community with strong owner occupancy.

Household Characteristics

According to 2022 ACS Table S2501: Of the 407 total Households, 281 or 69% are Family Households. With 210 or 51.6% being married couple family homes, 71 Other family homes, 126 Non family homes, 107 Householder living alone, 37 homes are

Hauser is home to families, retirees, and residents who have chosen to make the community their long-term home. During the public outreach process, residents consistently spoke about knowing their neighbors, looking out for one another, and valuing the sense of community that comes from living in a small town. Together with the variety of housing already available—including site-built, manufactured, and modular homes and established manufactured home parks—these qualities help support a community where residents at different stages of life can continue to make Hauser their home.

Housing Market Trends

Home values in Hauser increased steadily between 2018 and 2022, consistent with regional growth trends.

Market adjustments followed:

- 2023: Values declined approximately 9%
- 2024: Additional 1% decline
- 2026: Early indicators show a 3% rebound

Hauser's housing market is relatively small, and a limited number of higher-value home sales can significantly influence median home value statistics from year to year. These fluctuations should be considered when evaluating long-term housing trends.

The City's housing policies are guided by the availability of water service, septic suitability, roadway access, and protection of environmental quality. Growth in housing must remain consistent with these physical and service-based constraints.

Housing – Goals and Policies

Goal H-1: Maintain a stable, primarily single-family residential Community consistent with Hauser's rural character and infrastructure capacity.

H-1.1 The City supports primarily single-family residential development consistent with adopted land use designations.

H-1.2 Manufactured and modular homes are permitted on private lots and within designated parks, subject to applicable development standards.

H-1.3 The current Comprehensive Plan and Development Code do not designate areas for new multi-family residential development.

H-1.4 The City supports a range of residential housing opportunities permitted under the Development Code, including site-built, manufactured, and modular homes, as well as existing manufactured home parks, consistent with available infrastructure and community character.

Housing Considerations

As Hauser continues to evolve, future housing decisions should:

- Maintain the community's predominantly single-family residential character.
- Support the range of housing types already permitted under the Development Code.
- Reflect the capacity of available infrastructure, including private water and septic systems.
- Encourage residential development that is compatible with surrounding neighborhoods and the community's rural character.
- Encourage residential development that supports a stable community where families, retirees, and long-time residents can continue to make Hauser their home.

Recreation

Recreation in Hauser is rooted in the land and water that define the community. The lake, wooded hillsides, open space, and quiet roads provide opportunities for boating, fishing, walking, wildlife viewing, and simple outdoor enjoyment.

For residents, recreation is less about built facilities and more about preserving access to nature and maintaining the community's small-town character.



Hauser Lake Park & Public Access

Public access to Hauser Lake is provided through Hauser Lake Park.

The park and boat launch are owned by the State of Idaho and managed by Kootenai County Parks and Waterways.

The City of Hauser does not own or operate the facility. However, seasonal use directly affects surrounding neighborhoods and local infrastructure.

Changing Conditions

As North Idaho has grown, use of the lake has increased. What was once primarily local recreation now attracts significant regional and out-of-state visitors.

Residents have expressed concerns regarding:

- Overflow parking on neighborhood streets
- Traffic congestion during peak summer weekends
- Litter and improper waste disposal
- Noise during early morning and late evening hours
- Pressure on limited roads and services

These concerns reflect a desire to maintain safety, cleanliness, and neighborhood livability – not opposition to public access.

Because management authority rests with the State and Kootenai County, addressing seasonal impacts requires coordination and partnership.

Local Recreation Vision

Community members and City Council have expressed interest in small neighborhood “pocket parks” intended primarily for residents.

The vision is modest and compatible with rural character:

- Small green spaces
- Informal gathering areas
- Limited play features or seating

Several factors must be considered:

Infrastructure Capacity. Hauser relies on limited water service, septic systems, rural roads, and volunteer emergency services. Higher-use facilities generate traffic, parking demand, and maintenance obligations that may exceed available capacity.

Fiscal Constraints. The City does not currently have dedicated funding for land acquisition, development, or long-term park maintenance.

Regional Demand Pressure. New public amenities may attract broader regional use, potentially creating impacts similar to those experienced near the lake.

For these reasons, any future park development must be proportionate, fiscally sustainable, and consistent with infrastructure capacity.

Open Space Through Development

The Development Code requires open space or land set-asides in certain subdivisions.

In practice, these areas are often preserved as:

- Wildlife habitat
- Drainage corridors
- Wetlands and buffers
- Undeveloped open land

While not developed as active parks, these preserved areas contribute significantly to community character and provide passive recreational value.

In Hauser, protected open space is itself a meaningful recreational resource.

Recreation & Stewardship

Recreation and environmental health are inseparable. The long-term viability of lake-based recreation depends on:

- Protecting water quality
- Maintaining shoreline stability
- Ensuring responsible septic management
- Encouraging respectful visitor behavior

The City supports continued coordination with State and County partners to encourage responsible use and reduce neighborhood impacts.

