



TWIN FALLS COUNTY COMPREHENSIVE PLAN



Twin Falls County
COMPREHENSIVE PLAN

April 28, 2008

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FOREWORD AND INTRODUCTION

Comprehensive planning for the next twenty years is an involved process which, at best, reflects the needs and desires of the community it is to benefit. A plan should give the public, business and government agencies a clear understanding of the County's intentions and desires regarding its future development which will lead to greater cooperation and fewer potential conflicts. The plan is intended to be a set of positive, rather than restrictive, statements concerning what Twin Falls County wishes to be and to accomplish. It introduces long-range considerations into the determination of short-range actions.

Although the year 2020 is used as a planning reference date, the future relates more to circumstances than to a specific future date. Because of the incremental, gradual and often unpredictable nature of community development, no fixed date can apply to all the goals, policies and proposals expressed in a plan.

Planning is a continuous process. As conditions change and new information becomes available, objectives and properties of the County may change and goals and policies may be modified. This plan is intended to be the public growth policy of Twin Falls County and as such, must be responsive to change, forward-looking, understood, and publicly supported. It should be regularly reviewed and revised, if necessary, to reflect the community's changing attitudes and desires.

The Comprehensive Plan should not be viewed as a final statement of the County's vision. With time, its population will change, its goals may be redefined and the physical environment in which its residents live and work will be altered. The plan simply represents a consensus on planning issues and policies. As a result, it is recommended that the plan be periodically revised to respond to and reflect changing conditions.

The Comprehensive Plan contains a narrative element of thirteen planning components, each with goal, objectives and policies, and a graphic element of plan maps depicting land use and vehicular circulation. This plan is intended to facilitate the land use decision-making process by covering the major categories of physical development in relation to the needs of the citizens. Each Comprehensive Plan element contains the following subsections:

0.1 Thirteen Elements of the Comprehensive Plan

A Comprehensive Plan is the official statement of a jurisdiction setting forth its major goals and policies concerning desirable future physical development. The broad scope of the plan is reflected in its various elements – population, land use, economic development, housing, natural and cultural resources, and many more - all combined into one planning document. The Comprehensive Plan includes the following thirteen elements as required by law.

Private Property Rights: The property rights interpretation of this element is that of a warning to government and property owners of private property rights.

Population and Growth: Is an analysis of past, present and future trends in population.

Land Use: Encompasses current desires for a mix of future land uses.

Transportation: An analysis showing the community’s transportation infrastructure, addressing efficient mobility of people, goods and services.

Community Design: An analysis of landscaping, site design, beautification, signage and uniformity in residential development.

Cultural and Historic Sites: An analysis of areas, sites or structures of historical, archaeological, architectural or scenic significance.

Economic Development: Examines trends and presents policies for maintaining a positive growth rate, including employment, industries jobs and income levels.

Hazardous Areas: An analysis of known hazards, including seismic activity, landslides or mudslides, floodplain hazards, and man-made hazards.

Public Services, Facility and Utilities: An analysis showing general plans for sewage collection and treatment, water supply, fire stations, public safety facilities, library, energy and related services.

Parks and Recreation: Ensures the provision of permanent open and recreational spaces and identifies future facilities.

School Facilities and Transportation: This requires cities and counties to consider school capacities, facilities and transportation needs.

Natural Resources: An analysis of the uses of waters, forests, ranges and soils.

Housing: Identifies housing needs and plans for improvement of housing standards and safe, sanitary and adequate housing.

Implementation/Policies: An analysis of specific actions needed to implement and support the comprehensive plan.

Goals, Objectives and Implementation Strategies (Policies)

GOALS: Goals usually are stated in broad terms to reflect community-wide values. The ultimate purpose of a goal is stated in a way that is general in nature and immeasurable. They provide the community a direction in which to travel, not a location to reach.

OBJECTIVES: The objectives statement defines the meaning of the goal, describes how to accomplish the goal, and suggests a method of accomplishing it. It advances a specific purpose, aim, ambition or element of a goal. It can describe the end state of the goal, its purpose, or a course of action necessary to achieve the goal.

IMPLEMENTATION STRATEGIES (POLICIES): Policies are specific statements that guide actions, imply clear commitment and express the manner in which future actions will be taken. They are, however, flexible rules that can adapt to different situations and circumstances.

0.2 Format for the Comprehensive Plan

The 2007 updated Twin Falls County Comprehensive Plan is printed in a landscape format. For convenience, each of the thirteen elements is outlined as chapters and the glossary of terms as an appendix in the back of the Comprehensive Plan.

0.3 The Planning Area in Perspective

Twin Falls County is located in an area of the state known as the Magic Valley. The base economy of the County is agricultural. Residential development has grown in the County at a faster pace than in the past decade. The City of Twin Falls has seen an increase of growth as well as Kimberly and Filer. The County has also seen growth increase outside of the city limits and the Areas of City Impacts. With this in mind, the County wants to prepare for the future by taking a proactive approach to planning for growth rather than a reactive strategy to deal with county growth.

0.4 History of Twin Falls County

Twin Falls County, incorporated in 1907, is located in the heart of southern Idaho (See Map 1 – Vicinity Map). Bounded on the north by the Snake River and on the south by the Idaho-Nevada border, the County boasts outstanding natural resources. Nearly 73,000 people reside within the County prizing the rural setting and life style.

Federal and state lands comprise well over half of the 1,232,064 acres in the County. These lands are situated in the southern portion of the County and include the scenic Sawtooth National Forest, the Salmon Falls Canyon area and large open expanses of rangeland. A historic system of dams and irrigation canals opened the northern portion of the County up to a variety of agricultural pursuits as well as the settlement of the numerous towns.

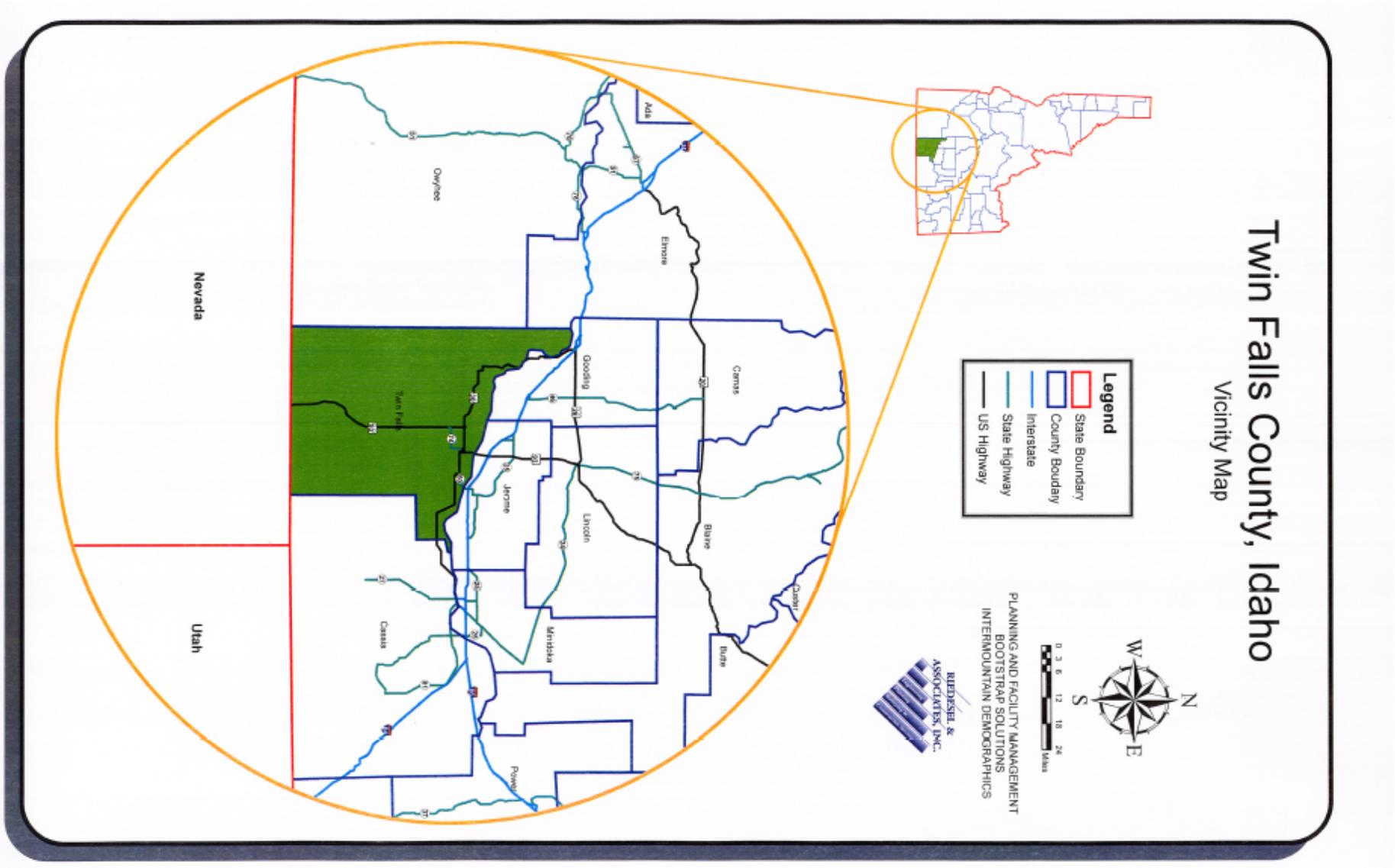
The City of Twin Falls represents a large trade center serving the Magic Valley region. The City of 37,000 dominates the County with the largest concentration of residents and full range of commercial and industrial services. It is also a government center housing not only City and County offices but regional offices of state and federal agencies. Other cities within the County include Buhl, Castleford, Filer, Hansen, Hollister, Kimberly and Murtaugh. These towns range in size from 4,000 residents in Buhl to less than 200 in Castleford and Murtaugh.

Agricultural production and processing represents approximately eighteen percent of the income in the County and sixty-one percent of the income comes from services and professional sources. The northern, irrigated portion of the County is characterized by large areas of intense agricultural production, which include row crops, specialty crops and livestock production. Along with production, there is a large manufacturing base for food products including bean warehousing and potato processing of particular not in agricultural activities is the large trout industries and dairy industry. The southern portion of the County is dominated by rangeland administered by the Bureau of Land Management (BLM) and National Forest Service.

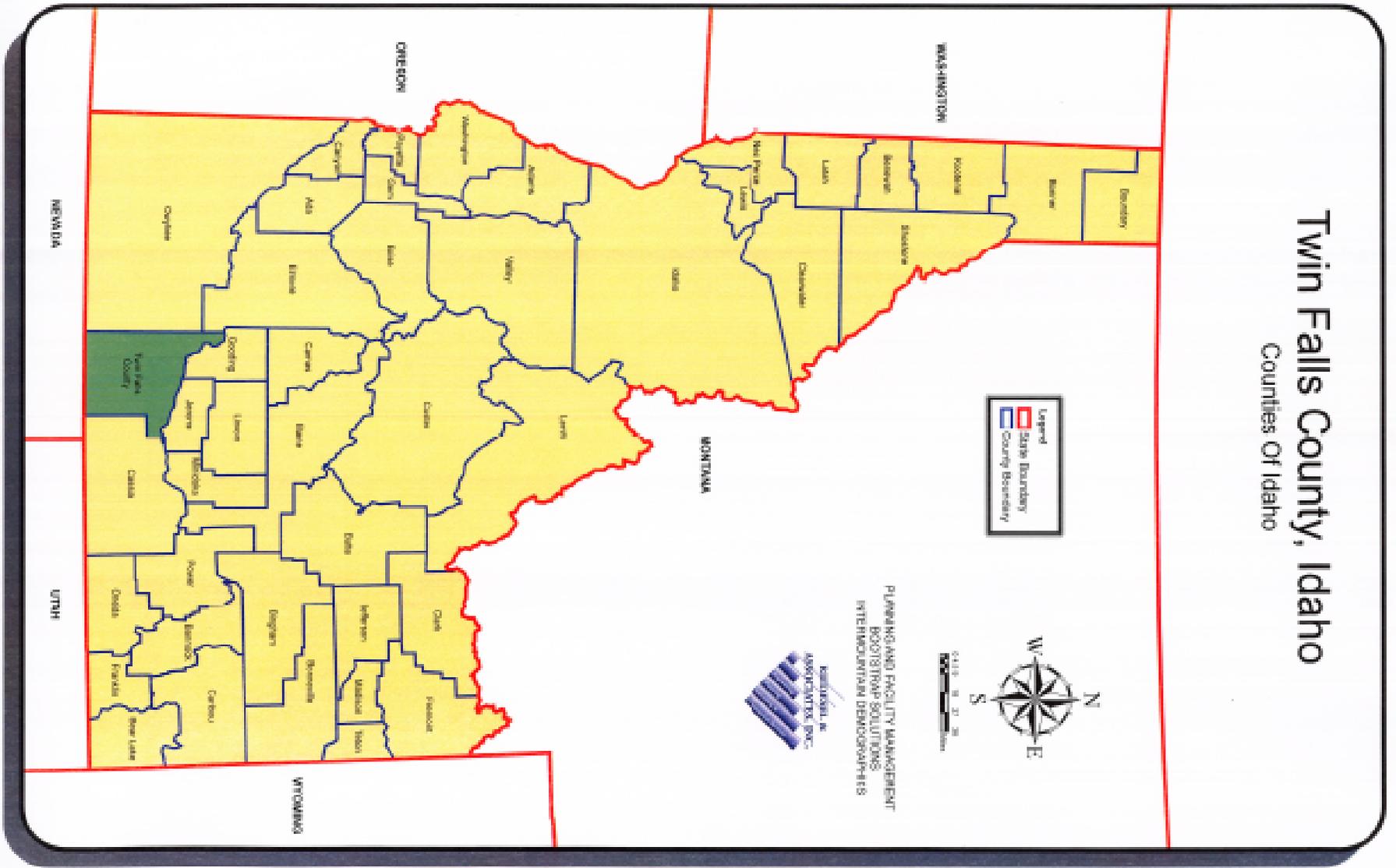
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Twin Falls County residents treasure their leisure opportunities. Recreational activities within the region include hiking, camping, riding, hunting, fishing, and a variety of winter sports. The region includes numerous visitor destinations including national recreation areas, monuments and reserves. Within the County are opportunities for rafting, canoeing, fishing and wildlife viewing in both the Salmon Falls and Snake River Canyons. These canyons offer endless opportunities for exploring geologic wonders, numerous hot springs and outstanding vistas.

Map 1 – Vicinity Map



Map 2 – Counties of Idaho Map



0.5 Twin Falls County Statement of Purpose

Based upon the Local Planning Act, Idaho Code §67-6508, the purpose of the Twin Falls County Comprehensive Plan is to promote the health, safety, and general welfare of the people of the Twin Falls County:

- To protect property rights while making accommodations for other necessary types of development such as low-cost housing and mobile home parks.
- To ensure that adequate public facilities and services are provided to the people at reasonable cost.
- To ensure that the economy of the state and localities is protected.
- To ensure that the important environmental features of the state and localities are protected.
- To encourage the protection of prime agricultural, forestry, and mining lands for production of food, fiber, and minerals.
- To encourage urban and urban-type development within incorporated cities.
- To avoid undue concentration of population and overcrowding of land.
- To ensure that the development on land is commensurate with the physical characteristics of the land.
- To protect life and property in areas subject to natural hazards and disasters.
- To protect fish, wildlife, and recreation resources.
- To avoid undue water and air pollution.
- To allow local school districts to participate in the community planning and development process so as to address public school needs and impacts on an ongoing basis.

The Comprehensive Plan is divided into Chapters that generally correspond to the requirements of the Local Planning Act.

PLAN REVISION PROCESS

The Twin Falls County Comprehensive Plan was revised in 2005-2006 with a process that allowed citizens to become involved in several ways depending on the level of interest and commitment. In June and July, the consultant team met with staff to plan the process. A public participation circular was drafted complete with job description for the Comprehensive Plan Advisory Committee. The group met with the *Times-News* Editor to apprise them of this public policy opportunity. The consulting team visited each City within the County, soliciting their planning documents and expressing an interest in cooperation.

Comprehensive Plan Advisory Committee. The group also brainstormed stakeholder groups who might have an interest in the plan and began developing the Comprehensive Plan Advisory Committee. A diverse group of 25 committed members was created to meet monthly (see Committee Roster Page 0-2). In addition, a second larger list of ad hoc members was developed. These were people who weren't interested in so large a time commitment but did have an interest in participating in the development of one or more plan elements. A total of 134 ad hoc members were invited to the meetings they expressed interest in, and 61 attended committee meetings. The Comprehensive Plan Advisory Committee began meeting monthly in September 2005. They began with an orientation meeting.

Community Economic Profile. On October 26, 2005, a public Community Economic Profile Workshop was held at the Idaho DEQ Regional Office and was attended by 26 individuals (see workshop report). At this meeting, economic and demographic trends for Twin Falls County were reviewed. The group provided local knowledge to help interpret the data and talked about their community visions and potentials. A workshop report and a Community Economic Profile of Twin Falls County were developed, published and posted on the County website.

Initial Review of Plan Elements. The Advisory Committee spent the next three meetings conducting an initial review of the issues the County faced under each of the thirteen Comprehensive Plan elements. An Initial Review of Elements document was again compiled and posted on the County website for public inspection. At the March meeting, Dale Rosebrock of Intermountain Demographics presented his draft analysis of population and housing to the group.

Comprehensive Plan Open Houses. In the first two weeks of April, a set of five open houses were conducted to seek public input on the Plan. Open Houses were conducted in Kimberly, Twin Falls, Buhl and Hollister. In addition, the Idaho Migrant Council helped arrange an open house for the Latino community within the County held in Twin Falls. Advisory Committee members and County Commissioners helped host these events. Planning and marketing of these events was extensive. A full news release was issued to area newspapers, radio and TV stations. They responded with numerous articles and public announcements. Fliers were distributed to the Advisory Committee and Planning and Zoning Commission with instructions to distribute to interested individuals and organizations. A number of fliers were sent to individuals who called the County. Open House announcements were even posted on the electronic message boards at the College of Southern Idaho and Magic Valley Mall.

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During the weeks of the open houses, the consultants also made presentations to the Castleford Men's Club, the City of Twin Falls Planning and Zoning Commission, the Twin Falls Rotary Club, and the Twin Falls County Planning and Zoning Commission. In addition, comments could be made by e-mail from the County website.

All told, a total of 102 members of the public attended an open house and another 270 participated in a civic discussion and offered their input. These comments were compiled into a document, shared with the advisory committee, and again posted on the County website.

Second Review of Plan Elements. Beginning in May 2006 and running through November, the Advisory Committee began a second round of reviewing the elements of the Comprehensive Plan. This time, ad hoc committee members were invited to the relevant meeting to discuss their interests. The group reviewed each element of the old plan, talking about what was outdated, what should be kept, what needed revision, and what should be added. Emphasis was placed on thinking about new ways to present information with maps, graphs or tables. At each meeting, two elements were discussed and marked up, two draft chapters were shared with the group and projected for live editing, and two second draft chapters were distributed.

Land Use Open House. On November 16, 2006, a land use open house was held from noon until 8:00 p.m. in the Twin Falls County Courthouse. A total of 101 people attended this event in person and filled out two questionnaires. The first asked general questions about the level of support for different land uses and land use policy options. The second questionnaire asked geographically specific questions about where different land uses should be allowed in nine different areas of the County.

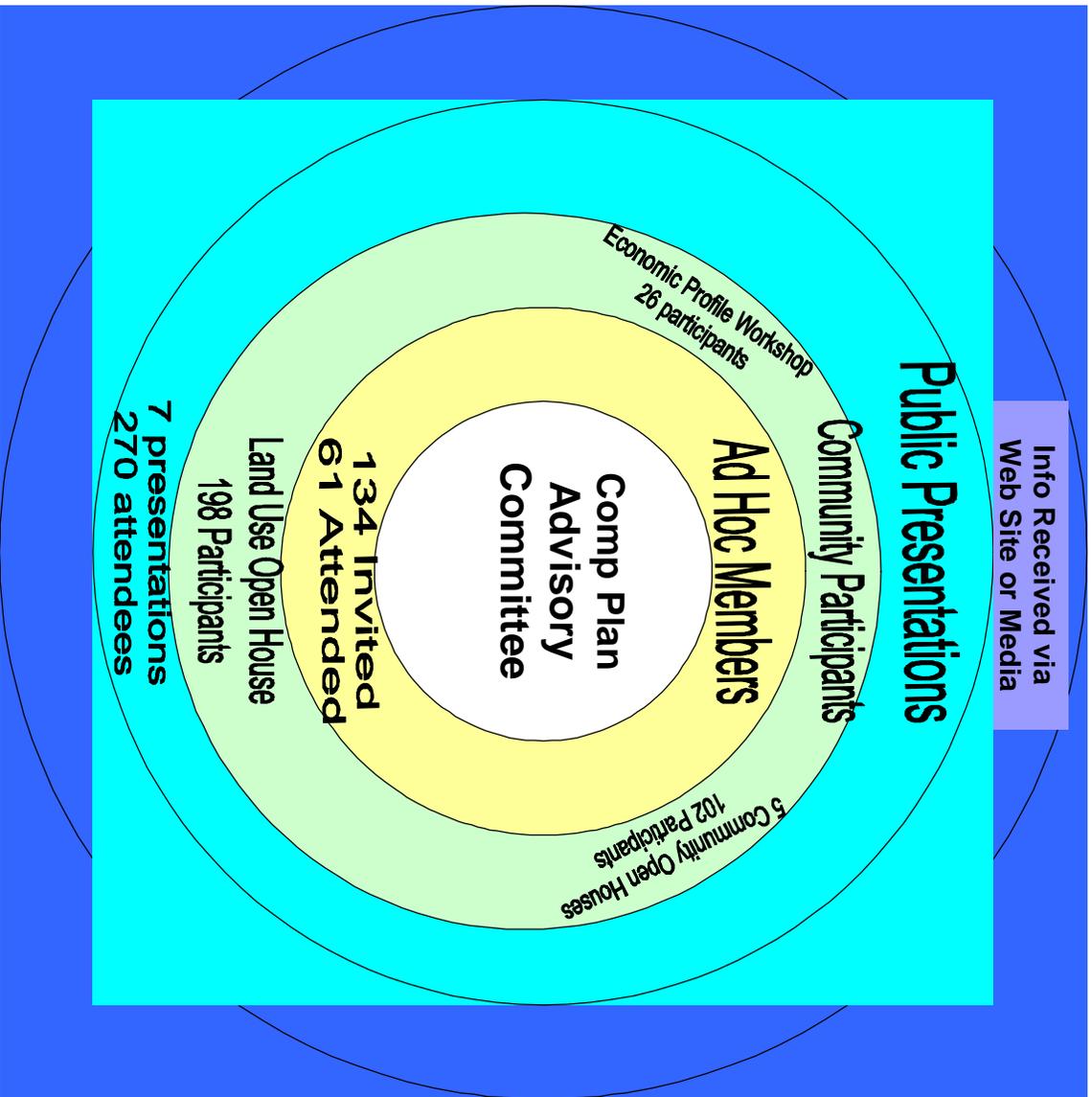
In addition to those who attended the open house, the questionnaires and map were made available on the County's web site, at the County Planning and Zoning Office, and at the City Clerk's offices in Twin Falls, Kimberly, Murtaugh, Hansen, Filer, Buhl and Castleford from November 9th through 22nd. An additional 97 persons participated in this way for a grand total of 198.

Public Participation Summary. The Twin Falls Comprehensive Plan was revised in 2005-2006 in an open and inclusive process that allowed several levels of participation according to the interests of individuals. From a carefully selected and diverse core Advisory Committee of 25 members, participation ranged outward to the additional 61 people who attended one or several committee meetings, to the 326 people who attended one of seven different public open houses, to the 270 who listened to a presentation and offered their opinions, to the large but unknown number of citizens who read of the Plan's revision on the County web site, in newspapers, radio and television reports. A total of 682 Twin Falls County residents, or about 1 percent of the County population, directly participated in the Plan's revision.

Levels of participation in the Twin Falls County Comprehensive Plan Revisions. (See next page)

Figure 1

Levels of Participation In the Twin Falls County Comp Plan Revision



A total of **682** county residents were involved in the 2005-06 revision of the Twin Falls County comprehensive plan.

CHAPTER ONE – PROPERTY RIGHTS

A land use regulation or action must not be unduly restrictive so that it causes a “taking” of landowner’s property without just compensation. The Fifth Amendment to the United States Constitution states “nor shall private property be taken for public use, without just compensation.” In the land-use control context, the argument is that if the land-use ordinance, regulation or decision is so restrictive as to deprive the owner of economically viable use of the property, then the property has for all practical purposes been taken by “inverse condemnation.”

1.1 Federal Standards

Whether or not a land-use decision should be prohibited by the Fifth Amendment to the United States Constitution has been a difficult task for the Courts, including the U.S. Supreme Court, to resolve. Determining when a government action amounts to a taking, requiring either compensation or invalidation of the action for violation of due process, is not a simple undertaking. The U.S. Supreme Court itself has candidly admitted that it has never been able to develop a “set formula” to determine when “justice and fairness” require that economic injuries caused by public action be compensated by the government, rather than remain disproportionately concentrated on a few persons (Penn Central Transportation Co. v. New York City, 436 U. S. 104 124 [1978]). Instead, the high court has observed “whether a particular restriction will be rendered invalid by the government’s failure to pay for any losses proximately caused by it, depends largely upon the particular circumstances [in that] case” (id. at 488). The question of whether a regulation has gone too far and a taking has occurred has been an ad hoc, factual inquiry (id.).

1.2 State Requirements

In 1994, the Idaho State Legislature amended Section 67-6508 of the Idaho Code to include “an analysis of provisions which may be necessary to insure that land-use policies, restrictions, conditions and fees do not violate private property rights, adversely impact values or create unnecessary technical limitations on the use of property.” [67-6508 (a)]. Although a Comprehensive Plan that contains such language does not provide an absolute defense to a taking claim, some Courts give weight to comprehensive plans when they consider taking problems. They are impressed by a municipality’s efforts to plan and the usual planning process that strives to comprehensively balance land-use opportunities throughout a given community.

1.3 Changes to Taking Issues in response to Kelo v. City of New London

The following is an abstract of this United States Supreme Court case:

Kelo v. City of New London
545 U.S. 469 (June 23, 2005)

Docket Number: 04-108

Abstract

Facts of the Case

New London, a city in Connecticut, used its eminent domain authority to seize private property to sell to private developers. The City said developing the land would create jobs and increase tax revenues. Kelo Susette and others whose property was seized sued New London in state court. The property owners argued the City violated the Fifth Amendment's takings clause, which guaranteed the government will not take private property for public use without just compensation. Specifically the property owners argued taking private property to sell to private developers was not public use. The Connecticut Supreme Court ruled for New London.

Question Presented

Does a City violate the Fifth Amendment's takings clause if the city takes private property and sells it for private development, with the hopes the development will help the city's bad economy?

Conclusion

No. In a 5-4 opinion delivered by United States Justice John Paul Stevens, the majority held that the City's taking of private property to sell for private development qualified as a "public use" within the meaning of the takings clause. The City was not taking the land simply to benefit a certain group of private individuals, but was following an economic development plan. Such justifications for land takings, the majority argued, should be given deference. The takings here qualified as "public use" despite the fact that the land was not going to be used by the public. The Fifth Amendment did not require "literal" public use, the majority said, but the "broader and more natural interpretation of public use as 'public purpose.'"

Spurred by the recent U.S. Supreme Court ruling the State of Idaho 2006 Idaho Legislature responded with four (4) bills.

1.4 New Legislation from the 2006 Legislature

House Bill No: 555 was passed in the 2006 Idaho Legislature which stated that:

7-701A LIMITATION ON EMINENT DOMAIN FOR PRIVATE PARTIES, URBAN RENEWAL OR ECONOMIC DEVELOPMENT PURPOSES.

(1) This section limits and restricts the state of Idaho, its instrumentalities, political subdivisions, public agencies, or bodies corporate and politic of the state to condemn any interest in property in order to convey the condemned interest to a private interest to person as provided herein.

(2) Eminent domain shall not be used to acquire private property:

(a) For any alleged public use which is merely a pretext for the transfer of the condemned property or any interest in that property to a private party; or

(b) For the purpose of promoting or effectuating economic development; provided however, that nothing herein shall affect the exercise of eminent domain:

(i) Pursuant to chapter 15, title 70, Idaho Code, and title 42, Idaho Code; or

(ii) Pursuant to chapters 19, 20 or 29, title 50, Idaho Code, except that no private property shall be taken through exercise of eminent domain within the area of operation of a housing authority or within an urban renewal area or within a deteriorated or deteriorating area or within a competitively disadvantaged border community area unless the specific property to be condemned is proven by clear and convincing evidence to be in such condition that it meets all of the requirements:

1. The property, due to general dilapidation, compromised structural integrity, or failed mechanical systems, endangers life or endangers property by fire or by other perils that pose an actual identifiable threat to building occupants; and

2. The property contains specifically identifiable conditions that pose an actual risk to human health, transmission of disease, juvenile delinquency or criminal content; and

3. The property presents an actual risk of harm to the public health, safety, morals or general welfare; or

(iii) For those public and private uses for which eminent domain is expressly provided in the constitution of the state of Idaho.

(3) This section shall not affect the authority of a governmental entity to condemn a leasehold estate on property owned by the governmental entity.

(4) The rationale for condemnation by the governmental entity proposing to condemn property shall be freely reviewable in the course of judicial proceedings involving exercise of the power of eminent domain.

In addition, the three (3) additional bills, **SB1243**, **SB1247** and **SB1429** were passed in 2006. These bills are described below:

SB1243 - Requires condemners to clearly set forth in the complaint a description of the property and property rights to be acquired.

SB 1247 - Permits a "quick take" procedure to be used by condemning authorities to take possession of private property prior to trial. Also, all condemning authorities may now use this process, not just the state.

SB1429 - Requires condemners to stand by their last pre-litigation offer and set that amount as a floor for just compensation.

1.5 Office of the Attorney General Checklist

The Attorney General's Office updates their Takings Checklist in October of each year. Since the passing of the above bills, the checklist has not been updated. The next update is expected in October 2006. It would be advisable for the Property Rights element of the Comprehensive Plan be updated with any new information. The following is the current checklist:

In an effort to provide guidance with regards to "takings," the Office of the Attorney General of the State of Idaho has prepared the following checklist in reviewing the potential impact of regulatory or administrative actions upon specific property.

<http://www2.state.id.us/ag/manuals/regulatorytaking.pdf>

1. Does the Regulation or Action Result in a Permanent/Temporary Physical Occupation or Private Property?

Regulation or action resulting in a permanent or temporary physical occupation of all or a portion of private property will generally constitute a "taking." For example, a regulation that required landlords to allow the installation of cable television boxes in their apartments was found to constitute a "taking" (see *Loretto v. Teleprompter Manhattan CATV Corp.*, 458 U.S. [1982]).

2. Does the Regulation or Action Require a Property Owner to Dedicate a Portion of Property or to Grant an Easement?

Carefully review all regulations requiring the dedication of property or granting of an easement. The dedication of property must be reasonably and specifically designed to prevent or compensate, for adverse impacts of the proposed development. Likewise, the magnitude of the burden placed on the proposed development should be reasonably related to the adverse impacts created by the development. The Court will also consider whether the action in question substantially advances a legitimate state interest.

For example, the United State Supreme Court determined in **Nollan v. California Coastal Commission** 483 U.S. 825 (1987) that compelling an owner of waterfront property to grant a public easement across his property that does not substantially advance the public's interest in beach access, constitutes a "taking." Likewise, the United States Supreme Court held that compelling a property owner to leave a *public* green way, as opposed to a private one, did not substantially advance protection of a floodplain, and was a "taking." **Dolan v. City Tigard**, 114 U.S. 2309 [June 24, 1994]).

3. Does the Regulation Deprive the Owner of All Economically Viable Uses of the Property?

If a regulation prohibits all economically viable or beneficial uses of the land, it will likely constitute a "taking." In this section, the agency can avoid liability for just compensation only if it can demonstrate that the proposed uses are prohibited by the laws of nuisances or other pre-existing limitation on the use of the property. See **Lucas v. South Carolina Coastal Council**, 505 U.S. 1003,

112 S. Ct. 2886 (1992).

Unlike 1 and 2 above, it is important to analyze the regulation’s impact on the property as a whole, and not just the impact on a portion of the property. It is also important to assess whether there is any profitable use of the remaining property available. See **Florida Rock Industries, Inc. v United States**, 18 F. 3d 1560 [Fed. Cir. 1994]. The remaining use does not necessarily have to be the owner’s planned use, a prior use, or the highest and best use of the property. One factor in this assessment is the degree to which the regulatory action interferes with a property owner’s reasonable investment-backed expectations.

Carefully review regulations requiring that the entire particular parcel of land be left substantially in its natural state. A prohibition of all economically viable uses of the property is vulnerable to a takings challenge. In some situations, however, there may be pre-existing limitations on the use of property that could insulate the government from takings liability.

4. Does the Regulation Have a Significant Impact on the Landowner’s Economic Interest?

Carefully review regulations that have a significant impact on the owner’s economic interest. Courts will often compare the value of property before and after the impact of challenged regulations. Although a reduction in property value alone may not be a “taking,” a severe reduction in property value often indicates a reduction or elimination of reasonably profitable uses. Another economic factor courts will consider is the degree to which the challenged regulation impacts any development rights of the owner. These economic factors are normally applied to the property as a whole.

A moratorium as a planning tool may be used pursuant to Idaho Code §67-6523 – Emergency Ordinances and Moratoriums (written findings of imminent peril to public health, safety or welfare; may not be longer than 120 days); and Idaho Code §67-6524 – Interim Ordinances and Moratoriums; (written findings of imminent peril to public health, safety or welfare; the ordinance must state a definite period of time for the moratorium). Absence of the written findings may prove fatal to a determination of the reasonableness of the government action.

The Idaho moratorium provisions appear to be consistent with the United States Supreme Court’s interpretation of moratorium as a planning tool as well. In **Tahoe-Sierra Preservation Council, Inc et al. v. Tahoe Regional Planning Agency et al.** (Slip Opinion No. 00-1167, April 23, 2002); the Court held that planning moratoriums may be effective land use planning tools. Generally, moratoriums in excess of one year should be reviewed with skepticism, but should be considered as one factor in the determination of whether a taking has occurred. An essential element pursuant to Idaho law is the issuance of written findings in conjunction with the issuance of moratoriums. See Idaho Code §§67-6523-6524.

5. Does the Regulation Deny a Fundamental Attribute of Ownership?

Regulations that deny the landowner a fundamental attribute of ownership - including the right to possess, exclude others and dispose of all or a portion of the property - are potential takings.

The United States Supreme Court recently held that requiring a public easement for recreation purposes where the harm to be prevented was to flood plain was a “taking.” In finding this to be a “taking,” the Court stated:

The City never demonstrated why a public greenway, as opposed to a private one, was required in the interest of flood control. The difference to the petitioner, of course, is the loss of her ability to exclude others.... [T]his right to exclude others is “one of the most essential sticks in the bundle of rights that are commonly characterized as property.” **Dolan v. City of Tigard**, 512 U.S. 374, 114 S. Ct.2309 (1994).

The United States Supreme Court has also held that barring an inheritance (an essential attribute of ownership) of certain interests in land held by individual by members of a Native American tribe constituted a “taking.” **Hodel v. Irving**, 481 U.S. 704, S. Ct. 2076 (1987).

6. (a) Does the Regulation Serve the Same Purpose that Would be Served by Directly Prohibiting the Use or Action; and (b) Does the Condition Imposed Substantially Advance that Purpose?

A regulation may go too far and may result in a takings claim where it does not substantially advance a legitimate governmental purpose. **Nollan v. California Coastal Commission**, 483 U.S. 825,107 S Ct. 3141 (1987); **Dolan v. City of Tigard**, 512 U.S. 374, 114 S. Ct. 2309 (1994).

In **Nollan**, the United States Supreme Court held that it was an unconstitutional “taking” to condition the insurance of a permit to landowners on the grant of an easement to the public to use their beach. The Court found that since there was no indication that the Nollan’s house plans interfered in any way with the public’s ability to walk up and down the beach, there was no “nexus” between any public interest that might be harmed by the construction of the house, and the permit condition. Lacking this connection, the required easement was just as unconstitutional as it would be if imposed outside the permit context.

Similarly, regulatory actions that closely resemble, or have effects of a physical invasion or occupation of property, are more likely to be found to be takings. The greater the deprivation of use, the greater the likelihood that a “taking” will be found.

GOAL: Preserve and protect private property rights as required per the provision of Idaho Code §67-6508A and Idaho Code §67-8003(2), as well as, HB 555, SB1429, SB1243 and SB1247.

OBJECTIVES:

1. Ensure that all land use regulations and review procedures pertain to the protection of health, safety and welfare and do not constitute a violation of due process of law and Chapter.

POLICIES:

1. The County should conduct a periodic review of all applicable land use regulations.
2. Ensure that all review of development and/or land use proposals are in accordance with the Attorney General's checklist.
3. The County shall provide to the public the appropriate documentation to request a regulatory taking analysis.
4. Utilize the Idaho Regulatory Takings Analysis as requested.

CHAPTER TWO – POPULATION AND GROWTH

2.1. Purpose and Overview

The purpose of the Comprehensive Plan’s population component is to examine past trends and current conditions regarding demographic characteristics such as total change, age, and ethnicity of an area’s population. This component also contains forecasts regarding the magnitude of the County’s population change over time.

Current and future population characteristics are needed to determine the demand for public services including schools, housing, law enforcement, and transportation, as well as health and social services. Population analyses and forecasts also may be used to promote economic development in the County. Private sector applications of population forecasts include determining the level and location of service and retail activities.

Age distribution and age characteristics of a County’s population also impact the provision of public services. A relatively young population places higher demands on school, new housing units, and day care facilities. An older population may require higher levels of in-home care, assisted living facilities, and transportation services.

This population component begins with a review of past population trends in Twin Falls County, including a discussion of components of population change. It also contains a description of population by area, population by Age, and Race and Hispanic Origin. Population forecasts for the County are found in Section III. Total County population is forecast from 2005 to 2030 in five-year intervals. A comparison of the age distribution of current and future populations also is included in that section. Goals, objectives, and policies form the conclusion of the population component.

2.2 Past County Population Trends

A. 1970 to 2000 County Population Trend

Population changes by decade have not been consistent in Twin Falls County (Table 1). The County’s population increased by more than 10,000 persons between 1970 and 1980 and from 1990 to 2000, with each decade recording population gains of greater than 20 percent. However, in the 1980 to 1990 time frame the County’s population growth was about one percent. The most current complete census count of the Twin Falls County population was 64,284 persons as of April 2000.

Table 1

1970 to 2000 Twin Falls County Population Change			
Year	Population	# Change	% Change
1970	41,833	-	-
1980	52,927	11,094	27%
1990	53,580	653	1%
2000	64,284	10,704	20%

Sources: Intermountain Demographics and U. S. Census Bureau

B. 2000 to 2005 Population Trend

1. County Total

Twin Falls County’s population reached 72,784 persons in 2005, gaining 8,500 since 2000, which is a 13 percent increase. That five-year population gain was only slightly less than the 10,700 person increase seen from 1990 to 2000. The 2005 population estimate was based on U.S. Census Bureau estimates, independent proprietary estimates, and residential building permit activity occurring in the County from 2000 to 2005. (See Attached Map 3 – Population Map.)

The largest component of population change came from net in-migration or the number of people moving into the County from 2000 to 2005 (Table 2). More than 6,500 persons moved into the County during that five-year period and represented about three-fourths of the County’s population change during that time. According to discussions in committee meetings, many of the new immigrants are young families and pre-retirees from other states in the Pacific Northwest, as well as from California.

Map 3 – Population Map

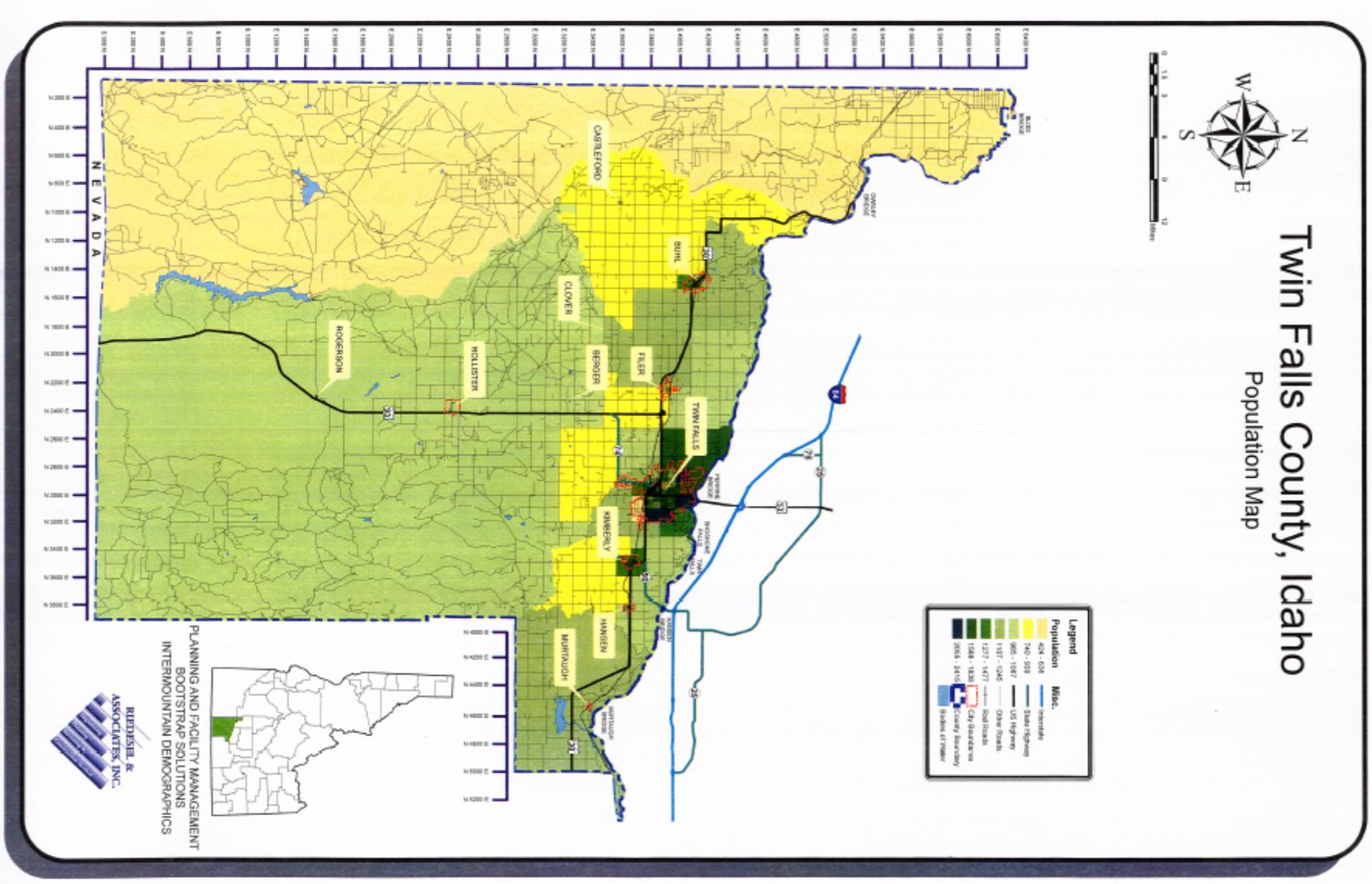


Table 2

2000 to 2005 Twin Falls County Components of Population Change	
2000 Twin Falls County Population	64,284
2000 to 2005 Births	5,313
2000 to 2005 Deaths	3,325
2000 to 2005 Net In-migration	6,512
2005 Twin Falls County Population	72,784

Sources: Intermountain Demographics and U. S. Census Bureau

2. Population by Area

Population by areas within the County and population change for those areas is shown in Table 3. Those estimates are from the U.S. Census Bureau and may be low for the area. (The Census Bureau’s 2005 Twin Falls County estimate was 69,419, while the Intermountain Demographic estimate was 72,784 for the same year.) However, the table based on census data does show relative changes over time.

Twin Falls City had the largest population change, increasing by more than 3,100 persons in that four-year time span. According to the Census Bureau, population in the unincorporated portion of the County changed by almost 400 persons, a two percent increase. Slight population declines were recorded in Buhl, Castleford, Hansen, and Hollister. About 30 percent of the County’s total population lived in the unincorporated portion of the County in 2000 and 2004. The largest concentration of population was found in Twin Falls City which contained more than one-half of the County’s total population in 2004.

Table 3

2000 to 2004 Twin Falls County Population by Area				
Area	2000	2004	# Change	% Change
Buhl	3,985	3,966	-19	-
Castleford	277	272	-5	-2%
Filer	1,620	1,719	99	6%
Hansen	970	964	-6	-
Hollister	237	234	-3	-
Kimberly	2,614	2,674	60	2%
Murtaugh	139	138	1	-
Twin Falls City	34,469	37,619	3,150	9%
Balance County	19,973	20,349	376	2%
Total	66,284	69,939	3,653	6%

Sources: Intermountain Demographics and U. S. Census Bureau

3. Population by Age

Changes in the County's population by age are shown in Table 4. The largest numerical population change was in the 15 to 29 year old age group, which gained nearly 3,600 persons. That same age group also had the largest percentage population gain and largest share of the County population both years. The 45 to 59 year old age group recorded the second largest gain with about 2,300 persons. Median age in the County increased slightly from 34.9 years old in 2000 to 35.1 by 2005.

