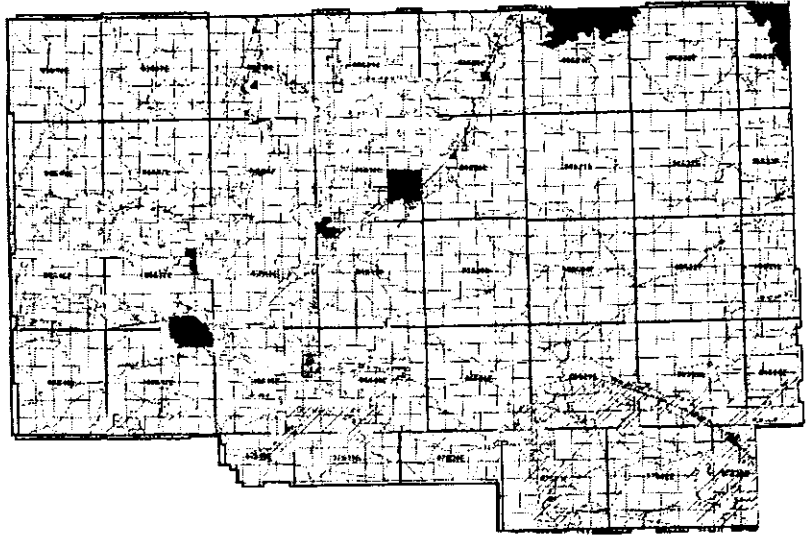
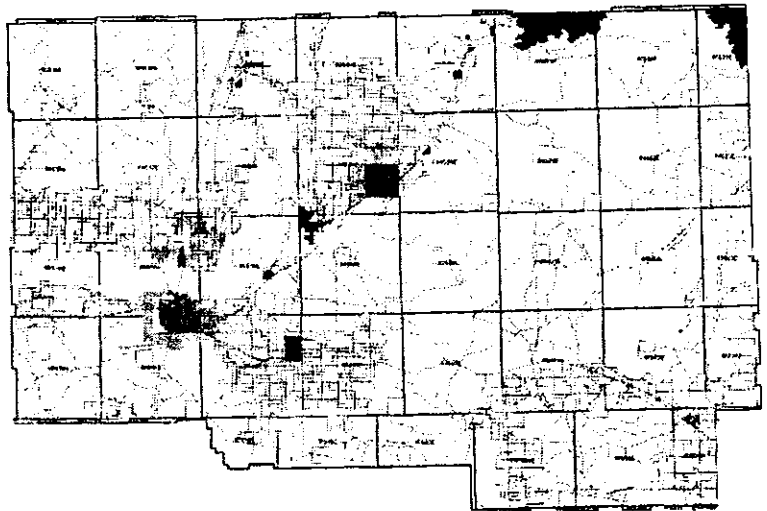


The Lincoln County Idaho Comprehensive



Land Use Map



Zoning Map



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BOARD OF COUNTY COMMISSIONERS

Jerry Nance
Lawrence Calkins Jay Loesche

This comprehensive plan is established as a basis for future land use decisions concerning Lincoln County and its people. This plan is a cooperative effort between the Lincoln County Planning and Zoning Commission, various other agencies and the citizens of Lincoln County.

Preamble

We, the people of Lincoln County, State of Idaho, accept, support and sustain the Constitutions of the United States and of the State of Idaho. We have demanded through our elected legislature and governor that the federal government comply with the Constitution of the United States, Article One, Section Eight, which limits the authority of the federal government to specific lands, and hereby reaffirm our demand that all lands in Lincoln County not so specifically designated be relinquished to the citizens thereof. Further, we reaffirm the fundamental rights of mankind as enumerated in the Declaration of Independence and acknowledge the limited nature of government as intended by the nation's founding fathers. Based on these cherished traditions we declare that all natural resource decisions affecting Lincoln County shall be guided by the principles of protecting private property rights, protecting local custom, culture and historical use and maintaining traditional economic structures through self-determination and opening new economic opportunities through reliance on free markets. Resource decisions made in this matter will enhance environmental quality.

