

Gooding County Comprehensive Plan

INTRODUCTION

The Gooding County Comprehensive Plan (the Plan) serves as a decision-making framework and policy guide for decisions concerning the future physical development of Gooding County and facilities and services that support that development. It indicates, in a general way, how the County should grow in the next 15 to 20 years. The purpose of the Plan is to guide and balance development in the most efficient, economical and well-planned manner possible.

The Comprehensive Plan states the values of vision of County residents as expressed through a public participation process that involved the general public, other government agencies, members of the Planning and Zoning Commission and the Board of County Commissioners. It identifies overall goals and objectives, as well as more specific policies related to future growth, development and service provision, as well as actions needed to implement the goals, objectives and policies.

Consistent with Idaho law, the Plan provides the policy basis for the County's Zoning Ordinance, which contains the specific standards and requirements and processes for making land use and development decisions. In reviewing and applying Comprehensive Plan policies, County's zoning ordinance and other requirements, the County must balance its responsibility to provide for the good of all County residents with individual private property rights protected by the Idaho State Constitution and laws.

As part of the larger Gooding community, Gooding County works with cities, other services providers, state and federal agencies, community groups, the development community and citizens to help guide growth and manage land and resources in the future. The Plan was updated in cooperation with these partners and includes a variety of policies and actions aimed at improving collaboration and coordination among them.

In addition to incorporating the results of these processes, the Plan builds on the following vision and values expressed by County residents early in the public participation process of the Plan update.

Vision and Values

"Growth and development in Gooding County are balanced and integrated with protection and management of natural resources. We support diversity, value and protect our cultural and historical heritage and have access to a variety of choices in how we live, work, learn, play, shop and travel. We enjoy a high quality of life in safe, healthy and clean neighborhoods that we call home."

This vision for the future reflects the following attributes of life in Gooding County that participating residents stated they value:

- A variety of housing choices that accommodate a range of lifestyles, needs and incomes.
- Preservation of and access to high quality open spaces in close proximity to and within the built environment.
- A range of transportation options that allow people to get from one place to another safely and efficiently.
- Coordination between transportation and land use planning.
- A sustainable, responsible, healthy business environment, that provides diverse opportunities for all residents.
- A safe, clean, healthy environment where people are respectful of others, themselves and their community.
- A variety of educational opportunities for people of all ages, abilities and backgrounds.
- A rich heritage of cultural and historical resources.
- Access to urban amenities, outstanding recreational experiences and quiet rural settings in a County with a small community atmosphere.
- Gooding County's diverse recreational resources and opportunities.
- Effective and efficient implementation of plans and policies that achieve the community's vision and consider environmental and other resource limitations.
- Protection of wildlife and its habitat.

Purpose of the Comprehensive Plan

In addition to providing the policy basis for future planning decisions, the Gooding County Comprehensive Plan serves the following specific purposes:

Legislative: To meet the requirements of the Local Land Use Planning Act, Idaho Code, Title 67, Chapter 65.

The County envisions the plan serving the following purposes:

Policymaking: To develop and explain the public policies and intentions of Gooding County with respect to the rights and expectations of the general public, private enterprise and local government.

Educational: To enable local residents, public agencies and economic interests to become informed of the County's long-range and short-range planning goals and policies.

Coordinating: To establish a basis for coordination, understanding and negotiation among citizens, economic interests, City officials, private investors and public agencies within Gooding County and, as appropriate, to establish a position on regional growth and development issues.

Comprehensive Plan Components

The plan includes the following components required by the Local Land Use Planning Act as amended:

- Property Rights - an analysis of the provisions that may be necessary to provide that land use policies, restrictions, conditions and fees do not violate private property rights, adversely impact property values or create unnecessary technical limitation on the use of property.
- Population and Growth - an analysis of the past, present, and future trends in population, including such characteristics as total population, age, sex and income.
- School Facilities and Transportation - an analysis of public educational goals and facility capacities, plus school and school transportation facilities with future development.
- Economic Development - an analysis of the economic base of the area for maintaining a positive growth rate, including employment, industries, jobs and income levels.
- Land Use - an analysis encompassing the current vision and planning framework for a mix of future land uses.

- Natural Resources and Hazardous Area - an analysis identifying the soils, water, vegetation, watersheds, and known hazards within the County.
- Public Service, Facilities, and Utilities - an analysis of the general plans for sewage, water supply, fire stations, health and welfare facilities, waste disposal sites, public safety facilities, and general public services.
- Transportation - an analysis of existing and future transportation infrastructure necessary for efficient mobility of people, goods and services.
- Recreation - an analysis showing a system of recreation areas, including parks, parkways, trailways, greenbelts, beaches, playgrounds and other recreation areas and programs.
- Special Areas or Sites - an analysis of the areas, sites, or structures of historical, archaeological, architectural or scenic significance.
- Housing - an analysis of housing conditions and needs, and plans for improving housing standards, and supporting development of safe, sanitary, adequate and affordable housing.
- Community and Sustainable Design - an analysis of the need for governing landscaping, site design, and beautification, sustainable practices and goals.
- National Interest Electric Transmission Corridors - an analysis showing the existing location and possible routing of high voltage transmission lines based upon the United States department of energy's most recent national electric transmission congestion study.
- Implementation - an analysis to determine actions, programs, budgets, ordinances, or other methods including scheduling of public expenditures to provide for the timely execution of the various components of the plan.

The Plan is organized into chapters corresponding to each of these topics. Each chapter includes the following information:

- Description of existing conditions, historic trends and future projections, where appropriate.
- Goals and policies to guide future County decisions.
- Actions recommended to implement and support the goals and policies of the Comprehensive Plan, including but not limited to changes in zoning regulations, processes recommended for coordination with partnering agencies, and other measures to be undertaken by County staff and others to address issues identified in the Plan.

Plan Update and Public Participation Processes

In May, 2008 Gooding County embarked on a process to update this Plan, with assistance from a team of consultants and through a program to involve citizens, neighborhood groups, other local, state and federal jurisdictions, community groups and others in the update process. Based on direction from the Board of County Commissioners, the County and its consultants undertook a public outreach and involvement program as part of the update process. This process included the following efforts:

- Conducted one public hearing with the Gooding County Planning and Zoning and one public hearing with the Gooding County Board of Commissioners to identify community values, important planning issues and priorities, comments on draft goals and objectives and review a preliminary draft of the updated Plan.
- Facilitated 25 meetings of a Steering Committee to assist in developing vision and value statements; guide public outreach efforts; and review and refine draft goals, objectives, policies and implementation actions. The Steering Committee included representatives of the following groups:
 - * County Planning and Zoning Commission and the Board of Commissioners
 - * Incorporated cities, with one representative for each
 - * Business interests
 - * Park and recreation interests
 - * Agricultural community
 - * Five Highway Districts within Gooding County, Idaho Department of Transportation and other transportation organizations
 - * Property Owners - citizens
 - * Bureau of Land Management
 - * Idaho Power
 - * Region IV Development
 - * Gooding County Historical Society
 - * Idaho Department of Environmental Quality
 - * Intermountain Gas Company
 - * Mid Snake Water Resource Commission
 - * South Central Public Health District
 - * Magic Valley Economic Development Association
 - * School Districts
- Facilitated meetings of the committee to review and discuss conditions, issues, goals and policies related to transportation, other public facilities and services, land use, parks recreation and open space.
- Provided information and solicited additional feedback from the general public.

- Contacted specific public agency representatives and community groups to seek comments related to planning topics.
- Consulted with existing County advisory committees regarding historic and cultural resources, as well as parks, recreation and waterways issues and policies.

This plan is expected to be updated every five (5) years to reflect changing conditions in the County, as well as more specific planning efforts that may be undertaken in the future. Regular review and update of the Plan, as well as regular review of the Plan as part of land use, budgeting, work planning and other decisions, will ensure that the Comprehensive Plan remains a vital, living document.

Plan Structure - Goals, Policies and Implementation Actions

As noted above, the Comprehensive Plan includes goal statements, policies and implementation actions needed to achieve the vision and protect the values expressed in the Plan. Following is a definition of the terms "goals," "policy" and "implementation action."

- *Goal statements* are expressions of guiding principles and focus on desired outcomes. They are broad directives that establish ideal future conditions toward which policies are oriented.
- *Policies* are intended to make specific statements that guide decision-making and give clear indication of intent.
- *Implementation actions* are detailed strategies for implementing policies. Identification of all possible alternatives for achieving a desired result is not feasible. In many instances it will be necessary to conduct specific, detailed studies prior to implementation.

Implementation Process and Priorities

Implementation is the most important phase of the planning process. It is the process that is intended to transform the goals and policies of the Comprehensive Plan into actions. A comprehensive plan, no matter how well crafted, is of little value if it is not implemented and used by both County officials and the public. The implementation of the Gooding County Comprehensive Plan will be accomplished through the following measures:

- Application of the Gooding County Zoning regulations, consistent with this Plan.
- Administration of the Gooding County development review process.
- Application of policies in this plan, and such other policies, resolutions, or ordinances as may be adopted by the Board of Gooding County Commissioners.

- Continued coordination with other local jurisdictions, state and federal government agencies, community groups and citizens.
- Education, adoption and practice of conservation measures both in County facilities and new development.
- Economic and financial considerations.

In addition to these general processes, this plan recommends a wide variety of specific implementation actions. These are described in each Chapter of the Plan and summarized again in Chapter 14. That Chapter also identifies a series of implementation priorities which include the following.

- Adopt zoning ordinance amendments and other tools needed to implement future plans.
- Prepare, or work in conjunction with other jurisdictions or entities to prepare, additional plans in priority planning areas.
- Identify priorities for open space protection and development of a County-wide open space conservation and acquisition program, in partnership with other jurisdictions and citizens of Gooding County.
- Continue to coordinate with transportation agencies for major future transportation corridors.
- Work with Region IV Development Association to make sustainable community development in South-Central Idaho. Community development includes the aspects of community infrastructure, economic and human resource development. The Region IV Development Association is a tool to be utilized by the cities and counties in their efforts to improve communities.
- Adopt amendments to County Zoning Ordinance for areas of city impact and rural areas.
- Develop mutually agreed upon development standards within areas of impacts.

1. PRIVATE PROPERTY RIGHTS & RESPONSIBILITIES

“Gooding County strives to balance regulation of public health, safety and welfare with Individual property rights.”

Existing Conditions

The Fifth Amendment to the United States Constitution states that private property shall not "be taken for public use, without just compensation." In the context of land use planning, the Fifth Amendment has historically been interpreted to mean that if a land use regulation or action is so restrictive that it denies a landowner all economically viable use of his or her property then the property has been "taken" by "inverse condemnation." Such takings are considered unconstitutional, unless the landowner is provided just compensation. Numerous state and federal courts have issued rulings on whether or not certain land use actions constitute a taking, including several rulings from the U.S. Supreme Court. However, these cases have not resulted in any set formula for determining whether the economic injuries caused by a planning decision or other government action require government compensation. The question of whether a particular action constitutes a taking is decided by factual inquiry on an ad hoc (i.e., case-by-case) basis.

Idaho Code Section 67-8001 et. Sec. outlines the process whereby owners of real property in the state can request a written takings analysis. This analysis evaluates whether proposed regulatory or administrative rules established by state agencies or local government may result in a taking of private property without due process of the law. It gives property owners the right to seek judicial determination if the government agency does not provide the written analysis in a timely manner. It also charges the attorney general with establishing and maintaining a checklist that state agencies or local governments can use to evaluate proposed regulatory or administrative actions and ensure that those actions do not result in an unconstitutional taking of private property.

The checklist currently provided by the Office of the Attorney General includes the following list of questions:

1. Does the Regulation or Action Result in a Permanent or Temporary Physical Occupation of Private Property?
2. Does the Regulation or Action Require a Property Owner to Dedicate a Portion of Property or to Grant an Easement?
3. Does the Regulation Deprive the Owner of All Economically Viable Uses of the Property?
4. Does the Regulation Have a Significant Impact on the Landowner's Economic Interest?
5. Does the Regulation Deny a Fundamental Attribute of Ownership?
6. (a) Does the Regulation Serve the Same Purpose that would be Served by Directly Prohibiting the Use or Action; and (b) Does the Condition Imposed Substantially Advance that Purpose?

Issues

The following issues were identified during the 2008/2009 Comprehensive Plan Update process:

- *Balancing regulation of health, safety and welfare with individual property rights.* The County needs to continue to balance its responsibilities to protect the interests of the entire community with the rights of individual property owners.
- *Balancing rights among affected property owners.* Planning regulations and decisions must balance impacts of regulation on regulated property owners, as well as adjacent property owners that may be affected by allowed uses of a neighboring property.
- *Growth pressures and impacts.* Continued high growth places pressure on sensitive areas, public services, and other conditions that may result in new or revised comprehensive plan policies and implementation measures.

Goals and Policies

Goal 1.1: All planning decisions and implementing ordinances pursuant to this Plan balance the interests of the community with the protection of private property rights.

Policy 1.1-1: No person should be deprived of private property without due process of law.

Policy 1.1-2: Private property should not be taken for public use without just compensation.

Policy 1.1-3: Land use ordinances, policies, fees and decisions, including land use restrictions and/or conditions of approval, should not violate private property rights, as prescribed under the declarations of purpose in Chapter 80, Title 67, Idaho Code.

Policy 1.1-4: Before finalizing any administrative or regulatory action prescribed by the Local land Use Planning Act, Gooding County should use the review process and guidelines established by the Attorney General of the State of Idaho (Idaho Code §67-8003) to evaluate whether such action may result in an unconstitutional taking of private property.

Policy 1.1-5: To the extent land owners request a review, Gooding County will provide this service.

Implementation Action: Conduct training with County staff to enable them to properly adhere to and apply provisions of Idaho Code 67-8003 in land use planning and development review processes.

Implementation Action: Continue to apply the County's policies and procedures on a case-by-case basis with guidance from the state Attorney General and County legal counsel. Provide such information to community members in response to inquiries or claims.

Implementation Action: Review new Comprehensive Plan policies, zoning ordinances and other regulations for consistency with goals and policies in this section of the plan.

Goal 1.2: Each property owner is responsible, as a steward of the land, to use his/her property wisely, maintain it in good condition, and preserve it for future generations.

Policy 1.2-1: Property owners should not use their property or leave it in a manner that negatively impacts the surrounding neighborhood.

Policy 1.2-2: Property owners, recognizing that they are only temporary stewards of the land, should preserve and maintain their property for the use of future generations (i.e., not cause contamination or other damage that prevents or significantly curtails future use).

Policy 1.2-3: Property owners acknowledge and expect that Gooding County will preserve private property rights and values by enforcing regulations that will prevent and mitigate against incompatible and detrimental neighboring land uses.

Policy 1.2-4: When the use of private property conflicts with the public interest, the land use planning process should provide a guide for decision-making. Such land use conflicts should be considered using a context larger than the boundaries of a particular parcel and a time frame longer than a particular property transaction.

Implementation Action: Prepare informational materials (e.g., brief fact sheets or newsletters) for property owners stressing the need to properly care for properties by minimizing environmental degradation or contamination and other long-term adverse impacts on natural resources on or adjacent to the property, as well as links to other resources that provide similar guidance.

2. POPULATION & GROWTH

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 of population. 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 analysis 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 infant care facilities. An older population may require higher levels of in-home care, assisted living facilities and transportation services.

A current picture of Gooding County's dynamic population and demographic status can be reviewed in the appendix of this Comprehensive Plan.

Goal 2.1 Maintain an accurate population count and carefully track and predict future populations

Policy 2.1-1 Assist county officials and agencies through population projections to adequately plan public facilities, services, and amenities for future population growth

Policy 2.1-2 Consider the character of the existing and projected future population of the county in planning decisions.

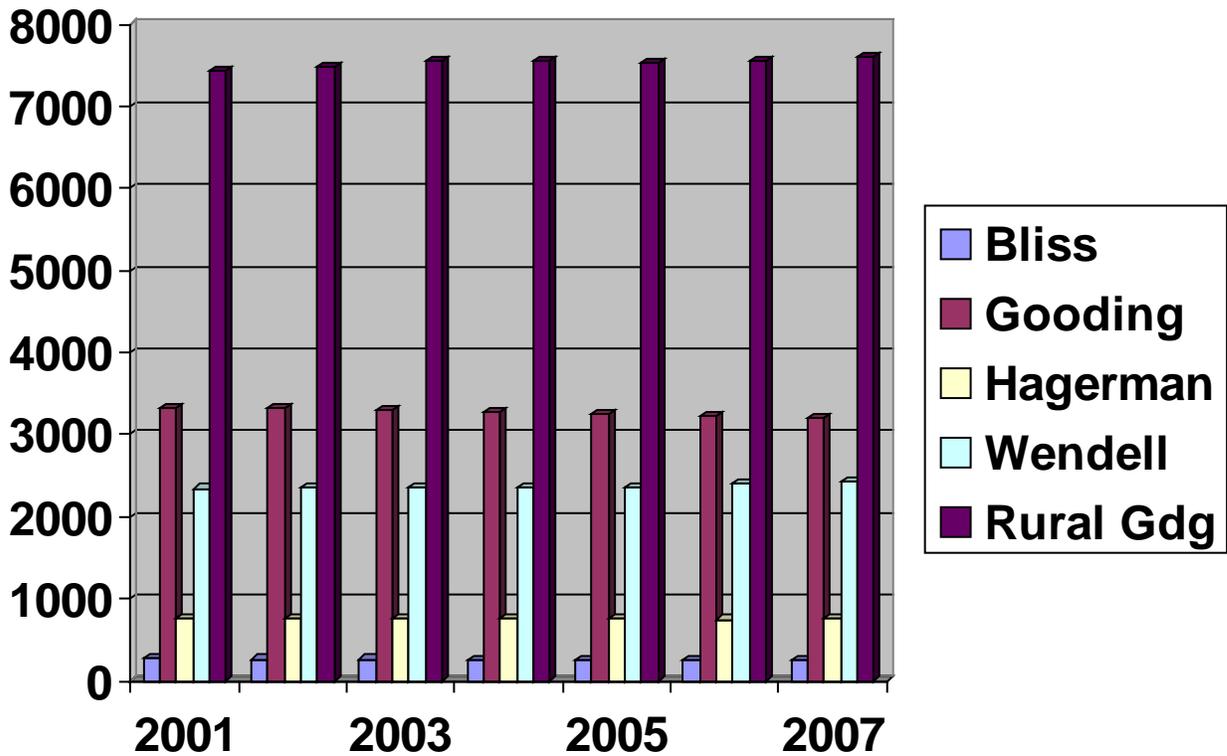
Policy 2.1-3 Collaborate with neighboring counties regarding regional planning for transportation, growth management, and other interests of mutual concern.

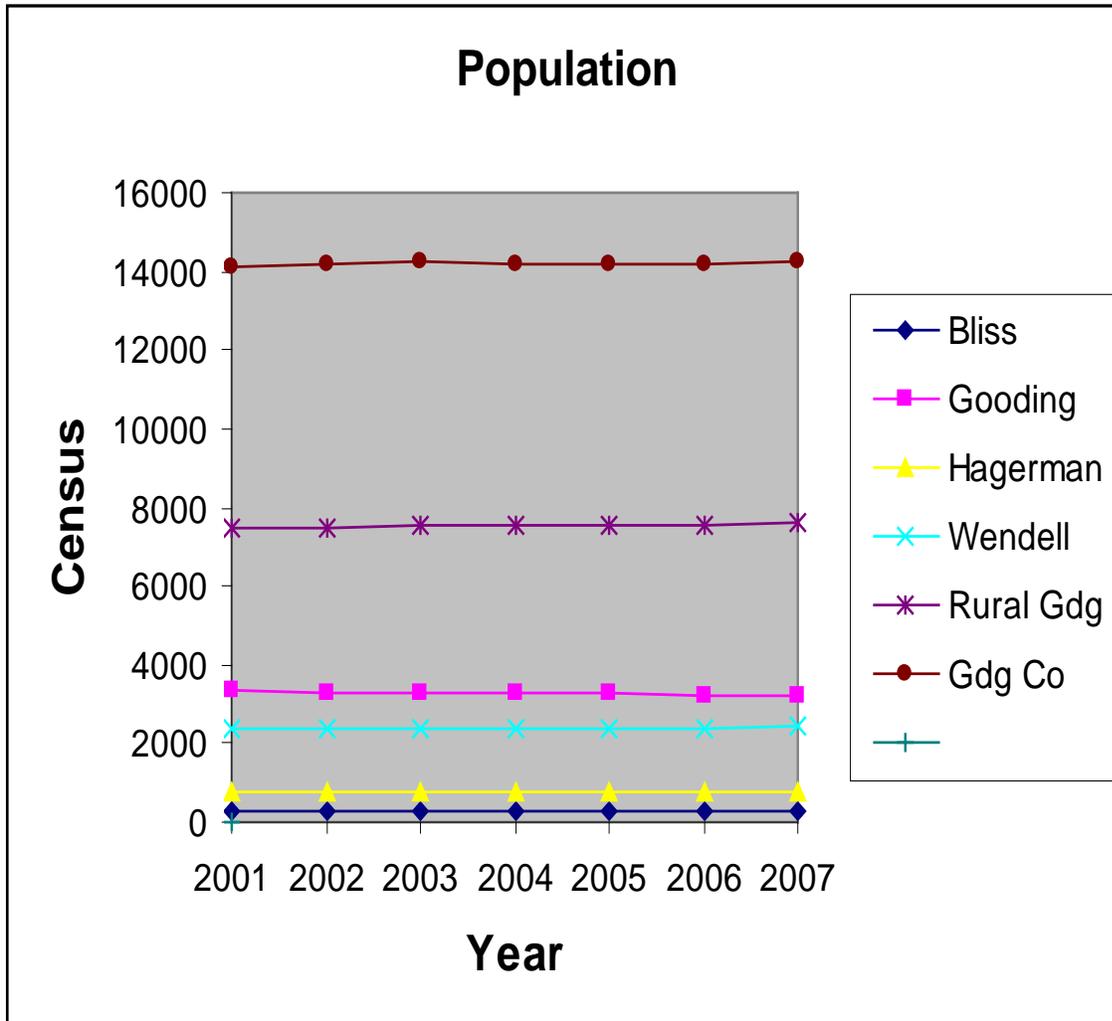
Implementation Action: The County will continue to update future population forecasts from the Idaho Department of Labor and Commerce, and other tools such as Census Tracts, Census Block Group and Traffic Analysis Zones.

Implementation Action: 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 of public services.

Snapshot of Gooding County Population figures

County/City	July 2001 Estimate	July 2002 Estimate	July 2003 Estimate	July 2004 Estimate	July 2005 Estimate	July 2006 Estimate	July 2007 Estimate
Gooding County	14,143	14,186	14,230	14,214	14,160	14,175	14,250
Bliss	267	265	263	260	255	251	249
Gooding	3,331	3,315	3,308	3,284	3,253	3,231	3,208
Hagerman	757	765	767	763	750	749	768
Wendell	2,345	2,355	2,346	2,348	2,363	2,399	2,419
Balance of Gooding County	7,443	7,486	7,546	7,559	7,539	7,545	7,606





Source: Idaho Department of Commerce.

Depending on the economy and national trends, Gooding County could see a growth pattern, which occurred from 2001 to 2004. The City of Wendell has had a steady growth increase.

3. SCHOOL FACILITIES AND TRANSPORTATION

"Strong schools, outstanding teachers and opportunities for continuing education are the cornerstones of future."

Existing Conditions

Kindergarten through 12th Grade (K-12)

Six school districts provide K-12 service in Gooding County. The six school districts in Gooding County receive some county revenue. They are #231-Gooding, #232-Wendell, #233-Hagerman, #234-Bliss, #412-Buhl and #261-Jerome. A board of trustees elected within each district governs school districts. The Idaho School for the Deaf and Blind is located in Gooding. There is also an Accelerated Learning Center and a newly formed Charter School known as North Valley Academy Charter School.