Table 4

2000 to 2005 Twin Falls County Population Change by Age				
Age Group	2000	2005	# Change	% Change
Under 15	14,581	15,341	760	5%
15 to 29	13,843	17,433	3,590	26%
30 to 44	12,898	13,562	664	5%
45 to 59	11,260	13,547	2,287	20%
60 to 74	6,960	7,946	986	14%
75 and Older	4,742	4,955	213	4%
Total	66,284	74,789	8,500	13%

Sources: Intermountain Demographics and U. S. Census Bureau

4. Race and Hispanic Origin

In both 2000 and 2005, Caucasian persons made up more than 90 percent of Twin Falls County’s total population. That race also had the greatest population gain from 2000 to 2005 increasing by almost 6,800 persons, an 11 percent gain. Population gains in other racial categories were minor with the exception of persons of other races, which gained more than 1,100 residents. The Hispanic population reached more than 8,000 persons by 2005, gaining almost 2,000 people, a 13 percent gain since 2000. It is likely that official estimates of the Hispanic population may be underestimated according to local residents. Many part-time or seasonal jobs traditionally held by Hispanics are becoming full time employment. Some seasonal employees are now living in the County the entire year and have brought their families with them.

Table 5

2000 to 2005 Twin Falls County Race and Hispanic Population				
Race/Hispanic	2000	2005	# Change	% Change
White	59,445	66,240	6,795	11%
Black	124	212	88	71%
American Indian	457	648	191	42%
Asian	487	711	224	46%
Pacific Islander	53	82	29	55%
Other	3,718	4,891	1,173	32%
Total	66,284	74,789	8,500	13%
Hispanic Population	6,026	8,006	1,980	33%

Sources: Intermountain Demographics and Claritas

C. Twin Falls County Population Forecast

A. Total County Forecast

Twin Falls County’s population is forecast to increase from a 2005 base of more than 72,700 persons to greater than 100,300 by 2030 (Table 6). The 25 year population gain for the County is more than 27,500 residents, a 38 percent increase. The largest population gain is forecast in the five-year time frame from 2005 to 2010, as baby boom retirees and pre-retirees continue moving into the area. Population gains taper off after 2010 as immigration to the County begins to decrease when the national population becomes less mobile and continues to age.

Table 6

2005 to 2030 Twin Falls County Population Forecast			
Year	Population	# Change	% Change
2005	72,784	-	-
2010	80,463	7,679	11%
2015	85,471	5,008	6%
2020	90,723	5,252	6%
2025	95,944	5,221	6%
2030	100,357	4,413	5%

Sources: Intermountain Demographics

B. Methodology

The first step in preparing the population forecast is to establish a population estimate for 2005. The estimate of 72,784 persons is based on the residential building permit activity occurring in the County from 2000 through 2004. Total number of permits in the County and a completion rate, an occupancy rate, and persons per household rate to produce the 2005 population estimate factor incorporated areas.

Population forecasts for the remaining forecast years, 2010 through 2030, are prepared by using the cohort-survival population forecasting technique, which factors in births, mortality, and migration data to produce population projections. In the cohort-survival methodology, the base year (2000) population is divided into five-year age groups and forecast into the future. Each five-year age group is factored by its mortality rate and placed into the next oldest age group over a five-year time frame. For instance, the number of persons in the 25 to 29 age group in 2005 is factored by its mortality rate and placed into the 30 to 34 year old age group in 2010.

That process is repeated for each age group for each five-year period from 2005 to 2030. Births occurring in the under five year old age group and mortality data are based on the actual number of births and deaths in Twin Falls County. Migration for the 2000 to 2005 time period is based on the County's residential building permit activity. Migration for the 2005 to 2010 time frame is slightly less than the 2000 to 2005 time frame and is expected to decrease in the 2010 to 2030 forecast period.

C. Forecast by Age

In the 25-year time frame from 2005 to 2030, the 30 to 44 year old age group will increase the greatest. The number of persons in that age group will grow by 7,600. Population in the 60 to 74 year old age group will increase by 78 percent, the largest percentage increase of all age groups. The 60 to 74 year old age group also is forecast to have the second largest numerical population increase, gaining nearly 6,200 persons.

Another sign of the County’s aging population is that the number of persons in the 60 to 74 year old age group increases from 11 percent of the County’s total population in 2005 to 14 percent by 2030. A corresponding reduction is seen in the 15 to 29 year old age group, which declines from a 24 percent share of the 2005 population to 19 percent of the entire population by 2030.

Table 7

2005 to 2030 Twin Falls County Population Change by Age				
Age Group	2005	2030	# Change	% Change
Under 15	15,341	19,692	4,351	28%
15 to 29	17,433	18,950	1,517	9%
30 to 44	13,562	21,162	7,600	56%
45 to 59	13,547	18,947	5,400	40%
60 to 74	7,946	14,132	6,186	78%
74 and Older	4,955	7,474	2,519	51%
Total	74,789	102,387	27,573	38%

Sources: Intermountain Demographics

D. Twin Falls County Population: Sustained Growth

From 1970-2004, population grew by 26,128 people to a total County population of 67,992 in 2004. This is an average annual growth rate of 1.4%, a nice steady, but manageable, growth rate. Twin Falls County’s growth of 5.7% from 2000-2004 ranks it 13th of Idaho’s 44 counties. Note the slight decline during the severe recession of the mid-1980s.

Twin Falls County has a persistent pattern of growing faster than the United States, but less than Idaho as Figure 2 shows below. The blue bars in Figure 3 show national recessions. We believe that the recession of 1981-83 lasted through 1986 in much of America’s heartland. The national recovery was only experienced on the coasts.

Twin Falls County Population: 1970-2000

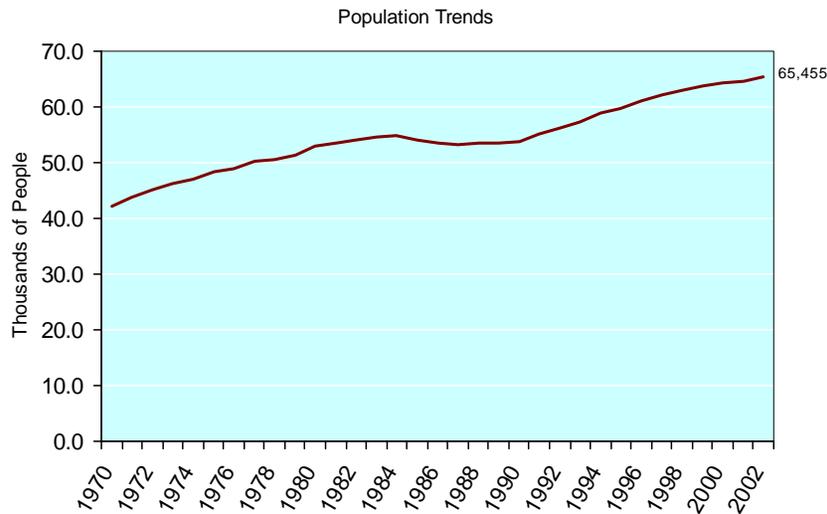


Figure 2

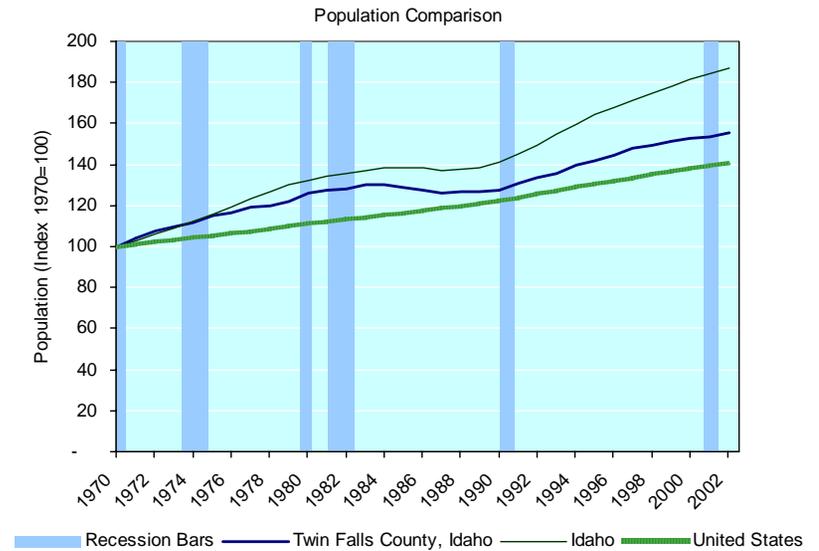


Figure 3

In 2004, Twin Falls City had a population of 37,619 and serves as a regional hub of economic activity for the Magic Valley. Buhl is the second largest city at 3,966; Kimberly has 2,674 residents; Filer has 1,719; and Hansen has 964. Castleford has a population of 272, Hollister has 234, and Murtaugh has 138 people. Rogerson is unincorporated. Interestingly, rural Twin Falls County has a population of 20,349. The County Comprehensive Plan is the most local application of government for these rural residents.

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Figure 4 below shows economic projections made for Twin Falls County in 2000. Wood & Poole Economics forecast is more aggressive than Idaho Power's. Yet all three forecasts were lower for 2005 than the most recent Census estimate of 67,992 for 2004 population. Demographics now are the most aggressive, but only do a single 5-year projection for 2009. Wood & Poole's forecast of 83,760 in the year 2025 was seen as reasonable by workshop participants.

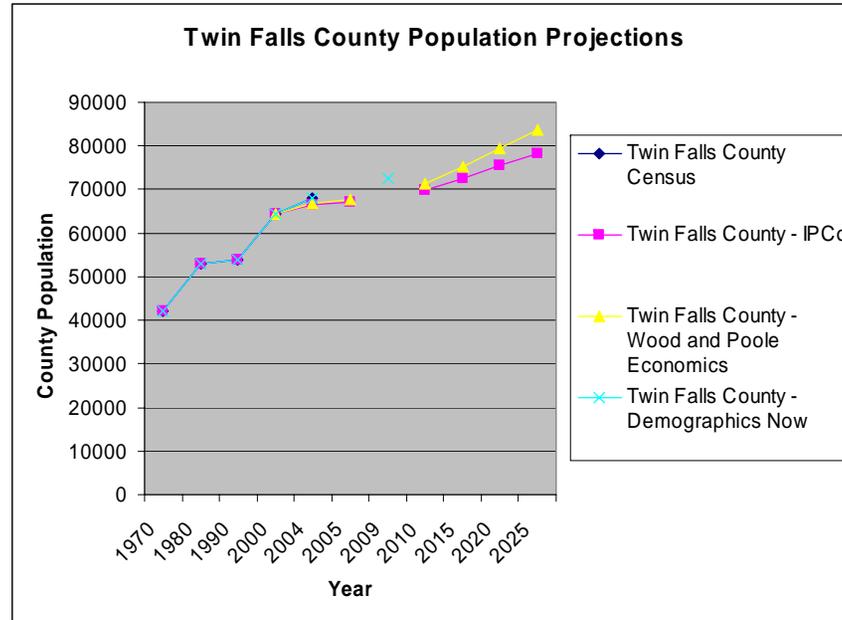


Figure 4

Twin Falls County Comprehensive Plan

Figure 5 shows that the County population tends to grow more slowly than Idaho's population during recoveries and gives up more population in recessions. Note that the slight absolute population decline came during the farm crisis of the mid-1980s. Eighteen Idaho counties experienced population decline in that decade, especially in counties like Twin Falls, which was heavily dependent on agriculture during that time.

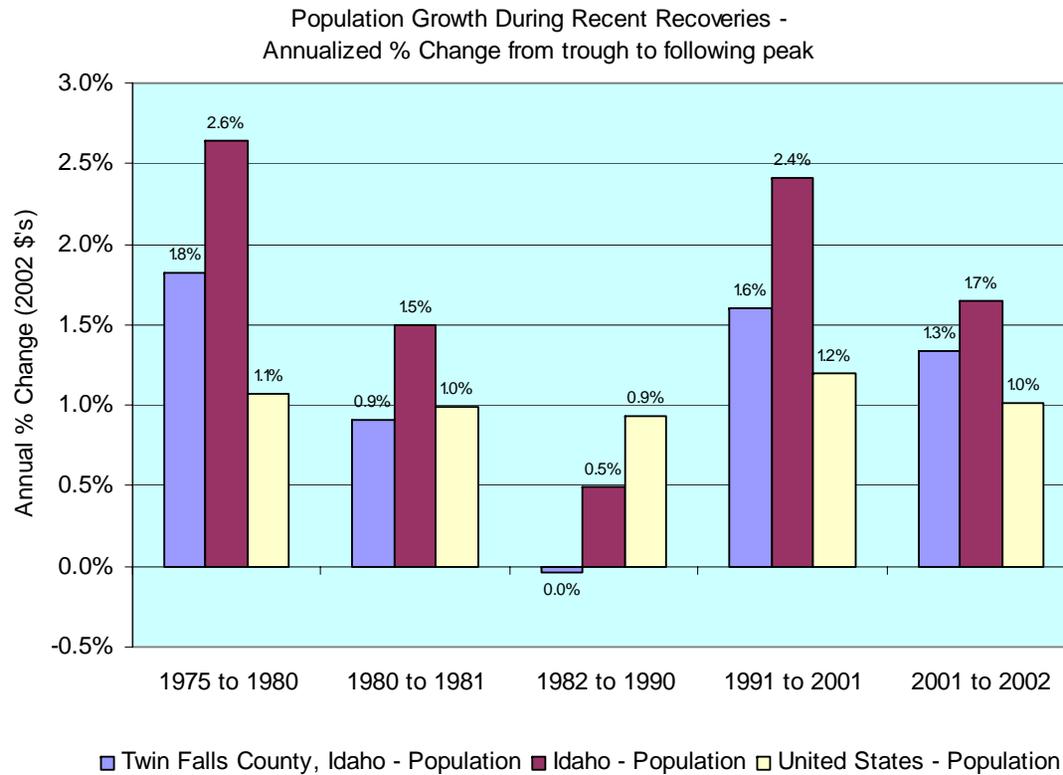


Figure 5

E. Twin Falls County Population: Age and Gender

Figure 6 shows the pattern of population in Twin Falls County by age cohorts of five years. The left hand graph shows the actual numbers in each age bracket in the year 2000; females are on the left and males are on the right. Note the two bulges in the graph for ages 45-54 and ages 10-19. These are mostly the result of the Baby Boom generation born after World War II and the Baby Boom echo of that generation’s children. The middle bar graph shows the change in the number of people of that age group between 1990-2000. The right-hand graph shows that change as a percentage change in the age bracket. Note how there can be growth in absolute numbers, but declines in share, such as with children under age 15.

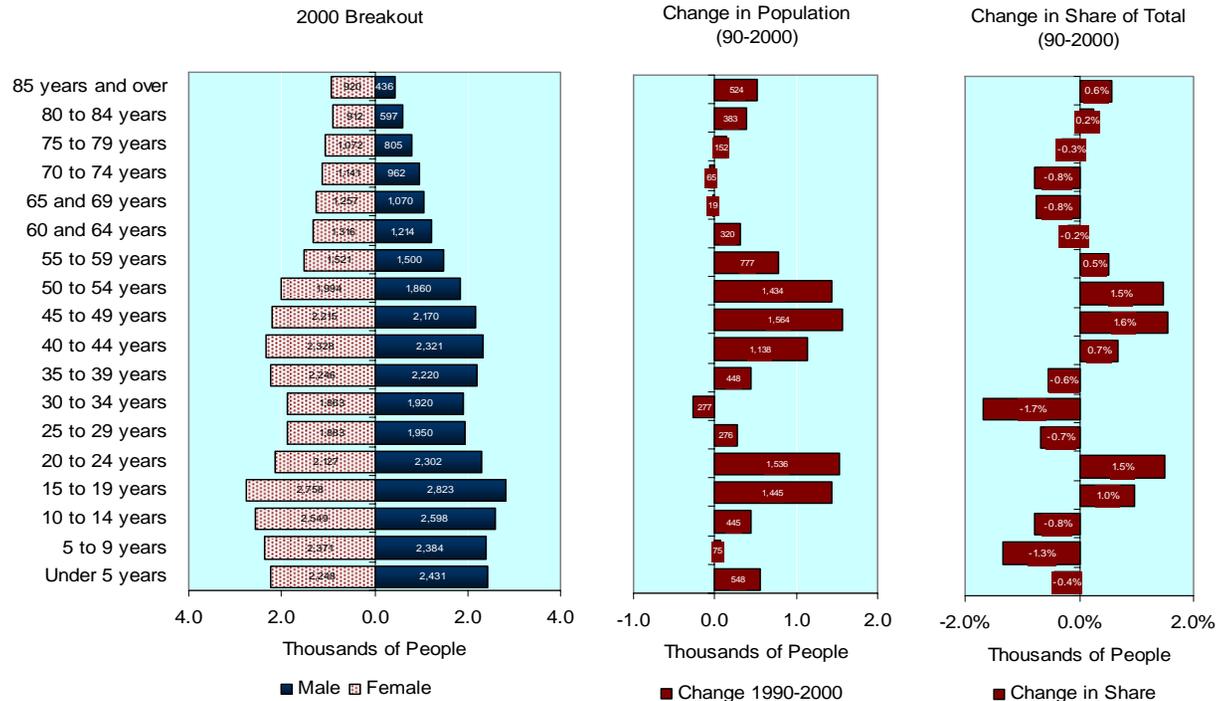


Figure 6

Twin Falls County has somewhat fewer children, yet shows a relative increase in age 15-24, which probably is recruitment of college age students at CSI from nearby counties in the Magic Valley. The decline in young adults is the cause of the decline in children. There has been relative growth in the share of working age adults. This could be driven in part by immigration

Twin Falls County Comprehensive Plan

from Mexico, as well as placements through the local refugee center. For seniors, the pattern seems to show a small amount of active retirees leaving the County, only to return as their independence slows with age. However, workshop participants noted numerous instances of active retirees moving into the County from places like California, Oregon, Washington, Texas, and Arizona.

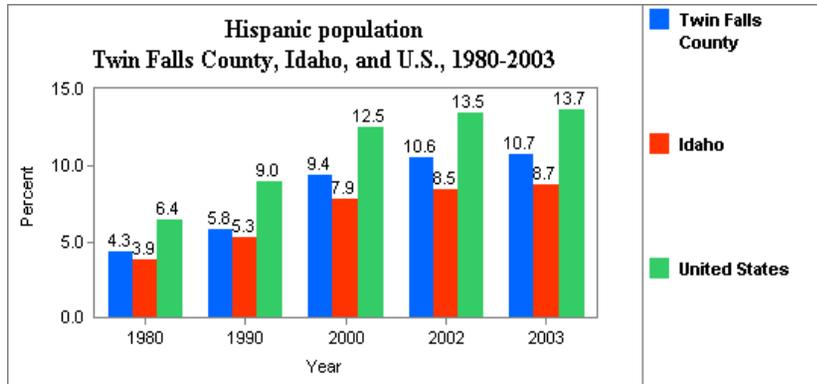


Figure 7

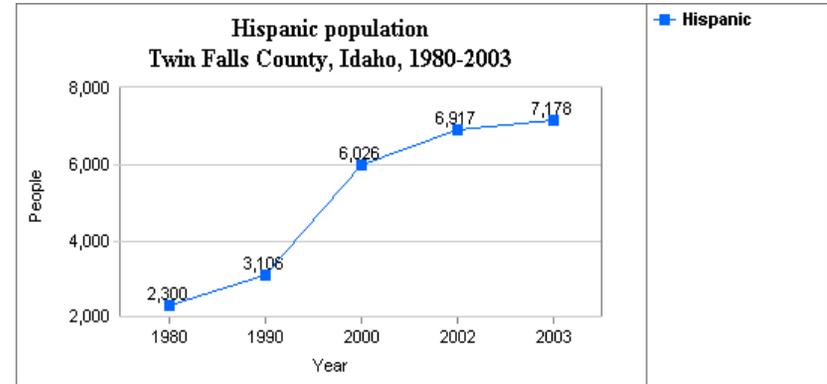


Figure 8

Filer, Buhl and Hollister have larger proportions of children under 15. Rural Twin Falls County shows much fewer adults 20-35 than Twin Falls City though Buhl and Filer have hung onto their young adults a bit more. Rural youth flight is a common phenomenon with some going to attend college at CSI or out of the County.

Figures 7 and 8 show that people of Hispanic or Latino origin have grown to 10.7% of the County's population in 2003. Note that this proportion has been growing steadily since 1980 with sharp growth in the 1990s as patterns of seasonal migration gave way to permanent residence. The influx of large dairies, with permanent job opportunities, may have added to this growth. Hollister has the highest percent Hispanic population at 18.6%, with Buhl at 15.8% not far behind. Workshop participants observed that school districts in rural communities like Castleford, Buhl and Murtaugh had proportions of Hispanic students well above the 10.7% County average and as high as 30 percent. This could be taken as a sign that the Hispanic population will continue to rise in proportion in the future.

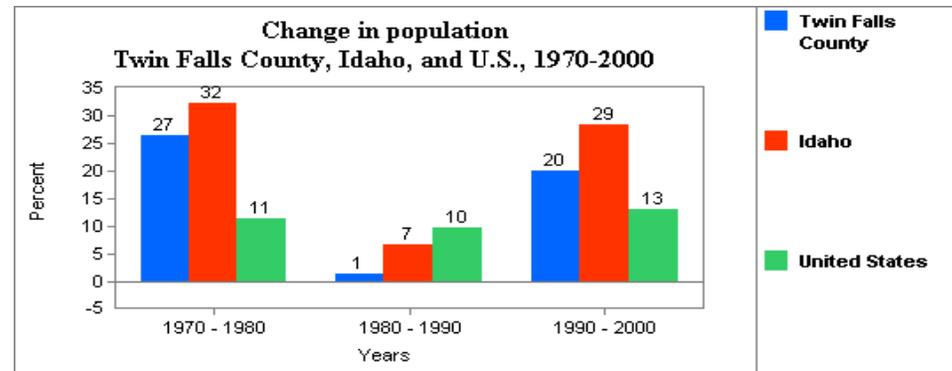


Figure 9

Beyond the Hispanic community, the ethnic diversity lessens. In 2000, Twin Falls County contained 124 or 0.2% African Americans, 457, or 0.7% Native American residents, and 487, or 0.8% Asian Americans.

The observation that Twin Falls County consistently follows the State of Idaho but at a lesser rate of growth is shown in Figure 9. What is notable is that the County had positive growth at all in the 1980s. There are two components to population growth,

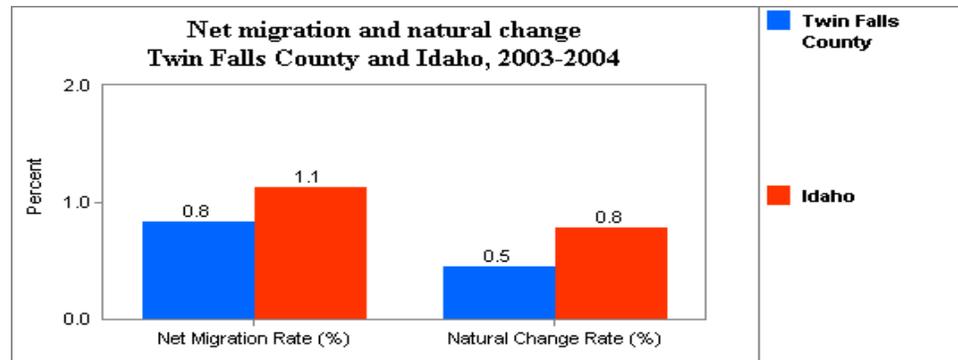


Figure 10

the natural rate, or births minus deaths of the existing population, and the net migration rate, or the number of people moving into the County less those moving out (Figure 10). In the most recent year, 2003-4, Twin Falls County had a natural rate of growth of 0.5% from births outnumbering deaths. It had a net migration rate of 0.8%, which means that many more people moved in than out of the County. That is 565 net-immigrants. For comparison, the State of Idaho had a net migration rate of 1.1%.

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Of existing residents of Twin Falls County, 7% were born in a different country. Of those who moved here since 1995 (Figure 11), 11% lived in a different state prior, and 2% lived in a different country. Most who moved from a different state came from elsewhere in the West. Again, workshop participants verified this trend with numerous anecdotes of personal acquaintances.

Note that Hollister's population has changed the most – 21% lived in a different state in 1995. In contrast, Murtaugh was a City where no one moved into town from out of state in the five years 1995-2000.

Where are these newcomers from?
New Residents since 1995

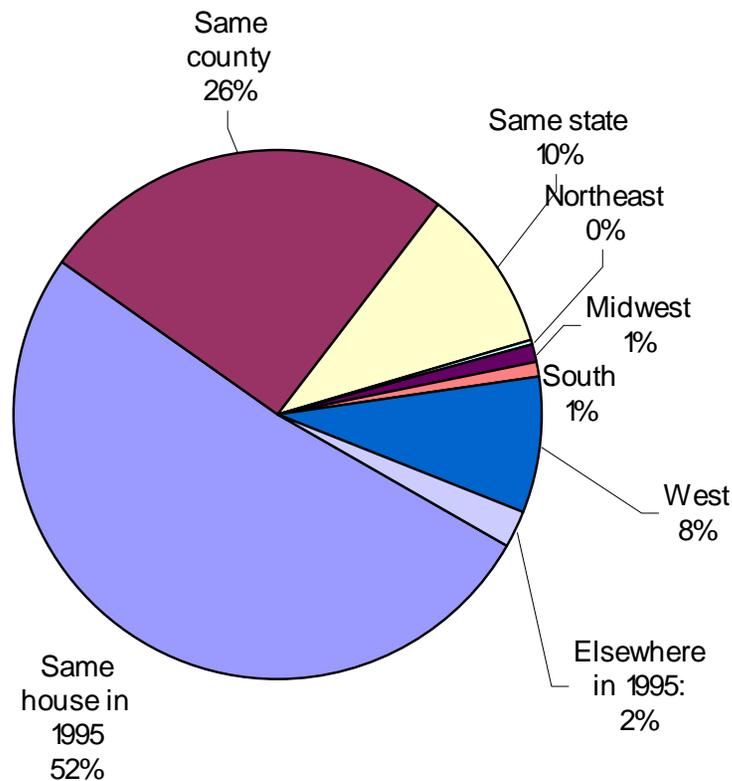


Figure 11

GOAL Maintain an accurate population count and carefully track and predict future populations.

OBJECTIVES: Assist Twin Falls County officials through population projections to adequately plan public facilities, services, and amenities for future population growth.

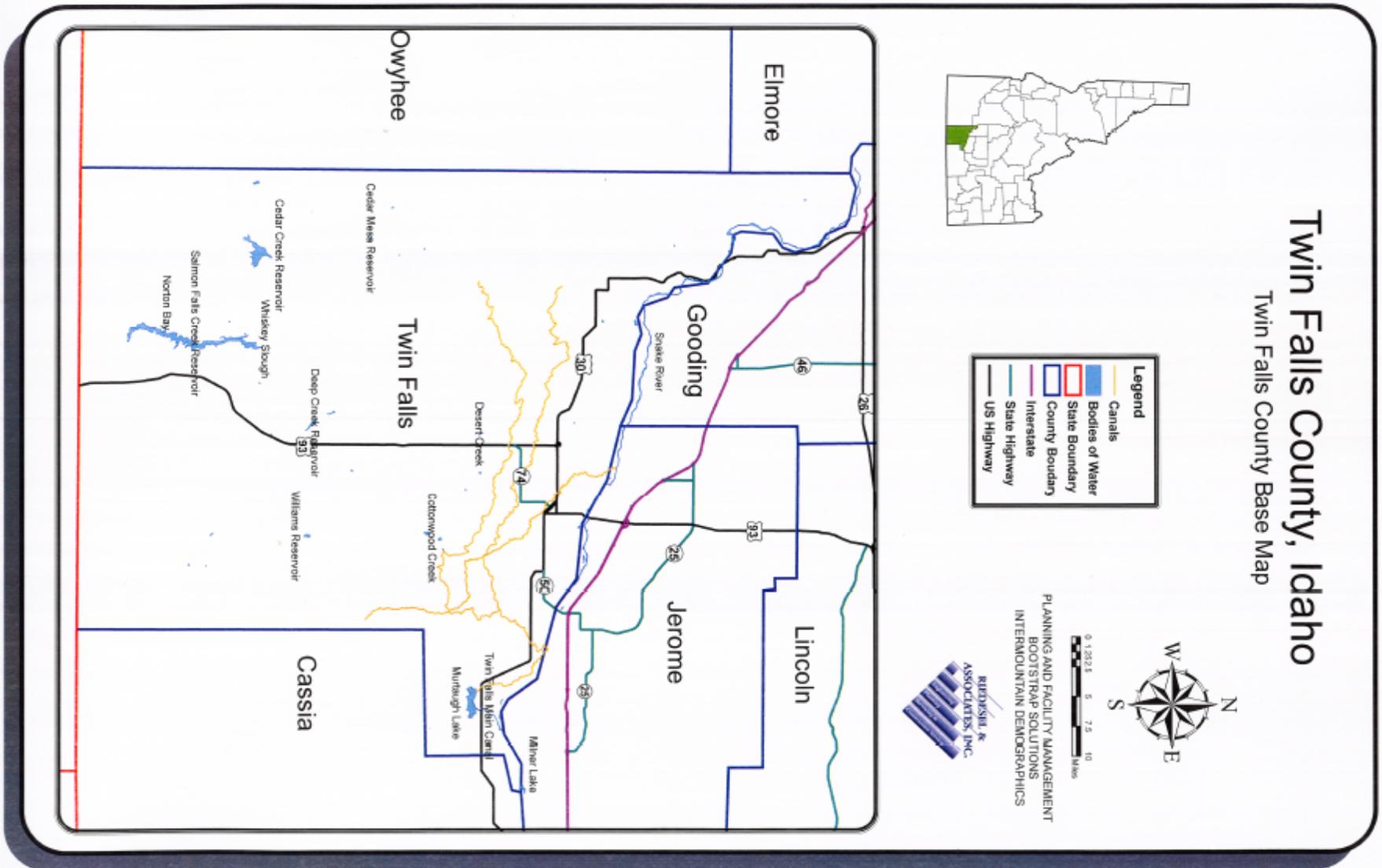
- POLICIES:**
1. The County will use the necessary resources to continue to update future population forecasts from the Idaho Department of Labor and Commerce, consultants and other tools, which are available, are Census Tracts, Census Block Group and Traffic Analysis Zones.
 2. Monitor changes in population demographics by regularly reviewing relevant indicators (building permits, census data) and providing a biannual report in order to determine future impact to City services.

CHAPTER THREE - LAND USE

The identification of the most appropriate uses of County lands, both in terms of existing conditions and future trends, is the cornerstone of County planning in many ways. The designation of permitted uses impacts nearly all aspects of the general quality of life among County residents. The physical suitability of designated land uses and compatibility of such uses with those of other affected properties will establish the broader physical and functional character of the entire County. Land use planning is therefore a vital concern when issues as preserving rural character or minimizing impacts of the urban growth are at stake. Moreover, it is the analysis of existing and future land uses which establishes the foundation for zoning regulations and the preservation of private rights and values.

The predominate land uses in Twin Falls County have been historically and continues to be agricultural in nature. In the northern part of the County, irrigation water sources have been provided by the Twin Falls Canal Company since 1904, allowing agricultural activities to thrive. Crop production in this area is primary agricultural activity, although Confined Animal Feeding Operations (CAFOs) are more common. Most of the urban areas of the County have also developed in the north, due largely to the productive agricultural markets created by the nearby irrigated croplands. In the central part of the County, irrigated farm lands yield to semi-arid grazing lands and some dry-crop production. Much of the land here is held in private ownership, regardless of the lack of irrigation waters and urban services in immediate areas. Unlike the more northerly portions of the County, the southern part of Twin Falls County is predominantly publicly owned land and there is private land which is commingled with public land. Table 8 indicates the general land ownership tracts of the County are owned and managed by the Bureau of Land Management (BLM). Both the U.S. Forest Service and BLM have established their own multiple use management and planning procedures for the federally owned lands of Twin Falls County.

Map 4 – Twin Falls County Base Map



3.1 Land Use

With the exception of the mountains and foothills of the National Forest lands in the southeast portion of the County, the terrain of Twin Falls County is dominated by vast expanses of rolling and flat plains. Consequently, much of this land would be subject to development for any of a multitude of uses if not for the constraints of water availability and allocation. With developed water resources, most of the County’s diversity in land uses is located in the northern portion of the County (Table 8). Elsewhere in the County, recreational activities and a few commercial agriculture-related industries present the only significant departure from conventional agricultural land uses. The perennial and intermittent streams which carve through portions of the flatlands create an abundance of recreational land uses. The Snake River, which defines the northern boundary of the County, provides numerous recreational opportunities as well, yet its proximity to the County’s urban population core serves as a physical barrier to further land use development. Within the boundaries of the Sawtooth National Forest, federal multiple use Lands Management Plans have been established. Primary uses in the public lands center on recreation, wildlife habitat protection, and grazing.

For those unincorporated areas of the County which border the incorporated City limits, known as the *Areas of City Impact*, have been established in accordance with Section 67-6526 of the Idaho Code. Although these areas are not incorporated, Planning and Zoning responsibilities for these lands rest with the adjacent City governments whereby they make recommendations to the County regarding appropriate land use actions. The reasons for this are twofold. First, growth in Area of City Impacts can be better coordinated with City objectives when such explicit legal authority has been granted. And, second, the provision of City-operated public services is often necessary and often this occurs the areas should be annexed into the city that is providing these services. In spite of the fact that much of the land in the Areas of City Impact has been maintained in agricultural uses, City zoning has provided for significant levels of residential and commercial development in some of these areas.

Table 8 - Land Use Ownership (2001)

Land Ownership	Acres	Percentage of Total County Land
Federal land	640,399	52%
BLM	543,946	
National Forest	92,655	
Other	3,798	
Private Land	558,124	45.3%

Table 8 - Land Use Ownership (2001) (cont'd)

Land Ownership	Acres	Percentage of Total County Land
State Land	30,309	2.5%
Endowment Land	29,453	
Fish and Game	243	
Parks and Recreation	493	
University of Idaho Land	120	
County Land	1,850	0.3% (City and County combined)
Municipal Land	1,382	0.3% (City and County combined)
Total	1,232,064	

Source: City and County Profile 2001

Table 9 - Land Use (2001)*

Use	Acres	Percentage of Total County Land
Rangeland	829,100*	68.3 %
Agricultural	372,500	29.6 %
Forest	8,800	0.7%
Water	8,200	0.6%
Urban Land	7,800	0.6%
Total	1,254,400	

Source: City and County Profile 2001 and U.S.G.S. land use/cover classification system. The water category and the rounding and estimating of satellite-based data usually results in slightly higher totals for land use.

* Lost of 28,000 acres at Bell Rapids

3.2 Current Conditions

Of Twin Falls County’s approximate 1.25 million acres of land, over 456,378 (compared to 550,000 acres of land in 1995) is currently utilized as agricultural lands. Irrigated farms account for 276,307 acres compared to 272,000 acres of this land in 1995. Around 3,000 acres was used for dry crop farming in 1995 and current numbers are not available. The remainder is utilized for grazing and livestock operations. The Idaho Department of Commerce (County Profiles, 2000) estimates the following breakdown of land ownership and land uses in Twin Falls County (Tables 10 and 11). Table 13 depicts existing land uses.

The vast majority of County lands are currently zoned for agricultural or rural residential uses, although special permit planned unit and subdivision development could occur in nearly any agricultural area. Similarly, Confined Animal Feeding Operations (CAFOs) can be situated in most parts of the County as well. While the Zoning Ordinance does establish certain criteria for Planned Unit Developments (PUDs), subdivisions, and livestock containment operations, specific standards for each are addressed in individual ordinances. Most of the urban lands in the County are relatively compact in the intensity of their developed land uses. Within the *Areas of City Impact*, large-lot rural residential zoning has, to some extent, lessened the impact of urban sprawl; however, subdivision and PUD development by special permit has become somewhat common in certain urban fringe areas. The end result of this trend has been the loss of prime agricultural lands and incompatibility of uses with neighboring unincorporated agricultural and rural residential properties.

Table 10 - Inventory Farms, Cropland & Livestock (Summary Data – All Farms) (2002)

	1987	1992	1997	2002
Total Number, All Farms	1,576	1,457	1,612	1,297
Total Acres in Farms	552,538	489,993	460,179	441,121
Avg. Farm Size (Acres)	351	336	285	340
Total Farms in Crops	1,342	1,232	1,285	979
Total Acres in Crops	326,876	292,686	310,663	268,011
Cattle and Calves Inventory	109,660	106,847	122,925	155,742
Number of Irrigated Farms	1,351	1,243	1,321	1,080
Number of Irrigated Acres	272,367	231,351	280,960	238,320

Source: USDA NASS Census of Agriculture

Table 11 - Farm by Size (Acres)

	1987	1992	1997	2002
Under 10	236	219	309	288
10-49	295	274	382	325
50-179	437	380	382	258
180-499	393	382	317	235
500 to 999	135	126	150	122
1,000 & Over	80	76	72	69

Source: USDA NASS Census of Agriculture

Table 12 - City Year of Incorporation and Population

<u>City</u>	<u>Year Incorporated¹</u>	<u>2004 Population²</u>	<u>2005 Population²</u>
Buhl	1911	3,977	4,015
Castleford	1942	273	274
Filer	1926	1,723	1,768
Hansen	1908	966	961
Hollister	1917	235	236
Kimberly	1917	2,679	2,686
Murtaugh	1937	139	138
Twin Falls	1907	37,732	38,630

Notes:

1. Incorporation dates provided by municipalities
2. Population information derived from Chapter 2.

Table 13 - Distribution of Land Use

<u>Distribution of Land Use</u>	
<u>Existing Land Use</u>	<u>Approximate Acreage</u>
Agricultural	519040
Areas of Impact	50560
Commercial/Industrial	3840
Public Lands	647232
Residential (Subdivision)	3840

Source: Approximate acreage derived from

3.3 Twin Falls County Land Use Open House and Questioner Summary

On November 16, 2006, a land use open house was held in the Twin Falls County Courthouse from 12:00 p.m. to 8:00 p.m. The process was to review a perspective of proposed land uses that citizens would seem appropriate in Twin Falls County. A total of 101 Twin Falls County citizens participated. The results of the open house provided some interesting commentary. With a scale from one (1) to ten (10) with ten (10) being in agreement, the following categories received seven or higher:

- The County should preserve Snake River, Rock Creek and Salmon Falls Creek rims and canyons..... 8.8
- The County should preserve prime farm ground..... 8.1
- The County should protect open spaces..... 8.3
- The County should promote the development of planned communities..... 7.32
- The County should develop more recreational opportunities..... 7.1

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In addition, the categories that received four (4) or less were:

- The County should allow residential development in agricultural areas 4.17
- The County should allow commercial development in agricultural areas 3.56
- The County should allow industrial development in agricultural areas 3.42
- The County should allow expansion of the dairy industry 2.52
- The county should levy a tax for public transportation 4.65

Only one question that landed in the middle with 6.75 point was the County should establish impact fees.

Summary

Except for the issue regarding impact fees, it seems that the public had very strong views. From the open house citizens said that they did not like residential development scattered throughout the County, but wanted residential development to be planned as in a planned community. Stand alone commercial and industrial development received a low rating. During committee meetings, it seemed that there was some favorability if the commercial or industrial was related to an established agricultural land use.

During the Open House, the two unfavorable land uses were expansion of CAFO's and coal-fired plants.

The planning team and committee developed a second survey based on planning areas established in the October committee meeting. The planning areas are described below. A second stage questionnaire with a total of 195 were received and compiled. They were collected at the Open House held November 16 and at City Halls and the County Planning and Zoning office over a two week period. A few surveys were incomplete. Planning Map 5 and the results of that survey are described below:

1) **Rural residential** should be the primary land use in which of the following regions of the county?

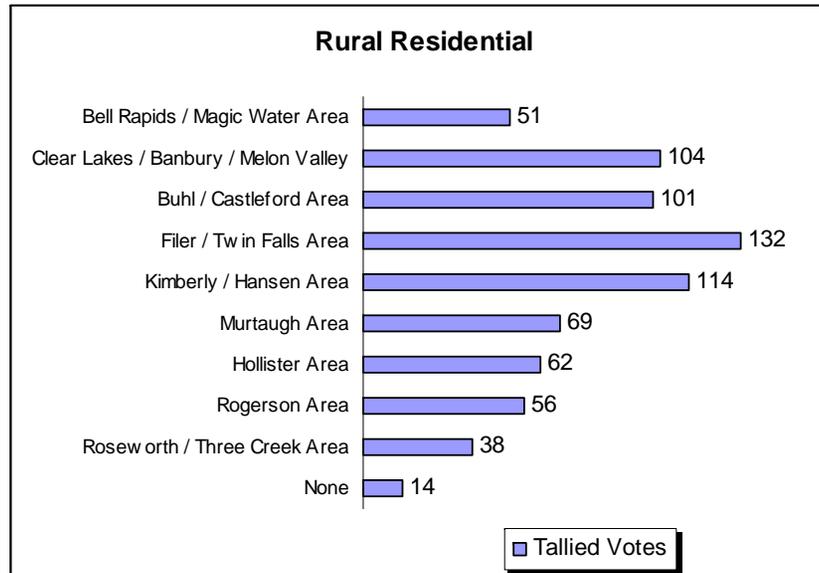


Figure 12

Summary

Based upon the survey the primary land use of Rural Residential should be in the Filer/Twin Falls and Kimberly/Hansen areas.

2) Confined Animal Feeding Operations CAFO's should be the primary land use in which of the following regions of the county?

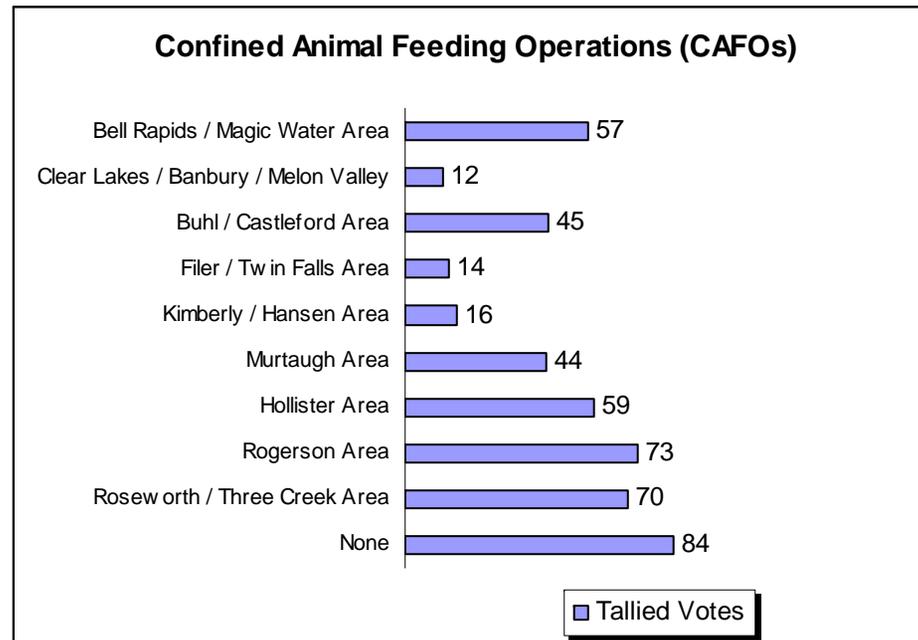


Figure 13

Summary

The survey results identified the Rogerson area as the primary area for CAFO's and the Roseworth/ Three Creek area was a close second.

3) **Irrigated Cropland** should be the primary land use in which of the following regions of the county?

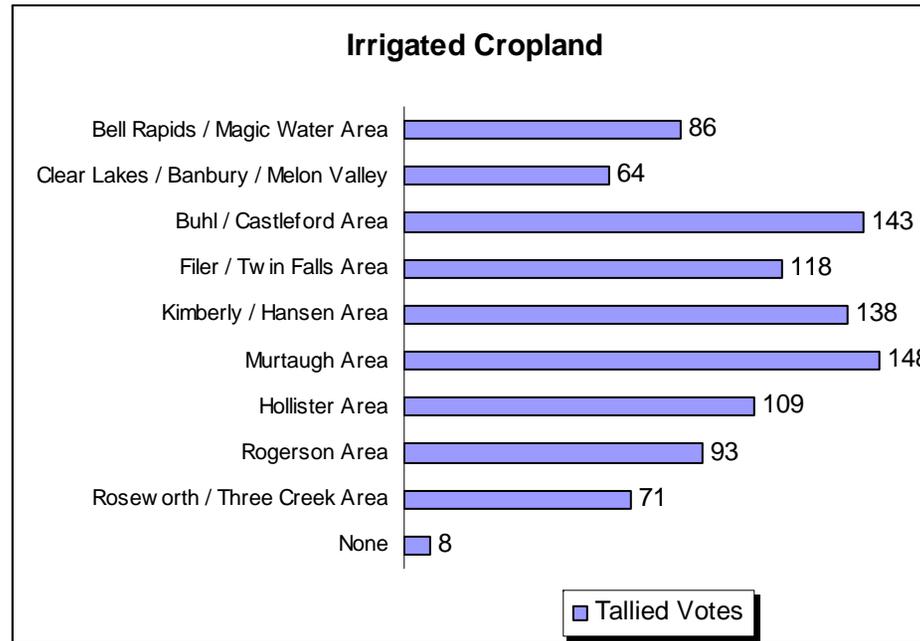


Figure 14

Summary

The primary land use of irrigated crop area should be in the Murtaugh or Buhl and Castleford areas.

4) **Ranching** should be the primary land use in which of the following regions of the county?

