

*City of Hagerman*

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**COMPREHENSIVE  
PLAN**

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## **I. INTRODUCTION**

### **A. PURPOSE OF THE PLAN**

The purpose of the Hagerman Comprehensive Plan is to provide a guide for growth to the citizens of Hagerman in the near and distant future. The guide was developed through public input, by incorporating the concerns and desires of Hagerman's citizens in foreseeing how they wish their community to be.

The Plan meets the requirements of Idaho Code Title 67, Chapter 65, and the Idaho Planning Act. Goals, objectives and policies, as well as maps delineating land use and transportation patterns, are included.

The components listed in the Local Planning Act and which are contained within this Plan include population, private property rights, economic development, school facilities and transportation, land use, natural resources, hazardous areas, public services, facilities and utilities, transportation, recreation, special areas and sites, housing, community design and implementation.

The Comprehensive Plan is not a zoning ordinance; however, it provides direction for land use, including a zoning ordinance. Idaho Code 67-6511 specifically requires that a zoning ordinance be adopted and be in compliance with the Comprehensive Plan. The Implementation component specifically identifies the creation of such a document as a high priority for Hagerman.

### **B. PLAN ADOPTION AND REVIEW**

A public hearing was held by the Planning and Zoning Commission on April 25, 1996, and the plan was recommended for adoption. A subsequent hearing was held by the Hagerman City Council, who adopted the Plan at that time. This document represents the final Plan as adopted then, with corrections only to format, spelling and grammar made when converted to a computerized version.

In order to maintain the currency and effectiveness of the Plan, periodic review is essential. This should be the responsibility of the Planning and Zoning Commission, who should meet once annually to review the Plan.

The Plan may be amended at any time upon recommendation of the Planning and Zoning Commission and direction of the City Council. Changes may be initiated by citizens upon a request for such a change to the City.

Upon each request for a change, the City must give notice for a public hearing in accordance with 67-6509, and hold all public hearings necessary to give citizens an opportunity to comment. The City is restricted from amending the Plan any more often than once each six months.

Change will occur in Hagerman as growth happens. It is essential that the Plan stay current with these changes, requiring review and amendments as deemed necessary.

## **II. PRIVATE PROPERTY RIGHTS**

### **A. EXISTING CONDITIONS**

The City of Hagerman wishes to insure that land use policies, restrictions, conditions and fees do not violate private property rights, adversely impact private property values or create unnecessary technical limitations upon the use of the property which will constitute an unconstitutional taking of private property rights.

In order to evaluate each related action, the City will ask the following questions of that action:

- 1) Does the regulation or action result in the permanent or temporary physical occupation of the property?
- 2) Does the regulation or action require a property owner to dedicate a portion of property or 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) Does the regulation serve the same purpose that would be served by directly prohibiting the use or action; and does the condition imposed substantially advance that purpose?

### **B. GOAL:**

It shall be the policy of the City of Hagerman to protect, enhance and insure private property values and rights within the accepted confines of national, state and local laws.

### **OBJECTIVES:**

- 1) To review all land use decisions, policies, procedures and ordinances keeping in mind the City's policy as stated above.
- 2) To adopt the Attorney General's checklist, asking and answering six questions (as stated above), to insure that all actions concerning private property are within the confines of the law.

### III. POPULATION ANALYSIS

#### A. EXISTING CONDITIONS

##### Idaho Department of Commerce:

The IDOC statistics showed that Gooding County lost 2% of its population from 1980 to 1990, but gained 3.4% in the two years from 1990 to 1992. Statistics are shown on Exhibit 1. Hagerman population did not increase or decrease from 1980 to 1990 but population did not increase or decrease from 1980 to 1990 but took a 10.3% increase from 1990 to 1992 (see Exhibit 2). The average household size in 1980 was 2.77 persons, which decreased to 2.63 persons in 1990. Population figures are shown as follows:

##### Gooding County:

1980	11,874	
1990	11,633	-2.0%
1992	12,030	+3.4%
1994	12,679	+ 5.2%

##### Hagerman:

1980	602	
1990	600	-1%
1992	669	+10.3%
1994	812	+17.7%

The County's birth rate (395) is 30% higher than the death rate (275). The migration rate into the County is 2.4%. Of the residents living here, 11.4% lived in a different county in 1985, while 9.8% lived in a different state. The median age is 34.7 years.

The County is 74.5% rural. Federal land consists of 52.3% of the County, with 43.3% private land. About 53% of the land in the County is rangeland and 27.3% is in agricultural use. The number of farms in Gooding County is down from 729 in 1987 to 683 in 1992. However, there are more acres in production and more yield per acre during this same time.

The three major employment sectors are agriculture, services and government. Employment figures are below:

	1988	1992
Agriculture	1,227	1,104
Services	978	1,043
Government	712	823

It was estimated that 800 to 1,000 persons commute out of the County for employment, but a relatively small number of persons commute into the County. Department of Employment:

Department of Employment

Department of employment figures show an 8.4% increase in employment over the last year in the Magic Valley area. Service jobs overall have increased from 24,370 to 25,740 or 5.3% in the past year; however, government jobs have decreased from 2,530 to 2,380, or 5.9%, in the same time period.

Hagerman School District:

Below are the enrollment figures for the Hagerman School District:

- 1985-86 = 380
- 1986-87 = Not available
- 1987-88 = 362
- 1988-89 = 322
- 1989-90 = 328
- 1990-91 = 340
- 1991-92 = 373
- 1992-93 = 407
- 1993-94 = 393
- 1994-95 = 428
- 1995-96 = 413

Please note the population figures and projections for Gooding County on the Charts following.

<u>Year</u>	<u>Population</u>	<u>Household Size</u>
1980	11,940	2.77
1990	11,630	2.63
1992	12,330	2.59
1994	12,860	2.56
2000	14,770	2.48
2015	17,970	2.27

### Idaho Facts:

This publication comes from the Idaho Department of Commerce and therefore the population figures on Exhibits 1 and 2 representing IDOC correspond with those in this publication. During the time period 1988 to 1992, employment remained steady in Gooding County, neither increasing nor decreasing significantly.

The age breakdown of the County is as follows:

0-15 = 3,134  
16-24 = 1,168  
25-44 = 3,031  
45-64 = 2,289  
65+ = 2,011

### Hagerman Fossil Beds Study:

The Hagerman Fossil Beds National Monument Visitor and Infrastructure Analysis, recently completed by the National Park Service analyze the impact upon Hagerman if the monument is expanded. (It is estimated that this project might take place within 4-5 years, with the site plan finalized in the spring of 1995.) Over a short period of time, Hagerman can expect an increase in population of 120 people, over and above the regular population estimates. The rest of Gooding County will see another 230 persons as well. The expansion will cause 62 new jobs, mainly in the service sector, of which 25 will be in Hagerman. City infrastructure will need improvement to handle the estimated 296,883 to 374,809 visitors a year. Areas identified as needing improvements are water, restroom facilities, signage, local roads and park/picnic areas.

### City of Hagerman:

Persons migrating to Hagerman appear to either be young families with children or upper-income retirees (many of them early retirees). The rental vacancy rate is about 1% and the young families cannot afford to purchase a home. Hagerman is seeing not only an increase of less-expensive rentals (manufactured and mobile homes), but also a demand for higher-income housing in planned upper-scale residential developments.

Building permits in the City of Hagerman averaged 2.3 a month in 1993 (28 in the year). In 1994, there were an additional 16 permits issued in the first 4 months of the year. At that time a moratorium was placed on building permits. If the rate had continued, Hagerman would have seen an average of 4 permits per month. If we use the state average of 25-30% being for construction, then Hagerman sees an average of 12 permits per year for new building. Approximately 2/3 is for new homes, or 8 per year.

At an average household size of 2.43, this means that Hagerman is growing at 19.44 persons per year.

Hagerman is embarking upon a vigorous annexation program designed to include contiguous properties within City limits that are either receiving City services or are having an impact upon City services. Within the next few years, this could include another 25 households, or an additional 60 persons.

Conclusions:

- 1) All population projections appear to agree with each other as to Hagerman's growth rate.
- 2) Supporting statistics such as employment and school enrollments agree with this growth rate. All employment sectors are on the rise with the exception of agriculture, which is traditionally decreasing all over the state.
- 3) The Hagerman Fossil Beds study shows a potential for an additional increase of 120 people if that project is successful. It is awaiting a funding decision at the federal level.
- 4) Hagerman has a higher-than-average older population - supporting the City residents' belief that young retirees are migrating to the area. The 16- to 24-year-old group is lower than average, indicating that his age group is leaving Hagerman after high school, probably in search of viable employment.
- 5) Based upon the information provided, and making the assumption that the Hagerman Fossil Beds project will become a reality and annexation of 25 households will take place, Hagerman's population could increase to 1,250 persons by the year 2015.

Hagerman  
Population Projection Chart, Exhibit 1

Gooding County  
Population Projection Chart, Exhibit 2

#### **IV. SCHOOLS AND TRANSPORTATION**

##### **A. EXISTING CONDITIONS**

The Hagerman Joint School District 233 covers 54 square miles in and around Hagerman. The school complex is located within the City of Hagerman, along Highway 30. It consists of an elementary school serving grades K-6 and a high school serving grades 7-12.

The high school, consisting of 14 classrooms, is over 70 years old, with serious safety and ADA concerns. The school master planning committee has identified the need for a new high school within the next few years. Locations are being looked at and include the present site, which has been deemed adequate for a new high school, or sites within the Hagerman impact area. The construction of a new school on the present site will necessitate the need for a transition period and the use of temporary facilities through the community. It is hoped that the new school will be funded through bond approval by the residents, with a new school by 1996. During this process, the gymnasium and ball field will remain and continue to be utilized by the district.