The Gooding County School enrollment is as follows:

- Bliss School Pre-Kindergarten to 12th Grade: 180 Students
- Gooding Accelerated Learning Center 9th Grade to 12th Grade: 44 Students
- Gooding Elementary School Pre-Kindergarten to 5th Grade: 548 Students
- Gooding High School 9th Grade to 12th Grade: 343 Students
- Gooding Middle School 6th Grade to 8th Grade: 319 Students
- Idaho School for the Deaf and Blind Pre-Kindergarten to 12th Grade: 89 Students
- North Valley Academy Charter School Kindergarten to 8th Grade: 150 Students
- Hagerman Elementary school Pre-Kindergarten to 6th Grade: 203 Students
- Hagerman Junior-Senior High School 7th Grade to 12th Grade: 210 Students
- Wendell Elementary School Pre-Kindergarten to 5th Grade: 518 Students
- Wendell High School 8th Grade to 12th Grade: 343 Students
- Wendell Middle School 6th Grade to 8th Grade: 182 Students

In addition to traditional schools, the district operates administrative offices, maintenance facilities, a pre-school center, Professional-Technical Center, and an alternative high school.

Pre-K through 12th Grade

The Gooding School District serves students living in and around the City of Gooding. The Gooding School District system consists of one elementary school, one middle school, one high school and one alternative school. The Gooding Elementary School, Middle Grade School and Alternative School are located at 1045 7th Ave. W., in Gooding. The Gooding High School is located at 1050 7th Ave. W., in Gooding. In addition to traditional schools, the district operates an administrative office and maintenance facilities.

Currently the Gooding School District is ranked 42 in the state for enrollment. Enrollment for the 2007-2008 school year is 1,292 students. Student to teacher ratio is 17 and they currently employ 94 certified employees and 106 classified. Classified staff

include instructional assistants, computer technology technician, child nutrition staff, library assistant, custodial personnel, office support personnel, and coaching assistants. Gooding School District paid \$4,678,806 in 2006-2007 for instructional salaries and benefits.

Gooding School District enrollment hasn't had a growth pattern. Gooding School District doesn't believe there is economical or population growth that will increase the enrollment. At the present time, Gooding School District is not at full capacity.

The district's current capital improvement projects are to improve the heating and cooling units at the Gooding High School. Maintain parking lots, continue replacing carpet with tile in classrooms.

One of the key issues facing Gooding School District is the declining discretionary state funding. The district ran a supplemental tax levy in order to continue offering current programs and a renewal of a 10 year Plant Facility Levy, which was passed in February of 2009. The renewal levy is to help maintain the buildings and grounds.

Transportation is provided for the district by Cheney Bus Service. The Gooding School District currently has a two year contract with the bus company. At the end of two years, the contract can be renewed for another three years if both parties agree. For the school year of 2007-2008, the annual estimate of riders was 565. Of the 565 students, 344 live out of city limits and 221 live in city limits. Cheney Bus Service also provides transport for the athletic teams and field trips. For the 2006-2007 school year, Gooding School District paid \$443,300.00 for transportation. At the current time, the district has no transportation considerations associated with future development.

Hagerman School District #233 is located in the community of Hagerman, in southern Gooding County, Idaho in a sheltered valley on the canyon of the Snake River. The Hagerman Grade School is located at 324 2nd Ave. N. and the Hagerman High School at 150 W. Lake, in Hagerman. It is considered a small sized Idaho School District. The current population of Hagerman is near 1,000. The district enrollment is 419 students in grades K-12.

Approximately 10% of the students are residents outside the boundaries of Hagerman School District, and are given special permission by the local board to attend school(s) at Hagerman.

Hagerman is an agriculture-based community, with Idaho Power and various fish hatcheries as secondary employers. Economic development is limited, although the community is increasingly becoming a destination for retirement and recreation. These changes are bringing about some increases in property values, but employment opportunities are still limited.

The district is staffed by 33 full time certified teachers, 17 classified employees, and two full time administrators. Enrollment projections anticipate increases in student

enrollment of 2% annually, with the trend for growth primarily in the younger age groups. The expected enrollment increase will impact the school district's need for space, staff and supplies in the future.

The school is the center of activities for students and community alike. Community support of the curricular and co-curricular programs appear to be strong in seeking the best learning environment for the students. Parent and staff perceptions of helping students do their best to achieve future goals are paramount within the school district. Different advisory committees provide opportunities for involvement of communities members. Parent and other patrons attend the annual science fair, open houses, parent/teacher conferences, and open forum meetings. The community takes an active interest in the school and places a special emphasis on the athletic and music programs. The community also supports fund raisers for school activities and travel.

The facilities of Hagerman School District consist of five permanent structures and five modular classrooms. One elementary school (built in 1974) housing students pre--6th grade. One combination Jr./Sr. high school, housing grades 7-12, with gymnasium (built in 1999). A separate gym built in 1952. The vocational agriculture shop was built in 2000 with an attached greenhouse (2001), along with 5 modular classrooms located and used by the elementary school for classrooms/library.

The junior/senior school campus also includes an athletic field with multiple sets of bleachers. Secondary students must walk a short distance to the elementary school for food services. The close proximity of the campus to U.S. Hwy 30 is a safety concern for the students.

The past district administration has been proactive in working with neighboring residences in trying to establish a positive relationship for the purpose of possible future purchasing of surrounding homes and lots, which could possibly allow the district to grow in land size. The district is now in a very restricted site area for its facility. Any physical land growth opportunities are non-existent at the present school site area.

The district class sizes are maintained at below the State recommended levels in classrooms: K-3 grades - 20 students; 4-5 grades, 26 students; 6-8 grades, 25 students; 9-12 grades, 22 students.

The buildings on campus have served the community of Hagerman well, but the current condition of the physical plant requires serious planning to meet the current and future needs of the facilities.

The electrical, mechanical, heating, ventilation, and plumbing in the buildings meet minimum standards. In the elementary school, heat and air conditioning control at some of the teaching stations are inconsistent at best. Students and staff share concerns about the wide range of temperatures from classroom to classroom and about the lack of electrical outlets throughout the buildings. The cost effectiveness of the

needed improvements, especially those that would be necessary to comply with the Americans With Disabilities Act, need further consideration.

The Wendell School District is located at 150 East Main in Wendell. The mission of the Wendell School District is to engage students in learning that ensures academic achievement and moral character. In order to carry out this mission, the staff is led by a superintendent and three dedicated principals.

The district has approximately 1,100 students in preschool through 12th grade and is comprised of three schools: Elementary School serves Pre-K through four; Middle School serves grades five through eight; High School serves grades 9 through 12.

They currently employ at the elementary school, the principal, 20 teachers plus a music teacher, a counselor, a speech therapist, a reading coach, an ESL teacher, a special education teacher, and two Title 1 teachers, as well as two speech therapy techs, a PE instructor, a library instructor, a computer instructor, 12 instructional aides and two secretaries.

The high school team includes the principal, 15 teachers, a librarian, an art/choir teacher, two special education teachers, an ESL teacher, a counselor, a PE department, a band teacher, a design/tech teacher, a computer department, three instructional aides, an attendance clerk and an office/business manager.

These staff members are supported by food service personnel, a maintenance staff, several PSR workers and other support staff. The district office staff is comprised of the superintendent, a business manager, a personnel clerk and a district clerk.

Goals

Wendell High School - The CRISS Project and High Schools That Work. These programs assist students in their academic success.

Wendell Middle School - Making Middle Grades Work and Rachel's Challenge. These programs assist students in not only their academic success, but also with social issues such as bullying, community service, etc.

The Middle School has implemented a Student Uniform Code of Dress for the 2008-2009 school year. It is felt that this will help increase school and personal pride in themselves, help bridge the social economic gap that exists in all schools, and improve the learning environment of all students.

Wendell Elementary School is a Reading First School, as well as school-wide Title I. These programs have allowed the students to excel in reading, which has in turn improved their abilities in all academic areas.

Wendell School District has reintroduced an Ag program, which is in the beginning stages, but growing year-by-year. It is the goal to build an Ag facility so that students will be given a quality environment in which to learn.

Facilities

Wendell maintains three schools in the district.

The elementary school was built in 1953, with an addition added in 1964. In order to house the growing student population, seven portable classrooms were added in 1993. In order to help with over-crowded conditions in the school, sixth grade was moved to the middle school, followed by fifth grade. The total square footage of the elementary school, including the portable classrooms, is 39,208 square feet. The school is at full capacity at this time. Due to the crowding and the age of this facility, the district's goal is to build a new elementary school in the future.

In 1977, a new gym was built at the east end of Wendell. The large facility, which has a capacity of 992, was home to not only local sports, but many district tournaments throughout the years. The "old" gym continued to be used for some time for middle school sports as well as a practice gym.

In 1994, with an aging and undersized high school, a new facility was built near the gym. Its one-story layout was a great improvement for the district's high school students. The square footage of the gym is 30,000 square feet. It highlights a wonderful, up-to-date library and computer lab, an auditorium that is enjoyed by the school and public alike, and a lunchroom that is used for many activities. The building was designed with the idea that the student population would grow throughout the years, which it has indeed done. The bond for this facility was \$6,100,000.

When the old high school was vacated, it was temporarily used by the middle school, in addition to the annex that housed the students in the seventh and eighth grades. As it became unsafe for students and staff, the annex continued to be used and students were bused to Gooding to use facilities on the CSI North Side Campus. In 2003, a new middle school was built just north of the high school, with a square footage of 52,000, which now comfortably houses fifth through eighth grades. This building was also built with growth in mind, and plans were made to ensure the district would not outgrow the facility too quickly. The final phase of the building project was completed in early 2008 with the kitchen facilities being added. The students now enjoy their lunch meal in their own commons area. The bond for the middle school was passed in the amount of \$4,530,000.00.

In May, the district passed a supplemental levy of \$155,000 to assist in covering the expenses in the district.

Transportation

Wendell School District students who live outside the city limits are currently bussed by Brown Bus Company. They began transporting students for the Nampa School District in 1957, and now also provide transportation for six schools, at approximately 9,000 students daily per year. They have received many awards for safety and have been recognized by "School Bus Fleet" Magazine as one of the "Great Fleets Across America" and has been listed as one of the 50 largest fleets in the U.S.

In Wendell, an average of 365 students are bussed to and from school daily, with eight routes being run. Besides the normal, twice daily routes, the company provides transportation to and from out of town sporting events, student activities and numerous field trips. The buses are housed at a leased bus barn off campus.

Bliss School District is the smallest of four school districts in Gooding County. The attendance holds steady between 170-185 students in grades K-12. The small class is a major contributor to the success of the students in Bliss. Academically, the school is very proud of what they have accomplished. They have outstanding teachers that dedicate themselves to the success of their students. The students have worked very hard and just recently the school learned they had met the "Adequate Yearly Progress" goals that have been placed on all schools according to the federal "No Child Left Behind Act."

The main building for the district is nearly 90 years old but has been renovated recently on the interior. The original wood floors have been refurbished and new doors and woodwork have created an inviting atmosphere for learning. In 2006, a new building was completed for grades K-6, including a computer lab for all students in the district to use.

The community of Bliss has been and continues to be a great supporter of the school and students. The school has enjoyed this support with a continual Plant Facility Levy and the passage of the bond to build the new elementary school. They will continue to go quietly about their business, educating students and helping prepare them for the future.

The College of Southern Idaho Northside Center is located on the campus of the Idaho School for the Deaf and the Blind at 202 14th Ave. E., Gooding. The center is a local connection to higher education and lifelong learning. A student can work towards a degree, improve job skills, or take an enrichment class just for fun.

In 2008-2009, the Gooding School District projected school enrollment to decrease 10-15% in Grades K-8 and in 2009/2010 to decrease. Hagerman School District enrollment projection anticipates no increase in enrollment. Wendell School District enrollment projection anticipates enrollment to stay the same. Bliss School District enrollment projection anticipates enrollment to stay the same.

North Valley Academy Charter School completed their first school year in 2009. The school has followed the anticipated pattern of growth which was based upon the

experience of other charter schools in the state of Idaho and more particularly in Twin Falls, where the applications for enrollment doubled in the second year. The school has limited class sizes to 24 students or a maximum of 312 students in K-12.

The school received permission to expand into high school from the State Charter School Commission on April 2, 2009. They will enroll a maximum of 96 high school students. The school will be operating a Professional-Technical High School with emphasis in several different areas dependent on student interest. They have an agreement with the College of Southern Idaho to participate in Dual enrollment, enabling the students to graduate with a minimum of 16 college credits if they so desire. They offer after school programs.

The school offers eight-man football and track with several of the students participated on the Gooding School District volleyball and basketball teams.

The curriculum is nationally recognized as cutting edge and effective. The school is using Core Knowledge by E.D. Hirsch, Foss Science, Everyday Math, Shurley English, Avenues Reading, Reading A-Z, Pearson Social Studies in all grades and are offering Strings Orchestra for grades 4-8, Art, P.E. and computer programming as electives in the upper grades. The school is teaching money management at all grade levels.

Their motto is, "The advancement and diffusion of knowledge is the only guardian of true liberty," by former president, James Madison. The mascot is a Patriot.

Goals and Policies

Goal 3.1: Work with school districts, cities, other agencies and community members to better coordinate siting of, accessibility to and compatibility of school facilities with surrounding areas.

Policy 3.1-1: Coordinate County, city and school district efforts to identify and designate future school sites and associated open space or recreational facilities.

Policy 3.1-2: Work with the school districts and the cities to jointly consider a long-range future acquisition program for schools, including a school site acquisition map, in accordance with the Local Land Use Planning Act of 1975, Idaho Code §67-6517.

Policy 3.1-3: Share information regarding land development proposals with all school districts. School districts should be given the opportunity to participate in pre-application processes and long range planning.

Policy 3.1-4: The adequacy of school facilities may be considered by the Planning and Zoning Commission and the Board of County Commissioners in

reviewing proposed residential subdivisions and planned developments based on recommendations from the affected districts.

Policy 3.1-5: Large developments should be encouraged to work with the affected school district to provide land for or otherwise contribute funding toward the purchase of land for school site(s), in correlation to the demand that the development will create.

Goal 3.2: Promote that school facilities are safely accessible by automobile, transit, walking and bicycling.

Policy 3.2-1: Promote school facility locations that are safely accessible by automobile, transit, walking and bicycling.

Policy 3.2-2: High schools should be located in such a way to minimize travel by students across major collector or arterial streets.

Policy 3.2-3: Secondary schools should have multiple access points and be in close proximity to a collector or minor arterial streets. They should be sited to minimize traffic impacts on local residential neighborhood streets.

Policy 3.2-4: New development adjacent to school should provide for adequate pedestrian and bicycle access for school children along both internal and connecting roads and pathways.

Goal 3.3: Support siting of schools to be complementary and compatible with surrounding neighborhoods and to avoid conflicts with incompatible land uses or adverse conditions.

Policy 3.3-1: Schools should be protected from the encroachment of incompatible land uses.

Policy 3.3-2: School sites should be selected to avoid site-limiting features and other hazards and nuisances detrimental to the safety of children and to the general operation of schools.

Policy 3.3-3: Schools should be located to avoid or minimize impacts on floodplains, consistent with other policies in this Plan.

Implementation Action: Update the County's zoning ordinance, as needed to provide consistency with policies related to school siting, access to school from existing and new developments, and permitting processes for development of new school sites.

Implementation Action: Participate with representatives of the School districts and cities to review and provide consistency among municipal policies, zoning and other

development ordinances related to school siting, development permitting and review procedures.

Implementation Action: Assist school districts, as needed, in identifying future school sites including providing information about potential future developments proposed in unincorporated portions of the County.

Implementation Action: Update County development review procedures, as needed to provide that school districts are informed about and have the opportunity to participate in development review processes related to developments.

Implementation Action: Update County zoning ordinances to require developers to set aside land for schools necessitated by new large developments; coordinate with the school districts about the most appropriate sites for such facilities.

4. ECONOMIC DEVELOPMENT

"We value a sustainable, responsible, healthy business environment that provides diverse opportunities for all residents."

Existing Conditions

Economic development issues are highly important in Gooding County, impacting population and development patterns, transportation and public facility needs, and overall quality of life.

Table 4.1, as shown in the appendix, shows that the number of jobs in Gooding County grew steadily between 2004 and 2005. The farming industry increased over that period. All remaining industry sectors grew over that time period, and particularly strong growth was experienced in the services industries. Agriculture (Dairies) and Agricultural services showed the highest percentage growth in the 1990's.

Labor Force and Employment

The improvement in the unemployment rate and civilian labor force has been remarkable in Gooding County over the last 10 years. The peak year for unemployment was 1996 when the rate reached 4.3 percent. The unemployment rate fluctuated moderately until it dropped to 2.0 percent in 2007, significantly below the state and national average.

This low unemployment rate can be traced to the dairy and cheese processing industries, which provide year-round employment.

Wages and Income

Due to the relatively good pay at dairies and the cheese factories, Gooding County has had strong growth in per capita income, an increase of 51 percent, from \$20,502 in 1997 to \$31,069 in 2006. Gooding County ranks 5th out of Idaho's 44 counties in per capita income. Gooding County has the second highest per capita income in south central Idaho after Blaine County.

Goals and Policies

Goal 4.1: Increase the economic diversity, employment base and tax base of the County to improve employment opportunities for its residents.

- Policy 4.1-1: Facilitate the expansion and diversification of existing and new businesses and industries that:
- a. Will maintain and/or improve the County's fiscal stability.
 - b. Increase the County's tax base and employment.
- Policy 4.1-2: Designate sufficient land to meet the County's current and projected future commercial and industrial needs. Locate and zone such land consistent with policies in the land use chapter of this plan.
- Policy 4.1-3: Encourage consolidation of small parcels of industrial and commercial property to facilitate their use or reuse for efficient, infill projects.
- Policy 4.1-4: Encourage existing, new and expanding industries and businesses to hire from the local labor force and to provide job training programs.
- Policy 4.1-5: Encourage the location of industries and businesses in areas that are served by existing or planned public facilities, including water, sewer and transportation, and that have access to public transit.
- Policy 4.1-6: Encourage the development of mixed use centers which can incorporate smaller commercial uses and provide employment within walking or short commute distances from residential areas.
- Policy 4.1-7: Coordinate County economic development efforts with those of chambers of commerce, other business groups and agencies.

Implementation Action: Every five years review economic forecasts and available county land zoned for employment uses to ensure there is an adequate supply of land zoned to meet those uses; update zoning ordinances and maps, as needed to achieve this goal. Prepare an inventory of land zoned for commercial and industrial use within unincorporated portions of the County.

Implementation Action: Continue to require that needed services are or can be made available to support proposed or planned commercial or industrial land uses.

Implementation Action: Continue to participate in regional growth summits or other economic development planning processes or events to share information about employment opportunities and major trends that affect the county and regional economy.

Implementation Action: Establish and implement processes for regular communication with local chambers of commerce and other business organizations as part of ongoing and project-specific planning processes; include business group representatives on advisory committee(s) or other public participation processes related to planning and development projects.

5. LAND USE

“Growth and development in Gooding County should be balanced and integrated with the protection and management of natural resources.”

Existing Conditions

Gooding County manages land use and development in the following areas:

- In unincorporated areas through application of Comprehensive Plan policies and County zoning, subdivision and other ordinances and standards.
- In negotiated Areas of City Impact outside city limits through the application of the Area of City Impact agreement.

This Plan identifies the following major land use categories to plan for development in existing and future areas of growth, and to preserve the integrity and amenities of residential areas as well as the economic vitality of industrial and commercial activity centers:

- Residential - single family attached and detached units, duplex units, apartments and manufactured homes.
- Commercial, Office and Retail - neighborhood, community and regional retail, wholesale, service, office and limited manufacturing businesses. These land uses are typically established along major arterials.
- Industrial - warehousing, general manufacturing, railroads and industrial business parks constitute the majority of uses in this category. Light industrial includes a wide range of manufacturing establishments, research, supplies and sales.

- Public/Quasi-Public Facilities - government offices, public schools, private schools, health care facilities, churches, utilities, libraries, cemeteries and airports.
- Parks, Recreation and Open Space - parks, recreation areas, private and public lands, irrigation and drainage ditches, and other waterways.
- Agriculture - farms, ranches, pastures, orchards, confined animal feeding operations (CAFO's). This category also includes uses that are related to agriculture, such as granges, elevators, storage facilities and packaging/processing facilities.
- Mineral - lands currently being used for mineral extraction, including sand and gravel. Gooding County lies within the Snake River Plain section of the Columbia Plateau Province where lava's are the dominant rock exposed. Lava flowed into the synclinal valley of the Snake River area starting during the late Tertiary through recent time as this trough slowly sank. There is an estimated accumulation of at least 2,000 feet of basalt overlaying older rocks at places in the Snake River Plain. Rocks exposed in Gooding County range in age from early Tertiary when the Challis Volcanic flowed over granites, gneiss and sedimentary rocks to present time when streams, rivers, lakes and the wind are depositing sediments. The youngest rock mapped in Gooding County has been named McKinney basalt (Omk) deposited during recent time from McKinney Butte eight miles northwest of Gooding. Most of the rock outcroppings in the county are of basaltic composition, which tends to be dark brown to black in color. Older and lighter colored Challis (Tov) and Idavada (Tiv) silicic volcanic, however, outcrop in the northern part of the county. No rocks older than early Tertiary (about 40 million years ago) have been mapped at the surface in this county. Older volcanic, sedimentary, and granite rocks of the Idaho batholith lie buried beneath the lavas. To see these rocks one must venture northward toward the Soldier Mountain. Abundant normal faulting within the lava beds has taken place in the northern half of the county. Most faults tend to be two or more miles long and have a general EW or NW-SE trend which reflects a zone of weakness between the Snake River Plain trough and the uplifted mountainous area a short distance to the north. In the late 1800's placer mining for gold was done along the Snake River. Since the 1930's no major gold mining has been done. Current mining includes gravel and road fill materials. Gems found in Gooding County include fire opal and petrified wood. There is a large deposit of diatomaceous earth located on the upper portion of Clover Creek. This deposit covers 6,480 acres and a thickness of 1,200 feet. Some places the deposit is exposed to the surface, while in other areas it is covered by 600 to 800 feet of overburden. There is a large deposit of gravel in Hagerman Valley; however, deposits north of that valley are limited.
- Common Areas - lands typically located within residential subdivisions or other developments and designated for common use among residents (e.g., open space, landscaped or other, similar areas).

- Other - this accounts for a substantial amount of land in the County, primarily under state or federal ownership and includes the following types of land:
 - Rangeland - both open and closed rangelands primarily located in rural Gooding County, located primarily in northern portion of the County. Rangeland, as used in this document, refers to open and undeveloped lands, both public and private. There are 340,071 acres of native range, of which 254,620 are Bureau of Land Management land and 81,519 acres are state and private lands. The original native vegetation consisted predominately of bluebunch wheatgrass, Nevada bluegrass, basin wild rye, sod forming wheatgrasses, needlegrasses, balsamroot, little sunflower, big and low sagebrushes, and bitterbrush. In the early settlement years, and even in later years, until control was established, heavy use of the range reduced the original cover to its present state which is poor-to-fair condition. Higher producing grasses gave way to cheatgrass, squirreltail, other annual grasses and weeds. In some areas sagebrush increased in density and rabbitbrush invaded. These plants are not good forage producers or good erosion control vegetation. The rangeland is an extremely important segment of the economy. It furnishes early spring grazing for sheep and cattle on their way to summer grazing in the higher country, and late fall grazing on the return trip. Part of the range is used throughout the summer and early fall for cattle. The irrigated soils have qualities that dictate the growing of close-growing crops and legumes, such as alfalfa/grass hay, at least 50% of the time. The adjacent rangeland and the livestock it produces during the summer give an outlet for the hay that is produced. At least 80% of the range users in the county feed their livestock on locally produced hay. This situation produces a balance between rangelands and croplands, which otherwise would not exist. Wildlife also uses this range. Deer, elk and antelope are the main big game species. Sage grouse use it all year, but parts of it are particularly important for wintering grounds. The rangelands are also extremely important from a watershed standpoint. Since water measurements started in about 1912, the peak stream flows have nearly doubled. Moisture conditions in the last thirty to forty years have been in a slight decline, so it would seem reasonable to assume that the range conditions have an influence on peak flows. Floods occurring on Clover Creek, Dry Creek, Black Canyon Creek, and Thorn Creek originate strictly on rangeland, and flooding to some extent occurs nearly every year.
 - Other publicly owned land designated for multiple uses, including rangeland or recreational uses.

