

**TITLE 8
CASSIA COUNTY COMPREHENSIVE PLAN**

CASSIA COUNTY, IDAHO

ZONING AND BUILDING DEPARTMENT

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**CASSIA COUNTY, IDAHO COUNTY COMPREHENSIVE PLAN, Revised 2006, Amd.
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SUMMARY

The Cassia County, Idaho Comprehensive Plan, Revised 2006 (Plan) is a document guiding the future development of the county, based on stated long-term goals of the county. The Plan is the result of public input, study and analysis of existing physical, economic, environmental and social conditions and a projection of what future conditions are likely to be. The Plan addresses the fourteen planning components set forth in the Local Land Use Planning Act, at Idaho Code Section 67-6508.

This Plan serves as a guide for making land use changes, preparation of implementing land use ordinances, preparation of budget programs and the rate, timing and location of future growth. The purpose of this Plan is to promote the orderly development of the county; to conserve and stabilize the value of property; and otherwise promote the public health, safety and general welfare of the county.

This Plan replaces the Comprehensive Plan approved by the Cassia County Board of Commissioners in July 1992. However, this plan does not replace the Cassia County Interim Land Use Policy Plan, adopted by the Board of Commissioners for Cassia County as Resolution No. 93-8-1.

INTRODUCTION

The Cassia County, Idaho Comprehensive Plan indicates, in a general way, how the county should develop in the next 20 to 25 years. Using this document as a foundation, the county will adopt, administer and amend zoning and subdivision ordinances, which are more technical standards and procedures that govern development activities and which implement the policies in this plan.

The purpose of this plan is to accommodate this modest growth in the most efficient, economical and well-planned manner that is possible and to encourage such growth to occur. As a general estimate, this plan can accommodate a minimum of 30,000 or more people.

About 60% of the new residents of Cassia County are expected to settle in or around one of the established communities in the next few years. The bulk of the remainder of the new residents is expected to seek housing in the areas along the Snake River and in "Country Living" environments in the rural areas of the county. As the County approaches the target date (year 2025) for this Comprehensive Plan, it may be necessary to consider other planning

mechanisms in order to accommodate an accelerating population growth rate. Additionally, the Cassia County Planning and Zoning Commission (the Commission) and the Board of Cassia County Commissioners (the Board) should have the opportunity and flexibility to consider large scale developments that are not able to be accommodated within the existing plan.

New Cassia County residents will expect to have schools, roads, emergency services, a choice of places to live, and places to work and shop. Meanwhile, the people who already live here will expect improvement in their services, development of parks, less crowded schools, and efficient emergency services. Everyone will want clean air, clean water and reasonable taxes.

Even though they would like more and better services, citizens have limited resources to spend on government. Provision of services may be severely constrained in the future, due to the limited resources of local government. Plans are made in an effort to make the most of these limited resources, to guide land use decisions, to protect the public interest, and to provide for wise investment for the future of Cassia County.

It is recognized that growth requires appropriate planning regulations to limit any negative impacts from such changes and to encourage the positive effects of quality development in our communities. Therefore, setting forth a recommendation for a land use plan is difficult and requires compromise.

This plan is adopted with the intention that equitable policies and procedures have been prepared to protect the rights and liberties of all citizens, and that those who inherit Cassia County will not regret the decisions of the present generation.

In 1993, the Board of Commissioners for Cassia County, Idaho adopted Resolution No. 93-8-1 which is the Cassia County Interim Land Use Policy Plan. This interim plan addresses Federal and State land use management issues directly and is intended to be used as a positive guide for citizens of the County and the Federal and State land management agencies in their development and implementation of policies and plans for Federal and State land uses and activities. Recognizing that this interim plans calls for permanency, the Board of County Commissioners has detailed the Cassia County Public Lands Committee with the assignment to update this interim plan and propose a permanent plan for the land use and management for federal and state managed lands within Cassia County. For the present the interim plan will be considered in conjunction and cooperation with this Comprehensive Plan for overall planning within the County. As the interim plan gives way to a permanent public land planning document, then that plan will be considered in planning activities. Cassia County's significant amount of federal and state

managed land clearly requires this cooperative approach to planning to ensure that the rights of the citizens of this county are protected. However, in no way should either plan supplant the other within its sphere of influence. This Comprehensive Plan, as derived from the Local Land Use Planning act is primarily applicable to private lands. The interim plan or its successor is not derived from the Local Land Use Planning Act and is primarily applicable to federal and state managed lands.

PURPOSES of the PLAN

- **LEGISLATIVE:** To meet the requirements of the Local Land Use Planning Act, Idaho Code, Title 67, Chapter 65 and to aid in establishing zoning regulations consistent with the comprehensive plan.

- **POLICYMAKING:** To outline Cassia County citizens' intentions regarding the rights and expectations of landowners, enterprise and local governments.

- **EDUCATION:** To inform people about Cassia County's goals, policies, rationale, and implementation activities.

- **COORDINATION:** To establish a basis for coordinating with landowners, enterprise and local governments within Cassia County and to establish a county position on regional growth and development issues.

The specific purpose of this Plan, as required by Idaho Code Section 67-6502, is to promote the health, safety and general welfare of the people of the county as follows:

- (a) To protect property rights, property values and the use of property.
- (b) To ensure that adequate public facilities and services are provided to the people at reasonable cost.
- (c) To ensure that the economy of the county is protected and enhanced.
- (d) To ensure that the important environmental features of the county are protected and enhanced.

- (e) To encourage the protection of prime agricultural, forestry and mining lands for production of food, fiber and minerals.
- (f) To encourage urban and urban-type development within or near incorporated cities.
- (g) To avoid undue concentration of population and overcrowding of land.
- (h) To ensure that the development on land is commensurate with the physical characteristics of the land.
- (i) To protect life and property in areas subject to natural hazards and disasters.
- (j) To protect fish, wildlife and recreation resources.
- (k) To avoid undue water and air pollution.
- (l) To allow local school districts to participate in community planning and development to address school needs and impacts on an ongoing basis.

GUIDELINES

- The comprehensive plan should be used by all individuals and government agencies whose duties, responsibilities or activities relate to matters covered by the plan.
- The comprehensive plan is not intended to, and does not, take any land for public purposes, cloud the title to any property, or require any land to be transferred to any person or entity.
- The comprehensive plan map is not precise and does not show, or intend to show, the exact outline of zoning districts or the exact location of future streets or public facilities. The plan shows the general location, character and extent of land use patterns. Specific consideration and determinations are made by established laws, ordinances and procedures. The map should be very general and less specific.

The Idaho Supreme Court said the Local Land Use Planning Act (Act) was promulgated to ensure the orderly and effective development of land to the

benefit of Idaho citizens. The Act indicates that a comprehensive plan and a zoning ordinance are distinct concepts serving different purposes.

A comprehensive plan reflects the desirable future situations for the land within a jurisdiction. See Idaho Code (I.C.) 67-6508. A comprehensive plan does not operate as legally controlling zoning law, but rather serves to guide and advise the governmental agencies responsible for making zoning decisions. The governmental agencies refer to the comprehensive plan as a general guide in instances involving zoning decisions.

Cassia County must look at all facets of the comprehensive plan and assure that the land fits within all of the various considerations set forth in the plan. A proposed development must generally comply with the overall goals and policies of the comprehensive plan; it is not required to agree with all provisions in the comprehensive plan. A requested development cannot be denied solely for non-compliance with the comprehensive plan.

A zoning ordinance is a more detailed list of criteria, rules, procedures and enforcement provisions that reflects the uses allowed or permitted for various parcels within the jurisdiction. See I.C. 67-6511.

COMPONENTS

The Plan includes discussion of the following planning components as required by the Local Land Use Planning Act (I.C. 67-6508):

(a) Property Rights - An analysis of provisions which may be necessary to insure that land use policies, restrictions, conditions and fees do not violate private property rights, adversely impact property values, or create unnecessary technical limitations on the use of property and analysis as prescribed under the declarations of purpose in Chapter 80, Title 67, Idaho Code.

(b) Population - A population analysis of past, present and future trends in population including such characteristics as total population, age, sex and income.

(c) School Facilities and Transportation - An analysis of public school capacity and transportation considerations associated with future development.

(d) Economic Development - An analysis of the economic base of the area including employment, industries, economies, jobs and income levels.

(e) Land Use - An analysis of natural land types, existing land covers and uses and the intrinsic suitability of lands for uses such as agriculture, forestry, mineral exploration and extraction, preservation, recreation, housing, commerce, industry and public facilities. A map shall be prepared indicating suitable projected land uses for the jurisdiction.

(f) Natural Resources - An analysis of the uses of rivers and other waters, forests, range, soils, harbors, fisheries, wildlife, minerals, thermal waters, beaches, watersheds and shorelines.

(g) Hazardous Areas - An analysis of known hazards as may result from susceptibility to surface ruptures from faulting, ground shaking, ground failure, landslides or mudslides; avalanche hazards resulting from development in the known or probable path of snow slides and avalanches and floodplain hazards.

(h) Public Services, Facilities and Utilities - An analysis showing general plans for sewage, drainage, power plant sites, utility transmission corridors, water supply, fire stations and firefighting equipment, health and welfare facilities, libraries, solid waste disposal sites, schools, public safety facilities and related services. The plan may also show locations of civic centers and public buildings.

(i) Transportation - An analysis, prepared in coordination with the local jurisdiction(s) having authority over the public highways and streets, showing the general locations and widths of a system of major traffic thoroughfares and other traffic ways and of streets and the recommended treatment thereof. This component may also make recommendations on building line setbacks, control of access, street naming and numbering and a proposed system of public or other transit lines and related facilities including rights-of-way, terminals, future corridors, viaducts and grade separations. The component may also include port, harbor, aviation and other related transportation facilities.

(j) Recreation - An analysis showing a system of recreation areas, including parks, parkways, trail ways, riverbank greenbelts, beaches, playgrounds and other recreation areas and programs.

(k) Special Areas or Sites - An analysis of areas, sites, or structures of historical, archeological, architectural, ecological, wildlife, or scenic significance.

(l) Housing - An analysis of housing conditions and needs; plans for improvement of housing standards; and plans for the provision of safe, sanitary and adequate housing, including the provision for low-cost conventional

housing, the siting of manufactured housing and mobile homes in subdivisions and parks and on individual lots which are sufficient to maintain a competitive market for each of those housing types and to address the needs of the community.

(m) Community Design - An analysis of needs for governing landscaping, building design, tree planting, signs and suggested patterns and standards for community design, development and beautification.

(n) 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 following items are addressed in succeeding sections where each of the planning components is discussed in detail.

- **GOAL** statements are expressions of desired outcomes. They are broad directions that establish ideal future conditions toward which policies are oriented.
- **POLICY** statements are expressions of guiding principles, including reasons and intent.
- **IMPLEMENTATION ACTIVITIES** are ways for implementing policies to achieve goals. Identification of all possible alternatives for achieving a desired result is not feasible and, in many instances, it will be necessary to conduct more detailed studies prior to commencing a project.

GOALS, POLICIES, AND IMPLEMENTATION ACTIVITIES

The goals, policies, and implementation activities of the Cassia County Comprehensive Plan express the following principles or strategies for Cassia County's future development:

- A. **Planning:** The Comprehensive Plan is the culmination of a process which involved the general public, private interest groups, the Commission and the Board. The County supports the planning process as a way of meeting the County's needs and making our community a good place to live. The growth of Cassia County makes it mandatory to visualize and pursue a direction and to wisely use our resources. This

planning process is necessary to guide growth and ensure jobs are provided, public facilities are available and natural resources are preserved. This planning process began in 2001 when citizen advisory sub-committees were formed to review the 1992 Comprehensive Plan. These committees were formed from a balanced cross-section of citizens in the county and their given purpose was to review the current plan and suggest amendments, where needed, to continue to meet the fundamental goals and policies to guide this region's growth over the next twenty years.

B. Regional Context: The Comprehensive Plan Serves as the regional or area wide policy guide which will complement and strengthen the implementation of city comprehensive plans. First, the County Comprehensive Plan recognizes city-adopted comprehensive plans and county-adopted specific plans for planned communities and subdivisions and endorses those plans as the policy framework within Cassia County. Second, direct County policies are oriented toward Rural Areas, Snake River frontage, City of Rocks National Reserve, and Access areas, Resort Areas, and Wildlife Management Areas. Third, area wide concerns are addressed which are intergovernmental in nature, such as: historic and geologic sites, transportation plans, water quality programs, solid waste disposal, wastewater management, and the preservation of the cultural and historic values and uses of the land in the county. These various categories are covered in the Plan to give it a regional or area wide context. Development proposals which create regional impacts and have far-reaching effects within Cassia County and adjoining areas should be considered only through amendments to this Plan.

C. Economic Base: The County continues to recognize and encourage agriculture as its primary economic base, and will also encourage development of a strong economic base with further economic development, job opportunities and the provision of needed industrial-commercial services. The County will encourage clean and well-planned commercial and industrial development within the County to be located in or around existing cities. Such industrial-commercial development should contribute optimum income flow to the local economy, conform to environmental quality standards and to public facility standards, and not use prime agricultural land unless absolutely required.

D. Rural Areas: The County will encourage agricultural activities and will limit uses that are not compatible with such activities. As development, especially residential development occurs in the Rural Areas conflicts will arise. To allow limited development in the Rural Areas while minimizing any detrimental impacts on agricultural land uses is an

important goal of the Commission and the Board and is expressed in this Plan. Urban development is only appropriate in Rural Areas if converted from this designation to an Area of City Impact.

For purposes of this Comprehensive Plan and to accommodate implementing the rural areas section of the Comprehensive Plan the following definitions may be used:

Agriculture - The production, keeping or maintenance, for sale, lease or personal use, of plants and animals useful to man, including but not limited to grain and seed crops; dairy animals and products; livestock; grazing; and fruits and vegetables.

Agricultural land - Land that is used for agricultural purposes but is less productive or limited in types of crops that may be grown on it due to soil type, slope, lack of water, climate, size of parcel and compatibility of adjacent uses.

Established Communities - Those communities within the County which have a United States Post Office in them, whether or not they are incorporated municipalities.

