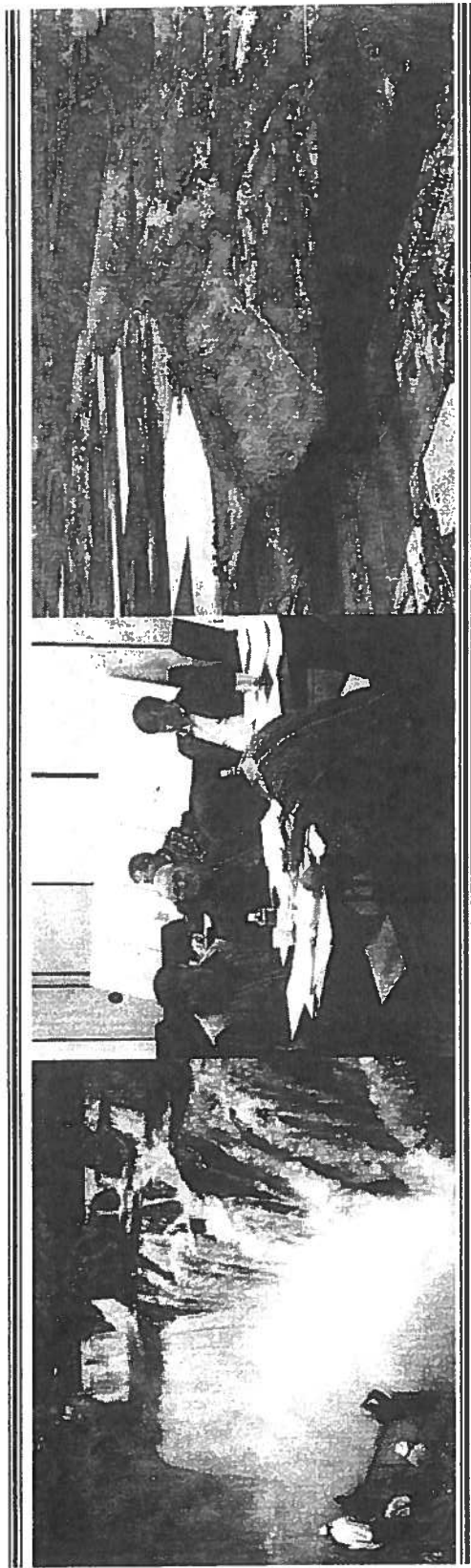
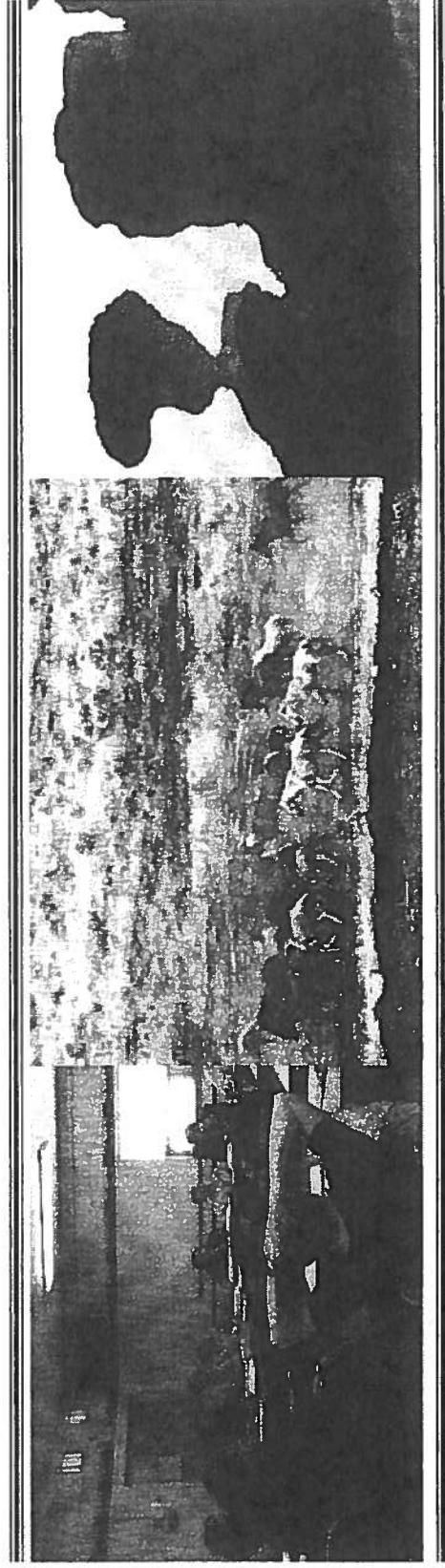