Land Ownership

Land in the County is under a mix of public and private ownership, with a significant amount of land owned by state and federal agencies. Following is a summary of land ownership by major category:

- City. A relatively small percentage of land, 97 acres is actually owned by incorporated cities. Most city-owned land is used for city facilities, including city halls, parks, sewer treatment and other public facilities.
- County. The County owns 30 acres of all land within the County.
- Other local service providers. Water, sewer, irrigation, fire, school and other special districts collectively own approximately 2,200 acres of land in the county.
- State. The Idaho Department of Lands (IDL), Department of Fish and Game (IDFG), and other state agencies have substantial land holdings.
- Federal. BLM is the largest landowner. Other federal agencies, include, Army Corps of Engineers and US Fish and Wildlife Service.

Land Ownership by Major Owner, Gooding County

Land Ownership	<u>Acres</u>	<u>Percent of Total Land Ownership</u>
Federal Land	237,503	50.7%
BLM	237,129	
National Forests	0	
Other	374	
State Land	20,124	4.3%
Endowment Land	17,119	
Fish & Game	2,274	
Parks & Recreation	731	
University of Idaho Land	0	
Private Land	209,238	44.7%
County Land	30	.0006%
Municipal Land	97	.02%
TOTAL	467,712	

Areas of City Impact

Areas of City Impact (or future city planning areas) are the unincorporated areas surrounding existing cities where future development, annexation or incorporation is

anticipated to occur. Impact boundary adjustments are made by mutual agreements between the affected jurisdiction and the County and are based on the following criteria established in the Idaho State Code: relationship of local trade area, geographic features and potential for future annexation. Under the current agreements between Gooding County and each of the incorporated cities, any new development within an Area of City Impact is subject to the following conditions.

- The comprehensive plans as negotiated pursuant to the Local Land Use Planning Act (LLUPA) applies within each respective Area of City Impact.
- Gooding County zoning, subdivision and development regulations apply to the unincorporated areas within Gooding County. In the future, city ordinances and/or jointly developed city/county ordinances may be applied in some Areas of Impact as may be negotiated pursuant to LLUPA.

As of this writing, each city in the County is reviewing their Plan and may, in the future, adjust their Area of City Impact boundary based on the recommendations of the Plan and any resulting intergovernmental agreements. These impact area adjustments must be negotiated by each of the affected cities with the Board of Gooding County Commissioners.

Rural Residential and Agricultural Areas

Outside of Areas of City Impact, most land is zoned for a combination of rural residential. The types of uses allowed in these areas include the following:

- Farm and rangeland uses
- For several years, the only requirement to build on agriculturally zoned property was for the dwelling to be located on a lot of at least one acre in size. This resulted in a scattering of residential uses which appeared as strip developments along major roads and highways or as multi-lot rural subdivisions. The minimum acreage requirement did little to control growth in agricultural areas of the county. Different approaches could offer the county more assurance that farming will continue as the dominant land use in agricultural zoned areas.
- Selected industrial, commercial and resource extraction uses compatible with surrounding residential or agricultural use and consistent with plan policies and locational criteria
- Transportation Corridors and Improvements
- Other dedicated open space, park or recreation facilities or areas

Comprehensive Plan Map

The generalized map of future land uses identifies the current vision for a future mix of land uses to implement the counties many diverse goals. Generalized land use recommendations set forth in this plan emphasize the importance of cooperative planning and development among the various jurisdictions and agencies throughout the county. The major types of land uses reflected on the Comprehensive Land Use Map are as follows:

- Cities and Areas of City Impact. The map shows the locations of currently negotiated Areas of City Impact. The county and cities are in the process of reviewing and agreeing on proposed new future area of impact boundaries. This map will be updated to reflect new agreed-upon boundaries in the future, as needed. As noted previously in this plan, cities negotiate applicable comprehensive plan policies with the County to apply within Areas of City Impact. Policies for changes to area of impact boundaries and development within Areas of City Impact are found under Goals 5.2 through 5.5 and related policies and implementation actions in this plan. Given the scale of the maps in this plan, the future land use map does not distinguish among different jurisdictions but only shows areas of impact generally. Information about the location of each jurisdiction's negotiated Areas of City Impact may be obtained from the County or respective city. Land within Areas of City Impact ultimately is expected to become urban through a combination of new and infill development, although there may be opportunities for other types of development consistent with Area of City Impact agreements.
- Rural area. The unincorporated portion of Gooding County outside of the areas of impact of Gooding, Wendell, Hagerman and Bliss includes the following existing and future land uses and designations:
 - Rural/Planned Community designation - applies to privately owned land in this portion of the County, with the following types of potential future uses.
 - Agricultural use. The county continues to retain a significant amount of agricultural and rangeland (about 373,100 acres in 2006). While future development and urbanization will result in conversion of agricultural land over the long term, residential and other development should be planned and located to reduce adverse impacts on agricultural operations as development occurs.
 - Opportunities for rural residential uses. Future rural residential development in this area should help address the desires of some County residents for a rural lifestyle, while minimizing impacts on agricultural uses, promoting permanent conservation of open space and reducing obstacles to long-term urbanization as cities expand.

More specific goals, policies and recommended implementation actions for these areas are found in the following sections of this chapter and Chapter 14 (Implementation).

Issues

- Coordination with cities and other service providers including area of impact negotiation. Continued communication and coordination with cities, as well as water, sewer, irrigation, fire, school and other service districts will be essential to planning for and managing growth and development in a rational, efficient and cost-effective manner. This includes identifying a better and more efficient process for negotiating Areas of Impact and avoiding premature development and annexation.
- Conflicting uses in transitional areas. Historically, the County has allowed "non-farm subdivisions" in rural areas. These developments have provided landowners and residents with opportunities to enjoy a rural residential lifestyle in unincorporated portions of the County. However, as some of these areas have been annexed or urbanized, conflicts between rural and urban development patterns have arisen. In addition, they present challenges for the provision of services in newly incorporated areas.
- Preservation of open space in rural Gooding County. If the County is to retain areas that are non-urban, then new approaches to development and regulation, as well as incentives, are needed in rural areas to prevent similar conflicts in the future.

Goals and Policies

General

Goal 5.1: Encourage urban growth within cities, Areas of City Impact, and other areas as may be designated for future growth.

Policy 5.1-1: Focus urban density within the Areas of City Impact.

Policy 5.1-2: Encourage growth in areas where public investments have already been made or planned for necessary facilities, services and utilities.

Policy 5.1-3: Promote cooperation and coordination for land use decisions beyond County limits that may have a significant effect on development in Gooding County.

Policy 5.1-4: Support development decisions that are coordinated with the availability of essential public facilities and services so that needed public facilities and services will be provided before or concurrent with the generation of demands for those facilities.

- Policy 5.1-5: Encourage cooperative land management efforts among public agencies and private land owners.
- Policy 5.1-6: Promote a land use planning process that involves the public. Incorporate innovative participatory tools for engaging the public in the planning process through the use of community design exercises, electronic means (Web sites), etc.
- Policy 5.1-7: New developments should be designed to provide open space where applicable and, to provide greenways, bicycle paths and pedestrian linkages within developments and between existing or planned parks, schools, neighborhoods and shopping areas.
- Policy 5.1-8: Consider lands adjacent to manufacturing areas and the Gooding Airport as possible park and open space opportunities or as transitional land use (i.e., land that provides a transition between different types of land uses).
- Policy 5.1-9: Evaluate actions and policies that allow hazardous materials into the County, or threaten residents and the environment due to the proximity of such materials.
- Policy 5.1-10: Work with developers and other public agencies to ensure that public facilities meet requirements of the Americans with Disabilities Act.

Implementation Action: Amend the County's zoning map, as needed to be consistent with future land use plans.

Implementation Action: Work with cities and other agencies to establish a process for regular communication and coordination about the location and provision of services to areas where future growth is expected to occur. Also address the sequence and timing of future growth, particularly potential or planned expansions of Areas of City Impact.

Implementation Action: Develop and/or amend County Zoning ordinances to ensure that public facility and other related costs of new development are born primarily by new residents and/or developers.

Implementation Action: Work with individual cities to develop consistent zoning and development regulations that implement the applicable comprehensive plans in Areas of City Impact.

Implementation Action: Update the County's zoning ordinance as needed, to require provision of open space, greenways, bicycle paths and pedestrian linkages between existing or planned parks, schools, neighborhoods and shopping areas as new development and growth occur.

Implementation Action: Update the County's subdivision regulations to include open space requirements to clarify that storm water drainage facilities, irrigation ditches districts and similar facilities do not count toward open space requirements within PUD's.

Implementation Action: Work with cities to explore the implementation of an urban separator designation that could be used to help provide buffers and gateways between adjacent jurisdictions.

Areas of City Impact

Goal 5.2: Areas of City Impact should retain the potential for future urban growth and be planned and developed in an orderly and cost-effective manner.

Policy 5.2-1: Gooding County will negotiate Area of City Impact agreements for each incorporated city.

Policy 5.2-2: Encourage dialogue between the cities and the county.

Policy 5.2-3: To have compatible growth with each cities plan.

Policy 5.2-4: Areas of Impact boundaries will be based upon the following factors:

- a. Coordinated 20-year capital facility plans that reflect historical or reasonable anticipated funding levels to facilitate the efficient provision of adequate water, wastewater, storm water and transportation facilities.
- b. Recent growth trends and projected growth of the applicable city consistent with population projections.
- c. The availability of adequate land supplies within the city and its Area of City Impact to meet the amount and diversity of growth that may be reasonably anticipated by the city during a 20-year planning period.
- d. The availability of essential public services.
- e. Intergovernmental agreements between the County and subject city and applicable service providers to coordinate land use and infrastructure decisions in accordance with the policies established in this Plan.
- f. Additional factors as determined through continuing discussions between the cities and County.

Policy 5.2-5: Area of City Impact agreements may be negotiated to encourage or require consistency with:

- a. local plans, regulations and adopted facility extension policies.
- b. provision or guarantee of adequate public facilities.

- c. agreement to annex the area in the future and compliance with adopted city plans, negotiations and infrastructure policies.

Policy 5.2-6: Promote inter-jurisdictional planning partnerships between the County, cities, and other local, state, and regional entities in matters pertaining to sewer, roads, schools, and other capital improvements. Encourage cities to have a written plan showing expansion of services.

Policy 5.2-7: In Areas of City Impact, the County will support the land-use and development policies expressed in the adopted comprehensive plans and ordinances pursuant to Area of City Impact as negotiated pursuant to LLUPA or other mutual agreements.

Policy 5.2-8: As part of the process of amending an Area of City Impact boundary, work with cities and residents in proposed expansion areas to address consistency between County and city comprehensive plan designations and policies for the expansion area.

Policy 5.2-9: Within Areas of City Impact where central water and sewer service are available, residential development should occur at urban densities consistent with the comprehensive plans of incorporated cities.

Policy 5.2-10: Support planning and development of a mix of housing opportunities to meet the needs of individuals and families of all income and age groups, socio-economic backgrounds and financial capabilities.

Policy 5.2-11: When an applicant seeks an exception to adopt public improvement standards within an Area of Impact, the exception should require consultation with the city and with county approval to avoid future infrastructure deficiencies that impede future growth and service delivery.

Policy 5.2-12: Adjustments to Area of City Impact boundaries to reflect 20-year growth plans should include an agreement not to annex beyond the Area of City Impact unless negotiated by the county or the other affected city. Pursuant to policies in the Plan, local governments are encouraged to enter into annexation boundary agreements that establish ultimate boundary lines between individual cities based upon the following factors:

- a. Anticipated growth and the need for additional land to serve the cities' residential and non-residential land use needs
- b. Sewer service basins and the capacity to serve development in those basins
- c. Other service area boundaries (e.g., school districts, fire districts)

- d. Geographic features (e.g., ridges, waterways, arterial streets, railroads, greenways) that form appropriate breaks between communities
- e. Public input from affected property owners and other citizens

Policy 5.2-13: Gooding Areas of City Impact: The specific goals, policies and implementing ordinances that Gooding County and the cities of Gooding, Wendell, Hagerman and Bliss have agreed to in the areas of impact.

Implementation Action: Refine the process for negotiating Area of City Impact boundaries to promote partnership in the planning process and timely review and adoption, consistent with the goals and policies of this plan.

Implementation Action: Work cooperatively with cities and other service providers (e.g., water and sewer providers) and South Central Health Department to define a consistent methodology for estimating future land needs, determining the supply of buildable or developable land within a given Area of City Impact, and preparing short and long-term capital facility plans.

Implementation Action: Work with each city to agree on the process for applying zoning ordinance and development codes within each Area of City Impact (i.e., whether City or County standards and regulations will apply and the process for joint review and/or coordination of land use review and decision processes).

Implementation Action: Develop guidelines and procedures for consistent land use review criteria in the adopted comprehensive plans for Areas of City Impact as they are adjusted.

Implementation Action: Work with cities and other service providers to develop a process and procedure for determining ultimate boundaries, including service boundaries between cities.

Implementation Action: Establish incentives and regulations that provide opportunities for and encourage small-scale or specialized agricultural operations in rural and rural transitional areas. Address community supported agriculture in rural and Areas of City Impact.

Goal 5.3: Support commercial development in Areas of City Impact that is consistent with adopted comprehensive plan policies, location of existing and planned public facilities and services, and that is compatible with existing and future adjacent development.

Policy 5.3-1: Support well-planned, pedestrian-oriented retail shops, offices and commercial services in new and existing commercial areas as they are developed or redeveloped within activity centers and Areas of City Impact.

- Policy 5.3-2: Encourage commercial facilities at locations where they complement; are compatible with and accessible to existing and/or planned transportation facilities and adjacent land uses.
- Policy 5.3-3: Encourage regional and service commercial uses and offices to locate in business parks, shopping centers and in close proximity to major transportation and transit corridors.
- Policy 5.3-4: Retail and personal services or commercial uses dependent on walking traffic should be encouraged to group together within planned centers to maximize pedestrian movement within the area. Connectivity to residential areas should be maintained or improved.

Implementation Action: Support transportation entities to provide transit service between activity and employment centers.

Goal 5.4: Support well-planned, orderly, and industrial development that is necessary to achieve the County's economic needs in Areas of Impact, consistent with the adopted Comprehensive Plan.

- Policy 5.4-1: Within Areas of City Impact or existing designated industrial areas, provide for industrial uses at locations that use existing transportation and utility systems and/or areas where systems are planned.
- Policy 5.4-2: Support industrial development that will not overburden utility and transportation systems or other public services.
- Policy 5.4-3: Encourage location of industrial development in areas served by railroad facilities and I-84.
- Policy 5.4-4: Allow for and encourage the planning of industrial parks, technological parks, or other developments where several industries can benefit from being located together.

Goal 5.5: Allow for planned developments in Areas of City Impact consistent with the adopted comprehensive plan policies and county zoning ordinance provisions.

- Policy 5.5-1: Development should be conducted under planned development procedures or as special uses, especially when two or more differing uses are proposed, unless such development can be permitted through the subdivision review process and/or a development agreement.
- Policy 5.5-2: Adverse impacts on residential neighborhoods, adjoining a planned development should be reduced or mitigated through the use of buffering

techniques, including vegetative screening, open-space and landscaping.

Implementation Action: Work with cities to recognize or incorporate their design standards and regulations for infill development that is compatible with the overall character of existing neighborhoods. At the same time, provide consistency with planned future densities based on city plans for development likely to be located in Areas of City Impact.

Implementation Action: Update the County's zoning ordinance to establish procedures and requirements for mitigating impacts of planned developments on adjacent uses, including through buffering, screening, open space provision, transitional uses and other means.

Rural areas - Transitional

In Gooding County, there is a need for a district that acts as a buffer between incompatible zoning districts or areas that are changing to other uses "in transition". That part of the rural county surrounding each incorporated city that is affected by and allows for the future growth and development of the city shall be in a transitional zoning district. A transitional zoning district shall buffer residential zoning districts elsewhere in the county. Areas that are in transition to other uses or multiple uses may be a transitional zoning district. A transitional zoning district may buffer incompatible zoning districts. It is intended that these areas act as a buffer between cities and agricultural uses. Future subdivisions are encouraged to locate within the area of city impact surrounding incorporated cities where they may some day receive city services. Agriculture except that which is defined as "confined animal feeding operations" shall be allowed.

Goal 5.6: It shall be the Goal of Gooding County to encourage residential growth within cities, city areas of impact, transitional zoning districts surrounding cities and residential zoning districts elsewhere in the county and to place a buffer between incompatible zoning districts.

Policy 5.6-1: Encourage preservation of open space and a rural residential lifestyle with limited development in areas that cannot reasonably be served by central sewer systems.

Policy 5.6-2: Densities and lot sizes for rural residential development should be regulated to allow only development that is of a rural character.

Policy 5.6-3: Rural residential development that would result in an excessive expansion of public services should not be allowed.

Policy 5.6-4: Rural residential developments should have access to a road that complies with public road standards. Rural residential development

should not completely surround a given intersection of two collector or arterial roadway or have direct arterial access.

- Policy 5.6-5: New development adjacent to existing residential uses should provide screening and other site design techniques to mitigate impacts on existing development.
- Policy 5.6-6: Rural residential development should minimize adverse impacts on the natural environment and agricultural land uses.
- Policy 5.6-7: All non-agricultural development occurring adjacent to agricultural land should be required to install and provide for continued maintenance of fences or other appropriate barriers to prevent intrusion of people and/or domestic animals onto agricultural land.
- Policy 5.6-8: Issue special use permits in transitional zoning districts only to those endeavors that are:
- a. Not detrimental to existing uses within the immediate area
 - b. Designed to primarily serve the local area
 - c. Serviced by adequate transportational facilities
 - d. Issued with the stipulation that the area be kept from becoming a public eye sore.

Rural Areas - Residential Development

An area of impact surrounds each incorporated city in the county. These impact areas in conjunction with residential zoning districts elsewhere in the county shall provide space for future residential growth within the county. There is "senior" and "affordable" housing located within the county, but waiting lists for both are long. There are a limited number of older fix-up type homes available for sale within the county. There is a demand for homes in the mid-priced range. Need for rental, senior, and affordable housing would be better addressed by the cities where city services are available. It shall be the intent of the Comprehensive Plan to protect cities and residential zoning districts from encroachment by non-conforming uses.

Policy 5-7: Development will be allowed in rural areas consistent with this Plan and County zoning ordinances.

- Policy 5.7-1: Encourage preservation of open space and a rural residential lifestyle with limited development in areas that cannot reasonably be served by central sewer systems.
- Policy 5.7-2: Densities and lot sizes for rural residential development should be regulated to allow only development that is of a rural character.
- Policy 5.7-3: Rural residential development that would result in an excessive expansion of public services should not be allowed.

- Policy 5.7-4: Rural residential developments should have access to a road that complies with public road standards. Rural residential development should not completely surround a given intersection of two collector or arterial roadways or have direct arterial access.
- Policy 5.7-5: New development adjacent to existing residential uses should provide screening and other site design techniques to mitigate impacts on existing development.
- Policy 5.7-6: Rural residential development should minimize adverse impacts on the natural environment and agricultural land uses.
- Policy 5.7-7: All non-agricultural development occurring adjacent to agricultural land should be required to install and provide for continued maintenance of fences or other appropriate barriers to prevent intrusion of people and/or domestic animals onto agricultural land.

Implementation Action: Replace non-farm subdivision development with provisions that allow for limited rural residential development that will not interfere with future urban development as rural areas are urbanized as part of Area of City Impact expansion or annexation processes. New regulations should offer the opportunity for a rural lifestyle to those who desire it and provide mechanisms for incorporating open space into rural development (see Chapter 14 of this plan for more specific recommendations).

Goal 5.8: Allow for a limited amount and range of commercial uses in rural areas, consistent with rural character, as defined on page 99.

- Policy 5.8-1: Neighborhood commercial uses may be considered at selected locations outside Areas of Impact, but must meet specific development criteria in those areas related to availability of existing services, impact on surrounding agricultural or residential uses and impacts on traffic. Such uses should primarily serve the immediate surrounding area, travelers passing through or the agricultural community.
- Policy 5.8-2: Commercial areas should not be located near existing or planned elementary, junior high and high school areas.
- Policy 5.8-3: All non-agricultural development occurring adjacent to agricultural land should be required to install and provide for continued maintenance of fences or other appropriate barriers to prevent intrusion of people and/or domestic animals onto agricultural land.

Implementation Action: Update County zoning regulations for commercial land uses in rural areas to provide consistency with updated Comprehensive Plan goals and policies; define allowable commercial uses in rural areas as part of this process.

Rural Areas - Commercial/Industrial Development

An area of impact district surrounds the incorporated cities in the county. These areas in conjunction with commercial/industrial zoning districts elsewhere in the county provide space for future commercial/industrial growth within the county.

Goal 5.9: Allow for a limited amount and range of industrial uses in rural areas, consistent with rural character, as defined on page 99.

- Policy 5.9-1: Industrial development should not occur outside Areas of City Impact unless municipal sewer and water systems are provided when appropriate.
- Policy 5.9-2: Locate industrial areas where adequate water supply and pressure are available for fire flow and protection.
- Policy 5.9-3: Industrial uses should be located where discharge water can be properly treated or pre-treated to eliminate adverse impacts on municipal sewer treatment facilities and the environment.
- Policy 5.9-4: To prevent adverse impacts of such development on the natural environment and nearby residents, applications for industrial development must conform with the adopted local, State and Federal standards for:
- a. Air emissions
 - b. Drainage systems
 - c. Effects on neighboring land uses
 - d. Employment characteristics
 - e. Environmental impacts
 - f. Fire and public safety
 - g. Nature and volume of industrial activity
 - h. Noise pollution
 - i. Odor emissions
 - j. Sewage collection and treatment
 - k. Solid waste disposal
 - l. Street/roads/transportation
 - m. Visual impacts
 - n. Water quality
 - o. Utility services
- Policy 5.9-5: Lands designated for industrial use may be rezoned when a significant need for the land use change can be shown to advance other goals of the Comprehensive Plan.
- Policy 5.9-6: All non-agricultural development occurring adjacent to agricultural land should be required to install and provide for continued maintenance of

fences or other appropriate barriers to prevent intrusion of people and/or domestic animals onto agricultural land.

Implementation Action: Update County zoning regulations for industrial land uses in rural areas to provide consistency with updated Comprehensive Plan goals and policies; define allowable industrial uses in rural areas as part of this process.

Rural Areas - Agricultural Use

The economy of Gooding County is closely tied to agriculture. There are 467,712 acres in Gooding County of which 115,398 are irrigated. The primary crops grown in the county are hay, improved pasture, grains and seed crops, corn, potatoes, beans, sweet corn and sugar beets. Trout production is a major industry in the Hagerman Valley with approximately 33,000,000 to 34,000,000 pounds produced in Gooding County in 2008. Gooding County has a majority of its acres in dry land that is being grazed by approximately 13,200 beef cattle and 18,052 sheep. Milk production is the fastest growing agricultural industry in the county with 244,400 animal units permitted for dairy cows, not including all of the replacements.