The elementary school is located one-half block west of the high school. This facility is relatively new and recently went through a renovation, adding two more classrooms. It has been determined by the school district that this facility is adequate to meet the future needs of the school district. If future expansion is necessary, the site is large enough to handle that growth.

It is felt that in the distant future, the school district would like to add a third school to serve as a middle school for grades 6-9.

The children are served by a private bus company (currently operating out of Jerome) utilizing 4 buses for transportation. The bus routes are set and are not expected to change significantly with future growth. Over one-half of the children are bussed to school, with the rest walking. Some children have to cross State Street (Highway 30) which the majority of traffic in Hagerman utilizes. The Idaho State Transportation Department controls this street and has declined to lower speed limits through the City, posing a safety hazard for children crossing the street. However, the school has been active in education the children in crossing the street and there have been few incidents involving accidents and school children. No crossing guards are currently provided by either the school or the City.

The current school superintendent has noted an average of a 4% increase in students over the past several years and expects this trend to continue through the year 2000. Growth decisions and the conclusions listed above are based upon that growth rate.

The school recently finished paying off the elementary school bond in 1993, resulting in a decrease in property taxes. However, increased state and federal education mandates and physical facility needs have taken up the slack. Assessed valuation in the community has increased by almost 30% in the past 6 years, allowing for the district to keep up with needs while keeping tax levels low. Meeting future needs will depend entirely upon the actions taken by the state legislature and bond election results.

Consolidation with the Bliss School District has been the subject of study over the past year. Final results determined that there was not district patron support in Bliss for such a move at this time.

**B. GOAL:**

To continue to offer the children of Hagerman the opportunity for a quality education in adequate facilities with the necessary equipments and to keep up with these needs within the financial ability of the district's residents.

**OBJECTIVES:**

- 1) To continue to build and enhance the relationship between the school and the City of Hagerman, the Chamber of Commerce and other community leaders including increased communication at all levels.
- 2) To encourage participation of community leaders on the school board and on various school committees, including the master planning committee.
- 3) To continue researching the joint use of city, private and school district facilities such as recreational areas and the possibility of a joint or coordinated library system.
- 4) To encourage public participation and support of the school district in maintaining the goal stated above, including participation in the planning for a new high school, and in the future as needed, a middle school.
- 5) To continue to monitor and encourage safety precautions at the local and state levels for school children crossing Highway 30.

## **V. ECONOMIC DEVELOPMENT**

### **A. EXISTING CONDITIONS**

The City of Hagerman is located within the Hagerman Valley, approximately 8 miles from Bliss and 10 miles from Wendell, both accesses from the I-84 highway. The area's economy currently is agricultural- and service-based, with government being the third largest employment sector.

Gooding County has seen an 8.4% increase in jobs from 1988 to 1992 (5,287 to 5,773). This trend has continued beyond 1992 in both Gooding and nearby Twin Falls County. The increase in telecommuting and long-distance commuting has enticed workers to live in Hagerman and commute elsewhere to work. Per capita income in 1992 was \$16,712 (about 83% of the national average).

The City also has several sites of interest to tourists, including a national monument, that attract local, regional and national visitors. These facilities include:

- 1) Hagerman Fossil Beds - National Park Service
- 2) Hagerman Museum
- 3) National, State of Idaho and Private Fish Hatcheries
- 4) Snake River
- 5) Numerous Hot Springs
- 6) Oregon Trail

In addition, the City businesses serve the local residents of Hagerman Valley in filling everyday commercial and service needs as well. This includes such needs as financial institutions, beauty shops, markets, veterinary, insurance, pharmacy, hardware, video rental, real estate, bookkeeping, auto repair, gift shops and child care. Several agriculture-based businesses are also located in Hagerman, meeting the needs of farmers and ranchers in the area.

The Hagerman commercial section can be found mainly along Highway 30, running through the center of Hagerman. Most of the businesses found on Exhibit 1 that are considered highway commercial (those serving the needs of the highway traveler) can be found along this street. This includes service stations and auto repair, lodging, convenience stores, gift shops, restaurants and markets. Many of the other businesses listed can be found on the side streets in the commercial area just off the state highway.

Attached is a list of businesses that have been inventoried this year (Exhibit 1). This list does not include approximately 15 cottage industries that are home based in Hagerman.

The potential expansion of the Fossil Beds National Monument calls for an increase in visitor-related facilities. Identified on this list are restrooms, lodging, park/picnic areas and travel services (food, gas, auto repair and financial).

The community businesses do not provide enough employment opportunity to keep graduating high school seniors in the community. In addition, what opportunities are available tend to be low-wage service industry positions, offering very little opportunity to advance or develop a career.

Surveys of community residents were conducted in 1993 and 1995 by the College of Southern Idaho and the Center for Rural Economic Development/Idaho State University. Its purpose was to determine -quality of life issues in the community. Several questions dealt with economic development. Some significant results include:

- 1) Residents shop in Hagerman for convenience, but will go outside the community for a better price of goods and services and better availability of goods.
- 2) Top priorities in goals to pursue prior to economic development included retaining clean air and developing and protecting water resources and the sewer system.
- 3) A majority of those responding to the question felt the economic development effort should be funded at a higher level, but not through increased property taxes.
- 4) A majority felt that tourism businesses, a clothing store, a department store and car wash were the first preferences in the type of business to be recruited to Hagerman.
- 5) The respondents cited the quiet, small community and the good air quality as the best thing about living in Hagerman, and the poor shopping choices as the worst.

The agricultural industry, upon which the whole county relies, is seeing a trend of larger farms, owned by fewer people and employing fewer workers. This could have some impact upon Hagerman, which is surrounded by cropland. However, manufacturing job opportunities in the agricultural industry have increased with many of these plants operating in the Twin Falls and Gooding areas.

Overall employment in Gooding County has increased from 5,287 in 1988 to 5,773 in 1992 (a 9.1% increase). Per capita income continues to be relatively low. Compared to the rest of the nation, the area can only demonstrate 60% of the per capita income average. Salaries remain lower than other states in the Pacific Northwest.

There are many economic resources within the area upon which the City of Hagerman and its residents can rely. Region IV Development Association operates two direct financing programs - an EDA-funded Revolving Loan Fund and the Small Business Administration's Certified Development Company 504 loan program. The staff also has access to several banks for use with the Small Business Administration's 7(a) guaranty

program. With these tools the district can package a wide variety of financial assistance to entice and facilitate business growth in the area.

Another resource available to Hagerman is the College of Southern Idaho (CSI), a local community college. It has a reputation for meeting labor force skill requirements as demonstrated by a high placement record and facilitates courses from the University of Idaho, Idaho State University and Albertson College of Idaho.

Finally, such state agencies as the Idaho Department of Commerce can offer technical assistance and financial assistance in helping to seek out and locate businesses in Hagerman.

B. GOAL:

To encourage the enhancement of Hagerman as a good place to do business.

OBJECTIVES:

- 1) Encourage continuity in Planning and Zoning activities.
- 2) Long-range capital improvement plan to meet the current and future needs of local businesses.
- 3) Encourage local and regional tourism development as infrastructure permits.
- 4) Encourage agricultural diversification including agriculture-related industries and businesses in and around Hagerman
- 5) Recruitment of footloose and homegrown industries.
- 6) Development of a retention and expansion plan to provide continued support of local entrepreneurs.
- 7) Encourage the development of a parking plan for downtown Hagerman to accommodate local and visitor parking needs.
- 8) Attract retirement residents and new residents with new ideas.
- 9) Stop out-migration of the youth of the community.

## **VI. LAND USE**

### **A. EXISTING CONDITIONS**

The City of Hagerman currently sits on the high plains of Idaho down in the Snake River Canyon between the cities of Bliss and Buhl, Idaho, on Highway 30 along an established Idaho scenic route. The land is relatively flat within the city limits increasing in elevation as one travels from the river at the west end going toward the east. Land surrounding the city in all directions is prime for expansion particularly to the east and south as the canyon expands. Currently the majority of the land surrounding Hagerman is used for agricultural purposes, either for farm or range land.

Hagerman itself is mainly a residential community, with commercial uses located almost exclusively along the highway corridor and small industrial uses located at the north end of the community and south near the wastewater treatment plant. Public and semi-public uses are spread throughout the community and consist of City Hall, a City park, City well sites and pump station, a school complex, senior center, churches and meeting halls.

Hagerman and the surrounding area also has some significant sites relative to their history located throughout the community that they wish to preserve. These sites include several downtown buildings, the museum, the bank building, Masonic Hall, American Legion Hall, the old high school and some historic home sites in the area. These are addressed in the Special Sites component of this Plan.

#### **Transitional/Agricultural Land Use:**

The preservation of agricultural uses in and around Hagerman is a high priority. While agricultural uses in larger communities tend to become non-economical, Hagerman is still of the size and inclination to allow these related uses within the area of impact and around its borders. This use allows for the mixture of larger agriculture parcels and smaller parcels providing for a rural living atmosphere. These lands are considered to be in a changing environment ultimately oriented to urban uses.

However, agricultural uses will be allowed only if conditions are met that insure the health and safety of its citizens, and the preservation of the value and aesthetics of surrounding properties.

The transitional/agricultural land use is suitable for single-family residential living, including manufactured homes meeting certain building requirements. Other uses allowed in this zone include appropriate agricultural and forest uses, public or semi-public facilities compatible with residential use and necessary utility installations. No more than one home per platted or recorded lot shall be allowed except upon the review

and approval of the City Council. Densities on lots platted after adoption of this plan will not exceed those required for a sufficient septic system unless hooked up to city sewer.