TWIN FALLS COUNTY COMPREHENSIVE PLAN



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April 28, 2008

ACKNOWLEDGMENTS

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Table 13 - Distribution of Land Use

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

Source: Approximate acreage derived from

3.3 Twin Falls County Land Use Open House and Questioner Summary

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

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

Twin Falls County Comprehensive Plan

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

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

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

Summary

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

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

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

Twin Falls County Comprehensive Plan

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

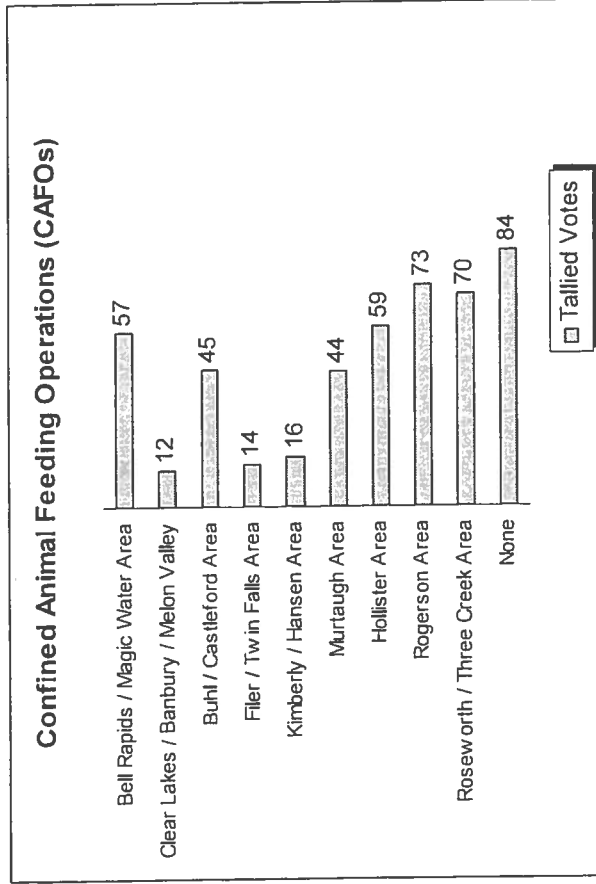


Figure 13

Summary

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

Twin Falls County Comprehensive Plan

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

I. Underground Storage Tanks

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

J. Pollutant Sources

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

1. Aquaculture Facilities

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

2. Confined Animal Feed Operation (CAFO's)

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

Twin Falls County Comprehensive Plan

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

3. Twin Falls Municipal Sewage

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

4. Irrigation Return Flows

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

K. Future Trends

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

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

Land Use Open House First Questionnaire Summary

1) The County should preserve Snake River, Rock Creek and Salmon Falls Creek rims and canyons.

Count 198

Average 8.86

2) The County should preserve prime farm ground.

Count 197

Average 8.21

3) The County should develop more recreational opportunities.

Count 197

Average 7.17

4) The County should allow residential development in agricultural areas.

Count 198

Average 4.17

5) The County should allow commercial development in agricultural areas.

Count 196

Average 3.56

6) The County should allow industrial development in agricultural areas.

Count 197

Average 3.42

7) The County should allow expansion of the dairy industry.

Count 198

Average 2.52

8) The County should promote the development of planned communities.

Count 192

Average 7.32

9) Residential developments should be supplied by community water and sewer systems.

Count 192

Average 7.11

10) The County should protect open spaces.

Count 191

Average 8.13

11) The county should levy a tax for public transportation.

Count 190

Average 4.65

12) The County should establish impact fees.

Count 191

Average 6.75

13) The County should be more aggressive in the removal of unsightly debris and accumulation inoperable vehicles.

Count 192

Average 8.57

14) The County needs more parks and trails.

Count 193

Average 7.31