Goal 5.10: Gooding County will continue to support the agricultural industry and preservation of prime agricultural land in areas designated as agriculture on the Comprehensive Plan Future Land Use Map.

Policy 5.10-1: Support the continued operation and maintenance of gravity flow irrigation systems and drainage systems as a long-range economical method for irrigation water delivery to and drainage from agricultural lands.

Policy 5.10-2: All development currently served by an irrigation system should preserve the irrigation capability and water rights of the land. Encourage the use of pressurized irrigation systems or other efficient irrigation systems for lands that are converted from agricultural to non-agricultural use.

Policy 5.10-3: Development should not be allowed to disrupt or destroy irrigation canals, ditches, laterals and associated rights-of-way. This does not apply to privately owned, self-contained systems.

Policy 5.10-4: Drainage from new development should not cause negative impacts to any irrigation systems or drainage systems.

Policy 5.10-5: Encourage protection of agricultural land on prime agricultural lands zoned for rural residential use through buffering, fencing, anti-nuisance requirements and laws and other strategies.

- Policy 5.10-6: Protect agricultural activities from land use conflicts or undue interference created by existing or proposed residential, commercial or industrial development.
- Policy 5.10-7: All non-agricultural development occurring adjacent to agricultural land should be recommended to install and provide for continued maintenance of fences or other appropriate barriers to prevent intrusion of people and/or domestic animals onto agricultural land.
- Policy 5.10-8: Allow for schools, churches and other public and quasi-public uses to be in rural areas provided such uses primarily serve the needs of the rural community. Such uses should be encouraged to locate on land classified in the areas of impact.
- Policy 5.10-9: Encourage agricultural-related industries, including those related to the production, processing, and sale of food and fiber, to locate in the rural areas on land not classified as prime agricultural land.
- Policy 5.10-10: Limit development requirements for agriculture-related activities and construction to those needed to provide for the public health, safety and general welfare.
- Policy 5.10-11: Activities in conjunction with a farm that provide additional income to the farm operation may be allowed through special use procedures in those areas of the County that remain rural in anticipated use and do not conflict with rural transitional uses.

Implementation Action: Update County zoning regulations to establish criteria for allowing for permanent farm-worker residences in rural areas.

Implementation Action: Review and refine the siting standards and regulations for Confined animal feeding operations (CAFO's).

Canyon Lands Development

Goal 5.11: Provide for protection and preservation of the canyon lands in Gooding County.

- Policy 5.11-1: The canyon lands are unique in that they have regional and national significance. Because of their aesthetic quality and diversity of resources retaining them in their natural condition is a priority.
- Policy 5.11-2: Gooding County's southern boundary is the Snake River which creates 35 miles of canyon lands. The 1000 Springs State Park reaches from the Malad Gorge to Niagara Springs occupying substantial portions of

this area. To retain the potential of these assets developmental encroachment must be subdued.

Policy 5.11-3: The seismic history of Idaho and the magnitude of the 500 foot basalt walls demand a regard for safety.

Implementation Action: Update Gooding County Zoning Ordinances to preserve canyon rims and canyon lands.

Implementation Action: Gooding County should support State Department of Parks in promoting the beneficial use of these public facilities.

Implementation Action: Prohibit construction in areas previously determined to be geographically unsafe.

Implementation Action: Update Gooding County Zoning Ordinances to include Canyon Rim Overlay District.

Airport Area of Influence

Goal 5.12: Provide for land uses that are compatible with aircraft noise, approach zones, and operation activities and protect the health, safety, and welfare of the general public.

Policy 5.12-1: General Airport Influence Area Policies.

- a. The 2009 Gooding Airport Master Plan is referenced as a guide for land use decisions in the Airport Influence Area.
- b. Aviation uses should be mainly confined to Gooding County Airport.
- c. Open space uses such as greenways, parks, agriculture and recreation are compatible uses with the Airport Influence Area.
- d. The development of schools should not be permitted within the Airport Influence Area, except within areas where sound-proofing is sufficient.

Implementation Action: Update County zoning ordinances, in conjunction with the City of Gooding, as needed, to reflect potential future expansions of the Gooding Airport and impacts on surrounding land uses.

Implementation Action: Coordinate with the City of Gooding to be consistent with the city and county development regulations in the Gooding Airport Influence Area. Operational and approach zones to lengthen the runway that will be constructed in the near future. Such lands are either owned or to be acquired by the City of Gooding.

Rural Areas - Rangeland

Rangeland, as used in this document, refers to open and undeveloped lands, both public and private. There are 340,071 acres of native range, of which 254,620 are Bureau of Land Management land and 81,519 acres are state and private lands. The original native vegetation consisted predominately of bluebunch wheatgrass, Nevada bluegrass, basin wild rye, sodforming wheatgrasses, needlegrasses, balsamroot, little sunflower, big and low sagebrushes, and bitterbrush.

The rangeland is an extremely important segment of the economy. It furnishes early spring grazing for sheep and cattle on their way to summer grazing in the higher country, and late fall grazing on the return trip. Part of the range is used throughout the summer and early fall for cattle.

The irrigated soils have qualities that dictate the growing of close-growing crops and legumes, such as alfalfa/grass hay, at least 50% of the time. The adjacent rangeland and the livestock it produces during the summer give an outlet for the hay that is produced. At least 80% of the range users in the county feed their livestock on locally produced hay. This situation produces a balance between rangelands and croplands, which otherwise would not exist.

Wildlife also uses this range. Deer, elk and antelope are the main big game species. Sage grouse use it all year, but parts of it are particularly important for wintering grounds.

The rangelands are also extremely important from a watershed standpoint. Since water measurements started in about 1912, the peak stream flows have nearly doubled. Moisture conditions in the last thirty to forty years have been in a slight decline, so it would seem reasonable to assume that the range conditions have an influence on peak flows. Floods occurring on Clover Creek, Dry Creek, Black Canyon Creek, and Thorn Creek originate strictly on rangeland, and flooding to some extent occurs nearly every year.

Bureau of Land Management

Vision: To enhance the quality of life for all citizens through the balanced stewardship of America's public lands and resources.

Mission: To sustain the health, diversity, and productivity of the public lands for the use and enjoyment of present and future generations.

Values: To serve with honesty, integrity, accountability, respect, courage, and commitment to make a difference.

Priorities: To improve the health and productivity of the land to support the BLM multiple-use mission. To help cultivate community-based conservation, citizen-centered stewardship, and partnership through consultation, cooperation, and communication. To pursue excellence in business practices, improve accountability to their stakeholders, and deliver better service to their customers.

The BLM's mandate from Congress is to manage this land for multiple uses while ensuring its health and productivity.

This is a challenging mandate, but the BLM does not try to go it alone in carrying out its multiple-use mission. To succeed in its role as a steward of the land, the Bureau works in cooperation with a host of partners: state, counties, local communities, agencies, organizations, businesses, and private individuals. In managing such a wide array of uses, the BLM works to reduce conflicts among the various land users while minimizing impacts on the land's resources.

Public land in Gooding County is a tapestry of desert, grassland, valleys and hills bounded by the Snake River on the south and the Bennett Hills on the north. The land is joined together with wildlife and braided with reminders of those who came before us.

Recreation: More than ever, people come to hike, raft and ride; to experience solitude; and to explore a place where no reservations are required.

Cultural Resources: The public land contains numerous cultural sites. The Native American descendants still exercise reserved treaty rights and engage in traditional uses on these lands; and numerous descendants of past pioneers still live on family homesteads and maintain their ties to the land.

Fish and Wildlife: Fishing and hunting occur on these lands. Sage-grouse and other threatened, endangered and/or sensitive species also rely on the public land for survival.

Rangeland: there is approximately 244,000 acres of public land in Gooding County divided into 29 allotments that livestock graze. Idaho BLM continues to conduct assessments of grazing allotments to ensure that grazing practices are consistent with BLM's Standards and Guidelines for Rangeland Health.

Wildland Fire: Idaho conducts the largest wildfire management program in BLM, outside of Alaska. Partnerships formed between BLM, local/county fire departments, private businesses and individual citizens have helped reduce wildfire impacts on Idaho's communities, economy and natural resources. These partnerships also address rehabilitation of lands after fire.

Restoration: Increasing wildfire and invasive noxious weeds threaten the health of public lands. The restoration of land and watersheds, while protecting healthy areas, is one of Idaho BLM's most important priorities.

Wilderness Study Areas: There are five WSA's located in Gooding County: Deer Creek WSA, Gooding City of Rocks West WSA, Gooding City of Rocks East WSA, Black Canyon WSA, and Little City of Rocks WSA. Only Congress can designate an area as wilderness. The BLM recommends areas suitable or non-suitable for preservation as

wilderness. Those recommendations are subject to the final consideration by the Secretary of the Interior and the President before being submitted to Congress. Until Congress acts on the President's suitability recommendations, the BLM will manage areas recommended as suitable or non-suitable according to the Interim Wilderness Management Policy "in a manner so as not to impair the suitability of such areas for preservation as wilderness" (Section 603© of the Federal Land Policy and Management Act).

Goal: 5.13: To sustain programs that enhance the long-term value of undeveloped lands for the support of the county agricultural economy and discourage use practices on these lands that will lower the ability to support county agricultural industry.

Policy 5.13-1: To require that the Bureau of Land Management inform the county planning and zoning commission, hold public hearings and consider economic impact to the county before undertaking any major project, fee, changes or land-use policy changes within Gooding County.

Policy 5.13-2 To recommend those private and public lands that burn be seeded to adaptive vegetative cover before irreversible erosion takes place and/or the area becomes a seedbed for noxious weeds.

Policy 5.13-3: Gooding County will continue to recognize the value of Gooding County rangelands as wildlife habitat and grazing and will not encourage recreation in rangeland.

Goal 5.14: Support and promote each cities plan for the Area of Impact.

Policy 5.14-1: Encourage dialogue between the cities and the county.

Policy 5.14-2: To have compatible growth with each cities plan.

Implementation Action: Update city area of impact ordinances.

Recreation

The County of Gooding has the authority to levy a tax for parks and recreation and is authorized to acquire, develop, operate and maintain park and recreational areas. Use of this authority can result in the availability of park and recreation areas and facilities within the county which can satisfy the recreation needs not fulfilled within the city or supplied by the state. In fulfilling the need for county recreation facilities, all available resources of financial, technical, and planning assistance should be used so that a well-planned economical facility is developed. In an effort to provide park and recreational opportunities, the county should incorporate efforts such as; zoning floodplains for recreation use, managing sanitary landfill areas so that upon completion of that

purpose, the area can be developed into a recreation site. Include concern for adequate park and recreation space into land use planning efforts of the county.

The county should cooperate with the appropriate state agencies to encourage the development and management of recreation resources of statewide significance by the state agency. The federal government owns land within the county; therefore, the governing body should, where appropriate, encourage the development of recreation opportunities on those lands. The county should encourage and cooperate with private efforts to develop recreation opportunities.

An inventory of recreational areas in Gooding County indicates that the area is rich in recreational opportunity. The county abounds in scenic, geological and historical lore. The unusual spring water resources, including Snake River, in addition to the rock formations and caves make for unusual recreation activities.

Goal 5.15: It shall be the goal of Gooding County to enhance and preserve recreational areas and facilities.

Policy 5.15-1: Geological formations can be unstable and valuable archeological resources may be destroyed. The canyon rims and canyon lands are also unique natural phenomenon and shall be preserved. A state park has been developed near the Malad Gorge because of its beauty and geological significance.

Policy 5.15-2: To establish setbacks from natural waterways.

Policy 5.15-3: To establish recreational zoning districts adjacent to the Snake and Malad Rivers.

Policy 5.15-4: The increased use of the recreation areas within the county could create unsanitary conditions; therefore, when boat docks, ramps, picnic tables and other improvements are planned, adequate sewage, waste facilities and adequate water supplies shall be planned at the same time. These sanitary facilities shall meet the federal, state and local requirements and regulations.

Implementation Action: Gooding County should coordinate with state and federal agencies for the development and management of recreation for the protection of resources. Update ordinances to make sure setbacks are met.

6. NATURAL RESOURCES & HAZARDOUS AREAS

6.0 "Residents value wildlife and its habitat, a clean, healthy environment and preservation of and access to high quality open spaces."

Background

Open spaces, scenic high desert landscapes, mountains, canyons, and rivers characterize Gooding County's countryside and natural resources. The soil and water availability forged to a history based in agricultural. These natural resources and their protection are a concern to the citizens of Gooding County. By skillfully managing Gooding County's natural resources, future generations may be assured good air quality, clean and plentiful water, and safe living conditions. This section describes the condition of the area's geology, water, air quality, vegetation, and wildlife. Also included in this section is a description of hazardous areas. Hazardous areas are those areas that currently threaten or may have the potential to threaten, human health, property, or wildlife. It is important to identify these areas to prevent development in potentially hazardous areas.

Existing Conditions

Gooding County is located within the Magic Valley, home to a wide variety of natural and scenic resources including mountains, prairies, buttes, canyons and rivers. Gooding County's natural resources include mineral resources, water wildlife habitat, high-quality agricultural soils, scenic areas and views, climate, and vegetation. County residents consistently express the opinion that they value these resources. Balancing growth with the need to protect or manage these resources is a critical issue.

Topography and Geology

Gooding County lies within the Snake River Plain section of the Columbia Plateau Province where the lava's are the dominant rock exposed. Lava flowed into the synclinal valley of the Snake River area starting during the late Tertiary through recent time as this trough slowly sank. There is an estimated accumulation of at least 2,000 feet of basalt overlaying older rocks at places in the Snake River Plain. Gooding County varies in elevation from 2,800 ft. in the Hagerman Valley to a high of 6,082 ft. at Fir Grove Mountain.

Rocks exposed in Gooding County range in age from early Tertiary when the Challis Volcanic flowed over granites, gneiss and sedimentary rocks to present time when streams, rivers, lakes and the wind are depositing sediments. The youngest rock mapped in Gooding County has been named McKinney basalt (Omk) deposited during recent time from McKinney Butte eight miles northwest of Gooding. Most of the rock outcroppings in the county are of basaltic composition, which tends to be dark brown to black in color. Older and lighter colored Challis (Tov) and Idavada (Tiv) silicic volcanic, however, have been mapped at the surface in this county. Older volcanic, sedimentary, and granite rocks of the Idaho batholith lie buried beneath the lavas. To see these rocks one must venture northward toward the Soldier Mountain.

Abundant normal faulting within the lava beds has taken place in the northern half of the county. Most faults tend to be two or more miles long and have a general EW or NW-SE trend which reflects a zone of weakness between the Snake River Plain trough and the uplifted mountainous area a short distance to the north.

In the late 1800's placer mining for gold was done along the Snake River. Since the 1930's no major gold mining has been done. Current mining includes gravel, chalk and road fill materials. Gems found in Gooding County include fire opal and petrified wood.

There is a large deposit of diatomaceous earth located on the upper portion of Clover Creek. This deposit covers 6,480 acres and a thickness of 1,200 feet. Some places the deposit is exposed to the surface, while in other areas it is covered by 600 to 800 feet of overburden.

There is a large deposit of gravel in Hagerman Valley; however, deposits north of that valley are limited.

Hydrology

The Snake River borders the county on the south. The lower reaches of the Big and Little Wood Rivers enter Gooding County from the east and join together approximately four miles west of Gooding, forming the Malad River, which empties into the Snake River north of Hagerman. The other main drainages include Clover Creek on the west side of Gooding County, Dry Creek in the middle, and Thorn Creek on the eastern side.

Approximately half of Gooding County lies in the Snake River Aquifer. This aquifer has a large volume of water that results in springs along the Snake River Canyon from Blue Lakes to Bliss. The flow in Gooding County from the springs is approximately 5,588 cubic feet per second. The depth of the ground water varies from approximately 300 feet southeast of Gooding to less than 100 feet south of Wendell. The best ground water aquifers in this area have been in coarse textured alluvium in the valleys of large streams and from the Snake River Basalt's. The younger basalt's are variable in nature but generally have a higher permeability in the vicinity of a fault zone and can be witnessed as a spring discharge at the ground surface from some fault zones in this area. Wells located at higher elevations usually must be drilled relatively deep and many require moderate to high pump lifts from the saturated zone, which lies at an elevation of about 3,400 feet at Gooding. The lowest water table elevation in the county is about 2,600 feet above sea level at the Snake River at the west edge of the county.

Water rights on the Snake River Plain have become a focused state-wide issue and are currently being reviewed in the courts. The water rights adjudication process has resulted in a current moratorium by which no new deep well water rights are being permitted in the county for consumptive uses except for domestic wells. Although the moratorium has been established by IDWR, existing water rights can still be bought or transferred.

Surface water is the main source of water for irrigation use. The main source of surface irrigation water is from the Snake River and is diverted for this purpose at Milner Dam. This includes a system of canals, laterals, and ditches for the American Falls Reservoir No. 2, and Northside Canal Company. The Big Wood Canal System diverts from the Big and Little Wood River water rights. Other smaller systems include Pioneer Reservoir, Clover Creek, Bray Lake, and Hagerman Springs. Reservoirs within the county are Pioneer, Bray Lake, Thorn Creek, Dog Creek, Clear Lakes, Upper and Lower Salmon, and Bliss.

The American Falls Reservoir District No. 2 in Gooding County has water storage rights which average about 444,000 acre feet. The Northside Canal Company services Jerome and Gooding County and has storage rights that include Palisades (116,660 acre feet), Jackson Lake (312,007 acre feet), and American Falls (438,360 acre feet). The Northside Canal Company also has fifteen second feet right on the Big Wood River and rights on Snake River (river flow).

Groundwater is one of the most valuable resources on the Snake River Plain. One of the largest groundwater systems in the United States, The Snake River Plains Aquifer provides the majority of ground water for the county. The primary source of recharge to the groundwater system is snow pack and winter precipitation. A large secondary source of recharge to the groundwater is seepage of surface irrigation water from the different canal laterals. The major source of recharge to the groundwater system is from natural snow melt and a large contributing amount is canal leakage and surface irrigation systems from the different canal laterals. Groundwater is the main source for potable water supply of the residents of Gooding County. The Idaho Department of Environmental Quality (IDEQ), in compliance with the 1996 revisions of the "Safe Drinking Water Act" has completed Source Water Assessments for all municipal drinking water systems. They are also in the process of the five-year review of nitrate priority areas and drafting ground water quality management plans.

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 as follows: 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.

Energy Sources

Gooding County has many resources that can be used to produce energy; wind, water, solar, and biomass. These alternative energy resources should be explored and promoted as we move forward in a global economy.

Air Quality

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. The pollutants for which limits have been set are ozone in the lower atmosphere, carbon monoxide, nitrogen dioxide, sulfur dioxide, lead, and particulate matter. 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. According to EPA regulations, an area with air quality better than the standards is designated as "an attainment area"; while an area with air quality worse than the standards 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. At the present time there is no real-time continuous monitoring in Gooding County. Odors and fugitive dust are currently under the Idaho Department of Environmental Quality (IDEQ) except for odors originating from dairies and feedlots. The U.S. Department of Health and Human Services Agency for Toxic Substances and Disease Registry has more information on one of the common substances associated with agriculture, ammonia.

Climate

Gooding County has a four season climate with generally mild temperatures. The average high temperature is 76°, the hottest in July, 91° and the coolest in January, 29°. Precipitation averages 8 to 10 inches.

Soils and Agriculture

Due to the combination of alluvial and loessial soils deposited at highly varying depths over fairly recent volcanic structure, any planning or subsequent development in Gooding County must consider the soil conditions of the particular area in question. Furthermore, areas with soil conditions highly suitable for the support of intensive agricultural practices are not in abundance and must be protected where possible from other uses. An extensive soil survey and mapping program has been completed to increase the effort to reap the highest benefit from this important component of Gooding County's natural environment. Prime farmland soils, as defined by the U.S. Department of Agriculture 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 prime farmland has the following characteristics:

- 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 erodible
- Not saturated with water for a long period of time or flood frequently
- Soil depth adequate for plant roots and cultivation

Silt loam soils are generally good for sewage disposal systems but problems can be encountered with shallow soils in sites near the canyon rims and shallow bedrock and/or caliche layers. 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.

The economy of Gooding County is closely tied to agriculture. There are 467,712 acres in Gooding County of which 115,398 are irrigated. The primary crops grown in the county are hay, improved pasture, grains and seed crops, corn, potatoes, beans, sweet corn and sugar beets. Trout production is a major industry in the Hagerman Valley with approximately 33,000,000 - 34,000,000 pounds produced. Milk production is the major growing agricultural industry in the county with approximately 244,400 permitted animal units for dairy and 334,532 total permitted animal units for all CAFO's. There are currently 13,200 beef cattle and 18,052 sheep in the county and the majority of land is non-irrigated rangeland.

Wildlife

The Snake River 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. Natural vegetation along rivers, streams, and reservoirs (known as riparian areas) are biologically diverse and productive systems. A number of species of special conservation concerns in Idaho are dependent on riparian habitats for breeding, nesting, and foraging. The Snake River and many of its major tributaries 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. Concerns include:

- 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.
- Continued development along the Snake River corridor has resulted in the loss of important wildlife habitat and movement corridors, recreational access, and increased homeowner/sportsmen conflicts.
- According to Idaho Department of Fish and Game in 2001 the Snake River has the greatest potential for increasing angler opportunity of any major water in the southern portion of Idaho. Daily load, lack of adequate in-stream flows, water

quality issues, and loss of spawning areas appear to be the factors most significantly affecting fish populations in the mid Snake River.

- Scenic views and valued rural character are lost with development encroachments.

Big game animals within the county include the mule deer, elk, pronghorn antelope, mountain lion and bear. Predators within the county are coyotes, bobcats, foxes, bears, wolves and mountain lions. Fur-bearing animals are primarily the muskrat, mink, weasel, raccoon, fox, coyote and bobcat. Non-game or small animals are the jackrabbit, rock chuck, pima rabbit, cottontail rabbit, badger and various other species of small rodents. Game and non-game birds within the county include the pheasant, chukar, Hungarian partridge, sage grouse, California or valley quail and mourning dove. Some bluegrouse, bobwhite, and mountain quail are also found. The birds of prey include hawks, falcons, golden eagles, occasionally bald eagles, great horned owls, burrowing owls, barn owls, kingfishers, pelicans and possibly the osprey.

At present the recreational value of the wildlife resources of Gooding County are highly utilized both for consumptive and non-consumptive uses. Wildlife is therefore considered a valuable resource.

Rangelands

Rangeland, as used in this document, refers to open and undeveloped lands, both public and private. There are 340,071 acres of native range, of which 254,620 are Bureau of Land Management land and 81,519 acres are state and private lands. The original native vegetation consisted predominately of bluebunch wheatgrass, Nevada bluegrass, basin wildrye, sodforming wheatgrasses, needlegrasses, balsamroot, little sunflower, big and low sagebrushes, and bitterbrush. In the early settlement years, and even in later years, until livestock control was established, heavy use of the range reduced the original cover to its present state which is poor-to-fair condition. Native plant communities converted to annual cheatgrass, eliminating or reducing perennial herbaceous vegetation preferred by livestock and wildlife. In some areas, sagebrush and rabbitbrush densities have increased, which result in increased erosion potential. Higher producing grasses gave way to cheatgrass, squirreltail, other annual grasses and weeds. In some areas sagebrush increased in density and rabbitbrush invaded. These plants are not good forage producers or good erosion control vegetation. The rangeland is an extremely important segment of the economy. It furnishes early spring grazing for sheep and cattle on their way to summer grazing in the higher country, and late fall grazing on the return trip. Part of the range is used throughout the summer and early fall for cattle.

The irrigated soils have qualities that dictate the growing of close-growing crops and legumes, such as alfalfa/grass hay, at least 50% of the time. The adjacent rangeland and the livestock it produces during the summer give an outlet for the hay that is produced. At least 80% of the range users in the county feed their livestock on locally

produced hay. This situation produces a balance between rangelands and croplands, which otherwise would not exist.