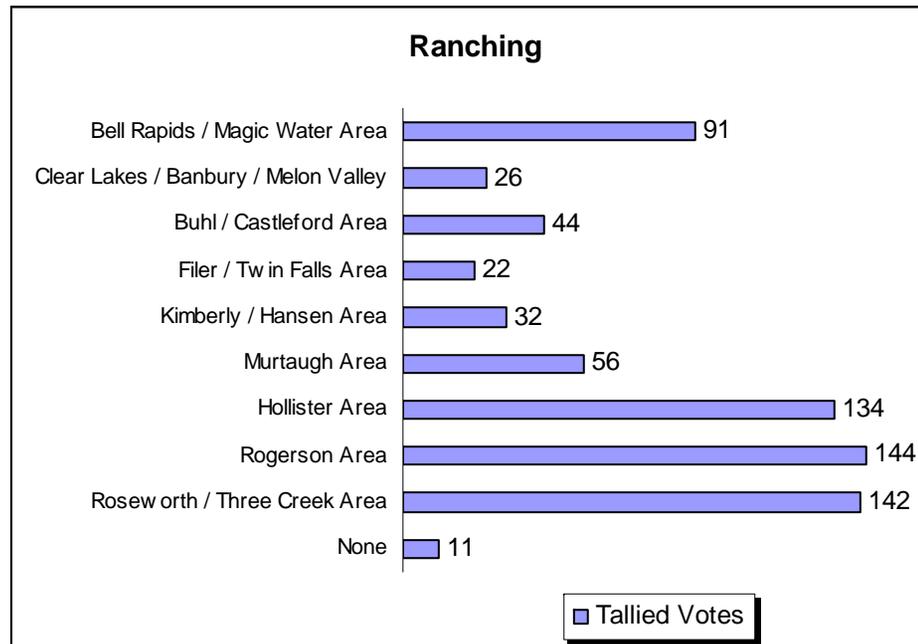


Figure 15

Summary

The primary area for ranching should be in the Hollister, Rogerson and Roseworth/Three Creek areas.

5) **Agricultural support businesses** should be allowed in which of the following regions of the county?

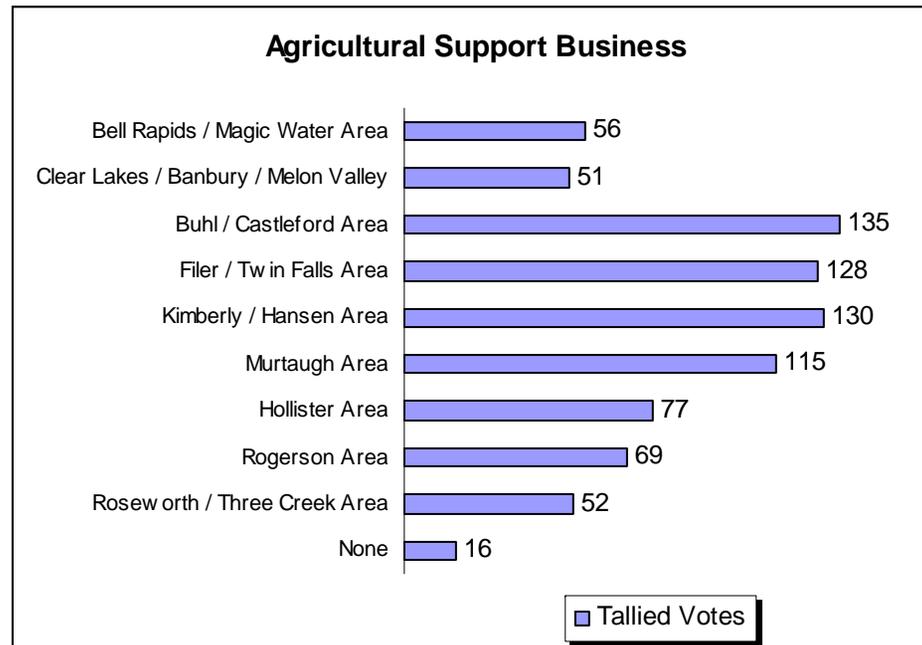


Figure 16

Summary

The primary area for agricultural supported businesses should be in the Buhl/Castleford, Filer/Twin Falls, Kimberly/Hansen and Murtaugh areas.

6) Existing Recreational opportunities should be *preserved and enhanced* in which of the following regions of the county?

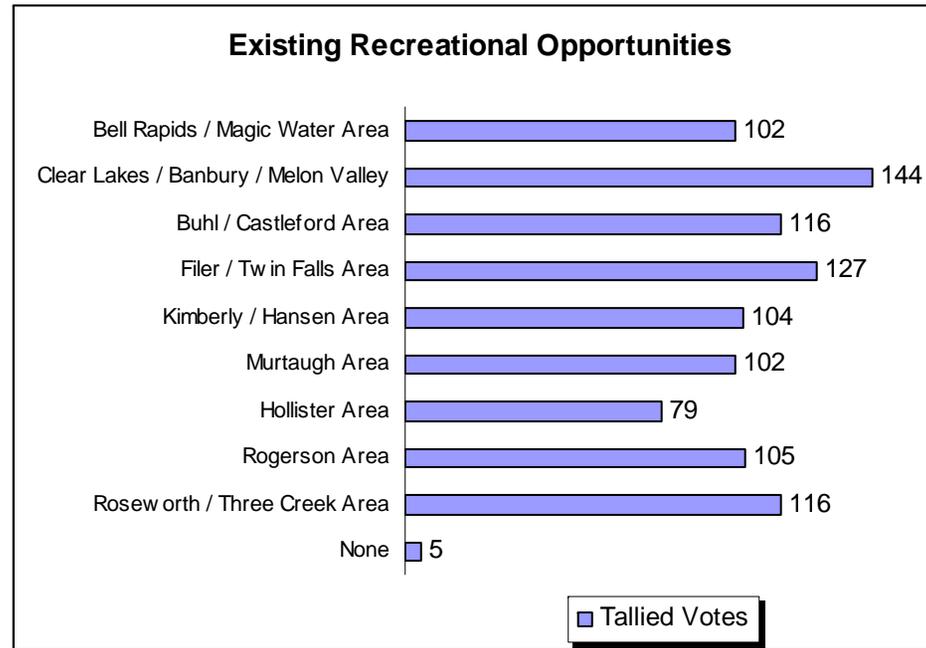


Figure 17

Summary

It was felt by the survey participants that recreation uses should be primary in all planning areas.

7) **Organized Recreational Opportunities** (i.e. public trails, parks, ball fields, etc.) should be *developed* in which of the following regions of the County?

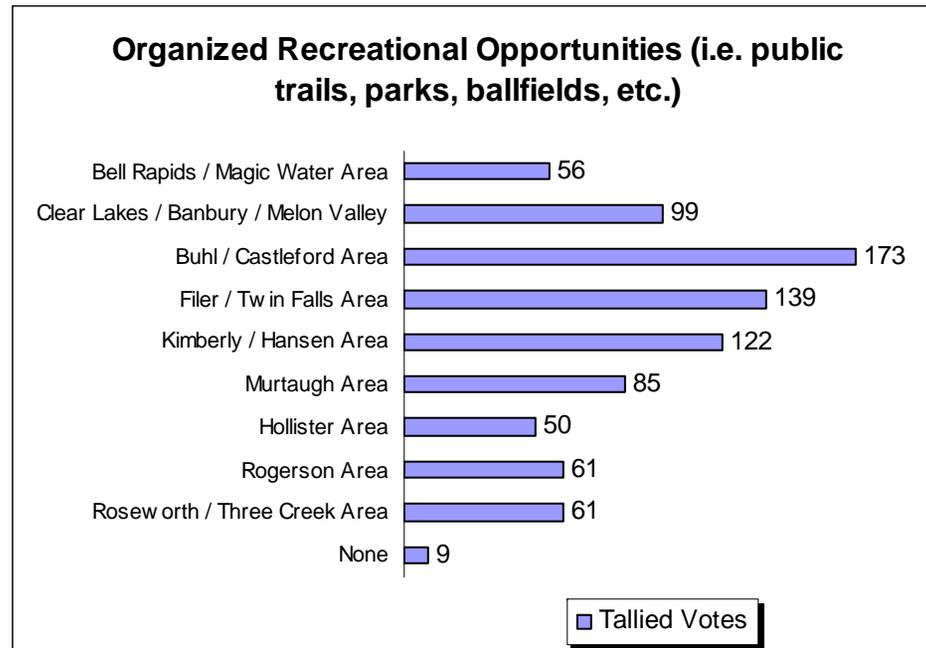


Figure 18

Summary

It was felt by the survey participants that organized recreational areas opportunities should be primarily located in the Buhl/Castleford, Filer/Twin Falls and Kimberly/Hansen areas.

3.4 Future Trends

County land use patterns are a reflection of a number of complex and independent factors which are not easily predicted. Private development investment, the local economy, the local housing market, transportation conditions, local regulations, and physical conditions are just some of the combined variables which determine trends in land use. Consequently, future land use can only be addressed in terms of much generalized anticipated conditions. The most significant of these general conditions are discussed briefly below.

- *Consumption of agricultural land to accommodate growth.* Because the greatest levels of public services are provided in or near the cities, most growth will occur within the cities and areas of impact, although a significant amount of development will likely take place in other unincorporated areas as well. Development in unincorporated areas has resulted in scattered development of five areas or less. Based upon the survey conducted at the open house, participants preferred a mixed use planned community that had residential and commercial with community sewer and water system.
- *Increased demand for commercial and industrial land.* As the population base expands, so will the demand for retail and commercial services. Similarly, some of this population growth will also be accompanied by an expanding manufacturing employment core. Projected employment growth in the retail trade and service sectors would imply a substantial increase in commercial development in particular. There are two types of impacts of commercial and industrial land uses:
 - Agricultural/Commercial – Commercial Development that is complementary to agricultural land uses.
 - Agricultural/Industrial – Industrial Development that is complementary to agricultural land uses.
- *Increased diversity in land use demand.* The projected diversity of the County’s population will require more diverse land uses. Growing elderly and low income groups will demand more diverse housing areas. Population growth in general, but particularly senior adults and younger segments will bring an increased demand for recreational activities. Combined with increased commercial and industrial uses, this could create significant land use incompatibility issues.
- *Loss of traditional agricultural lands.* Not only will agricultural lands be consumed by new development, but the projected economic shift from small to larger agricultural practices could change rural land use patterns as well.
- *Impacts on drinking water quality.* Increasing population and diversification of land use can potentially affect the quality of groundwater resources. Groundwater supplies 100% of municipal drinking water and many land uses have the potential to adversely impact groundwater quality. Land use decisions need to take in to account that that potential. Special attention should be given to delineated “Drinking Water Protection Areas” and land use activities within those areas.
- *Large Coal Fired Plants.* A coal fire plant which would produce electrical energy placed an application before Jerome County. This application received wide opposition from the Counties of Jerome, Twin Falls and neighboring counties in 2005. That year, the State

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of Idaho placed a moratorium on such operations. The concern is that the moratorium may soon be lifted. Being so, the Counties still are of the opinion that this type of land use will be detrimental to all counties.

- *Electrical and Gas Transmission Lines by the Federal Government:* There are plans for future electrical and gas transmission lines that will cross throughout the County.

These projected trends have resulted in the preparation of a revised land use map. Table 13 reflects desired land use categories and their location within the County. The areas depicted on the map are conceptual and, therefore, will require further analysis prior to the creation of a zoning map. Furthermore, this map does not preclude the development of other more specific zones such as those which might encompass outstanding natural, cultural, or recreational resource areas.

The future land use map was designed by the Steering Committee to reflect their desire to protect prime agricultural land while allowing for appropriate residential development on less suitable lands. The Committee also believes that all urban and suburban development should be focused within the County's ample Areas of City Impact. Since public services could be provided within these areas, they are the best-suited to absorb new population growth. Furthermore, any commercial or industrial development not located within the impact area should be situated in areas which have traditionally been town centers. In order to depict these concepts graphically, the Committee developed the following land use categories and delineated them on Table 13.

Land Use

- **Agricultural Preservation:** to protect the non-irrigated, high-desert areas of Twin Falls County. Uses may include production of crops, other agricultural operations, small lot residential uses only in association with agricultural operations, otherwise one dwelling unit on large acreage. Potential density would be one dwelling unit per 160 acres. Special permits may allow public uses or agricultural support activities.
- **Agricultural on Best, Moderate and Least Suited Soils**
 - Agricultural lands for agricultural purposes as well as minimizing encroachment of inappropriate or conflicting land uses in these areas. The County will affirm and protect the right of operators in designated agricultural areas to continue their agricultural practices, even though established residential uses in the general area may foster complaints against those agricultural practices.
- **Rural:** to protect the irrigated agricultural lands of Twin Falls County and allow for limited residential development consistent with the rural environment. Allow for residential development on ample acreage. Potential density would be one dwelling unit per 40 acres. Special permits would allow for the same uses provided for in the agricultural preservation category. Planned Unit Developments for higher densities should be discouraged or prohibited in these areas.

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- **Rural Residential:** to direct residential development toward identified non-prime agricultural land. Uses may include estate-size lots provided sensitivity to the rural environment is demonstrated through dedication of open space and other amenities. Potential density would be one dwelling unit per one acre or greater if required by permitting agencies. Intensive agricultural establishments would be permitted. Special permits for uses which may conflict with residential development would be discouraged.
 - Rural Residential on least suited soils or dry lands – Areas designated as least suited soils and dry ground may be designated for rural residential. It is preferred to develop Planned Unit Developments or planned communities. This type of development would result in fewer natural resource impacts. If residential is developed in this area, mitigation measures should be required.
 - Low Density Residential within Areas of City Impacts – Residential land use within the Area of City Impacts should be recommended by the local municipality.
- **Rural Planned Community:** to promote development consistent with small towns within the County. Similar to rural residential, but a wide range of commercial activities could be permitted and central community services, such as public (sewer and water) facilities with or without special permits.
- **Commercial**
 - Commercial– Agricultural/Commercial – based upon the type of agricultural land uses certain type of commercial activity may be appropriate.
 - Commercial/Mixed Use– As more residential and commercial developments continue to develop in the County, it may be appropriate for certain commercial land use expansions for residents in the agricultural community.
- **Industrial**
 - Agricultural/Industrial – Agricultural/Industrial – based upon the type of agricultural land uses certain type of industrial activity may be appropriate.
 - Industrial – certain types of industrial land uses may not be appropriate within the city limits, but would be compatible to the rural nature of the County even though it may not be agricultural based .
- **Areas of City Impact:** to provide for future growth areas for the cities of the County. Development within these areas should be consistent with the Cities’ Comprehensive Plan and meet their development standards. The Areas of City Impact will provide for the major development areas of the cities outside of the current city limits, leaving the majority of the County, outside areas of city impact, for agricultural uses. As cities annex into the Areas of City Impact, it may be necessary to review and adjust the areas of city impact boundaries to provide for future urban development.

3.5 Issues and Concerns

Based on extensive discussions among County officials and residents, the following land use issues have been identified as the primary concerns for the future of Twin Falls County.

Land Use Compatibility

- Conflict between rural character and urban development.
- Incompatibility of agricultural and residential uses (odors, dust, noise, waste, CAFO's and drinking water quality).
- Incompatibility of commercial/industrial, residential uses (traffic, noise, dust, emissions) and recreation.

Agricultural Lands

- Loss of prime agricultural lands in newly developed areas.
- Reduction of small family farms.
- Distinction between single family farms and industrial (large scale) agriculture.
 - Changing economics in agriculture are encouraging larger farms and family consolidation of livestock operations.
- Preservation of sufficient agricultural land to sustain the rural economic base.

Location Considerations

- Encourage compact or clustered residential and commercial development patterns.
- Develop planned communities.
- Mapping of intensive agricultural activities (e.g., contained livestock operations).
- Developing new retail and industrial employment centers.
- Developing efficient transportation corridors linking residential and employment centers.
- Consider the placement of land use development relating to prevailing winds patterns and natural airflow patterns.

Environmental/Natural Resource Base

- Improvement of agricultural practices and water quality management, i.e. wastewater management and run-off.
- Protection of canals and major drainages from development.
- Development of public facilities for all existing and new land uses.
- Coordination of resource protection goals with state and federal agencies.
- Establishment of standards for open space acquisition and preservation.
- Protection of drinking water/groundwater quality and quantity.
- Water resource impacts refer to the Natural Resources Chapter 12.

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County Land Use Regulations

- Simplification and streamlining of existing zoning and development review procedures for allowable uses.
- Perceived lack of enforcement of existing County regulations.

GOALS:

1. Maintain a strong economic agricultural base and ensure land use compatibility, which supports the County's health, safety and welfare.
2. Maintain and/or enhance economic opportunity on lands managed by the federal government and/or state-owned lands within the County of Twin Falls.

OBJECTIVES:

1. Protect existing land use and plan for orderly growth.
2. Protect community values and traditions.
3. Protect community drinking water resources.
4. Determine appropriate locations for all land uses i.e. housing, agricultural, and agricultural tourism.
5. Establish more specific siting criteria for CAFO's.
6. Encourage protection of canal and drainage right-of-ways from development.
7. Ensure economic viability of local agricultural economy.
8. Encourage use of technological advances to enhance environmental quality and management practices.
9. Continue to promote multiple use management of public lands.
10. Manage recreation and traditional economic uses of lands and resources of the County.

11. Encourage responsible use and development of renewable resources in Twin Falls County.
12. Ensure the economic integrity of private property intermingled with public lands.
13. Continue the community involvement through:
 - a. Neighborhood meetings.
 - b. Community discussions.
 - c. Public hearings and
 - d. Electronic media.

POLICIES:

1. Adopt a zoning ordinance and map in accordance with this Plan.
2. Identify appropriate locations and standards for transition zones.
3. Identify water courses in order to regulate development within them.
4. Develop mechanisms to assure access and availability of land for recreational uses.
5. Designate zones in which CAFO's are prohibited.
6. Limit land splits in agricultural zone.
7. Identify and delineate prime and non-prime crop lands to determine suitability for land uses.
8. Encourage use of technological, financial, and management strategies to improve the strong agricultural economic base.
9. Develop partnerships with federal and state agencies to develop policies for lands and resources adjacent to private property and to resource management plans with Twin Falls

County.

10. Coordinate planning and review with adjoining County entities to assure compatible regional land uses.
11. Discourage the development of coal power plants in Twin Falls County.
12. Irrigated land should be protected.
13. Utilize delineated “Drinking Water Protection Areas” as a tool in land use planning.

CHAPTER FOUR – TRANSPORTATION

Twin Falls County has a large transportation network composed of road, air, rail, alternative, and other travel ways aiding people, goods and services in transportation mobility. This Chapter provides an overview of the various modes of transportation specific to Twin Falls County and a plan by which the County can continue to improve all modes of transportation. Participants in this transportation section of the Comprehensive Plan include: highway districts, planning officials, airport officials, other public officials, and comments from the general public. The Plan should be used as a guide for future transportation projects in helping to determine the overall goals, priorities and needs of the county. Further details about transportation in Twin Falls County can be obtained from the 2005-2025 Twin Falls County Transportation Plan, Buhl-to-Wendell Corridor Study and the City of Twin Falls Master Street Plan.

4.1 Roadway System

Roads are the primary method of transportation in Twin Falls County. The roadway system is composed of a complex network of roads with varying conditions governed by different agencies working together to unite the region with an efficient and functional roadway system.

For this reason, planning, managing and implementing new roads and improvements will help the County to thrive in many aspects. Poor planning could lead to a gridlock of growth and economic production for the region. (See Map 6 - Existing Road System.)

4.1.1 Highway Jurisdictions

Interaction and positive communication between the various highway jurisdictions is vital to transportation improvement for Twin Falls County. The governing agencies for Twin Falls County include: the Idaho Transportation Department, highway districts, and the various Cities located within County boundaries.

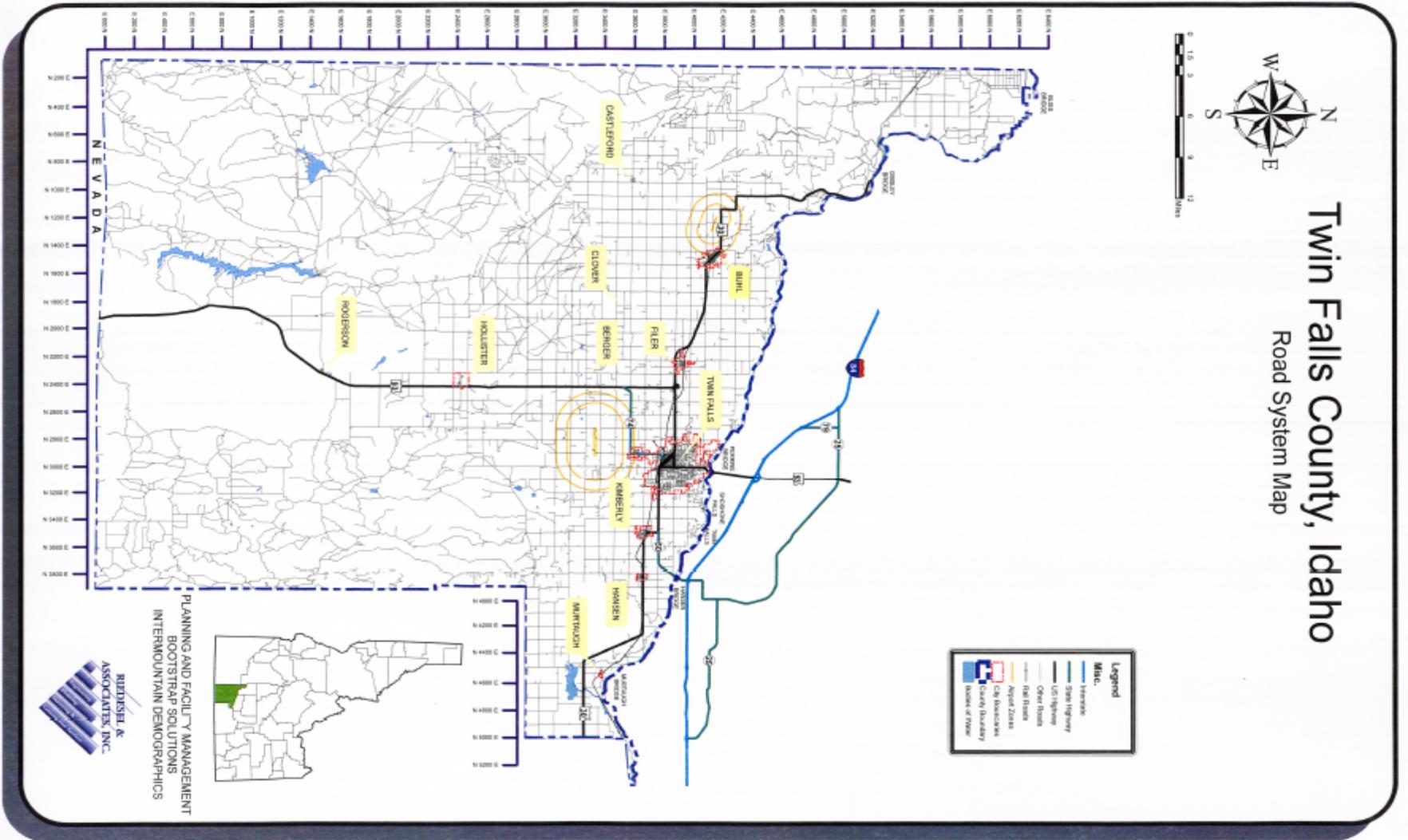
4.1.1.1 Federal and State Highways

Federal and state highways in Twin Falls County operate under the authority of the Idaho Transportation Department (ITD). The federal highways in the County are US Highways 30 and 93. The only State Highway is 74.

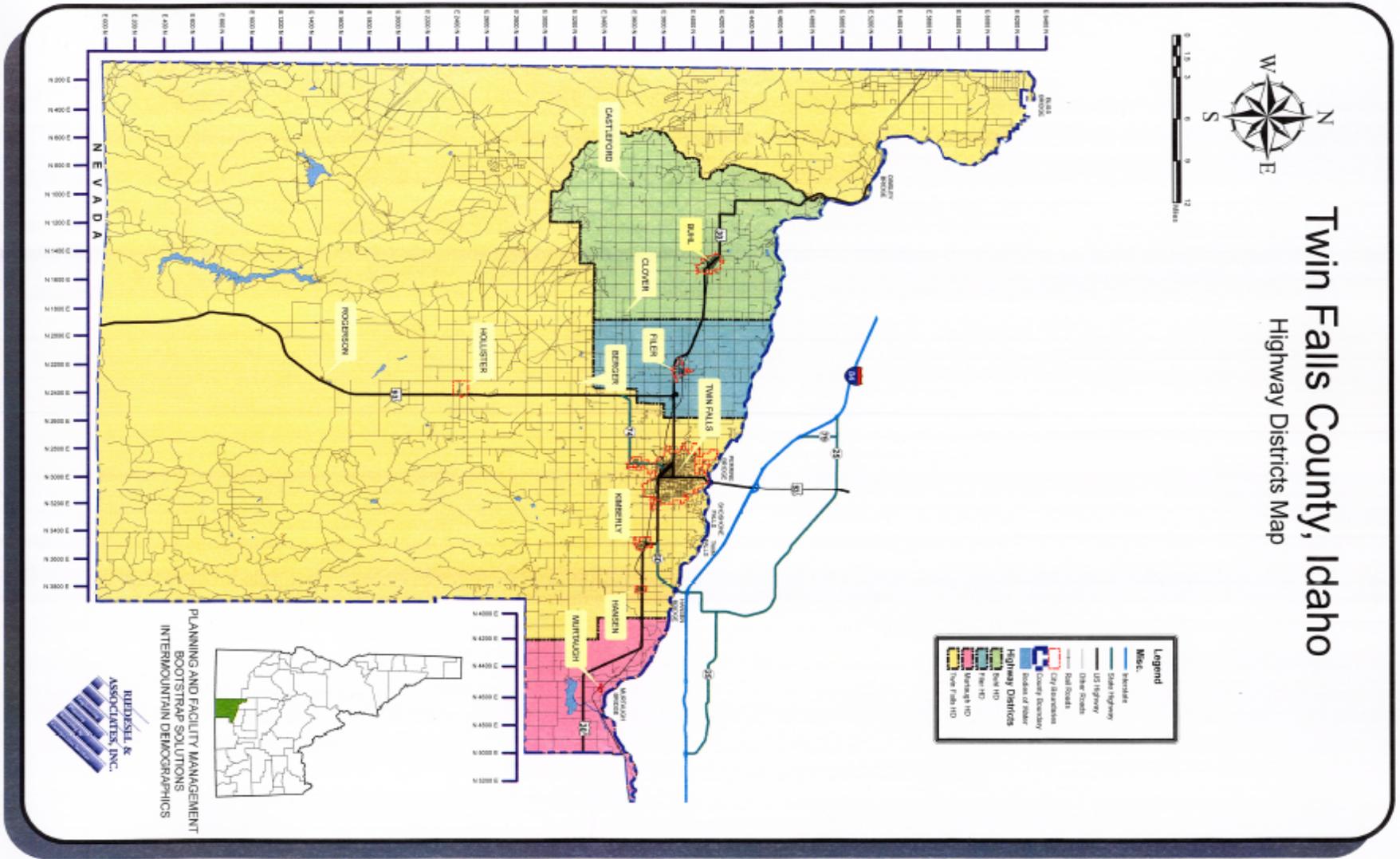
4.1.1.2 Highway Districts

Twin Falls County has four highway districts: Buhl, Filer, Murtaugh, and Twin Falls Highway Districts. These four districts preside over the entire district except for those roadways located within the boundaries of the various cities. (See Map 7 - Highway Districts)

Map 6 – Existing Road System Map



Map 7 – Highway Districts Map



4.1.1.3 Cities

Each City is responsible for the transportation needs located within their annexed boundaries. This includes the Cities of Twin Falls, Buhl, Filer, Kimberly, and Hansen. All other needs must be met by the above stated highway districts within their respective boundaries.

4.1.2 Functional Classifications

The American Association of State Highway and Transportation Officials (AASHTO) classify roadway systems as either urban, small urban or rural. Urban, small urban and rural areas are those places with State or locally determined boundaries having a population of 50,000 people or more, 5,000-50,000 and less than 5,000 respectively. Twin Falls County is comprised of a large rural area with the City of Twin Falls being the only small urban area. Within the urban and rural systems, roadways are classified as: arterials, collectors, and local streets. Function determines the difference in the road classifications. Nearly all regional traffic is carried on arterial and collector streets. Twin Falls County has a road network consisting of all the above mentioned classifications managed by federal, state, county, and local governmental agencies.

The following are descriptions of these different roadway classifications (See Map 8 – Roadway Functional Classification.)

4.1.2.1 Arterial Streets

Principal Arterials

The principal arterial system encompasses streets with moderate to fast speeds and although it constitutes a relatively small proportion of the entire roadway system it carries a high percentage of total urban travel. Principal arterials consist of interstates, freeways, and other principal arterials. The functions of principal arterials include the following: provide access to the regional transportation network, move traffic across the County, and serve through-traffic between major centers of activity in the County.

US Highway 93 is the only principal arterial in Twin Falls County.

Minor Arterials

A minor arterial is a street with moderate speeds designed to collect or move traffic to and from rural cities and larger towns. Minor arterials connect traffic between the principal arterial system and the collector streets.

US Highway 30 is the only minor arterial in Twin Falls County.

4.1.2.2 Collector Streets

A collector is a secondary or intermediate street with moderate speeds and low to moderate volumes. Such streets would collect local traffic from neighborhoods and carry it to adjacent neighborhoods or convey traffic to or from the minor arterial system. Generally, they can accommodate two lanes of traffic and parking is discouraged. Collector streets are also subdivided into major and minor collector streets. All section and quarter section line roads or boundaries within the county are considered potential collector streets if future growth deems them necessary. For a list of current collector streets, see the 2005-2025 Twin Falls County Transportation Plan.

4.1.2.3 Local Streets

Local streets are minor streets intended to serve individual sites, buildings or lots. Local streets provide access to properties along them or feed into collector streets. The roadways are generally two lanes with parking and a right-of-way width of about 60-80 feet and a paved width of 24-35 feet. Through traffic is discouraged. All streets not classified as principal arterials, minor arterials or collectors are local streets.

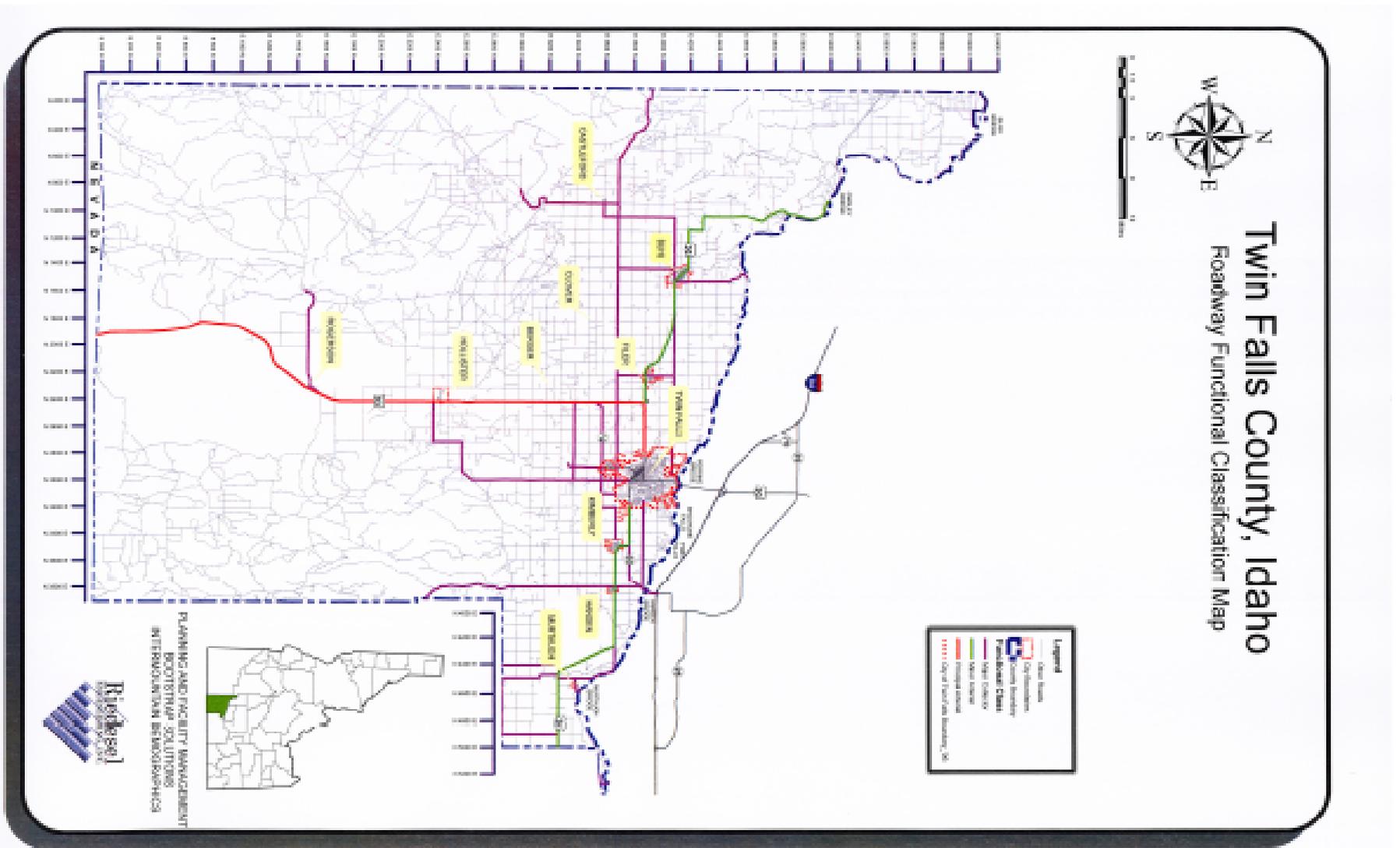
4.1.3 Truck Routes

The trucks routes in Twin Falls County consist of US Hwy 30 and US Hwy 93. Recently the idea has surfaced to reroute a truck route through the City of Twin Falls. This idea has yet to be accepted by the City but a proposal may soon arise.

4.1.4 Bridges

Twin Falls County is home to nearly one hundred bridges exceeding twenty feet. Four of these bridges have been recommended to be replaced, and eight others qualify for rehabilitation due to low bridges ratings based on ITD's sufficiency rating criteria. All other bridges have a fair to excellent rating. The environmental document for the third bridge crossing of the Snake River is underway. This document identifies potential alignments and environmental impacts of each. This project is probably 20-25 years out. Former Governor Dirk Kempthorne's "Connecting Idaho" legislation that could have sped up the timetable was compromised to not include the third bridge crossing with a projected \$1.64 billion budget. That means the project is still anticipated just some time in the distant future (20-25 years).

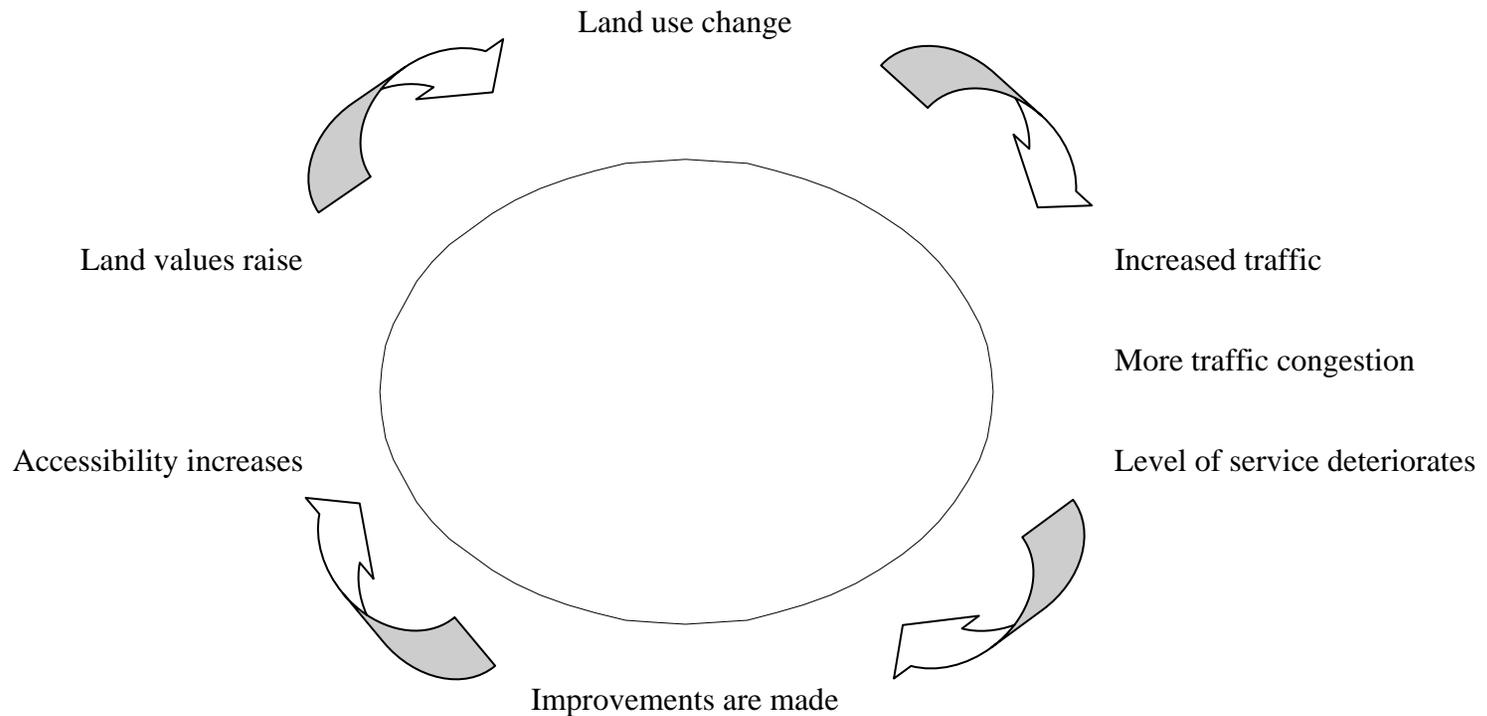
Map 8 – Roadway Functional Classification Map



4.1.5 Congestion

The local transportation system links the community together by providing access to different land uses and public facilities. The relationship between the transportation component and the land use component within the Comprehensive Plan is best explained as a cycle. The cycle begins when a change in land use generates more traffic. The transportation cycle is illustrated as follows:

Figure 18 – Traffic Congestion



Source: Transportation in Your Local Comprehensive Plan, A Guide for Local Government Officials, Idaho Transportation Department

Figure 19

Service deteriorates as traffic increases and citizens begin to complain to their elected officials about how long they had to wait to make a turn or cross the street. One solution to the congestion is to either expand existing roads or to build new roads. Another solution is to decrease use of roads by encouraging alternative routes and modes of travel. It is often difficult to construct new roads or widen existing roads within city limits. Many of the current rights-of-way do not allow for expansion of many of the existing roads without acquisition of additional right-of-way width.

4.1.6 Utilities

Transportation interacts with other public facilities and services. All potentially affected service providers, including school districts and utility companies, should be involved in future planning of the transportation system. Transportation concerns within the Comprehensive Plan influence utility providers. Most Idaho cities, counties, and highway districts have a working relationship with the local power, telephone, gas, and cable television providers, which run utility lines in public right-of-ways or easements. With proper planning linking their maintenance and improvements utility lines that often run beneath or along streets and highways will only be dug once.

4.2 Airports

Twin Falls County has two airports: Joslin Field, Magic Valley Regional Airport located in Twin Falls and Buhl Municipal in Buhl. Commercial air travel originating in Twin Falls County has decreased over the past decade. Flights from Joslin Field no longer fly to Boise or Southeast Idaho. Joslin Field only connects to flights from Salt Lake City, Utah. Buhl Municipal Airport still serves small private planes and crop dusters.

4.2.1 Joslin Field Magic Valley Regional Airport

Joslin Field, Magic Valley Regional Airport is located approximately four miles south of the City of Twin Falls. It serves five daily flights and 120 aircraft operations. This airport also serves as the primary backup airport for Friedman Memorial Airport in Hailey, Idaho.

4.2.2 Buhl Municipal Airport

The Buhl Municipal Airport is a small airport located about two miles west of Buhl. The airport average 41 aircraft operations each day most of which is general aviation.

4.3 Railroad

Rail transport is strictly commercial in Twin Falls County. No passenger rail service is available in to or out of the County. Eastern Idaho Railroad, a short line of Eastern Idaho Railroad, carries about 100 cars per day within the County. The majority of the freight being carried is grain, potatoes, and other agricultural commodities.

4.4 Alternative Transit

Mass transit is infrequently used in Twin Falls County. Below are the main means of mass transit for Twin Falls County.

4.4.1 Public Transportation - Bus

Trans IV Buses provides Twin Falls County a personalized public transportation system. Dial-a-ride (DAR) is available to cater to those with disabilities. DAR is a door-to-door program that is dispatch operated. The service integrates personal needs into a flexible weekly schedule.

Idaho State University Commuter Express (ISUCE) travels to Pocatello, Idaho, daily during Idaho State University's school year if a student driver is available. Sources: Idaho State University

4.4.2 Park and Ride

There is currently no park and ride service available in the county.

4.4.3 Carpooling

Magic Valley Ride Share is an organization that arranges car pooling in the Magic Valley area.

4.4.4 Commercial Transit

Salt Lake Express (formerly Trailways Express) is a shuttle that commutes between Mountain Home and Salt Lake City on a near daily basis with a pick up near Twin Falls County at the Flying J located just off the Twin Falls Interstate 84 exit at 5350 US Highway 93 in the south parking lot. The County has many Greyhound, auto rental, and taxi services available.

4.4.5 Senior Bus

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The following organizations are located in Twin Falls County and provide transportation services for senior citizens: Ageless Senior Citizens (Kimberly), Area Office on Aging IV (Twin Falls), Living Independently Network- SCRIP (Twin Falls), and West End Senior Citizens Center (Buhl).

4.5 Alternative Modes of Transportation

4.5.1 Bicycle/Pedestrian System

Idaho Transportation Department (ITD) has identified four types of bicycle facilities and design standards. The usages of these routes are based upon the age and the experience of the user. It should be noted that these routes are considered for state highway roadways. In the eyes of ITD, bicycles are legally classified as vehicles and can be ridden on all public roadways in Idaho.

Shared Lanes

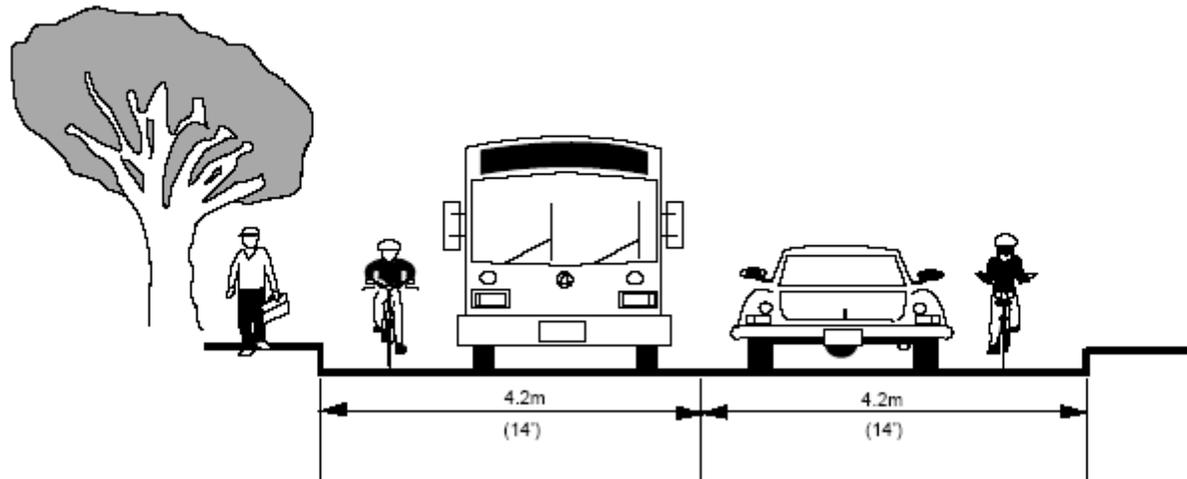


Figure 20

- a. Shared Lanes – Bicyclists and motorists share the same travel lanes. Shared facilities are common on city street systems and roads with limited right-of-way. It can be considered an acceptable solution when there is inadequate width to provide bike lanes or shoulder bikeways.

- b. Shoulder Bikeways – Smooth, paved roadway shoulders provide a suitable area for bicycling conflicting little with faster moving motor-vehicle traffic. The majority of rural bicycle travel on the state highway system is accommodated on shoulder bikeways. Even minimal width shoulders are an improvement over no shoulder at all.