County Government

Three County Commissioners govern Lincoln County, each representing one district. Their terms are staggered while other officials are elected for four-year terms. Besides the three commissioners, there are the following elected officials: the sheriff; auditor, treasurer, assessor, prosecuting attorney and coroner. Lincoln County has an appointed magistrate judge. Lincoln County is represented in the State Legislature by one senator and two representatives from District 25. City Council governments exist in Shoshone, Richfield and Dietrich. City clerks are employed in Shoshone and Richfield. School boards are elected in the three independent districts with an appointed superintendent in each. Shoshone is the county seat of Lincoln County. Information about county levies is available at the office of the Lincoln County Clerk, Lincoln County Courthouse, 111 West 'B' Street in Shoshone.

DESCRIPTION OF LINCOLN COUNTY

Location and Size

Lincoln County is located in South Central Idaho. It is bounded on the East by Minidoka County, on the North by Blaine and Camas Counties, on the West by Gooding County, and on the South by Jerome County. The land area of Lincoln County is 771,584 acres. Of the 771,584 acres, 576,303 acres are under the direction of the Bureau of Land Management (BLM). The remaining acres are in private and state ownership comprising approximately twenty percent. There are three incorporated cities in Lincoln County.

Shoshone

Shoshone is one of the oldest towns in the Magic Valley, located on the Oregon Short Line Railroad. Shoshone was a windswept village with no trace of trees or green in sight in 1880. Cowboys who drove their stock from Wood River Country to the Snake River Plains for winter passed through Shoshone in the fall of 1880. They called Shoshone "Big Bottoms" in 1881. It was an expanse of sagebrush at that time, but the next spring when the cowboys took their cattle back over the area water covered all of "Big Bottoms". It was an overflow from the Little Wood River, as there had been deep snow in the mountains that winter. In 1881 Shoshone received its present name from the Indian word meaning "The Great Spirit". Perhaps the town was called Shoshone as a last

tribute of the white man to the Shoshone and Bannock Indians who in the 1870's roamed the Central Snake River and north of the foothills on the Camas Prairie. The railroad was completed as far as Shoshone on February 7, 1883. On the same date the telegraph line was put into commission. The first passenger train arrived one month later. Silver and lead were discovered in the Wood River region in 1878 and 1879, attracting many white men and causing Shoshone to grow rapidly.

The first newspaper was printed in 1883 and was called "The Shoshone Rustler". There were twelve saloons in Shoshone then and a total number of business houses in the town almost as great as today. Ten arrests a day were common. There was no jail other than a hole in the ground with guards placed around it. There was a fight on the streets almost every hour of the day and night. Lot jumpers were numerous, bad whiskey unlimited, dance halls on every corner, guns fired at all hours, and the loud din from gambling dens was ever vibrating through the air. Lincoln County was originally part of Alturas County, which also encompassed all of Blaine, Camas, Minidoka, Jerome and Gooding Counties. The State Legislature created Lincoln County in 1895 and by 1917 all of the above named counties had been created; Jerome being the last. The area around Shoshone was a livestock raising section until 1905 when the Carey Act opened the land to agriculture under irrigation. Since then it has been noted for its wool, beef, dairy products and potatoes.

Shoshone, the county seat, was primarily a railroad town in the early days but automation has changed that somewhat today. It is the headquarters for District IV of the Department of Transportation, Division of Highways. All construction, maintenance and snow removal operations begin here for the area. It is also District Headquarters for the Bureau of Land Management. Construction, range management, fire rehabilitation and fire control work for the district are directed from here.

Richfield

The Oregon Short Line railroad entered Shoshone in February 1883 and Hailey in May of 1883. "Tent towns" appeared along the route – Marley, Alberta, Pagari, Tikura, Priest, Picabo, Gannett, Bellevue and Hailey.