Recreation – Goals and Policies

Goal REC-1: Protect Lake-Based Recreation

REC-1.1 Support coordination with the State of Idaho and Kootenai County Parks and Waterways regarding seasonal impacts and facility management.

REC-1.2 Encourage responsible recreation practices that protect water quality and shoreline integrity.

REC-1.3 Advocate for reasonable parking management and neighborhood protection near public access areas.

Goal REC-2: Maintain Neighborhood Compatibility

REC-2.1 Evaluate impacts on adjacent properties when considering new recreational facilities.

REC-2.2 Ensure recreational improvements remain consistent with roadway capacity, emergency access, and utility limitations.

Goal REC-3: Encourage Small-Scale, Resident-Focused Recreation

REC-3.1 Support modest neighborhood park opportunities when fiscally feasible and infrastructure capacity allows.

REC-3.2 Require long-term maintenance planning before development of new public facilities.

REC-3.3 Prioritize low-impact amenities consistent with rural character.

Goal REC-4: Preserve Open Space as a Recreational Asset

REC-4.1 Continue requiring open space set-asides in new development where appropriate.

REC-4.2 Recognize preserved natural areas as valuable for passive recreation and environmental protection.

Conclusion

Recreation in Hauser is grounded in nature rather than infrastructure. The lake and surrounding landscape provide the foundation for outdoor enjoyment and community identity.

Hauser's approach is measured and realistic: preserve what exists, improve carefully, and ensure that recreation strengthens — rather than overwhelms — the community.

Public Airport Facilities

There are no public airport facilities located within the City of Hauser or its Area of City Impact.

The nearest regional airport facilities are located outside the City's jurisdiction. At this time, no airport-related land use compatibility issues have been identified within the Planning Area.

National Interest Electric Transmission Corridor

High-voltage electrical transmission lines and high-pressure natural gas transmission lines are located within the current Hauser Area of City Impact and over portions of the Rathdrum Prairie Aquifer. The Area of City Impact is currently being reviewed following recent changes to Idaho law. This section should be reviewed and updated as needed following completion of that process.

Economic Development

- Economic Development is coordinated with the Land Use, Transportation, and Public Services and Facilities Elements to ensure internal consistency throughout the Comprehensive Plan.

Community and Economic Context

Hauser is primarily a residential community within the broader Kootenai County economy. The City had an estimated population of approximately 896 residents in 2023, with approximately 481 employed residents.

Employment data reflects residents' place of residence rather than jobs located within City limits. Major employment sectors among residents include manufacturing, retail trade, and health care.

Median household income was approximately \$67,868 in 2023. Homeownership exceeds 90%, reflecting a stable residential base. Many residents commute to employment centers elsewhere in the region.

Infrastructure and Development Capacity

Infrastructure conditions significantly influence economic development potential.

The City does not operate municipal water or sewer systems. Wastewater is managed through individual septic systems. Water service is provided through private wells and a small private water system with limited connection capacity.

These constraints limit the feasibility of higher-intensity or water-dependent commercial and industrial uses. Economic development must remain compatible with available water supply, septic suitability, roadway access, and emergency service capacity.

Commercial Development Pattern

Employment-generating uses within the City are modest in scale and are primarily located along the designated Highway Commercial Corridor. This corridor provides appropriate highway access and separation from residential neighborhoods and remains the intended location for future commercial growth.

Limited commercial uses exist in the Lake Village area as legally established nonconforming uses. Expansion of commercial zoning in that area is not anticipated in order to preserve residential character and lake-oriented development patterns.

Home-Based and Small Businesses

Hauser recognizes the role of small and home-based businesses in supporting local services and providing economic opportunity within a rural community.

The Hauser Development Code includes provisions allowing home-based and small-scale businesses, subject to standards intended to maintain compatibility with surrounding residential neighborhoods and protect community character.

Business licensing and permit review procedures are used to ensure that such uses remain consistent with infrastructure capacity, parking limitations, and adopted development standards.

Economic Development - Goals and Policies

Goal ED-1: Support Small-Scale, Community-Serving Businesses

Direct new commercial, small business and employment-generating uses to the designated Highway Commercial Corridor.

Support small and home-based businesses consistent with adopted development standards.

Encourage businesses that serve residents and travelers without substantially altering community character.

Restrict commercial expansion within primarily residential areas.

Goal ED-2: Align Economic Development with Infrastructure Capacity

Require commercial development to demonstrate adequate and sustainable water supply.

Require compliance with applicable septic standards.

Encourage businesses with lower water demand and limited wastewater generation.

Recognize that commercial uses may be constrained under existing infrastructure conditions.

Evaluate long-term infrastructure expansion only through careful analysis of cost, environmental impact, water availability, and community support.