No lot will be developed without proper access to a public street. Should such street not be improved, it shall be the responsibility of the property owner whose property is being developed to improve the street to City standards.

Temporary housing for the purposes of residence while a home is being constructed will be allowed upon special permit from the City Council as long as such use shall not exceed a period of one year.

Commercial use in a transitional/agricultural zone shall be discouraged. However, in the case of commercial uses designed to serve agricultural needs, such use may be allowed only after the submission of a special use permit and the review and approval of the City Council.

### **Residential Land Use:**

Residential land use is prominent in Hagerman, traditionally located on both sides of Highway 30, immediately adjacent to the commercial uses that tend to be located along the highway. The purpose is to promote the development of residential neighborhoods to meet the demands of the population.

As in the transitional/agricultural land use, areas designated as residential are suitable for single-family and low-density multi-family (duplex) residential living, including manufactured homes meeting certain building requirements. Other uses allowed in this zone might include cottage industries which have minimal impact on the neighborhood, public or semi-public facilities compatible with the residential use and necessary utility installations.

No lot will be developed without proper access to a public street. Should such street not be improved, it shall be the responsibility of the property owner whose property is being developed to improve the street to City standards.

Temporary housing for the purposes of residence while a home is being constructed will be allowed upon special permit from the City Council as long as such use shall not exceed a period of one year.

Commercial use in a residential zone shall not be allowed with the exception of limited home occupation under strict guidelines.

## **Commercial Land Use:**

Commercial use in Hagerman has traditionally been located along Highway 30, with the primary uses serving travelers through the area and serving local needs of the residents. It is the desire of the citizens of Hagerman to continue such uses along or within the area of this highway corridor, with an extension on the commercial area within a few blocks in order to provide an area for businesses that may not be highway-related.

Commercial shall be defined as retail establishments, or those which provide a service for a fee. Wholesale businesses shall be approved only upon submission of a special use permit and the review and approval of the City Council. Industrial uses shall be confined to the industrial zone.

Such uses allowed shall be those which are highway-related, such as gas stations, convenience stores, restaurants and lounges, grocery stores, motels and other related businesses. The zone shall also allow neighborhood-related uses such as laundries and dry cleaners and other related businesses. Public and semi-public facilities compatible with surrounding uses shall be allowed.

Residential use in a commercial zone shall be allowed as an independent use not related to a business. A residence may also be allowed on the same lot as a commercial use if it is directly related to the business sitting on the same lot. Such directly-related uses shall include the residence at a motel, the necessity of a security residence, the necessity of an on-site caretaker and other directly-related needs. Residential use on the same lot as a commercial use for rental purposes, other than in a motel in which a stay is limited, shall not be allowed. Residential use on the same lot as a commercial use shall only be approved upon submission of a special use permit and the review and approval of the City Council.

No commercial lot shall be developed without proper access to a public street. Should such street not be improved, it shall be the responsibility of the property owner of the property being developed to improve the street to City standards. Off-street parking shall be adequate to meet the needs of the commercial use.

Landscaping requirements to provide necessary functions such as screening and aesthetic functions will enhance the rural appearance of Hagerman.

## **Industrial:**

It is the policy of the citizens to allow and encourage such industrial development in the appropriate industrial zones. The citizens will encourage the recruitment of clean industries that will compliment their community.

Industrial use shall include light industries, small manufacturing plants, processing plants and other related uses which are deemed compatible by the community.

No industrial lot shall be developed without the proper access to a public street. Should such street not be improved, it shall be the responsibility of the property owner of the property being developed to improve the street to City standards. Off-street parking appropriate to the industrial use shall be required.

The City will encourage the grouping of industrial uses in land developed as an industrial park.

**Existing Uses:**

It is recognized that certain conforming uses have existed prior to the establishment of zones, which may not conform to the requirements of that zone. Such uses shall be allowed to continue to exist but will not be able to be expanded nor replaced if more than 40% of the building has been destroyed.

**AREA OF IMPACT**

The Area of City Impact has been established to provide sufficient protection to the City of Hagerman in reviewing and approving growth and development outside of their City limits which might affect their community. That Area of Impact has been delineated on the attached map.

The City of Hagerman takes active participation in reviewing the development applications within that area. In addition, they have mapped out a desired future zoning plan to serve as a guideline for uses as they annex land into their city. This use may include agricultural, residential, small industrial and limited commercial, including the development of RV parks and facilities.

With the adoption of the Area of City Impact ordinance and agreement with the County, the City has agreed to the designation and preservation when appropriate of cropland and rangeland use.

**B. GOAL:**

To provide for a variety of land uses in Hagerman to meet current and future needs, while protecting the current quality of life Hagerman residents enjoy. This shall mean providing continuity in neighborhoods and preserving integrity of like land uses while protecting the health, safety and welfare of the citizens. This should be done while protecting the privacy and private property rights of the residents as much as possible without jeopardizing community goals.

## OBJECTIVES:

### **Agricultural/Transitional:** (to apply within the Area of City Impact):

- 1) Development of any type shall meet health and safety standards set locally and at state level. 2) Pre-existing farm uses shall be protected and take priority over any other use. Uses that do not fall within the requirements of this land use will be grandfathered and protected but will not be expanded.
- 3) Agricultural uses of all types will be allowed unless it causes health and safety concerns, lowers property values of the property around it or allows for the congregation of an unusual number of farm animals. At all times such agricultural development should encourage the healthful, sanitary and humane treatment of animals. Any use shall provide for the control of wastewater, whether irrigation or runoff.

### **Residential:**

- 1) Encourage the protection of the integrity of neighborhoods by allowing like and/or compatible uses.
- 2) Allow cottage industries only if they have minimal impact on the neighborhood, are operated by family members and have sufficient off-street parking and minimal traffic. This should be done at the consent of the neighbors.
- 3) Encourage off-street parking, particularly for recreational vehicles and excess vehicles, to leave streets free for travel purposes.
- 4) Encourage the preservation of open spaces to maintain the residential quality of the neighborhoods.
- 5) Limit both private and public signage.
- 6) Develop and follow standards for public improvements including standards for streets, water, sewer and other improvements. Make the installation of these improvements in new developments the responsibility of the developer.
- 7) Allow and encourage housing alternatives such as manufactured homes, as long as they meet construction standards that make it permanent housing, as allowed by state law.
- 8) Encourage enforcement of building and fire codes
- 9) Encourage growth to pay for itself.
- 10) Develop standards for the development of manufactured home parks in appropriate neighborhoods in a healthy and safe manner.
- 11) In the future, look at the development of several levels of residential development to begin separating uses by density and type.

### **Commercial:**

- 1) Commercial land uses should be kept commercial and not allow industrial or manufacturing uses.
- 2) Encourage the use of off-street parking standards as appropriate to leave street free for travel ways.
- 3) Control ingress and egress in commercial areas for smooth and safe traffic circulation.
- 4) Develop and follow standards for public improvements including standards for streets, water, sewer and other improvements. Make the installation of these improvements in new developments the responsibility of the developer
- 5) Provide for the screening/fencing between commercial and other land uses as a buffer.
- 6) Encourage the preservation of aesthetics in the commercial areas including landscaping requirements, and compatible building design and maintenance standards.
- 7) Encourage public and private lighting of commercial areas.
- 8) Discourage nuisance businesses that produce undesirable noise levels, odors or uses.
- 9) In the future, look at separate commercial land uses that separate commercial uses by types.

### **Industrial:**

Encourage the recruitment of light industrial uses only that are not nuisances to the community. Nuisances would include undesirable odor, noise or environmental impacts.

- 1) Develop and follow standards for public improvements including standards for streets, water, sewer and other improvements. Make the installation of these improvements in new developments the responsibility of the developer.
- 2) Signage shall be appropriate and controlled.
- 3) Siting of industrial uses shall be in regard to height and setbacks. The grouping of industrial uses in an industrial park setting shall be encouraged.
- 4) Sufficient off-street parking shall be encouraged.
- 5) Control ingress and egress in industrial areas to provide for smooth and safe traffic circulation.

### **General:**

- 1) Encourage flexibility in land use and changes as necessary to meet changes in Hagerman.
- 2) Develop a policy that limits non-conforming uses from expansion, ultimately eliminating them.
- 3) Develop a code enforcement policy to ensure violations are corrected.

HAGERMAN LAND USE (ZONING) MAP

## **VII. NATURAL RESOURCES**

### **A. EXISTING CONDITIONS**

The Soils Map on page 23 and details about the various soil types on pages 24-29 show the existing soils conditions in the Hagerman area. The majority of soil types within the Hagerman City limits come under the KOB, DEB, FAB and EPB categories. Gooding County is high in acreage of agricultural and rangeland, much of this located within the areas surrounding Hagerman. According to the Natural Resources Conservation Service (formerly the SCS), 373,100 acres, or 80%, qualify under this classification.

The Idaho Fish and Game Department and the U.S. Fish and Wildlife Service provide a list of "Rare Elements" which includes sightings of rare birds, animals and plant life by county. This list includes endangered or rare species that have been sighted or reported in Gooding County:

- Bald Eagle
- Snake River Snail
- Utah Valvata Snail
- Bliss Rapid Snail
- Gray Wolf
- Banbury Springs Limpet

Wildlife not listed as endangered residing in the area includes deer, coyote, upland game birds and waterfowl, white sturgeon and trout.

Areas near Hagerman where natural species can be observed include the wildlife management areas, the Minnie Miller Nature Conservancy and the Snake River.

### **B. GOAL:**

Natural resources must be carefully assessed, considered and utilized in making any development decisions in the community.