Wildlife also uses this range. Deer, elk and antelope are the main big game species. Sage grouse use it all year, but parts of it are particularly important for wintering grounds. The rangelands are also extremely important from a watershed standpoint. Since water measurements started in about 1912, the peak stream flows have nearly doubled. Moisture conditions in the last thirty to forty years have been in a slight decline, so it would seem reasonable to assume that the range conditions have an influence on peak flows. Flood occurring on Clover Creek, Dry Creek, Black Canyon Creek, and Thorn Creek originate strictly on rangeland, and flooding to some extent occurs nearly every year.

Scenic/Historic/Backcountry Roads, Byways and Trails

Scenic or historic byways are located in Gooding County along the following State and Federal routes: U.S. Hwy 30, Thousand Spring Byway; Oregon National Historic Trail portions in Gooding County.

Hazardous Areas

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.

As demonstrated by the Bliss landslide, during 1993, the canyon rims of the Snake River and the Tributaries coursing Gooding County have the most unstable slopes in the county. Rock falls and landslides occur and continue to occur. Construction may be allowed after a determination that the construction is viable. Considerations may include such factors as soils and engineering studies and/or geological reports, or other relevant information. Gooding County establishes a land slide hazard area for all property in Gooding County within two miles of the Snake River.

Background

Gooding County is located in a rangeland ecosystem known as the Magic Valley. Four major drainages flow through Gooding County: Big Wood River, Camas Creek, Upper Snake River, and the Little Wood River.

The Wood River drainage takes in the south-central part of Idaho. It includes about 751,800 acres in Blaine County, 469,300 acres in Lincoln County, and 344,320 acres in

Gooding County, and 218,600 acres in Minidoka County. The total area is about 1,784,020, or 2,788 square miles. About 89% of the total area is rangeland, and about 11% is irrigated cropland and pastureland. Urban land makes up less than 0.2% of the Wood River region. The region includes private, State and Federal land. The federal land is administered by the Bureau of Land Management, and the State land is administered by the Idaho Department of Lands.

Most of the area is a gently undulating plain of lava flows and low shield volcanoes. Many drainage ways flow into ephemeral playa lakes. The Big Wood and Little Wood Rivers flow in a southwesterly direction across the northwestern half of the county at the Malad River and join the Snake River near Hagerman. The Snake River flows in deep canyon to the south. To the north of Gooding County, in Camas County, is the Bennett Hills region, which consists of deeply dissected plateaus, rolling hills, and an area of scenic rock sculptures and canyons called "Gooding City of Rocks". Many high-gradient, deeply entrenched streams flow southward through the Bennett Hills region, the largest of which is Clover Creek.

Floodplains

Gooding County has been assessed by FEMA's National Flood Insurance Program. The regulatory flood zone includes many populated places in Gooding County, including the cities of Bliss, Gooding, Hagerman and Wendell. Approximately 16,514 acres have been identified in either the 100-year flood zone (15,869) acres, the 500-year flood zone (466 acres), or in inclusions (180 acres) within the flood zone. Construction in these hazardous areas should be carefully reviewed or prohibited.

While Gooding County has no high water dams, the American Falls, Minidoka and Milner dams to the east will affect Gooding County at the time of total dam failure or full capacity spillage. The American Falls Dam is the largest reclamation storage dam in the Snake River Basin. If the American Falls Dam were to fail, it could result in the failure of Minidoka and Milner Dams. The water breaching Shoshone Falls would then 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.

Soil Erosion

Exposed surface soil materials are prone to erosion by wind and water. Ground disturbing activities such as construction, quarrying, scraping, 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. The National Resources Conservation Service ((NRCS) conducts National Resources inventory every five years that includes information on soil erosion by water and wind throughout Idaho. Extensive soil erosion can increase fugitive dust and the effects this has on human and animal health.

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 Gooding Municipal Airport is located about 3 miles west and elevated 130 feet above the City of Gooding. The existing Airport Zone District protects the airport from incompatible land use encroachment. Any structures built within the inner ring of the airport map must have a letter from the airport manager and approval from the Planning and Zoning Administrator. Airports should be restricted in building height, lighting, glare, and electromagnetic radiation, smoke, and aviation easements. All approach zones are areas that require clear zones for protection.

Severe Weather/Thunderstorms

The threat of severe weather in Gooding County is considered a significant hazard, which will cause a threat to life or property. Severe storms can affect the entire state with varying degrees, due to the complex landscape and the influence from the Pacific Ocean. Although, Idaho's climate sees relatively few severe storms in comparison with the rest of the nation, it still poses a significant hazard to the state and local communities. Only two storm-related Presidential Disaster declarations were made in Idaho: one in 1976 and one in 2000. Damaging storms do occur, however and casualties and extensive property damage result throughout the entire state. Two types of severe storms are of concern in Idaho:

- Winter storms with accumulations of snow and ice, extreme cold and reduced visibility.
- Thunderstorms with hail, lightning and high winds, with possibility of micro bursts and infrequent but possible tornadoes.

Wildfire

In Gooding County, due to hot, dry climate and low moisture, wildfires are a threat on a yearly basis whether caused by natural or man-made situations. Wildfires may cause significant damage to open range feeding grounds, wild life habitat, cultural sites, personal property and recreation areas.

Current warming trends and below normal precipitation levels in the past ten years is causing severe drought conditions. These droughts are causing severe water losses to the area aquifers as well as municipal water supplies.

Furthermore, early spring growth to the areas vegetation followed by lack of moisture is increasing the risk of wildfires and generating extreme fire behavior. Gooding County has an approved Wildland Fire Mitigation Plan and a Fire Wise Plan.

Seismic

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 Arizona for earthquake risk. The fact that the largest earthquakes in the contiguous United States were in Idaho, Borah Peak 1983, or very near Idaho, Hebgen Lake 1958, graphically demonstrates the threat. Most of the seismic activity comes from events that happened outside Gooding County, generally to the northeast and southwest, and including Utah.

Hazardous Materials 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. Many disaster emergencies involving hazardous materials occur within the transportation industry where they transport on local, state and federal highways. In addition, Union Pacific Railroad and Eastern Idaho Railroad run daily throughout the county transporting large quantities of hazardous materials.

Underground Storage Tanks

Most underground storage tanks (UST) in the County are located within the cities and their areas of impact. Underground storage tanks in other parts of the County are most limited to petroleum products. 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.

Power Lines

Power lines generate both electrical and magnetic fields, based on the voltage or thrust of electricity through wires and the actual amount of current in the wires.

Pollutant Sources

According to the Comprehensive State Water Plan (1993) and the IDEQ 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 plans and irrigation return flows. An additional concern for Gooding County due to lava flows, geology, underlying soil composition and other factors, is the creation of "sink holes" (see USGS definition). These areas can not only destroy valuable farm ground but potentially cause contamination of the underlying groundwater. Another potential pollutant found in Gooding County is the old landfill and the potential for chemical release from decay and groundwater pollution from seepage.

Zoonotic disease: The Centers for Disease Control and Prevention in 2007 organized the National Center for Zoonotic, Vector-Borne, and Enteric Disease. This organization seeks to understand, prevent, control and eliminate infectious diseases within a larger ecologic context including humans, animals, and plants interacting in the complex, ever-changing natural environment. The confluence of people, animals, and animal products is unprecedented and emerging zoonoses (diseases shared among humans and animals) are an increasing threat. Overlap between humans and animal environments, serve to facilitate the transmission of diseases originating in animals, fowl, or fish to the human population. Recognizing the potential for spread of disease from animals to humans is the first step in prevention as we maintain vigilance in the protection of human health and welfare.

Future Trends

Throughout the County, residents and workers face potential threats from both natural and manmade sources. Current setbacks 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. Growth and population increases are expected to threaten the quality of the existing natural resources found in the County. Some of these natural resources are beginning to fall below acceptable standards. The Snake River already faces the effect of pollution from man-made sources. More pressure is being placed on the land to grow more produce and support more animals; therefore, a decrease in the use or production of chemicals and waste is not likely. Water supply will also decrease with a growing population of humans and animals. Water quantity is already an issue in the Snake River Plain with court cases projected in the future. Degrading water quality standards of both ground and surface water are appearing and the trends are difficult to reverse.

Many county residents value and support protection of natural resources in Gooding County as sources of scenic beauty, opportunities for recreation and wildlife habitat. Streams, rivers and creeks, wildlife habitat and ridgelines rank highest in terms of areas to manage and protect. The River Wall that contains the Little Wood River as it flows through the center of the City of Gooding is eligible for the National Historic register for hand hewn hand placed stone. However, the River wall is now in critical condition and represents a health and safety issue for the City and County of Gooding.

County residents, particularly those in rural areas served by wells, are concerned about the availability and quality of water resources and about potential impacts on these resources related to potential future development.

Much of the County's prime farmland has been lost to residential development or other uses during the last two decades. Future population growth will continue to put pressure on agricultural land and businesses. Concerted efforts to protect this resource will be needed if opportunities for future agricultural operations are a county priority.

Gooding County residents value open space as a resource for recreation, visual relief from the built environment and habitat for plants and wildlife. Open space can be preserved through a variety of means.

Historic and cultural resources help define Gooding County's identity and are also important to residents to preserve and manage as growth and development occur.

Overall Goals and Policies

Overall Goal 6.1: Protect and manage natural resources to retain the benefits they provide to County residents.

- Policy 6.1-1: Use appropriate zoning designations and other strategies to minimize the impacts of development encroaching on natural resource areas.
- Policy 6.1-2: Protect and preserve the natural beauty and habitat of the Snake River and land abutting the river and canyon.
- Policy 6.1-3: Protect and preserve the natural beauty and habitat of the Big and Little Wood River's and the cottonwood and land abutting the river.
- Policy 6.1-4: Support the City of Gooding in its efforts to work with State and Federal Agencies to both improve the condition of the River Wall and create a scenic river path way through the city.
- Policy 6.1-5: Protect and preserve the natural beauty of all spring water sources and streams, including the Thousand Spring regions.
- Policy 6.1-6: Minimize development allowed within critical winter range areas, the wildlife habitat of federal and state listed or sensitive species, rare plant species, and/or minimize the impacts of development on those areas.
- Policy 6.1-7: Manage development to maintain wildlife habitat migration and movement corridors.
- Policy 6.1-8: Encourage preservation of existing healthy trees throughout the County.
- Policy 6.1-9: Coordinate with state and federal regulatory agencies, as needed to ensure that new development that produces air emissions complies with applicable air quality standards.

Implementation Action: Develop measures for protection of resources.

Implementation Action: Support buffers and development standards for development adjacent to natural areas, consistent with the U.S. Bureau of Land Management Plan.

Implementation Action: Establish development standards designed to protect existing terrain, steep slopes, benches, floodways, habitat areas, ridge lines and canyon rims.

Floodplains

Goal 6.2: Protect human life and property and reduce public and private expenditures resulting from floods.

Policy 6.2-1: Reduce and prevent flood damage by minimizing alterations to the 100-year floodplain through the development permitting process.

Policy 6.2-2: Discourage all structural development within floodways, with the exception of bridges or other selected public facilities.

Policy 6.2-3: Design and construct all river and stream crossing to withstand at minimum the flows and velocities of the 100-year flood.

Policy 6.2-4: Floodplain areas should be maintained and not be altered in any way that would flood surrounding properties, either up or downstream or across the stream.

Policy 6.2-5: Tributary floodways should not be altered in any way that would increase flood damage of surrounding properties either up or downstream or across the stream.

Policy 6.2-6: Prohibit the manufacture and/or storage of toxic, flammable, explosive or radioactive materials in the floodplain.

Policy 6.2-7: Prohibit the location of critical facilities, e.g., school buildings, hospitals or other medical facility buildings within the floodplains. Require any buildings located within the floodplain to meet FEMA and other safety and mitigation requirements, including mitigation of floodwater displacement that could adversely impact surrounding uses.

Policy 6.2-8: Discourage locations of industrial buildings or uses other than sand and gravel extraction in the floodplain. Require any such buildings located within the floodplain to meet FEMA and other safety and mitigation requirements, including mitigation of floodwater displacement that could adversely impact surrounding uses.

Policy 6.2-9: Planning of major transportation routes should take into consideration the hazards of locating in floodplain areas.

Implementation Action: Update County zoning ordinance and other requirements to be consistent with Comprehensive Plan policies related to floodplain protection.

Implementation Action: Establish a minimum setback from the floodway in the County code for unincorporated portions of Gooding County.

Water Management

Goal 6.3: As an essential and limited natural resource, preserve and protect groundwater and surface waters.

- Policy 6.3-1: Promote objective and scientifically-based water quality standards for human consumption, agriculture, wildlife habitat and recreation.
- Policy 6.3-2: Work with other jurisdictions, government agencies, water suppliers and interested parties to develop a comprehensive water management plan.
- Policy 6.3-3: Support continued assessment of surface and groundwater supplies in Gooding County and the Magic Valley to assess long-term availability and quality of current and future supplies.
- Policy 6.3-4: As a condition of approval of development, require new sub-surface sewage disposal systems proposed in areas with high soil permeability, shallow water tables, shallow aquifers or geologic hazards to meet IDEQ and South Central Public Health District regulations.
- Policy 6.3-5: Consistent with state and federal regulations, require runoff created or affected by development to be controlled on-site or integrated into a watershed plan to maintain natural runoff rates, reduce erosion and flood hazards, and maintain the area's water quality and recharge capabilities.
- Policy 6.3-6: Require industrial wastes or hazardous materials be stored or located in a manner that will ensure that they will not enter surface water or groundwater systems.
- Policy 6.3-7: Prevent contamination of surface waters and groundwater from solid waste disposal by enforcing strict regulations on disposal activities at approved solid waste management sites.
- Policy 6.3-8: Prevent contamination of groundwater by managing storm water in developed areas.
- Policy 6.3-9: Prevent contamination of groundwater by managing potential agricultural related contaminates.
- Policy 6.3-10: Promote public awareness of techniques and practices individuals can adopt to protect water quality.
- Policy 6.3-11: Encourage the use of water-saving devices and techniques through conservation incentives.

Policy 6.3-12: Encourage new and existing development to incorporate design elements that limit water use and water reuse requirements, including the use of native and low-water plant species in landscaping.

Policy 6.3-13: Require that new development has adequate water supply for fire protection flow.

Policy 6.3-14: Participate in efforts by Mid Snake Coordinated Water Resources Management to implement water quality protection plans.

Implementation Action: Encourage the Idaho Department of Water Resources to conduct studies needed to continue to assess the availability and quality of water resources throughout Gooding County and in the Magic Valley.

Implementation Action: Update County zoning ordinance requirements to be consistent with policies in this plan related to erosion, storm water runoff and impacts on water quality.

Implementation Action: Identify, adopt and implement groundwater protection practices.

Sand and Gravel

Goal 6.4: Identify, protect and use Gooding County's sand and gravel resources while minimizing long-term negative environmental impacts and protecting or enhancing natural resources.

Policy 6.4-1: Require sand and gravel extraction and associated uses to mitigate adverse impacts on surrounding land uses and natural resources.

Policy 6.4-2: All applications for sand and gravel extraction and processing for both new and expanded operations should include a copy of the reclamation plan for the site that will be approved or submitted for approval to State and Federal agencies having jurisdiction over reclamation of the site. Such approval, if not yet obtained, of that plan or a modified version thereof should be a condition of any permits granted for extraction.

Policy 6.4-3: Implementation of site reclamation plans should be guaranteed, by bond, letter of credit or as otherwise required by any State or Federal agency having jurisdiction over reclamation, prior to and during the course of extraction and until the reclamation plan is completely implemented.

Policy 6.4-4: Recycling of aggregate resources should be encouraged.

Policy 6.4-5: Mineral extraction sites should be designed to facilitate their reclamation for future use.

Policy 6.4-6: Mineral extraction sites are to be considered a temporary use of the land and subject to future development. Future use(s) of the site should be considered in pit design.

- a. Development of mineral extraction sites in areas of high ground water (where the pit would contain water to within six feet (6') of the surface year round) should:
 1. Be designed to create fish and wildlife habitat and enhance their values, including gradual sloping of the sides for the first 10 to 30 feet to provide for enhanced aquatic habitat.
 2. Pit design should create a meandering edge and consider future use(s) of the property.
- b. Development of mineral extraction sites in areas lacking year-round water should:
 1. Include a revegetation plan as part of the overall reclamation plan that provides for the blending of the site back into the surrounding environment.
 2. Include in the pit design consideration for future use(s) whether for development or open space use.
 3. Include a phasing plan with reclamation of the currently completed phase occurring concurrent with the start of the next phase. Phasing plans should include manageable units to provide for quicker reclamation or peripheral buffering that shield the view of major extraction sites if long-term reclamation is considered a more appropriate alternative.
 4. Include plans to manage any water remaining in pits to protect water quality.

Policy 6.4-7: For any gravel extraction that takes place within a designated floodplain and where the depth of excavation falls below the lowest point in the adjacent channel, a flood mitigation plan should be prepared. The mitigation plan should address routing of flood flows and access to riverbanks for normal maintenance during and after operations. The mitigation plan also should ensure that the integrity of the pit is maintained after extraction is complete. The mitigation plan should apply to all future gravel extraction operations on the subject property, regardless of change in ownership.

Implementation Action: Update County zoning or other regulations, as needed, to be consistent with policies of this section of the Comprehensive Plan.

Implementation Action: Amend the County Zoning Ordinance to establish sand and gravel operations as Special Uses in appropriate zoning districts. Develop Special Use

review criteria to ensure that sand and gravel resources and operations are protected and that reasonable mitigating measures are established to protect adjacent uses and the future re-use of the sand and gravel site. Review criteria that should be considered include, but are not limited to, the following.

- a. Unreasonable impacts on surrounding uses from noise, transportation, dust and odors as established by local, State and Federal standards.
- b. Visual impacts to be addressed through screening and buffering.
- c. Riparian vegetation and wildlife habitat should be protected and/or replaced when disturbed.
- d. Sand and gravel hauling operations should avoid routes through existing residential neighborhoods.
- e. Stockpiling and permanent structures should not be located in any floodway.
- f. Operations should avoid adverse impacts on agricultural operations.
- g. Local access roads, if used, should be capable of handling the heavy vehicular traffic generated by the operation.
- h. Mitigating measures, including phasing of extraction and reclamation; hours of operation; access to arterials and collectors; noise and dust abatement; screening; and water quality standards should be considered.
- i. Impacts of operations within floodplains should be mitigated.

Wildlife Management

Goal 6.5: Protect, maintain and enhance the fish and wildlife resources and habitats of Gooding County.

Policy 6.5-1: Gooding County recognizes the land use and management policies defined by the Bureau of Land Management.

Policy 6.5-2: Critical wildlife habitat areas identified and mapped by the Idaho Department of Fish and Game may be designated as Wildlife Preservation Areas, subject to review by County staff or a County designated third-party reviewer.

Policy 6.5-3: Development adjacent to Wildlife Preservation Areas should minimize and/or mitigate adverse impacts to critical wildlife habitat. Development may be denied or limited where critical wildlife habitats exist as defined in 6.5-2.

Policy 6.5-4: Direct development away from riparian areas through establishment of buffers, site design, conservation easements and creation of public open space areas.

Implementation Action: Work with the Idaho Department of Fish and Game to document critical winter range habitat and the wildlife migration corridors, in sufficient detail to allow for conservation or protection of such habitat and corridors during the development review and permitting process.

Snake River, Malad River and the Big and Little Wood Rivers

Goal 6.6: Promote the protection of the Snake River, Malad River and the Big and Little Wood Rivers and their management as valuable natural resources.

Policy 6.6-1: Preserve the quality of the Snake River, Malad River and the Big and Little Wood Rivers by protecting floodways, banks, ponds and canyon rims from incompatible development.

Implementation Action: Update County zoning or other regulations as needed, to be consistent with policies of this section the Comprehensive Plan.

Hazardous Areas

Gooding 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.

With the growing number of chemicals being stored and transported in the County, the likelihood of a hazardous materials incident is great. The potential is very high for an incident which could cause serious damage to life, environment, and/or property.

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. This is 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.

Airport Clear Zones

The Gooding Municipal Airport is located about three miles west of Gooding. The existing Airport Zone District protects the airport from incompatible land use encroachment. Any structures built within the inner ring of the airport map must have a letter from the airport manager and approval from the Planning and Zoning Administrator.

Severe Storms

Severe storms are a serious hazard that could affect Idaho. Severe storms can affect the entire state with varying degrees, due to the complex landscape and the influence from the Pacific Ocean. Although, Idaho's climate sees relatively few severe storms in comparison with the rest of the nation, it still poses a significant hazard to the state and local communities. Only two storm-related Presidential Disaster declarations were made in Idaho: one in 1976 and one in 2000.

Damaging storms do occur, however and casualties and extensive property damage result throughout the entire state. Three types of severe storms are of concern in Idaho:

- Winter storms with accumulations of snow and ice, extreme cold and reduced visibility.
- Thunderstorms with hail, lightning and high winds.
- Disruption of power caused by weather related events.

Drought

Current warming trends and below normal precipitation levels in the past ten years is causing severe drought conditions. These droughts are causing severe water losses to the area aquifers as well as municipal water supplies. Furthermore, reduced growth to the areas vegetation due to the lack of moisture is increasing the risk of wildfires.

Landslide

Over ten years ago, a large landslide occurred below the city of Bliss. The landslide closed the Bliss Grade Road and access to the Bliss Bridge. The landslide was large enough that it briefly stopped the flow of the Snake River. The channel of the river was changed dramatically and had long term effects on the Bliss Bridge.

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 Mid Snake Regional Water Resource 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. This Commission has developed a "Coordinated Water Resource Management Plan" that has been adopted by each county to manage efforts to preserve and improve water quality and enhance water and policies specified in the current revision of that plan.

1. Aquaculture facilities

There are 41 National Pollution Discharge Elimination Services (NPDES) permitted aquaculture facilities in Gooding County (2008). 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 Operations (CAFO's)

Confined animal feed operations (CAFOs) in Gooding County have 334,532 permitted animal units. Management of the pollutants from CAFOs is shared by the IDEQ, EPA, ISDA and Gooding County Ordinances.

3. Gooding, Wendell, Bliss and Gooding municipal and residential sewage treatment plants operate under state and federal regulations.

4. Irrigation return flows are being addressed on an agency basis.

Goal 6.7: To protect public health and safety by guiding growth and development away from hazardous areas that pose a threat to people and property and by establishing appropriate safety standards for uses permitted in, or adjacent to, hazardous areas.

Policy 6.7-1: Maintain/update the County's map of rural/urban interface lands that pose a high wildfire risk to people and resources.

Policy 6.7-2: Refer to Gooding County Wildland Fire Mitigation Plan.

Implementation Action: Define and map hazardous areas.

Implementation Action: Adopt fire safety standards for new construction and access in rural/urban interface lands, where fire protection is inadequate or unavailable, to reduce the threat of loss of life and property from wildfire hazards.

7. PUBLIC SERVICES, UTILITIES AND ENERGY

"A well-planned and coordinated approach to providing public facilities and services is essential to orderly future growth and development."

Most public services and utilities in Gooding County are provided by other jurisdictions or service providers. Gooding County does not directly provide or manage water, sewer, transportation or storm water facilities or services, although much of the development in the County, including unincorporated areas often require such services. The County does provide the following services.

- Law enforcement and related services through the County Sheriff's Department, 911 Emergency Dispatch system, adult and juvenile court systems, Prosecutor's office and Coroner's Office.
- Emergency medical services through Gooding County EMS.
- Solid waste disposal and recycling at Wendell Transfer Station through Southern Idaho Solid Waste including medical and pharmaceutical materials.
- Environmental health related issues through South Central Public Health District in cooperation with the Idaho Department of Environmental Quality.
- Noxious weed management.
- Property tax assessment through the County Assessor.
- County finances and other information and personnel through the Treasurer's Office, Information Technology, Human Resources, Purchasing, Risk Management, Administrative Services, and Legal departments, as well as the Clerk/Auditor/Recorder. The collection of taxes is through the Gooding County Treasurer.
- Emergency Management and disaster preparedness.
- Management of Gooding County Fair at the Gooding County Fairgrounds.