Shoulder Bikeway

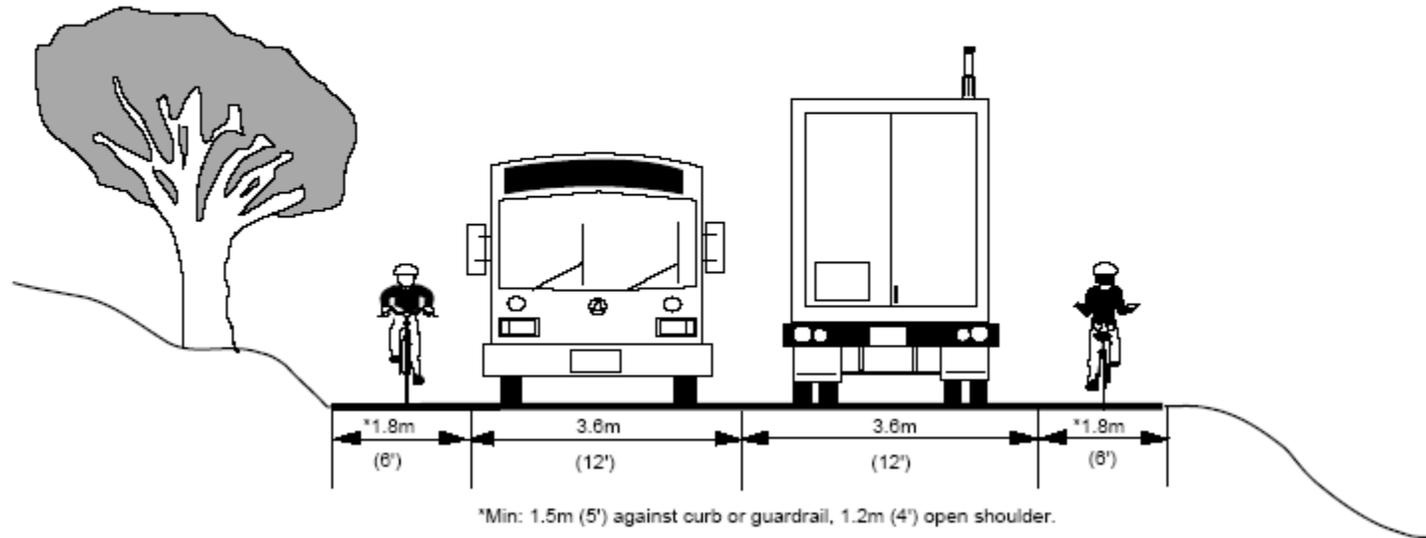


Figure 21

- c. Bicycle Lanes –Where bicycle travel and demand are substantial, a portion of the roadway is designated for preferential use by bicyclists. Bike lanes are common in urban areas. Bike lanes must always be well marked and signed to call attention to their preferential use by bicyclists.

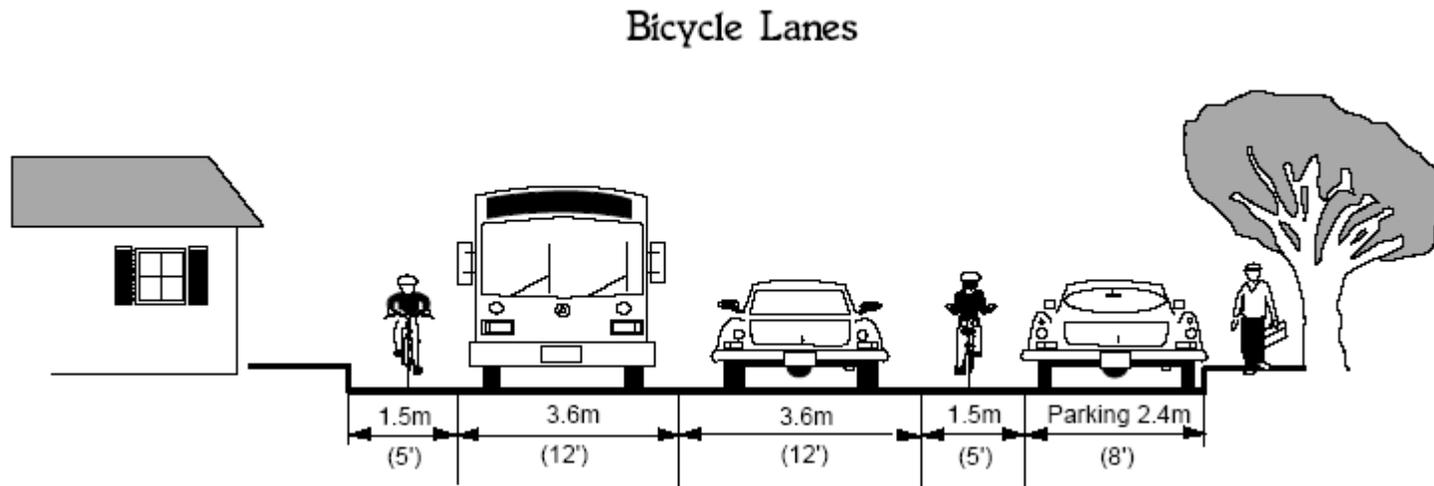


Figure 22

- d. Separated Multiple-use Path –A multiple-use path is a bicycle facility that is physically separated from motor vehicle traffic by an open space or barrier, and it may be within the roadway or independent right-of-way. Separated paths are normally two-way facilities. They may be appropriate in corridors not served by other bikeways, if there are few intersecting roadways. Paths with two-way bicycle traffic should not be placed on or adjacent to roadways. Otherwise, a portion of the cyclists ride against the normal flow of motor vehicle traffic, which is contrary to the rules of the road.

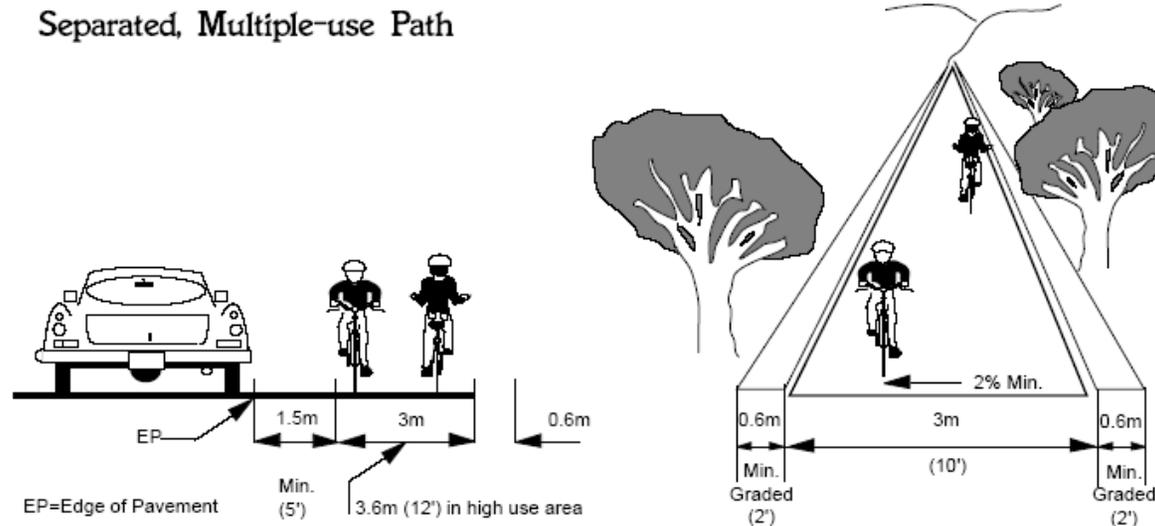


Figure 23

4.5.2 Bicycle Paths/Lanes

Twin Falls County currently has a small trail system highlighted by the Centennial Trail. The 2004 Centennial Trail is located south of the Snake Rive near the Perrine Bridge. It is recommended that the County look for ways to interconnect all County paths as a whole into one large network of paths for bicyclists and pedestrians. Although vehicular traffic is the primary means of travel, other means and methods of travel may slowly become the trend. (See Map 9 – Bicycling and Pathways)

4.5.3 Safe Routes to School

In 1969, about half of all students walked or bicycled to school. Today, however, the story is very different. Fewer than 15 percent of all school trips are made by walking or bicycling, one-quarter are made on a school bus, and over half of all children arrive at school in private automobiles.

This decline in walking and bicycling has had an adverse effect on traffic congestion and air quality around schools, as well as pedestrian and bicycle safety. In addition, a growing body of evidence has shown that children who lead sedentary lifestyles are at risk for a variety of health problems such as obesity, diabetes, and cardiovascular disease. Safety issues are a big concern for parents, who consistently cite traffic danger as a reason why their children are unable to bicycle or walk to school.

The purpose of the Federal Safe Routes to School (SRTS) Program is to address these issues head on. At its heart, the SRTS Program empowers communities to make walking and bicycling to school a safe and routine activity once again. The Program makes funding available for a wide variety of programs and projects, from building safer street crossings to establishing programs that encourage children and their parents to walk and bicycle safely to school. Within Twin Falls County, there are opportunities to work with cities and school districts to provide safe routes to and from schools.

4.6 Movement of Goods

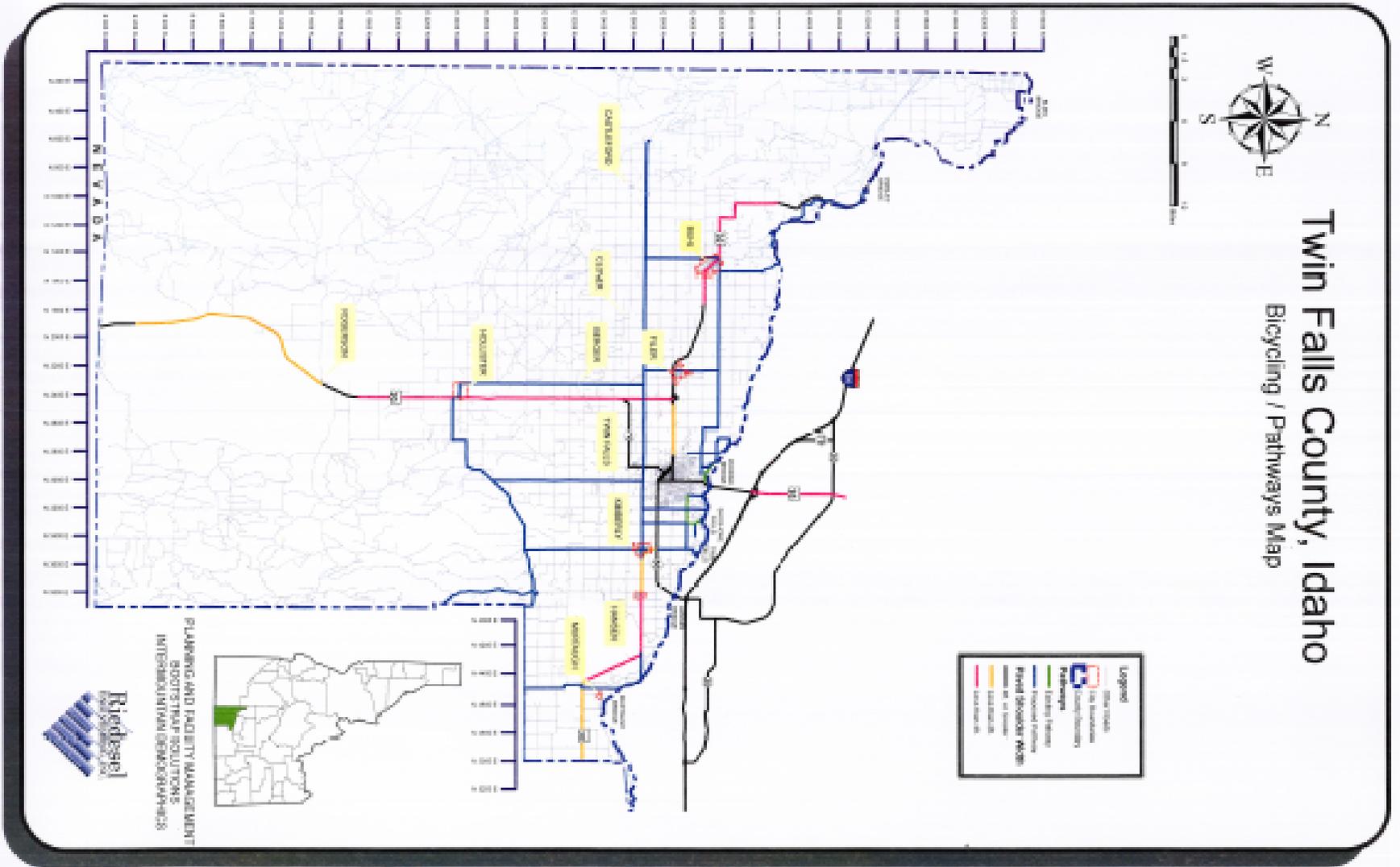
The safe and efficient movement of goods by an efficient transportation network is an important component of the economic strategy for Twin Falls County. Goods are transported via air, rail, and truck in Twin Falls County and all play an important role in helping the efficiency of county transportation. Air and rail transport could be improved to help the overall efficiency of the transportation of goods to alleviate the volume of trucks in the county. This may be a viable solution that may wish to be investigated further in the future. This would relieve the truck traffic on the roadways and extend the life of the roadway system in the county.

4.7 Environment

The improvement or construction of transportation routes and facilities can impact the environment. Information gathered for the natural resources, hazardous areas, and special areas components of the plan assess how planned transportation improvements will affect productive crop and forest lands; streams and lakes; floodplains, steep slopes, and other naturally hazardous areas; or historic and other special sites. The natural resource component of the comprehensive plan is also the place to address one of the fundamental needs of any jurisdiction which maintains trails, streets, highways, or runways: maintaining adequate sources of aggregate.

The need for coordination in transportation planning will ensure that a safe, efficient transportation system is available to individual communities. Discussions among agencies will also help ensure that the components of the plan - transportation, land use, public facilities, utilities and others - effectively support one another.

Map 9 – Bicycling & Pathways Map



The timing, location and expansion of the transportation system are important factors affecting urban development. A major concern of the community regarding the transportation system is the need to maintain and improve the livability of the residential areas in the face of new population and transportation requirements.

Increases in population and related commercial and industrial expansion bring about demands for better transportation planning and implementation. Improvements required for the transportation network places a heavy burden on the county and highway district's budget as they attempt to meet these demands.

Cars, trucks, buses, pedestrians and bicyclists all use the roads. With an increase in population, traffic congestion often occurs.

4.8 Future Development and Transportation Needs

There is a strong relationship between transportation and land use. For example, encouraging neighborhood commercial areas within residential developments will support walking to nearby retail facilities and shorten and reduce vehicular trips. Likewise, emphasis on strong neighborhoods that integrate parks, schools and mixed use will encourage walk ability and reduce vehicular trips.

As the County grows, there is a need to coordinate the roadway system and protect rights-of-way for future system improvements. New development needs to protect street and road corridors so that they can mesh with the existing grid system to accommodate future transportation demands. Cul-de-sacs are discouraged because they provide poor fire access, walkability and neighborhood social life. New development and streets are to be designed to encourage walking and bicycling.

Large development proposals that are likely to generate significant traffic should be required to prepare a transportation study so their impact on the transportation system and surrounding land uses can be assessed. In addition, the study should examine ways of encouraging all forms of transportation such as transit, walking and cycling.

GOAL: Provide a safe, convenient, aesthetic and economically functional transportation system for the county and region, which includes pedestrians, bicycles, automobiles, trains, trucks and other modes of transportation for the safe and efficient movement of people, goods and services.

OBJECTIVES:

1. Construct a belt route around Twin Falls and Buhl.
2. Continue countywide identification and development of future arterial and collector roadways.
3. Continue planning for efficient airport accessibility.

4. Facilitate movement of traffic from the interstate to and through Twin Falls County.
5. Encourage the continue development traffic signage (informational, traffic control, street names, and grid numbers).
6. Encourage visibility of all intersections from weeds, trees and other obstructions.
7. Continue to provide proper maintenance of all county arterials and major collectors.
8. Encourage and advertise the use of available public transportation.
9. Local highway jurisdictions should discuss local highway issues with the County's Planning and Zoning Commission in order for better planning coordination.

POLICIES:

1. Encourage construction of a new bridge corridor and a third bridge crossing across Snake River Canyon.
2. Continue to coordinate transportation planning between all involved agencies.
3. Improved freight mobility by encouraging truck/rail/air infrastructure investments and efficiencies.
4. Partner with local community service organization to underwrite or sponsor safety and information signs.
5. Encourage regional transportation organizations to develop partnerships to acquire alternative funding for additional transportation needs.
6. Discourage residential development in Airport Zone through appropriate zoning regulations.
7. Develop working relationships with those businesses which create large volumes of traffic and together work out a financial plan to improve or generate good transportation routes.

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8. Work with Idaho Transportation Department District IV and existing railroad companies for expanded public use of abandoned rail right-of-way for alternative transportation uses.
9. All roads in the County should be built to Highway District Standards or Idaho Transportation Department, District IV.
10. Support of Regional Airport Advisory Board on the regional airport.
11. Develop a safe school route program.
12. Encourage the use of alternative transportation.
13. Coordinate utility locations with local transportation departments.

CHAPTER FIVE – COMMUNITY DESIGN

Community design relates to the visual appearance and physical relationship of both the natural and the man-made environments within the County. Community design plays a significant role when addressing the aspects of the economic, social and physical environment that makes the County a desirable place to live or do business.

There are three areas of community design that are important to the County. First, community design includes climate, natural features, and access to schools, housing, employment opportunities, medical facilities, cultural and recreational amenities and public services. Secondly, visual qualities of the community design include the height and location of structures, the type of exterior materials, greenbelts, open space, trails and pathways, control of noxious weeds and protecting historic structures. Third, community design identifies issues such as conserving natural and historic features, protecting scenic views and the enhancement of the physical aspects of the County. The greatest concern is how these pieces fit together.

Governments can influence community design by direct government ownership and/or design, private development incentives and land use regulations. Rural communities, neighborhoods and cities within Twin Falls County should be encouraged to develop land that is sensitive and appreciative of the aesthetic qualities and the physical environment.

Twin Falls County presently has eight (8) clusters of urbanization which includes the following cities of Buhl, Castleford, Filer, Hansen, Hollister, Kimberly, Murtaugh and Twin Falls. In addition to these cities, there are rural housing developments located in the Area of City Impact in the County.

5.1 Twin Falls County Community Image

The irrigated agricultural lands of Twin Falls County are the magic of Magic Valley. As you view the County from the air, you will see irrigated grids of various shades of green, which identifies the lush irrigated agricultural green fields of the area. The County is also known for its urban and canyon rims along the Snake River to the north; basin range lands, forest and the South Hills which are part of the Sawtooths to the south; federal lands to the west and irrigated agricultural tracts and range land to the east. In addition, community image landmarks include Shoshone Falls, Balanced Rock, Thousand Springs Scenic Route and others.

5.2 Urban and Rural Canyon Rims

The urban and rural canyon rims are unique and define the County from the north. These areas that may be referred to as “the urban fringe” are now included in the Area of City Impact in some of the cities along the Snake River and Rock Creek Canyon rim areas. Developments along the rims are a significant concern for the County for viewshed, life safety, and water quality reasons. Numerous subdivisions have since been platted along rural canyon areas. Despite the setbacks for development in these area view corridors, the natural character of the canyons may become obscured or blighted in some locations.

5.3 Gateways

Gateway corridors are arterial roadways or highways that enter the County. Currently, there are only four entrances to Twin Falls County. These points of entries are identified as north; I-84, south; US Highway 93 and US Highway 30 the east and west. These gateways introduce both visitors and residents to Twin Falls County. The County is reviewing ways to enhance and identify these areas to visitors which would provide the first and, often times, the most lasting impression of the entire County.

5.4 Urban/Rural Interface Impacts

The major issue facing Twin Falls County and other Counties in the state, who have seen growth, has been the conflict between urban and rural areas. The consumption of agricultural and open space land for urban uses is the main concern. First, increased subdivision or other residential development beyond the Areas of the City of Impact may consume substantial amounts of rural land. Second, increased traffic levels on remote portions of U.S. Highways 93 and 30 may stimulate demand for commercial services at trip midpoint locations, where highways may not be designed for added volumes of traffic. Third, are transitional impacts in the County, where residential developments are adjacent to open range land, could present problem due to wildfires. Fourth is the development of planned communities though to some extent commercial and higher density residential development will inevitably occur in the unincorporated County. The question is how it will be developed. Even more development will occur in the Area of City Impact and this trend will also influence the general rural character of the Country. The end result is that potential aesthetic inconsistencies between new and existing land uses may begin to development if the County does not fully utilize its design review authority.

5.5 Rural Character

Rural character is defined as the acknowledgment of the role of agriculture and the responsibility of those who use the land for that purpose. Rural areas include the mixture of agricultural uses, green fields, open space, range land, forest, high desert and other rural land characteristics with minimum residential development, unless it's associated with agricultural land use. County land use ordinances, such as, subdivision, planned unit developments and planned communities, may threaten rural character. Ordinances should take into account these attributes. To minimize the impacts to rural character, buffer zones, open space or better landscaping guidelines should be considered. In 2006, the Idaho Land Use Summit identified desirable qualities of Idaho rural lifestyles. These qualities are listed below:

1. A culture reflecting natural resources dependent lifestyles and communities (acceptance, understanding and knowledge of logging, grazing, farming, hunting, fishing, public access and outdoor recreation);
2. A land and resources stewardship philosophy (sustainability of land resources);
3. Working farms, ranches and forests;
4. High water quality in lakes, streams and rivers;
5. Easy access to public lands and water and to private lands that provides access to public lands;

6. Abundant and healthy wildlife and fish populations and habitat;
7. Clean, healthy air quality;
8. Open space, visual landscapes, scenic vistas and natural areas;
9. Available outdoor recreation such as hunting , fishing, wildlife viewing and camping;
10. Low traffic congestion;
11. Clear sky;
12. Quiet and solitude and
13. A sense of place/community.

5.6 Visual impacts (weed control), Storage (outdoor and trash)

With the vastness of County acreages, the visual impacts of noxious weeds, outdoor trash and outdoor storage could present a major concern. The County has the discretion to determine the need for additional staffing of Code Enforcement Officers who could assist the County in reducing these impacts to the visual landscape.

5.7 Impact of Sprawl on community design

Sprawl is characterized by land use patterns, which usually occur as low-density land uses, with single-family zoning, it is car dependent, has larger homes, wider roads and larger stores with expansive parking lots, which requires large public investments in infrastructure and lacks diversity in use and type. Rural character is lost with this development.

GOAL: Maintain rural character.

- OBJECTIVES:**
1. Preserve and/or establish areas of green space buffer to provide separation between conflicting land uses.
 2. Encourage compatible development.
 - a. Encourage and direct growth to urban areas and areas of impact.
 - b. Promote greater density in Cities by encouraging development of existing "gaps" left by abandoned buildings and vacant parcels, i.e. infill.

- c. Restrictions on commercial and industrial development unless it is within the Area of City Impact, planned communities, planned unit developments.
3. Save public costs by directing new development to places contiguous to existing development where sewer, water, roads and other necessary services already exist, or are planned as part of a comprehensive plan to accommodate projected growth.
4. Ensure orderly planning for rims and canyon in the County.
5. Preservation and acquisition of recreation lands, particularly in canyon and river areas.
6. Coordination of land management objectives with federal and state agencies.
7. Preserve and protect open space, unique natural areas, riparian zones, wetlands, water and woodlands resources, scenic views, areas of natural beauty and the rural character of Twin Falls County.
8. Preserve and protect:
 - a. Open range and spaces;
 - b. Waterways;
 - c. Woodland resources;
 - d. Scenic views;
 - e. Areas of natural beauty;
 - f. High desert;
 - g. Irrigated farms;
 - h. Wetlands;
 - i. Preservation of large lot agricultural and
 - j. The rural character of Twin Falls County.

POLICIES:

1. Develop code enforcement procedures.
2. Develop rural standards for development.
3. Develop subdivision ordinances to specify design standard.
4. Encourage new subdivisions (planned unit developments or planned communities) and other development to preserve open space.
5. Develop zoning ordinances to provide standards for commercial/industrial development in rural areas.
6. Develop standards for building design and placement.
7. Develop sign design and location standards.
8. Non-compatible land uses can impact adjacent properties and should be screened.
9. Acquire land and easements for recreational and open space purposes.
10. Identify locations and standards for transition zones.
11. Ensure an ample amount of specialized open space in the form of buffer zones, open space, or parks.
12. The development of landscaping guidelines should be considered.
13. Develop design guidelines for land uses.

CHAPTER SIX - CULTURAL AND HISTORIC SITES

An abundance of natural resources and the presence of prehistoric and historic elements identify the cultural resources of the County. These cultural resources include archaeological sites, trail remnants, historic camp sites, and historic structures.

Sites associated with the area's prehistory may be attributed to the area's natural resources, particularly in the Snake River Canyon and other drainages. Some of these findings are documented at the Herrett Center for the Arts and Science on the College of Southern Idaho campus, at the Twin Falls County Museum, and at the Idaho State Historical Preservation Office (SHPO) in Boise, Idaho. As of 2005, Twin Falls County has documented 1,846 prehistoric archaeological sites and 1,583 historic sites; these records are on file at SHPO.

The oldest prehistoric site is that of the Buhl Woman, the second oldest burial discovered in North America, which dates to approximately 12,600 year B.P. The remains of prehistoric hunting and fishing camp sites as well as rock art sites are scattered throughout the County.

Twin Falls County also contains significant evidence and sites relating to the early Euro-American exploration and fur trade era, the Oregon Trail migration, gold rush, including extensive Chinese placer sites along the Snake River, ranching and Carey Act irrigation settlements. Sites such as Auger Falls, Kanaka Rapids, Drytown, Springtown, Shoshone (1870's placer gold camps), the Stricker Stage Station, the Union School, Hollon Family home site, Nat-Soo-Pah, CCC projects, the Evel Knievel jump site, the KTFI radio station, and Salmon Dam are examples of significant historic sites. Additionally, there are many communities throughout the County, some of which no longer exist, that resulted from the Carey Act.

The area now known as Twin Falls County was a major transportation thoroughfare between 1862 and the 1880's. Besides the Oregon Trail, the Toano and Kelton freight roads were constructed at this time, too, and were well used until the advent of the railroad in 1883.

Twin Falls County has a rich ethnic heritage that has established the foundations for a very diverse population. Some important ethnic groups represented in the County prior to 1900 are Native Americans, French Canadians, Chinese, Japanese, Basques, Mexicans, Southeast Asians, Czechoslovakians and other Eastern Europeans form the more contemporary groups.

The major cultural themes of the County include:

- Prehistoric sites encompassing some of the oldest paleo-Indian sites found in North America - 12,600 B.P. to 1700 C.E.
- Contact with Europeans – 1700-1811
- Exploration / Fur Trade – 1811-1850
- American Westward Expansion / Oregon Trail – 1843-1869
- Gold Rush – 1860-1880
- Ranching - 1860 – 1930
- Carey Act Irrigation settlements and homesteads- 1890-1920's
- Depression era placer mining – 1930's

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- World War I and II Era – 1914-1954
- The Development of the modern infrastructure – 1955-1972
- Environmental issues – 1972 - 1985
- Growth and development since 1985

The Twin Falls County Historical Preservation Commission developed a survey of many of these sites in 1987 and has worked through the years with signage projects, nominations of sites to the National Register of Historic Places, historic road surveys, and surveys/mapping of Auger Falls in the Snake River Canyon. The Commission is a participant of the Certified Local Government (CLG) Program administered by the Idaho State Historic Preservation Office / Idaho State Historical Society. The following are some of the historical sites in Twin Falls County:

Twin Falls County Historical Sites

Alvis, James, House (added 1980 - **Building** - #80001335)
1311 Pole Line Rd., Twin Falls

Bickel School (added 1990 - **Building** - #90001233)
Also known as **Bickel Elementary School; 001703**
607 Second Ave. E., Twin Falls

Bowlby, T. P., Barn (added 1983 - **Building** - #83000293)
NE of Buhl, Buhl

Buhl City Hall (added 1978 - **Building** - #78001099)
Broadway and Elm St., Buhl

Buhl IOOF Building (added 1984 - **Building** - #84000482)
1014-16 Main St., Buhl

Caldron Linn (added 1972 - **Site** - #72000442)
2 mi. E of Murtaugh, Murtaugh

Carlson, Alfred, Barn (added 1989 - **Building** - #83000296)
NE of Buhl, Buhl

Cedar Draw School (added 1991 - **Building** - #91000986)
Also known as **Keeton, Raymond & Fairy Faye Frank, House**
4300 N. Rd. between 1900 and 2000 E., Buhl

Continental Oil Company Complex (added 1982 - **Building** - #82005188)
Second Ave. S. and Sixth St. S., Twin Falls

Dau-Webbenhorst Barn (added 1983 - **Building** - #83000295)
SE of Buhl, Buhl

Duquesne, Achille, House (added 1993 - **Building** - #93000990)
710 W. Midway, Filer

Hollister School (added 1991 - **Building** - #91000984)
Also known as **Hollister Elementary; 007973**
2464 Salmon Ave., Hollister

Hotel Buhl (added 1985 - **Building** - #85002158)
Also known as **Buhl Hotel**
1004 Main St., Buhl

Idaho Power Substation (added 1978 - **Building** - #78001100)
Van Buren St. and Filer Ave., Twin Falls

Kimberly High School (added 1990 - **Building** - #90001229)
Also known as **Kimberly Junior High and District Office/015781**
141 Center St. W., Kimberly

Kunze, Gustave, Barn (added 1994 - **Building** - #83000294)
SE of Buhl, Buhl

Kunze, Rudolf, Barn (added 1994 - **Building** - #83000292)
NE of Buhl, Buhl

Lincoln School (added 1990 - **Building** - #90001218)
Also known as **Lincoln Elementary School; 015782**
238 Seventh St., Twin Falls

Lincoln Street Electric Streetlights
(added 1992 - **Object** - #92000413)
105, 120, 147, 174, 189, 210, 217, 242, 275 and
290 Lincoln St., Twin Falls

Maxwell, Art and Frieda, Barn
(added 1983 - **Building** - #83000291)
SE of Buhl, Buhl

McCollum, Robert, House (added 1982 - **Building** - #82000386)
708 E. Shoshone St., Twin Falls

Milner Dam and the Twin Falls Main Canal
(added 1986 - **Structure** - #86001720)
Twin Falls Main Canal between Murtaugh and
Milner Lakes, Murtaugh

Morse, Burton, House (added 1993 - **Building** - #93000992)
136 Tenth Ave. N., Twin Falls

Peck, D. H., House (added 1993 - **Building** - #93000993)
207 E. 8th Ave., Twin Falls

Pleasant Valley School (added 1991 - **Building** - #91000985)
Also known as **O'Marra, Pat and Margaret, House**
3501 E. 3100 N., Kimberly

Pleasant View School (added 1991 - **Building** - #91000987)
Also known as **Knull Grange**
2500 E. 3600 N., Twin Falls

Priebe, Walter, House (added 1993 - **Building** - #93000991)
155 7th Ave. E., Twin Falls

Ramona Theater (added 1976 - **Building** - #76000682)
113 Broadway, Buhl

Schick, Henry, Barn (added 1983 - **Building** - #83000290)
SE of Buhl, Buhl

Smith, C. Harvey, House (added 1978 - **Building** - #78001101)
Also known as **Carl Hahn Residence**
255 4th Ave., E., Twin Falls

Stricker Store and Farm (added 1979 - **Building** - #79000810)
N of Rock Creek, Twin Falls

Twin Falls Bank and Trust Company Building
(added 1986 - **Building** - #86002155)
102 Main Ave. S, Twin Falls

Twin Falls Canal Company Building

(added 1996 - **Building** - #96000944)

Also known as **Paul T. Smith Law Office**

162 2nd St., W, Twin Falls

Twin Falls City Park Historic District

(added 1978 - **District** - #78001102)

2nd N., 2nd E., and Shoshone Sts., 4th and 6th Aves., Twin Falls

Twin Falls Downtown Historic District

(added 2000 - **District** - #00000035)

Roughly bounded by 2 Ave. N, 2 St. E, 2 St. W,

2 St. S, 3 Ave. S, 3 St. W., Twin Falls

Twin Falls Milling and Elevator Company Warehouse

(added 1995 - **Building** - #95001059)

516 Second St. S., Twin Falls

Twin Falls Original Townsite Residential Historic District (added 2001 - **District** - #01001306)

Roughly bounded by Blue Lakes Ave., Addison Ave., 2nd Ave. E, and 2nd Ave. W, Twin Falls

Twin Falls Warehouse Historic District

(added 1997 - **District** - #96001592)

Roughly bounded by 2nd Ave., 4th St. S and W, and Minidoka Ave., Twin Falls

US Post Office--Buhl Main (added 1989 - **Building** - #89000130)

Also known as **Buhl Main Post Office**

830 Main, Buhl

Union School (added 2003 - **Building** - #03000123)

Also known as **83-16951**

21337 US 30, Filer

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The CLG makes local governments eligible to receive state and federal financial and technical assistance for the implementation of local historic preservation programs. The County also allocates a small portion of its annual budget to the preservation commission and its programs.

Other groups that promote the history of the County and its protection/preservation include the Twin Falls City Historical Preservation Commission, the Twin Falls County Historical Museum, the Twin Falls City Public Library, the Friends of Stricker, the Snake River Chapter of the Idaho Archaeological Society, Hagerman Fossil Beds, Minidoka National Monument, the National Park Service and the Twin Falls County Commissioners.

GOAL: Protect and enhance the cultural resources of Twin Falls County.

- OBJECTIVES:**
1. Promote awareness of the County's cultural resources and the role of the County Historical Preservation Commission.
 2. Support the identification, assessment, and preservation of cultural resources and sites.
 3. Recognize historic sites of special significance.
 4. Educate citizens, County officials, developers, and contractors on the importance and uniqueness of the local cultural resources.
 5. Recognize the cultural diversity of the County's population.
 6. Increase the public's awareness of and support for historic properties.
 7. Strive to preserve and protect cultural resources and sites as population growth becomes more widespread.

POLICIES:

1. Education

- a. Build a database of historical sites and resources that could be accessed for research and educational purposes.
 - b. Encourage a heritage program that would recognize significant historical structures and properties in the County.
 - c. Consider funding for signage and survey projects.
 - d. Consider additional funding for the Twin Falls County Museum.
 - e. Consider funding for publication of a brochure highlighting the County's historic sites.
2. Survey / Inventory
 - a. Encourage the nomination of significant prehistoric/historic sites to the National Register of Historic Places.
 - b. Identify historic scenic vistas for protection; i.e., the view of the Snake River Canyon directly west of Shoshone Falls.
 - c. Encourage participation and comment from the Twin Falls County Historical Preservation Commission on projects that have prehistoric or historic significance.
 - d. Conduct oral surveys from Twin Falls County residents.
3. Preserve urban and rural historic sites from development by offering incentives to developers and contractors; i.e., revising code requirements on historic structures, creating an easement program, forming land trusts, arranging land exchanges, purchasing significant properties, and providing tax incentives.

CHAPTER SEVEN – ECONOMIC DEVELOPMENT

At one time, economic development was principally the province of the private sector, including utilities, railroad, banks and business organizations, such as the chamber of commerce. Today, economic development has become a partnership business and a critical function of local government, supporting business retention, expansion and recruitment.

Local economies throughout the rural west are in a state of flux. Traditional natural resource industries have seen much structural change in recent years, some caused by evolving technology and some by new restrictions on the use of public lands that reflect changing national values. People living in rural communities can become bewildered by the pace of change thrust upon them, and may be uncertain about the degree that national and regional issues have affected their community, and unclear about the direction that their community seems to be heading.

This Chapter describes the local economic and demographic situation in Twin Falls County. The data provides a snapshot in time of the County, though some effort has been made to identify changes and trends. Data limitations make most of the description countywide; however, community-level observations are made where possible.

7.1 An Economy in Transition

The two pie charts in Figures 24 and 25 show snapshots from 1970 and 2000 of Twin Falls County employment by industry. In the past thirty years, 20,516 new jobs were added within Twin Falls County, from 20,714 to 41,230 in 2000. The shifts in the size of various slices of the economic pie reveal a number of significant trends. The larger size of the 2000 pie chart communicates the larger size of the county economy and employment. The relative decline in importance of the traditional natural resource industries of agriculture and forest products can be seen as Farm and Agricultural Services declined from 17.6% in 1970 to 10.5% in 2000, and Manufacturing (which includes forest products) declined from 11.5% to 9.2% of Twin Falls County's employment. The manufacturing decline is much less than in rural Idaho counties in timber country; food processing has remained strong in the region.

The government sector has remained relatively stable, declining slightly from 13.7% in 1970 to 13.1% of employment in 2000. Construction experienced a slight rise from 5.2% to 5.9%. This sector may still be growing with recent residential and commercial construction, and increased road construction forecasted for the future.

Perhaps the biggest change is the increase in the employment share for services and professional jobs from an already strong 51.9% in 1970 to a startling 61.1% in 2000. Twin Falls City has clearly cemented its role as a retail trade and services center.

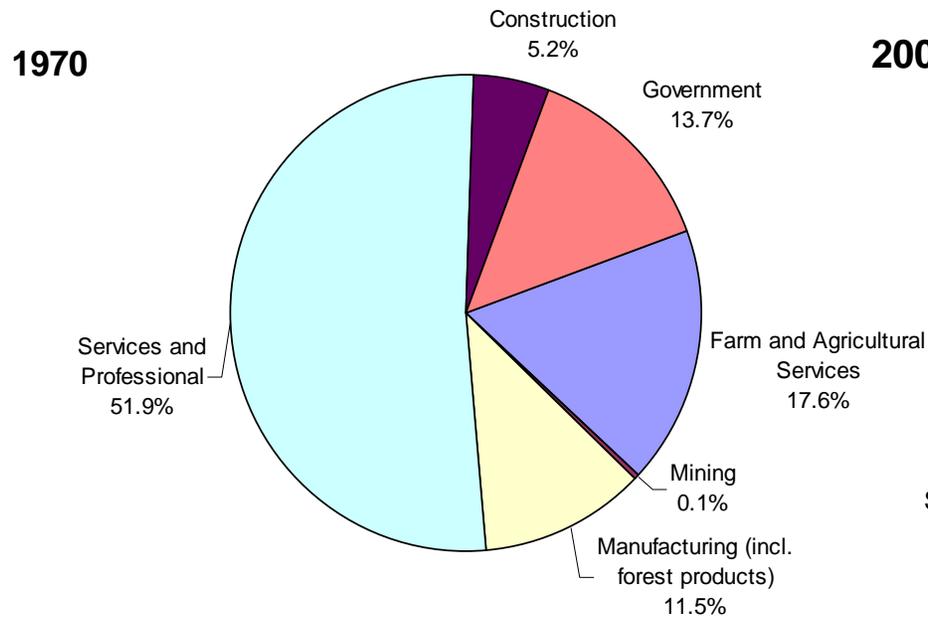


Figure 24

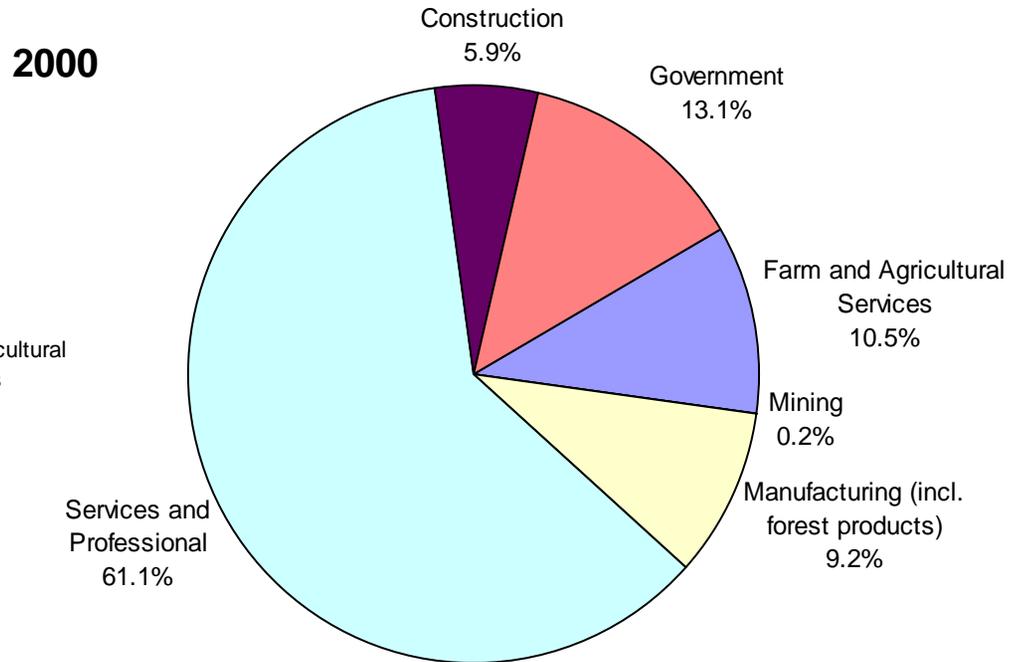


Figure 25

Of the 20,516 net new jobs created since 1970, 71% were in service-producing areas of the economy (see Figure 26).

Figure 27 below shows how different types of service sectors have grown over time. Most growth has been in the areas of professional services and retail trade. The former includes jobs in business services, health care, legal, engineering, and management services. A third sector showing growth over the last two national trends may account for some of the rapid growth in business services—large corporations have been increasing their outsourcing to temp agencies and specialty firms, and call centers have become significant employers in the last decade or so.

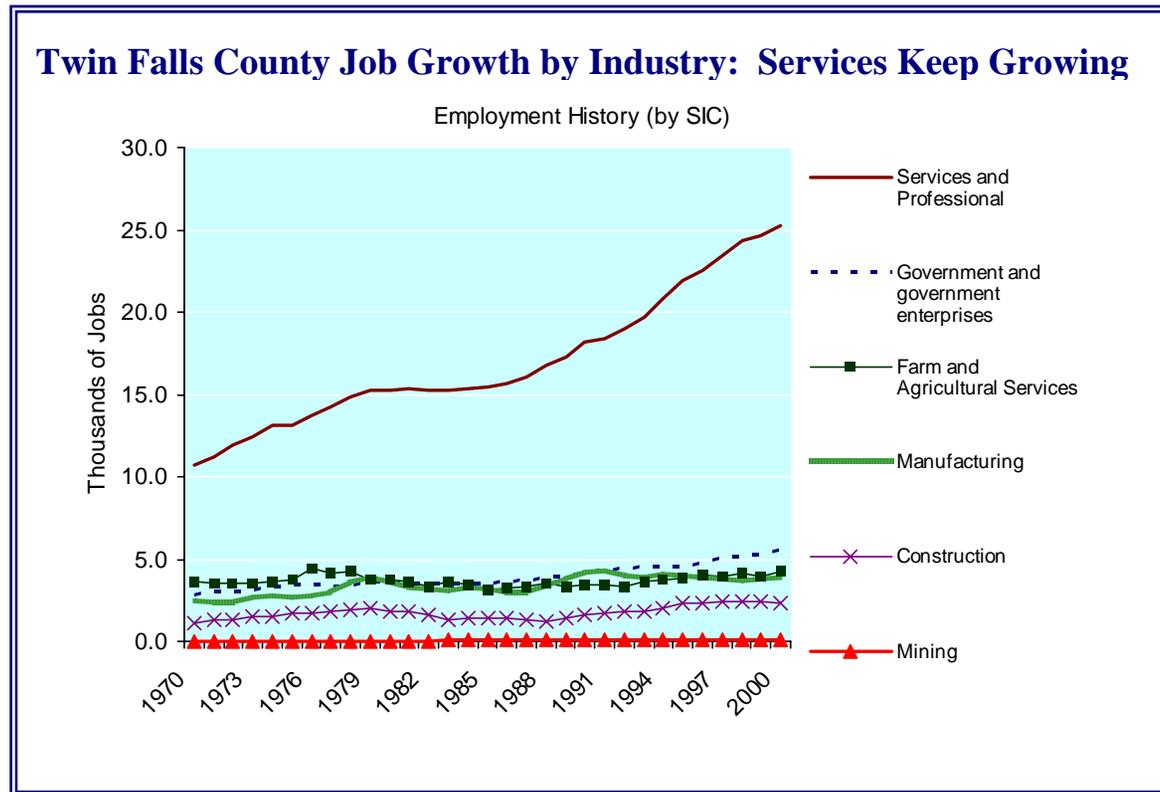


Figure 26

What Kind of Service Jobs?

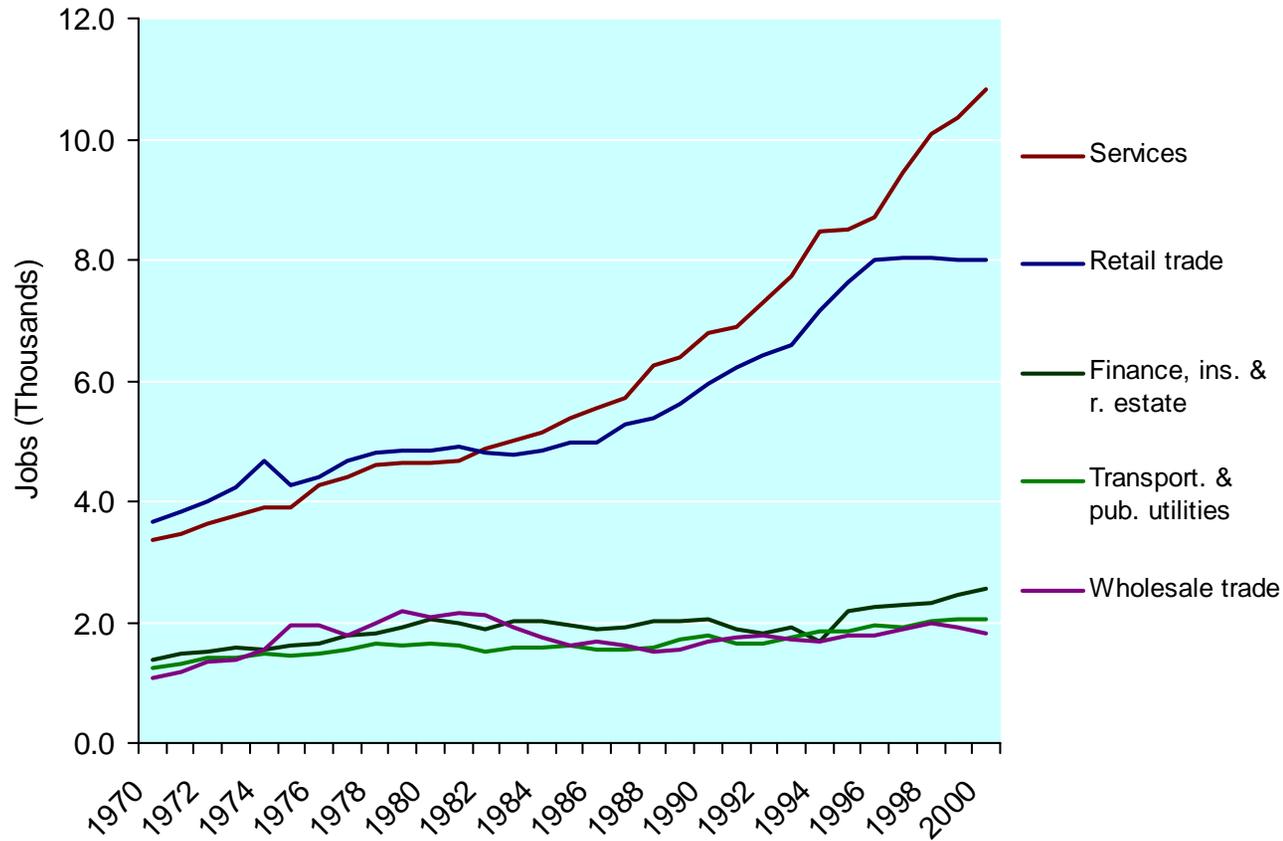


Figure 27

An important concept to mention is the role of proprietors in Twin Falls County’s economy. These are self-employed persons operating as sole ownerships, partnership, or tax-exempt corporations. Of the County’s 43,577 jobs in 2002, wage and salary employees account for 34,266 and proprietors account for 9,311 (see Figure 28 below). This rate of self-employment, 21.4%, is lower than many other Idaho counties. For instance, Twin Falls County’s proprietor share of employment is 35.7%. It is also lower than the state average (Figure 29). Moreover the proprietor’s share of employment in Twin Falls County has dropped from 25.9% in 1970. An important concept to mention is the role of proprietors in Twin Falls County’s economy. These are self-employed person operating as sole ownerships, partnership, or tax-exempt corporations. Of the County’s 43,577 jobs in 2002, wage and salary employees account for 34,266 and proprietors account for 9,311

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(see Figure 30 below). This rate of self-employment, 21.4%, is lower than many other Idaho counties. For instance, Twin Falls County's proprietor share of employment is 35.7%. It is also lower than the state average (Figure 31).