Settlement in this area came about through both the Homestead Act, with ranches along the river, and through the Carey Land Act, which was designed to reclaim desert lands. Earliest identified water rights belonged to Elias S. Morley (1883) and Dennis & Edward McNulty (1884). Morley, a civil war veteran from Vermont, lived along the Little Wood River. The area was later referred to as "Marley."

The tents of the 1890's turned to black shacks and by 1906 some into wooden buildings. The official christening of Alberta took place in June of 1907. The Idaho Irrigation Company started making plans for Magic Reservoir. In 1907, it started construction of the canal systems that serves Lincoln and Gooding counties. Alberta was the shipping point for all material to be used in construction work on the dam and irrigation system. The Land Opening conducted by the Idaho Irrigation Company took place on Tuesday, June 24, 1907, in Alberta at the Land Office. Within a week, close to 10,000 acres of farm land and more than 100 town lots had been sold. Residence was required within six months after water was ready for delivery, and final proof made at any time within three years. Development continued, and the name of the town was changed to Richfield on October 1, 1908, to advertise the rich farming opportunities the reservoir promised to bring. Water from Magic Dam was turned into all canals on the Richfield Tract in April 1910.

When Rafe Lemmon arrived with his family in November 1908 the town consisted of five dwellings, two stores, the Burton livery barn, shacks for the lumberyard, the bank and office building and the Alberta hotel. In the early years, water was pumped from the Little Wood River for residents living in town. The 500 foot deep city well was dug in 1913.

Richfield was incorporated in 1909. The village marshal was instructed to stop horse racing on the streets in 1911. The speed limit for motor vehicles was set at 12 miles an hour in June 1914. The first school was taught in the fall of 1907 and a lava rock structure was built in 1909. Enrollment in September 1912 was 85 pupils.

Richfield businesses over the years have included: Alberta Bank (First Interstate Bank), Ed Feindle's Blacksmith Shop; Byrnes Store, Brush Drug, Elevator, Ethel's Beauty Shop, Fairview Poultry, Johnson Café, Lemmon Bros. Hardware, Lumber Yard, Paulson Motor Service, People's Mother Service, Peterson's Cash Store, Piper's, Pope's Automotive Service, Rex Theater, Richfield Hotel, The Richfield Recorder (1909-1931),

Sinclair Service. Texaco. Youngkin Implement Co., Ward's Cheese (now Glanbia), Wood River Inn & Dining Room.

Richfield's first Outlaw Day was held in June 1954 and has been continually held in June of each year, with some events unique only to Richfield. The largest employer in Richfield is Glanbia. There are three churches, one grocery store and a convenience store.

Dietrich

The Oregon Short Line railroad was built starting in 1881 from Granger, Wyoming, and ending in 1884 in Huntington, Oregon. In 1910 the president of the commercial club wrote to the Oregon Short Line proposing that a much needed train depot be built at Dietrich. The date of construction is not known, but the depot became a reality when Dietrich was still a young town.

The Idaho Irrigation Company put the Dietrich town lots on sale just after the June 8th 1909 land drawing. According to the June 10, 1909 Richfield Recorder, 100 lots were sold right away, ground had been broken for services and facilities, streets were being graded, and the well for the water system was already down 225 feet. No depot had been built, but a boxcar was set up that year as a temporary one. By the end of 1910 Dietrich was a busy little boomtown with a large hotel, a city water system, at least ten businesses, a weekly newspaper and an active Commercial Club. The Commercial Clubs later become the Chamber of Commerce

According to an ad in the Shoshone journal, July 1 1909, Dietrich had a hotel, two lumber yards, two restaurants, one general store, one bank, two fuel and ice companies, two livery stables, one real estate office, one billiard and pool hall, and two hardware stores. Dietrich was incorporated in 1913, but this action was later rescinded because of legal technicalities, and the town did not have a government of its own until it successfully incorporated in 1946. Dietrich currently has a mayor, a four-person city council, and a city clerk.

The post office established in 1909 no longer exists. At present residents receive their mail through a rural mailbox or they have a post office box in Shoshone.