### **OBJECTIVES:**

- 1) Forbid injection wells within City limits
- 2) Preserve the agricultural land as much as possible outside of the city limits.
- 3) Take wind directions in mind when placing potentially dusty or odoriferous uses in and around the community.
- 4) Continue to support the open burning ban in Hagerman to protect the air quality (considered by Hagerman citizens to be a top feature) and look at the impact that new industries and uses might have on the environment.

5) Develop overall strategies for the protection of the water supply and quantity by looking at wellhead protection, encouraging on-site drainage to protect water resources, and construction designs to allow for natural drainage of snow.

6) Develop a checklist in the review of all development proposals that considers the impact upon natural resources and encourages their preservation and use.

## AREA SOILS MAP

## **KOB Kecko fine sandy loam, 2 to 4 percent slopes**

### COMPOSITION

Kecko soil - 85 percent

Inclusions - 15 percent

### KECKO SOIL

Positions on landscape: undulating lacustrine terraces

Elevation: 2800 to 3000 feet

Climatic data: (average annual)

Precipitation - about 9 inches

Air temperature - about 50 degrees F

Frost free period - about 130 days

Typical profile:

0 to 9 inches - brown fine sandy loam

9 to 21 inches - yellowish brown fine sandy loam

21 to 44 inches - light yellowish brown loamy very fine sand and fine sandy loam

44 to 60 inches - very pale brown silt loam

Depth class: very deep (more than 60 inches)

Drainage class: well-drained

Permeability: moderately rapid

Available water capacity: moderate, 6 to 9 inches

Runoff: very slow

Hazard of erosion:

By water - slight

By wind – moderate

## INCLUDED AREAS

Contrasting inclusions: Ephrata fine sandy loam and Quincy fine sand

Similar inclusions: Kecko fine sandy loam on a 0 to 2 percent slope

## INTERPRETIVE GROUPS

Capability classification:

3e irrigated, 6e non-irrigated

Abbreviated version - subject to change

## **FAB Fathom loamy fine sand, 1 to 4 percent slopes**

### COMPOSITION

Fathom soil: 85 percent

Inclusions: 15 percent

### FATHOM SOIL

Positions on landscape: toe slopes of basalt escarpments

Elevation: 2700 to 3000 feet

Climatic data: (average annual)

Precipitation - about 9 inches

Air temperature - about 50 degrees F

Frost-free period - about 130 days

Typical profile:

0 to 7 inches - brown loamy fine sand

7 to 20 inches - brown loamy fine sand

20 to 61 inches - pale brown loamy fine sand

Depth class: very deep (more than 60 inches)

Drainage class: excessively drained

Permeability: rapid

Available water capacity: low; 3 to 6 inches

Potential rooting depth: 60 or more inches

Runoff: very slow

Hazard of erosion:

By water - none

By wind - severe

### INCLUDED AREAS

Contrasting inclusions:

Walco fine sand on convex positions

Similar inclusions:

Fathom fine sand and Declo fine sandy loam and Kecko fine sandy loam in concave positions and a very small area of fathom soils with surface stones.

### INTERPRETIVE GROUPS

Capability classification:

3E irrigated, and 6E non-irrigated

Abbreviated version - subject to change

## **DEB Bahem very fine sandy loam, 0 to 4 percent slopes**

### COMPOSITION

Bahem soil - 80 percent

Inclusions - 20 percent

### BAHEM SOIL

Positions on landscape: basalt plains

Elevation: 3200 to 3500 feet

Climatic data: (average annual)

Precipitation - about 9 inches

Air temperature - about 50 degrees F

Frost free period - about 115 days

Typical profile:

0 to 11 inches - brown or pale brown very fine sandy loam

11 to 41 inches - very pale brown or white silt loam or very fine sandy loam

41 to 60 inches - very pale brown loamy very fine sand

Depth class: very deep (60 inches or more)

Drainage class: well-drained

Permeability: moderate

Available water capacity: moderate; 6 to 9 inches

Potential rooting depth: 60 inches or more

Runoff: slow

Hazard of erosion:

By water - slight

By wind - moderate

### INCLUDED AREAS

Contrasting inclusions:

Ticeska very fine sandy loam on convex positions and Taunton very fine sandy loam on the same positions as Bahem

Similar inclusions:

Chijer very fine sandy loam occurring on 0 to 2 percent slopes

### INTERPRETIVE GROUPS

Capability classification:

Ile irrigated, VIe non-irrigated

Abbreviated version-subject to change

## **EPB Ephrata fine sandy loam, 1 to 6 percent slopes**

### COMPOSITION

Ephrata soil: 85 percent

Inclusions: 15 percent

### EPHRATA SOIL

Positions on landscape:

On undulating stream terraces bottom land on basalt plains

Elevation: 2800 to 3000 feet

Climatic data: (average annual)

Precipitation - about 9 inches

Air temperature - about 52 degrees F

Frost-free period - about 130 days

Typical profile:

0 to 5 inches - yellowish brown fine sandy loam

5 to 26 inches - yellowish brown and light yellowish brown fine sandy loam

26 to 30 inches - multi-colored very gravelly loamy coarse sand

30 to 61 inches - multicolored very gravelly coarse sand

Depth class: very deep (more than 60 inches)

Drainage class: well-drained

Permeability: moderately rapid to 26 inches and very rapid below that depth

Available water capacity: low; 3 to 6 inches

Potential rooting depth: 60 or more inches

Restriction to rooting depth: sand and gravel at 26 inches

Runoff: very slow

Hazard of erosion:

By water - slight

By wind - moderate

### INCLUDED AREAS

Contrasting inclusions:

Tupper extremely bouldery fine sandy loam and Tupper extremely stony fine sandy loam usually occurring on slightly higher positions of the stream or river terrace

Similar inclusions:

Of Kecko loamy fine sand and Fathom fine sand occurring in concave positions and Ephrata gravelly loamy fine sand

## INTERPRETIVE GROUPS

III irrigated, VI non-irrigated

Abbreviated version-subject to change

## **VIII. HAZARDS AWARENESS**

### **A. INTRODUCTION**

Based on the Stevenson-Wydler Act of 1980, the Technical Assistance Program at the Idaho National Engineering Laboratory (INEL) has been established to allow surrounding communities to benefit from the vast and diversified expertise of the INEL employees. This assistance includes engineering solutions, laboratory experience, and other professional experience. As a part of the Technical Assistance Program, various cities have requested assistance from INEL personnel to provide direction for addressing hazards in their respective comprehensive plan. The Local Planning Act of 1975 found in Chapter 65 of the Idaho Code, Volume 11, requires that city planning be addressed in a comprehensive plan. The purpose of this act is to promote the health, safety and general welfare of residents of the State of Idaho.

Of the 12 purposes stated in the Act, this report addresses only one (Item i), which states city planning should address protection of life and property in areas subject to natural hazards and disasters. However, natural hazards and disasters may be insignificant in comparison to hazards resulting from industrialization in Idaho cities. Therefore, city planning should consider potential industrial hazards also. Industrial hazards include, but are not limited to, underground storage tanks, grain silos, hazardous chemicals, and pesticides. Identification of such industrial hazards will assist city planners in ensuring the safety of the citizens.

This report identifies hazardous areas that need to be addressed in a comprehensive plan for the city of Hagerman, Idaho.

### **B. CITY DESCRIPTION**

Hagerman, Idaho (population of 812) is located on Highway 30 (part of the Thousand Springs Scenic Route) approximately 32 miles northwest of Twin Falls in Gooding County (see Figure 1). The city supports the agricultural community in the surrounding area. The land west of the city consists mostly of large boulders and sagebrush.

Most commercial businesses, such as gas stations, grocery stores, post office, and a museum, are located along Highway 30. Extensive commercial business development is not present in Hagerman.

The residential area is concentrated within approximately a 50-block area. The homes are heated with electricity, fuel oil, and propane. Natural gas is not available. The city has a sewer system. The culinary water system is supplied from ground water. Figure 2 is a map of the city.

The famous Hagerman Fossil Beds are located across the Snake River in Twin Falls County from Hagerman and are not threatened by city expansion.

AREA LOCATION MAP -

## C. HAZARDOUS AREAS

Section 67-6508, paragraph (f), of the Local Planning Act of 1975 defines hazardous areas as "An Area 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." The following hazards were identified based upon conversations with Richard Scruggs, Hagerman Public Works Director, a visual survey of Hagerman; and a literature search:

### 1. Natural Hazards

Natural hazards include, but are not limited to, seismic, flooding, avalanche/landslides, and range fires. This section will identify hazards that need to be included in the Comprehensive Plan of Hagerman, Idaho.

#### a. Seismic

The western half of Idaho has been classified as an area that could receive medium damage from a seismic event.'-' Hagerman is located on the Eastern Snake River Plain (ESRP), which has been classified as seismic.'-' Therefore, special construction requirements are not necessary. The Uniform Building Code should provide adequate information for Hagerman city planners for any new construction. Also, modification of existing buildings is not warranted.

However, a strong earthquake (modified Mercalli intensity [MMI] of VII), did cause damage at Shoshone, Idaho (located 26 miles northeast of Hagerman), in 1905. The damage included knocking dishes from shelves and cracking several stone and brick buildings. The event registered on seismographs in Europe and Canada and was felt throughout a large portion of the Intermountain United States. Therefore, it is recommended that city planners address emergency actions in the event that an earthquake does impact Hagerman.

#### b. Flooding

The Federal Emergency Management Agency (FEMA), which addresses flood plain mapping, does not consider Hagerman within any known flood plains. Spring runoff has not been a problem basically because Hagerman is located on a small hill.

The Snake River is approximately 1- 1 /2 to 2 miles to the west. Three small creeks run through the town on the west side. These water sources are not anticipated to impact the City of Hagerman in the future.