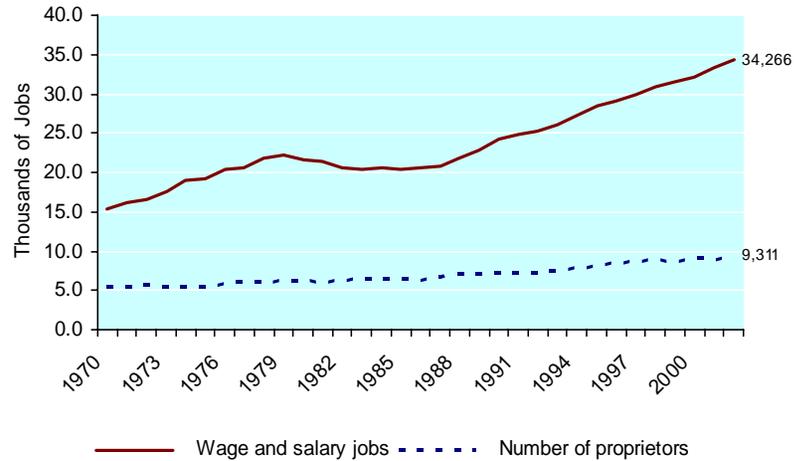


Figure 28

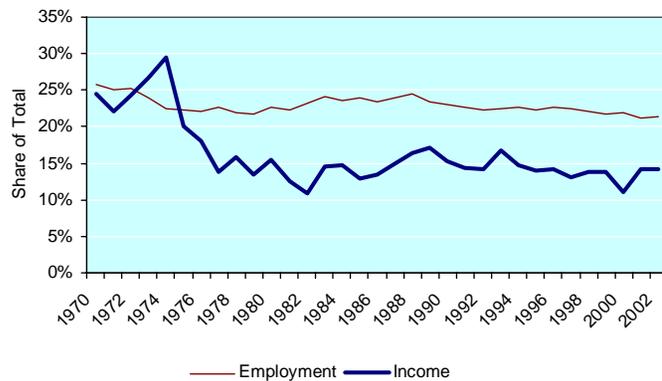


Figure 29

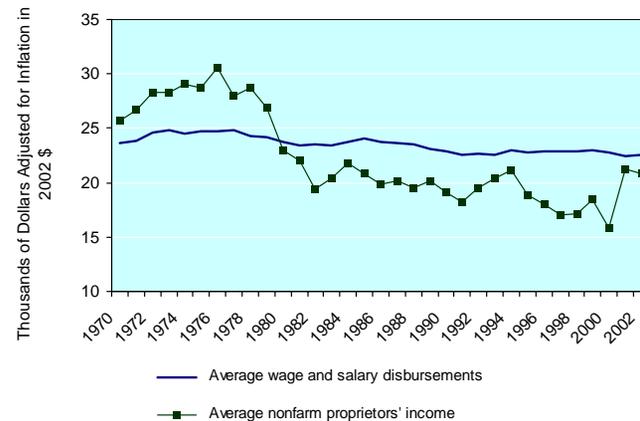


Figure 30

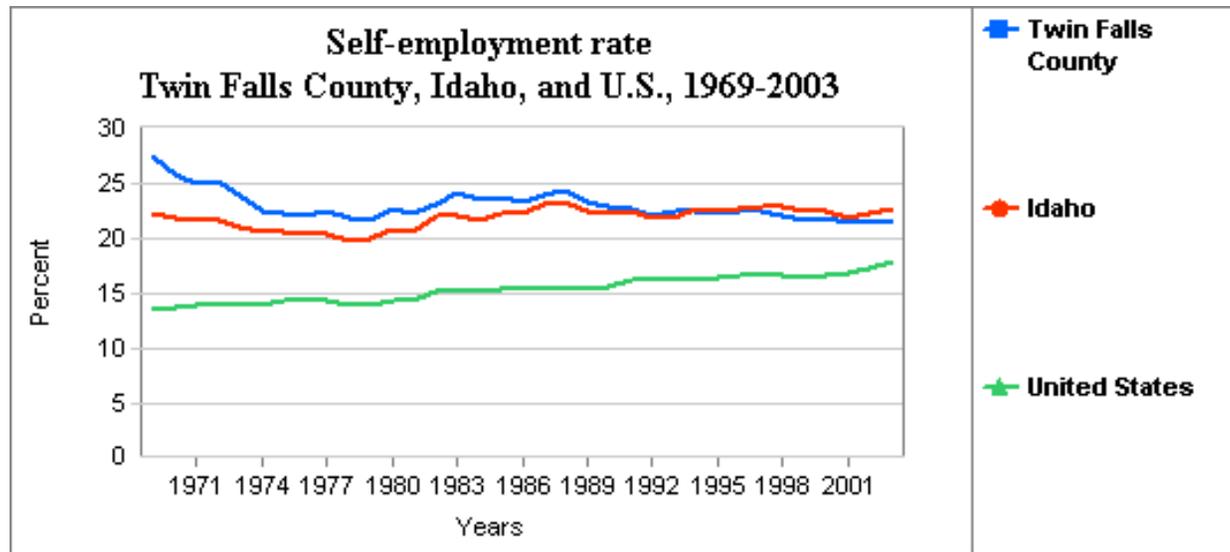


Figure 31

Average proprietor’s income of \$20,852 is less than the average wage and salary per job of \$22,608. Proprietor’s share of personal income is only 14%, well less than the 21% job share. The fortune of proprietors in Twin Falls County appears to dip sharply in the 1975-85 timeframe.

7.2 Agriculture Is Still Big Business in Twin Falls County

Figure 32 is corrected for inflation into year 2000 dollars. Note that gross farm income has remained in the \$250-300 million band for some time, though it exceeded that in 2004. However, that stable top line masks the shift over time from crops into livestock. The crop share of gross income dropped from 51% in 1970 to just over 43% in 2002. Meanwhile led by the rise of dairies, the livestock share grew from 41% in 1970 to nearly 50% in 2002. Government payments have been fairly steady and were \$9.1 million in 2002.

In 2004, crop value of production totaled \$135 million, plus the value of 690,000 tons of corn silage. Alfalfa was the most valuable crop at \$42.5 million from 70,200 acres. Potatoes were second with \$30.5 million produced on 16,500 acres. Sugarbeets, dry beans, winter wheat, and barley all produced over \$10 million for County farmers.

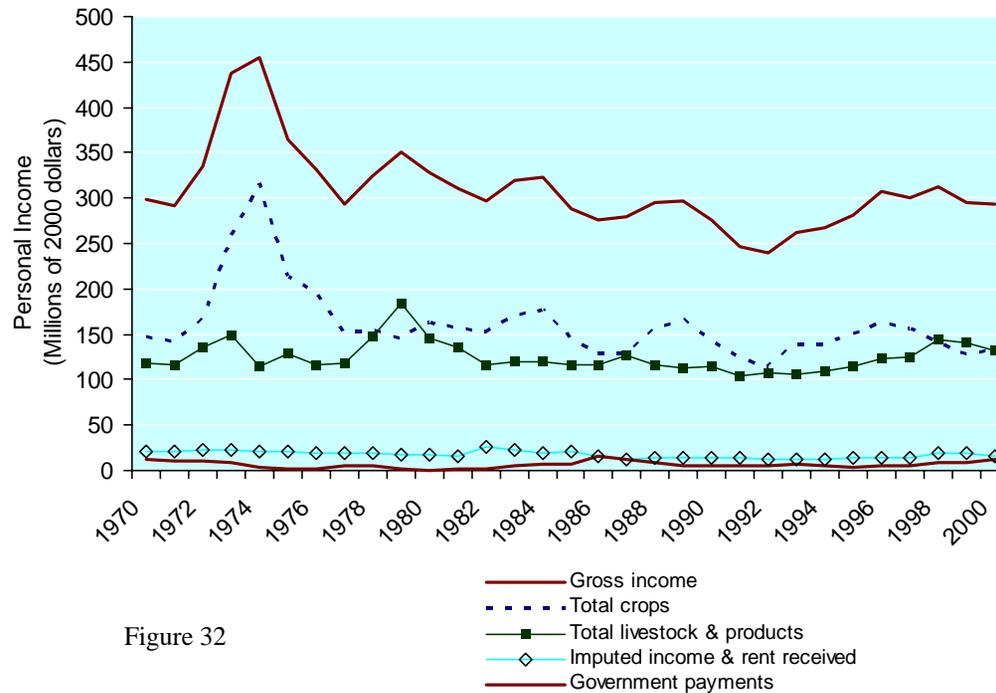


Figure 32

Yet in 2004 the value of all milk produced was \$176 million. Dairy calves, beef calves, feedlots, and sheep production adds to the livestock value in much smaller amounts.

Net farm income, which is the contributor to personal income, is shown in Figure 33 to hover in the \$75-100 million range, out of a \$1.6 billion county economy.

All this is playing out in an industry that continues a structural shift toward a more corporate structure, and toward more integrated systems of supply and marketing chains. The number of farms in Twin Falls County has fallen by 315 in five years, from 1,612 in 1997 to 1,297 in 2002.

Table 14 uses data through 2000 in order to capture the history with SIC codes. The classification system changed to NAIS codes after 2000.

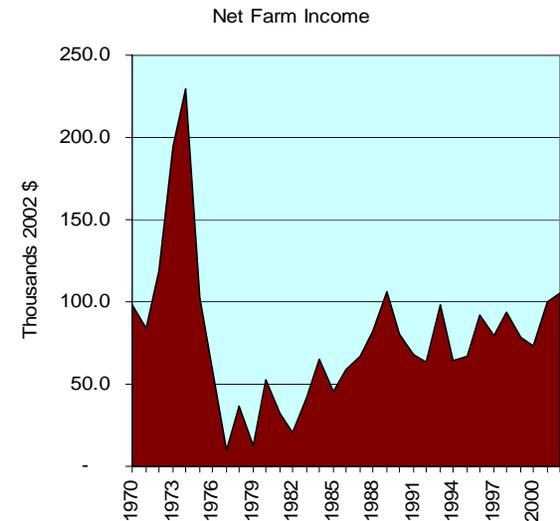


Figure 33

Table 14 - Changes in Personal Income in Twin Falls County

Personal Income					% of New
All figures in thousands of 2000 dollars.					
	1990	2000	New Income	% Change	Income
Total Personal Income	1,088,131	1,392,206	304,075	28%	
LABOR INCOME					
Transformative					
Agriculture	94,959	109,137	14,178		
Mining	1,888	2,508	620		
Construction	45,311	60,141	14,830		
Manufacturing	120,200	109,314	-10,886		
Total	262,358	281,100	18,742	7%	6%
Distributive					
Transportation & public utilities	56,823	68,822	11,999		
Wholesale Trade	47,162	58,040	10,878		
Total	103,985	126,862	22,877	22%	8%
Retail Trade	103,241	124,450	21,209	21%	7%
Consumer Services					
Hotels & Other Lodging	3,884	4,658	774		
Personal Services	6,694	9,432	2,738		
Household Services	1,314	1,648	334		
Repair Services	15,357	18,552	3,195		
Motion Pictures	979	970	-9		
Amusements & Recreation	3,157	3,908	751		
Total	31,385	39,168	7,783	25%	3%
Producer Services					
Finance, Insurance & Real Estate	29,482	44,638	15,156		
Legal Services	12,097	13,867	1,770		
Business Services	15,830	35,663	19,833		
Engineering & Management Service	14,296	18,068	3,772		
Membership Organizations	4,174	5,932	1,758		
Total	75,880	118,168	42,288	56%	14%
Social Services					
Health Services	62,042	89,288	27,246		
Social Services	8,422	10,676	2,254		
Educational Services	964	3,572	2,608		
Total	71,428	103,536	32,108	45%	11%
Government Services					
Federal, Civilian	20,261	29,147	8,886		
Military	4,310	3,797	-513		
State and Local	93,182	142,503	49,321		
Total	117,752	175,447	57,695	49%	19%

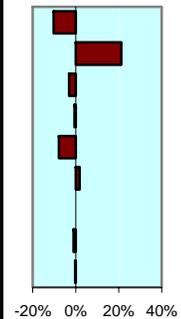
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The County had a personal income of almost \$1.4 billion in 2000 and over \$1.6 billion in 2002. From 1990-2000, the Transformative Sector, or the traditional engines of growth, was nearly flat, with only 7% growth in 30 years. Growth in agriculture and construction was slowed by a decline in manufacturing income. The most rapid growth came in Producer Services, with an overall gain of 56%, and within that sector, especially business services with 125% growth and FIRE (Finance, Insurance and Real Estate). Government services and social services also showed strong growth with 49% and 45% growth respectively.

Transfer payments are the other piece of non-labor income, and they amount to 16% of Twin Falls County's personal income. Table 15 below displays various components of transfer payments in Twin Falls County and how they have changed over time. Some readers might think of "welfare payments" when they hear the expression "transfer payments." However, the table shows that "welfare" only accounts for seven percent of transfer payments in 2002, with unemployment insurance benefits adding another three percent. Instead, retirement and medical payments account for 80% of transfer payments. Together with the 20% of personal income coming from dividends, interest, and rent, non-labor income comes to over one-third of the County economy.

Table 15

Components of Transfer Payments							
All figures in millions of 2002 dollars	% of Total TP		% of Total TP		New Payments 1970 to 2002	% of New Payments	Change in Share of Total (1970 - 2002)
	1970	2002	1970	2002	2002	2002	
Total transfer payments	70.8	272.1			201.3		
Government payments to individuals	66.0	257.5	93%	95%	191.4	95.1%	
Retirement & disab. insurance benefit payments	37.5	115.9	53%	43%	78.5	39.0%	
Medical payments	10.9	99.4	15%	37%	88.5	44.0%	
Income maintenance benefit payments ("welfare")	7.3	19.6	10%	7%	12.3	6.1%	
Unemployment insurance benefit payments	2.4	7.9	3%	3%	5.5	2.7%	
Veterans benefit payments	7.4	7.4	10%	3%	(0.0)	NA	
Federal educ. & trng. asst. pay. (excl. vets)	0.5	6.9	0.7%	2.5%	6.4	3.2%	
Other payments to individuals	0.1	0.4	0.2%	0.1%	0.3	0.1%	
Payments to nonprofit institutions *	2.7	7.6	4%	3%	4.9	2.4%	
Business payments to individuals	2.1	7.0	3%	3%	4.9	2.4%	
Age-related (Retirement, Disability & Medicare)	40.2	161.4	57%	59%	121.2	60.2%	



7.3 Effects on Households

So far, the analysis has looked at big patterns within the County economy. Let's begin to focus in on individual families. Unemployment rates are a good place to begin. Figure 34 shows how unemployment in Twin Falls County is generally lower than Idaho's or the nation. It was only 2.5% in August 2005, compared to 4.9% nationally and 3.8% in Idaho. For the last full year, the rate of 3.9% in Twin Falls County ranks it 15th among Idaho counties. And the graph on the right (Figure 35) shows how unemployment varies across the year. The low point is during harvest season, with a high in the dead of winter. This seasonal fluctuation is much smaller than in timber and tourism counties, where rates might vary by 4-6% over a year.

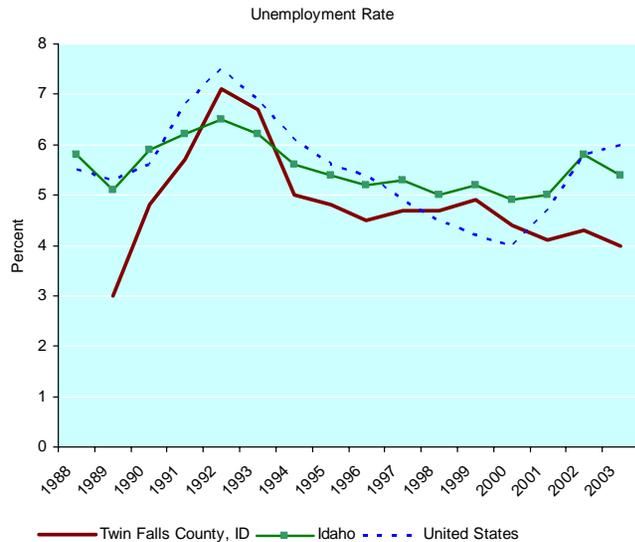


Figure 34



Figure 35

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Those who work in Twin Falls County earn significantly less than the State of Idaho or United States average, as Figure 36 demonstrates. In fact, Twin Falls County earnings per job is 65% of the national average. Adjusted for inflation, earnings per job fell over this period. By 2002, average earnings in Twin Falls County had risen to \$26,888, but the national average grew to \$40,758. The flat real earnings in the County could be due to several things; loss of high wage jobs over time, the addition of women to the workforce and the lower wages they have historically received, and growth in lower-wage sectors of the economy, such as retail trade, or arguably agriculture and call centers. Within the County, 74% earn less than \$30,000. In Murtaugh, this proportion is 89%, in Hollister 87%.

Looking more closely at Twin Falls County earnings per job, Figure 37 shows how the decline in County real earnings per job is driven in part by a decline in proprietors' income from \$25,000 per proprietor in 1970 to \$17,431 in 2000. This could be caused by an increase in part-time businesses started by families turning hobbies into businesses, or by retirees doing a part-time business that does not have to cover all household expenses.

Nearly a quarter of employees who work (23.2%) are seasonal employees who work less than 40 weeks a year. Fully 35% of Hollister's residents are seasonal workers. Workshop participants credited this to seasonal work in farming, food processing like sugar, fresh pack corn and beans, plus recreation.

Figure 38 below shows new firms created between 1991-2001 by size. The vast majority (over 300) of the new firms had one to four employees. This demonstrates some growth in entrepreneurship. Of all firms in the County, 90% had less than 20 employees.

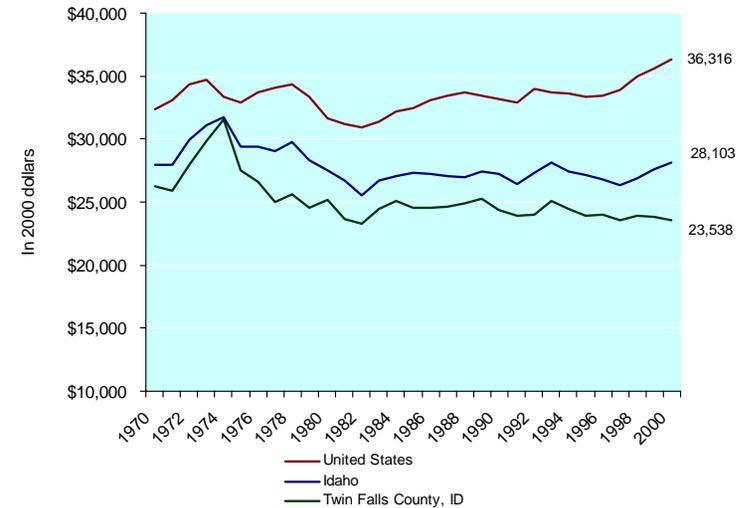


Figure 36

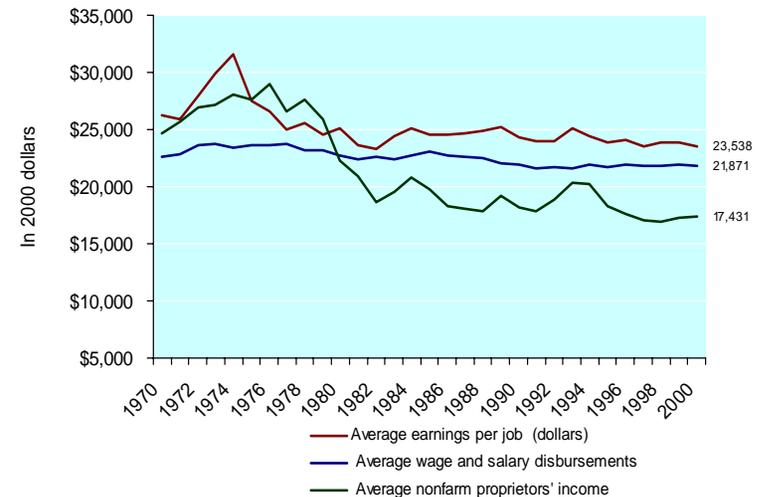


Figure 37

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Although real household income has declined slightly since 1979, real household income in Twin Falls County ranks 18th in Idaho. \$37,261 per household in 1999 declined to \$35,158 in 2002, adjusted for inflation to 2002 dollars. Again, Murtaugh had the lowest household income at \$23,929 in 1999.

New Twin Falls County Business Firms by Size 1991-2001

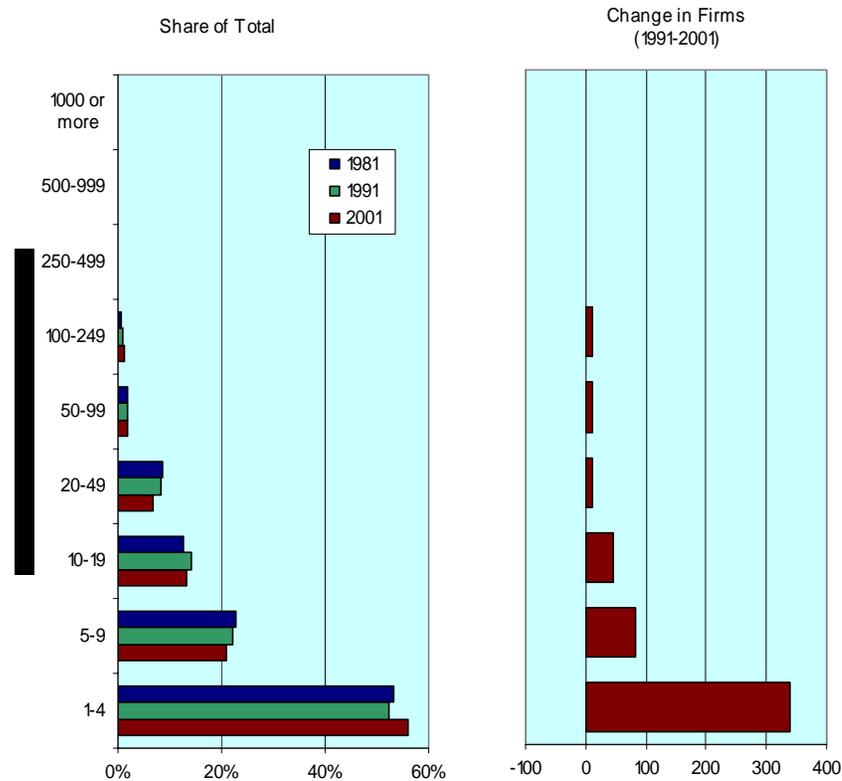


Figure 38

The data on earnings per job and household income logically flow into County poverty rates. Twin Falls County has a persistent pattern of poverty 1% higher than the Idaho average (see Figure 39). This is better than some timber counties in Idaho. The poverty rate is higher in Twin Falls City at 14% and in Hansen at 16%.

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Poverty for children under 11 years of age, and especially under 5 years old is a significant issue in Twin Falls County, Idaho, as shown below in Figure 40. The high poverty rate for young adults is likely an aberration caused by students at the College of Southern Idaho. Poverty rates for seniors have declined from 16% in 1979 to 9% in 1999. It is higher for elderly women because they live longer and may not have as good of pension coverage.

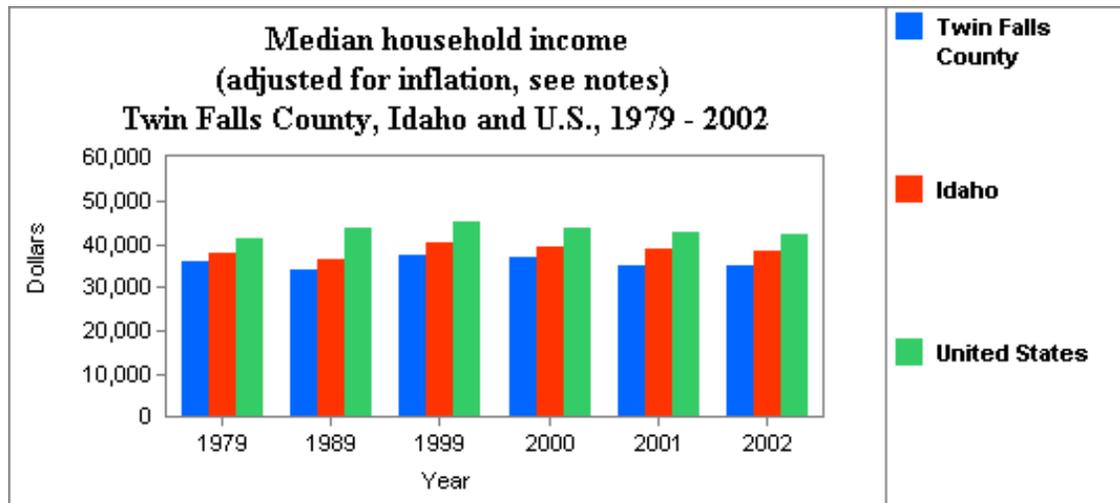


Figure 39

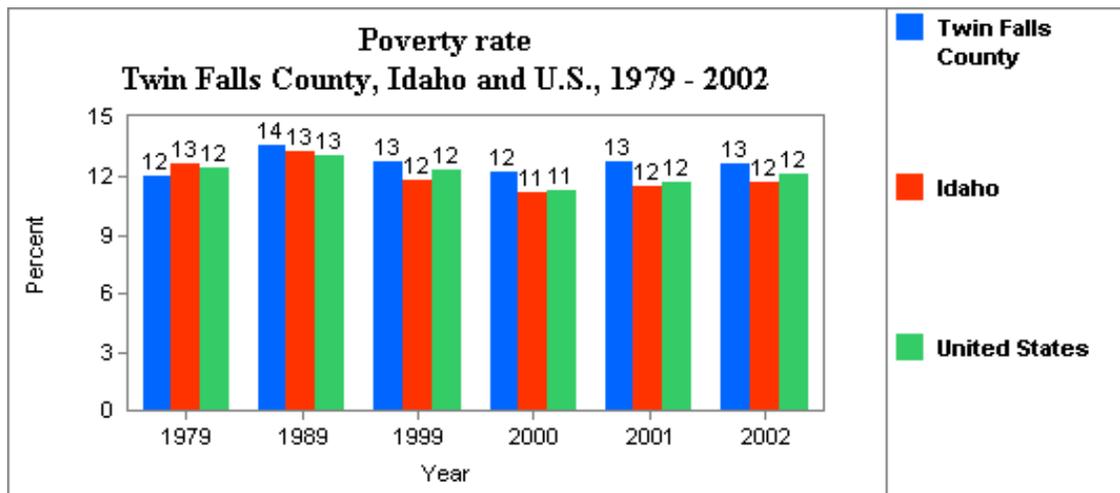


Figure 40

7.4 Economic Development Partners in Twin Falls County

Many organizations played an important role in setting the course for economic development. The following is a description of these organizations:

Southern Idaho Economic Development Corporation. The Southern Idaho Economic Development Organization (SIEDO) is a joint venture of public and private sectors in the cities of Twin Falls and Jerome formed to help diversify and strengthen the local economy by retaining and attracting business recruitment.

Region IV Development Association. This economic development district is a valuable partner in economic development throughout the Magic Valley region. The nonprofit organization works with County and City officials on a variety of infrastructure needs, providing assessment, grant application, and grant administration services for such programs as Community Development Block Grants and EDA grants. Region IV also offers a variety of business development finance programs. It works on downtown revitalization and other economic development projects. Region IV Development Association is governed by a diverse board of 25 members and is housed on the campus of the College of Southern Idaho in Twin Falls.

Idaho Small Business Development Center. A branch office of the Idaho Small Business Development Center system is also housed at the College of Southern Idaho. The SBDC is supported by US Small Business Administration funds. It provides business development counseling to all businesses in the region, as well as training and market research.

Southern Idaho Tourism. SIT serves as a coordinating body for regional tourism and recreation development. The organization is composed of all stakeholders in the industry and provides both marketing services and development capacity for tourism and recreation projects. SCIT is also housed at the College of Southern Idaho.

College of Southern Idaho. CSI plays a support role in the County's economic development. It has co-located several of the partners in offices on campus. It hosts a large number of economic development events. Most importantly, CSI offers customized workforce development training to businesses in the region.

Twin Falls Area Chamber of Commerce. The Chamber acts as the business voice for the community. It is a non-profit organization that represents over 750 business members and is governed by a 14 member board.

Buhl Chamber of Commerce. The chamber provides similar services for Buhl, Castleford, and the west end of the County, including the operation of a visitor center.

City of Twin Falls. The City maintains an economic development department to serve as liaison for business recruitment and retention efforts and other development projects. This department also operates the Urban Renewal Agency and Industrial Development Corporation for the City.

Mid-Snake Resource Conservation and Development Council. The RC&D is a natural resource-oriented regional organization that is governed by a diverse board of local government and private sector leaders. It takes on a wide variety of collaborative projects that help sustain the economy, communities, and ecosystem of the region. It is housed in Twin Falls.

Idaho Department of Commerce and Labor. An office in Twin Falls serves the Magic Valley with the many programs and services of Idaho's lead agency for economic development and workforce training.

7.5 Conclusion

Twin Falls County is a relatively prosperous county in South-Central Idaho. The City of Twin Falls has long been a regional center for retail trade and tourist services. It also contains a regional medical center and the College of Southern Idaho.

For years, Twin Falls County and the surrounding Magic Valley has been the most dependent region in Idaho upon agriculture. Twin Falls County's economy has been diversifying over the last three decades. Agriculture and food processing remain staples of the economy, but services, especially producer services, have been the recent engine of growth with increasing shares of employment and personal income. Non-labor income like dividends, interest, and rent, and transfer payments have grown to represent over a third of the county \$1.6 billion economy.

Lastly, it needs to be remembered that just as there are two Idahos, one much more rural and isolated, so are there two Twin Falls Counties. The northern part of the County contains fertile soils watered by some of the largest Carey Act projects developed in the country a century ago. Row crop production provided the foundation for the original Twin Falls economy. The construction of the interstate highway just north of the Snake River Canyon provided another impetus for growth in the north County.

However, both soil fertility and water supply thin out as one moves south in Twin Falls County. Row crops give way to small grains and hay and then to desert. The southern portion of the county is much more arid, and sustains a sparsely populated ranching economy. Opportunity is likely to come much more slowly to this portion of the County, though the emergence of Jackpot, Nevada, as an entertainment center is providing some service sector employment.

Still, the future of Twin Falls County seems bright. Its production agriculture is adopting the technologies and new structures to remain competitive. The presence of a vibrant community college not only increases cultural offerings, but helps keep workforce skills sharp. The location near an interstate highway, a north-south corridor, and fiber optic lines offers Twin Falls County major advantages over more isolated counties in Idaho.

GOAL: Encourage the development of economic opportunities for the citizens of Twin Falls County.

- OBJECTIVES:**
1. Stimulate economic growth by supporting the formation, retention, expansion and recruitment of businesses.
 2. Expand and improve job training and related services.
 3. Encourage public-private partnerships that further local goals while advancing economic development.
 4. Support and participate in regional economic development planning with the public and private sector.
 5. Continue to support CSI employment training opportunities within the County.
 6. Encourage economic diversity through a mix of small and large businesses that provide a healthy balance of goods-producing and service-producing jobs.
 7. Support opportunities to expand and increase the number of locally-owned businesses in Twin Falls County through entrepreneurship development.

- POLICIES:**
1. Work with regional jurisdictions, community economic development organizations, the educational community, the business sector, community organizations and citizens to monitor the County's and City's vitality and revise economic development plans as needed.
 2. Continue partnerships to develop multi-purposes for state and federal lands.
 3. Develop land use ordinances to identify appropriate locations and standards for commercial and industrial development.

4. Encourage value added business practices as a primary economic strategy.
5. Provide a climate where businesses, particularly locally-owned ones, can grow by enhancing the County's natural resources, culture and urban core.
6. Support tourism in the area by encouraging local institutions, businesses and facilities to plan, coordinate and expand tourism-related activities.
7. Develop partnerships with local government agencies to expand economic opportunities.
8. Encourage opportunities for teleworking and home businesses that are compatible with residential neighborhoods.
9. Encourage the development of advance and emerging technology based industries.

CHAPTER EIGHT - HAZARDOUS AREAS

Twin Falls County faces a variety of threats, both natural and manmade. Possibly the most destructive of natural threats are earthquakes. The number of known faults that crisscross the country make it clear that we do live in earthquake country.

Wild fires are threats in many areas of the country particularly in dry years. As more people make their homes in woodland settings in or near forests and rural areas, the threat to life and property from wild fires is increased.

Over the past thirty years dam failure, flooding and the number of hazardous materials such as herbicides, pesticides and cohesive, magnetic and radioactive materials can cause considerable loss to life and property. Flash floods can occur in the South Hills of Twin Falls County, but the slower rising, but still devastating floods along the Snake River are a possibility each spring.

With the growing number of chemicals being produced, stored and transported in the County, the likelihood of a hazardous materials incident is great. To date the number of incidents reported led us to believe that the potential is very high for an incident which could cause serious damage to the life, environment, and/or property.

The County must also be prepared to respond to technological hazards though wild fires and severe weather are Twin Falls County's highest threat. Additionally, technological hazards must be considered.

8.1 Hazards

A hazard may be defined as any substance, situation, or condition that is capable of doing harm to human health, property, or system functioning. This definition does not say that the hazard will do harm but merely that it has the capability. Also, it does not say how much harm might be done. Thus a situation or material that can only result in a slight irritation and only under unlikely circumstances is a hazard just as is a situation or material that can result in a fatality and that is very likely to do so. In other words, the term "hazard" does not discriminate very well about how serious a potential harm might be or how likely to occur.

The following hazards have been reviewed and characterized as posing a high, medium, or low risk to Twin Falls County. The hazards identified, as "high risk" will be addressed in detail in this analysis.

Table 16 – Potential Hazards Categorized by Degree of Risk

	Legend of Hazard Analysis Table
Frequency	Consequences
High – Annual Event	Catastrophic – major community impact requiring state and federal assistance.
Medium – Occurrence frequency between 1 and 25 years.	High – moderate to high community wide impact. May require state or federal assistance.
Low – Occurrence less frequent than every 25 years.	Medium – localized damage may be severe, community wide impact minimal to moderate. Handled with community resources and some mutual aid.
HNO – Has not occurred	Low – some community wide impact possible. Usually handled with available community resources.

Table 17 – Hazard Analysis

Hazard	Frequency	Warning Lead-times	Consequences (Worst Case)	Population/ Area at Risk (Maximum)	Degree of Risk
Dam Failure	Low	0-24 hours	Medium	Canyon Area	Low
Floods	Medium	24 hours	High	County Wide	Medium
Earthquake	Low	None	Medium	County Wide	Low
HazMat Incident (Trans.)	High	None	High	Site + 1-10 miles	Medium
HazMat Incident (Fixed)	High	None	High	Site + 1-4 miles	Medium
Mass Casualty Incidents	Low	None	Medium	Site	Medium

Table 17 – Hazard Analysis (cont'd)

Hazard	Frequency	Warning Lead-times	Consequences (Worst Case)	Population/ Area at Risk (Maximum)	Degree of Risk
Radiological Incidents (Trans)	Medium	None	Low	Site	Medium
Wildland Fires	High	0-24 hours	Low	Rural Areas	Low
Brownfields	Low	None	Based on Type	Site	Low
Winter Storms	High	24-36 hours	Low	County Wide	Low
Drought	Medium	Months	High	County Wide	Low
Tornadoes	Medium	0-36 hours	Low	Site	Low
Terrorist Attacks	HNO	None	Catastrophic	Unknown	Low
Avalanche	Medium	None	Low	Site	Low
Volcano	HNO	Weeks	Low	County Wide	Low
Civil Disobedience	Medium	Days	Medium	Local	Low
Power Failure	High	None	Low	County Wide	Low
Radiological Incidents (Fixed)	HNO	None	Low	County Wide	Low
Subsidence	Low	None	Medium	Local/Site	Low

8.2 Current Conditions

A. Soil Erosion

Exposed surface soil materials are prone to erosion by wind and water. Ground disturbing activities such as construction, quarrying, and tillage can increase soil erosion. Soil erosion occurs from running water, as in flooding and irrigation, and wind. Soil properties

and slope affect erosion. For instance, soils found on steeper slopes exhibit higher erosion hazards than those found on more level terrain. The amount of vegetative cover also affects erodibility. Soils in Twin Falls County are susceptible to both wind and water erosion. For soils that meet the highly erodible classification, such as in Twin Falls County, local ranchers/farmers follow Best Management Practices (BMPs) to protect them from erosion. Best management practices for wind and water erosion include: field roughening, delayed seedbed preparation, conservation tillage (leaving organic matter on surface), vegetation overstrips, sediment ponds, and sprinkler systems.

The Natural Resources Conservation Service (NRCS) conducts National Resources Inventory (NRI) every five years that includes information on soil erosion by water and wind throughout Idaho. Results from the NRI show the following:

Table 18 – Water Erosion

Year	Soil Erosion	Water Erosion (sheet and rill)
1982	6.366	2.360
1987	6.493	2.377
1992	6.687	2.211
1997	6.782	1.993

Source: Cities

B. Slope

The canyon rim of the Snake River and Salmon Falls Creek has the most unstable slopes in the County. Rock falls have occurred and continue to occur because of the freeze/thaw action within the cracks of the canyon walls. Although development has continued along the Snake River, construction has been limited within 100 feet.

Slopes in Twin Falls County vary greatly; the steepest areas are located in the Snake River Canyon and its tributaries and in Salmon Falls Creek. Most irrigated cropland has slopes from 1 to 20 percent. Steeper slopes are used for rangeland purposes. Other areas of great concern are Rock Creek and other Canyon Rims. Another area west of Buhl called Blue Gill Lake Slide is on federal lands is geologically unstable.

C. Airport Clear Zones

Within the airport areas, noise and vibrations generated from aircraft adversely affect humans who live or work continuously under these conditions. The Department of Housing and Urban Development has set a specific limitation of 65 dba on noise and safety. The Magic Valley Regional Airport is located about 4 miles south of the City. The existing airport zoning ordinance restricts all buildings to less than 35 feet in height. Other restrictions on new construction include lighting, glare, electromagnetic radiation, smoke, and aviation easements. Currently, the areas in the approach zones and clear zones are used for agricultural purposes.

D. Severe Weather/Thunderstorms

The National Weather Service defines a severe thunderstorm as winds excess of 58 mph and hail greater than $\frac{3}{4}$ of an inch in diameter. Gusts from thunderstorms can reach as high as 120 mph in Twin Falls County. The threat of severe weather in Twin Falls County is considered a significant hazard, which will cause a threat to life a property. The County, from 1996 to 1999, has had one flash flood, one tornado and fifteen severe thunderstorms, which amounts to nearly 4 severe storms a year.

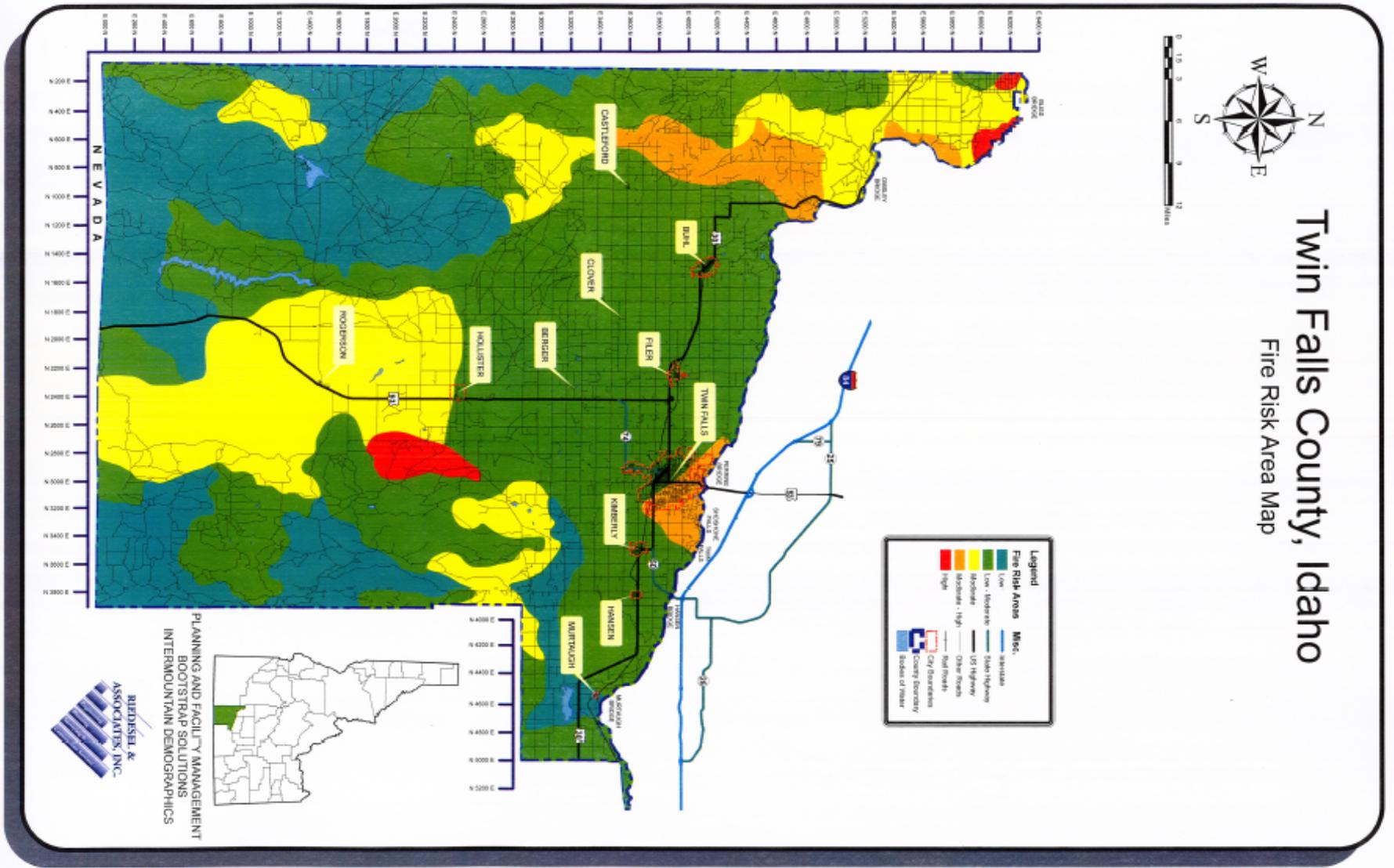
E. Wildfires

In Twin Falls County, due to hot, dry climate and low moisture, wildfires are a threat on a yearly basis whether it be caused by natural or man-made situations. Wildfires may cause significant damage to open range feeding grounds, wild life habitat, cultural resources sites, personnel property and recreation areas. Recently in Twin Falls County over 200,000 acres of land were destroyed near Castleford. Resources used to respond to wildfires are local and rural fire departments, Forest Service and Bureau of Land Management firefighters, National Guard troops and the American Red Cross. (See Map - Wildfire Risk Area.)