The Idaho Irrigation Company was responsible for the first water system. Completed in 1910, the system consisted of a pumping station housed in a lava-rock building in downtown Dietrich, a well at this location, a water tower in the north end of the town park, and water mains. The water system shut down in the early 1920's. In the mid 1930's water was piped to some of the homes and businesses from the Dietrich canal, but no chlorination plant existed. Some residence had drilled their own wells, and some depended on the schools well for their drinking and cooking water. Dietrich did not have another well or reliable water system until the present one was placed in operation in 1993. At present there are approximately 76 connections. Plans are in progress to drill a back up well and expand the water system to meet the needs of the community. A sewer system is operating with the land application portion of the system to be completed in the near future. The system has been designed to allow for growth within the community.

Electrical power first came to the town in 1935 and 1936 and the farms beginning in 1936. Fire protection was apparently abandoned when the economy declined. Fire hydrants, of course, were dry after the public water system was shut down in the early 1920's. As a result, the town remained without fire protection for nearly 80 years. Dietrich currently has formed a fire district. The district has 1 fire chief and 12 volunteer fire fighters. The district has 2 structure trucks, 1 pump truck and 1 back up pump truck, 1 large brush truck and 1 small brush truck, 1 tanker truck. The district also has on order a structure/pumper truck available the end of 2005. With the water system there are hydrants to provide fire protection to the city.

The first school in Dietrich was open in 1909 – 1910, and students attended classes in a one-room wood-framed building. According to the Frank H Kelley diary the building burned on May 9, 1913. Construction of Dietrich's first brick schoolhouse began in October 1912. This school stood on the site of the present-day one and was dedicated on September 30, 1913. In September of 1934 the gymnasium was built. On September 17, 1934 the biggest fire in Dietrich's history damaged the school building beyond repair. The present day school was completed in the fall of 1935 on the site of the one that was destroyed by fire in 1934. The current gym was finished in the early 2004. A bond was passed in 2003 for the construction of the new school. The old gym was

removed and replaced with new construction of classrooms and cafeteria. Plans are to be into the new section in late 2005. With the addition of the new section, the school can provide for an increase in the number of students. The present enrollment is approximately 174.

While early records are sketchy, there is indication of a Methodist Church, a Catholic Church, and a Church of Latter-day Saints. Services were held at the Dietrich Hotel and at personal homes in various locations. The home of Wayne Perron was at one time a Catholic Church. At the present time there is only a Church of Jesus Christ of Latter-day Saints. All other religions travel to Shoshone for services.

Businesses in town are a bar and restaurant, and a small grocery store.

Special Areas and Sites of Interest

Lincoln County is generously endowed with special areas and sites including historical, archeological, architectural, ecological, wildlife and scenic. The preservation of these areas is of importance to the County. Architecturally, Lincoln County has some of the best examples of lava rock building construction in Idaho. Knowledge of how to create "local bearing" walls from the basalt lava rock was a secret known to Basque and other European stone masons. They were responsible for much of the local construction and played a key role in the local customs and culture of the County. Historical areas or sites include old railroad towns such as Tikura, Pagari, Tinupe and Kimama. There are also some old freighting roads and early irrigation projects. Archeological sites are along Big and Little Wood Rivers as well as a number of other areas in the county. Ecological sites include Big and Little Wood Rivers, Notched Butte, Mammoth Caves, Ice Caves, Star Lake, Crater Butte, Kimama Butte, Wilson Butte Cave, sculptured lava rock of the Big Wood River and many others. Star Lake and along Big and Little Wood Rivers are wildlife areas. Antelope frequent the area's most of the year. Other big game animals are often seen in the county during the late fall and winter. Special scenic sites include Ice Caves, Mammoth Cave, Notched Butte, the Lava Bridge near Richfield and Black Butte. There are other areas of the county which have not been mentioned that are also worthy of preservation.