This chapter describes existing conditions, future plans and issues related to provision of the following services which affect future development within the unincorporated portions of the county:

- Water
- Wastewater

- Storm water
- Public Safety (law enforcement and fire protection)
- Solid waste
- Energy and utilities
- Library services

Existing Conditions

Water

Maintenance of high quality water sources and adequate wastewater and stormwater management are all of great importance in Gooding County. These services are provided within the County through a combination of municipal, public, and private service providers.

The water used in Gooding County comes from one of two sources: surface water, or ground water, which is drawn from wells.

Surface water is used primarily for irrigation, while ground water is the primary source of potable water and irrigation wells.

Availability of surface and groundwater in Gooding County also is related to irrigation. For example, surface water helps recharge shallow aquifers after leaking from canals and/or draining from irrigated fields. Increasing efficiency in these areas could lead to decreased discharge to drains that feed shallow aquifers. If ground water levels decline below these drains, the increased efficiency may lead to declines in shallow aquifer levels. This may impact some shallow wells. Some form of managed aquifer recharge may be required if increased efficiencies or reductions in irrigation associated with agricultural production lead to declining water levels.

Given these conditions and increasing growth and demand for water resources, opportunities for water conservation likely will need to be pursued to ensure an adequate source of future water supplies, especially if the source of water is the deeper, regional aquifer system.

The Magic Valley aquifer system is susceptible to contamination in a number of ways. Land use activities can lead to direct contamination of shallow aquifers. Wells completed with poor surface seals can allow contaminants to move into the aquifer from ground surfaces. Wells that draw from multiple aquifers, or wells with inadequate seals between aquifers, can allow contaminants in upper aquifers to migrate to deeper zones. Similarly, in areas with upward hydraulic gradients, these can lead to unnecessary flow from deeper zones to shallower zones.

Wastewater Treatment

There are three wastewater providers in Gooding County. These plants treat wastewater from the cities of Gooding, Wendell and Hagerman.

The use of community, or central septic systems, in some areas is an option when a municipal system is not available. A central system, which includes any system that serves two or more homes or greater than 2,500 gallons per day, allows communities to independently dispose, treat and in some cases, reuse their wastewater in the form of irrigation. This reclamation allows water to remain in the natural system and utilizes nutrients in the treated water that in turn may minimize the need for fertilizer.

The Idaho Department of Environmental Quality (IDEQ) maintains strict standards on all wastewater treatment systems (WTS), including community systems. IDEQ requires systems to meet or exceed minimum requirements as well as additional IDEQ Conditions of Approval, Soil and Site Requirements and Miscellaneous Requirements.

Operations and required maintenance of a central system is commensurate with that for municipal systems. When properly maintained, central systems generally have a similar lifespan to centralized (municipal) systems and the majority are modular in design, allowing additions as the community expands. Additionally, the use of a central sewer system allows later connection with a municipal system when available.

Stormwater Drainage

Stormwater drainage responsibilities and issues within Gooding County are split between multiple agencies, including drainage and irrigation entities, cities, and the County Highway Districts. Designated agencies frequently are under-funded and have limited ability to acquire adequate funding. Stormwater management issues that impact both water quality and quantity tend to be resolved piecemeal as a result of fragmented authorities and limited funding. Region 10 of the EPA issues all the wastewater and stormwater National Pollutant Discharge Elimination System (NPDES) permits within the State of Idaho. All existing wastewater treatment facilities in Gooding County have received permits and new facilities are required to apply for permits. Total Maximum Daily Loads (TMDL's) are pollution measurements for surface waters where water quality standards are monitored. TMDL requirements are incorporated into NPDES permits. As the population grows, or if new TMDL's are developed, stormwater and wastewater NPDES requirements could become more stringent, resulting in increased treatment requirements and costs.

Solid Waste

Southern Idaho Regional Solid Waste District built a transfer station one mile north of Wendell in Gooding County in 1994. The transfer station also manages a facility for hazardous waste disposal, and operates recycling programs for wood, tires, automotive batteries, refrigerators and air conditioners, as well as various recycling locations.

Public Safety

Public safety in Gooding County is managed by several police, fire departments, SIRCOMM and EMS at both the city and county level.

Table 7.1

Crime - Number of Offenses

	1990	2000	2005
Murder	1	0	0
Rape	1	2	9
Robbery	4	0	2
Aggravated Assault	12	14	19
Burglary	32	40	10
Larceny	131	106	97
Motor Vehicle Theft	14	12	19
Arson	2	3	1

Crime - Rate per 100,000

Source: Gooding County Sheriff

The Gooding County Sheriff's office provides police services to the citizens in Gooding County with the exception of those municipalities that have their own police departments.

There are four fire departments or districts serving Gooding County: namely Wendell, Hagerman, Bliss and Gooding. A three person elected board governs each. The U.S. Bureau of Land Management also is responsible for providing fire protection services to land it owns as well as providing support to other federal agencies. Some areas of the county are not within a fire district and have little fire protection. Residents of these areas assume a higher risk for property damage or destruction due to fire, including wildfires.

Utilities and Energy

The two main providers of utilities and energy to communities within Gooding County are Idaho Power, an electrical utility company, and Intermountain Gas Company, which

provides natural gas. Other public utilities are Qwest Communications, cable companies, satellite TV and a variety of long distance and other telephone services including cellular services.

Intermountain Gas serves communities surrounding Interstate 84 including two incorporated cities in the county (Wendell and Gooding).

Libraries

There are three public libraries operated by local municipalities and service districts throughout Gooding County.

All libraries in the County offer lending services, computer access including online resources and internet, computer instruction, homework help, literacy and language instruction materials, readers advisory services, reference information and personalized assistance. Adult and children's programs and special events are also held at the library. Area libraries also offer services for the visually and hearing impaired.

Goals and Policies

General Public Services

Goal 7.1: Gooding County will endeavor to provide public services and facilities related to solid waste management, emergency medical service, development review, law enforcement, community health and other services for which it is responsible in a fair, efficient and professional manner.

Policy 7.1-1: Continue to evaluate and improve the delivery of the public services it provides.

Policy 7.1-2: Continue to employ a productive and efficient County staff and compensate them appropriately.

Policy 7.1-3: Provide a safe and secure building for County staff, elected and appointed officials and citizens to conduct public business.

Policy 7.1-4: Provide public safety, property protection and crime prevention services to citizens and visitors to Gooding County in a courteous, responsive and cost-effective manner.

Policy 7.1-5: Work with other organizations to encourage quality informational, educational, cultural, leisure and library services for all residents of Gooding County.

Policy 7.1-6: Minimize waste by providing and/or promoting recycling opportunities, such as encouraging commercial recycling ventures, discouraging the

use of non-biodegradable materials, enacting recycling incentives, promoting recycling of construction debris and other strategies.

- Policy 7.1-7: Manage the collection, transportation and disposal of solid waste in a manner that will preserve the natural environment and minimize impacts to the community.
- Policy 7.1-8: Continue to provide and operate facilities needed for solid waste disposal.
- Policy 7.1-9: Coordinate with emergency service providers and residents during the development process so that new development has adequate protection from fire and hazardous materials emergencies.
- Policy 7.1-10: Work with solid waste management and collection agencies and private organizations to provide opportunities for paper, metal, plastic and electronic waste recycling at all County buildings.
- Policy 7.1-11: Work with solid waste management and collection agencies and private organizations and local landowners to provide recycling drop-off sites at major shopping centers, apartment complexes, and other high-visibility locations.

Implementation Action: Develop a process requiring land use applicants to negotiate the provision of fire protection and emergency medical services with the appropriate service providers to ensure that new development is adequately protected.

Development Services

Goal 7.2: Provide accurate information, conduct quality land use analysis, and administer development application processes in an efficient manner.

- Policy 7.2-1: Conduct plan review, permitting and inspections processes in a manner that facilitates efficient and orderly development.
- Policy 7.2-2: Review and update the Comprehensive Plan every five years. Develop a process and criteria for administrative updates or new information in the Comprehensive Plan more frequently, as such initiatives are completed.
- Policy 7.2-3: Prepare specific or sub-area plans to identify compatible land uses and public service needs.
- Policy 7.2-4: Revise zoning and subdivision ordinances in accordance with the adopted Comprehensive Plan and adopt, as necessary, specialized planning tools.

Policy 7.2-5: Retain on file and make available to the public the final disposition of all development applications.

Policy 7.2-6: Adopt or amend County ordinances, as needed to implement policies including in this Plan.

Policy 7.2-7: Provide ample opportunities for public participation in planning and permitting processes and decisions through public hearings, notification of affected residents and property owners, opportunities to provide written comments and other outreach tools.

Policy 7.2-8: Provide ample public notification of planning and permitting activities through the use of a variety of media.

Implementation Action: Evaluate the County zoning ordinance and development code to identify opportunities to streamline or otherwise improve the efficiency and effectiveness of development review and permitting provisions; implement recommendations of that assessment.

Implementation Action: Update the County zoning ordinance, as needed to implement the results of future sub-area planning processes.

Energy Services and Public Utility Facilities

Goal 7.3: Coordinate with providers to develop plans for energy services and public utility facilities for the long-term energy and utility needs of Gooding County.

Policies

General

Policy 7.3-1: Recognize public utilities obligations to serve all of its customers. The Idaho Public Utilities Commission (IPUC) provides a forum, available to the city, county and general public, for consideration and determination of matters involving appropriate levels of service and the allocation of costs associated with providing that service.

Facilities

Policy 7.3-2: Promote the development of energy service and public utility facilities to meet public needs.

- Policy 7.3-3: Recognize and support the long range planning and build-out of electricity infrastructure detailed in the Magic Valley Electric Plan (MVEP) and developed by a local Community Advisory Committee.
- Policy 7.3-4: Support longer term (10 to 15 year) special use permits to enable utilities to purchase sites well in advance of needing to build the facility as well as give notice to the public of the facility.
- Policy 7.3-5: Encourage the multiple-use of utility corridors by utility providers.
- Policy 7.3-6: Support siting of utility corridors so that they connect to similar facilities in adjacent jurisdictions.
- Policy 7.3-7: Support siting of utility corridors within identified or designated transportation corridors. Allow the appropriate placement of electric utility facilities on public right-of-ways.
- Policy 7.3-8: Support the protection of wetlands and other critical areas and recognize that electric facilities sometimes must cross these areas, and that access is essential for repair and maintenance of the facilities.

Sustainability and Energy Efficiency

- Policy 7.3-9: Partner with public utilities to develop and promote sustainability programs for new construction and development as well as for existing businesses and homes.
- Policy 7.3-10 Encourage the enhancement of the capacity and reliability of renewable energy resources.
- Policy 7.3-11: Promote conservation of energy through support of public education, incentives and other tools that encourage conservation.

Implementation Action: Work with service providers to designate locations of future utility corridors. Adopt or reference a map of these corridors in the Comprehensive Plan. Update these reference maps as necessary to reflect any future National Interest Electric Corridors designations.

Implementation Action: Adopt and implement guidelines and standards for energy conservation practices within County facilities.

Implementation Action: Incorporate energy conservation requirements as approval criteria for planned communities and planned unit developments.

Wastewater Facilities

Goal 7.4: Assist in coordinating the provision of wastewater treatment and collection services and facilities in a cost-effective, efficient and environmentally sound manner.

Policy 7.4-1: Proposed sewer disposal systems must be approved by the responsible agencies before final development approval.

Policy 7.4-2: In order to protect groundwater quality and to facilitate cost effective wastewater treatment and collection, recommend all high density residential developments be served by central wastewater collection and treatment facilities.

Implementation Action: Encourage all new rural residential development which is not connected to central sewer to dedicate easements for the future construction of trunk lines shown on regional sewer plans.

Implementation Action: In order to protect groundwater quality and to create cost effective wastewater collection systems, encourage all existing developments served by septic systems to connect to central sewer once it becomes available.

Water Facilities

7.5: Assist in coordinating the provision of water treatment and distribution services and facilities in a cost-effective, efficient and environmentally sound manner.

Policy 7.5-1: Involve water service providers in the development review process; encourage consideration of municipal service from the nearest adjacent city or district as one alternative to water service provision.

Policy 7.5-2: Coordinate with water providers so that water treatment and distribution facilities can be provided cost-effectively and efficiently over the long term (beyond 20 years) as unincorporated areas outside of Areas of City Impact are developed.

Policy 7.5-3: Require that development applicants demonstrate that they have an existing water right and can obtain water from groundwater (wells) or through acquisition from existing water service providers sufficient to serve proposed developments.

Policy 7.5-4: Require development applicants to demonstrate that use of water to serve proposed new development will not decrease the amount of water available to adjacent, existing residents below current, average levels of use of those residents.

Policy 7.5-5: Reduce water demand through drought-resistant or other low-impact landscaping, such as xeriscaping and other conservation measures. Promote reductions through public education, incentives, design guidelines or standards, and other appropriate measures.

Policy 7.5-6: Proposed water supply systems must be approved by the responsible agencies before final development approval.

Implementation Action: Prepare and implement guidelines and requirements in partnership with the cities for coordination with water service providers in review of planned community applications, consistent with policies of this Plan.

Implementation Action: Develop a process to improve coordination with water service providers in identifying long-term (20 years or beyond) water service and facility needs.

Implementation Action: Develop procedures and requirements that can be used to assess the impact of proposed developments on the water supply of adjacent landowners or residents.

Implementation Action: Recognize and protect sensitive drinking water sources as identified by IDEQ.

Implementation Action: Prepare and distribute informational materials that promote water conservation, including use of water-saving devices, low-impact landscaping, reuse of grey water for irrigation and other such practices.

Storm Water Facilities

7.6: Promote the cost-effective and environmentally sound management of storm water and other drainage facilities.

Policy 7.6-1: Promote on-site filtration, reuse of grey water for irrigation and other innovative storm water drainage practices, in appropriate areas based on factors such as soil conditions, topography, groundwater levels and other conditions that affect drainage capacity.

Policy 7.6-2: Promote preservation of downstream drainage courses, capacity and natural discharge locations in designing and managing drainage systems.

Policy 7.6-3: Minimize creation of new drainage infrastructure (i.e., drainage pipes and/or related facilities).

Policy 7.6-4: Encourage irrigation districts and others to pursue and promote water conservation principles and programs.

- Policy 7.6-5: Proposed storm drainage systems, irrigation systems and other related improvements must be approved by the responsible agencies before final development approval.
- Policy 7.6-6: When using on-site filtration strategies, encourage use of a discharge point to surface water drainage course at its natural location.
- Policy 7.6-7: Consider public health, welfare and property rights in designing stormwater management plans.
- Policy 7.6-8: 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. Prior to any changes in land use, consideration must be given to any potential increase contamination of drinking water resources. Under the Clean Water Act, IDEQ establishes and EPA approves Total Maximum Daily Load (TMDLs) for pollutants in impaired water bodies. A TMDL is a calculation of the maximum amount of a pollutant that a water body can receive and still meet water quality standards.

Implementation Action: Update County zoning or other regulations, as needed for consistency with policies of this section of the Comprehensive Plan.

8. Transportation

"Gooding County residents value a range of transportation options that allow people to get from one place to another safely and efficiently".

Existing Conditions

The five Highway Districts in Gooding County, the Idaho Transportation Department (ITD) Trans IV, Union Pacific and Eastern Idaho Railroad, and Gooding Airport are the primary agencies responsible for planning and maintaining the transportation system in Gooding County. Federal regulations require the highway districts to have a current long-range transportation plan, which must be updated every three to five years. A transportation master plan for Gooding County Highway standards was completed in 2008 by Riedesel Engineering, Inc. (See attached addendum Gooding County Transportation Master Plan and Highway Standards)

This plan addresses anticipated transportation issues over the next 20 years, evaluating how projected population and economic growth and development patterns will impact current transportation facilities, as well as funding and expenditures for future transportation needs. The plan seeks to strike an appropriate balance between roadways and other transportation alternatives, such as transit, carpooling, bicycling, walking, and transportation demand management. It identifies needed long-range

transportation improvements, anticipated funding availability, and sets priorities for seeking new funding opportunities.

Road System Conditions

A planning Integration study continues to refine the functional classification for roadways within Gooding County, including orienting them to the land uses within which they occur.

The Highway Districts in Gooding County are responsible for maintaining approximately 2,500 miles of these roadways and 529 bridges in the County. The Idaho Transportation Department (ITD) has jurisdiction over state and interstate highways. Interstate 84 is the most significant roadway bisecting the county from west to southeast through Bliss and Wendell. Other major highways include State Highway 46 and U.S. Highway 30 and 20/26.

Five jurisdictions have transportation planning authority within Gooding County: Gooding Hwy District, Wendell Hwy District, Hagerman Hwy District, Bliss Hwy District and West Point Hwy District.

Funding for the transportation system in the County comes from many sources, including local funds, ITD (for federal and state funds). There is also funding of projects for transportation between the cities and supported by the county through the Inter-Modal Accessibility Plan (IMAP attached in the addendum).

Other Transportation Modes

The Gooding Airport, the only public, general aviation and commercial airport located within Gooding County, has recently expanded adding hangars and purchasing more land to extend the runway west.

The Union Pacific Railroad owns most of the over 72 miles of rail lines running through the County. Eastern Idaho Railroad provides rail freight service, shipping potatoes, sugar beets, beans, grains, fertilizer and phosphate, among other goods. There are no passenger rail services, although Union Pacific still owns the rights to provide such service.

Public transportation services in Gooding County include Trans IV.

Issues

The following issues were identified during the Comprehensive Plan Update.

- Regional connectivity. Additional, continuous, regional east/west and north/south routes, including river crossings and north/south connections to Interstate 84 are needed. Several corridors have been identified through the Communities.
- Freight movement. Efficient freight transport is important to the region's economy. Truck traffic also impacts local communities and neighborhoods. Designation and enforcement of freight routes can be problematic, given that it is difficult to require that trucks use certain roadways (due to freedom of Interstate Commerce regulations). At the same time, it is possible to negotiate use of certain routes via development approval processes. Trucks with excessive weight and speed are having negative impact on county roads. Existing county roads were not built for these loads.
- Land use and transportation coordination. Development, land use and transportation are inextricably linked and need to be coordinated so that facilities may be adequate to serve current and future residents.
- Corridor preservation. It is important to identify and preserve land for major transportation corridors early in the development process. The County, cities and ITD should identify and preserve corridors for major future facilities as soon as possible.
- Maintenance. Maintenance of the existing transportation system should be prioritized. In addition, local, regional and state jurisdictions should work collaboratively to document and monitor maintenance needs, funding and expenditures.

Goals and Policies

Goal 8.1: Coordinate and assist the Highway Districts in Gooding County, and Idaho Transportation Department (ITD), and cities, in developing and managing a well-planned, sustainable, multi-modal transportation system that provides for the safe, efficient, cost-effective movement of people and goods and supports the region's residential, commercial, industrial and public development vision.

Policy 8.1-1: Support agencies in evaluating alternate solutions that maximize the use and efficiency of the existing system fully (i.e., through safety, alignment or intersection improvements of limited capacity expansions) before major new transportation construction projects are funded or approved.

Policy 8.1-2: Coordinate with highway districts, ITD and others to protect and enhance the traffic-carrying capacity of principal arterial roads designed for through traffic. Methods used may include:

- a. Frontage roads.

- b. Clustering of activity or other land use planning techniques.
- c. Limiting access via private driveways and local streets.
- d. Sharing access.
- e. Sufficient setbacks from rights-of-way.
- f. Deceleration lanes.
- g. Public transit and other alternative modes.
- h. Intelligent Transportation System (ITS) infrastructure and management.
- i. Ride-sharing, flexible scheduling and telecommuting.
- j. Protect the integrity of existing roads.
- k. Mobility study.

Policy 8.1-3: Support programs that provide for the transportation needs of the elderly and persons with disabilities in compliance with the Americans with Disabilities Act.

Implementation Action: Use the Sub-Area planning process to plan for and design well-connected street and bike/pedestrian pathway systems, to preserve transportation corridors, future transit routes, road extensions, and to facilitate access management plan.

Goal 8.2: Help promote and enhance traffic safety in the design and development of local and regional transportation facilities, particularly for local and neighborhood facilities.

Policy 8.2-1: Give a high priority to public safety transportation improvements, with particular attention to hazardous transportation conditions in areas with railroad crossings, major street intersections, major pedestrian crossings, geologic and hydrologic constraints, etc.

Policy 8.2-2: Work with Gooding County, school districts, cities and developers to minimize or avoid transportation conflicts and hazards in the vicinity of schools and other areas frequented by pedestrians, especially children.

Policy 8.2-3: Prohibit or discourage location or construction of elementary schools on arterial or section line roads. Mitigate any impacts of expansion of existing arterials located adjacent to schools.

Policy 8.2-4: Work with existing neighborhoods to manage traffic on local, neighborhood streets to promote safety through use of traffic calming and other measures.

Policy 8.2-5: Support development and implementation of a long-term transportation system that maintains the public health standard for air emissions attainment.

Policy 8.2-6: Work with agriculture community and land owners to prevent or reduce water spraying on roads.

Policy 8.2-7: Work with agriculture community and land owners to prevent or reduce foreign materials on the roads.

Implementation Action: Update the County's subdivision code or other regulations, as needed, to improve safety and calm traffic on local streets as part of the development review and permitting process.

Goal 8.3: Support development of local transportation systems that are well-connected, both internally and to the regional transportation system.

Policy 8.3-1: Promote the design of continuous collector streets that discourage cut-through traffic on local streets but aid internal circulation for new developments.

Policy 8.3-2: Require new developments to provide stub streets that will connect to future developments on adjacent lands wherever possible.

Policy 8.3-3: Promote connectivity through design of well-connected local street systems and pathways. Discourage cul-de-sac developments wherever possible.

Policy 8.3-4: Work with the Highway Districts in Gooding County and local jurisdictions to develop, implement and apply minimum connectivity requirements to improve traffic flow, pedestrian connectivity, bicycle access, transit access and to minimize projected vehicle miles traveled from new developments.

Policy 8.3-5: Require that all new developments have adequate access to regularly maintained roads for fire protection and emergency service purposes.

Implementation Action: Update County zoning or other regulations, as needed, to improve connectivity of the collector and arterial road system, consistent with Highway Districts in Gooding County guidelines and policies of this Plan.

Goal 8.4: Work with Highway Districts in Gooding County, ITD, cities and others to identify and implement financing mechanisms that pay for needed transportation improvements in a fair and equitable manner.

Policy 8.4-1: Require new developments that generate the need for transportation improvements to provide or fund their fair share of right-of-way and improvements as a condition of development approval in accordance with the requirements of Highway District in Gooding County or ITD.

- Policy 8.4-2: Work with ITD, Highway Districts in Gooding County and local jurisdictions to refine and use new or expanded funding sources for capital improvements, maintenance and operation of transportation facilities, including transit; sources may include but not be limited to local street/road impact fees, special districts and requirements for dedication and improvement of bicycle and pedestrian facilities.
- Policy 8.4-3: Support alternative public and private sector funding opportunities for transportation investments.
- Policy 8.4-4: Encourage the enforcement of the appropriate use of existing highways, roads and bridges as they are constructed.

Implementation Action: Participate in and support efforts led by Highway Districts in Gooding County, ITD, or others to adopt and implement new transportation funding mechanisms.

Goal 8.5: Coordinate with Highway Districts in Gooding County, ITD, cities and others in planning for, designing, developing and permitting new and/or expanded transportation facilities.