Based upon this information, special city planning is not necessary to address flooding hazards in Hagerman.

c. Avalanche/Landslide/Mudslide

Hagerman is located in the Snake River Valley. The rim of the canyon is located approximately 2 miles east of town. Falling rocks and landslides may be a problem at the foot of the canyon wall, which is not a direct threat to the city. In addition, Mr. Scruggs indicated that there may be areas surrounding the city that may not be suitable to build houses on based on the stability of the soil. The comprehensive plan should address both areas: expansion near the base of the rim and building in unstable soil areas.

d. Range Fires

The area west of town is mainly sagebrush, boulders and weeds. Therefore, a range fire impacting Hagerman is a possibility. It is recommended that Hagerman officials address emergency actions in the event that a range fire does impact the city.

## 2. Industrial Hazards

Industrial hazards cover a vast range of hazards that have resulted as a part of the advancement of industry. It is not the intent of this section to identify all industrial hazards but to indicate likely hazards based upon the current industry in the area of Hagerman. Hazards associated with any new industry should be considered by the city planners before allowing the industry into the city.

a. Underground Storage Tanks

Underground storage tanks constitute a hazard in that leakage from these tanks can result in contaminating ground water supplies. Fires and explosions are typically mitigated by locating such tanks underground but these could still impact surrounding homes, schools, and residential areas.

Several of the service stations in town still have underground storage tanks. This year (1995), subwater mixed with gasoline was found at the corner of Hagerman Street and State Street during the water upgrade project indicating a tank has leaked or is leaking. There may also be residential underground fuel oil tanks. It is recommended that city planners determine where all the underground storage tanks are located to support any anticipated expansion.

b. Hazardous Chemical Storage

Hazardous chemicals stored properly do not pose an immediate hazard to the public. However, if the chemicals are spilled or are involved in an accident (fire, explosion, etc.) that could lead to a release the public may be exposed. City officials need to know the types of chemicals that will be stored in businesses to protect emergency personnel in the event of an accident and the public from undue hazards.

No businesses were observed that store or sell large quantities of chemicals. Some of the gas stations have above-ground storage tanks.

There is no immediate danger of environmental contamination or local harm from these hazards. In the event of a release, State and Federal laws require notification of hazardous chemical spills

according to Code of Federal Regulation (CFR) Title 40 Section 302, and the public should be informed of releases in accordance to the community right-to-know act covered in 40 CFR 372. Emergency planning should be provided in accordance with 40 CFR 355. Businesses dealing with hazardous chemicals should be identified, emergency plans need to be developed in the event of potential releases, and the public should be informed of any releases that may affect them. In addition, city planners need to ensure areas where chemical spills have happened in the past are cleaned up before allowing general use of the area.

c. Air Pollution

Air pollution is not normally a problem in rural area. However, any potential problems should be identified in the comprehensive plan.

Hagerman is located in a canyon; however, air pollution has not been a problem. Local farmers are allowed to have controlled burns of the fields and ditch banks during the spring and fall creating a potential air pollution hazard at the time. The smoke is quickly dissipated and is not a continuous hazard. Before burning, the farmers must have a permit and the local fire department must be alerted. In addition, City officials may need to warn the public if it is anticipated that smoke will pass through the city.

d. Propane Tanks

Propane is highly explosive when heated under confined conditions and is also a fire hazard. Several homes and businesses are heated using propane. It is recommended that city planners ensure that propane tanks are located away from traffic areas and heat sources. Any propane tanks owned by the city need to be checked for leaks and any ignition sources removed from areas around the tanks. Also, information should be made available to the public explaining the hazards of propane.

D. GOAL:

The goal of the Comprehensive Plan is to protect public health and safety by guiding growth away from hazardous areas.

OBJECTIVES:

1. Prevent or limit development activity in hazardous areas. Generally, industrial areas should not be reclassified as residential areas unless any known spills or hazards have been removed.
2. Promote education on potentially hazardous materials. City officials need to insure that the businesses already in the city follow Federal and State regulations for hazardous materials and that new businesses comply with the regulations.
3. Encourage retention of hazardous areas as open space.

## **IX. PUBLIC SERVICES, FACILITIES AND UTILITIES**

### **A. EXISTING CONDITIONS**

The City of Hagerman contains numerous public and quasi-public facilities and services. Each is identified below, by description and with the help of various maps.

Public:

1) City Hall - the City building is located 110 West Main Street, just off Highway 30 in central Hagerman (see Map 1). It is an older downtown building containing a small meeting area for City Council, Planning Commission and other public and quasi-public meetings and a small office area for conducting City business by the City Clerk and other elected officials. It also contains an office for the Police Department, which serves as the "home base." While the facility is adequate in size and function for its purpose at this time, it does not comply with ADA regulations and is not secure for police type of activities and storage. Within the next several years the community hopes to see a newer facility, possibly combined with the public library to provide space, public parking area, security and ADA improvements as necessary.

2) City Shop - The shop is located near the wastewater treatment plant on Lagoon Road to the southwest of the community. The facility is used to store the city maintenance equipment including a grader, backhoe, lawnmowers, street broom and hydro jet. The shop will adequately serve the needs of the city public works operations.

3) City Park - the park is located along Highway 30 and covers two city blocks. It is in a highly visible location and serves residents and visitors alike. The park contains recreational facilities and space for organized and self-initiated recreational opportunities. It contains permanent picnic facilities and a restroom facility, which complies with ADA standards. Playground equipment is well maintained. The park is served by an above-ground, manually-operated, partially-underground sprinkler system. Maintenance of the park is done with the assistance of a full-time city worker.

4) City Water System - The City water system, which is antiquated, with insufficient capacity, is undergoing an almost \$2 million renovation. This renovation includes the drilling of a new well, the addition of a 851,000 gallon storage reservoir, a 125 HP vertical turbine pump, a 40 HP and a 10 HP booster pump, a new pump house and line and manhole extensions and/or replacements. The well is located approximately 3/4-mile east of town, with water being chlorinated at the wellhead. The distribution system consists of six miles of pipe, from 16" to 6" mainly of PVC class. The system currently serves over 400 households. The sole water source is the Snake River Plain Aquifer. Currently there exist many claims on the aquifer which could impact Hagerman's municipal water supply. These need to be carefully monitored by the City so impacts can be anticipated and planned for.

Maintaining capacity will be based on quality maintenance of the system, as well as insuring extensions of the system is done within acceptable engineering standards and methods. This will require inspection of such extensions by City staff or authorized

representatives as the system grows. The City will develop a policy requiring that the developers pay for the cost of the extension and the cost of such inspection. Protection of the system will insure its full life in meeting Hagerman's needs in the future.

5) City Sewer System - The city wastewater treatment system is a gravity flow system, with two lift stations, located to the southwest of the community on Lagoon Road. The system was renovated in 1986 and remains in excellent condition. The plant consists of two lagoon cells for treatment and discharges through a two-mile pipeline into the Mid-snake River. The system is considered adequate for limited growth in the near future.

6) Library -The library is located at State and Orchard. It serves patrons from within and outside of the City limits. It is on the Western Library interlibrary loan system with over 150 loans in 1994. The library is governed by a Library Board, who are appointed by the Mayor and confirmed by the City Council for 5-year terms. Funding for the library is through property taxes, user fees and from private donations and is open on a part-time basis. The facility is too small and will need to be expanded in the very near future, possibly in a combined facility with City Hall.

7) Cemetery - The cemetery is operated by a cemetery district, receiving operating funds from a property tax levy and user fees. The Cemetery Board consists of members who are elected. The cemetery has undeveloped property and is expected to meet the needs of the community within the timeframe of this plan.

8) Schools - The public school system and its needs are addressed in a previous section. There are currently no private schools located in Hagerman. See Map 1 for school locations.

9) Senior & Community Center - The Hagerman Senior & Community Center is located across from the City Park on Lake Street. The Senior Center is regularly open 3 days a week and at other times for special events. The building has an occupancy capacity of 150 persons, which is more than adequate to provide the space needed for senior activities, meals and other public gatherings. This building is used regularly by the City and the residents for meeting space for public and social events. It is equipped with a full kitchen and restroom facilities and is ADA-accessible. Future planned improvements involve the paving of the public parking lot (which also accommodates park users during special events).

10) Drainage - Hagerman currently does not handle natural drainage. There currently exists a state-owned and maintained storm sewer system located in State Street (Highway 30). This system does not adequately handle the drainage in Hagerman, and is basically useless for the west side of the community. In the near future, Hagerman will require that new building lots provide for on-site drainage plans to lessen the burden on the public in maintaining the borrow pits as well as help the City deal with potential upcoming EPA regulations concerning the treatment of storm water runoff. This can be done through a revised building permit process.

11) Streets - The maintenance of the streets is supported by the city's tax-supported revenue. These infrastructure needs are addressed more fully in the Transportation section of this plan.

12) Utilities - currently there are several outside utilities serving the City of Hagerman:

a) Electric - Electrical power is currently the only power source available to residents of Hagerman. The City is currently served by Idaho Power. Map 2 shows the location of the transmission lines in and around the City. Off of these lines come individual service lines serving residential and commercial development in the county. Within the next 20 years there are no plans by Idaho Power to expand these facilities significantly, nor to require additional sites or rights-of-way for transmission facilities.