Farm - A parcel of land used for agricultural purposes, primarily for soil dependent cultivation of crops or for the raising of livestock.

Non-Farm - A parcel of land utilized for limited residential development, a commercial or industrial use dependent on a rural setting, or a division of a large acreage farm for a residential site.

Prime Agricultural Land - Land which is particularly well suited to agricultural purposes due to characteristics such as soil type, slope, access to irrigation, size of parcel and compatibility of adjacent uses.

Rangeland - Land which is desert, semi-arid or forest and is used primarily for grazing. It is predominately in public ownership and used for various public purposes and is primarily located outside of fire and irrigation districts. Rangeland will also include wildlife management areas.

E. Quality Development: The County will encourage quality residential, commercial and industrial developments to occur or expand within Cassia County. Flexible land use regulations are available and will be periodically reviewed to insure that desirable land planning, engineering and architectural design standards are available to create

such an environment within Cassia County. The county wishes to maintain or improve the quality of life for all residents.

F. **Amendments:** The County will support changes to the Comprehensive Plan if it can be demonstrated that an error was made or changes in conditions have occurred, that a public need exists, and that the amendment is the preferable alternative from a public perspective. In an area like Cassia County, it is expected that changes in land use will be necessary and desirable in response to population growth pressures and unexpected local situations.

A. PROPERTY RIGHTS

It is the intent of this plan to insure that the implementation of land use policies, restrictions, conditions and fees do not act so as to violate private property rights, adversely impact property values or create unnecessary technical limitations on the use of property. To accomplish this intent requires the balance of the interests and needs of the entire community.

A.1 Goal

To balance property rights of all individuals when making land-use and planning decisions.

A.2 Policies

A.2-1 Regulatory Compliance: It is the policy of Cassia County to comply with the requirements and provisions of the Idaho Code.

In the 1994 Legislative Session, the Idaho Regulatory Takings Act (I.C. 67-8001, -8002 and -8003) was adopted to establish a process to better provide that land use policies, restrictions, conditions and fees do not violate private property rights, adversely impact property values, or create unnecessary technical limitations on the use of private property.

A.2-2 Private Property Rights: To comply with I.C. 67-6508 and 67-8003, agency or local government staff must use the following questions¹ in reviewing the potential impact of a regulatory or administrative action on specific property. The public review process used for evaluating proposed regulations is another tool that the agency or local government should use aggressively to safeguard rights of private property owners. If property is subject to regulatory jurisdiction of multiple governmental agencies, each agency or local government should be sensitive to the cumulative impacts of the various regulatory restrictions.

Although a question may be answered affirmatively, it does not mean that there has been a "taking." Rather, it means there could be a constitutional issue and that the proposed action should be carefully reviewed with legal counsel.

1. Does the regulation or action result in a permanent or temporary or physical occupation of private property?

¹ These questions are taken from the "Idaho Regulatory Takings Act Guidelines" published by the Office of the Attorney General, September 2002.

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?

A regulation may go too far and may result in a "taking" claim where it does not substantially advance a legitimate government purpose. Likewise, regulatory actions that closely resemble, or have the effects of a physical invasion or occupation of property, are more likely to be found to be a "taking". The greater the deprivation of use, the greater the likelihood that a "taking" will be found.

A.2-3 Landowner Property Rights: Encourage the protection of the property rights of landowners to the extent possible. Real property rights include:

- a. The right to own real property.
- b. The right to possess and use real property, (according to local and state law).
- c. The right to invite others onto or exclude others from the real property.
- d. The right to dispose of an interest in the real property (lease, easement, mortgage, gift, inheritance, sell or deed, etc.).
- e. The right to enjoyment of the real property.

Within a zoning classification, property rights allow for the highest and best use of the land. To achieve additional or different land uses, a landowner has the right to apply to rezone, i.e. change to a different zoning classification of the property.

Infringements of property rights are a problem. Intrusions should be eliminated or mitigated. Claims of absolute property rights may infringe on a neighbor's property rights.

There are two forms of land-use restrictions which are enforced differently. Covenants, conditions and restrictions (CC&Rs) can be enforced by the property owner's association or owners of other lots within the subdivision and shall not be used as criteria in making zoning or permitting decisions by the local government.

Zoning laws are different than CC&RS. CC&Rs is a contract usually between owners of subdivision lots that is filed and recorded with the county and encumbers the owner's property with land-use and building restrictions. Zoning laws are enforced by local government officials and can be enforced through criminal prosecution or civil lawsuits.

Both CC&Rs and zoning ordinances affect the legally permissible uses of the land. Both must be complied with and neither provides an excuse for violating the other.

B. POPULATION

The population of the county has increased in slowed and cycled measures over the years. The population change from 1970 to 1980 was 14.2 percent; 1980 to 1990 was 0.5 percent; 1990 to 2000 was 9.6 percent; and the latest available numbers indicate 1.4 percent growth from 2000 to 2002.

The county's most dense population area is in the north central portion of the county in, around, and between the Cities of Burley and Declo. The 2000 population figures showed that 262 people lived in Albion, 9,074 lived in that part of Burley in Cassia County, 338 lived in Declo, 177 lived in Malta and 668 lived in Oakley.

Population Trends for County and Cities: ²

Entity	1980	1990	2000	2002
Cassia County	19,427	19,532	21,416	21,720
<i>City trends</i>				
Albion	286	305	262	na
Burley (part)	8,525	8,420	9,074	na
Declo	276	279	338	na
Malta	196	171	177	na
Oakley	663	635	668	na

In the 1980's the county suffered a net migration of 2,780 people, which slowed to a net migration of 439 in the 1990's. In 2002, net migration is indicated as being 312. During the decade of the 1990's, the county's total births were 3,875, with death loss being at 1,552. The trend is that births are declining and deaths are slightly increasing with an overall aging population in the county. The average number of persons per household has decreased from 3.16 in 1970 to 2.99 in 2000. The county retains a rural flavor with 56.1% of the population residing in rural areas and 43.9% living in urban areas. ³

U.S. Bureau of the Census and Idaho Power presented a 2002 Economic Forecast, including data on population density of Idaho Counties. It holds out the following forecast for Cassia County population growth:

County	1980 Population	1990 Population	2000 Population	2010 Population	2020 Population
Cassia	19,427	19,532	21,416	23,552	25,457

² County Profiles of Idaho: CASSIA, Idaho Department of Commerce

³ *Id.*

The Idaho Department of Commerce maintains age demographic component changes applicable to Cassia County, which is as follows:⁴

Age Demographics	1980	1990	2000
Median Age	25.3	29.2	31.1
Under 18 years (%)	38.4	36.6	34.1
18 to 64 years (%)	52.1	51.0	53.1
65 years + (%)	9.6	12.4	12.7

Review of the 2000 U.S. Census provides that in 1990 the County’s population was 9,823 male (50.29%) and 9,709 female (49.71%). In 2000, the male population was 10,774 and the female population was 10,642, a negligible percentage change in the gender make up of the county.

The Idaho Department of Commerce and Labor further profiles Cassia County’s income as follows:

INCOME	1980	1990	1995	2001
Per Capita Personal Income	\$8,059	\$16,535	\$17,539	\$22,121
Percent of National Average	79.1%	84.5%	75.4%	72.7%
Percent of State Average	92.3%	104.3%	90.3%	90.3%

B.1 Goal

B.1-1: Encourage Wise Land-Use Planning: Population, demographics and projections are included in the comprehensive plan to assist businesses, governmental entities, service providers and others in identifying needs in the county and planning for future private and public development. The goal of this section, as well as the entire comprehensive plan, is to encourage and facilitate wise land-use planning which will help to ensure that projected growth in the County will be managed to provide satisfactory living, business and agricultural environments.

B.1-2 Reinforce Established Communities as Residential Development Centers: The County seeks to reinforce the trend for established communities to accommodate a substantial percentage of Cassia County's future population by the year 2020. However, as the County approaches the year 2020, it also recognizes the need to consider other planning mechanisms such as Planned Communities in order to accommodate population growth. Additionally, the County should have the opportunity and flexibility to consider large scale developments that cannot be accommodated within existing Cities. Most

⁴ *Id.*

growth would therefore be served by central sewers, water systems, schools, emergency services and other urban public facilities and services. The County sees a need therefore to encourage growth to center in and around established communities, or fully developed, full service rural subdivision developments.

B.2 Policies

B.2-1 Orderly Growth: Population in Cassia County is projected to increase in slow and measured terms. Population increases will call for increased needs for housing, jobs and services. Planning efforts for utilities, roads and other services will become increasingly important as growth intensifies density of use within the County's borders. This policy mandates orderly and rational growth patterns that provide for preservation of prime agricultural lands and prudent use of natural resource areas as well as allowing for residential and commercial growth.

The US Department of Commerce predicts that Idaho will be the sixth fastest growing state (based on percentage of change) in the nation through 2025 with a projected increase of 575,000 people. The population of Cassia County has steadily increased with about 10% growth occurring from 1980 through 2000. US Census figures project a higher growth rate of about 19% in the County over the next 15 to 20 years. The mix of rural and urban populations has remained steady over the past 20 years, with about 44 % of the population choosing urban dwelling, with 56 % opting for a more rural setting. The major growth continues to be in and around Burley, and along the Snake River Corridor.

B.2-2 An Aging Population: Cassia County, along with the rest of the nation, will need to look ahead towards the aging of its population with plans for adequate housing and health-care for the elderly. This policy requires orderly, appropriate development of senior citizen housing and nursing homes, as well as services aimed at enabling seniors to remain independent as long as is feasible. Home health care services and public transportation provisions should be facilitated to assist in this goal.

Census information indicates a growth in the numbers of the elderly of Cassia County, the State of Idaho and the United States, as the "Baby Boom" generation moves through middle age and into their "golden years".

B.2-3 Residential Development Location: Approximately three-quarters of new residential development shall occur within the Cities, areas of City Impact, or along the Snake River Corridor areas.

B.2-4 Development outside of "Urban" areas: Development which occurs outside of a City or an Area of City Impact is required to comply with this plan. Due to the tensions often arising between residential and agricultural pursuits, residential development, especially of subdivisions should be discouraged in prime agricultural areas, and likewise, agricultural pursuits should be discouraged in developed residential areas.

B.2-5 Major Developments outside City Areas of Impact: The County recognizes the need to fully assess the land use, public service, environmental and transportation impacts associated with any major new private or public development or activity center outside of areas of city impact. Where such development creates or encourages unanticipated employment and/or population shifts away from existing Cities identified within the Cassia County Comprehensive Plan an assessment of these impacts shall be made by any prospective developer. All such major new public or private developments or activity centers outside areas of city impact shall be evaluated as Comprehensive Plan Amendments.

C. SCHOOL FACILITIES AND TRANSPORTATION

Cassia County has one school district within its boundaries, which is Cassia County Joint School District #151. Cassia County Joint School District 151, the 9th largest district in the state, encompasses most of Cassia County plus small portions of Oneida and Twin Falls Counties. Within these 2,500 square miles are 16 schools with a total enrollment of approximately 5,000 students. All schools are on a semester schedule and are accredited through the Northwest Accreditation Association and/or the State Department of Education. The district employs certified staff of over 320, 85 of whom have advanced degrees. Ancillary and auxiliary personnel bring the total number of employees to about 650. Small portions of the County involve three other school district participation, they are: Murtaugh School District in the Northwestern part of the County; Minidoka School District in the North-central Jackson area of the County; and American Falls School District in the Northeastern part of the County. A map is included in the appendices showing district boundaries.

New Secondary Schools opened in Burley (1999), Declo (1998), and in Oakley (1997). New elementary schools opened in Burley (1995), Oakley (1992), and Malta (1991). A new Professional Technical Academy opened in Burley (1998) along with a Newcomer Center (1998). There are eight elementary, four junior high, and five high schools. Overall, the school buildings are in good condition.

The location and names of the County's school complexes are:

Albion

Albion Elementary School

Almo

Almo Elementary School

Burley

Burley Junior High School

Burley Senior High School

Cassia Education Center (Alternative School)

Dworshak Elementary School

Mountain View Elementary School

Newcomer Center

White Pine Elementary School

Declo

Declo Elementary School

Declo Junior High School

Declo Senior High School

Malta

Raft River Elementary School

Raft River Junior-Senior High School

Oakley

Oakley Elementary School

Oakley Junior-Senior High School

School enrollment has steadily decreased over the past several years:⁵

<u>SCHOOL YEAR</u>	<u>ENROLLMENT</u>
90 – 91	5,257
91 – 92	5,398
92 – 93	5,411
93 – 94	5,392
94 – 95	5,361
95 – 96	5,295
96 – 97	5,214
97 – 98	5,035
98 – 99	4,864
99 – 00	4,733

From 1990 to 2000 the districts saw a decrease of 524 children, a 10% decrease. Enrollment is tied directly to the availability of jobs, which is tied to the most prominent industry – agriculture. However, recent indications from the School District Central Office projects 2006-2007 enrollment to be approximately 5, 128, up from 5,058 in 2005-1006.

Transportation is provided by the school district's bus system. The bus routes have been set, currently run at about 50% capacity and are not expected to change significantly with future growth. All of the children living more than one and one half miles from their school, which may be outside of the city limits, are eligible to be bussed to school, the remainder walk or are transported by private methods.

Post secondary education is available to Cassia County residents through the College of Southern Idaho located in Twin Falls, Boise State University located in Boise and Idaho State University located in Pocatello. In addition, courses from the University of Idaho, BSU and ISU are offered at the Twin Falls CSI campus and on their campus extension, located in Burley. Degrees and technical prep credits can be earned from the Burley campus, part of which is the Cassia Regional Technical Center.

The University of Idaho, in cooperation with the county, offers extension services, including educational programs. This office serves as the local gateway to the educational resources of the University. While extension education is an informal,

⁵ Historical Enrollment by School District, Idaho Department of Education

out-of-school program, it is also delivered in cooperation with other agencies. The local program is designed to fit local needs and currently emphasizes irrigation management, farm financial management, crop management, master gardening, food preservation, clothing construction and the 4-H program.