PROPERTY RIGHTS I.C. 67-6508a

PROPERTY RIGHTS

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

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

Policies

It is the policy of Lincoln County to comply with the requirements and provisions of the Idaho Code with respect to regulatory takings. The Idaho Regulatory Takings Act (I.C. 67-8001, -8002 and -8003) is established to better provide that land use policies, restrictions, conditions and fees which do not violate private property rights, adversely impact property values, or create unnecessary technical limitations on the use of private property.

1. Does the regulation or action result in a permanent or temporary or physical occupation of private property?
2. Does the regulation or action require a property owner to dedicate a portion of property or to grant an easement?
3. Does the regulation deprive the owner of all economically viable uses of the property?
4. Does the regulation have a significant impact on the landowner's economic interest?
5. Does the regulation deny a fundamental attribute of ownership?

6. Does the regulation serve the same purpose that would be served by directly prohibiting the use or action; and

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

These questions are taken from the "Idaho Regulatory Takings Act Guidelines" September 2002.

To further comply with Idaho Code on Personal Property Rights, I.C. 67-6508 and 67-8003 establishes that an agency or local government staff must use the following questions in reviewing the impact of a regulatory or administrative action on specific property.

1. Landowner Property Rights: Encourage the protection of the property rights of landowners to the extent possible. Real property rights include:

- a. The right to own real property.
- b. The right to possess and use real property, (according to local and state law).
- c. The right to invite others onto or exclude others from the real property.
- d. The right to dispose of an interest in the real property (lease, easement, mortgage, gift, inheritance, sell or deed, etc.).
- e. The right to enjoyment of the real property. These questions are taken from the "Idaho Regulatory Takings Act Guidelines" September 2002.

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

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

The public review process used for evaluating proposed regulations is another tool that the agency or local government should use aggressively to safeguard rights of private property owners. If property is subject to regulatory jurisdiction of multiple governmental agencies, each agency or local government should be sensitive to the cumulative impacts of the various regulatory restrictions. Although a question may be answered affirmatively, it does not mean that there has been a "taking." Rather, it means there could be a constitutional issue and that the proposed action should be carefully reviewed with legal counsel.

There are several forms of land use restriction in Lincoln County Governmental and private. Governmental restrictions fall in the form of Zoning Ordinances and Laws, Building Code Requirements, Highway District regulations, and Health and Welfare restrictions and requirements. Private restrictions are typically in the form of Covenants and Conditions and Restrictions (C&CR's)(CC&R's). They are enforced differently.

Governmental restrictions are enforced by the agency with responsibility for the area. Typically violations of Governmental restrictions may include civil penalties, civil lawsuits, or court orders to cease and desist and/or removal of the entity or item in violation of the restriction. (C&CR's)(CC&R's). are enforced by the property owners that share the (C&CR's)(CC&R's). and are civil matters only. Government agencies have no enforcement jurisdiction on (C&CR's)(CC&R's).

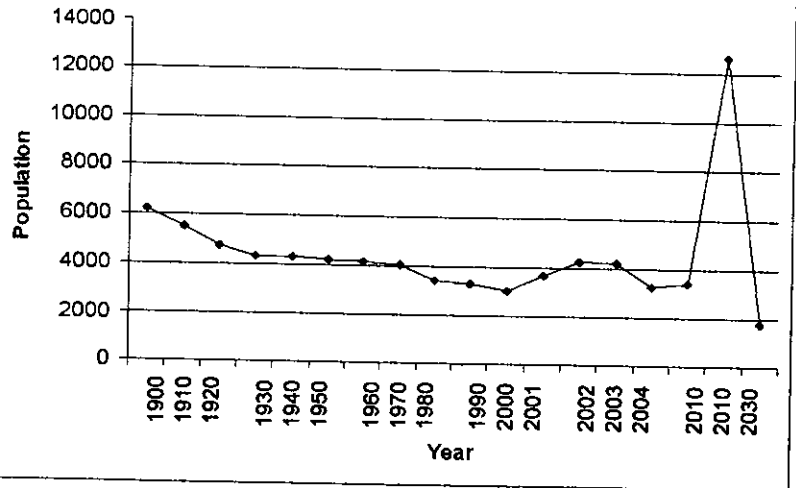
Both CC&Rs and zoning ordinances affect the legally permissible uses of the land. Both must be complied with and neither provides an excuse for violating the other.