Economic Development - Implementation

This element is implemented through zoning regulations, development review procedures, and business licensing consistent with the Hauser Development Code. All land use decisions shall remain consistent with the Future Land Use Map and available infrastructure capacity.

Data Sources

Population, employment, industry, income, and housing data are derived from the U.S. Census Bureau American Community Survey (most recent five-year estimates available at time of plan preparation) and Idaho Department of Labor data.

School Facilities & Student Transportation

The Hauser Lake Planning Area is served by Lakeland Joint School District No. 272. For the 2025–2026 school year, the District serves approximately 4,527 students district-wide.

The City does not operate or fund school facilities. However, residential growth within the Planning Area may influence enrollment and transportation demand. Land use decisions should consider potential impacts on school capacity and bus routing.

School transportation is provided by the District in accordance with its policies. Rural roadway conditions and development patterns may affect routing efficiency and safety.

The City supports continued coordination with Lakeland School District regarding anticipated growth and development patterns to ensure that school facility and transportation considerations are addressed as part of overall community planning.

Private Property Rights

The City of Hauser recognizes that protection of private property rights is fundamental. Idaho law requires that comprehensive plans consider private property rights, and the City is committed to respecting those rights in all land use decisions.

When adopting or implementing regulations, the City will follow due process and utilize the evaluation process established by the Idaho Attorney General to review potential impacts on private property.

Under this guidance, a government action:

- Must address a legitimate public interest.
- Must substantially advance that interest.
- Must not deny an owner all economically viable use of their property.

The Idaho Attorney General has identified criteria to help local governments evaluate potential constitutional concerns. An affirmative answer to any of the following does not automatically mean a “taking” has occurred, but it signals that careful review is warranted:

- Does the regulation or action result in a permanent or temporary physical occupation of private property?
- Does the regulation or action require dedication of property or grant of an easement?
- Does the regulation or action deprive the owner of all economically viable use of the property?
- Does the regulation or action significantly impact the landowner’s economic interest?

In Hauser, the Planning and Zoning Commission makes final decisions on certain development permits, including variances and conditional use permits. Other land use applications are reviewed by the Commission with recommendations made to the City Council. The City Council is responsible for final decisions on legislative actions and for ensuring that regulations are constitutionally supported and fairly applied.

Hauser supports the ability of residents to develop and use their property consistent with the community’s rural character and adopted policies.

Goals and Policies – Property Rights

Goal PR-1 Ensure that private property rights are respected and thoughtfully considered in all land use decisions.

Policies

PR-1.1 The City recognizes that protection of private property rights is a fundamental principle of Idaho law and an essential part of maintaining public trust. Local regulations will be adopted only when necessary to protect legitimate public interests.

PR-1.2 In making land use decisions, the City will strive to provide clarity, fairness, and predictability so that property owners understand how regulations apply to their land.

PR-1.3 When adopting or amending land use regulations, the City shall apply the Idaho Attorney General's regulatory takings analysis as required by Idaho Code to ensure consistency with constitutional protections.

PR-1.4 The City acknowledges that protecting public health, safety, environmental quality, and infrastructure capacity must be balanced with the rights of individual property owners. Regulations shall be proportionate to the impacts they are intended to address.

Comprehensive Plan Implementation

This Comprehensive Plan provides guidance for land use, growth, infrastructure, environmental protection, and community character. Implementation occurs through day-to-day land use decisions, coordination with partner agencies, and periodic review.

Relationship to Development Regulations

The Comprehensive Plan guides the City's Development Code, subdivision standards, and land use decisions. Zoning and subdivision regulations should remain consistent with this Plan. Amendments to City ordinances should reflect environmental protection priorities, infrastructure limitations, private property rights, and rural character.

Development Review

The Planning and Zoning Commission and City Council implement this Plan through review of development applications, variances, conditional use permits, zoning amendments, and subdivisions. Decisions should reflect the goals and policies contained within each element of this Plan.

Intergovernmental Coordination

Many services in Hauser are provided by outside agencies. Implementation requires coordination with Post Falls Highway District, Idaho Transportation Department, Kootenai Metropolitan Planning Organization (KMPO), Lakeland School District 272, Kootenai County, and Idaho Department of Fish and Game. The City will participate in regional discussions where feasible to represent local interests.

Public Information & Transparency

The City will maintain an accessible and current website providing the Comprehensive Plan, City ordinances, applications and forms, meeting information, emergency contacts, and links to relevant regional agencies. Clear public access to information supports transparency and informed community participation.

Capital Improvements & Fiscal Capacity

Hauser operates with a limited municipal budget and low property tax revenues. Large capital investments are challenging without partnerships or external funding. Infrastructure projects will be prioritized based on safety, necessity, long-term maintenance costs, and available resources.

Plan Review & Updates

The Planning and Zoning Commission is responsible for reviewing this Plan at least every five years. Recommended updates shall be forwarded to the City Council for consideration and adoption. Periodic review ensures continued consistency with Idaho law and changing community conditions.