C. 1 Goal

Education is a very high priority with county residents. Because of the more rural and open space nature of the county, most schools are located in cities or near town sites and it has not been the county's practice to map future school locations, but to facilitate the school districts' needs.

The goal of the county is to coordinate with the school districts on issues, such as subdivision planning, zoning for growth and transportation. Coordination on these issues will assure schools are planned and available when needed, are optimally located and transportation issues are properly interfaced.

C.2 Policies

C.2-1 Coordination with School Districts: Ensure information on comprehensive planning matters and planning issues is coordinated between school districts and the Cassia County Zoning and Building Department.

This policy focuses on the need to locate new school facilities in places that are in harmony with evolving land use activities and to maintain land use harmony around existing school facilities.

C.2-2 Land Uses: The integrity of school facilities will be protected by prudent selection of neighboring land uses.

This policy recognizes that the educational processes must be uninterrupted and thus school facilities should be protected against the introduction of land uses that may result in conditions incompatible with student life, educational activities and safety.

C.2-3 Transportation Safe and efficient transportation corridors will be planned, implemented, and monitored in coordination with the school districts. Regularly maintained roads are also essential to effective school transportation.

School zones present challenges for pedestrian safety and vehicular speed control. As traffic increases or other traffic changes take place, school zones need continual monitoring. This transportation element is addressed more fully in the Cassia County Transportation Plan.

D. ECONOMIC DEVELOPMENT

D.1 Goal

Encourage beneficial and appropriate development of additional employment opportunities and economic diversity in Cassia County, which will ensure a benefit to the county, and more importantly, its residents.

Population:

Cassia County has experienced slow growth over the last ten years. In 1992 the population was 20,150, and by 2002 had risen to 21,720, a growth rate of eight (8) percent. One reason set forth for this slow growth is the County's heavy dependence on agriculture, and notable lack of a diversified economy. The net result is that there are not many high paying jobs that attract new residents to the area.⁶

Labor Force and Employment:

Cassia County is heavily dependent on agriculture and agriculture related industries. This presents a challenge in looking to the future, recent food processing plant closures and frequent plant maintenance layoffs impact the county's employment rates. However, the area has significant attributes such as a hardworking workforce, good access to major transportation, and excellent workforce training facilities at the College of Southern Idaho and the Cassia Regional Technical Center.⁷

Significant efforts have been underway to enhance networking of the business sector, financial institutions, and government entities through the Mini-Cassia Economic Development Commission. These efforts will create economic diversity and new jobs for this area.

Cassia County Employment By Industry⁸

Industry Type	1980	1985	1990	2000
Farm	1,979	1,731	1,616	1,879
Ag.Serv, Forest, Fish, & Other	378	342	495	610
Manufacturing	1,558	1,354	1,615	1,286
Mining	55	37	49	127

⁶ Cassia County Profile, prepared by Gregory Rogers, Regional Labor Economist, Idaho Commerce & Labor, January, 2006.

⁷ *Id.*

⁸ County Profiles of Idaho - Cassia, Idaho Department of Commerce and Labor

Industry Type, continued	1980	1985	1990	2000
Construction	423	417	407	642
Transport, Comm., Public Utilities	313	277	298	660
Wholesale Trade	592	510	456	514
Retail Trade	1,637	1,535	1,712	2,239
Finance, Insur, & Real Estate	556	540	594	733
Services	1,415	1,531	1,784	2,659
Federal Civilian	234	196	175	179
Federal Military	128	114	125	87
State & Local Government	951	986	1,112	1,444
Total Employment	10,219	9,570	10,438	13,059

D.2 Policies

D.2-1 Economic Growth: Plan for economic growth that is consistent with and supports industry in Cassia County.

This policy recognizes that agriculture comprises a significant share of the local economy.

D. 2-2 Commercial and Industrial Expansion: Carry out a program on a continuing basis to fully explore commercial and industrial expansion potentials that are beneficial to the county.

Primary employers that provide good wages, benefits, safe conditions, advancements and stability are a strength to the community. Demographic sources show that the number of people below the age of 18 years has declined over the past 20 years and is projected to continue this trend into the near future. Continuing employment opportunities are particularly important because the group of people between the ages of 18 and 64 years is the fastest growing age group in the county. The median age is also rising steadily. US Census projections indicate that the increase in population will ensure that for the next 10 to 15 years, the work force in Cassia County will remain about the same in numbers.

D.2-3 Growth vs. Quality of Life: Encourage industrial and commercial growth in the county but ensure it is not at the expense of the quality of life of its residents. "Quiet use and enjoyment of property" should be protected as specified in Component A, Property Rights.

The citizens of Cassia County value their homes and their property rights. Many future controversies can be avoided through respect for one another's property rights and proven consistent zoning standards.

Implementation Activities

Ensure that industrial and commercial growth:

1. Is sensitive to the natural environment.
2. Does not contaminate or pollute the surrounding air, water or soil.
3. Is compatible with surrounding land uses.
4. Is free from objectionable or dangerous conditions that could negatively impact the surrounding area.
5. Controls negative impacts such as, but not limited to: noise, odor, dust, vibrations, etc.
6. Is such that negative impacts, as much as possible, do not leave the boundaries of the commercial or industrial zones.
7. Is required to provide buffers to protect the aesthetic value of the area.
8. Routes traffic away from residential neighborhoods.

D.2-4 Organize Industrial and Commercial Development: Industrial and commercial development should be accomplished in an organized, planned and attractive manner.

The County and the communities that are part thereof will benefit from orderliness and attractive development. Property rights will be protected. Less controversy between residents, developers and county officials will be an asset to all concerned.

Implementation Activities

1. Programs must be followed to place industrial and commercial expansion in proper balance with other land uses and prevent fragmented development.
2. Commercial and industrial zones should have a reasonable supply of land for the market demand.
3. Plan for growth that could realistically happen. Avoid too large of a land supply as it invites fragmentation, diminishes the value of the property and restricts its use and development.

D.2-5 Future Housing: Plan for future housing by encouraging the development of quality housing that is safe, sanitary and affordable and abide by fair housing standards. Encourage the development of higher density housing near the population centers or where services are available.

New residents do not just pay taxes and consume services; they contribute to the economic base of the community.

D.2-6 Education: Encourage and support a strong educational system.

Educational and skill levels help determine the types of industries that locate or the businesses that can be initiated. The types of jobs available in turn influence the educational level of the community.

E. LAND USE

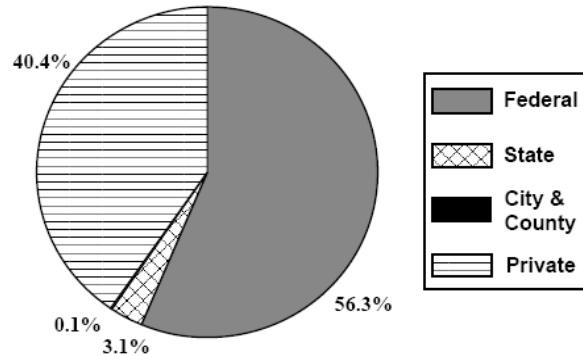
The data on this page provides recent information on land ownership and land use in Cassia County.

Cassia County Land Ownership and Land Use⁹

Land Ownership

	<u>Acres</u>
Federal Land	925,150
BLM	516,060
Nat'l Forests	387,053
Other	22,037
State Land	51,670
Endowment Land	50,129
Fish & Game	901
Parks & Recreation	640
University of Idaho Land	0
Private Land	663,408
County Land	1,800
Municipal Land	596
Total	1,642,624

Percent of Total Land Ownership



Land Use *

	<u>Acres</u>	<u>Percent Total</u>
Urban Land	7,100	0.4%
Agricultural	453,300	27.7%
Rangeland	1,113,000	67.9%
Forest	46,400	2.8%
Water	10,200	0.6%
Wetland	0	0.0%
Barren Land	8,400	0.5%
Tundra	0	0.0%
Perennial Snow	0	0.0%
Total	1,638,400	100.0%

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

⁹ County Profiles of Idaho-Cassia, Idaho Commerce and Labor Department

E.1 Goal

Assure the Plan is consistent with state statutes regarding land use while offering citizens' flexibility as provided under the Idaho Statutory scheme. Cassia County recognizes Idaho Code Title 67, Chapter 65 which is known as the "Local Land Use Planning Act" as a primary source of guidance in local land use decisions. It also recognizes Idaho's "Right to Farm Act", found at Idaho Code Title 22, Chapter 45, along with any and all other statutes within the State of Idaho pertaining to land use. The county's goal is to ensure orderly development within the scope outlined and to promote public health, welfare and safety.

It is recognized that strong town centers are to be encouraged. Transitional residential-type development should be encouraged to locate in areas adjacent to municipalities.

E.2 Policies

E.2-1 Agricultural Lands Planning Issues: See Section "N" hereinafter for Agricultural Analysis.

E.2-2 Areas of City Impact: In accordance with Idaho Code Section 67-6526, area of city impact agreements have been and are continuing to be negotiated and adopted between Cassia County and various incorporated municipalities lying within the boundaries of Cassia County. The purpose of defining an area of impact is to identify the land area surrounding the city limits of each city which may be developed at a future time or for which specific development controls or limitations may be required to prevent unacceptable impacts on the city (airport areas, watersheds, floodplains, etc...).

These area of impact agreements take the form of ordinances and resolutions providing for the application of an agreed upon comprehensive plan and implementing ordinances within each of the areas of city impact, and, as a result of negotiation, are changed from time to time.

The governing boards of Cassia County and of each incorporated city therein will also adopt maps identifying the boundaries of the areas of city impact within the unincorporated area of the county. Reference must be made to the Cassia County Comprehensive Plan Map located at the Cassia County Courthouse for the most current location of the boundaries of these areas of city impact.

The County holds legal jurisdiction over areas of city impact. However, based upon the recognition that impact areas are those most likely to be annexed in a city's growth, the County will give deference to City directions regarding the

substantive planning and regulations of the impact area, while retaining its procedural approach to the application of regulations. The County will strive for land use and density policies which will accommodate the future growth goals of the County and City, as well as the other goals and objectives of this plan.

Cassia County hereby adopts the policy and goal of implementing Area of Impact agreements for each incorporated municipality.

E.2-3 Residential or Residential-Type Development: Residential growth should be encouraged in and near established communities where public investments have already been made in the necessary facilities, services and utilities. Two specific objectives of this policy are:

1. The area should provide for residential living that is safe, convenient and attractive.
2. That residential development not within areas of city impact be limited to large lots, and shall not develop at usual urban densities, unless central water and central sewer are made available.

This policy is intended to encourage sequential residential development to facilitate county/city cooperation in planning and to help implement other policies of this plan. Residential areas are generally described as those areas adjacent to or in close proximity to cities, where existing or contemplated development is occurring.

Subdivision development is encouraged to take place within the city impact areas and rural centers where public infrastructure, services and facilities are available or where they are planned and will be provided in the near future.

E.2-4 Commercial Zones: To insure that business establishments have sufficient land to conduct orderly and well-planned development. The size and dimensions of sites should be adequate for buildings, off-street parking, loading and on-site vehicular circulation that will permit street access at appropriate locations for safety.

These zones are intended for a wide variety of retail, repair services and professional businesses that are required for urban and rural areas of the county. These zones should provide general patterns and guidelines for county commercial development that can be applied to local governments through zoning. It should allow for major and minor business concentrations and commercial development of arterials that will have a minimum adverse effect upon surrounding and adjacent streets.

Commercial areas must be preserved for business use by limiting residential, industrial and other incompatible uses.

E.2-5 Industrial Zones: Provide for industrial zones that are suitable for the purpose, properly located with respect to transportation and other land uses and for industrial demands. Each established community should be encouraged to plan for industrial development in its own area. Locations for industrial uses are best located in accordance with existing transportation and utility systems.

Regulation of industrial development should be put into place to ensure that the environmental quality of the industrial area is maintained and strengthened as industry develops and evolves. Appropriate guidance will encourage industry in areas that will not adversely impact residential or agricultural areas. Separation will also offer buffering areas between conflicting uses.

Additional Land Use Policies

E.2-6 Use of Information: Use data, expertise and other available information from all pertinent sources when considering land use change proposals.

This policy recognizes that there are numerous resources available from the public and private sectors to facilitate the presentation, analysis, deliberation and resolution of land use proposals where consideration is being given to changes in land use patterns away from agriculture.

This policy also recognizes that population growth and the resulting development activity should occur where public infrastructure, service and facilities are available or where they are planned and will be provided in the near future.

E.2-7 Cooperation: Cooperate with the municipalities of the county; adjusting areas of city impact in harmony with each city's trade area, geographic factors, water and sewer service areas and areas that can reasonably expect to be annexed in the near future. Also, encourage federal and state land use management agencies to maintain access to state and federally managed lands within the county that support agricultural activities.

F. NATURAL RESOURCES

F. 1 Goal

This plan recognizes the importance of Natural Resources in Cassia County and provides implementation tools necessary to utilize, conserve and protect them. The natural resources component of the plan consists of an analysis of the utilization of the natural resources that exist in Cassia County. One of the most important ongoing planning challenges, however, is to adequately conserve and balance the use of natural resources of Cassia County with population growth and the protection of the lifestyle that makes the county an attractive place to live.

F.2 Policies

F.2-1 Agricultural Land: Agricultural land uses in Cassia County provide an economic base that should be encouraged. Urbanization of large tracts of land could rapidly eliminate the economic base of the agricultural land.

F.2-2 Water Quality and Water Quantity: Water is the life-blood of Cassia County and all efforts to protect, enhance, conserve and maintain the quality and quantity of ground and surface water resources of Cassia County must be taken for the benefit of providing drinking water, irrigation water, and means for recreation, fish and wildlife survival.

Steps to control run off and integrate it into a watershed management plan will reduce erosion and flood hazards, while maintaining the area's water quality and utilizing recharge capabilities.

Cassia County is a part of the Middle Snake Regional Water Resource Commission, along with its neighboring counties: Gooding, Jerome, Lincoln, Minidoka and Twin Falls. 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 quantity. It is the policy of Cassia County to implement the goals, objectives and policies specified in the current revision of that plan. Cassia County has also developed a Groundwater Quality Management Plan in concert with the Idaho Department of Environmental Quality. This plan will also be implemented to provide direction and guidance in formulating regulations to address groundwater quality issues.