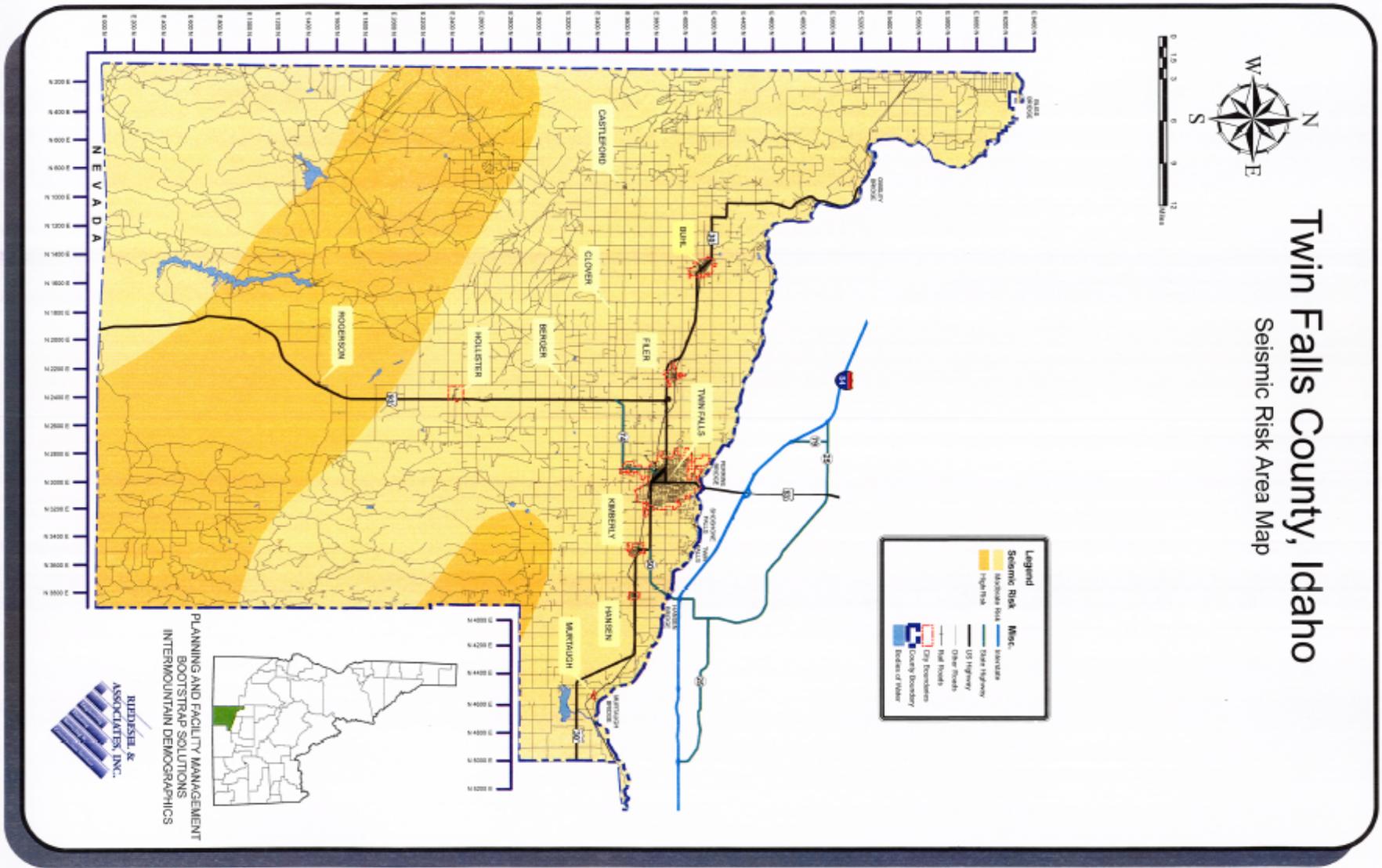
F. Seismic

According to a report prepared by the Twin Falls County Department of Emergency Services, in September 2000, geological and seismological studies suggest that Idaho could experience earthquakes in several activity areas. Idaho ranks fifth in the nation behind California, Nevada, Utah and Alaska for earthquake risk. The fact the largest earthquakes in the contiguous United States were in Idaho, Borah Peak 1983, or very near Idaho, Hebgen Lake 1959, graphically demonstrates the threat. Distribution of seismic activity near Twin Falls County shows that the Snake River Plain area has a low incidence of earthquakes. Twin Falls County is considered to be in a moderate seismic zone for Idaho. Most risk of seismic activity comes from events that happened outside the County, generally to the northeast and southwest, and including Utah. Twin Falls County is located in a moderate hazard area. (See Map 11 - Seismic Risk Area.)

Map 10 - Wildfire Risk Area Map



Map 11 - Seismic Risk Area Map



G. Flooding

Twin Falls County had not seen a threat for flooding for many years until 1997 when the spring runoff and “flash flooding” began a series of events that would lead to several areas of Twin Falls County flooding. The fresh water pipeline across the Snake River Canyon along with a natural gas line was threatened when the water rose to within inches of the lines causing them to be on the edge of the current. The Snake River was closed to all recreation vehicles because of the debris from the flooding. Homes and businesses built along the Snake River in many areas including the Hagerman Valley were threatened when water exceeded the banks and flooded property and land. County resources met the demands of the situation in Twin Falls County and no declaration was done. Other surrounding Counties such as Bonneville were not as lucky and were hit hard with the flooding associated with this spring runoff.

While Twin Falls County has no high water dams, the American Falls, Minidoka and Milner Dams east of us will affect Twin Falls County at the time of total dam failure or full capacity spillage.

- If a total dam failure at American Falls would occur, it would run 103 river miles in 24 hours to reach Shoshone Falls. If the water at American Falls were discharged without a dam failure it would take 32 hours. At full capacity, the American Falls Dam holds 1,671,300-acre feet of water. The American Falls Dam is the largest reclamation storage dam in the Snake River Basin. If the American Falls Dam were to fail, it would result in the failure of Minidoka and Milner Dams.
- If a total dam failure at Minidoka Dam would occur, it would run 36 river miles to reach Milner Dam in 15 hours. At full capacity the Minidoka Dam holds 95,200-acre feet of water.
- The Milner Dam holds 30,000-acre feet of water at full capacity.
- The water from Shoshone Falls would run 11 river miles in 4 hours to reach the Lower Salmon Dam in Gooding County.

The flooding we experience, if severe enough, could cause loss of property, damage to the environment and the need for evacuation of citizens.

H. Hazardous Material Incidents

Hazardous chemicals, hazardous material or substances, as they are variously called have been used for many beneficial purposes in homes, businesses and industries throughout the nation. However, every year there are accidents that involve these substances. Few are catastrophic, but even the small ones can disrupt a community. In Twin Falls County, there are over 84 facilities that manufacture, store or distribute hazardous materials. Many disaster emergencies involving hazardous materials occur within the transportation industry were they transport on local state and federal highways. In addition, the Eastern Idaho Railroad runs daily throughout the County transporting large quantities of hazardous materials. If response is needed, Twin Falls County will be served by MVERT

(Magic Valley Emergency Response Team). With response time within 45 minutes, this team can respond with the appropriate protective equipment and tech level assistance from area responders. For back up response the Pocatello or Boise HazMat Team can be called in within a 2-4 hour time period.

I. Underground Storage Tanks

Most underground storage tanks (UST) in the County are located within the Cities and their Areas of Impact. This UST are generally used for storage of liquids (wastes, products, and bulk chemicals). UST, in other parts of the County, is mostly limited to service station petroleum and waste oil storage tanks. In any location, however, the main concern with UST is leakage or rupture and potential groundwater contamination. All UST are, therefore, regulated under appropriate EPA structural, contamination, and remediation requirements.

J. Pollutant Sources

The majority of information provided below was obtained from the Comprehensive State Water Plan, Appendix B developed by the IDWR (1993). More explicit information regarding these pollutant sources is located in that document. According to both this document and the DEQ 1995 *Draft Middle Snake River Nutrient Management Plan*, the primary sources of water quality degradation in the mid-Snake River area are aquaculture facilities, confined animal feeding operations, public wastewater treatment plants and irrigation return flows.

1. Aquaculture Facilities

There are thirty Nation Pollution Discharge Elimination Service (NPDES) permitted aquaculture facilities in Twin Falls County (2006). The NPDES permit specifies waste load allocations for total suspended solids and total phosphorus. There are at times other aquaculture facilities that operate at a production level below the requirements for an NPDES permit in the County. The County's aquaculture industry includes both warm and cold water aquaculture facilities. The aquaculture industry discharges to tributaries, canals, and the Snake River. The water supply for the industry comes from the Snake River Plain aquifer, springs, seep tunnels and drains, and geothermal wells. The primary fish species raised is rainbow trout; but the industry also raises steelhead, white sturgeon, tilapia, catfish, and some tropical fish.

2. Confined Animal Feed Operation (CAFO's)

In November 2000, an agreement between the Idaho Department of Environmental Quality (DEQ) to Idaho State Department of Agriculture (ISDA) was established for cattle feeding operations as provided for in the Beef Cattle Environmental Control Act, Chapter 49, Title 22, Idaho Code and to define roles of the agencies for regulating cattle feeding operations. The cattle feeding operations covered by this Agreement are all those operations not covered by the

Idaho Beef Cattle Environmental Control Memorandum of Understanding with the exception of Section D. Generally, these are cattle feeding operations of less than 1,000 animals that utilize a liquid storage pond or treatment lagoon as part of their waster water storage and containment facility. The delegation of authority will provide one contact agency for cattle feeding operators thus reducing confusion and duplicative efforts.

3. Twin Falls Municipal Sewage

Municipal sewerage treatment plants discharge directly or indirectly into the Snake River. Average daily treated effluent discharge from the Twin Falls Treatment Plant is approximately 6,670,000 gallons per day. Other effluent from municipal areas in Twin Falls County is treated by the Twin Falls Treatment or discharged into lagoons or creeks. See Public Facilities and Utilities, Table 18.

4. Irrigation Return Flows

Irrigation return flows carry sediments and attached phosphorus into the Snake River. Sediment is the largest single pollutant of surface drainage water in southern Idaho (Brown et al, 1981). It pollutes rivers and hinders irrigation practices. Best available sources show that Twin Falls County has between 5,000 and 50,000 acres with erosion rates exceeding five tons/acre/year.

K. Future Trends

Throughout the County, residents and workers face potential threats from both natural and manmade sources. Current setback and building restrictions help to reduce conflicts; however, with anticipated growth, areas such as airports and the rim of the Snake River face increased pressure from development. Landfills may also see increased solid waste disposal. While some pollutant sources such as fish hatcheries are not directly linked to population growth, water quality problems from increased effluent from sewage treatment plants could compound existing water quality programs.

Groundwater is used throughout the County for domestic and public water supply. The protection of the public water supply and its source has come under close scrutiny of federal EPA. Nationwide, EPA has mandated that each state must prepare a well-head protection plan for the public water supplies. Broadly defined, a small public water system provides piped water for 15 connections or serves 25 or more people, 60 days per year. Examples of these small public supply systems include trailer parks and campgrounds. The State of Idaho prepared a draft well-head protection plan and submitted it to EPA in 1997. Individual public water supply systems within counties are not required to prepare a plan but are encouraged to do so by DEQ.

GOAL: Preserve the environment for future generations by ensuring that the highest level of safety and security for County residents that is reasonably possible by means of thorough and accurate identification and elimination of potential hazards of property and life.

- OBJECTIVES:**
1. Ensure that new structures and development sites are designed to minimize likelihood of damage resulting from geologic and seismic hazards.
 2. Ensure the flood prevention and flood prevention and floodplain standards minimize financial loss and maximize protection of property in the event of flooding.
 3. Control sources of pollutants from entering water resources.
 4. Identify transportation routes for the transportation of hazardous materials.
 5. Maintain healthy air quality.
 6. Protect Twin Falls County's aquifer.

- POLICIES:**
1. Join with cities and state disaster services to maintain and improve an adequate emergency plan.
 2. Enhance emergency preparedness through public education, training, drills and exercises and develop a contingency plan.
 3. Ensure that Twin Falls County's flood prevention and floodplain development standards and practices provide satisfactory safeguards and public and private development.
 4. Provide information and training regarding environmental problems or hazard areas to citizens.
 5. Develop policies and ordinances that encourage wise disposal of hazardous materials (e.g. household chemicals, medicines, electronic products (computers, cell phone batteries and others.)
 6. Adopt the appropriate fire codes regarding storage of chemicals.

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7. Mini-storage units should be limited to the type of materials that can be stored in them.
8. Identify areas of unstable slopes in Snake River, Salmon Falls Creek and Rock Creek.
9. Develop partnerships with property owners to clean up identified Brownfields.

CHAPTER NINE – PUBLIC SERVICES AND FACILITIES

With the exception of the County Sheriff’s Office, Twin Falls County does not provide any public services directly, nor does the County operate any sort of coordinating public service authority, although informal cooperative agreements have been established among certain districts. All of the County’s necessary services are divided among individual public service districts and city offices. Near or within the boundaries of the Areas of City Impact, most services are provided by the Cities or their respective service districts. In other unincorporated areas of the County, services are provided either by the various public service districts or individual landowners. Tax assessment rates, which support the individual public service districts, are based on overlapping geographical boundaries of districts as they correspond to individual property ownership.

9.1 Sewer and Water

Within the Cities and the Areas of Impact, domestic water distribution and sewage collection and treatment systems are provided by the Cities, so decisions regarding development and the availability of sewer and water in the areas of impact rest entirely with City governments. Beyond the boundaries of the Areas of City Impact, City service departments may opt to extend sewer or water lines only if boundaries are redesignated. In the outlying unincorporated areas of the County, however, water is supplied by individual wells and sewage is treated by septic systems. For any parcel of land, sewer and water arrangements must meet the standards of the Idaho Department of Health. All septic systems, regardless of size or location, must be approved by the South Central District Health Department. In addition, requirements may also be required by the Idaho Department of Water Resources and the Idaho Department of Environmental Quality.

9.2 Fire Safety

County fire protection is provided by six rural fire protection districts: Buhl, Castleford, Filer, Rock Creek, Salmon Tract, and Twin Falls. The service areas for these districts are provided on Map 12. In the southern part of the County, fire protection and prevention assistance is also supported by the BLM and the Forest Service. Each district maintains its own staff and fire fighting facilities, as well as first response emergency medical services. EMS staff is largely volunteers depending on the personnel structure of the individual RFD or local community. Emergency medical transport is coordinated with St. Luke’s Magic Valley Medical Center in Twin Falls, which serves as the primary emergency medical facility for the entire County. (See Map 13 – EMS Quick Response Units Districts and Map 14 – EMS Ambulance Services Districts.)

In the extreme southwest, no fire protection authority exists, but in 2006 the northwest portion of the County was annexed into the Bliss Fire District. The Hagerman Fire District extends slightly across the Snake River into Twin Falls County, although the majority of the northwest County remains unprotected. In the southwest County, the BLM provides protection only from fires, which have originated on BLM lands; otherwise, the BLM generally does not provide domestic fire protection assistance.

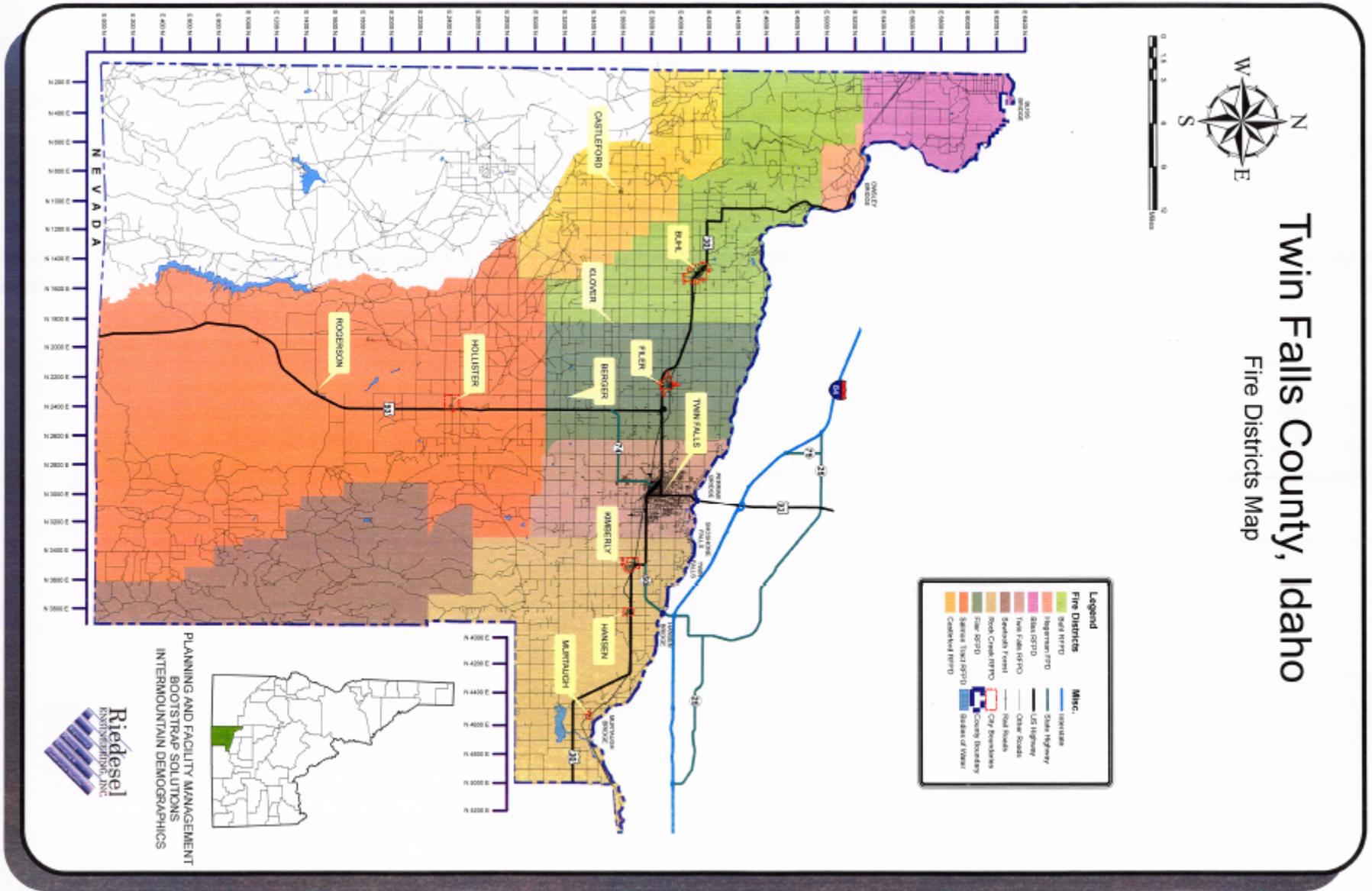
9.3 Public Safety

The Twin Falls County Sheriff's Office provides law enforcement and protection for the unincorporated county and municipalities without police protection within the County. Idaho Code §31-2227 identifies enforcement of penal laws and primary responsibility. The Code states: "Irrespective of police powers vested by statute in state, county, and municipal officers, it is hereby declared to be the policy of the state of Idaho that the primary duty of enforcing all the penal provisions of any and all statutes of this state, in any court, is vested in the Sheriff and Prosecuting Attorney of the several counties."

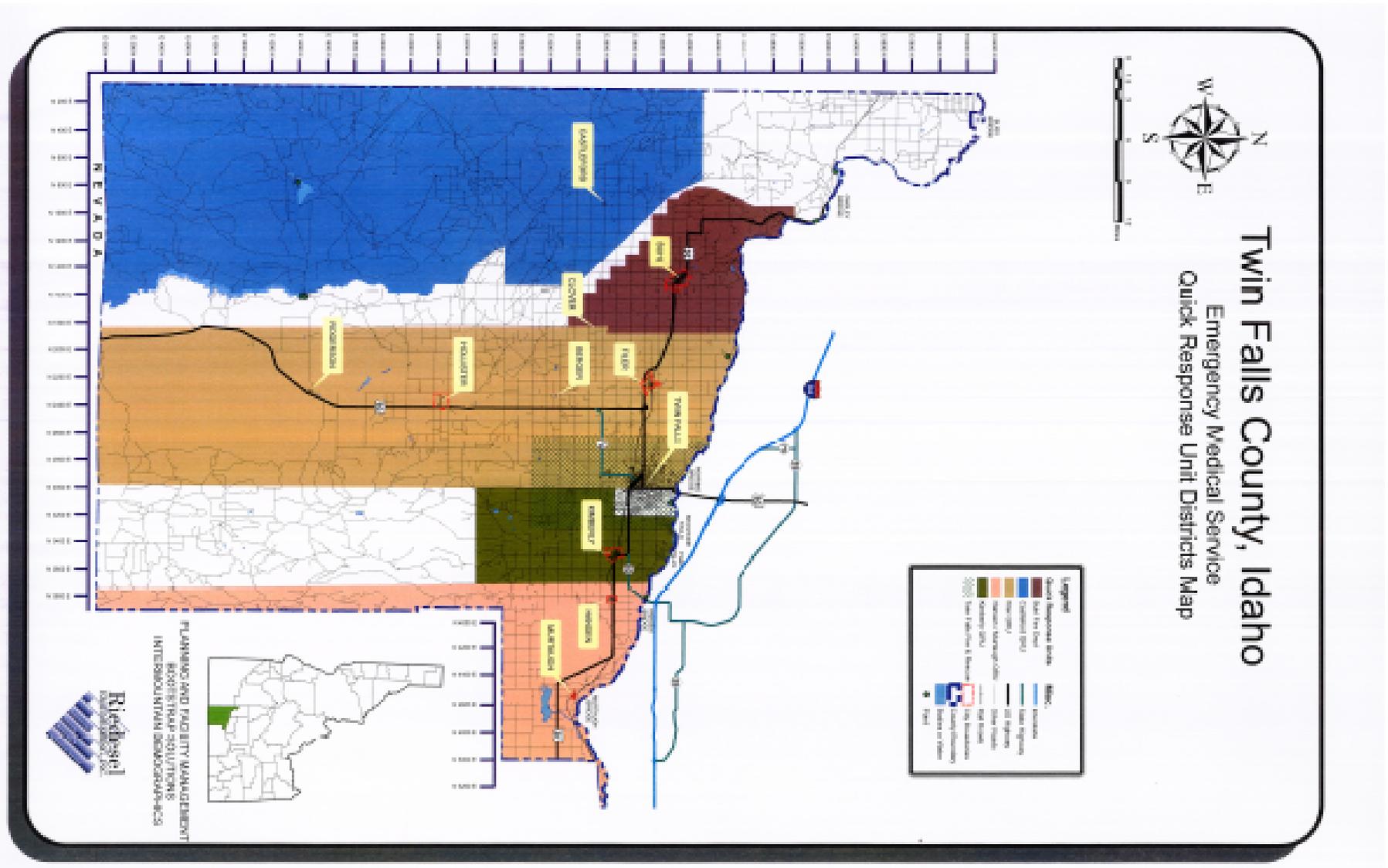
The Sheriff's Office also provides support services for several City police departments within the County of Twin Falls. The Sheriff's Office maintains an adult detention facility for all law enforcement agencies in Twin Falls County. On federally owned lands of the County, the Sheriff's Office provides law enforcement and protection on a contractual basis with the respective federal agencies. The Twin Falls County Sheriff's Office maintains a staff of forty (40) certified law enforcement deputies, thirty-two (32) certified detention deputies, and between twenty (20) to twenty-five (25) civilian employees. The Sheriff's Office maintains an office in Twin Falls with a satellite office in Buhl.

The Twin Falls County Sheriff's Office is a multi-faceted agency that provides several different functions through a cooperative effort between divisions and sections within the Sheriff's Office. The Office of the Sheriff oversees sections that include, administrative services, training, public information and victims services, supply, internal affairs and chaplain services. The Undersheriff of Twin Falls County oversees rural patrol that encompasses the mountainous and desert regions, marine patrol on the waterways, animal control to include code enforcement within the County as well as search and rescue operations. The Security Services Division oversees the detention facility, court security, food and medical for inmates as well as warrants and record keeping for that facility. The Support Services Division encompasses civil intake and civil paper service, driver license services, concealed weapon permits and sex offender registry. The law enforcement services division is the most public and diverse division within the Twin Falls County Sheriff's Office. The urban patrol section ties in and works closely with the rural patrol section. The urban patrol encompasses law enforcement and protection within the more populated areas of the county as well as towns without police departments. Traffic enforcement, proactive patrol, K-9, criminal investigations, narcotics investigation, evidence storage, community services, explorer program and the reserve deputy program are all facets of this division. The Sheriff's Office also maintains a Crisis Response Team. The patrol districts service of Sheriff's Department are provided on Map 15.

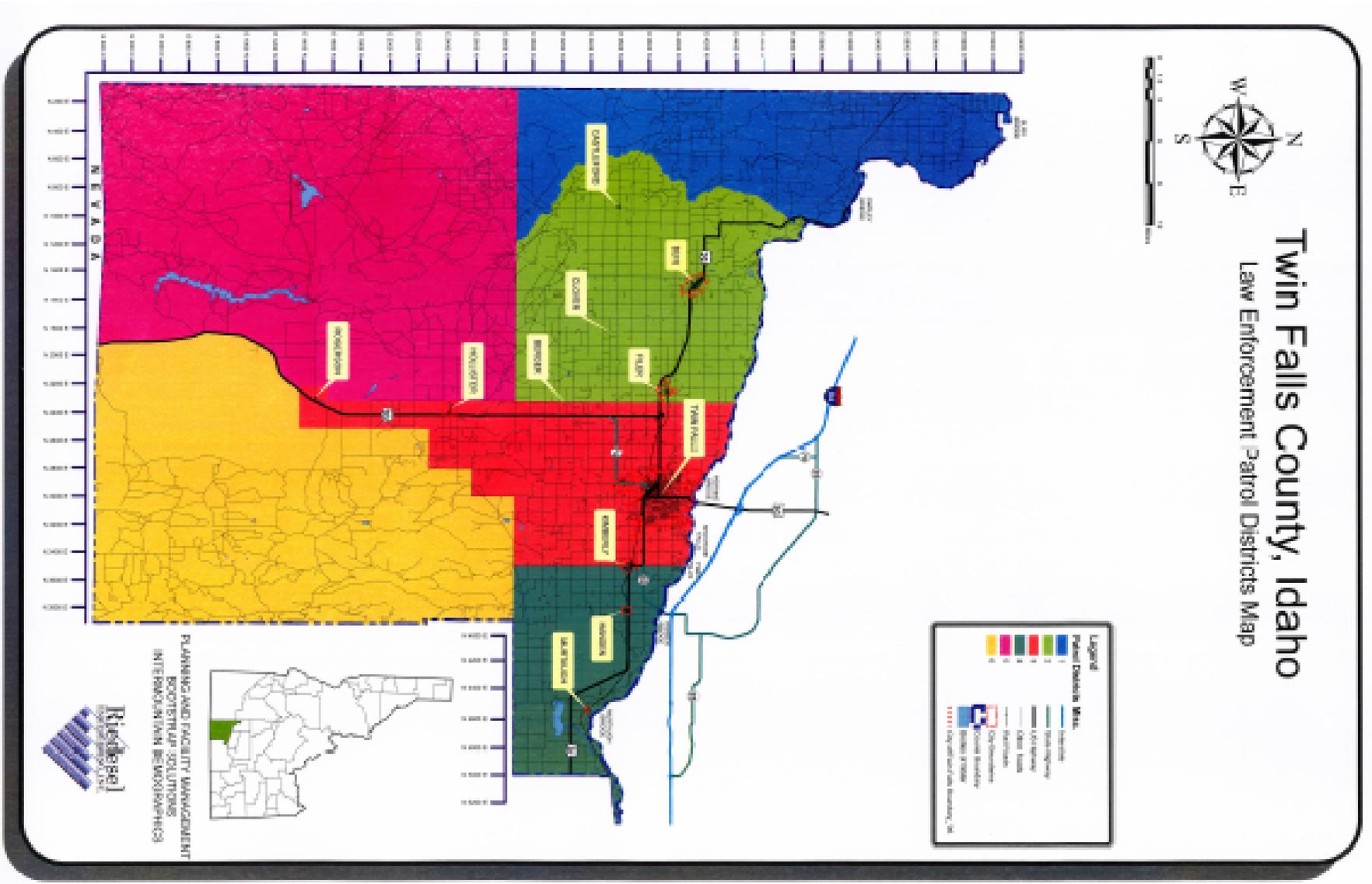
Map 12 - Fire Districts Map



Map 13 – EMS Quick Response Units Districts Map



Map 15 – Law Enforcement Patrol Districts Map



9.4 Public Health

Most of the County's healthcare providers are located in Twin Falls. The St. Luke's Magic Valley Regional Medical Center (SLMVRMC) has 213 licensed beds (with an additional 20 transitional care beds), including a 19-bed intensive care unit, 18 maternal/child unit beds, and 22 pediatric unit beds. SLMVRMC is owned by St. Luke's Health System which also has facilities in Boise, Meridian, and Wood River. SLMVRMC has 124 physicians and surgeons on staff.

9.5 Emergency Disaster Program

The Twin Falls County Department of Emergency Services coordinates resources in the time of a disaster or incident for the 8 cities in Twin Falls County. The Department follows the Emergency Operations Plan, which is mirrored after the National Response Plan through the Office of Domestic Preparedness. This plan allows those city, government and first responding agencies to protect and support the welfare of the citizens, and draw upon those directives listed in the EOP to handle incidents that effect Twin Falls County, in a coordinated manner. Currently, Twin Falls County Department of Emergency Services is working with the Office of Domestic Preparedness on several grants dealing with training, equipment, exercises and Interoperable Communication with our local first responding and county government agencies in the County. The continued commitment by the Department of Emergency Services with assistance from the Federal and State Bureau of Homeland Security Offices is to attain a higher level of excellence in preparedness, response, recovery, and mitigation when dealing with an All Hazards or Weapons of Mass Destruction Incident in Twin Falls County. The number one hazard in Twin Falls County is severe weather.

9.6 Utilities

The major utilities are electrical, gas, telecommunications and irrigation. There are potential solar power resources in the County. (See Map 16 – Major Utilities.)

The Idaho Power Company supplies electric distribution lines for all homes and commercial areas of the County. Maps 17 and 18 illustrates the location of the major transmission lines, telecommunication and other utilities.

Telecommunications lines coincide with the main power transmission and distribution lines throughout most of the County. In Filer, Hollister, and Rogerson, telephone service is provided by the Filer Mutual Telephone Company.

Intermountain Gas Company provides services to cities in the northern part of Twin Falls County.

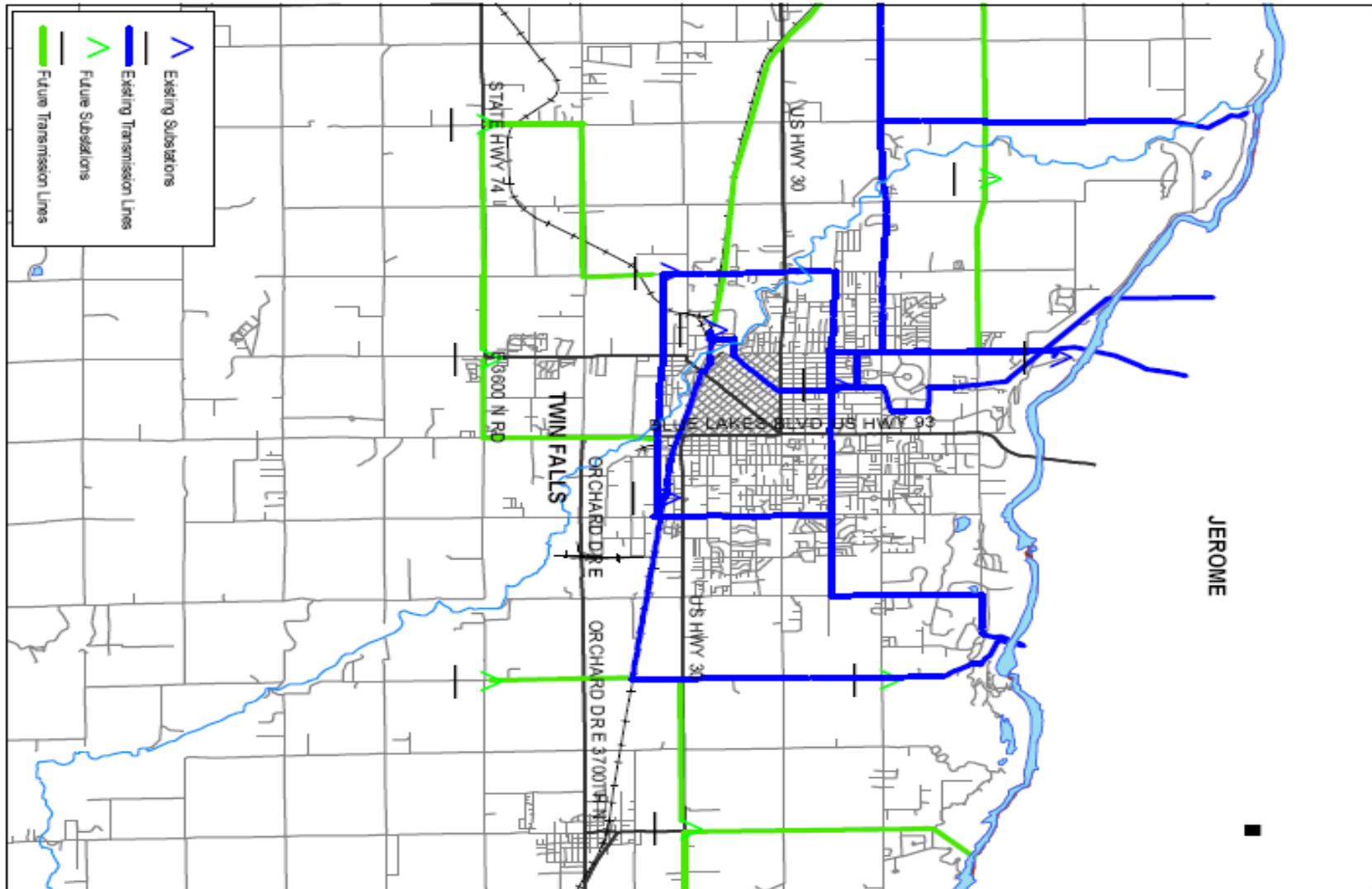
Irrigation Waters are generally considered more of a natural resource than a utility, the availability and distribution of irrigation water control agricultural development in Twin Falls County. The largest irrigation source for the county is the Snake River at Milner Dam, which

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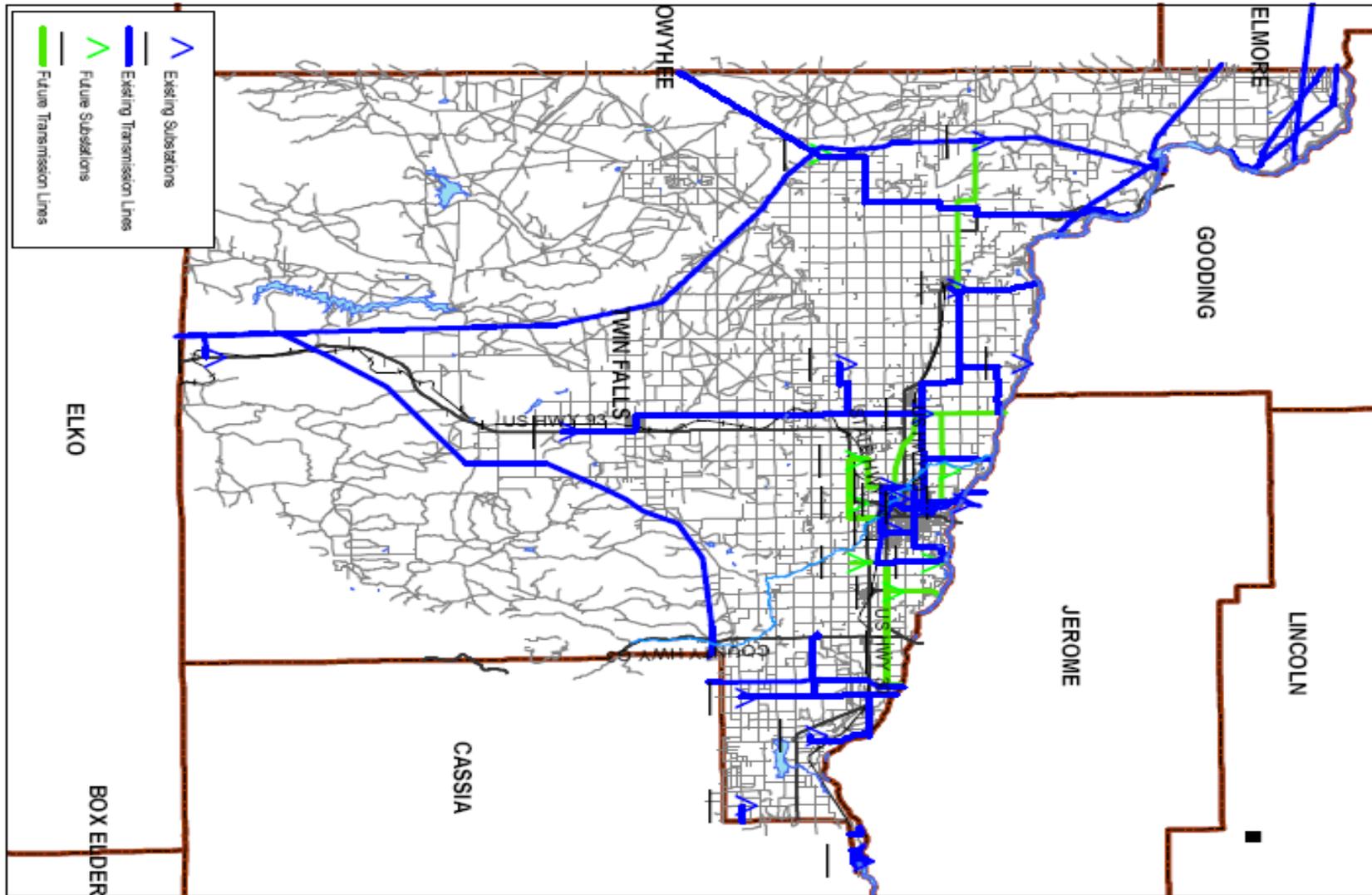
provides water for more than 200,000 acres of cropland in the northern part of the County. Those waters are distributed via two main canal systems, which are operated by the Twin Falls Canal Company.

Other utility services in most of the outlying unincorporated areas of the County rely on home heating oil, coal, or electric heat. The availability of geothermal resources and solar energy do present some feasible energy development alternatives, although minimal exploration of these resources for public use has taken place to date.

Map 17 – Twin Falls County Electric Power System Map (Twin Falls City Area Detail)



Map 18 – Twin Falls County Electric Power System Map



9.7 County Facilities

The Twin Falls County government offices are housed in two main buildings in downtown Twin Falls: the County Courthouse at 425 North Shoshone Street, and the County Annex Building on 246 East Third Avenue. The courthouse building also includes offices for County Clerk-Auditor-Recorder, Commissioners' offices and hearing chambers, Prosecuting Attorney, motor vehicles, the fairgrounds, Coroner, Treasurer and Sheriff. The Annex Building houses the Planning and Zoning Department and the University of Idaho County Extension Office. The Twin Falls County Criminal Justice Facility (adult) is located at 504 2nd Street North, and the Snake River Juvenile Detention Center is located at 2515 Wright Avenue. The Parks and Recreation Department and Noxious Weed Bureau also has its own facility located at 450 W. 6th Avenue.

9.8. Current Conditions

1. Sewer and Water

Water availability in Twin Falls County has become a concern because most of the County's developed water resources are concentrated near the Snake River Valley. Surface and groundwater are available in this area. City water systems utilize extensive well networks from the Snake River Plant Aquifer. Infrastructure to distribute water will remain concentrated in the northernmost part of the county.

In less developed parts of the County, individual wells are the primary source of water. The yield of such wells is sometimes marginal farther away from the Snake River. Water quality also becomes a problem for wells when recharge waters are affected by agricultural run-off or septic systems.

Sewer service and discharge is provided in all incorporated cities. The City of Twin Falls treats the sewer discharge for the City of Kimberly.

Table 19 – Water and Sewer Capacity

City	Water Capacity	Average Daily Sewer Discharge	Method of Disposal
Buhl	3,600,000 gal/day	580,000 gal/day	Lagoon-Creek Discharge
Castleford	360,000 gal/day	N/A	Total Lagoon
Filer	1,700,000 gal/day	30,000 gal/day	Lagoon/Land Application
Hansen	1,800,000 gal/day	70,000 gal/day	Treatment Plant
Kimberly	3,800,000 gal/day	270,000 gal/day	Twin Falls Treatment Plant
Murtaugh	460,000 gal/day	N/A	Lagoon
Twin Falls	39,000,000 gal/day	6,670,000 gal/day	Treatment Plant with Discharge to Snake River

Source: Cities in Twin Falls County

Table 20 – Fire Districts Facilities

Fire District	Capacity	Staff Full -Time	Staff On Call	Trucks	EMT
Buhl	3,750 gallons	3	26	6	28
Castleford	2,250 gallons	0	14	2	14
Filer	7,500 gallons	26 volunteers	26 volunteers	3 trucks	13 EMT volunteers
Rock Creek	13,000 gallons	2	40	12	15
Salmon Tract	8,900 gallon	0	14	6	Quick Response Unit Available
Twin Falls	5,500 gallons	38	38*	7	Private contract

Source: Cities in Twin Falls County

* Full time fire department

2. Waste Management

Twin Falls County is one of the seven Magic Valley counties that own Southern Idaho. Southern Idaho Regional Solid Waste, a special local government unit, provides solid waste management services. Southern Idaho Regional Solid Waste provides disposal facilities for Twin Falls County residents, businesses and industries at two large waste transfer stations, one in southeast Twin Falls City and the other five miles west of Buhl. Three smaller rural transfer stations are located in the South Twin Falls County area, Roseworth and Three Creek communities.

Five solid waste collections companies and the City of Buhl provide residential and commercial collection services through the County. Two commercial recycling facilities along with a residential curbside recycling program is located in Twin Falls City while, five public satellite recycling drop-off sites, and six Twin Falls School District recycling sites provide public sector recycling services is located.

3. Future Trends

Whenever significant population and economic growth is anticipated *increased demand for all public services* also is anticipated. In the case of Twin Falls County, much of this demand would probably be concentrated in the Cities and Areas of Impact; however, the net effect of that demand will be felt countywide, since any extent of unincorporated growth will exaggerate the urban-based service trends. The more specific public service trends anticipated to affect the county include:

- *More rapid consumption of existing water resources.* As the urban areas of the north continue to grow, the already declining unincorporated groundwater levels will be drawn down even further. Recharge rates for all Snake River related water resources also could be affected.
- *Greater levels of waste generation.* Sewage treatment capacities would need to be expanded. Increased septic system usage could lead to further water quality degradation. Solid waste disposal facilities might also approach capacity more rapidly.
- *Increased public school enrollment levels.* Projected growth in the younger segments of the population would require additional educational facilities. Some of these facilities would need to be located to provide more reasonable access from unincorporated areas.
- *Increased demand for public healthcare facilities.* As the County's projected aging population increases, existing health care facilities might become overburdened. Access to existing or new facilities from growing unincorporated areas might also become a problem.
- *Expanded service areas for fire and safety department.* Response time is already a problem in the unincorporated areas. As urban population levels continue to grow, protection levels in the unincorporated county may begin to diminish.

GOAL: Provide adequate public services and facilities in the County.

- OBJECTIVES:**
1. Recognize, change, and support existing programs of agencies whose purpose is to manage water resources.
 2. Encourage adequate law enforcement, fire protection and emergency medical services.
 3. Encourage compliance to emergency response time in unincorporated areas.
 4. Encourage the development of educational programs on safety issues, crime prevention and community policing program.
 5. Encourage healthcare access for all residents.

6. Advocate prevention of disease and injury.
7. Reduce proliferation of individual septic systems.
8. Encourage industrial development to connect to municipal systems where feasible.
9. Reduce sources of additional air pollution.
10. Provide adequate waste management practices to prevent incidental water and air contamination.
11. Encourage conservation of energy through public education, incentives and other tools that encourage conservation.
12. Encourage the use of multiple-use of utility corridors by utility providers.

POLICIES:

1. Establish a citizen's technical committee to review existing programs and encourage research and adoption of water quality/availability methods.
2. Designate zones in areas where LCOs are prohibited.
3. Establish ordinances for municipal, agricultural, residential, and industrial waste and air emissions.
4. Continue to encourage development and continue support of South Central Health Department's programs.
5. Develop proper waste management procedures.
6. Maintain and support quality healthcare facilities.

- a. Promote and support alcohol and drug resistance program.
 - b. Collaborate with healthcare professionals to improve access to healthcare.
 - c. Promote educational programs in the area of health and fitness.
7. Encourage county-wide neighborhood watch program.
 8. Support rural fire districts and community volunteer Emergency Medical Services (EMS) units.
 9. Consider development of an office master plan for County services.
 - a. Plan and construct an expanded court services building with additional court rooms.
 - b. Establish a computerized data management system for the Public Defender's office.
 - c. Continue the development and management of the County's Emergency Disaster program.
 - d. Improve County Coroner's office.
 10. Coordinate with utility companies to develop plans for energy services and public utility facilities for long term needs of the County.

CHAPTER TEN - PARKS AND RECREATION

People participate in recreational activities for a variety of reasons: for refreshment, for relaxation, or for pursuing challenging experiences. For some, recreation provides a chance for solitude, self-reliance or adventure. While for others, it provides enjoyable social interactions between family and friends. Preferred forms of recreation vary widely, as nearly all residents of the County have some need for an occasional respite from the demands of their daily lives. This section addresses not only recreation sites, but cultural and natural resources sites as well.

Twin Falls County has abundant natural resources that provide primitive as well as developed recreational opportunities. These opportunities include fishing, hiking, boating, swimming, camping, hunting, off-road vehicle touring, cycling, skiing and more. These activities are centered on two main sources: the County's water resources and the County's federally owned lands. The County's water bodies provide not only water-based recreation, but a land-based recreation activities as well within nearby canyon and river environments. The federal lands of the County provide access to a number of unique natural environments not found commonly elsewhere.

Due to the largely open, rural character of the County, the provision of open space for purely recreational purposes has never been a necessity. Instead, recreation areas have been based more around activities that can be accommodated rather than merely preserving undeveloped land. Because of the abundance of unique outdoor recreational opportunities, regional tourism and recreation are also invaluable forms of commerce for the County such as the canyon rim.

10.1 Current Conditions

Map 19, Table 21 illustrates the locations of the main County recreation sites. A majority of these sites are notably clustered around the County's water resources. Yet, because of the abundance of access points to these water resources, the water-based recreation opportunities are widely distributed. Overcrowding is a seasonal phenomenon, confined mostly to the near-urban locations.