*POPULATION &
ECONOMIC
DEVELOPEMENT I.C. 67
6508b&d*

Population

The 2004 estimated census showed a population of 4,326. This represents a 6.8% increase from 2000. Lincoln County's population in 1990 was 3308. The 2004 estimate is an increase of 22.2 % since 1990. A total of 323 new housing units have been constructed in the county since 1990. The decline of 17.1% population for the 1960 to 1970 period was generally attributed to mechanization of agriculture and consolidation of small farms into larger units. The 1980 census showed a population of 3,308 versus the 1970 number again showed the population increasing slightly.

Lincoln County Population Data



The large spike in population in 1910 can be attributed to the fact that the surrounding counties had not been partitioned off at that time and the county was considerably larger in area. The population of Lincoln County in 1920 was 3,446 and by 1930 had decreased to 3,242.

With 1,203 square miles, Lincoln County in 2000 had a population density of 2.77 persons per square mile. Average family size averages 3.27 persons. The demographic profile indicates that age distribution very closely approximates the U.S.A. distribution. With a lack of continued job growth and development one can expect an out migration of younger residents that will be counterbalanced by migration of people in into the county looking primarily for environmental living room and a reduced cost of living. Thus protection, and even enhancement, of current environmental quality is a key element in maintaining the population and economy of Lincoln County. See Table 4 for General Population Demographic Characteristics in Lincoln County.

Employment

The seasonally adjusted unemployment rate has remained stable in the last decade. The peak of 6.6 percent occurred in 1992, and the lowest unemployment rate was 3.9 percent in 2001. The unemployment rate has improved over the last few years due to diversification in the economy and the creation of some new jobs, primarily in the services sector. Several new convenience stores that serve Sun Valley-bound tourists have done well in Shoshone. Dairy commodities have been strong and cheese-processing jobs in Richfield have been very stable. Shoshone is also conveniently located as a bedroom community to workers who commute both to the Twin Falls area and the Wood River Valley area. New dairies have appeared in the southern part of Lincoln County and agriculture is strong. Per capita income in Lincoln County has grown steadily in the last ten years. From 1991 to 2001 per capita income has grown 49 percent, and Lincoln County ranks 22nd out of Idaho's 44 counties in that category. Source: Lincoln County Profile, by the Idaho Dept. of Commerce and Labor: <http://cl.idaho.gov/lmi/pubs/lincolnProfile.pdf>

Economy

Agriculture is the dominant industry in the County, providing most of the basic industry employment. Lincoln County has approximately 771,584 acres of this total; BLM manages approximately 583,388 of those acres as public lands, and the State of Idaho controls approximately 21,610 acres leaving approximately 166,586 as

privately owned. State tax records from 2002 show that there were approximately 100,800 acres in agricultural production with 78,889 under irrigation. This represents a loss of about 18,000 acres over the last fifteen years. Additionally, the number of farms dropped from 338 to 280, representing a net loss of 58 farms. This is indicative of the change in land use in some areas of the county from Ag to residential. See Appendix C for a 5 year average of agricultural statistics from 1987 to 2002.

The carrying capacity of the irrigated pastures is two cows per acre and approximately one head per forty acres on the native ranges. The principal marketing and trading area is the Magic Valley proper. Most trading is done in Shoshone, Richfield and Dietrich in Lincoln County, and in the cities of Gooding, Jerome or Twin Falls. The Kimama market area goes to Paul, Rupert and Burley. Lincoln County serves as somewhat of a trading area for Camas and Blaine Counties partly because of the various government offices located in Shoshone. The major livestock markets are at the sales yards in Shoshone, Jerome and Twin Falls. The dollar value of livestock sold at the Shoshone Sale Yard is significant. Within the last few years Lincoln County has become a feed-import county. Hay and other feed products are being imported from all over Southern Idaho.