F.2-3 Mineral Resources: A review of available mineral deposits indicates a large number of sand and gravel deposits that have produced in the past or are

producing currently. Also, rock quarries, especially in the southern part of the County are in current production.

The county policy, generally, is to promote extraction of mineral resources with mitigation of the impact to neighboring uses, when compatible with surrounding land uses; and mandate restoration plans for existing and new mining projects. The plans should include that all lands mined be restored to their original state as closely as possible.

Exhausted sites should be rehabilitated for reuse in accordance with adopted regulations and plans.

Mined ground should be reclaimed to be as consistent as possible with the surrounding natural landscape condition or appearance. The area that has been mined should be protected from future soil erosion.

Also existing water resources should be protected from pollution due to mining operations. This will be implemented by requiring new projects to have reclamation plans and restoration programs prior to commencement of operations.

The following criteria should be carefully considered in any application for mineral extraction:

- a. Prime agricultural land should be avoided;
- b. The site should be located to avoid unreasonable impacts on surrounding uses from noise, transportation, dust and odors;
- c. The integrity of the natural area should be protected with minimal disturbance of the riparian vegetation;
- d. Sand, gravel or other ore/material hauling operations should avoid routes which adversely impact residential neighborhoods;
- e. Operations should be designed and operated so as to avoid degradation of air and water resources;
- f. Adverse visual impacts shall be mitigated through landscape buffering techniques;
- g. Stockpiling and permanent structures shall not be located in the floodway;
- h. Operations should not disrupt agricultural operations;

- i. Local access roads utilized by the operation shall be capable of handling the heavy vehicular traffic generated by the site; and
- j. Extraction should only be permitted in areas where it is documented that there are good sand and gravel, or other mineral resources.

F.2-4 Wildlife: Large areas of Cassia County are well suited for wildlife habitat. The County will protect, maintain and enhance fish and wildlife resources of Cassia County and their associated habitats for present and future generations. However, these efforts shall not be at the expense of, or adversely impact, reasonable agricultural activities.

This will be implemented by cooperating with other government agencies to establish land use policies and to resolve potential problems that may arise concerning land use changes. These land use policies will be established in cooperation with the Bureau of Land Management and/or the United States Forest Service and any other relevant agency and shall preserve the traditional custom and culture of the County, especially those customs and cultures that pertain to agricultural activities.

F.2-5 Soils: Of the total 1,638,400 acres of land in Cassia County, 27.7% or 453,000 acres are utilized in agricultural pursuits. Soil surveys (Soil Survey of Cassia County, Eastern Part-issued August 1994 and Western Part-issued September 1981) identify the capability of the soils for the varied land uses. It can be used as a general guide in managing a watershed, an area of range, a wildlife area or in planning other developmental activities, as well as the capability of soils for other agricultural purposes. These Soil Surveys are conducted by the United States Department of Agriculture Soil Conservation Service, in cooperation with the United States Department of the Interior, Bureau of Land Management; Idaho Soil Conservation Commission; and University of Idaho, College of Agriculture. The County hereby recognizes the value of these surveys, and adopts them as an analytical tool in presentation, analysis, deliberation and resolution of proposals for, or changes in, land use planning.

G. HAZARDOUS AREAS

G.1 Goal

Cassia County has the responsibility to protect its citizens from known or anticipated hazardous conditions. Part of that responsibility includes controlling building and development in potentially hazardous areas. This section of the plan is required (Idaho Code 67-6508) to include an analysis of known hazards as may result from susceptibility to surface ruptures from faulting, ground shaking, ground failure, landslides or mudslides; avalanche hazards resulting from development in the known or probable path of snow slides and avalanches and floodplain hazards.

G.2 Policies

G.2-1 Flood: To adhere to and enforce Federal Emergency Management Agency (FEMA) requirements in floodplain areas of Cassia County. Specific building requirements for these floodplain areas of Cassia County have been implemented

Cassia County has periodic mild to severe flooding problems. Along the Birch Creek and Goose Creek Drainages near Oakley; Marsh Creek and Land Creek in Albion; Cassia and Connor Creek Drainages along with Raft River in the Malta-Raft River Area; and along the Snake River, and other principal tributaries, potential for flood exists, due mainly to heavy rain, rapid snowmelt or ice jams. FEMA has determined flood zones, which are mapped out for Cassia County.

G.2-2 Storm: To protect life and property from severe storm damage as much as practical. Encourage the various highway districts within the County to maintain adequate snow removal equipment to cope with most winter road problems. Also, to encourage the various highway districts to maintain road and drainage systems to handle runoff from storms. Provide fire protection within the county to fight storm-caused fires.

Various storms affect the life and economy of the county. High winds occur frequently. Hail and lightning storms occur with crop loss and damage from range fires. Severe snowstorms continue to plague the area.

G.2-3 Seismic Activity: Enforce building codes to assure new construction meets currently accepted standards required to resist earthquake damage. Cassia County is not very seismically active. The major portion of the county lies in the Snake River Plain, which serves to deaden shocks from fault movements in other locations; therefore, the county as it involves population centers is considered relatively aseismic.

G.2-4 Hazardous Materials: Limit public exposure to hazardous materials during transportation, storage and use as much as is reasonably practical.

Many substances classified as hazardous materials are used, stored or transported within Cassia County on a continuing basis. A partial listing of those substances includes herbicides, pesticides, gasoline and other fuels, battery acid, explosives, certain chemical fertilizers, industrial chemicals, household chemicals and radioactive materials.

Many hazardous materials incidents are reported each year in Idaho involving spillage, leakage, fire or explosion. Vehicular transportation was involved in the majority of reported incidents, followed by rail transportation. The substances involved in most cases were Class B poisons, flammable liquids and corrosive liquids. Other incidents occurred along major transportation routes throughout Idaho and included radiological transport incidents reported at or near the Idaho National Laboratory (INL).

Although no major disasters in this state are known to have been caused by hazardous materials, the potential for a serious incident continues to exist. Transportation routes, transportation terminals and storage locations appear to be the major area of concern, particularly where they are in close proximity to populated and/or newly developed areas.

G.2-5 Landslide, Mudslide, Avalanche: Control building and development in areas of the county that may be prone to landslide, mudslide, or avalanche due to flood, unstable geologic conditions, soil conditions, or topography. County ordinances must include standards for work or development on or near hillsides. These ordinances shall include prevention of erosion and protection of people and property downhill. Hillside development shall be bonded to guarantee hillside restoration. Hillsides shall be considered sensitive areas to be protected from runoff, erosion and pollution. In areas with existing development on hazardous areas, additional safeguards should be imposed through ordinances. Certain areas of the county may be prone to landslide, mudslide, or avalanche due to flood, unstable geologic conditions, soil conditions, or topography. Soil movement due to any of these occurrences could result in property damage and/or personal injury.

H. PUBLIC SERVICES, FACILITIES, AND UTILITIES

H.1 Goal

Provide current level of service and plan for expanded public services, facilities and utilities to assure adequate capacities needed to meet the demand of an increasing population.

This policy underscores the need to carefully consider both the site, and the situation, of new developments and their impact on public services, facilities and infrastructure. Also, this policy recognizes that development agreements will be needed on complex developments to assure that the project is completed as approved.

H.2 Policies

H.2-1 Purchase of Sites: Encourage purchase of public facility sites as far in advance of actual need as possible.

This policy should serve to secure proper locations as well as confirm planning policies regarding the stability of surrounding land uses and zoning patterns for the future.

H.2-2 Solid Waste: Manage the disposal of solid waste in a manner that will protect the public health, safety and welfare and will not contaminate the land, air, water or visual resources. Encourage recycling where practical.

H.2.3 Facility Construction: Encourage public services to plan and construct facilities in harmony with the comprehensive plan, the development codes and ordinances of the county.

H.2.4 Coordination: Coordinate planning for public services, facilities and utilities with the municipalities of the county and with irrigation companies and drainage districts to prevent interference with the delivery and drainage of irrigation water.

This policy recognizes that costs for these services are extensive. Cooperation to have multiple use of facilities and services is of importance to all taxpayers in the county.

Implementation Activities

1. Encourage the location of governmental, civic, social and cultural facilities in complexes or groupings that will best serve the public and provide attractive places for the activities to be undertaken by the county and its

citizens. These centers of activity are already established in the municipalities of the county and should continue to be enlarged and improved as future needs arise. Rural Centers, which are in rural settings of the county, may provide locations for fire protection district fire stations, emergency quick response units, post offices, libraries or other public facilities of a similar nature.

H.2-5 Septic Systems: Community septic systems should be encouraged and used, if available, and engineering studies indicate it to be the most efficient and effective method to handle the waste.

Community septic systems are monitored by the Idaho Department of Environmental Quality. Monitoring is desired at every opportunity to ensure the water table is not contaminated by septic systems.

Implementation Activities

1. Obtain input from the South Central District Health Department since it is the local authority on septic systems.
2. Enforce the requirements for new developments to meet water and sewer regulations of local, county, state and federal agencies.
3. Require new subdivisions in areas of city impact to connect to the city sewer system if the connection is available at the subdivision site. If it is not, require the subdivision design to provide for a future connection if applicable.

H.2-6 Community Wells or Water Systems: In every appropriate situation, community wells or water systems will be encouraged.

1. Enforce the requirements for new developments to meet water and sewer regulations of local, county, state and federal agencies.
2. Require new subdivisions in areas of city impact to connect to the city water system if the connection is available at the subdivision site. If it is not, require the subdivision design to provide for a future connection.

Community wells or water systems are monitored by the Idaho Department of Environmental Quality. Monitoring of water quality is desired at every opportunity.

H.2-7 Public Facilities: Develop needed public facilities primarily in the growing and unincorporated areas in Cassia County requiring urban services and facilities. This is especially important in the areas of city impact where the cities will eventually annex the areas involved and integration with the municipal systems is an apparent planning need. Encourage city water and sewer to be expanded into areas of city impact and especially to be in place prior to annexation.

H.2-8 Energy: Conserve all sources of energy and encourage the wise use of those resources. Development of subdivisions and land use patterns should contribute to the conservation of energy. Development proposals should be encouraged that implement, protect and enhance the use of solar, wind, geothermal and other alternative energy sources.

H.2-9 Future Capacity: Design and locate public buildings and facilities that have capacities needed for the future, have ample land for expansion that has been adequately evaluated for potential environmental impacts at the location involved.

Good long-term planning in this area will usually result in lower long-term costs and more efficiently used public facilities.

A Brief Analysis of Public Services, Facilities and Utilities in Cassia County

Sewage

Albion, Burley, and Declo have community sewer systems.

Drainage

The cities of Albion and Burley have storm water control. The county rural areas are naturally drained. The county works to promote the natural drainage. Buildings and structures should not be built in natural drainages

Power Plant Sites

None. However, U.S. Geothermal is developing geothermal energy production near Malta; and two wind farm facilities are planned and permitted for development near Burley Butte west of the City of Burley.

Electrical Transmission Corridors

Major electrical transmission lines come from power plants located outside of the county and from the Minidoka Dam-Lake Walcott Generation site. Several cooperatives distribute power throughout the County, such as Raft River Electric and United Electric.

Cassia County will correlate with neighboring counties, local utilities and interested citizens to develop transmission corridors through Cassia County. Cassia County recognizes that there is a need for improvement and enhancement of the power transmission grid. Based upon this recognition, the County will be proactive in determining its destiny with regard to siting transmission facilities in and through the County. The County will also fully access and seek to assert its rights to coordinate with federal and state land management agencies to assure that local plans and interests are protected in utilization and management activities of federal lands for such corridors. These transmission corridors will be determined based upon a number of pertinent factors including, but not necessarily limited to: minimization of impact upon residences and existing residential development; and minimization of impact upon irrigated cropland, confined animal feeding operations, environmentally sensitive areas, wetlands, housing developments, etc. The County shall also consider national reserves in determining corridors. Essentially, it is the policy of the County that those uses benefitting the general public should be sited on public land as much as possible. *[Amended 10-05-2009, Ordinance 2009-10-01]*

Water Supply

The cities of Albion, Burley, Declo, and Oakley have their own wells offering community water service. There are also residential community water systems at, Del Rio Estates, Mobile Home Country Court, Riverside Trailer Park and Springdale Acres.

Rural locations have to supply their own well water.

Disaster Services and Emergency Preparedness

The Cassia County Emergency Services department plans and prepares for emergencies. This planning is documented in the Cassia County Emergency Operations Plan, as adopted by the Board of County Commissioners.

Fire Stations and Fire Equipment

There are seven fire districts serving areas in Cassia County. A map indicating coverage areas for each district is appended to this plan. Following is a brief analysis of each district:

ACE Fire Protection District in the Almo-Connor Creek-Elba area is headquartered out of a recently constructed building at 2743 South Narrows Road, in Almo, Idaho. This structure has three large bays and a comfortable training-meeting room. The area over the meeting room serves adequately for equipment and storage. 12 volunteers man one 500 gallon structure truck; one 3000 gallon tanker and four brush trucks.

Albion Fire Protection District generally serves the Albion Valley area. The fire station is located in the heart of the City of Albion at 120 East Market Street. The station is of recent construction, highlighting community and citizen involvement to bring this steel, four-bay building to fruition. The station houses the Albion Quick Response Unit and one ambulance, in addition to one structure fire truck, one wildland fire response truck, and a one ton truck with foam capabilities. The district also shares a 2000 gallon water tender with the Albion Highway District. The District is served by eleven volunteer firefighters, who have been, and continue to be, trained in both structural and wildland fire fighting methods.

Minidoka Fire Protection District, headquartered at 701 F. Street in Rupert, Minidoka County, Idaho serves the Jackson area. They bring two engines, each with 1000 gallon capacity; one tanker with 3000 gallon capacity; and two brush rigs to fight structural and wildland fires. The District has 25 volunteers capable of turnout to this area of Cassia County.