It is extremely important for the city to plan uses around these lines that are safe and compatible. It is customary not to allow any construction or other continuous activities under these lines. Siting of major transmission facilities should be kept out of the residential areas of the community without placing conditions upon them to mitigate their impact on the neighborhood.

b) Cable TV - Cable TV service is currently offered by a private cable company in Hagerman. Cable lines are placed on telephone poles or underground as the circumstances dictate. Again, Hagerman must plan uses around these lines that are of a compatible and safe nature.

c) Telephone - Telephone service is offered by U.S. West in Hagerman. Service is offered both through overhead telephone lines and underground lines as the circumstances dictate. The company has no plans to expand telephone facilities in Hagerman, other than individual services within the plan's timeframe.

d) Solid Waste Disposal - The City of Hagerman is currently served by C&R sanitation, a private garbage company hauling all solid waste to a County operated transfer station located one mile north of Wendell. The County finances the operation of the sanitation collection system through a mill levy, which is raised occasionally to keep up with operational costs and environmental mandates.

City residents will be studying the possibilities of a recycling program within the next several years and making a determination on its appropriateness for Hagerman.

E) Television - Television broadcasting is available through a translator system, broadcasting from Boise, Twin Falls and Pocatello.

Utility facilities must be maintained and improved on a regular basis to meet the needs of Hagerman's citizens and provide quality service level. This can be accomplished through negotiation of franchise agreements.

13) National Park Service - the National Park Service offices and Visitors Center is located on Highway 30 at 221 N. State Street. This new facility houses 9.2 FTE employees and supports the Hagerman Fossil Beds National Monument, located southwest of Hagerman on the Snake River.

14) Hagerman U.S. Post Office - The post office is located at 444 North State in Hagerman. The post office offers rural route delivery outside Hagerman and box delivery for addresses within Hagerman. There is anticipated to be a shortage of boxes within the next few years necessitating remodeling of the Post Office at that time.

15) Other:

a) Law Enforcement - Law enforcement in Hagerman is currently provided by a City funded police department. Mutual aid is provided by the Gooding Sheriff's Department and the Idaho State Patrol, who concentrate on traffic enforcement on the state highway. The City currently hires one full-time officer to provide services within the City limits. Average response time is usually less than 10 minutes, but may be slower at times if the officer is on another call. Current crime rates indicate that the current level of enforcement is reaching capacity.

Animal control service needs and nuisance enforcement are being met at this time through a contract with a part-time Animal Control Officer. The community residents expect that increased levels of police protection will be funded as they become necessary. Population growth, increased tourism, economic development and other growth factors will determine the rate of increased police services in the future.

The Police Department operates out of City Hall. If an arrest is made that requires incarceration, the City transports to the County Detention Center located in Gooding approximately 18 miles to the northeast of Hagerman. Currently, equipment utilized by the Police Department is adequate, but care must be taken to keep all equipment up-to-date and maintained properly. Retention of trained officers is extremely important for continuity and cost-saving law

Enforcement services. This often can be difficult for a community like Hagerman, due to the high amount of hours on the job, lower pay and high stress. Small communities also serve as training grounds, after which a qualified officer may be enticed away by a larger, better-paying department.

b) Fire Protection - fire protection services are provided by the Hagerman Fire District, which serves both the community of Hagerman and outlying areas. The department is all volunteer and currently boasts 12 volunteer firefighters. The department has sufficient equipment which is deemed adequate; however, care must be taken to keep all equipment up-to-date and properly maintained. Future training will mean more concentration in the hazardous material area as well as keeping up-to-date on effective firefighting methods.

All of the above services are dispatched by a county wide 911 system.

c) Ambulance Service - Ambulance service is provided by Gooding County. The nearest-based ambulance to Hagerman is located Wendell. The level of service provided is advanced EMT. Average response time after a call to the Hagerman area is 10 minutes. After pickup, there is an additional 25 minute transport time to the Gooding County Hospital/Clinic located in Gooding or to Jerome. The community of Hagerman also has a Quick Response Unit operated by EMT-level volunteers and funded on a donation basis. This service can also transport if requested.

d) Health Facilities - Hagerman currently has two clinics located within its City limits. Both offer the services of a general practitioner three days a week. A pharmacy is also available in town. In addition to this health service, the City residents are served by the following regional facilities:

Gooding County -

Hospitals and Clinics:

Gooding County Hospital/Clinic

Walker Center

Nursing Homes -

Gooding County Nursing Home

Green Acres Care Center

Magic Valley Manor

Twin Falls County -

Hospitals/Clinics:

Canyon View Hospital

Magic Valley Regional Medical Center

Twin Falls Clinic and Hospital

Nursing Homes:

Bridgeview Estates

Magic Valley Reg. Med. Center. Transitional Care Unit

Mountain View Care Center

Twin Falls Care Center

West Magic Care Center

Jerome County -

Hospitals and Clinics:

St. Benedict's Family Medical Center

Nursing Homes -

St. Benedict's Family Medical Center

e) Airport Services - The nearest regional airport serving the City of Hagerman is the Twin Falls-Sun Valley Regional Airport, located 10 miles south of Twin Falls and approximately 50 miles from Hagerman. There are several local airports in the vicinity with the nearest being the Gooding Airport, 18 miles north east.

Quasi-Public:

Below is a list of quasi-public facilities in Hagerman:

Churches

Grange Hall

American Legion Hall

Masonic Hall

Oddfellows Hall

B. GOAL:

To provide public and quasi-public facilities and services at a level to meet the needs of the public, to maintain health and safety standards for our citizens, to provide necessary facilities to meet reasonable federal and state requirements, and to provide these within the financial ability of our citizens.

OBJECTIVES:

General -

- 1) Increase administrative capacity of local government to keep up with the ever-changing environment and demands upon public facilities that cities face
- 2) Support long-range capital improvement plan, designed to anticipate and meet the future needs of citizens and businesses, as adopted by the City of Hagerman

Law Enforcement-

- 1) The City will continue to supply special law enforcement equipment to the police department as needed.
- 2) The Council will periodically review the need for additional law enforcement.
- 3) To encourage citizen cooperation and participation in following the ordinances and laws of the City, County and State, including the utilization and encouragement.

Recreation and Tourism-

- 1) Assist National Park Service in their infrastructure planning process, planning for the project without the use of local tax dollars.
- 2) Develop youth programs

- 3) General park improvements including updated playground equipment and improved sprinkler system

#### Library-

- 1) Construct a combined City Hall/Library facility
- 2) As funding allows, provide full-time library services to the residents of Hagerman, expand reading resources and materials

#### Fire Protection-

- 1) Enforce the Uniform Building Code, Safety Codes and city ordinances.
- 2) Continue to maintain and develop water resources and mains to provide necessary water for fire suppression as the community grows.
- 3) Continue to encourage and enforce the removal of fire hazards in the community.
- 4) Cooperate with the Hagerman Fire District to maintain the highest degree of fire protection possible under budgetary constraints

#### Water/Sewer-

- 1) Improve water pressure for all usage
- 2) Develop new water resources as growth demands and within budgetary constraints
- 3) Deal with environmental mandates in water and sewer areas including regulations on arsenic, sulfates and radon
- 4) Encourage all new developments to hook up to water and sewer services (at the developer's cost). If City sewer is not reasonably available, any development within city jurisdiction will have a sewer system that conforms to applicable health standards and be approved by the district health department.
- 5) Address wastewater needs such as expansion, dechlorination and nutrient management.

HAGERMAN PUBLIC/SEMI-PUBLIC FACILITIES MAP

MAP OF WATER SOURCES IN THE HAGERMAN VICINITY

## **X. TRANSPORTATION**

### **A. EXISTING CONDITIONS**

Hagerman's only source of transportation is vehicular. They are not currently afforded the luxury of a railroad, airport or typical alternate transportation opportunities such as bike paths or walking trails. Therefore, their dependence upon the highway and local street system is considerable.

The Functional Classification Map (Map 1) shows the state highway system, identifying Highway 30 as a minor arterial, the Wendell Highway as a major collector, and Tuttle Road as a minor collector. Map 2 shows the average daily traffic counts on these state highways. Hagerman averages 1,500 cars daily on Highway 30 approaching from the north (Bliss) and from the south.

State Transportation Department maintenance and overlay schedules indicate no major construction or maintenance is planned for Highway 30 in the near future. However, they indicate if traffic counts increase to over 4,000 vehicles per day, it would be normal to look at 4 lanes in the Hagerman area. The department estimates that if the Hagerman Fossil Bed expansion project were to happen, there would be an additional 400 vehicles per day. They feel that current pavement and width of the road are adequate, but recognize that the "traffic life" of the highway will be accelerated by 10 years, causing an increased maintenance schedule.

The remainder of the roads outside Hagerman not considered state highways are maintained by the Hagerman Highway District. Map 3 shows these roads. There has been some discussion of the Wendell Highway, south of Hagerman, becoming a state highway due to traffic and maintenance problems, but the Idaho Department of Transportation has not been supportive at this time.

The majority of local streets have a right-of-way (ROW) of 60 feet, while Main Street and State Street (Highway 30) have a right of way of 75 feet. Improved road surface on both gravel and paved streets is 24 to 30 feet. Paved surfaces include the majority of improved streets in Hagerman. All other improved streets are a gravel surface.

Streets are in poor to fair condition and many are in need of rebuilding. Currently maintenance is done on an as-needed basis within budgetary constraints. While Hagerman does light maintenance of streets with its own employees, it does not own its own heavy maintenance equipment and contracts out the majority of street resurfacing work.

Parking on streets is prevalent in the commercial area, where there also exist some private parking lots. Parking in neighborhood areas is done on both the street and on residential property. Those residences located near downtown, the school complex or the City Park can be impacted significantly during special events.

Alleys are common in Hagerman throughout community. The majority is gravel, all-weather surface and are maintained by the City. Alleys are used for access to the backs of residences and businesses and utilized in garbage pickup and utility maintenance.

Map 3 indicates Hagerman's street system and designates arterial, collector and local streets (See Exhibit 1 for definitions of these terms).