- Policy 8.5-1: Work with Highway Districts in Gooding County and local jurisdictions to develop, implement and apply street cross-sectional standards that convey existing and projected traffic in accordance with established levels-of-service while promoting safety for all modes, integrating the street design with adjacent land uses, and improving visual appearance.
- Policy 8.5-2: Work with Highway Districts in Gooding County, ITD, cities and others to reserve rights-of-way for planned transportation facilities as a condition of approving development applications.

Goal 8.6: Help coordinate and integrate land use and transportation planning and development to support overall community goals and make efficient and cost-effective use of resources.

- Policy 8.6-1: Assist in coordinating land use and transportation planning and development review processes among the county, cities, Highway Districts in Gooding County and ITD.
- Policy 8.6-2: Transportation improvements, such as streets, curbs, gutters, drainage, if required, must be approved by and meet the standards of Highway Districts in Gooding County and/or ITD (as applicable). Such improvements shall not create excessive additional requirements at public cost and shall be funded by the developer.
- Policy 8.6-3: Require and accept traffic studies in accordance with Highway Districts in Gooding County procedures that evaluate the impact of traffic

volumes, both internal and external, on adjacent streets and preserve the integrity of residential neighborhoods.

Implementation Action: Develop ordinances to preserve transportation corridors consistent with Highway Districts in Gooding County, Transportation Master Plan and Highway Standards.

Airport

Goal 8.7: Support continued improvements to the Gooding Airport to support Gooding County's aviation needs.

Policy 8.7-1: Support implementation of the Airport Master Plan and updates, as adopted so airport can meet projected use demand.

Implementation Action: Update County zoning regulations and standards, including noise, odor, dust and lighting abatement as needed to promote compatibility between future possible airport expansion areas and surrounding land uses.

9 RECREATION

"Gooding County residents value the areas of diverse recreational resources and opportunities, as well as preservation of and access to high-quality open spaces in close proximity to the built environment."

Existing Conditions

Introduction

The jagged rim cliffs of the Snake River, the famous Thousand Springs and the Little City of Rocks Area, there are many recreational and scenic opportunities in Gooding County. They include access to a wide variety of facilities from neighborhood parks in cities to regional parks, state parks and federal parks. The Big and Little Wood, Malad, and Snake Rivers, and a variety of other locations in the County offer a broad mix of opportunities, including hiking, bicycling, rafting, bird watching and picnicking.

The County of Gooding has the authority to levy a tax for parks and recreation and is authorized to acquire, develop, operate and maintain park and recreational areas. Use of this authority can result in the availability of park and recreation areas and facilities within the county which can satisfy the recreation needs not fulfilled within the city or supplied by the state. In fulfilling the need for county recreation facilities, all available resources of financial, technical, and planning assistance should be used so that a well-planned economical facility is developed. In an effort to provide park and recreational opportunities, the county should incorporate efforts such as; zoning floodplains for recreation use, managing sanitary landfill areas so that upon completion of that

purpose, the area can be developed into a recreation site. Include concern for adequate park and recreation space into land use planning efforts of the county.

The county should cooperate with the appropriate state agencies to encourage the development and management of recreation resources of statewide significance by the state agency. The federal government owns land within the county; therefore, the governing body should, where appropriate, encourage the development of recreation opportunities on those lands. The county should encourage and cooperate with private efforts to develop recreation opportunities.

An inventory of recreational areas in Gooding County indicates that the area is rich in recreational opportunity. The county abounds in scenic, geological and historical lore. The unusual spring water resources, including Snake River, in addition to the rock formations and caves make for unusual recreation activities.

This chapter generally describes the following:

- Park and recreational facilities owned and/or managed by the County and other agencies.
- Proposed future County roles and responsibilities related to parks and open space.
- Proposed goals, policies and implementation measures to meet future needs.

Park and Recreation Facilities and Providers

Park and recreation facilities in Gooding County are offered and maintained by a variety of providers, including Gooding County, local cities, schools, districts, state and federal agencies, and private organizations. Recreation programs and services are primarily offered by the cities.

- Natural open space/reserves. Multiple agencies own and/or manage these areas in Gooding County. This includes the Bureau of Land Management (BLM), Idaho Fish and Game, Idaho State Parks, Idaho Power Company Parks, Gooding County Fairgrounds.

The County owns the Fairgrounds complex located in the City of Gooding. While not used primarily as a recreational facility, the Fairgrounds are used for the Gooding County Fair and Rodeo each year and for indoor and outdoor special events at other times during the year. The Fairground is used for the Gooding Basque Association annual picnic, class reunions, wedding receptions, etc.

Waterways

Waterways (including the Snake, Big Wood, Little Wood, Malad Rivers, play a significant role in Gooding County's overall park and recreation system.

The Snake River Corridor is certainly the most acclaimed recreational resource within Gooding 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. 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 Gooding County while attracting many visitors from other counties. The Snake River provides historical sites; however, none of these are owned or operated by the county.

The property adjacent to the Snake River is held primarily in private ownership with some areas being owned by the federal and state government and Idaho Power.

Open Space

- There is a significant amount of land within the County owned by local, state and federal agencies (340,071 acres of native range land). Much of this land can be expected to continue to be used primarily as open space.

Goals and Policies

Overall Goals, Policies and Actions

Goal 9.1: To identify, prioritize, reserve, acquire, develop and maintain a system of recreation areas, including parks, pathways, trailways, greenbelts, open space, playgrounds and other recreation areas and programs.

Policy 9.1-1: Develop and enhance the variety of uses and enjoyment of Gooding County's parks and recreation areas for all age groups.

Policy 9.1-2: Provide accessible recreation opportunities for the disabled, handicapped and other segments of the community with special needs in accordance with the Americans with Disabilities Act.

Policy 9.1-3: Involve volunteers and citizen support groups in the prioritization, coordination and implementation of recreation programs.

Policy 9.1-4: Within existing cities, and their designated Areas of Impact, where City Comprehensive Plan goals and policies apply, Gooding County will work with the cities so that the application of County zoning ordinance provisions and development review is consistent with city policies for parks and recreation.

Facilities and Land Acquisition

Goal 9.2: Support public recreation opportunities by acquiring and developing new parks and recreation areas, land or facilities consistent with identified community goals and priorities.

- Policy 9.2-1: Consider new development, highway improvements, and changes of land use as potential opportunities to:
- a. Encourage development of open space, greenways, bicycle paths and pedestrian linkages between parks, schools and communities.
- Policy 9.2-2: Encourage the increased use of existing parks in the County through public awareness programs.
- Policy 9.2-3: Coordinate park and recreation planning with cities in Gooding County, state and federal agencies such as the BLM, and the Idaho Department of Parks and Recreation (IDPR) and other non-governmental organizations.

Parks and Open Space

Goal 9.3: Gooding County supports coordination among the county, cities, state and federal agencies and private entities to provide a full range of recreational opportunities to County residents.

- Policy 9.3-1: Coordinate open space programs in Gooding County with those of the incorporated cities of Gooding County, as well as with other regional agencies and jurisdictions and other non-governmental organizations that are involved in open space programs.
- Policy 9.3-2: Use parks and open space to provide green area between land uses.
- Policy 9.3-3: Designate appropriate parks and open space as compatible land uses in environmentally or historically sensitive areas.
- Policy 9.3-4: Encourage local jurisdictions to develop and adopt Park and Recreation System Plans for serving the parks and recreation needs of existing and future residents living in Areas of City Impact.

Implementation Action: Identify opportunities to use County recreational facilities to host special events, promote environmental education and achieve other goals of this Plan and other adopted plans.

Implementation Action: Identify and achieve the level of staffing necessary to implement the goals and policies of this Plan.

Waterways

Goal 9.4: To increase access to, safety on and enjoyment of County Waterways through education about safety, rules and laws, and by providing additional facilities and services.

Policy 9.4-1: Continue to maintain and improve boating facilities throughout Gooding County, such as parking, launch ramps, and restrooms.

Policy 9.4-2: Provide accessible recreation opportunities for the disabled, handicapped, and other segments of the community with special needs in accordance with the Americans with Disabilities Act.

Policy 9.4-3 It shall be the policy of Gooding County.

- a. Geological formations can be unstable, and valuable archeological resources may be destroyed. The canyon rims and canyon lands are also unique natural phenomenon and shall be preserved.
- b. To establish setbacks from natural waterways.
- c. To establish recreational zoning districts adjacent to the Snake and Malad Rivers.
- d. The increased use of the recreation areas within the county could create unsanitary conditions; therefore, when boat docks, ramps, picnic tables and other improvements are planned, adequate sewage and waste facilities and adequate water supplies shall be planned at the same time. These sanitary facilities shall meet the federal, state and local requirements and regulations.

Policy 9.4-4: Continue to support enforcement and search and rescue efforts provided by the Gooding County Sheriff's Office and local volunteers.

Implementation Action: Work with other agencies to develop and implement strategies to preserve the Snake, Big Wood, Little Wood and Malad Rivers, such as; required setbacks, mandatory easements for pathways and river access, and educational signage.

Implementation Action: Develop strategies to make boaters aware of opportunities on the Snake River.

Implementation Action: Support Idaho Parks and Recreation and the state Legislature to create mandatory "boater Education" requirements for young operators.

Implementation Action: Continue boater education efforts and outreach to recreational boaters, including non-motorized paddle sport boaters.

Implementation Action: Support Idaho Parks and Recreation and the Legislature in updating boat registration fee schedules to reflect actual inflationary pressures.

10 SPECIAL AREAS OR SITES

"Gooding County's character is defined by the events, places and personalities of its past...we cherish the richness and meaning it adds to our lives as we plan for the future."

Gooding County has a unique, storied history. Preservation of that history is an important goal of Gooding County because of the richness and meaning that it adds to the lives of its residents and the link it provides between the past and future. This chapter provides a brief overview of the County's history and provides goals, policies and implementation strategies for historic preservation as it relates to land use decisions.

For information regarding natural resource features, ecologic, wildlife or scenic significance pertaining to special areas or sites, refer to Chapter 6 of this Plan.

Existing Conditions

An Overview of Gooding County's History

The Idaho Territory was organized March 3, 1863. At this time, it consisted of four counties, Shoshone, Nez Perce, Idaho and Boise, ten mining towns and approximately 20,000 people. A few months later, December 7, 1863 the first Idaho Territorial legislature meeting at Lewiston created three additional counties, Owyhee, Oneida and Alturas. Alturas County included all the lands north of the Snake River from the mouth of the Bruneau to Little Lost River, and as far north as the Sawtooth Mountains. A diverse land, it attracted miners, trappers, ranchers and farmers. The size of Alturas County was gradually reduced in size until it disappeared completely with the formation of Blaine and Lincoln Counties on March 18, 1895.

Gooding County was separated from Lincoln County on January 28, 1913, with the City of Gooding becoming the county seat. Gooding County was named after Frank R. Gooding, pioneer, sheep rancher, governor of Idaho and Idaho United States Senator. Within its boundaries, the cities of Bliss, Gooding, Hagerman, and Wendell are located.

Bliss, Idaho, sits on a free access portion of I-84 and U.S. Highway 30, eighty miles east of Boise. It seems a glittering little oasis perched on the canyon rim above the Snake River on the edge of a vast sage and lava plain dotted with scattered farms. Bliss was

originally a ranch homestead in 1879 by David Bradley Bliss and his wife, Lydia H and their five young sons.

The city of Gooding was once large open land covered with sage brush, very few settlers. Toponis, which means "Cherries" was an Indian term selected by the Oregon Shortline for one of its stops between two rivers, the Big Wood River and the Little Wood River. Toponis was established in 1883. The first post office for Toponis came in 1887.

Gooding's birthday was November 14, 1907 when the Carey Land Act opened the area for sale. At this time, the name was changed from Toponis to Gooding in honor of its founder, Frank R. Gooding. The village of Gooding was incorporated on April 25, 1908 and Gooding City was incorporated on November 21, 1910. The official census at this time was 1,100 people. Gooding has always been largely agricultural from the beginning and remains that way today.

Placer mining for flour gold brought the first people, followed by stockmen who would eventually become the first settlers in Hagerman. In 1878, miners gathered to form the Salmon Falls Mining District, Alturas County. That same year, the first placer claim was recorded. The last claim was in 1878 and the rush was over. Settlers arrived in the 1880's and "squatted" on the land. In 1885, the land was surveyed and folks turned to planting orchards, sturgeon fishing, farming and livestock raising for its livelihood. The post office eventually was established in a frame building built by Stanley Hagerman to sell groceries, dispense the mail and drugs. This would be the future town site of Hagerman. The post office of Hagerman was established May 6, 1892 and Jack Hess, was the first post master. The original town of Hagerman grew up running east and west on Hagerman Avenue. A six room hotel was constructed by Schooler family and Billy Coltharp built his big rock saloon.

The townsite of Wendell was chosen because the area was a vast expanse of grass where sagebrush had been burned off by a wildfire several years earlier as told by Harvey W. Hulebause in "Reminiscences of the North Side Project." He had visited the site on July 5, 1907. When the townsite was surveyed, W.S. Kuhn had it named for his 15 year old son, Wendel Speer Kuhn. No one knows when the town was named "Wendell" but when it was dedicated in Lincoln County in July 1908, it was spelled with two "L's".

Wendell received the nickname of "Hub City", from Fred R. Reed. He had great dreams for this new town. Business began in Wendell in 1908. Schools began in the fall of 1908 in a wooden shack on the site of the current grade school with four boys and eight girls in attendance. In April of 1909, the Hub City Irrigationist began publishing the local news. In July 1909, wire was strung from the Shoshone Power Plant and Wendell was one of the first North Side Towns to get electricity. The village of Wendell was incorporated on October 12, 1909.

Summary of Past Preservation Efforts

As development pressures in the county increase, rural historic resources throughout the county are quickly disappearing. As a result, historic preservation is important to retain individual community identities and preserve the area's quality of life.

Time, alterations, and development pressures for over a century have meant that very few structures built in Gooding County before 1900 have survived. However, through care, chance and circumstance, there are a few pre-1903 structures remaining.

Preservation efforts in Idaho began in earnest in 1966 with the passage of the National Historic Preservation Act. The National Historic Preservation Act eventually led to Idaho legislation (1975) that allowed for the creation of local historic preservation commissions.

The Gooding County Historical Society

The overall aim of the Gooding County Historical Society started in 1971 is to comprehensively assess the County's historic needs, goals, policies and objectives for future generations and to establish the basis for creating a five year strategic plan outlining immediate actions the County can undertake toward meeting these broader goals.

A primary goal of the Plan is to stabilize Gooding County's historic preservation efforts by clearly describing the roles and relationships of various local, state and national preservation groups. The Plan also details some of the resources available to the Council, summarizes the Council's past activities and accomplishments, and sets realistic, achievable goals for the Council, including a list of priority properties to recognize, protect and interpret for their important contributions to the identity of communities within Gooding County.

Special Areas: Special areas in the county which are recognized by this plan are: the Snake River Canyon and Rim; the Malad Canyon and Rim; geothermal areas which are privately owned near Bliss and Hagerman; areas with Indian writings and/or artifacts and the Oregon Trail. Some of the areas were not identified because of the possibility of vandalism.

Recorded Historical Sites and Monuments

- Bliss
Archie Teater Studio, SE of Bliss

- Gooding

Citizens State Bank, 3rd Ave. and Main St.
Gooding College Campus, U.S. Hwy 26
Kelly's Hotel, 112 Main
Thompson Mortuary Chapel, 737 Main St.
Trinity Episcopal Church, 7th and Idaho St.
Schubert Theatre, 402 Main

- Hagerman
Hagerman State Bank, Ltd, 100 S. State St.
Priestly's Hydraulic Ram, six miles south of Hagerman at Thousand Springs (Ritter Island)
Morris Roberts Store, off U.S. 30
Owsley Bridge, north of Junction Old US 30 and Bell Rapids Rd., Hagerman
Hagerman Hatchery Site, Hagerman
- Wendell
James Henry and Ida Owen Mays House, along north bank of Snake River
West Point Grade School, off I-84

Source: National Register of Historic Places.

Goals and Policies

Goal 10.1: To assist in identifying, preserving, enhancing and protecting those cultural resources that are important to the people of Gooding County.

Policy 10.1-1: Encourage the rehabilitation and retention of existing historic structures in Gooding County.

Policy 10.1-2: Encourage interagency planning efforts to address the evaluation and protection of historic resources. Encourage interagency adoption of a standardized evaluation process such as outlined by Section 106 of the National Historic Preservation Act.

Policy 10.1-3: Support Gooding County Historical Society's role in surveying, inventorying and registering Gooding County's historic resources in sufficient detail and in an ongoing manner.

Policy 10.1-4: Review proposed developments to determine if they would destroy or impact any unique geological, historical or archeological site and to identify what steps may be needed to avoid or reduce negative impacts to the site. Provide a design review process for new construction impacting historical sites to encourage compatibility or design.

Policy 10.1-5: Incorporate historic preservation concepts in planning and design of County facilities.

Policy 10.1-6: Support efforts of the Gooding County Historical Society in providing information to the public about existing historic and cultural resources.

Implementation Action: Support a resource management plan for historic roads in Gooding County.

Implementation Action: Support preservation of historic properties.

- Encourage preparation of a historical/archaeological/cultural resource report for construction proposals that are covered by Section 106 of the Historic Preservation Act of 1966.

Implementation Action: Coordinate with the Gooding County Historical Society to identify financial and other incentives to encourage restoration and protection of historic resources in Gooding County and share information with property owners.

Goal 10.2: Encourage, enhance and celebrate Gooding County's ethnic and cultural diversity and heritage.

Policy 10.2-1: Encourage activities and events that will celebrate the cultural heritage of Gooding County.

Policy 10.2-2: Encourage international cultural exchanges among individuals, organizations and communities.

Policy 10.2-3: Support and/or encourage community organizations to develop a variety of cultural facilities that meet the needs of all residents.

11 HOUSING

"Gooding County residents value a variety of housing choices that accommodate a range of lifestyles, needs and incomes."

Existing Conditions

This chapter describes existing conditions and recent trends related to housing, including:

- Past trends and future projections of needed housing units.
- Issues, goals, policies and implementation actions related to housing.

Housing Inventory and Conditions

In 2000, there were 5,505 housing units in Gooding County according to the U.S. Census, a 20% increase over the 1980 total (4,591) and an 8% increase since 2000 to 5,969.

Table 11.1

Housing Units	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2007</u>
Total	4,591	4,800	5,505	5,969
Tenure				
Owner Occupied Units	3,169	3,021	3,647	
Renter Occupied Units	974	1,299	1,399	

Age of Housing Stock - Year Structures Built

Number Built 2000 – 2008	658
Number Built 1995 - March 2000	708
Number Built 1990 - 1994	286
Number Built 1980 - 1989	536
Number Built 1970 - 1979	1,316
Number Built 1960 - 1969	406
Number Built 1940 - 1959	1,304
Number Built 1939 or earlier	949

The vast majority of houses are heated with either gas from a utility company or electricity. The remaining uses include some other heat source such as bottled gas, fuel, oil, or wood and encourage future trends of green energy and solar energy.

Housing Value and Costs

According to the U.S. Census, median values for single-family housing in Gooding County almost doubled between the 1996 and 2007 censuses, from \$52,600 in 1996 to \$91,200 in 2007.

Table 11.2

Housing Affordability - Owner Occupied

- The housing affordability index is 156, which suggests that the median family can afford the median house.*

<u>Owner Occupied Housing Affordability</u>	<u>1990</u>	<u>2000</u>
Specified owner-occ. Housing units: Median Value \$2,000\$'s)	\$53,228	\$82,500
% of median income necessary to buy the median house	15%	16%
Income required to qualify for the median house	\$17,952	\$23,312
Housing Affordability index: (100 or above means that the Median family can afford the median house).*	168	156

Universe: Specified owner-occupied housing units

- Housing has become less affordable in the last decade, from 168 in 1990 to 156 in 2000.

<u>Income in:</u>	<u>1989</u>	<u>1999</u>
Per Capita income		\$14,612
Median household income (Adj. for inflation in 2000 \$)	\$26,117	\$31,888
Median family income (Adj. for inflation in 2000 \$)	\$30,151	\$36,290

Universe: Total population, households, families Census SF3 - P82,P53,P77

*Note: The housing affordability figures assume a 20% down payment and that no more than 25% of a family's income goes to paying the mortgage. It is based on an interest rate of 10.01% in 1990 and 8.03% in 2000. Use this statistic as a comparative, rather than absolute, measure.

Source: Census 2000 and Census 1990

Table 11.3

Population 2000: 14,155
Square Miles 730.78

2000 CENSUS DATA

Housing Units	Gooding County		ID	US
	Number		Number	Number
<u>Total Housing Units</u>	<u>5,505</u>			
Renter-Occupied Housing Units				
	Number	Pct	Pct	Pct
<u>Renter-occupied housing units</u>	<u>1,391</u>	<u>25.3</u>	<u>24.6</u>	<u>30.8</u>
	Number		Number	Number
<u>Avg. number of household members</u>	<u>2.94</u>		<u>2.51</u>	<u>2.36</u>
<u>Avg. number of rooms</u>	<u>4.61</u>		<u>4.29</u>	<u>4.04</u>
<u>Avg. number of vehicles</u>	<u>1.65</u>		<u>1.52</u>	<u>1.19</u>
<u>Median year structure was built</u>	<u>1968</u>		<u>1973</u>	<u>1969</u>
<u>Median year householder moved in</u>	<u>1998</u>		<u>1999</u>	<u>1998</u>
<u>Median rent (\$)</u>	<u>393</u>		<u>443</u>	<u>519</u>
<u>Median rent asked for vacant units (\$)</u>	<u>406</u>		<u>413</u>	<u>469</u>
	Number	Pct	Pct	Pct
<u>Rent includes utilities</u>	<u>351</u>	<u>25.2</u>	<u>16.4</u>	<u>16.5</u>
	Number		Number	Number
<u>Rent as a pct of household revenue</u>	<u>21</u>		<u>25</u>	<u>26</u>

Owner- Occupied Housing Units

Gooding County Comprehensive Plan 94
Approved May 3, 2010
RESOLUTION # 10-5-3

	Number	Pct	Pct	Pct
Owner-occupied housing units	3,655	66.4	64.4	60.2

	Number	Number	Number
Avg number of household members	2.70	2.76	2.71
Avg number of rooms	5.84	6.40	6.30
Avg number of vehicles	1.49	1.53	1.64
Median year structure was built	1971	1976	1971
Median year householder moved in	1992	1993	1991
Median value (\$)	83,200	102,100	111,800

	Number	Pct	Pct	Pct
With mortgage or contract to purchase	1,462	40.0	54.9	55.4
With second mortgage, equity loan	338	9.2	12.7	12.7

	Number	Number	Number
Median price asked for vacant housing(\$)	60,600	92,200	89,600
Monthly cost, with mortgage (\$)	758	887	1,088
Monthly cost, without mortgage (\$)	210	236	295

Sources: U.S. Census Bureau, 2000 Census; ePodunk

Table 11.4

Residential Building Permits 2000 - 2008

	Gooding Co.	Wendell	Bliss	Hagerman	Gooding	Unincorporated
2008	53	2	0	7	6	38
2007	90	9	2	14	9	65
2006	85	6	3	14	4	58
2005	75	4	0	7	7	57
2004	90	26	1	1	6	56
2003	82	11	2	2	3	64
2002	62	5	2	no data	5	50
2001	75	3	2	no data	3	67
2000	96	8	1	no data	4	83

Source: Gooding County Planning and Zoning and Cities of Gooding, Wendell, Bliss and Hagerman.

Issues

The following issues were identified during the Comprehensive Plan Update process in 2008/2009:

- Encourage preservation of agriculture lands and infilling of vacant property in the cities and areas of city impact.