North Cassia Rural Fire District serving the Burley, West Burley and Declo areas is headquartered at 1235 Miller Avenue in Burley Idaho, with a Declo unit stationed there to serve the eastern part of the District. North Cassia Rural utilizes one engine; one 3800 gallon tanker and a force of 25 volunteer firefighters. The Declo area is serviced by 2 engines; one 3000 gallon tanker; one 200 gallon brush truck; and 13 volunteer firefighters.

Oakley Fire Protection District is headquartered at 315 East Main in Oakley, Idaho. The District has three engines; two tankers-one 4000 gallon and one 5000 gallon; two wildland trucks-one 1000 gallon and one 250 gallon; and 17 volunteer firefighters.

Raft River Rural Fire District in the Malta and Raft River area is located at 5 North, Malta, Idaho. The District is served by two 1000 gallon engines; one 750 gallon tanker truck; two Quick Attack four wheel drive pickups, each with 350 gallon capacity; and is manned by 16 volunteers.

Rock Creek Fire Protection District headquartered at 242 Hwy 30, Kimberly, Idaho serves an area in the western border area of the County. They have the following available to respond to that area: three engines; two tankers of 1500 gallons each; two water-tenders-one 2000 gallon and one 3000 gallon; seven Class "A" pumpers-three 1000 gallon and four 750 gallon; two full-time firefighters; and 40 volunteers.

Law Enforcement Facilities

The Cassia County Sheriff's Office is the principal law enforcement agency in Cassia County and each of its cities. The City of Albion, additionally, has a City Marshall on a part-time basis. The Cassia County Sheriff's Office is headquartered in Burley, but has assigned resident deputies in each of the following areas: Albion, Declo, Elba-Almo, Malta, and Oakley.

The Mini-Cassia Search and Rescue Unit is jointly operated between Cassia and Minidoka Counties. They are capable of operating in a variety of rescue or search situations. They have the skills to operate in winter weather, water or underwater conditions, or a variety of extraction operations.

The Mini-Cassia Criminal Justice Center (hereinafter "MCCJC" serves as the local adult detention facility for both Cassia and Minidoka Counties. The building was originally constructed for a 30 year lifetime and due to solid operations and maintenance is in very good condition at the 15 year mark. It operates under a joint powers agreement, which is overseen by an executive board. The MCCJC is a 190 bed facility located in Burley. This building was put into operation in December 1991. Total staff employed is 29 sworn detention officers and civilian staff of six, and two-part-time sworn staff members.

Health Facilities and Services

Cassia Regional Medical Center is a 25 bed, full-service hospital, built, owned and operated by Intermountain Health Care. It is JCAHO accredited. The present building at 1501 Hiland Avenue in Burley, Idaho was opened for use in 1995. Cassia Regional Medical Center offers a full range of inpatient and outpatient services. Ambulance service is available along with a helicopter pad. Services at the hospital include: a 24 hour per day, 365 day per year emergency room department; a critical care unit providing intensive specialized medical care to patients who may be in a life-threatening condition; a home care and hospice full service provider; imaging services that are nationally accredited; occupational health services to assist businesses in reducing workers compensation costs and lost productivity; physical, occupational and speech therapy; a sleep lab to enable diagnoses of a multitude of sleep disorders; a full spectrum of surgical services; and women and newborn services.

The South Central District Health Department has a presence in Cassia County. Its mission is to prevent disease, disability, and premature death; to promote healthy lifestyles; and to protect and promote the health and quality of our environment. This mission is accomplished through a variety of services.

Solid Waste Disposal

Cassia County is responsible for providing solid waste disposal for the residents in the county. Cassia County belongs to the Southern Idaho Regional Solid Waste District. The District is made up of seven (7) member counties: Blaine, Cassia, Gooding, Jerome, Lincoln, Minidoka, and Twin Falls.

The county periodically adjusts the plans and modifies the process because of changes in regulations, costs and needs as they occur. Cassia County is home to the landfill site for the district, which is located at Milner Butte in the western part of the County. There are also four transfer sites in the County, located at Albion, Almo, Malta and Oakley. The four (4) sites collect waste to await transfer to the Milner Butte site. The solid waste transfer facilities are located at four different locations for the efficiency and convenience of the Cassia County residents.

Other Public Services

Public libraries operate in the cities of Albion, Burley, Oakley, and the Almo-Elba-Malta area in the southern part of the county contracts with Box Elder County, Utah for bookmobile services.

Natural gas distribution service is provided by Intermountain Gas Company.

Basic telephone service is provided to Cassia County by Qwest and Project Mutual Telephone. A variety of companies supply other telecommunications services such as cellular phone, radio and internet.

A Veterans shuttle van runs from Burley to Boise to transport veterans to the Veterans Hospital in Boise, Idaho. It makes the run as often as needed, provided that the veteran expressing need has an appointment at the Boise V.A. hospital. The van drivers are all volunteers.

I. TRANSPORTATION

I.1 Goal

Provide for the present and future transportation needs of the Cassia County citizens and businesses through implementation of the Cassia County Transportation Plan.

The relationship between land use and transportation is critical when planning for future transportation facilities. The way land is utilized influences the need for and location of new transportation facilities. Cassia County is a large rural county, primarily agricultural, with the largest city, Burley, containing 9,180 residents. The need to plan for present and future needs of the transportation system when making land use decisions is essential.

I.2 Policies

I.2-1 Cassia County Transportation Plan

Implement the goals, objectives and policies specified in the most current revision of the Cassia County Transportation Plan, which was developed in coordination with the local jurisdictions having authority over the public highways and streets in, and throughout Cassia County. A map delineating highway district jurisdictions is found in the appendices of this plan.

J. RECREATION and K. SPECIAL AREAS OR SITES

J.1 & K.1 Goal

The primary goal of this component is to encourage the maintenance and upgrading recreational facilities and programs, as well as special areas or sites within Cassia County. Recreation and leisure activities are growing increasingly more important in enhancing quality of life.

J.2 & K.2 Policies

J.2-1 & K.2-1 Preservation: Encourage the preservation and improvement of areas with special interests or uses, within Cassia County.

Because the designation "Special Areas" applies to a somewhat limited portion of Cassia County, it is important that these limited areas, within their boundaries, are maintained and available for use by the public. Special uses may be defined as areas in Cassia County that may be of special interest because of a historical, an unusual natural or a geological site.

J.2-2 & K.2-2 Planning: Provide an environment that offers a source of historic, cultural, or civic pride, as well as maintains the identity of the communities and the area of special interest in Cassia County.

Land uses which are destructive to or incompatible with the preservation of historical and unique geological sites will be reviewed in order to determine what steps may be needed to remove, reduce or prevent the negative impacts on the identified special site or area.

LIST OF HISTORICAL, GEOLOGICAL AND RECREATIONAL SITES:

1. California Trail Sites
2. Castle Rocks State Park
3. City of Rocks National Reserve
4. Milner Dam
5. Minidoka Dam
6. Oakley Dam – Goose Creek Reservoir
7. Oregon Trail
8. Pomerelle Ski Resort
9. Snake River
10. Starrh's Ferry Site

L. HOUSING

L.1 Goal

Provide a choice of housing and land sizes for Cassia County residents that meet the market demand. The latest figures from the Idaho Department of Commerce and Labor records shows an increase of 650 housing units for a total of 7,862 housing units representing a 9.0% growth from 1990 to 2000.)

The rural character of Cassia County is enhanced through encouraging the development of larger lots and particularly encouraging the residential growth in the vicinity of established communities.

L.2 Policies

L.2-1 Adequate Housing: Strive to provide safe, sanitary and adequate housing according to the needs of county residents.

Provisions are needed for: low-cost conventional housing, employee housing, the siting of manufactured housing and mobile homes in subdivisions and parks and on individual lots that are sufficient to maintain a competitive market for each of those housing types in accordance with the provisions of the Local Land Use Planning Act (I.C. 67-6509 and 67-6509A and B.

L.2-2 Market: Support an open housing market free from discrimination as required by the Fair Housing Act.

L.2-3 Substandard Property: Delay approval for development until owners upgrade substandard property conditions that are in violation of county ordinances.

This policy recognizes that substandard conditions may result in hazardous conditions for inhabitants of units and that these conditions detract from the overall appearance and habitability of an individual unit and the general area.

L.2-4 Hazards: Limit housing in areas that are hazardous. (See Component G, Hazardous Areas)

This policy supports actions limiting or prohibiting housing in places such as flood prone areas and steep or unstable slope areas without an appropriate engineering evaluation.

L.2-5 Upgraded Housing: This policy recognizes the benefits that come to a community when upgraded housing is developed.

As housing standards are improved, some of the following may occur:

- A. Community pride increases
- B. Home values increase and retain value
- C. Surrounding land and home values increase
- D. Nice neighborhoods attract more housing
- E. Nice neighborhoods attract more buyers
- F. Larger businesses attracted that need appropriate housing for employees
- G. Higher-income families attracted
- H. Tax base increases
- I. Commercial demands increase
- J. Economic development benefited

L.2-6 Protection: Protect existing residential development.

The homes in Cassia County are the refuge of the people. They hold their most valuable assets: their children and loved ones. To most they represent one of their greatest financial assets.

M. COMMUNITY DESIGN

M.1 Goal

Community design relates to the visual appearance and physical relationship of both the natural and man-made environments within the county. Community Design plays a significant role when addressing “quality of life” issues of its citizens. Community design focuses on landscaping, building design, tree planting and suggested patterns and standards for community design, development and beautification.

The goal of Community Design is to enhance social, historical, cultural, economic and physical aspects of the county to meet the needs of county residents.

Cassia County presently clusters of urbanization along its northern border, the Snake River, including the cities of Burley and Declo. Other smaller population centers are Albion, Almo, Elba, Malta and Oakley. Other less formal, but concentrated areas are scattered throughout the county. These smaller concentrations represent a development potential opposite to the guiding principles of a concentration concept of growth patterns. The Plan encourages growth in or near the existing population centers. Typical problems presented by high-density development outside existing population centers are the lack of public water and sewer systems, the potential health problems and increased tension and constraint on agricultural activity.

M.2 Policies

M.2-1 County Appearance and Quality of Life: Encourage innovation and excellence in design for all new developments. Encourage visually attractive and aesthetically pleasing development in the community.

Adequately landscape and buffer agriculture, commercial and industrial operations, as well as residential developments, thus making a positive contribution to a well-planned place to live. Improve the visual characteristics of the county by establishing and enforcing location standards and setback requirements. Protect the visual character of the county through the location of cell phone towers, wind generation towers, power transformers and telephone facilities to less visible areas whenever possible. Institute other community design features that promote the health, safety and welfare efforts among the citizens of the county.

This policy recognizes that certain land use activities with proper buffering and screening can add significantly to the appearance of the community and that there are also detractions that occur when proper controls are not in place. This

policy encourages improvement to the conditions that detract from the vitality and appearance of the community including control of signs and billboards. In rural areas, special design and development conditions may be required as related to large operations such as gravel extraction, agri-industry, residential areas and other activities, that could cause problems with surrounding land uses.

The overall appearance of the county is important to area residents. A well-planned and appealing appearance enhances property values.

M.2-2 Infrastructure: Encourage development that minimizes county infrastructure construction and maintenance costs and requires the development to support itself.

This policy recognizes that population growth and the resulting development activity should occur, but with minimum added expense to the existing taxpayers.

M.2-3 Impact Areas: Encourage the utilization of salable vacant land for residential lots within the areas of impact in the county, prior to approval of new residential development within the county.

Cassia County recognizes the importance of orderly development and expansion of public services.

M.2-4 River Access: Access to the Snake River and to the various reservoirs should be preserved through the review of new development contiguous to these bodies of water and assurance of the protection of public access points.

Access to the Snake River and reservoirs is an important part of the quality of life in Cassia County.

N. AGRICULTURE

N.1 Goal

Recognize that agricultural land is a valuable, non-renewable resource, and based upon that recognition to then promote the preservation of agricultural ground for agricultural purposes. This plan seeks to encourage protection of agricultural uses, as well as the economic benefits that such uses provide to the County.

In a study conducted in 2012 by the University of Idaho Extension, "Contribution of Agribusiness to Idaho's Magic Valley Economy" it was found that: "Agribusiness is a vertically integrated industrial complex engaged in the production and processing of food. The production and marketing channels of the agribusiness industry extend from farm supplies to farmers and ranchers, then to food processors and to food retailers, and end with domestic consumers or international markets. The farm is the intermediate link in the Magic Valley agribusiness complex, with backward links to farm suppliers and service providers (fertilizer, seed, farm equipment, etc.) and forward links to food processors (French fries, cheese, etc.). ... Magic Valley agribusiness sold more than \$7 billion of goods and services, generated \$1.4 billion in Gross State Product ..., and created over 15,000 jobs. Agribusiness exports ripple throughout the Magic Valley economy, creating indirect economic activity in many other sectors. ... [Taking] into account these ripple effects, agribusiness contributed close to \$9 billion (60%) of total sales, over 2.5 billion (45%) of the region's GSP, and close to 33,000 (37%) of Magic Valley jobs."

This same study highlights that: "Irrigation has transformed the Magic Valley desert including Cassia, Lincoln, Minidoka, Gooding, Jerome, and Twin Falls counties into the epicenter of Idaho's agribusiness industry. Agriculture in the Magic Valley provides jobs for the Valley's residents and food for national and international markets. In 2010, total output (sales of goods and services) from the Magic Valley economy exceeded \$14 billion. Magic Valley's gross regional product (GRP) was \$5.5 billion, with a total of 88,700 jobs. Using the gross measure for 2010, Magic Valley agribusinesses sold more than \$7 billion of goods and services, contributed \$3.4 billion to Idaho's gross state product, and created close to 15,000 jobs."

While the above numbers cover all of the Magic Valley, it highlights the involvement of Cassia County in the agriculture business, and the importance of that agricultural economy to the County.

Agriculture and agri-business is the backbone of Cassia County's economy. Therefore, it is of primary importance to preserve agriculture by ensuring that

the industry is pursuing best practices and by protecting the agricultural industry from non-agricultural pursuits that would detract from, diminish or increase the burden on agricultural operations.

Cassia County recognizes that prime agricultural land is a valuable, non-renewable natural resource, and as such, promotes the preservation of this agricultural ground for agricultural purposes.