A recent survey prepared by the College of Southern Idaho to determine quality of life issues in Hagerman found the respondents listing the upgrade of all roads as the number two priority in pre-economic development goals.

A Gem Communities plan listing long-and short-terms goals for Hagerman identified the need for a regional transportation plan. The plan also encouraged the' development of a community parking plan.

Other Transportation Considerations:

Airport - The city residents are served by the Twin Falls/Sun Valley Regional Airport located ten miles south of Twin Falls (approximately 50 miles southeast of Hagerman).

The airport is capable of handling single-engine aircraft, small private jets and Boeing 727's if necessary. Passenger service to Boise and Salt Lake City with connections to larger cities is available.

B. GOAL:

To keep, improve and maintain a transportation system which fulfills the needs of citizens, visitors and economic development, while maintaining rural standards.

OBJECTIVES:

- 1) To develop an annual maintenance schedule for Hagerman's streets
- 2) To adopt street construction and maintenance standards
- 3) To work towards all weather surfacing of all of Hagerman streets.
- 4) To search out funding resources
- 5) To work consistently with the State Transportation Department and the Hagerman Highway District in planning, maintenance and construction phases so that all systems will complement each other.

6) To work within the framework of the Comprehensive Plan street map to guide locations of future streets, discouraging building sites that will interfere with the orderly development of the street system.

7) To develop a parking plan for Hagerman that makes available parking for RV's, large trucks and passenger cars

8) To develop a visitor orientation and parking facility plan compatible with the Thousand Springs scenic Byway Comprehensive Plan.

## Glossary of Terms

Arterials: Roads that provide connectivity - they connect urban areas, and urban and local areas that generate significant amounts of traffic. Arterials constitute about 10 percent of total highway mileage but carry about 70 percent of all highway travel. (The Interstate is classified as part of the arterial system).

Collectors: Roads that collect and distribute traffic to and from the arterial system. About 15 percent of travel is on the collector system which represents about 21 percent of highway mileage.

Diversion: The use of motorist user fees for non-highway purposes. Diversion does not indicate an illegal use of funds.

Fair. The Federal Highway Administration uses a five-point Pavement Serviceability Rating (PSR) to categorize pavement conditions (five, being the highest, representing good pavement and zero, being the lowest, representing deteriorated pavement). Fair roads -those roads beginning to deteriorate - rate between 2.1 and 3.4 on the PSR index. This pavement is noticeably cracked, rutted, or broken in many places and may need to be resurfaced.

Functionally obsolete: A bridge that has inadequate width or vertical clearance for its location. Typically, these bridges have too few or too narrow lanes, poorly aligned approaches and restrictive overhead clearances.

Highway user fees: taxes collected on the use of roads, such as motor fuel taxes, license fees, vehicle registration fees, tire taxes, weight-distance taxes, and tolls.

Poor: Poor pavement is rated 2.0 and below on FHWA's PSR- This pavement is badly cracked, rutted, or broken in many places. Poor roads can be resurfaced, but, most often are too deteriorated and must be reconstructed to restore serviceability.

Structurally-deficient: A bridge that is inadequate to handle the existing traffic demands; i.e., vehicle loads or speeds normally expected where the bridge is located - this does not necessarily mean that the bridge is unsafe.

TRANSPORTATION SYSTEM ROUTE CLASSIFICATIONS MAP

MAJOR ROUTE HIGHWAY COUNT MAP

INTERSTATE HIGHWAY I-84 INTERCHANGE TRAFFIC COUNT MAP)

## HAGERMAN TRAFFIC VOLUMES CHART

ARTERIAL AND COLLECTOR STREET MAP OF HAGERMAN

## **XI. RECREATION and TOURISM**

### **A. EXISTING CONDITIONS**

The City of Hagerman has numerous recreational opportunities available within its area. This includes organized activities and programs, as well as opportunities for self-initiated recreation. These are delineated below:

- 1) City Park - Within the City of Hagerman, the City Park has been utilized for many seasonal and annual activities. The park covers two city blocks and is in a highly-visible location along Highway 30, available for use by both the local resident and traveler. The park currently contains permanent facilities for softball/baseball and can be set up for volleyball, soccer and football. It has a playground, picnic areas (some covered tables) and public restrooms. The park serves as a location for organized activities sponsored by various groups including league play, unorganized activities and annual activities such as the Fossil Days Celebration (Memorial Day weekend). The park serves as a regional park for league activities, drawing participants from all over.
- 2) School District - The Hagerman School District has numerous recreational facilities for school-related activities including several playgrounds, basketball courts, and track and football field. Currently, due to liability concerns, these facilities are used exclusively by the school except for passive, unorganized recreational use by school children at other times. Coordination between the city and school district should be explored for better overall utilization of the facilities.
- 3) Snake River - the river, located to the south and west of Hagerman, provides for an assortment of activities throughout the year. These include boating, fishing, swimming, and water-skiing. Organized river tours are available as well upon arrangement or when connected with special events. There are several public access points including Bell Rapids, Lower Salmon and Upper Salmon.
- 4) Wildlife Management Areas - Hagerman enjoys the presence of two wildlife management areas within a few miles of its corporate limits.
  - a) Hagerman WMA - located 2 miles south and one-half mile east of Hagerman on Highway 30, this 880-acre wildlife management area includes natural habitat for upland game birds and waterfowl, and is home to the Hagerman Fish Hatchery. The area consists primarily of pastureland and a portion of Riley Creek.
  - b) Billingsley Creek WHA - located 1-1/2 miles northeast of Hagerman, the 248-acre wildlife management area naturally supports excellent wildlife habitat for upland game birds and waterfowl. The area is traversed by a meandering 1-1/4-mile section of Billingsley Creek, which is fed by 5 natural springs in the area.

These areas provide many activities to the visitor including fishing, hunting, limited camping, picnic areas, observation areas of nesting and wildlife habitat, walking trails and photography.

5) Fish Hatcheries - Hagerman is home to a national and a state-owned fish hatchery as well as several private fish raising operations.

a) National Fish Hatchery - Located three miles south and two miles east of Hagerman, the hatchery produces 340,000 pounds of steelhead and rainbow trout for stocking in Idaho, eastern Oregon and northern Nevada. It is the home of the Tunison Field Station of Fishery Nutrition Research. The facility saw over 12,000 visitors in 1993.

b) Hagerman State Fish Hatchery - Located south of Hagerman in the Hagerman WMA, the hatchery produces rainbow trout, Kamloops trout, Lahontan cutthroat and Coho salmon. The hatchery reared and planted 4,256,606 fish in 1993. The hatchery had over 20,000 visitors in 1993.

6) Hagerman Fossil Beds National Monument - The fossil beds are located south of Hagerman along the Snake River. A visitor center was completed in 1994 and is located in the City of Hagerman along Highway 30. The fossil beds and visitor center saw over 12,000 visitors in its first year and is expected to double in the following year. A major expansion of the Fossil Beds National Monument is being planned and may be a reality within the next five to ten years. A recent study indicates that this could bring 300,000 or more visitors a year to Hagerman. The fossil beds offer an educational experience for visitors.

Recreational facilities in the surrounding region include:

- South Hills - Outdoor
- Magic Mountain - Ski Area
- College of Southern Idaho - Museum/Arts/Planetarium
- Local Hot Springs (Banbury, Miracle, Sligers)
- Salmon Fall Creek Reservoir - Water Sports
- Bruneau Gorge and Dunes - Geological
- Malad Gorge - Recreational
- Oregon Trail - Historical
- Soldier Springs Ski Area - skiing
- Pomerelle Ski Area - skiing
- Ritter Ranch - Nature Conservancy
- Minnie Miller Springs - Water Sports
- Pugmire Park - State Parks and Recreation
- Three Island Crossing - State Parks

A survey was recently conducted by the College of Southern Idaho and the Center for Rural Economic Development/Idaho State University in determining quality of life issues in Hagerman. Ninety-five percent of the residents rated open space in Hagerman as good or very good and 77% rated parks and recreation the same way. They felt

maintaining open space in the community was in the top five indicators in determining a community's quality of life

In January of 1995, a draft report, "Rural Tourism Development Plan", was issued. This plan identified a regional theme for the travel region in which Hagerman sits. Some goals identified in this plan with potential impact on Hagerman included six regional development opportunities for the region:

- Geology of the Snake River Plain
- Snake River Canyon Corridor
- Springs Scenic Route
- Oregon Trail
- Utilizing existing developed recreation sites
- Development of a Bikeway from Glenn's Ferry to Hagerman
- Six County River Corridor Plan

Some goals listed in this plan that affect Hagerman include: using geology as the unifying theme around which to create a regional image, regionalizing the planning process, encouraging participation at the community level; and, encouraging local planning and zoning to require that tourism development fit into the community in a manner that is sympathetic to the community.

B. GOAL:

To utilize recreational and tourism development and opportunities to preserve the quality of life for Hagerman residents; and to encourage proper siting of such services and facilities while meeting the needs of local residents and visitors to the community.

OBJECTIVES:

- 1) To encourage passive recreation in Hagerman such as bikeways, walkways and the development of natural areas.
- 2) To encourage regional tourism coordination, working with other agencies within the Magic Valley.
- 3) To work on improving the community park.
- 4) To work with the National Park Service on the expansion and improvement of the fossil beds facility to provide more educational and recreational opportunities.
- 5) To work on developing travel-related facilities to better serve increased numbers of tourists.
- 6) To identify and develop youth recreational opportunities.

- 7) To work with the school for more school organized and supervised recreational activities.
- 8) To develop more parking in town to handle increased tourism.
- 9) Become informed and involved in the scenic byway project, including seeking funding for it.