- Housing affordability. While land and housing prices in Gooding County are still relatively reasonable, compared to many other areas of the country, prices have increased over the last ten years faster than the inflation rate. Many people with low income face burdens in finding housing they can afford, as well as over-crowding and other poor housing conditions.
- Efficient and sustainable use of resources. As housing and land costs increase, efficient use of land and public facilities will become even more important in planning to meet future housing needs, including the use of sustainable design and development practices.

Goals and Policies

Goal 11.1: Future development provides for a mix of housing opportunities to meet the needs of individuals and families of all income groups.

Policy 11.1-1: Allow a wide range of housing types within Gooding County and choices between owner-occupied and rental units for all income groups in a variety of locations throughout the County.

Policy 11.1-2: Work with county and community partners to conduct, review and implement the results of housing studies and reports to confirm an adequate supply of land and housing to meet identified community needs.

Policy 11.1-3: Comply with requirements of the Fair Housing Act to help reduce or eliminate discrimination within the housing market.

Policy 11.1-4: Support housing stock rehabilitation, maintenance and enhancement through enforcement of health, fire, zoning and building code regulations.

Policy 11.1-5: Allow manufactured housing and other types of affordable housing in residential areas that provide home ownership opportunities and are consistent with County policies and goals related to land use and density.

Implementation Action: Review and refine applicable County zoning ordinances to better preserve the existing stock of affordable housing.

Implementation Action: Revise the County's zoning ordinance to provide the incentives and opportunities that will encourage innovative design and development of housing choices and for those with special needs.

Implementation Action: Encourage cities to develop areas within the cities and impact areas with available water and sewer services to allow affordable housing.

Goal 11.2: Preservation of agriculture land and small town character which in turns attracts new development.

Policy 11.2-1: Encourage new development within city limits and their impact areas where water, sewer and transportation and other services are established.

Policy 11.2-2: The developer shall pay the cost for needed water and sewer lines and for construction of roads outside of city limits.

12 COMMUNITY DESIGN

"We value a sustainable, responsible, healthy environment that provides diverse opportunities for all residents."

Existing Conditions

Community Design

Community design focuses on those elements of the natural and built environment that contribute to the attractiveness and livability of Gooding County. Community design is concerned with conserving and/or enhancing natural areas and historic features, protecting scenic vistas, improving community entrance corridors and providing guidance in developing methods to create and enhance unique areas within the County. It also is intended to encourage visually attractive buildings and environments for housing, businesses and other development in the County. Finally, these policies are intended to form the basis for the development and application of standards and guidelines for landscaping, site design, signs, development patterns and public improvements (e.g., streets and pathways) in the County.

Gooding County presently has four (4) clusters of urbanization which includes the cities of Bliss, Gooding, Hagerman and Wendell. In addition to these cities, there are rural housing developments located in the county.

The community design component provides a means to maintain the unique character of Gooding County's topography and vegetation, as well as to improve the built environment. Some key factors that affect and contribute to community design in Gooding County are:

- The relationship between urban and rural development and transitional areas between them.

- The large land areas that have been retained in rural or agricultural development patterns.
- The physical topography and natural features of the land, i.e. river, agricultural lands, rangeland and canyons.
- Connections and/or barriers between different areas within the County, including roads, rivers, hills, canyons, rail corridors, pathways and other similar features.

Gooding Community Image

The irrigated agricultural lands of Gooding 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 south, basin range lands; federal lands to the north and irrigated agricultural tracts and range land. In addition, community image landmarks include Little City of Rocks, Thousand Springs Scenic Route and others.

Canyon Rims

The urban and rural canyon rims are unique and define the County from the south. Developments along the rims are a significant concern for the County for viewshed, life safety, and water quality reasons. Despite the setbacks for development in these area view corridors, the natural character of the canyons may become obscured or blighted in some locations.

Application of Community Design Principles

Adoption and implementation of design review criteria and other processes for applying design guidelines and standards is one way of enhancing community design.

New or updated guidelines and standards to enhance community design should be considered by the County, in cooperation with other public sector agencies, the private sector and citizens in the following types of areas:

- Areas of City Impact. Currently, in all Areas of City impact, County zoning and development regulations apply. In some cases, the County alternatively could decide to approve the use of city standards in these areas. Until one of these approaches is more fully utilized, County zoning, subdivision and other standards will continue to affect community design in these areas.
- Unincorporated rural areas. The Comprehensive Plan in conjunction with County zoning and development regulations govern development of land and improvements. Design standards should be reviewed and amended to achieve community design objectives.

- Gateways or entry corridors. Design of improvements within a number of gateways or entry corridors in the County (Interstate 84, arterial roadways, state and U.S. highways) will have a significant effect on visitors' first impressions of the County, making community design in these areas of special importance. The County and cities within the County should work cooperatively to guide development and redevelopment in these areas to enhance their appearance.

Rural Character

Rural character is defined as the acknowledgment of the role of agriculture and ranching and the responsibility of those who use the land for that purpose. The definition also recognizes the small towns that are surrounded by and support both the agricultural and ranching uses of the land. Rural areas include the mixture of agriculture 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.

Issues

- Compatibility between adjacent uses. Compatibility among adjacent land uses is a key concern among residents. Community design and appropriate zoning can minimize conflicts among different types of uses (e.g., residential areas and CAFO's) or between areas where densities differ significantly.

Goals, Objectives, Policies and Actions

Community Design

Overall Community Design

Goal 12.1: Support a strong, viable community identity for specific areas in Gooding County.

Policy 12.1-1: Maintain rural transition zoning around the city limits of Bliss, Gooding, Hagerman and Wendell to serve as an open-space buffer and provide specific area identity.

Policy 12.1-2: Support landscaping and beautification guidelines for State highways, arterial roads, and parking lots.

Policy 12.1-3: Encourage the preservation of trees as an important resource of each community for area beautification and wildlife habitat.

Policy 12.1-4: Work with residents to establish and use homeowners associations to help maintain private streets, common open space areas and landscaping along public rights-of-way in new developments.

Policy 12.1-5: Encourage new landscaping that is water conserving or drought tolerant in all residential areas to respect and incorporate distinctive elements of the natural or existing landscaping.

Policy 12.1-6: New development should be designed to be compatible with existing adjacent development and/or with future planning objectives and community goals for that area.

Policy 12.1-7: New development should contain construction debris on-site and prevent wind-blown debris from entering adjacent properties.

Policy 12.1-8: Promote recycling of construction debris.

Implementation Action: Review and refine the County's zoning ordinance to implement policies of this section of the plan.

Implementation Action: Adopt development performance standards that promote adequate open space for residential, commercial and industrial developments.

Implementation Action: Adopt regulations that require public, commercial and industrial developments to install and maintain landscaping.

Implementation Action: Adopt regulations that require landscaping to enhance the appearance of structures and parking areas and improve stormwater drainage.

Entrance Corridors

Goal 12.2: Promote and encourage aesthetically pleasing entryways to the County through street design, land use, landscaping and signage.

Policy 12.2-1: Support the development of appropriate signage and landscaping for each entryway corridors.

Policy 12.2-2: Jointly plan entryway corridors to Gooding County with incorporated cities, the Idaho Transportation Department and Highway Districts in Gooding County, as needed.

Policy 12.2-3: When possible and financially feasible, underground all new and existing utility lines as part of new development.

Implementation Action: Adopt and administer design standards for future land use and development within entrance corridors, as well as public improvements in those areas.

Quality of Life

Goal 12.3: Sustain, enhance, promote and protect those elements that contribute to the livability of Gooding County.

Policy 12.3-1: Preserve the aesthetic resources of Gooding County.

Policy 12.3-2: Encourage all new development to enhance the visual quality of its surroundings, especially in areas of prominent visibility. Achieve through development and administration of design standards.

Policy 12.3-3: Encourage future development to maintain the character of Gooding County's historic and natural features.

Goal 12.4: Maintain rural character.

Objectives

- Preserve and/or establish areas of green space buffer to provide separation between conflicting land uses.
- Encourage compatible development.
 - Encourage and direct growth to urban areas and areas of impact.
 - 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.
 - Encourage orderly planning for rims and canyon in the County.
 - Preservation and acquisition of recreation lands, particularly in canyon and river areas.
 - Coordination of land management objectives with federal and state agencies.
 - Preserve and protect open space, unique natural areas, riparian zones, wetlands, water and scenic views, areas of natural beauty and the rural character of Gooding County.

- Preserve and protect:
 - open range and spaces;
 - waterways;
 - scenic views;
 - areas of natural beauty;
 - high desert;
 - irrigated farms;
 - wetlands;
 - preservation of large lot agricultural and the rural character of Gooding County
 - roadways.

Policy 12.4-1: Develop code enforcement procedures.

Policy 12.4-2: Develop rural standards for development.

Policy 12.4-3: Develop subdivision ordinances to specify design standard.

Policy 12.4-4: Encourage new subdivisions (planned unit developments or planned communities) and other development to preserve open space.

Policy 12.4-5: Develop zoning ordinances to provide standards for commercial/industrial development in rural areas.

Policy 12.4-5: Develop standards for building design and placement.

Policy 12.4-6: Develop standard and setback for CAFO's to residences.

Policy 12.4-7: Develop sign design and location standards.

Policy 12.4-8: Non-compatible land uses can impact adjacent properties and should be screened.

Policy 12.4-9: Acquire land and easements for recreational and open space purpose.

Policy 12.4-10 Identify locations and standards for transition zones.

Policy 12.4-11: Encourage an ample amount of specialized open space in the form of buffer zones, open space, or parks.

Policy 12.4-12: The development of landscaping guidelines should be considered.

Policy 12.4-13: Develop design guidelines for land use.

Natural Resource Conservation

Goal 12.5: Promote the conservation of natural resources by encouraging re-use or recycling of waste materials from residential or commercial construction.

Policy 12.5-1: Promote the protection and conservation of important natural areas, fish wildlife habitat, historic resources, and open space throughout the County.

Policy 12.5-2: Encourage use of innovative planning techniques such as conservation subdivisions, land transfers, transfer of development rights, purchases of land, conservation easements and other approaches to preserve open space and the rural environment as rural residential development occurs.

Policy 12.5-3: Appropriate zoning designations, development standards and other strategies should be used to minimize the impacts of development encroaching on wildlife habitat and other natural resource areas.

Policy 12.5-4: Protect agricultural activities from land use conflicts or undue interference created by residential, commercial or industrial development.

Policy 12.5-5: Promote recycling of construction debris.

Implementation Action: Continue to encourage all County Departments and offices to dedicate a high percentage of paper purchases to recycled paper with at least 50% post-consumer waste and no chlorine or other toxic contents.

Implementation Action: Continue to implement the County's plan and/or procedures for promoting and increasing use of recycling and other waste reduction programs by county residents and at County solid waste facilities.

Goal 12.6: Promote the protection and conservation of freshwater and riparian resources throughout the County.

Policy 12.6-1: Develop and implement strategies to preserve river corridors, such as required setbacks, mandatory easements for pathways and river access, educational signage, dumping enforcement, etc.

Policy 12.6-2: Protect water quality and reduce flood damage by minimizing development within 100-year floodplains and prohibiting all structural development that will impede or alter the natural flow of waters within floodways.

Additional Implementation Actions: See Chapter 6 - Natural Resources Implementation Actions.

Economic Development

Goal 12.7: Promote sustainable economic development strategies that have positive environmental impacts and will support family-wage jobs.

- Policy 12.7-1: facilitate the expansion and diversification of existing businesses and industries that have positive environmental impacts or minimal negative impacts.
- Policy 12.7-2: Encourage the development of new sustainable industry clusters that are appropriate for the County's resource base and labor pool and have positive environmental impacts or minimal negative impacts.
- Policy 12.7-3: Encourage industries to hire from the local labor force and to provide job training programs where needed to help create jobs for local residents.

13 NATIONAL INTEREST ELECTRIC TRANSMISSION CORRIDORS

“Gooding County has to prepare for the designation of corridors for high voltage power lines “

During the 2007 Idaho State legislative session, the Local Land Use Planning Act was amended to require that comprehensive planning incorporate an additional element to address National Interest Electric Transmission Corridors. The U.S. Department of Energy (DOE) has been tasked with identifying transmission congestion and constraint issues nationwide. A National Corridor designation does not constitute a recommendation or a proposal to build additional transmission facilities; it simply serves to spotlight the congestion or constraints adversely affecting consumers in an area. At the time this Plan was drafted, the DOE issued two draft National Corridor designations; one in the Northeastern States and one in the Southwestern States. The state of Idaho is indirectly affected as several transmission facilities either cross the state or emanate from the state toward the congested area.

Existing Conditions

Idaho Power and Rocky Mountain Power are planning to build a high voltage transmission line across southern Wyoming and southern Idaho. This project will supply present and future needs of customers and improve electric systems reliability in the service territories of both companies. In addition, the project will enable delivery of new generating resources, including wind, to more customers in the region. This project will construct, operate and maintain approximately 1,150 miles of new 230 kilovolt (kV) and 500 kV electric transmission lines between the Windstar Substation near Glenrock, Wyoming to the planned Hemmingway Substation near Murphy, Idaho. Many upgrades to the current system will be necessitated by this endeavor.

Goal 13.1: Work with power companies to establish a corridor which is in the best interest of both parties.

- Policy 13.1-1 Have representation at community meetings initiated by the power companies.
- Policy 13.1-2 Inform property owners who are in the potential corridors.
- Policy 13.1-3 Work with adjacent jurisdictions to ensure corridor connection continuity.
- Policy 13.1-4 Encourage multiple use of utility corridors by all utility providers.
- Policy 13.1-5 Encourage the power companies to remove old logistically ineffective lines.
- Policy 13.1-6 In exceptionally sensitive areas power lines should be placed underground.

Implementation Action: Update County Zoning Ordinances to accommodate utility providers' application for long term "special use permits".

Goal 13.2: Promote public health, safety and general welfare in the designated corridors.

- Policy 13.2-1 Continue to provide reliable power service to county residents.
- Policy 13.2-2 Locate power corridors in areas to minimize impact if possible.
- Policy 13.2-3 Locate power corridors in areas of least impact to extraordinary natural, wildlife, historical, recreational and cultural resources of the County.

Implementation Action: Establish utility corridors to meet current and future needs.

Implementation Action: A "Special Use Permit" will be required for power transmission lines.

14 IMPLEMENTATION

“Effective and efficient implementation of plans and policies that achieve the community's vision is essential to the success of this plan.”

The Gooding County Comprehensive Plan update reflects a 10-20 year time horizon, although the Plan should be reviewed periodically to respond to emerging technologies and growth trends. This planning period allows adequate time to implement new development ordinances, land use patterns, transportation improvements and public development plans. Implementation of the Gooding County Comprehensive Plan will be accomplished through the following measures:

- Application of the Gooding County Zoning and Subdivision regulations, including adoption of amendments recommended in this Plan.
- Adopted and amended Area of City Impact agreements with the cities of Gooding County.
- Administration of the Gooding County development review process.
- Application of policies in this plan, and such other policies, resolutions, or ordinances as may be adopted by the Board of Gooding County Commissioners.
- Continued coordination with other local jurisdictions, state and federal government agencies, community groups and citizens.
- Education, adoption and practice of conservation measures both in County facilities and new development.
- Incentives for Private Enterprise provision of public services.

Implementation is the most important phase of the planning process. It is the process that is intended to transform the goals and policies of the Comprehensive Plan into actions. A comprehensive plan, no matter how well crafted, is of little value if it is not implemented and used by both County officials and the public.

There are several important planning tools to help citizens and County officials implement this Comprehensive Plan. Critical implementation tools are described in more detail below:

14.1 Community Involvement Program

Citizen involvement and support is the most important implementation tool. The public should be aware of, involved in and ideally supportive of the County's planning decisions. The Planning and Zoning Commission and the Board of County Commissioners make their decisions based on public guidance, when not in conflict with the law, and consistent with the goals and policies of the Comprehensive Plan. In effect, the decision-making process begins and ends with this Plan and an ongoing citizen involvement program.

If the Comprehensive Plan is to be useful and effective, it should be continually reviewed and updated periodically, as needed. The recommendations within the Comprehensive Plan should not be interpreted as unalterable commitments, but rather as a reflection of the best foreseeable direction at a given time. All Gooding County citizens are encouraged to contact County leaders at any time to review the Comprehensive Plan and implementation policies.

14.2 Gooding County Zoning Ordinance and Zoning Map

The policies of the Comprehensive Plan establish the underlying direction for future amendments to the County's Zoning Ordinance and Zoning Map. The text of the zoning ordinance identifies permissible land uses and establishes the conditions under which land may be used, such as the number of stories, location and uses of buildings, development densities and building setbacks. In some cases, existing uses of land and buildings are permitted to continue, even if they do not conform to Plan policies and associated land use ordinances although this usually occurs upon specific review and findings. The Zoning Map identifies the location of specific districts where various types of land uses may be located to form a compatible development pattern. Idaho State law requires that all zoning districts be consistent with the policies of the adopted Comprehensive Plan.

The Planning and Zoning Commission is responsible for reviewing all new development proposals to ensure compatibility with the Zoning Ordinance and the Comprehensive Plan and make appropriate recommendations on such proposals to the Board of County Commissioners. The Board then completes the review process by considering the Planning and Zoning Commission's recommendation and making final decision on each development proposal.

14.3 Comprehensive Plan Amendments

From time to time, changing conditions as well as adoption of community plans, will result in a need for Comprehensive Plan Amendments. Idaho's Local Land Use Planning Act identifies the process for amendments to the Comprehensive Plan. Any group or citizen may petition the County Planning and Zoning Commission for a plan amendment at any time. On its own initiative, the County Planning and Zoning Commission may also originate an amendment to the Comprehensive Plan. Text amendments may be made to the Comprehensive Plan at any time. However, the

Planning and Zoning Commission may not recommend a Comprehensive Plan map amendment to the Board more frequently than every six months.

14.4 Coordination and Communication with Cities and Affected Agencies

The County regularly consults with cities and other public agencies to develop, review and administer plans and regulations that affect future development.

- Negotiating Area of City Impact agreements with the cities of Gooding County.
- Transportation planning through efforts managed by the five (5) County Highway Districts (each with their own board) and Idaho Department of Transportation (ITD).
- Natural resource planning and management by the Bureau of Land Management, Idaho Department of Fish and Game and Idaho Department of Environmental Quality.
- Public facility development and service provision by cities and local sewer, water, and irrigation districts.
- Siting and land use review for future school sites in cooperation with the school districts within Gooding County.

Continued participation in these and other processes will be essential to successful implementation of the goals and policies identified in the Comprehensive Plan.

14.5 Adopt a Future Acquisition Map

Under State law, Gooding County may designate appropriate sites for streets, schools, parks and other public purposes on a Future Acquisition Map. These sites can be reserved for a public purpose for no more than a twenty-year period (see Idaho Code, §67-6517). At this time, Gooding County does not have a formal future acquisition map or land reservation procedure. However, the County may prepare a draft future acquisition map for public review and future adoption. In addition, this plan includes maps indicating future locations of major transportation and utility corridors which should be considered for acquisition in the future. Similarly, school districts and other public agencies maintain separate processes for site identification and acquisition. The County will continue to coordinate with these agencies in those efforts.

14.6: Implementation Priorities

Each chapter of this plan identifies a variety of recommended implementation measures to achieve the goals, objectives and policies of this plan. A number of these measures were identified as of particularly high priority. These include:

- Continued identification and acquisition of land needed for major future transportation corridors. This was identified as a priority by transportation planning agencies and other involved in the Comprehensive Plan update process. Early identification and acquisition of land for such corridors is essential to preserving opportunities to construct them and keeping land acquisition costs down. Knowing where growth and development is likely to occur is key to identifying future corridors.
- Adoption of amendments to the County's zoning ordinance to replace "non-farm subdivision" provisions. In a number of areas, these developments have created land use conflicts and other issues as areas in which they were originally permitted have urbanized. Issues have included conflicts between CAFO's and rural residential and rural and urban residential or other land uses, obstacles to efficient use of land for commercial or other non-residential development, difficulties in extending roads and/or other public facilities, conflicts with large acreage property owners, and a misperception that open space is permanently protected.

Alternatives to non-farm subdivisions that eliminate these potential future conflicts, while providing some opportunities for rural residential development should be explored as a key implementation measure for this Plan. One possible alternative would be a conservation subdivision, which allows for clustering of development, while either permanently protecting open space or ensuring it is available for development at a later date. Clustering can be done in ways that reduce future conflicts with other landowners and allow for the construction of future roads or other utilities.

- Adopting different policies and standards for Planned Communities and Subdivisions in areas of city impact and rural areas. This updated Plan includes a number of policies that distinguish between requirements and standards for Planned Communities within and outside Areas of City Impact. These policies should be augmented based on further discussions with cities in the County about appropriate requirements within their Areas of Impact.
- Developing mutually agreed upon development standards within areas of impacts. Currently, County zoning, subdivision and other development standards are applied in areas of impact. Given that these areas eventually will be within incorporated cities, it would be beneficial for development within them to meet city standards. This would be advantageous in terms of consistency with community character, maintenance of public amenities, future application of city standards and other considerations. A process to develop joint standards and/or

review and approve city standards for application within areas of impact should be undertaken.

METHODS OF IMPLEMENTATION

The goal of Gooding County will be to adopt and implement the Comprehensive Plan to provide policy and guidelines to assist in future land use decisions.

The present development regulations will be reviewed and revised as necessary to ensure compatibility with the adopted Comprehensive Plan.

The Comprehensive Plan will be reviewed at a minimum of every five years by the Planning and Zoning Commission to ensure that the Plan goals and policies continue to reflect community desires and circumstances. The Plan can be updated or amended every six (6) months if sufficient new data becomes available or unforeseen changes take place.

RECOMMENDATION, ADOPTION, AMENDMENT AND REPEAL OF THE PLAN

The Gooding County Planning and Zoning Commission prior to recommending the plan, amendment or repeal of the plan to the governing board, shall conduct at least one (1) public hearing in which interested persons shall have an opportunity to be heard. At least fifteen (15) days prior to the hearing, notice of the time and place and a summary of the plan to be discussed shall be published in the official newspaper or paper of general circulation within the jurisdiction. The Commission shall also make available a notice to other newspapers, radio and television stations serving the jurisdiction for use as a public service announcement. Notice of intent to adopt, repeal or amend the plan shall be sent to all political subdivisions providing services within the planning jurisdiction, including school districts, at least fifteen (15) days prior to the public hearing scheduled by the commission. Following the Commission hearing, if the Commission makes a material change in the plan, further notice and public hearing shall be held before the commission forwards the plan with its recommendation to the governing board. Upon completion of hearing process, the commission then recommends adoption of the plan to the governing board. A record of the hearings, findings made, and actions taken shall be maintained indefinitely.

The Board of County Commissioners, prior to adoption, amendment or repeal of the plan shall conduct at least one (1) public hearing using the same notice and hearing procedures as the Commission. The Board of County Commissioners shall not hold a public hearing, give notice of a proposed hearing, nor take actions upon the plan, amendments or repeal until recommendations have been received from the Commission. Following the hearing of the Board of County Commissioners, if the Board makes a material change in the plan, further notice and hearing shall be provided before the Board of County Commissioners adopts the plan. A record of the hearings, findings made, and actions taken shall be maintained indefinitely.

No plan shall be effective unless adopted by resolution or ordinance by the Board of County Commissioners. An ordinance enacting the plan or part of a plan may be adopted, amended, or repealed by reference as provided for in sections 31-715 and 50-901, Idaho Code, three (3) copies of which shall be on file with the county clerk.

The commission may recommend amendments to the plan to the governing board not more frequently than every six (6) months to correct errors in the original plan or to recognize substantial changes in the actual conditions in the area.

This being pursuant to Idaho Code 67-6509.

Be it further ordained that the terms and provisions herein enacted shall be deemed separable, and the invalidity of any section of this ordinance or resolution shall have no effect on the validity of any other section.