Agricultural land uses and agricultural activities in Cassia County provide an economic base that should be maintained. Haphazard urbanization could erode the economic base produced by agricultural activity. The county should encourage the protection of agricultural land for agricultural uses and cooperate with agricultural activities. To protect these resources in Cassia County, the following goals are to be implemented:

1. Uniform application of zoning and subdivision regulations throughout the planning area is given prime importance.
2. Compatibility of various land and natural resources use is to be considered with the avoidance of conflicting uses.
3. Urban sprawl, the fragmentation of large tracts of agricultural land and leapfrog residential development is to be discouraged.
4. Natural resources are to be prudently utilized and conserved.

Cassia County has a total acreage of 1,642,624. Of that total acreage, the United States Department of Agriculture's 2007 Census of Agriculture has determined that 644,740 acres of land is in farms. This is a decline of 13% from the 2002 census data. Correspondingly, the number of farms has dropped from 692 in 2002 to 644 in 2007, with average farm size declining from 1,076 acres to 1,001 acres over the same timeframe.

However, data over that same time span from 2002 to 2007 would indicate increased efficiencies and implementation of best practices as the market value of products have increased by 64% from \$382,530,000 in 2002 to \$626,721,000 in 2007 (Crop sales accounting for 2007 value of \$175,387,000, or 28%, and Livestock Sales attributing \$451,334,000 or 72% of the 2007 value).

N.2 Policies

N.2-1 Agricultural Lands Planning Issues: There are two major issues in planning for agricultural lands:

1. The need to retain a maximum amount of prime agricultural land for farm use and maintain the agricultural resource base; and
2. The need to protect agricultural activities from the adverse impacts created by residential, commercial or industrial development.

With these things in mind, the county must regulate and guide private development by establishing clear and uniform standards and conditions in the zoning ordinance under which development may occur, and that protect the long term use of prime agricultural land.

N.2-1.1. Agricultural related uses dominate the greatest portion of Cassia County's non-public lands. Agriculture and agribusiness enterprises are an important source of personal income in the county. The maintenance of agricultural land and water resources and of viable farm units is essential to the county's continued prosperity. Idaho's Local Land Use Planning Act authorizes counties "To encourage the protection of prime agricultural, forestry and mining lands for production of food, fiber and minerals". (I.C. 67-6502. (e.)). Preservation of prime agricultural land is accomplished by:

- a. Establishing zoning standards that protect the long term use of prime agricultural land.
- b. Approving development only if it can be clearly demonstrated that such development will occur without serious detrimental impact to agricultural land uses.
- c. Discouraging residential subdivisions and development within the prime agricultural land designations.
- d. Establishing large residential lot sizes within the prime agricultural zone, and limit residential units to single family dwellings and farm labor housing.

N.2-1.2 Non-agricultural development shall only be approved if it can be demonstrated that it will occur without serious detrimental impact to agricultural land uses. Dust, noise and odors normally associated with agricultural pursuits are considered acceptable in the rural areas of the County. Adjacent non-agricultural development should not limit normal agricultural pursuits. Non-agricultural related development should be encouraged to locate

on land which is not designated as prime agricultural land. Minimizing adverse impacts upon agricultural activity is accomplished by:

- a. Encouraging agricultural industries related to the production, processing and sale of food and fiber.
- b. Locating farm residences where they will have the least impact on agricultural pursuits.
- c. Limit commercial and industrial development in prime agricultural areas to those related to agricultural pursuits, and located on non-productive ground.
- d. Encourage agriculturally related industries or industries which due to incompatibility or excessive space requirements cannot reasonably locate elsewhere, to locate in the rural areas and on land not classified as prime agricultural land.
- e. Schools, churches and other public or quasi-public uses, and utility uses of state-wide/regional significance, may be permitted in the rural areas provided such uses primarily serve the needs of the rural community. Such uses should be encouraged to locate on land not classified as prime agricultural land.

N.2-2 Concentrated Animal Feeding Operations (CAFO): CAFO operations should be encouraged in areas classified as prime agriculture.

CAFO operations are an important part of Cassia County's agri-economic base, and with respect to the nature of their operations, separate regulations are needed to govern the siting and operation of these uses. In forming those regulations, caution must be exercised to assert appropriate county control, while dove-tailing with, but not impinging upon, applicable state regulations of CAFOs. It is important to regulate density in these operations to assure that the ability to produce waste, odors and other negative impacts does not overrun the ability to manage those wastes, odors and negative impacts.

N.2-3 Agricultural Industry: Agricultural industries related to the production, processing, and sale of food and fiber should be allowed and encouraged in rural areas. Also, agriculturally oriented industry should be permitted in rural farm areas where such location is necessary for successful operation. Agriculturally related industries or industries which due to incompatibility or excessive space requirements cannot reasonably locate elsewhere, should be encouraged to locate in the rural areas on land not

classified as prime agricultural land, unless it qualifies as a non-farm development. The Commercial and industrial development in prime agricultural areas shall be limited to agriculturally related establishments, and shall be sited on non-productive lands. Additionally, development requirements for farm related activities and construction should be minimized, however, such regulations as imposed should provide for the public's general health, safety and welfare.

N.2-4 Agricultural Industry Housing: Housing for those operating agriculturally based activities must be carefully developed so as to not adversely impact agricultural pursuits. Therefore, the County must establish criteria for farm residences for farmers, immediate relatives or farm workers, and encourage other residential development to take place in non-agricultural areas.

N.2-5 Agricultural Related Activities: Activities in conjunction with a farm which provide additional income to the farm operation may be allowed through conditional use procedures provided undue adverse impacts to adjacent properties and agricultural activities do not occur.

O. IMPLEMENTATION

O.1 Goal

The most important aspect in the Comprehensive Plan is its implementation. The goal of the Cassia County Comprehensive plan is to effectively implement the policies enumerated in Components A-M. The following items will be used to aid in that implementation. The Local Planning Act (Idaho Code Title 67, Chapter 65) provides a road map for Idaho's general-purpose local governments to implement planning tools including zoning, comprehensive planning, regulation of subdivisions and other land use issues. Idaho Code (67-6508) states that the implementation component consists of 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 Comprehensive Plan. Implementation of the Cassia County Comprehensive Plan must include review and updating of existing maps, ordinances, standards, programs, budgets, provisions and codes on a regular basis. Idaho counties are empowered to implement their comprehensive plans through zoning ordinances (I.C. 67-6511) and subdivision regulations (I.C. 67-6513). The Local Land Use Planning Act also provides specific authorization for special use permits and other plan implementation tools. Background studies and public input also provide bases for the implementation strategies adopted in this comprehensive plan.

The Idaho Regulatory Guidelines, I.C. 67-8001 through 8003, are required to be used by local governments to evaluate the impact of proposed administrative or regulatory actions on private property.

O.2 Policies

O.2-1 Zoning Ordinance: Provide a current, effective, zoning ordinance to delineate the policies provided by the Cassia County Comprehensive Plan. However, existing uses of land and buildings, that were permitted and approved under earlier ordinances, must be protected, even if they do not meet the requirements of an updated zoning ordinance.

A zoning ordinance and maps are the most useful tools for carrying out the Comprehensive Plan. The zoning map shows the location of districts in which agricultural, communications-utilities, manufacturing, public assembly, residential, services, sports facilities and parks, trade and retail, and transportation uses may be located to form a compatible arrangement of land uses. The text of the ordinance establishes the conditions under which that land may be used to create stable land use development within the county.

O.2-2 Spot Zoning: Guidelines for spot zoning may include the following factors when determining land use.

1. Does the proposed zoning correct a mistake?
2. What is the size of the parcel or lot?
3. What is the zoning prior to and after the requested rezone?
4. What is the existing zoning of the adjacent properties?
5. What are the benefits and detriments to the subject property's landowner resulting from the rezone?
6. What are the benefits and detriments to the neighboring property owners resulting from the rezone?
7. What are the benefits and detriments to the community resulting from the rezone?
8. What is the relationship between the zoning change and other comprehensive plan policies?
9. Are there changed circumstances since the comprehensive plan was adopted?
10. Is there compatibility with surrounding land uses?
11. Do the public benefits outweigh detriments to other landowners?
12. What is the effect on adjacent communities?

Spot zoning should be avoided. Rezoning decisions should be carefully analyzed and should not occur unless the advantages clearly outweigh the disadvantages.

O.2-3 Subdivision Ordinance: Provide a current, effective, subdivision ordinance that dovetails with the zoning ordinance to delineate the policies provided by the Cassia County Comprehensive Plan.

Subdivision regulations establish various standards for new subdivision development. An ordinance may require the subdivider, among other things, to grade and pave streets and install water and sewer lines to county specifications.

Subdivision regulations protect prospective homeowners by ensuring that they are not purchasing a substandard lot, that they will have access to a street built to specifications and that they have adequate utilities. These regulations also seek to insure that a new subdivision will be an asset to the county instead of a liability.

O.2-4 Standards: Provide written standards for public and private development and construction within Cassia County.

The Local Land Use Planning Act provides that a county may adopt standards for such things as building design; blocks; lots and tracts of land; yards, courts, greenbelts, planting strips, parks and other open spaces; trees; signs; parking spaces; roadways, streets, lands, pathways, rights-of-way, grades, alignments and intersections; lighting; easements or public utilities; access to streams, lakes and viewpoints; water systems; sewer systems; storm drainage systems; street numbers and names; schools, hospitals and other public and private development. Reasonable standards that are based on adopted goals and objectives and existing conditions will be upheld in court.

Adopted standards can be used by the zoning and building staff in reviewing applications and by a developer in designing a project. The county benefits by improved appearance and the developer benefits by knowing what is expected.

O.2-5 Capital Improvements Program and Budget: County planning will include a capital improvements program and budget plan to assure the improvements required to implement the comprehensive plan are provided for.

A capital improvements program and budget is a method of identifying public improvements, setting priorities and determining means of financing. This can be a very effective planning tool for phasing and timing public development and construction.

O.2-6 Other Codes and Ordinances: Adopt and enforce use of other codes and ordinances that will aid in public and private development and construction within Cassia County.

A variety of codes and ordinances may be adopted to cover construction requirements for new development and improvements. These include:

1. International Building Code-- This usually amounts to the adoption of the International Building Code and the International Residential Code as amended. This code has been adopted by the State of Idaho including Energy conservation standards and accessibility standards.
2. International Plumbing Code-- This has been adopted by the State of Idaho.
3. National Electrical Code-- This has been adopted by the State of Idaho.
4. International Fire Code-- This has been adopted by the State of Idaho and Local Fire Districts.

O.2-7 Emergency Provisions: Adopt emergency provisions on a case-by-case basis to assure emergency or unplanned happenings are provided for within the county.

The Local Land Use Planning Act, as embodied in Idaho Code, makes provision for emergency ordinances and moratoriums and for interim ordinances and moratoriums that may be used by local units of government during the planning and zoning process.

O.2-8 Specific Implementation Goals: Provide specific goals to assure the Comprehensive Plan and its supporting documentation receive regular review and are updated accordingly.

Specific goals are necessary to assure regular reviews and updates are accomplished.

Implementation:

The Cassia County Planning and Zoning Commission should dedicate one meeting each year to review the policy statements adopted in this comprehensive plan and their enforcement.

Annual review of area of city impact agreements should also be done.

The comprehensive plan should be updated at least every five years or more often if needed as a result of the comments received at these reviews.

The background studies that support this comprehensive plan should be updated on a regular basis. Cassia County should also fund, or participate in the funding of, additional planning studies as appropriate to support this comprehensive plan.

APPENDICES

A. Comprehensive Plan Map Notes

According to the Local Land Use Planning Act "A map shall be prepared indicating suitable projected land uses for the jurisdiction". The Comprehensive Plan Map is included in the Plan to fulfill that requirement. As such, the Comprehensive Plan Map 2024, prepared by Riedesel & Associates, Inc. on March 8, 2005, is not a zoning map and does not necessarily reflect current county zone designations. Rather, it shows the "Broad Brush" picture of the desired growth patterns for the next twenty years. Changes to current zone designations could result as desired growth patterns are followed.

B. Other Maps Included for Information

- School Districts Map
- Fire Districts Map
- Map of Highway Districts in Cassia County

C. Resolution No. 2006-09-1 of the Board of Commissioners for Cassia County, Idaho, adopting the Cassia County Comprehensive Plan, Revised 2006.