## **XII. HOUSING**

### **A. EXISTING CONDITIONS**

In Gooding County from 1980 to 1990 the U.S. Census statistics showed the following:

<u>Type -</u>	<u>1980</u>	<u>1990</u>
Housing Units -	5,591	4,800
Mobile Homes (included) -	510	888
Owner Occupied -	3,169	3,021
Renter Occupied -	974	1,299
Average House Value -	\$35,200	\$40,600

The Gooding County area has experienced a lack of affordable housing, as well as adequate rental units. Employment trends have affected affordable housing in the region. When the impacts of low wages are coupled with the increase in population, housing becomes less available. In a supply-and-demand market, this increases rental and sale values, which in turn increases assessed valuation. Higher prices and taxes place the cost of both new and existing homes beyond the reach of the average incomes.

The State of Idaho "1995 Consolidated Plan" addressing housing needs in the state indicates that in the Gooding County area citizen concerns are high in the provision of affordable housing and the necessary infrastructure to serve them.

With the development of the Hagerman Fossil Beds, the community can expect a potential influx of 120 new residents in a relatively short period of time due to directly- and indirectly-related employment opportunities. This will increase the need for housing in a market that already experiences less than a 1% vacancy rate. Many of these new jobs will be at the low end of the wage scale, increasing the needs for affordable and rental housing in Hagerman.

In Hagerman in 1990 there were 299 total housing units, of which 188 were owner-occupied and 111 were rentals. Of the total structures, 79% are single-family stick-built housing, 12% are multi-family stick-built, and 9% are mobile/manufactured homes.

Approximately 72% of the owner-occupied structures were valued at less than \$50,000 in 1990, while 27% were valued at \$50,000 to \$99,000, and 1% was valued at over \$100,000. Since that time, assessed valuations by the County have increased 14%. Local realtors estimated a 50% increase in real market values during the same period. Of the homes, 14% are no- or one-bedroom homes, 46% are two-bedroom, 31% are three-bedroom, and 9% have four bedrooms or more. The majority of the housing stock was built before 1979 (79.6%) with 22% built prior to 1939.

All units are served by the city water system and the majority of units (96%) are served by city sewer. The City no longer allows construction of new homes without connection to these city services. A new state law prohibits new homes to be fed with spring-fed water, placing further demand upon the city's domestic system.

In 1995, Hagerman lifted their building moratorium, causing an increase in new development. Land and development costs are affordable, but many residential developments are pre-sold, causing a housing shortage for affordable rentals and owner-occupied homes. Loans are available for the Hagerman area. The City provides water and sewer services to its residents at the cost of the developer or property owner. In addition, if access is required, the property owner is responsible for developing the street within the construction standards set by the City.

Hagerman has allowed the placement of manufactured homes on single lots meeting certain construction standards. In addition, recent development of multi-family residences such as condominiums has taken place in Hagerman.

Hagerman has a housing complex located within its City limits which serve low-income housing needs. This complex, Country Living Estates, is privately-owned. There is a waiting list for these units, which serves low-income residents, both singles and families.

#### B. GOAL:

To provide adequate housing, encouraging a range of types, for all levels of income in Hagerman.

#### OBJECTIVES:

- 1) To study the need and encourage the construction of senior housing in the community.
- 2) To encourage the maintenance of the older housing stock and yards in Hagerman through the use of volunteer programs like Paint the Town, weatherization assistance, and the use of social groups (churches, service clubs, etc.).
- 3) To promote the development of many housing types, co-existing with each other where appropriate, including single-family, multi-family, condominiums and manufactured homes.
- 4) To place multi-family housing in areas appropriate by land use or other housing types.

- 5) To preserve open space within housing developments as a desired asset of the community.
- 6) To allow the placement of manufactured homes on single lots under certain construction standards, but not to allow the development of manufactured home parks within the city limits.
- 7) To promote Fair Housing practices in the sale and rental of housing in Hagerman.

### **XIII. SPECIAL AREAS OR SITES**

#### **A. EXISTING CONDITIONS**

The citizens of Hagerman have identified several sites within their community that have special or historical significance to them. These are:

- 1) City Hall/Museum Building
- 2) Bank Building (Hagerman and State)
- 3) Masonic Hall
- 4) American Legion Hall
- 5) Old school building
- 6) Several downtown buildings and home sites

#### **B. GOAL:**

To maintain areas of interest in our community whether for lessons in education or historical preservation, or to maintain a sense of community.

#### **OBJECTIVES:**

- 1) Encourage private owners of these sites to recognize their significance to the community and preserve them as much as possible.
- 2) To keep an historic record of each site for future generations.
- 3) To research the possibility of sites being named on the National Historic Register.
- 4) Study the possibility for a historical theme for the downtown area, utilizing an Oregon Trail or a western historical background.

IDAHO HISTORIC SITES IN THE NATIONAL REGISTER OF HISTORIC PLACES  
GOODING COUNTY

Gooding:

1. Citizens State Bank, SW corner of 3rd Avenue. & Main Street, May 7, 1980
2. Thompson Mortuary Chapel, 737 Main (Tourtellotte & Hummel Architecture in Idaho, site 136), November 17, 1982
3. Trinity Episcopal Church, 7th & Idaho, (Tourtellotte & Hummel Architecture in Idaho, suite 60), 17 November 19921
4. Gooding College Campus, Highway 25 near Hain (Tourtellotte & Hummel Architecture in Idaho, site 93), March 18, 1983
5. Kelly's Hotel, 112 Main, September 12, 1985

Hagerman:

1. Morris Roberts Store, July 17, 1978
2. Hagerman State Bank, 100 S. State Street, August 11, 1989

T6S, R13E, Section 28, N 1/2. NE 1/4, NW 1/4, NE 1/4, Teater, Archie, Studio, September 13, 1994

T8S, R14E, Section 8, NE 1/4, SW 1/4, Priestley's Hydraulic Ram, February 13, 1975

T8S, R14E, Section 15, tax 6 in SE 1/4. SE 1/4, West Point Grade School, (Tourtellotte & Hummel Architecture in Idaho, site 139), November 17, 1982

T9S, R15E, Section 15, tax 6 in SE 1/4, SE 1/4), James Henry and Ida Owen Mays House, Wendell vicinity, March 9, 1993

## **XIV. COMMUNITY DESIGN**

### **A. EXISTING CONDITIONS**

Hagerman has several ordinances that deal with design standards in the community. The subdivision ordinance, as well as several city policies, addresses design standards for public infrastructure. Other ordinances address sign standards, weed control, landscaping policies, and nuisances. As the community grows and diversifies, its economic base, it is important that zoning and development ordinances be updated to include design and aesthetic standards that address uses in all land types.

### **B. GOAL:**

To promote, encourage and enhance an aesthetically pleasing community.

### **OBJECTIVES:**

- 1) Encourage businesses and government to install and maintain landscaping.
- 2) Encourage enforcement of ordinances regarding signs to enhance the community and promote beautification.
- 3) Encourage beautification of streets, sidewalks, parking lots, public lands and state highways.
- 4) Encourage continued clean up of private property.
- 5) Enforce weed control ordinances
- 6) Encourage downtown cultural activities and events
- 7) Develop aesthetically-pleasing approaches to the City, including the creation of landmarks, along major routes to give a sense of arrival and for orientation to the community.
- 8) Use the Comprehensive Plan, subdivision regulation and zoning to encourage appropriate business and residential development.
- 9) Encourage and cooperate in planning and implementation of methods to enhance downtown, parks and neighborhoods.

## **XV. IMPLEMENTATION**

The Hagerman Comprehensive Plan anticipates 10 to 15 years into the future, which allows time for implementing land use patterns, transportation networks and facility plans. Implementation of the phase of the planning process which makes the goals and policies, as stated in the Comprehensive Plan, become reality. The plan, no matter how good it may be, is a useless document if it is never used or implemented. Formal adoption of the plan is the first step in implementation.

Prioritization of the tasks does not mean that some are more important than others, simply the urgency might have or the length of time needed to implement them. Therefore, a high priority should be in developmental stages immediately, while medium priority means that there is more study required and it may take longer to implement. Low priority indicates tasks that may be completed over a longer period of time.

### **GOAL:**

Execute this Comprehensive Plan as a vital working document as it guides future growth of the community of Hagerman.

### **TASK - RESPONSIBILITY - PRIORITY**

- Adopt Attorney General's Checklist to protect private property rights - City Council - High
- Continue to build relationships with schools, Chamber - City Council - Medium
- Work with school on planning facilities - P& Z/Council - Low
- Continue joint use of school and city facilities - City Council - Low
- Encourage safety for school children on the highway - City Council - High
- Support P&Z activities - City Council - Medium
- Complete long-range capital budgeting - City Council - High
- Encourage local/regional tourism - City Council - Low
- Encourage recruitment of business retention and expansion - City Council - Medium
- Attract retirement residents - City Council - Medium

- Stop out-migration of youth - City Council - Low
- Update Zoning Ordinance in support of land use objectives - P&Z/Council - High
- Preserve agricultural lands - P&Z/Council - Medium
- Support open burning ban - City Council - Low
- Protection of water sources - City Council - High
- Develop checklist to review impact on natural resources - City Council - Medium
- Limit activity in hazardous areas - P&Z/Council - High
- Increase administrative capacity - City Council - High
- Expansion of city facilities as needed and budget allows - City Council - Medium
- Work to develop and maintain city streets as needed - City Council - High
- Work on improving parks and recreational activities - City Council - Low
- Encourage education and preservation of historic sites - P&Z/Council - Low
- Promote housing types as needed, Fair Housing standards - City Council - Medium
- Encourage an aesthetically pleasing community - City Council - High

## XVI. REFERENCES

The References Section may be found in the printed copy of the Comprehensive Plan that is located in Hagerman City Hall.