Milk production is a major commodity in Lincoln County. The county, like surrounding counties, has experienced an increase in CAFO applications and added several new operations in the last couple of years. The Glanbia plant at Richfield is processing whey from regional plants and there is a Cheese plant located in nearby Gooding County. Cheese processing is an expanding industry, providing markets for the milk produced by local dairies.

Lincoln County is experiencing growth pressure due to the high cost of living in Blaine and surrounding Counties. The growth is generally occurring in north Lincoln County due to its closer proximity to Blaine County. This growth pressure has led to numerous subdivisions being constructed in the North County and in excess of 1200 ac have been rezoned from Agricultural use to Rural Residential since 2005 in this area. There is additional growth taking place in the Richfield and Dietrich areas. Lincoln County needs to be proactive in preparing for these potential events and the continued encroachment of subdivisions on agriculture.

Additional pressure is being placed on agricultural lands by limited water supplies and tight profit margins on crops. These factors along with increasing property values in some areas of the county make the conversion of farmlands to subdivisions more profitable than continuing to farm.

Although still largely agricultural in nature Lincoln County has experienced a diversification of economy over the last 10 years or so to one of light manufacturing, residential construction trades and associated services, auto and truck repair, equipment rental, and retail trade. This diversification of economy and tax base is partly the result of the increasing demand for affordable housing for residents that work outside of Lincoln County creating a local demand for these types of services.

Lincoln County needs to consider that residential development without a commensurate increase in development activities of a light industrial or commercial nature places the county at risk in the future. Residential growth alone may not provide sufficient tax revenues required to continue to develop and or extend services like fire, police, EMT and education to the residents of Lincoln County. Lincoln County should develop and implement policies that encourage the development of light industrial and commercial activities in the county.

SCHOOL FACILITIES AND TRANSPORTATION I.C. 67-6508c

Education

Lincoln County consists of three small school districts. These are: Shoshone #312, Dietrich #314, and Richfield #316. These districts were each formed from much smaller neighborhood schools. With the growth of population and diminishing resources from the state, school districts often struggle to make ends meet and must depend more on local levies. In addition to these districts, some areas of the county are served by districts closer to them, i.e. Kimama is served by Minidoka Schools, some students south of Shoshone are served by

Jerome Schools, and some students at the extreme west end of the county are served by Gooding Schools. There are no private schools in the county but several families home school their children.

Shoshone School District was established in February of 1947. Today the district has one central building and campus housing the entire school system (grades K-12). There is an 'old gymnasium and shop' complex on Hwy. 93 on the southern edge of Shoshone which is where the old high school was located. It is used for storage and as a practice facility. The district has approximately 38 certified teachers administrative and support staff. There is approximately 30 non-certified support staff. There are approximately 600 students in the district. Shoshone School District built a new high school in 1997. This facility has already added additional space and is at near capacity at this writing. An older portable classroom is still in use. The old high school gym is still used as a secondary practice facility. Current district enrollment is about 535 students. Current facility issues are an expanded kitchen is needed. The current facility is at capacity. The Vo-Ag garage needs to be brought up to current safety code. As the new high school ages, with additional student usage, the maintenance required to maintain the facility will increase.

The district is projecting a 17% growth in student population over the next five years (2006-2010) or about 625 enrolled students at that time. There have been 50+ new enrollments in kindergarten and this trend is expected to continue. ~~The 2009 graduating class is projected to be 199 students.~~

The district has a requirement to prepare a 10 year facility plan for the State Board of Education. That plan represents the long term plan for facilities growth in the district. Between 2009 and 2016 they project that they will need to convert the existing k-12 facility to 4th through 12th grade and add a new 8 classroom facility for Pre-K through 3rd grades. They also project the need for 42 permanent teaching stations (an increase of 8). The district's current bonded indebtedness retires in 2016.