10.2 Regional Recreation Areas

The Snake River Corridor is certainly the most acclaimed recreational resource within Twin Falls County. The river itself is a source of abundant fishing and water sports activities. The Snake River Canyon is home to numerous parks, golf courses, and hiking areas. And the views afforded from the canyon rim are among the most spectacular to be found anywhere. Many of these Snake River sites are inter-county in nature; that is, they are either physically located in adjacent counties or else reside within Twin Falls County while attracting many visitors from other counties.

In 1989, the Region IV Recreation Forum was established in an effort to identify, preserve, and enhance the recreational resources for the six-county area of South Central Idaho. Among the forum's most significant accomplishment was a successful 1994 proposal for technical

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assistance from the National Park Service's Rivers, Trail, and Conservation Assistance Program. Under this program, the Park Service will provide technical and financial assistance for the development of comprehensive land use and recreation plans for the Snake River Corridor.

Among the most heavily used local sites in the County are Centennial Park, Dierkes Lake, Shoshone Falls, and Rock Creek Park. The Twin Falls City Parks Department estimates annual attendance for Dierkes Lake to be 61,000. Most of these visitors are from nearby urban locations. Shoshone Falls, with more than 45,000 annual visitors, is more of a regional or national tourism site. Both within the Twin Falls Area of City Impact, Dierkes Lake is approximately 190 acres and Shoshone Falls Park is over 330 acres including the canyon rim area.

10.3 County Parks

The Twin Falls County Fairgrounds, located near Filer, is also a significant recreation site. The fair lasts one week and 2006 attendance was approximately 117,000.

The Twin Falls County Parks and Waterways Department maintains authority for three main park areas, which are outlined in Table 22. The Parks Department maintains a staff of seven and one-half people and is overseen by a Commission of nine members.

Map 19 – Parks & Recreation Map

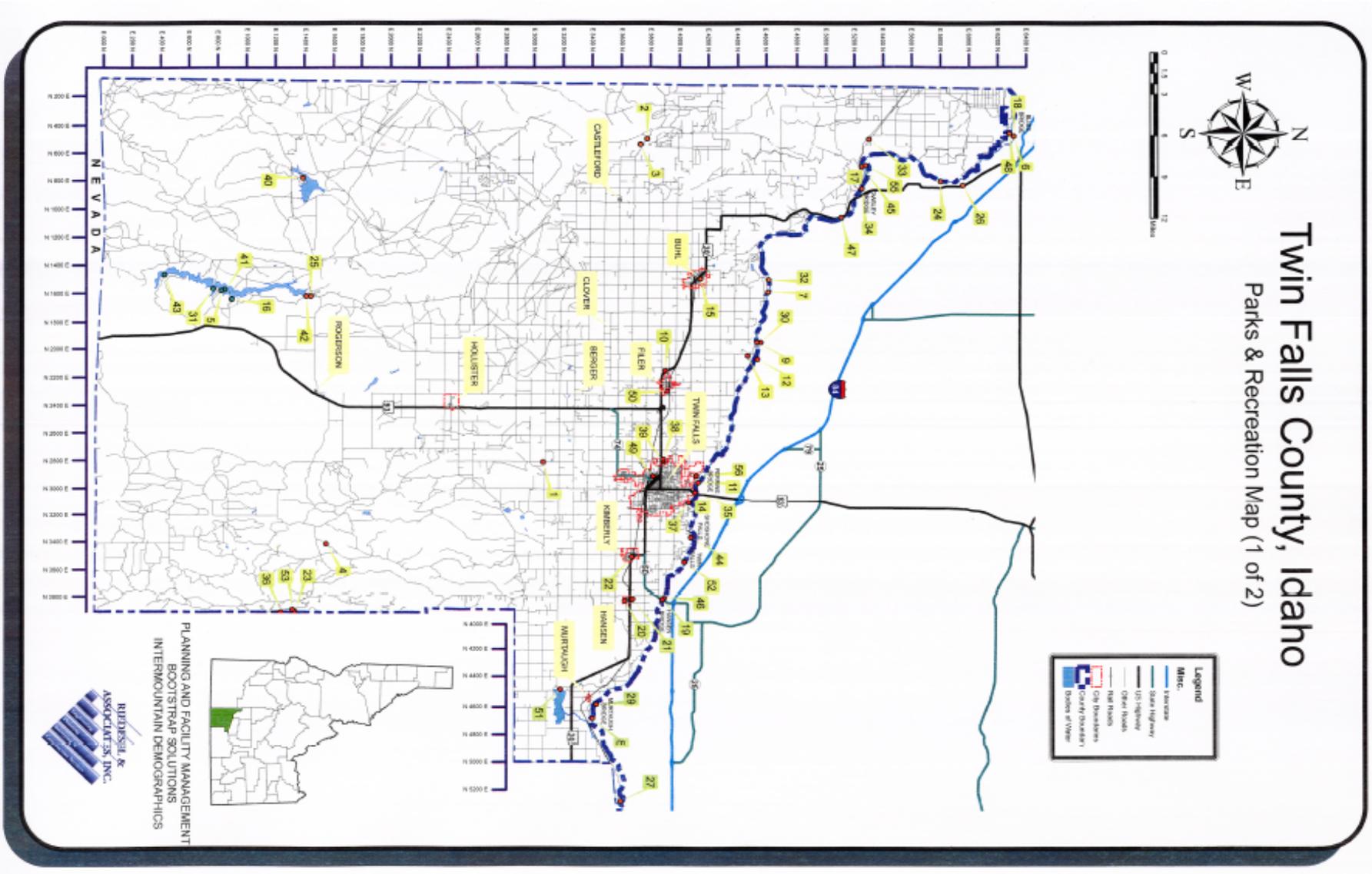


Table 21 - Parks and Recreation

Twin Falls County, Idaho
Parks & Recreation Map (2 of 2)

- 1. AEROMODELERS AIRFIELD
- 2. BALANCED ROCK
- 3. BALANCED ROCK PARK
- 4. BEAR GULCH CAMPGROUND
- 5. BIG SAND BAY
- 6. BLISS BRIDGE
- 7. BORDEWICK ACCESS
- 8. CAULDRON LINN
- 9. CEDAR DRAW ACCESS
- 10. CEDAR DRAW RV PARK
- 11. CENTENNIAL WATERFRONT PARK
- 12. CRYSTAL SPRINGS
- 13. CRYSTAL SPRINGS OVERLOOK
- 14. DIERKES LAKE
- 15. EASTMAN PARK
- 16. GRAY'S LANDING
- 17. HAGERMAN FOSSIL NATIONAL MONUMENT
- 18. HAGERMAN REACH
- 19. HANSEN BRIDGE
- 20. HANSEN CITY PARK
- 21. HANSEN ROLLING HILLS PARK
- 22. KIMBERLY PARKS
- 23. LOWER PENSTEMON CAMPGROUND
- 24. LOWER SALMON FALLS
- 25. LUD DREXLER RV PARK
- 26. MALAD RIVER PARK
- 27. MILNER DAM
- 28. MILNER RECREATION AREA
- 29. MURTAUGH RAPIDS
- 30. NIAGARA SPRINGS
- 31. NORTON BAY
- 32. OLD CLEAR LAKES BRIDGE
- 33. OREGON TRAIL OVERLOOK
- 34. OWSLEY PARK
- 35. PERRINE BRIDGE
- 36. PETTIT CAMPGROUND
- 37. PILLAR FALLS OVERLOOK
- 38. ROCK CREEK PARK
- 39. ROCK CREEK RV
- 40. ROSEWORTH LAKE
- 41. SADDLE POINT
- 42. SALMON DAM MARINA
- 43. SALMON RESERVOIR BACKWATERS
- 44. SHOSHONE FALLS
- 45. SNAKE RIVER OVERLOOK
- 46. SPRINGTOWN
- 47. THOUSAND SPRINGS STATE PARK
- 48. TUANA GULCH
- 49. TWIN FALLS CITY VISITOR CENTER
- 50. TWIN FALLS COUNTY FAIRGROUNDS RV PARK
- 51. TWIN FALLS COUNTY WATERFRONT PARK (SILVER COVE)
- 52. TWIN FALLS FALLS PARK & MARINA
- 53. UPPER PENSTEMON CAMPGROUND
- 54. UPPER SALMON CANOE LAUNCH
- 55. UPPER SALMON FALLS PARK
- 56. WASHINGTON STREET OVERLOOK

PLANNING AND FACILITY MANAGEMENT
BOOTS TRAP SOLUTIONS
INTERMOUNTAIN DEMOGRAPHICS



Table 22 – County Parks

<u>Park</u>	<u>Location</u>	<u>Acres</u>	<u>Facilities</u>
Balanced Rock Park	Salmon Falls Creek West of Castleford	8 (70)	Pavilion, picnic areas, restrooms, hiking and fishing.
Centennial Waterfront Park	On Snake River Near Canyon Springs Golf Course	10 (32)	Pavilions, picnic shelters, restrooms, boat access, fishing docks and scenic area
Murtaugh Lake Waterfront Park	South of Murtaugh City off U.S. Highway 30	14 (77)	R.V., park & tent camping, restrooms, boat access, pavilion and picnic shelters
T.F.C. Waterfront Park (Silver Cove)	South of Murtaugh City off U.S. Hwy 30	5	R.V., park & tent camping, restrooms, boat access, pavilion and picnic shelters.
Rock Creek Park	West of Twin Falls on U.S. Highway 30	15 (47)	Picnic areas, playgrounds, trail system, four (4) pavilions, restrooms, native areas.
Rock Creek R.V. Park	West of Twin Falls on U.S. Hwy 30	11(23)	R.V., park, picnic shelters, trail system, pavilions, restrooms.

Source: Twin Falls County Parks and Waterways

(8) – Developed acres, (70) – Actual acreage

10.4 Federal Recreation Areas

Hagerman Fossil Beds National Monument is located north of U.S. Highway 30 on approximately 4,300 acres along the Snake River Canyon rim in the northwestern portion of the County. The fossil beds contain preserved remains of animals from the Pliocene era, some 3.5 million years ago. Because the monument was only recently established in 1988, facilities are presently minimal, consisting of an overlook on the canyon rim and a visitor center located across the canyon in Hagerman.

The National Park Service provides federal law enforcement services for the monument to enforce the Code of Federal Regulations 36, which are the federal laws of the National Park system that primarily provide for the protection of the cultural and natural resources of the monument. Under existing state laws, the National Park Service does not have the legal authority to enforce state or federal criminal laws.

All lands within the monument remain under proprietary jurisdiction, which means that the federal government cannot enforce any criminal laws. Therefore, all criminal felony acts that may occur within the boundaries of the monument are the legal responsibility of the state and remain the responsibility of the Twin Falls County Sheriff. The National Park Service recognizes their management obligation and responsibility to the park visitor, and is willing to develop cooperative programs to provide adequate emergency services that would be in the best interests of the public, the County, and the National Park Service (personal communication, King 1995).

With annual visitation projected to increase dramatically as monument facilities expand over the next decade, provision of safety services could prove to be a substantial problem for both the County and the park service. In other federally owned areas of the County, federal agencies have entered into contractual agreements with the County to provide law enforcement and emergency services.

10.5 Preserving Open Space

Landowners can prepare conservation and development plans that allow future development to coexist with active farmland and healthy natural areas so that the best agricultural soils and natural areas are preserved. Preparing conservation and development plans encourages landowners to consider the long-term preservation and economic goals for their property, while identifying significant natural resources to be protected. Plans may include long-term strategies to finance implementation of the plan, and derive income, through developing non-sensitive portions of the land.

Farmers and rural landowners can prepare conservation and development plans to identify areas to farm, areas to protect, and areas to use for other operations. The primary goal of these plans is to conserve productive farmland for the long-range continuation of farm operations, and to preserve important natural features. Conservation and development plans are site specific and will be different for each property. Plans typically locate the lands most suitable and productive for active agriculture, areas that include sensitive natural areas, spaces for future residential development, and areas suitable for future rural/farm-business development.

10.6 College of Southern Idaho

In addition, the Recreation Center at College of Southern Idaho allows students, as well as the community; to enjoy many unique recreational activities as well as each City within the County have various active and inactive recreational facilities and programs.

It should be stated that Cities make important contributions to the active and inactive recreational space in the County. According to the National Recreational and Parks Association, Time Savers Standards for Landscape Architects and Urban Planning and Design Criteria, the following are the recommended guidelines for counties that offer both active recreation and passive recreation.

10.7 Parks Needs

Counties and municipalities can utilize the following guidelines for the development of new park facilities from the Natural Parks and Recreation Association (NPRA).

ACTIVE RECREATION

- a. Neighborhood Parks – 2.0 acres/1,000 population or 275 families
- b. Playground Site – 2.75 acres/ 1,000 population
- c. Community Parks – 3.5 acres/1,000 population
- d. Regional Parks – 15 acres/1,000 population
- e. Linear Parks (Greenbelt) -1.3 acres/ 1,000 population
- f. Tennis – Outdoor Basketball – Other Court Sports – 1.0 acres / 1,000 population
- g. Outdoor Swimming, One Pool – 25,000 population
- h. Golfing – 1-18 Hole Course (120 Acres) per 50,000 population
- i. Indoor Recreation Facility – 1 acre/ 10,000 population
- j. Hiking, Camping or Nature Study – 10 acres/ 10,000 people
- k. Athletic Field – 20 acres, 1/5,000-lighted accommodate 200 people /acre
- l. Football/Soccer Field – 2 acres/1,000 population
- m. Dog Parks – Minimum - 3 acres
Desirable - 5 acres
Maximum – as Large as
- n. Basketball Court – 1 acre/5,000 population
- o. Skate Board Park – Plan for- 50% of participates are skateboarders
30% of participates are in-line skaters
20% of participates are bicyclists
There are no current national standards or guidelines for Skate Board Parks

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- p. Equestrian Areas - Loop trail are best – 7-10 miles for ½ day ride
Loop trail are best – 10-20 miles for one day ride
- q. Play Areas (Elementary School Ages) – 0.5 acres/1,000 population
- r. Play Fields(Older Children and Young Adults) – 1.5 acres/ 1,000 population
- s. Baseball/ Softball Fields – 1/3000 population

PASSIVE RECREATION

- a. Passive Water Sports – Fishing/Rowing/Canoeing – 1 Lake or Lagoon per 25,000 population
- b. Picnicking – 4 acres/ 1,0000

Planning for parks, playgrounds and open space should be based on conservation needs, recreation requirements and aesthetics of community design. It is desirable to incorporate required open space into parks and playgrounds. Careful planning of open space enhances public health, safety and welfare.

The above guidelines can be used to plan future parks and recreation needs in the County. It is recognized that these guidelines can be modified based upon the needs of the community.

GOAL: Twin Falls County will manage its park system and continue to develop partnerships to acquire, enhance, and protect a diverse system of parks, recreational and open space areas for the enjoyment and enrichment of all the citizens of Twin Falls County.

- OBJECTIVES:**
1. Encourage the protection and safe use of all developed and underdeveloped recreation areas.
 2. Encourage cooperation between federal, state, and local government with the private sector to secure funding for the protection, access and development of important natural resources.
 3. Encourage citizens to participate in the planning of park improvements and programs and volunteer their time and talents to enhance the parks systems.
 4. Encourage expansion and development of trail systems.

5. Encourage the development and reclamation of natural areas and dump sites for future recreational activities.
6. Promote aquatic and land based recreation along with a wide range of instructional, competitive and non-competitive physical activities.
7. Promote individual and community wellness.
8. Promote public policy that supports financially responsible recreation, parks and leisure programs and services.
9. Enhance the quality and variety of passive and active recreational opportunities.
10. Protect valuable water resources and unique wildlife habitat areas.
11. Protect aquifer recharge areas for existing and future water supply.

POLICIES:

1. Develop recreation programs that enhance the use of the outdoors, nature and recreation.
2. Maintaining linkages between parks, recreation facilities and open space.
3. Comply with ADA (American Disabilities Act) requirements for all playground facilities and public restrooms in County Facilities.
4. Develop partnerships with local, state, federal government and the private sector to fund the growing parks and recreation needs of the community.
5. Form partnerships with other public or private organizations, which will expand human and financial assets for the community.

Twin Falls County Comprehensive Plan

6. Encourage resources from federal, state, and county governments is available to secure that public property has public access and natural resources are protected.
7. Preserve and protect open space, unique natural areas, wetlands, water and woodland resources, scenic views and areas of natural beauty.
8. Develop policies that promote innovative approaches, projects, or practices that conserve the use of energy or other natural resources.

CHAPTER ELEVEN - SCHOOL FACILITIES AND PUBLIC TRANSPORTATION

11.1 The Districts

There are forty-one (41) public and private schools from pre-school to twelfth grade. These schools serve the citizens of Twin Falls County. There are seven (7) public school districts operating within Twin Falls County. They include Twin Falls, Buhl, Castleford, Filer, Hansen, Kimberly and Murtaugh School Districts. All school districts are located in incorporated cities, but their boundaries extend into the County. Eight schools are affiliated with churches.

The following are a list and district map (Map 20 – School Districts) of schools in Twin Falls County:

11.1 Inventory of Existing Facilities

Table 23 – Twin Falls School District

School	Number of Students 2006-2007	School	Number of Students 2006-2007
Bickel Elementary School	379	Vera C. O’Leary Jr. High	929
Harrison Elementary School	555	Robert Stuart Jr. High	719
Lincoln Elementary School	486	Twin Falls High School	1288
Morningside Elementary School	658	Magic Valley Alternative High School	129
Oregon Trail Elementary School	559	Pre-School	92
Perrine Elementary School	665	Bridge Academy	10
Sawtooth Elementary School	665	Juvenile Detention	36

*over capacity

Table 24 – Buhl School District

School	Number of Students 2006-2007
Buhl Elementary School	110
Buhl Jr. High School	278
Buhl High School	360

Table 25 – Filer School District

School	Number of Students 2006-2007
Filer Elementary School	530
Filer Jr. (Middle)High School	315
Filer High School	460
Hollister Elementary School (Hollister)	68

Table 26 – Castleford School District

School	Number of Students 2006-2007
Castleford Elementary School	100
Castleford Jr. High School	144
Castleford High School	46

Table 27 – Hansen School District

School	Number of Students 2006-2007
Hansen Elementary School	220
Hansen Jr. High School	115
Hansen High School	65

Table 28 – Kimberly School District

School	Number of Students 2006-2007
Kimberly Elementary School	645
Kimberly Jr. High School	337
Kimberly High School	465

Table 29 – Murtaugh School District

School	Number of Students 2006-2007
Murtaugh Elementary School	108
Murtaugh Jr. High School	63
Murtaugh High School	65

11.1.2 Private and Charter Schools

There are eleven (11) private schools located in Twin Falls County. If Twin Falls County mirrors other counties in the State, additional private schools and Charter Schools, will be established and this will increase the school enrollment.

Adventist Christian School (Twin Falls)

Clover Trinity Lutheran School (Buhl)

Hilltop Adventist School (Twin Falls)

Immanuel Lutheran School (Twin Falls)

Magic Valley Christian High School (Twin Falls)

St. Edwards Bi-Parish School (Twin Falls)

Trinity Lutheran School (Twin Falls)

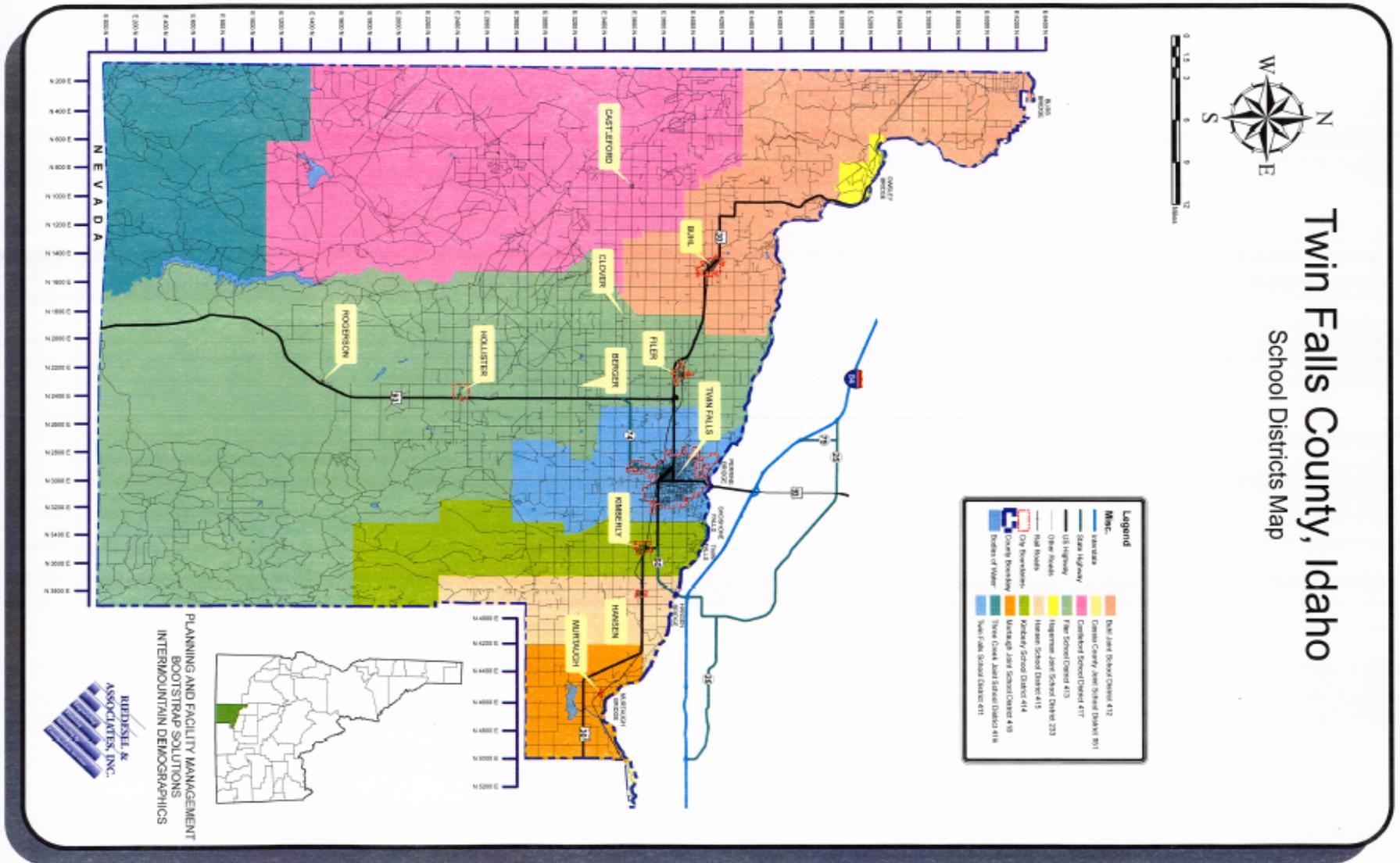
Twin Falls Christian Academy (Twin Falls)

Mennonite School (Buhl)

Xavier Charter School (Twin Falls)

Lighthouse Christian School (Twin Falls)

Map 20 – School Districts Map



11.2 Transportation

Transportation is provided by each school district. Based upon State policy, only students who live 1.5 miles from school or have to cross dangerous intersections, rail crossings or other safety concerns may be bussed unless approved by application from the State Department of Education. Bus routes are reviewed annually and adjustments are made.

11.3 Public Safety Issues

Public safety consists of providing safe passage along public streets via sidewalks, bussing students to schools instead of them crossing dangerous railroad or streets or removing the presence of alcohol and drugs on campuses. It is important the cities and schools districts combine forces to meet the needs of these students and curtail these influences upon our youth.

11.4 Partnership Development

Even though all school districts are located in incorporated cities, but their boundaries extend into the County. The school facilities and transportation element of the comprehensive plan is meant to coordinate efforts of cities and counties, when considering school capacities, facilities, and transportation needs. When new development and subdivisions are reviewed, it is important for the school district to consider the impact on area schools. Questions to be considered by school district, when reviewing new developments are:

- Where is the best location for the new school to accommodate the most students?
- Will the city's infrastructure (streets, sewer, and water) accommodate the school?
- Is the school located in an area of natural future growth?
- Will a majority of the students have to be bused?
- Is the area currently developed?
- Are there any special considerations for constructing in this location?
- The location of bus stops in subdivisions?

11.5 College of Southern Idaho

The CSI campus is located on 350 acres in Twin Falls, Idaho and was established in 1964. CSI also provides educational services in Gooding, Burley, Jerome, Boise, and Hailey, Idaho, at its outreach center locations. Presently, the College annually serves over 12,000 students in a wide array of academic, professional, and continuing education services. Specifically, CSI provides adult basic education, enrichment courses, and English as a Second Language classes, as well as providing a state-of-the art recreation center, community education center, and multicultural center. In addition, CSI provides diverse opportunities for community members at its outdoor program and Herrett Center. CSI has bachelor, master, and doctoral partnerships with Boise State University, Idaho State University, Northwest Nazarene University, and the University of Idaho, which allow individuals to obtain a degree without leaving the Magic Valley area. Currently, CSI is pursuing nursing programs in partnership with state universities.

GOAL: Support the logistical needs of the public and private schools within the cities and communities they serve and place a strong emphasis on further developing quality school facilities and programs based upon community need.

OBJECTIVES:

1. Support the concept of neighborhood schools located and designed to function as focal points for family and community activities.
2. Support dual location of school facilities and park lands.

POLICIES:

1. Develop educational programs on safe routes and other safety issues.
2. Promote and support development of school resource officer programs.
3. Promote and support alcohol and drug prevention programs.
4. Ensure that school sites include room for future expansion if needed.
5. Continue support of the College of Southern Idaho.

CHAPTER TWELVE - NATURAL RESOURCES

The Natural Resources describes the natural environment found in the County. Earth resources such as soils, water resources including surface and groundwater, air quality and wildlife will be reviewed. Other natural resources including minerals and geothermal sites have economic importance to the County. The condition or development of these elements form the basis of the existing pattern of growth for an area and must be understood for future development. A description of the existing conditions includes an inventory of the natural resources, maps, and federal or state laws that may govern a specific element.

Geology is a broad term that can be used to describe the natural features, which characterize a setting as well as the physical elements that make up that setting. The geology section provides a brief description of the geologic setting and then focuses on the physical elements of geology that make up Twin Falls County, specifically the soil. Soil type is addressed for determining its suitability for agriculture, sewage disposal, and construction. Minerals are also addressed since they may have economic impact on planning. Other aspects of geology such as slope hazards and erosion are covered under Chapter Eight, Hazardous Areas.

Identifying water resources in Twin Falls County is essential because water use and availability are integral to supporting the County's agricultural base. Aside from local concerns regarding water quality, availability and ownership, the Snake River, bordering Twin Falls County to the north, has become a focus of national attention due to fish habitat, migration, and irrigation water availability. The thriving agricultural base of Twin Falls and neighboring counties relies on the water quantity and quality from this river and the aquifer. In addition to surface water, groundwater from the underlying aquifer is used as a source for both domestic and public water supplies.

The air quality in a given location is described by the concentrations of various pollutants in the atmosphere. Conditions, which affect the air quality of a region, include the type and amount of pollutants emitted into the atmosphere, the size and topography of the air basin, and the meteorological conditions related to the prevailing climate. The section below discusses the regional air quality condition and climate as it relates to federal standards established by the Environmental Protection Agency (EPA).

Vegetation and wildlife in Twin Falls County are varied, reflecting the different ecosystems from river canyon areas to sagebrush plains. Since Twin Falls County includes large amounts of publicly owned lands, the vegetation and wildlife section include these areas.

12.1 Geology

Twin Falls County lies within the Snake River Plain Sub-Region of the Columbia Plateau Physiographic Province. The northern portion of the County is characterized by a broad, gently undulating basalt plateau used primarily for agriculture and containing the major population centers of Twin Falls County. Deep canyons occur along both the Snake River, Rock Creek and Salmon Falls Creek. The southern portion of the County is generally steeper and more rolling. Elevations range from 2,900 feet to 7,500 feet.

The Snake River Plain is an area of 10,800 square miles bounded on the north, east, and south by mountain ranges and alluvial-filled intermountain valleys and on the west by a broad, lava-capped plateau area. The most predominate rock type underlying the plain is Quaternary Basalt of the Snake River Group. This porous basalt is interbedded with terrestrial and lacustrine sediment deposits and contains the Snake River Plain Aquifer. In Twin Falls County, basalt similar to the north side of the Snake River is found; however, the aquifer system is separate because of recharge characteristics. The joints and faults between basalt flows provide vertical hydraulic connections through which water travels. When these flows are exposed on the surface, as in a rock outcrop, water travels easily through the rocks. Where basalt is dense or where silt and clay have filled openings in the basalt, it is less permeable. Flow of water in the aquifer underlying Twin Falls is generally in a northwestern direction; however, faults in the basalt also form barriers that impede or change the movement of groundwater.

12.2 Soils

Silt loam is the major soil type of irrigated land in Twin Falls. According to the Cooperative Extension Service, the soil type is very fine and highly subject to water erosion. Approximately 0.25 to 6 tons of silt per acre is washed away in irrigation wastewater per year. Basalt bedrock underlies the surface soil at varying depths. In some instances the basalt is quite shallow, producing rock outcrops and stones on or near the surface.

Map 21 shows the general soil types of Twin Falls County (Natural Resources Conservation Service (NRCS)), formerly the Soil Conservation Service. The soil types are grouped according to certain soil characteristics and slope. The Group A soils exhibit the best characteristics for agricultural purposes. Most of the prime farmland soil types fall into this category.

12.3 Agriculture

The majority of agricultural activity occurs in the northern portion of the county because of readily available irrigation water, good soils, and a long growing season. As discussed above, the NRCS has mapped Twin Falls County except for the Sawtooth National Forest. Soil map units which are considerable Prime Farmlands were also identified and are listed in Table 28. Twin Falls County because of the County's economic base relies on agricultural activities.

Map 21 - General Soils Map

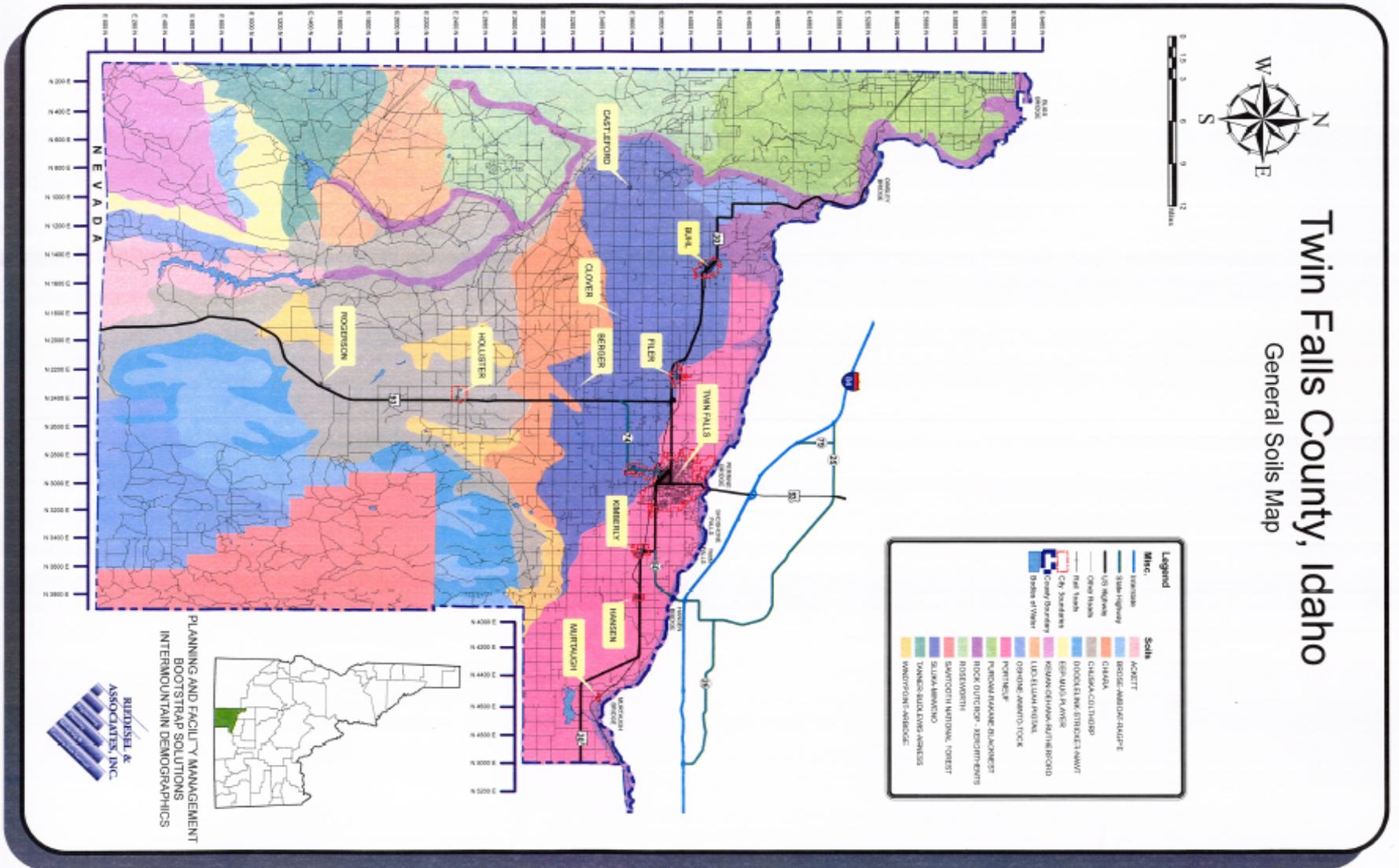


Table 30

Group A

Portneuf silt loam, 0 to 4 percent slopes (where irrigated)

Purdam silt loam, 1 to 4 percent slopes (where irrigated)

Sluka silt loam, 1 to 4 percent slopes (where irrigated)

Group B

Windypoint-Arbidge complex, 1 to 4 percent slopes (where irrigated)

Elijah silt loam, 2 to 4 percent slopes (where irrigated)

Roseworth silt loam, 1 to 8 percent slopes (where irrigated)

Group C

No group "C"

Group D

Budlewis-Tanner complex, 2 to 6 percent slopes (where irrigated)

Tock loam, 1 to 6 percent slopes (where irrigated)

Sources: Natural Resources Conservation Service 2006

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Twin Falls County exhibits a national trend of converting prime farmland to urban or industrial uses. The fact that prime farmland is level, well-drained, and deep also makes it attractive to builders and developers. The conversion of prime farmland to other uses puts pressure on lands that are less productive than prime farmlands. Prime farmland soils, as defined by the U.S. Department of Agriculture (USDA), are soils that are best suited to producing food, feed, and foliage, fiber, and oilseed crops. Such soils have properties that are favorable for the economic production of sustained high crop yields.

In general, characteristics of prime farmlands are:

- Adequate and dependable water supply from precipitation or irrigation
- Slopes ranging from mainly 0 to 6 percent
- Favorable temperatures and growing season
- Acceptable levels of acidity and alkalinity
- Acceptable levels of salt and sodium
- Few or no rocks
- Permeable to water and air
- Not excessively erodable
- Not saturated with water for a long period of time or flood frequently
- Soil depth adequate for plant roots and cultivation

Soils that have a high water table, are subject to flooding, or are in drought areas may qualify as prime farmland soils if the limitations are overcome by such measures as drainage, flood control, or irrigation (Idaho Field Office Technical Guide 1994). Designated prime farmland outside of USDA definition can also be made by local resource agencies. For example, if a crop is unique such as a vineyard or cranberry bog, the soils could be considered as prime farmland for that purpose. To date, no unique cropland survey has been completed in Twin Falls County.

Sewage Disposal

The silt loam soils are generally good for sewage disposal systems, and much of the county has adequate depth for standard subsurface sewage disposal systems. Problems one might encounter are shallow soils in sites near the canyon rims and in the western part of the County, unsuitable clay soils in the western part of the County and shallow bedrock and/or caliche layers in some areas. High water tables are encountered occasionally. Irrigation canals and ditches are numerous, and systems must be sited so that they are not too close to the irrigation laterals and are not subject to being flooded by them.

Several types of alternative septic system can provide solutions in areas with inadequate soils. Information and septic system permits can be obtained from the South Central District Health Department.

Minerals (Sand and Gravel)

Sand and gravel are available in Twin Falls County. Alluvial deposits sites are located in the county, particularly along the Snake River, Cedar Draw, and Rock Creek. Extraction of sand and gravel is from alluvial deposits.

Other mineral resources, such as, deposits of diatomite, are near Banbury Hot Springs and a pumice deposit located southeast of Hollister.

12.4 Energy Resources

12.4.1 Idaho Power

Idaho Power operates 15 substations and associated transmission and distribution lines in Twin Falls County as well as Shoshone Falls, the Milner Dams and the Upper and Lower Salmon Falls. The cost of electrical energy provided by these dams is much lower than the national average (4.7 cents/kilowatt-hour compared to 8 cents/kilowatt-hour).

12.4.2 Geothermal Water

In Twin Falls County, geothermal water sources occur principally in the northwestern and eastern part of the County, particularly along the Snake River at Salmon Falls Creek and around Deep Creek at Banbury Hot Springs. The geothermal aquifer that provides heated water occurs throughout Twin Falls County. According to the Idaho Department of Water Resources, approximately 56 thermal water sources have surfaces temperatures of 20 degrees Celsius or above are located in the county. The hottest wells (65 degrees Celsius) are at Banbury Hot Springs. Current uses of geothermal resources include space heating, greenhouses, and fish habitat (catfish), and limited power production. The College of Southern Idaho is heated by geothermal resources. Current annual withdrawal of the thermal Twin Falls – Banbury Aquifer is estimated at 23,690 acre-feet (4,364 acre-feet for the immediate Twin Falls vicinity and 19,326 for the Banbury area). Because of a decline in the geothermal aquifer system, a moratorium has been issued preventing development of this resource.

12.4.3 Alternative Energy Resources

Alternative energy resources such as solar, wind turbine, and bio-diesel should be explored. A description of these alternatives are described below:

Solar Power – Using the energy of the sun to produce electricity.

Biomass – Power made from forest and crop waste and from animal waste.

Wind Turbine – Using the energy of wind blowing across its blades to turn a generator, thus producing electricity

Natural Gas and Steam Generation – Uses the energy released from burning natural gas to make steam that is then used to turn an electrical generator, thus producing electricity.

12.5 Water Resources

12.5.1 Surface Water

The water resources addressed below include discussion of the existing surface- and groundwater in the local region. The focus for water quantity is the relationship between the Snake River and the aquifer underlying Twin Falls County and the south side of the river. Water rights on the Snake River, which have become a focused state-wide issue, are currently being reviewed in the federal courts. This water rights adjudication process has resulted in a current moratorium by which no new water rights are being issued in the county for consumptive uses except domestic wells. A further discussion of water rights on the Snake River Plain is beyond the scope of this document. IDWR has a total number of 7,884 Snake River adjudication claims in Twin Falls County. These claims are for both surface and groundwater. Although the moratorium has been established by the IDWR, existing water rights can still be bought or transferred.

The Snake River and its tributaries are the principal sources of surface water in Twin Falls County. The Snake River supports such uses as irrigation, recreation, and wildlife and fish habitat. The Snake River watershed upstream of King Hill, Idaho, commonly called the Upper Snake River Basin, drains an area of 35,857 square miles in Idaho, Wyoming, Nevada, and Utah. At Heise, Idaho, upstream from nearly all irrigation uses, the average annual flow of the Snake River is about five million acre-feet; however, irrigation diversions along the Snake River reduce the flow at Milner Dam to 2.5 million acre-feet per year.

Major tributaries of the Snake River within the Twin Falls County area include: Rock Creek, Deep Creek, Mud Creek, Cedar Draw, and Salmon Falls Creek. Nearly all of these carry substantial amounts of irrigation return flow and/or groundwater discharge. Other significant surface water drainages in Twin Falls County include Cottonwood Creek, McMullen Creek, Fifth Fork of Rock Creek, Shoshone Creek, and Big Creek. Salmon Falls Reservoir has an active capacity of approximately 185,000 acre-feet, and Cedar Creek Reservoir stores roughly 30,000 acre-feet. Other reservoirs of significant yield are located on Deep Creek, Worley Draw, Cottonwood Creek, and along various laterals of the County's canal system.

12.5.2 Irrigation

Surface water is the main source of water for irrigation use. Over 83 percent of cropland is irrigated by surface water sources in Twin Falls County. The Twin Falls Canal Company diverts water from Milner Dam and delivers water to approximately 203,000 acres of

irrigated cropland through a system consisting of 110 miles of main canals and over 1000 miles of laterals and drains. The High-Line Canal and Low-Line Canal are the main canals that supply water to laterals and farms. The Canal Company also holds storage rights of 96,000 acre-feet at Jackson Lake and 150,000 acre-feet at American Falls. The average annual diversion for irrigation by the Twin Falls Canal Company is 1,113,700 acre-feet of water, an average of 5 acre-feet per acre. Maintenance and water charges are levied per legal description for each individual land owner. Water is in the canal system from April 1 through November 15 in a normal year. Peak irrigation season is June, July, and August. Most crops are irrigated by small furrows; however, thirty percent utilize sprinkler irrigation and it is increasing.

Milner Irrigation District in Twin Falls County also diverts an average of 60,000 acre-feet of water from Milner Dam yearly. Approximately 13,500 acres in the eastern portion of Twin Falls County are served by the Milner Irrigation District. Below Milner Dam, the majority of irrigation withdrawals from the Snake River require high-lift pumping because of the steep canyon walls. Other irrigation districts include the Southwest Irrigation District, Salmon River Canal Company, Magic Water Users, Rosewood Irrigation District, and a few small independent water users groups.

12.5.3 Groundwater

One of the largest groundwater systems in the United States, the Snake River Plains Aquifer borders Twin Falls County to the north. The aquifer provides the largest inflow of water to the Snake River from Milner Dam to King Hill, discharging approximately 5,700 cfs of water. A shallow aquifer in the Twin Falls County region discharges approximately 500 cfs into the Middle Snake River reach from Milner to King Hill.

The primary source of recharge to the Twin Falls aquifer groundwater system is from seepage of surface irrigation water from the Twin Falls Canal Company. Other sources of recharges include the Salmon Dam Reservoir, reservoir irrigation supplies, and the precipitation accumulated and transported in drainages from the mountains bordering the County on the south. Within the last 100 years, the amount of groundwater recharge has increased with the inception of surface irrigation water. When water is flowing in the canals in laterals, recharge rate to the aquifer is high. During winter months, when canals are not in use, recharge is low. An aquifer recharge program has been used in eastern Twin Falls County in conjunction with the Southwest Irrigation District. Water is pumped into recharge wells where water is available for this use.

Groundwater is the “Sole Source” for 100% of the potable water supply of residents in Twin Falls County. About 69% of the County residents rely on municipal systems for their drinking water. All of the municipal systems in Twin Falls County use groundwater as their sole source of drinking water and includes: Twin Falls, Filer, Castleford, Kimberly, Hollister, Hansen Rogerson and Murtaugh. In addition, there are many other public water systems within the County and include mobile home and trailer parks, campgrounds, Recreational Vehicle (RV) parks, homeowner associations and others.

The Idaho Department of Environmental Quality (DEQ), in compliance with the 1996 revisions of the “Safe Drinking Water Act” has completed Source Water Assessments for all municipal drinking water systems. These assessments identify public drinking water

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sources; delineate zones of ground water contribution to those sources on a scale of high, medium or low in terms of their vulnerability to contamination. These delineations represent sensitive areas referred to as Drinking Water Protection Areas (See Map 22 – Source Water Protection Areas.), which it is assumed that, should a contaminant enter the ground water within them it is likely to adversely affect drinking water quality of those system drawing water from them. These delineated sources of public drinking water should be recognized as special and sensitive areas in Twin Falls County.