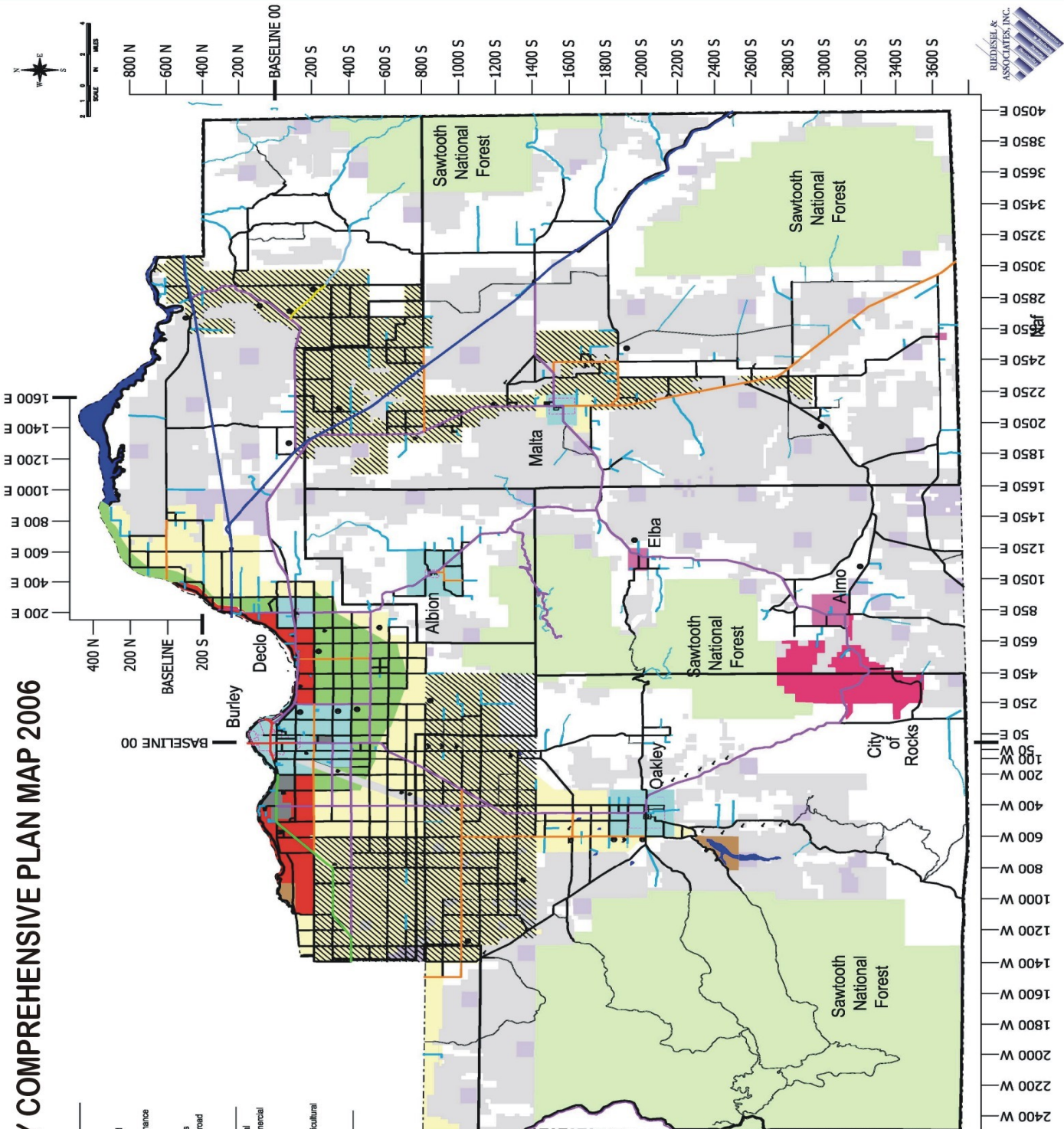
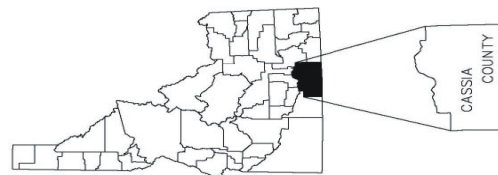
D. Ordinance No. 2009-10-01 of the Board of Commissioners for Cassia County, Idaho amending the Cassia Comprehensive Plan.

E. Ordinance No. 2012-11-01 of the Board of Commissioners for Cassia County, Idaho amending the Cassia Comprehensive Plan.

Appendix A: Comprehensive Plan Map – 2024

CASSIA COUNTY COMPREHENSIVE PLAN MAP 2006

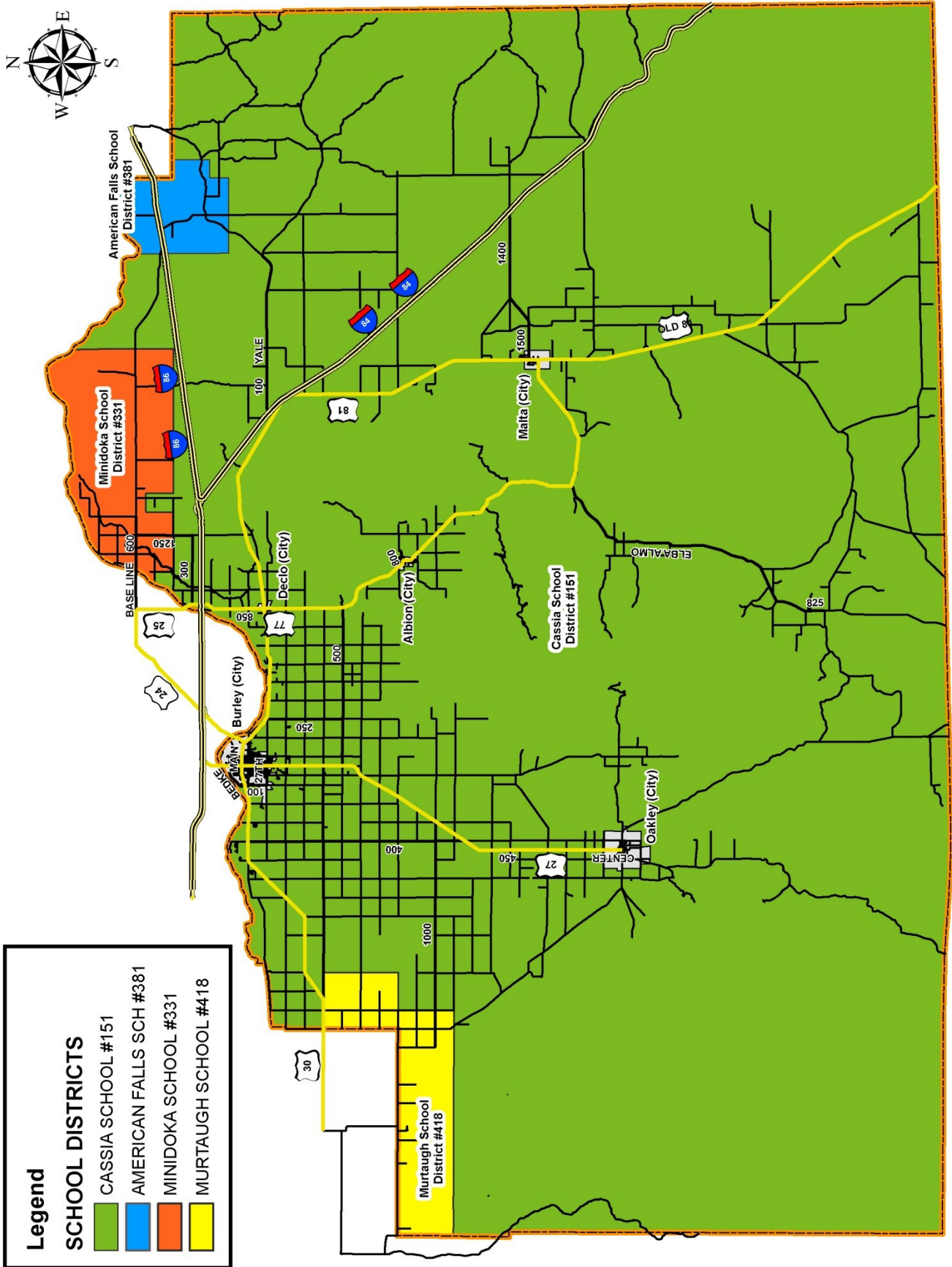
- Legend**
- Principal Arterial
 - Minor Arterial
 - Major Collector
 - Minor Collector
 - Interstate
 - Local Roads
 - Major Access
 - Minor Access
 - Agriculture
 - Recreational
 - Prime Agricultural / Residential
 - B.L.M.
 - City Boundaries
 - City Buffer Zone
 - Established Communities
 - Forest
 - Historic Preservation
 - Outdoor Recreation
 - Paved
 - Gravel
 - Graded & Drained
 - Un-Improved
 - No Winter Maintenance
 - Canals
 - Rivers
 - Idaho Power Lines
 - Union Pacific Railroad
 - Recreational / Residential
 - Industrial / Commercial
 - Light Industrial
 - Multiple Use
 - State Land
 - Residential / Agricultural
 - Water
 - CAFO Overlay



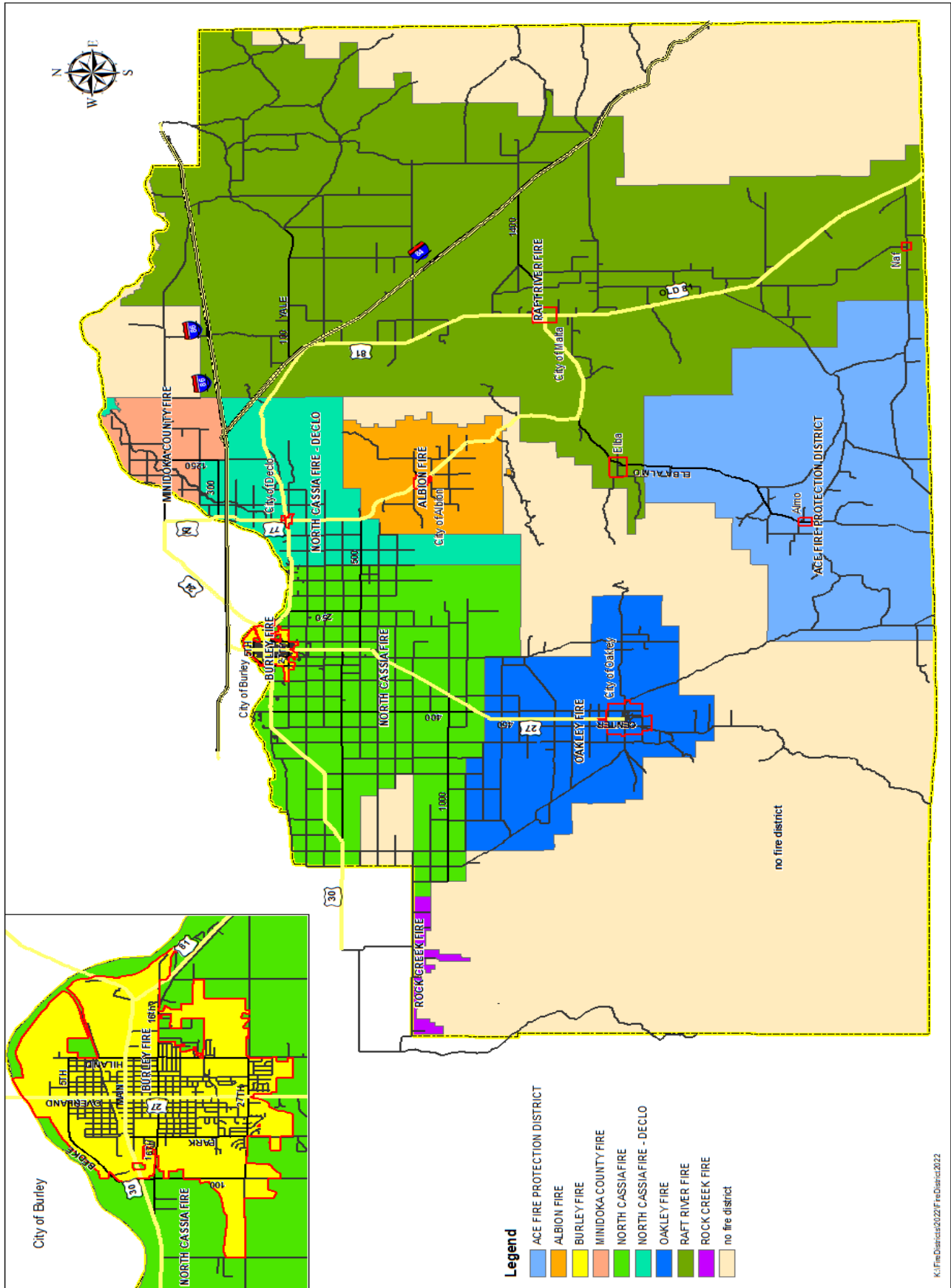
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Appendix B:

1. School Districts Map
2. Fire Districts Map
3. Map of Highway Districts in Cassia County



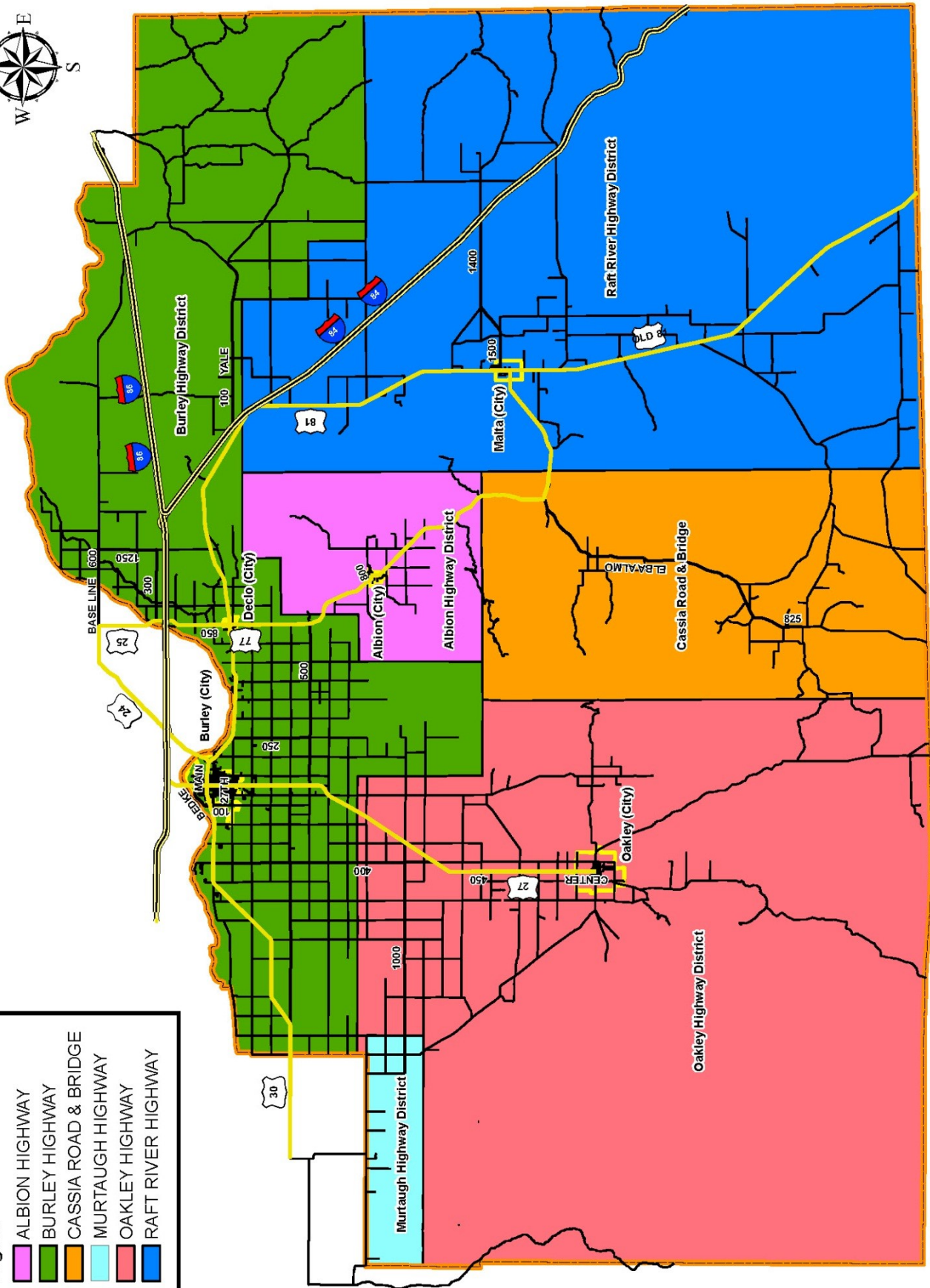
MAP REVISED 2022 to include boundaries of ACE FIRE DISTRICT





Legend

- ALBION HIGHWAY
- BURLEY HIGHWAY
- CASSIA ROAD & BRIDGE
- MURTAUGH HIGHWAY
- OAKLEY HIGHWAY
- RAFT RIVER HIGHWAY



Appendix C: Resolution No. 2006-09-1, Adopting Cassia County Comprehensive Plan, Revised 2006.