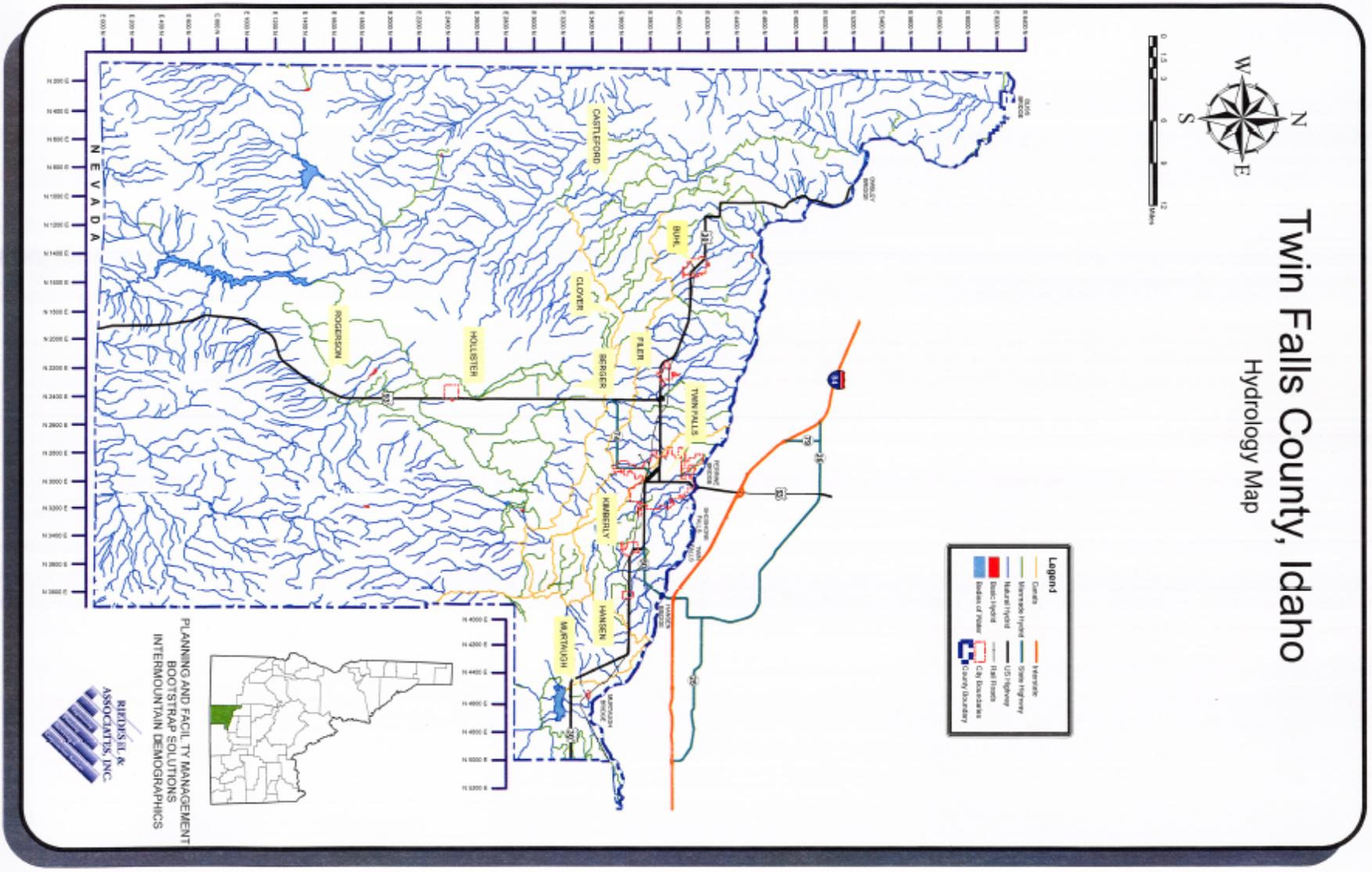
The Source Water Assessments for Twin Falls County public drinking water systems (“Delineation and Potential Contaminant Source Location Maps”) are available from the Idaho Department of Environmental Quality office in Twin Falls County. (Map 22)

Table 31 - Source Water Protection Areas

Twin Falls County, Idaho
Source Water Protection Areas

#	<u>PWSNAME</u>	#	<u>PWSNAME</u>
1.	A OK CAMPGROUND	2.	KUM BA YA CHURCH CAMP
3.	AMALGAMATED SUGAR TWIN FALLS	4.	LDS CHURCH KIMBERLY
5.	BACK 30 BAR	6.	LDS CHURCH MURTAUGH
7.	BALANCED ROCK PARK	8.	LIGHTHOUSE CHRISIAN FELLOWSHIP
9.	BLACK BEAR TAVERN	10.	MAGIC MOUNTAIN SKI LODGE
11.	BLM SALMON DAM RECREATION SITE	12.	MEANDER POINT SUBD
13.	BOWLES TRAILER PARK	14.	MURTAUGH CAFÉ
15.	BUHL CIT OF	16.	MURTAUGH CITY OF
17.	CAMP TAWAKAI CAMP FIRE GIRLS	18.	MURTAUGH LAKE PARK
19.	CASTLEFORD CIT OF	20.	NAT SOO PAH SWIMMING POOL
21.	CEDAR LANES BOWLING ALLEY	22.	PENNYS COOKSHACK
23.	CENTENIAL WATERFRONT PARK	24.	PINE DEL LDS LODGE
25.	CLEAR LAKES CHRISTIAN AADEMY	26.	ROCK CREEK GENERAL STORE
27.	CLOVER TRINITY LUTHERAN SCHOOL	28.	ROCK CREEK PARK WTIN FALLS COUNTY
29.	COMMUNITY CHRISTIAN CHURCH	30.	ROGERSON WATER DIST
31.	COUNTRYSIDE VILLAGE	32.	SESSIONS STAR STOP
33.	CURRY CAFÉ	34.	SHOSHONE FALLS PARK TWIN FALLS
35.	CURRY TRAILER PARK	36.	SLIGARS HOT PRINGS
37.	DEEP CREEK MENNONITE SCHOOL	38.	SPORTSMANS RIVER RESORT
39.	DESERT VIEW SUBD	40.	THE BIG T
41.	DIERKES	42.	TRAIN STATION PIZZA
43.	ELM PARK WATER SYSTEM	44.	TWIN FALLS ATHLETIC CLUB
45.	FILER WATER WORKS	46.	TWIN FALLS CITY COUNTY AIRPORT
47.	GRAND VU DRIVE IN THEATER	48.	TWIN FALLS CITY OF
49.	HANSEN CITY OF	50.	TWIN FALLS POWER PLANT IDAHO POWER COMPANY
51.	GRUMPYS ROOSE	52.	TWIN STOP
53.	HOLISTER PORT OF ENTRY IDT	54.	USDA ARS
55.	HOLLISTER CITY OF	56.	VALLEY VIEW MENNONITE CHURCH
57.	KANAKA RAPIDS RANCH WATER SYSTEM INC	58.	WESTERN HERITAGE MUSEUM AND AMOCO
59.	KIMBERLY CITY OF		

Map 23 – Hydrology Map



12.6 Water Quality

The major portion of Twin Falls County resides in the land area associated with the Upper Snake Rock Basin and the Salmon Falls Subbasin. Smaller portions of Twin Falls County reside in the land area associated with the Lake Walcott Subbasin and the C. J. Strike Reservoir Subbasin. The watershed is managed by the Idaho Department of Environmental Quality (IDEQ) with assistance of the Mid-Snake Watershed Advisory Group (MWAG). The MWAG has representatives from agriculture, mining, point source dischargers, forest products, local government, livestock, Indian Tribes (for areas within reservation boundaries), water-based recreation, environmental interests and the land managing or regulatory agencies with an interest in the management of the subbasin and the quality of the waterbodies within it

According to IDEQ, the waters of the State of Idaho include all accumulations of water, surface and underground, natural and artificial, public and private, or parts thereof which are wholly or partially within, which flow through or border upon the state. The water quality concerns associated with the waters of the State of Idaho are described below:

- a. Surface Water – Surface waters include rivers, streams, tributaries, lakes, reservoirs as well as manmade canalways.
- b. Groundwater – Groundwater includes any water of the state which occurs beneath the surface of the earth in a saturated geological formation of rock or soil.

TMDL Development – Waterbodies not fully supporting designated or existing uses and not meeting applicable water standards despite the application of pollutions controls in Twin Falls County have been identified as water quality limited waterbodies and have been further developed under the Total Maximum Daily Load (TMDL) development process or other equivalent processes and have been entered into the federal list, after appropriate public review. TMDL is the sum of the allowable loads of a single pollutant from all contributing point and nonpoint sources. The calculation must include a margin of safety to ensure that the waterbody can be used for the purposes the State has designated. The calculation must also account for seasonal variation in water quality.

TMDL that are presently defined in Twin Falls County, which reside in the Upper Snake Rock Subbasin (as part of the Mid-Snake TMDL and the Upper Snake Rock TMDL) include:

- a. Middle Snake River TMDL from Milner Dam to King Hill, Idaho
- b. Dry Creek TMDL
- c. West Fork of Dry Creek TMDL
- d. Rock Creek TMDL
- e. Cedar Draw TMDL
- f. Mud Creek TMDL
- g. Deep Creek TMDL
- h. McMullen Creek TMDL
- i. Cottonwood Creek TMDL
- j. Salmon Falls Creek TMDL

All other water bodies have a justified loading capacity incorporated into their overload discharge as a consequence of them discharging TMDL pollutants into a receiving listed waterbody. Manmade canalways are also included in those waterbodies needing to curb their TMDL pollutants at the point where they discharge into a natural waterbody.

12.7 Air Quality

As stated in Section 7.1, air quality in a given location is based on the concentrations of various pollutants in the atmosphere. In general, air quality is affected by the type and amount of pollutants emitted into the atmosphere, the size and topography of the air basin, as well as meteorological conditions and prevailing climate. Federal standards for criteria air pollutants have been established by the Environmental Protection Agency (EPA) under the Clean Air Act's National Ambient Air Quality Standards (NAAQS). The pollutants for which ambient concentration limits have been set are the following: tropospheric (lower atmosphere) ozone (O₃), carbon monoxide (CO), nitrogen dioxide (NO₂), and sulfur dioxide (SO₂), particulate matter less than 10 microns (PM₁₀), particulate matter less than 2.5 microns (PM_{2.5}) and lead (Pb).

According to EPA regulations, an area with air quality better than the NAAQS is designated as "an attainment area", while an area with air quality worse than the NAAQS is classified as a "non-attainment" area. An "unclassifiable" area is one in which insufficient air quality monitoring data has been collected to justify formal classification. Many rural areas including Twin Falls county are designated unclassifiable even though monitoring within the city limits of Twin Falls by the Idaho Department of Environmental Quality (DEQ) for PM₁₀ and PM_{2.5} indicates that the county is in compliance with the NAAQS.

At the current time, DEQ operates a real-time, continuous PM_{2.5} monitor on the roof of Smith's Food store on East Addison St. in Twin Falls. Each business day an air quality index is developed from the data and posted on the DEQ web site. If air quality deteriorates or is predicted to deteriorate to a point that public health could be adversely affected, the DEQ issues an Air Quality Advisory and can request curtailment of open burning and, in extreme cases, industrial activity.

12.7.1 Odors and Fugitive Dust.

While the County currently has good air quality, both odors, fugitive dust, PM₁₀, have been identified as concerns. The DEQ has promulgated policies for determining if odor emissions for facilities under its regulatory jurisdiction are excessive. If a violation is identified, the DEQ requests a written odor management plan from the source. Currently, the Idaho Department of Agriculture has jurisdiction for the control of odors originating from dairies and feedlots. The DEQ also has reasonable control standards for the control of fugitive dust and has the ability to request fugitive dust management plans from facilities or operations which are allowing particulate to escape from their property boundaries. Odor can be controlled by use of BMPs. PM₁₀ monitoring is currently being established during the results of this monitoring.

12.8 Climate

Table 32

Monthly Climate Summary Report Period, 2/1/1980-12/31/2005													
Twin Falls (KMVT) County													
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Ann
Average Max Temperature (F)	37.8	43.3	53.3	61.1	70.3	79.4	88.6	87.7	77.2	65.0	48.5	37.7	62.5
Average Min Temperature (F)	21.0	23.2	30.2	35.6	43.2	50.2	56.3	53.9	44.8	35.5	27.2	19.8	36.7
Average Total Precipitation (in.)	0.91	0.78	0.96	0.98	1.14	0.72	0.22	0.34	0.43	0.62	1.15	1.18	9.44
Average Total Snowfall (in.)	3.9	1.5	0.7	0.2	0.0	0.0	0.0	0.0	0.0	0.1	0.8	4.6	11.7
Average Snow Depth (in.)	0	0	0	0	0	0	0	0	0	0	0	0	0

Source: Western Regional Climate Center, Twin Falls, Idaho, wrcc@dri.edu

12.9 Scenic Viewshed Protection

One way a community can try and protect its valued rural character and scenic views is by identifying and mapping important rural viewsheds and scenic views from key scenic roads, public parks, and other locations valued by a community.

After these views are identified, a municipality may adopt ordinances, or work with landowners and developers, to design development so as to minimize the impact of the development on the important viewsheds. Given that many scenic views cross municipal borders, scenic viewshed protection efforts would benefit from planning among multiple municipalities.

12.10 Vegetation and Wildlife

The Snake River, Salmon Falls Creek and Reservoir, Roseworth Reservoir, Rock Creek and other sources of surface water provide important nesting and brood rearing habitat, migratory resting areas, and winter habitat for a wide variety of waterfowl, shore birds, and wading birds. Common breeding and nesting birds associated with this type of habitat include Canada Geese, Mallards, Cinnamon Teal, Great-Blue Herons, Double-Crested Cormorants, and Pied-Billed Grebes. Surface water habitats in Twin Falls County also provide important resting areas and winter habitat for large flocks of migratory waterfowl, shore birds, and wading birds. Frequent migrants and winter residents include Canada Geese, Mallards, Ring-Necked Ducks, Redheads, Common Goldeneye, and a variety of herons, grebes, and rails. A number of species of special conservation concern in Idaho are associated with this habitat type and reside either seasonally or year-round in Twin Falls County. A partial list includes Tundra and Trumpeter Swans, Lesser Scaup, Northern Pintail, Black-crowned Night Herons, Western Grebes, American Avocets, and White-faced Ibis (Idaho Comprehensive Wildlife Conservation Strategy 2006).

Natural vegetation along rivers, streams, lakes, and reservoirs (known as riparian areas), which encompass a small and dwindling portion of the landscape in western North America, are biologically diverse and productive systems. For example, of the 243 bird species that breed in Idaho, 46% (113) use riparian areas for nesting. In addition, rivers and small streams and their associated riparian areas provide important migration corridors for large and small animals (e.g. Mule Deer, Red Fox, Mink, Muskrat, a number small rodents, Leopard Frogs, Tiger Salamanders), provide connectivity between diverse types of habitat, provide spawning and rearing habitat for salmonids (Rainbow and Cutthroat Trout) and other native fish species, can be a significant source of critical nutrients for downstream waters, and can dissipate runoff and reduce the impacts of downstream flooding. Trees and shrubs are an extremely important component of healthy, productive riparian systems. They provide nest sites, roost sites, and cover for a variety of native birds (e.g. Bald Eagles, Wood Ducks, Black-crowned Night Herons, Yellow Warblers, Calliope Hummingbirds) and mammals (e.g. Mountain Cottontail, Beaver, Mule Deer), improve the complexity of fish habitat by contributing woody debris, stabilize streambanks, and help maintain water temperatures in rivers and streams by providing shade. A number of species of special conservation concern in Idaho are dependent on riparian habitats for breeding, nesting, and foraging. Many of these species are seasonal or year-round residents of Twin Falls County. A partial list includes Bald Eagles, Swainson's Hawks, Willow Flycatchers, Snowy Egrets, Yellow-billed Cuckoos, and Townsend's Big-eared Bats (Idaho Comprehensive Wildlife Conservation Strategy 2006).

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The Snake River and many of its major tributaries (e.g. Rock Creek, Salmon Falls Creek, and Deep Creek) are characterized by deeply incised basalt canyons. These steep and rocky canyons provide ideal breeding and nesting habitat for a number of raptors, migratory song birds, and mammals. In addition, weather and geologic characteristics of the canyons produce suitable thermal conditions for foraging soaring birds (i.e. raptors). Wildlife commonly associated with canyons includes Golden Eagles, Red-tailed Hawks, Prairie Falcons, Canyon Wrens, Spotted Towhees, Chukar, Spotted Bats, Fringed Myotis, Bobcats, Mountain Lions, and Mountain Cottontails. Concerns include:

- a. Developing near canyon habitats can negatively impact cliff-nesting and foraging raptors and other birds that breed, nest, and forage in these types of habitats. From a *cumulative* perspective, continued development in close proximity to canyon habitats (Snake River, Rock Creek, Salmon Falls Creek, Deep Creek, etc.) could have long-term implications for local populations of wildlife that are dependent on this type of habitat.
- b. Continued urban development along the Snake River corridor has resulted in the loss of important wildlife habitat and movement corridors, recreational access (hunting, fishing, boating, trapping, etc.), and homeowner/sportsmen conflicts.
- c. According to Idaho Department of Fish and Game 2001 the Snake River has the greatest potential for increasing angler opportunity of any major water in the southern portion of Idaho. Daily load following, lack of adequate instream flows, especially during irrigation season, water quality issues, and loss of spawning areas appear to be the factors most significantly affecting fish populations in the mid Snake River.
- d. The loss of productive agricultural lands and “open space” to urban development has implications regarding wildlife that are dependent or associated with this type of habitat.

GOAL: The natural resources that define the County and form the foundation of the local and regional ecosystem and economy should be preserved and enhanced.

OBJECTIVE:

1. Preserve and protect open space, unique natural areas, wetlands, water and woodland resources, scenic views, and areas of natural beauty.
2. Define and maintain future, sustainable, high-quality water supply for all uses.
3. Promote educational programs for local, state, and federal entities and rural residents regarding water pollution, soil conservation.

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4. Protect water quality and quantity in the County's streams, lakes, and groundwater and consider the potential regional impacts on water supply and wastewater management for all proposed developments.
5. Encourage development and use of procedures for cooperative management of ground, surface, and recharge water.
6. Protect canyon and other habitats.
7. Encourage collaborative management of the Snake River and the aquifer.
8. Reduce and prevent noise and odor pollution.

POLICIES:

1. Maintain and protect the existing high quality of the state's ground water beneficial uses.
2. Prevent contamination from all regulated and nonregulated sources of contamination to the maximum extent practical.
3. Any new or increased discharge of causative pollutants should be reviewed by IDEQ to determine if consistent with the TMDL.
 - a. Permitted point source facilities under the NPDES permitting process should have their wasteload allocations developed subject to the existing TMDL.
 - b. Non point source industries should adopt voluntary best management practices for agricultural operations that are aligned with the Idaho Agricultural Pollution Abatement Plan.
4. Develop noise and odor pollution ordinances.
5. Develop partnerships with irrigation districts to protect canals and major drainages.

6. Develop guidelines to reduce impacts on wildlife.
7. Protect viewsheds where possible.
8. Inventory natural resources which will help the County plan for and protect important natural features.
9. Adopt ordinances that address land use in or near these natural resources such as site plan reviews, subdivision regulations, overlay zones, and/or design standards.
10. Protect the areas where crucial aquifers are replenished and discourage new development in flood-prone areas.
11. Protection of canals and major drainages.
12. Participate in regional efforts to manage and improve the Eastern Snake Plain Aquifer.
13. Support the development of the North Rim Park as a means of protecting the aquifer supplying the City of Twin Falls drinking water.
14. Encourage the development of a comprehensive water plan for the various hydrologic basins covered by the County.
15. Encourage proper management of the various ground and surface water resources and administration of water rights.
16. Monitor land use activities within delineated Drinking Water Protection Areas and recognize that certain activities may impact the quality of municipal and other public drinking water resources.
17. Prior to any changes in land use consideration must be given to the potential to increase contamination of drinking water resources.
18. Encourage green energy sources.

CHAPTER THIRTEEN - HOUSING

13.1 Purpose and Overview

The purpose of the Plan’s housing component, according to the State Planning Act, is to identify past trends and inventory the current housing stock. In Section II of this plan, changes in Twin Falls County’s housing stock are discussed. Section III contains a description of the County’s 2005 estimated housing unit inventory including building permit activity, housing type, housing age distribution, and household size.

In addition to the requirements found in Idaho Code, the housing affordability for owners and renters is presented in Section IV. Also, housing unit forecasts for Twin Falls County are located in Section V. Goals, objectives, and housing policies are found in the Section VI.

13.2 Past Trends in Housing

Twin Falls County gained more than 4,400 housing units from 1990 to 2000 in response to its population increase of about 10,700 during that same decade (Table 30). The County had almost 25,600 total housing units in 2000, a 20 percent increase from 1990. More than 2,900 units were added to the owner occupied housing stock, while renter occupied housing increased by more than 1,200 units.

Table 33

1990 to 2000 Twin Falls County Housing Trend				
Housing Data	1990	2000	# Change	% Change
Total Housing Units	21,158	25,595	4,437	21%
Occupied Units	19,357	23,853	4,116	21%
Owner Occupied	13,380	16,292	2,912	22%
Renter Occupied	6,357	7,561	1,204	19%
Vacant Units	1,421	1,742	321	23%

Sources: Intermountain Demographics and U. S. Census Bureau

Owner occupied housing units accounted for 68 percent of all occupied units. Renter occupied units accounted for the balance (32 percent) of all occupied units. In 2000, about 1,700 housing units were vacant resulting in a vacancy rate of between six and seven percent.

13.3 2005 Housing Characteristics

13.3.1 Housing Inventory

1. Total Housing Unit Gain

By 2005, the County's total housing stock had increased to an estimated 29,361 units, including new houses in the incorporated municipalities and in the unincorporated County. From 2000 to 2005, the County gained more than 3,700 new dwelling units, a 15 percent gain. The number of housing units added to the County's housing stock from 2000 to 2005 (3,766 units) was nearly as great as the total number of units added (4,437 houses) from 1990 to 2000. The 2005 housing unit estimate was based on residential building permit activity occurring in the County and in each city in the County from 2000 through 2004.

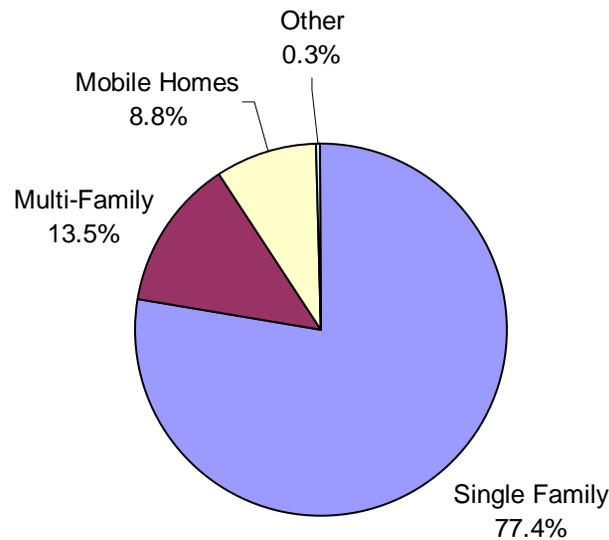
13.3.2 2005 Housing Type

More than three-fourths of all housing units in Twin Falls County were the more traditional single family dwelling units (Figure 41). About 15 percent of the entire County's housing stock is considered multi-family, which contains two or more housing units.

Mobile homes accounted for about 10 percent of the County's housing stock in 2005.

About 90 percent of residential building permits issued between 2000 and 2005 were for single family housing units.

Figure 41 – 2005 Twin Falls County Housing Unit Type

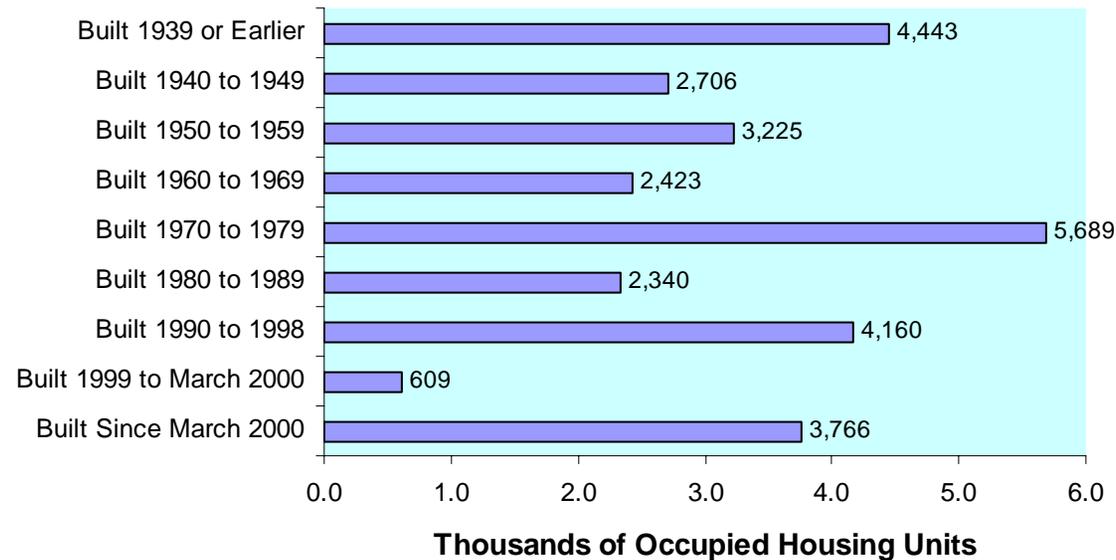


Sources: INTERMOUNTAIN DEMOGRAPHICS
U. S. Census Bureau

13.3.3 2005 Housing Age Distribution

The number of housing units added to Twin Falls County’s housing stock between 2000 and 2005 represented about 13 percent of all housing units in the County (Figure 41). However, the largest concentration of all housing units was built before 1950. Houses built before 1950 accounted for almost one-fourth of all housing units in the County. Another peak building time was during the 1970’s when 20 percent of all housing units in the County were constructed.

Figure 42 – 2005 Twin Falls County Housing Age Distribution



Sources: INTERMOUNTAIN DEMOGRAPHICS
U. S. Census Bureau

13.3.4 2005 Household Size

Table 34 shows the number of persons in a household in Twin Falls County. More than one-third of all households contain two persons, the largest concentration of households in the County. One person households represented an additional 25 percent of all the County's households. The number of households with five or more persons has increased by more than 10 percent since 2000. The average number of persons per household was 2.63 in 2005. That figure has been relatively consistent over time at 2.64 in 2000 and 2.66 in 1990, in contrast with the national household size which has been decreasing over time.

Table 34

2005 Twin Falls Households by Household Size		
Household Size	# Households	% Households
1 Person	6,619	24%
2 Person	9,677	35%
3 Person	4,423	16%
4 Person	3,902	14%
5 Person	1,969	7%
6 Person	834	3%
7 or More Persons	469	2%
Total	27,893	100%

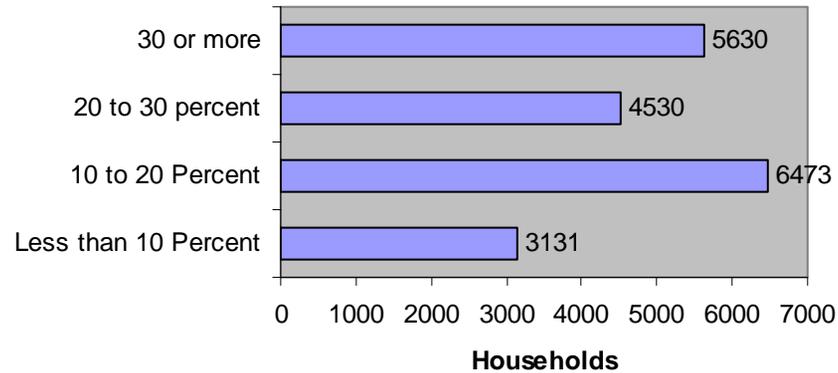
Sources: Intermountain Demographics and Claritas

13.4 Housing Affordability

Housing is a key ingredient for a productive workforce, often the major piece of household assets, and represents an important part of local assessed valuation for property taxes. Housing in Twin Falls County is quite affordable, with an Affordability Index of 150 meaning that only \$26,500 in income was required to buy the median house in 2000. In rural areas with out-migration, housing stock can be deteriorating, and filling vacant housing can be a diversification strategy in and of itself.

One indication of housing affordability is the amount of a household's income spent for housing. The national standard shows that persons paying more than 30 percent of their income for housing were spending a disproportionate share of their income for housing. Table 35 shows that in 2000, the most current year for housing expenditure information, 28 percent of all Twin Falls County households (5,630 households) paid more than 30 percent of their income for housing.

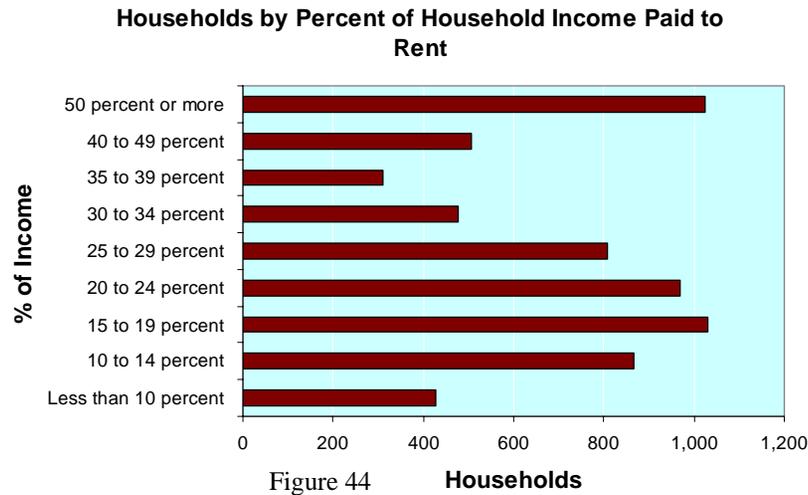
Figure 43 – 2000 Twin Falls County Percentage Income Paid for Housing
(All Households)



Sources: INTERMOUNTAIN DEMOGRAPHICS
U. S. Census Bureau

A greater number of renters paid a disproportionate share of their income for housing. More than 40 percent of all renter households paid more than 30 percent of their income to rent a place to live, compared to 20 percent of those persons who owned their own home. More than 1,000 renter households, nearly 15 percent of all renters, paid more than one-half of their income to rent a place to live.

Figure 44 – 2000 Twin Falls County Percentage Income Paid for Renter Housing



13.5 Housing Unit Forecast

Twin Falls County housing inventory is forecast to increase from almost 29,360 housing units in 2000 to slightly more than 40,700 units by 2030 (Table 35). That long range forecast represents a gain of more than 11,300 units, nearly 40 percent. The 2005 housing unit inventory was based on residential permitting activity in the entire County from 2000 through 2004.

Table 35

2000 to 2030 Twin Falls County Housing Unit Forecast			
Year	Housing Units	# Change	% Change
2005	29,361	3,766	15%
2010	32,433	3,072	10%
2015	34,516	2,083	6%
2020	36,701	2,185	6%
2025	38,873	2,172	6%
2030	40,709	1,836	5%

Source: Intermountain Demographics

Housing unit forecasts were based on the population forecasts for the County prepared in Chapter 1. Population changes for each five year time frame after 2005 were converted into demand for housing units based on persons per household and future vacancy rates. The five year change in housing units (2005 to 2010, for example) was added to the previous base housing count (2005) to produce an estimate for a future year (2010). Again, that process is repeated for each five year time frame in the forecast period until the 2030 forecast is established.

GOAL: Residents of Twin Falls County should have the opportunity to seek housing in a neighborhood of their choice.

- OBJECTIVES:**
1. Maintain and/or improve the quality of housing and residential development.
 2. Encourage residential developments that are well planned and encourage the development of various housing types, densities, and uses to meet the needs of the citizens of Twin Falls County.
 3. Improve low-income/affordable residential living conditions.
 4. Encourage the development of fair, workforce and affordable housing.

5. Housing policies should be developed to assure the upgrading and rehabilitation of homes is encouraged.

POLICIES:

1. Cooperate with private efforts to provide workforce and affordable housing.
2. Develop a housing needs assessment and Analysis of Housing Impediments and update every five years.
3. Provide community education regarding Fair Housing laws.

GLOSSARY

Accommodate - The ability of the community to adapt to change; particularly the ability of the community to meet the needs of future populations.

Affordable Housing - A general rule for determining housing affordability is that the sum total annual rent and other housing payments (including utilities) should not exceed 30% of gross household income. Lending institutions use a slightly different definition to determine whether housing is affordable for a prospective homeowner; that is, the total annual payment (principal, interest, taxes, and insurance) should not exceed 26-28% of the homeowner's gross annual income. Lending institutions also consider the homeowner's total indebtedness, determining that housing costs plus all other indebtedness should not exceed 33-36% of the homeowner's income.

Agriculture Land - land primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products, or of berries, grain, hay, straw, turf, seed, or livestock and land that has long-term commercial significance for agricultural production.

Annexation - The incorporation of a land area into an existing city with a resulting change in the boundaries of that city.

Apartment unit – One or more rooms

Area of City Impact - Required by state law (§67-6526) requires cities to specify an area outside the city limits which it expects to annex or is part of its trade area. Land use authority for this area is negotiated between the City and County.

Bikeway - A facility designed to accommodate bicycle travel for recreation or commuting purposes. This is not always a separate facility but can be designed to be compatible with other travel modes.

Buffer - An area designed to provide attractive space or distance, obstruct undesirable views or generally reduce the impact of adjacent development.

Capital Improvement Program (CIP)- A proposed timetable or schedule of all future capital improvements to be carried out during a specific period and listed in order of priority, together with cost establishments and the anticipated means of financing each project.

Central Business District (CBD) - The major shopping center within a city usually containing, in addition to retail uses, governmental offices, service uses, professional, cultural, recreational and entertainment establishments and uses, residences, hotels and motels, appropriate industrial activities, and transportation facilities. This area is located within the downtown area of the City.

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Circulation - Systems, structures and physical improvements for the movement of people, goods, water, air, sewage, or power by such means as streets, highways, railways, waterways, towers, airways, pipes, and conduits, and the handling of people and goods by such means as terminals, stations, warehouses, and other storage buildings or transshipment points.

Commercial - The distribution, sale, or rental of goods and the provision of other services.

Community - Used interchangeably to speak of the total planning area (verses the city or urban fringe) or an attitude such as “... a sense of community...” which implies a common identification on an issue by a group of citizens.

Community Parks - Community parks are large and intended to provide facilities of general community interest. These parks should provide for active and passive recreation for all ages and for family and organized recreation. They should be centrally located and readily accessible with approximately 3.5 acres per 1,000 people.

Compatible Design – The visual relationship between adjacent and nearby buildings and the immediate streetscape, in term of a consistency of material, colors, building elements, building mass and other constructed elements of urban environments, such that abrupt or serve differences are avoided.

Comprehensive Plan - A general policy statement of the county, including a general land use map which integrates all functions, natural systems and activities relating to the use of land, which is required by Idaho State Statue (§67-6508).

Community Character - The features that define the built and natural environment within the community help to create its character. These include historic buildings, natural stream corridors, woodlands, residential neighborhoods of different types, building density and orientation (auto- or pedestrian-oriented), and the scale and quantity of signage.

Community of Place – A dynamic, diverse, compact and efficient center that has evolved and maintained at a human scale, with an easily accessible central core of commercial and community services, residential units and recognizable natural and built landmarks and boundaries that provide a sense of place and orientation.

Condominium – a building or group of buildings, in which dwelling units, offices or floor area are owned individually and structure, common areas and facilities are owned by all the owners on a proportional, undivided basis.

Density - a measure of the intensity of development, generally expressed in terms of dwelling units per acre. It can also be expressed in terms of population density (i.e., people per acre). Density is useful for establishing a balance between potential service needs and service capacity.

Development - Making a material change in the use or appearance of a structure or land, dividing land into two or more parcels, creating or terminating a right of access.

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Development Agreement - The Local Land Use Planning Act allows cities and counties to use development agreements, which require an owner or developer to make a written commitment concerning the use or development of the subject parcel as a condition of rezoning. The agreements are binding and recorded so as to bind subsequent owners.

Diversity/Difference - Diversity implies the mixture of land use and /or densities within a given area.

Duplex - A building containing two single-family dwelling units separated from each other by an unpierced wall extending from basement to roof.

Dwelling unit - A structure or portion thereof that is used exclusively for human habitation.

Economic Base - The production, distribution and consumption of goods and services within a planning area.

Comment: Economic base, as used in planning is commonly thought of as the sum of all activities that result in incomes for the area's inhabitants. The definition, however, is significantly broad to include all geographic and functional elements, which may have an impact on the planning area, although not physically part of the area.

Economic Development - The addition of a new economic activity.

Environmental Protection Agency (EPA) - EPA is the federal source agency of air and water quality control regulations affecting a community.

Established Areas - An area where the pattern of development has been fixed and where this pattern is anticipated to be valid over the planning period. Generally all developed areas within the city limits, which are considered to be established at this point in the planning process.

Exurban - Exurbia or the "exurbs" are a type of spatial pattern of settlement that differs from their suburban counterparts. Exurbs are located at greater distances from urban centers than suburban developments and are comprised of a different mix of land uses and population. Active farms are interspersed with different ages and types of very low density residential development, including roadside houses, new housing subdivisions, exclusive estates, and mobile homes. In addition, exurbia contains small, rural towns as well as newer edge-of-town retail, commercial, and industrial development. Exurbs are areas that are in transition from their traditional rural setting to something more urban. They are often transformed into suburbs or edge cities within a 20-30 year period.

Floodplain - Lands, which are within the floodway and the floodway fringe.

Floodway - The channel of a river or other water course and the adjacent land areas that must be reserved in order to discharge the base flood

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without cumulatively increasing the water surface elevation more than one foot.

Flood, 100 Year - A flood with a 1% chance of occurring in any given year. This is the flood most commonly used for regulatory purposes.

Freeway - A divided arterial highway designed for the unimpeded flow of large traffic volumes. Access to a freeway is strictly controlled and intersection grade separations are required.

Goal - A statement of intention expressing community values and attitudes intended to provide a guide for action by the community.

Greenway/Greenbelt - An open area which may be cultivated or maintained in a natural state surrounding development or used as a buffer between land uses or to mark the edge of an urban or developed area.

Group Home - “Group Home” means a small homelike facility staffed by qualified professionals, and designed to fit into the neighborhood. The purpose of the facility is to provide living quarters and services for people having a particular disability.

Home Occupation - An occupation carried on in a dwelling unit by the resident thereof; provided that the use is limited in extent and incidental and secondary to the use of the dwelling unit for residential purposes and does not change the character thereof.

Impact - The consequences of a course of action; the effect of a goal, guideline, plan, or decision.

Impact Fees - A fee, levied by local government on new development, so that the new development pays a proportionate share of the cost of the facilities needed to service that development.

Implementation Programs - Actions, procedures, or techniques that carry out the Comprehensive Plan policy through implementing a standard. Each policy is linked to a specific action-oriented implementing program.

Infill Development - *See* Odd-Lot Development.

Infrastructure - Facilities and services needed to sustain industry, commercial and residential activities (e.g. water and sewer lines, streets, roads, fire stations, parks, etc.).

Land Development Regulations - Generally, all ordinances and other tools (policies) used by the city/county to manage land use.

Land Trust - They are nonprofit organizations whose primary purpose is the preservation of undeveloped open land for conservation value to the community. Land trusts are concerned with all kinds of open space land, or they focus on specific resources, such as farmland, prairie, mountain ridges, watersheds, river corridors, lakes, parks, or community gardens. Land trusts can be rural, suburban, or urban, depending

upon the geography they serve.

Land Use - A description of how land is occupied or utilized.

Land Use Map – A map showing the existing and proposed location extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, educational and other public and private purposes or combination of purposes.

Livability - Those aspects of the community, perceived by residents, which make community a nice place to live.

Long Range - Refers to a time span of more than five years.

Maintain - Support, keep, or continue in an existing state or condition without decline.

Manufactured Home - A double wide structure with a Department of Housing and Urban Development (HUD) label certifying that it was constructed in accordance with the National Manufactured Housing Construction and Safety Standards Act of 1974.

Master Plan - A comprehensive long-range plan intended to guide the growth and development of a community or region and one that includes analysis, recommendations and proposals for the community’s population, economy, housing, transportation, community facilities and land use.

Mobile Home - A single wide structure which is constructed for movement on the public highways that has sleeping, cooking, and plumbing facilities, intended for human occupancy, which was constructed between January 1, 1962 and June 15, 1976.

Multi-Use Building - A building containing two or more distinct uses.

Natural Hazard - A natural characteristic of the land or combination of characteristics which, when developed without proper safeguards, could endanger the public health, safety, or general welfare.

Neighborhood - A local area whose residents are generally conscious of its existence as an entity. In planning literature, a “neighborhood unit” is a planned residential area organized on the principle that elementary schools, parks, playgrounds, churches and shopping are within walking distance of each residence. Heavy traffic is routed around the neighborhood, not through it.

Neighborhood Parks - A neighborhood park is medium sized, containing facilities primarily of interest to the immediate neighborhood. Facilities for a variety of activities should be provided. They should be approximately two acres per 1,000 residents.

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Objective - The objective statement defines the meaning of the goal; describes how to accomplish the goal, and suggests a method of accomplishing it. It advances a specific purpose, aim, ambition or element of a goal. It can describe the end state of the goal, its purpose, or a course of action necessary to achieve the goal.

Odd-Lot Development - The development of new housing or other buildings on scattered vacant sites in a built up area.

Off-Street Parking - A temporary storage area for motor vehicles, that is directly accessible to an access aisle and which is not located on a dedicated street right-of-way.

On-Street Parking - A temporary storage area for motor vehicles, which is located on a dedicated street right-of-way.

Open Space - Any parcel of land or water essentially unimproved and set aside, dedicated, or reserved for public use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space.

Pedestrian Walkway (Sidewalk) - A secured path for walking.

Planning Period - The period of time between 2005 and the year 2025 pertaining to the comprehensive plan.

Planned Unit Development (PUD) - An area of a minimum contiguous size, as specified by ordinance, to be planned and developed as a single entity and containing one or more residential clusters; appropriate commercial, public or quasi-public uses may be included if such uses are primarily for the benefit of the residential development.

Policy - A decision-making guideline for actions to be taken in achieving goals. The policy is the official position of the City related to a given land use issue. Policies guide actions in recurring situations.

Public Land - Land owned by local, state, or federal government, used for purposes which benefit public health, safety, general welfare and other needs of society.

Public Participation - The active and meaningful involvement of the public in the development of the comprehensive plan.

Public Facility and Utilities - Refers to key facilities, types and levels of the following: fire protection, police protection, schools, libraries, sanitary facilities, storm drainage facilities, government administrative services, energy and other services deemed necessary by the community for the enjoyment of urban life.

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Quality of Life - Those aspects of the economic, social and physical environment that make a community a desirable place in which to live or do business. Quality of life factors include those such as climate and natural features, access to schools, housing, employment opportunities, medical facilities, cultural and recreational amenities, and public services.

Residential Area - A given area of the community in which the predominant character is residential. Uses, which support residential activity such as parks, churches, schools, fire stations, and utility substations, may also be permitted. In certain instances, existing lots of record and development patterns may exceed comprehensive plan densities.

Review - An inspection or examination for the purpose of evaluation and the rendering of an opinion or decision. Review by the city may involve public hearings, formal approval or denial of development proposals, etc., as provided for in city ordinances.

Ridgeline Development - Ridgeline development means a development on the crest of a hill that has the potential to create a silhouette or other substantially adverse impact when viewed from a common public viewing area.

Right-of-Way (ROW) - The lines that form the boundaries of a right-of-way.

Rural Character - The acknowledgment of the role of agriculture and the responsibility of those who use the land for that purpose. Rural areas include the mixture of agricultural uses, green fields, open space, range land, forest, high desert and other rural land characteristics with minimum residential development, unless it's associated with agricultural land use. County land use ordinances, such as, subdivision, planned unit developments and planned communities, may not threaten rural character; however, ordinances should take in account these attributes. To minimize the impacts to rural character, buffer zones, open space or better landscaping guidelines should be considered.

Rural Lands - All lands, which are not within an urban growth area and are not designated as natural resource lands having long-term commercial significance for production of agricultural products, timber, or the extraction of minerals.

Scenic Byway Program - Roadways that provide an enjoyable and relaxing experience or that offer cultural or historical enrichment to travelers are legislatively designated as part of a Scenic Byway System. Scenic byways are typically secondary roads having significant cultural, historic, scenic, geological, or natural features. They often include vistas, rest areas, and interpretive sites in harmony with the scenic characteristics of the road. The Federal-Aid Highway Program includes limited funding for such statewide systems.

Sense of Place – The characteristics of an area that makes it readily recognizable as being unique and different from its surroundings and having a special character and familiarity.

Sprawl - The process in which the spread of development across the landscape far outpaces population growth. The landscape sprawl creates has four dimensions: 1) a population that is widely dispersed in low-density development; 2) rigidly separated homes, shops, and workplaces; 3) a network of roads marked by huge blocks and poor access; and 4) a lack of well-defined, thriving activity centers, such as downtowns and

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town centers. Most of the other features usually associated with sprawl—the lack of transportation choices, relative uniformity of housing options, or the difficulty of walking—are a result of these conditions.

Street, Arterial - A street, which functions primarily to move large volumes of traffic and secondarily to provide access to abutting property. It is usually a continuous thoroughfare which connects major traffic generators. Curb cut, driveway and other regulations control access to adjacent properties.

Street, Collector - A street, which functions primarily to move traffic from local streets to the arterial street system. It secondarily supplies abutting properties with the same degree of service as a local street.

Street, Local - A street, which is intended solely for access to adjacent properties within local areas.

Strip Commercial and Industrial - A development pattern characterized by lots in a continuous manner fronting on streets and resulting in numerous access points to the street.

Subdivision - The division of a lot, tract or parcel of land into two or more lots, tracts, parcels or other divisions of land for sale, development or lease.

Tax Increment - Additional tax revenues that result from increases in property values due to new development within a redevelopment area.

Telecommuting - An arrangement in which a worker is at home or in a location other than the primary place of work, and communicates with the workplace and conducts work via wireless or telephone lines, using modems, fax machines, or other electronic devices in conjunction with computers.

Transfer Development of Rights Program - The removal of the right to develop or build, expressed in dwelling units per acre, from land in one zoning district to land in another district where such transfer is permitted.

Comment: Transfer of development rights, or transfer of development credits, is a relatively new land development control tool used to preserve open space and farmland. Presently, the most common use of this method has been for historic preservation in urban areas.

Urban – is all population and territory within the boundaries of urbanized areas and the urban portion of places outside of the urbanized area that have a decennial census population of 2,500 or more. (U.S Census Bureau)

Urban Area – A highly developed area that includes, or is appurtenant to, a central city or place and contains a variety of industrial, commercial, residential and cultural uses.

Urban Land - Land that is developed at urban densities or that has urban services.

Urban Service Boundary - That area that can be served economically and efficiently by City utilities.

Urbanization - Process of converting land from rural to urban.

Wireless Telecommunications Towers and Facilities – A device used to transmit and /or receive radio or electromagnetic waves between terrestrially and/or orbitally base structures.

Wetlands - areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities. However, wetlands may include those artificial wetlands intentionally created from non-wetland areas created to mitigate conversion of wetlands, if permitted by the county or the city.

Zone - The smallest geographically designated area for analysis of land use activity. An area or region set apart from its surroundings by some characteristic.

Zoning Map - The maps, which are a part of the zoning ordinance, delineate the boundaries of zone districts.

Map 24 – Comprehensive Plan Map