**310874 BEFORE THE BOARD OF COMMISSIONERS
FOR CASSIA COUNTY IDAHO**

RESOLUTION NO. 2006-09-1

**A RESOLUTION ADOPTING THE CASSIA COUNTY
COMPREHENSIVE PLAN, REVISED 2006.**

The Board of Commissioners for Cassia County, Idaho, having reviewed the Comprehensive Plan, as revised in 2006, and having received recommendations from the Cassia County Planning and Zoning Commission, and after each said Commission and Board have held public hearings as required by Idaho law, and now based upon the foregoing hereby adopts for application within the jurisdiction of Cassia County, Idaho the preceding Cassia County Comprehensive Plan, Revised 2006

WHEREAS, the Planning and Zoning Commission held a public hearing on the foregoing Cassia County Comprehensive Plan, Revised 2006 on the 1st day of June, 2006; and

WHEREAS, notice of that hearing was published in the South Idaho Press on Tuesday, the 16th day of May, 2006, at least fifteen (15) days prior to the hearing and notice of intent to adopt the Cassia County Comprehensive Plan, Revised 2006 was mailed to all political subdivisions within the County's jurisdiction at least fifteen (15) days prior to hearing as required by Idaho Code Section 67-6509; and

WHEREAS, the Board of Commissioners of Cassia County have received a recommendation from the Cassia County Planning and Zoning Commission that said proposed comprehensive plan, as revised, be adopted as the Cassia County Comprehensive Plan; and

WHEREAS, the Board of Commissioners for Cassia County held a public hearing on the 12th day of September, 2006, following the giving of notice of intent to adopt the Cassia County Comprehensive Plan, Revised 2006, which notice was published in the South Idaho Press on the 17th day of August, 2006, and having considered the recommendations of the Cassia County Planning and Zoning Commission and the testimony provided at hearing before this Board has determined to act upon the matter presented.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners for Cassia County, Idaho that the foregoing Cassia County Comprehensive Plan, Revised 2006 be, and hereby is, adopted within the planning jurisdiction of Cassia County, Idaho.

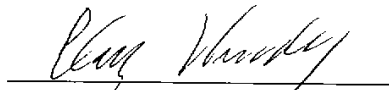
This resolution shall take effect and be in force from and after its passage and approval.

This resolution is duly approved and adopted by the Board of County Commissioners for Cassia County, Idaho on the 12th day of September, 2006, by a vote of 3 in favor and 0 opposed.


BOARD OF COUNTY COMMISSIONERS
FOR CASSIA COUNTY, IDAHO


Dennis D. Crane, Chairman


Paul Christensen, Commissioner


Clay Handy, Commissioner

ATTEST:


Larry A. Mickelsen, Clerk

Appendix D: Ordinance No. 2009-10-01, Amending Cassia County Comprehensive Plan.

CASSIA COUNTY
RECORDED FOR:
CASSIA COUNTY COMMISSIONERS
10:39:58 am 10-06-2009
NO. PAGES: 3 FEE: \$
LARRY A. MICKELSEN
COUNTY CLERK
DEPUTY: VIKI

**BEFORE THE BOARD OF COMMISSIONERS
FOR CASSIA COUNTY, IDAHO**

ORDINANCE NO. 2009-10-01

AN ORDINANCE AMENDING CASSIA COUNTY CODE TITLE 8, COMPREHENSIVE PLAN, AMENDING SECTION H.2-7 PUBLIC FACILITIES CONCERNING ELECTRICAL TRANSMISSION CORRIDORS; PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

WHEREAS, Idaho Code Section 67-6509 provides for amendment and adoption of comprehensive plans; and

WHEREAS, with respect to the plan guidance for Electrical Transmission Corridors, the County reviewed existing plan language and determined that further clarification and direction needed to be provided in the planning document; and

WHEREAS, the Cassia County Planning and Zoning, after appropriately published notice, held a public hearing on proposed comprehensive plan Electrical Transmission Corridors amendments on Thursday, August, 20, 2009, at the Burley City Council Chambers, 1401 Overland Avenue, Burley, Idaho at which time it took public testimony and formulated recommendations to the Board of County Commissioners regarding the proposed amendments; and

WHEREAS, the Planning and Zoning Commission's recommendations were presented to the Board of County Commissioners, in writing, at their regular Commission meeting scheduled on Monday, August 24, 2009, after which time the Board set a date and time for public hearing of the proposals; and

WHEREAS, the Board of Commissioners for Cassia County, after appropriately published notice, held a public hearing on Monday, September 14, 2009 commencing at 11:30 A.M. to consider the proposed amendments, and to consider the recommendations of the Cassia County Planning and Zoning Commission, as well as to take comment and testimony from the attending public and review written testimony presented prior to hearing's end; and

WHEREAS, the Board of Commissioners for Cassia County have reviewed materials, information and testimony presented before the Planning and Zoning Commission and this Board and thereupon have determined that the proposed amendments as set forth hereafter will provide consistent planning and zoning in guiding future zoning regulation, and will be of positive benefit to public safety, health and welfare of County residents and County based businesses, and that approval of these amendments by ordinance will be in the best interest of the County.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF CASSIA COUNTY, IDAHO that:

Section H.2-7 Public Facilities' Subsection on Electrical Transmission Corridors shall be, and hereby is amended to read as follows:

Electrical Transmission Corridors

Major electrical transmission lines come from power plants located outside of the county and from the Minidoka Dam-Lake Walcott Generation site. Several cooperatives distribute power throughout the County, such as Raft River Electric and United Electric.

Cassia County will correlate with neighboring counties, local utilities and interested citizens to develop transmission corridors through Cassia County. Cassia County recognizes that there is a need for improvement and enhancement of the power transmission grid. Based upon this recognition, the County will be proactive in determining its destiny with regard to siting transmission facilities in and through the County. The County will also fully access and seek to assert its rights to coordinate with federal and state land management agencies to assure that local plans and interests are protected in utilization and management activities of federal lands for such corridors.

These transmission corridors will be determined based upon a number of pertinent factors including, but not necessarily limited to: minimization of impact upon residences and existing residential development; and minimization of impact upon irrigated cropland, confined animal feeding operations, environmentally sensitive areas, wetlands, housing developments, etc. The County shall also consider national reserves in determining corridors. Essentially, it is the policy of the County that those uses benefitting the general public should be sited on public land as much as possible.

If any provision of this ordinance is held invalid, such invalidity shall not effect other provisions which can be given effect without the invalid provision, and to this end the provisions of this ordinance are declared to be severable.

This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

DATED this 5 day of October, 2009.

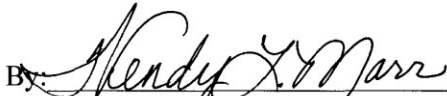
BOARD OF COUNTY COMMISSIONERS
FOR CASSIA COUNTY, IDAHO


Dennis D. Crane, Chairman


Paul Christensen, Commissioner


Clay D. Handy, Commissioner

ATTEST:
Larry A. Mickelsen, Clerk

By: 
Deputy Clerk

STATE OF IDAHO)
 : ss.
County of Cassia)

I, Larry A. Mickelsen, do hereby certify that I am the duly qualified and acting Clerk of the County of Cassia, State of Idaho.

I further certify that the above and foregoing constitutes a true and correct copy of an ordinance passed at a meeting of the County Commissions of the County of Cassia, State of Idaho, held on the 5 day of October, 2009, as said ordinance is officially of record in my possession.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature and impressed hereon the seal of said County this 5th day of October, 2009.


Larry A. Mickelsen, Clerk

Appendix E: Ordinance No. 2012-11-01, Amending Cassia County Comprehensive Plan.

CASSIA COUNTY
Recorded for:
CASSIA COUNTY COMMISSIONER
10:53:51 am 12-04-2012
2012-005518
No. Pages: 3 Fee: \$
JOSEPH W. LARSEN
County Clerk
Deputy: HEVANS

**BEFORE THE BOARD OF COMMISSIONERS
FOR CASSIA COUNTY, IDAHO**

ORDINANCE NO. 2012-11-01

AN ORDINANCE AMENDING CASSIA COUNTY CODE TITLE 8, COMPREHENSIVE PLAN, ADDING A NEW SECTION "N" FOR AGRICULTURE, AND RE-LETTERING THE IMPLEMENTATION SECTION AS "O"; MOVING PART OF E.1 LAND USE GOAL LANGUAGE TO N.1. AGRICULTURE GOAL LANGUAGE; RE-LETTERING E.2. POLICIES OF SAME NAME; RE-LETTERING "E" POLICIES; RE-LETTERING E.2-2 POLICY FOR CONCENTRATED ANIMAL FEEDING OPERATIONS (CAFO) POLICIES AS N.2-2 POLICY OF SAME NAME RE-LETTERING POLICY E.2-7 REGARDING AGRICULTURAL INDUSTRY AS N.2-3 OF SAME NAME; AND OTHERWISE ADOPTING PROVIDED ANALYSIS, GOAL AND POLICIES UNDER ITEM "N" FOR AGRICULTURE; PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

WHEREAS, Idaho Code Section 67-6509 provides for amendment and adoption of comprehensive plans; and

WHEREAS, with respect to the plan guidance for Agriculture, the County reviewed existing plan language and determined that further clarification and direction needed to be provided in the planning document; and

WHEREAS, the Cassia County Planning and Zoning, after appropriately published notice, held a public hearing on proposed comprehensive plan analysis and amendments concerning "Agriculture" on Thursday, October 18, 2012, at the Burley City Council Chambers, 1401 Overland Avenue, Burley, Idaho at which time it took public testimony and formulated recommendations to the Board of County Commissioners regarding the proposed amendments; and

WHEREAS, the Planning and Zoning Commission's recommendations were presented to the Board of County Commissioners, in writing, at their regular Commission meeting scheduled on Monday, October 22, 2012, after which time the Board set a date and time for public hearing of the proposals; and

WHEREAS, the Board of Commissioners for Cassia County, after appropriately published notice, held a public hearing on Monday, November 19, 2012 commencing at 9:15 A.M. to consider the proposed amendments, and to consider the recommendations of the Cassia County Planning and Zoning Commission, as well as to take comment and

testimony from the attending public and review written testimony presented prior to hearing's end; and

WHEREAS, the Board of Commissioners for Cassia County have reviewed materials, information and testimony presented before the Planning and Zoning Commission and this Board and thereupon have determined that the proposed amendments as set forth hereafter will provide consistent planning and zoning in guiding future zoning regulation, and will be of positive benefit to public safety, health and welfare of County residents and County based businesses, and that approval of these amendments by ordinance will be in the best interest of the County.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF CASSIA COUNTY, IDAHO that:

1. Cassia County's Comprehensive Plan be, and hereby is, amended to reflect "Agriculture" analysis as set forth in Section "N" of the plan; and
2. Further that the Comprehensive Plan be, and hereby is, amended to re-letter old section "N. Implementation." To now be designated as section "O. Implementation" along with all other necessary changes, amendments and alterations to affect the changed and amended document attached hereto as Exhibit "A" and incorporated herein by reference as though fully set forth.

If any provision of this ordinance is held invalid, such invalidity shall not effect other provisions which can be given effect without the invalid provision, and to this end the provisions of this ordinance are declared to be severable.


This ordinance shall be in full force and effect from and after its passage, approval as provided by law.

DATED this 26 day of November, 2012.

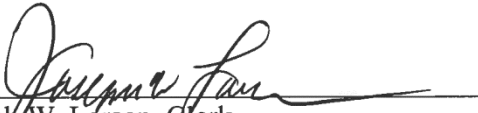
BOARD OF COUNTY COMMISSIONERS
FOR CASSIA COUNTY, IDAHO


Dennis D. Crane, Chairman

(NOT PRESENT)
Paul Christensen, Commissioner


Bob Kunau, Commissioner

ATTEST:

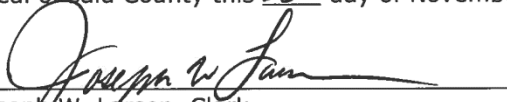
By: 
Joseph W. Larsen, Clerk

STATE OF IDAHO)
 : ss.
County of Cassia)

I, Joseph W. Larsen, do hereby certify that I am the duly qualified and acting Clerk of the County of Cassia, State of Idaho.

I further certify that the above and foregoing constitutes a true and correct copy of an ordinance passed at a meeting of the County Commissions of the County of Cassia, State of Idaho, held on the 26TH day of November, 2012, as said ordinance is officially of record in the Board's possession.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature and impressed hereon the seal of said County this 26TH day of November, 2012.


Joseph W. Larsen, Clerk