Dietrich School District has added classrooms and a new gym in 2004. At the present time, it has room for growth. Considerable growth in the elementary school is predicted in the next few years. Current district enrollment is about 170 students.

Richfield School District has added a portable classroom which has allowed some extra space. It is near capacity but still has some room for growth. The school has also purchased the old bank building which is used for administrative offices and storage. In the future it may also be used as a preschool if the district adopts a full-time kindergarten program. Current district enrollment is about 219 students.

Lincoln County pays part of the tuition for students who choose to attend the Idaho Community Colleges for post-secondary education. This is a maximum of \$500 per semester and \$3,000 total.

Lincoln County supports the school districts examination of mechanisms to help support school facilities including but not limited to impact fees and real estate donations.

LAND USE I.C. 67-6508e

Physiography

Lincoln County lays on the northern edge of the Snake River Plain in south central Idaho with much of the southern portion of the county covering the Snake River Aquifer. The county is geologically divided into distinct areas by basaltic lava flows of varying ages, some thought to be a recent as 1000 years ago. They dominate the landscape particularly in the northeast and west-central portions of the county and in many ways restrict access due to their rugged nature. Due to the lengthy volcanic history of the Snake River Plain and Lincoln County lava rock outcroppings and areas of thin soils area also common across the county. These factors along with limited rainfall and where supplemental water is not available land uses are generally restricted to dry rangeland grazing.

In areas of the county where supplemental water is available the predominate land use is agriculture however as noted earlier considerable lands have been rezoned to residential particularly in the west central part of the county between 420 and 620 N roads and Highway 75.

Another result of the County's volcanic history is a number of unique geological features associated with the eruption and movement of lava. One of the most prominently visible on aerial photography is Star Lake southeast of Dietrich. Other interesting features are the lava tubes that exist predominantly in the northern part of the county.

Within 2 miles of highway 75 northbound are two well developed lava tubes, the Mammoth cave and the Shoshone Ice Cave. The mammoth cave was historically used as a civil defense shelter and storage area and has a small commercial operation there. The Ice Cave is a unique feature of the high desert plain with a larger more prominent commercial presence. The formation of ice is the result of high evaporative demand due to the extremely low relative humidity common in the county, evaporative cooling results in the formation of ice from entrapped ground water dripping into the cave. This unique resource was discovered in the late 1800's and nearly destroyed by the exporting of ice to the saloons and businesses of the booming rail town of Shoshone during that time. It is now leased from the BLM and operated by the same family as a tourist attraction.

The land area of the county is mostly undulating and the elevation increases quite rapidly from the West to the East and South to North. The elevation in the farming areas of North Shoshone increases from 3600 feet to more than 3900 feet in the Northeast portion. The elevation of the City of Shoshone is 3968 feet. In the farming area North of Richfield, it increases to well over 4600 feet. The northern portion of the county is foot hills with elevations on the Lincoln-Camas-Blaine County line rising to more than 5500 feet.

Existing Land Covers and Uses

The land area of Lincoln County is 771,584 acres. Of this total, 583,388 acres are Public land and are under the direction of the Bureau of Land Management (BLM). The Federal and State Lands have a variety of uses including recreation, livestock grazing, wildlife habitat, mining, watershed, etc. The largest use is for livestock grazing. Federal and State Lands in Lincoln County supply 76,956+ animal unit months (AUMs) for forage for local livestock (cattle, sheep and horses) during the spring, summer and fall grazing seasons. These AUMs are divided into forty-nine (49) BLM allotments, or portions thereof, located in Lincoln County. The State of Idaho owns approximately 21,610 acres within Lincoln County. These lands are also used for recreation, wildlife habitat and other purposes. Privately owned lands in Lincoln County consist of approximately 166,586 acres.

The land cover is dominantly a Sagebrush/grassland ecotype. There are significant portions of the county that are perennial grasslands. This is typical of the northern edge of the Great Basin. The sagebrush tends to be Basin and Wyoming but some areas of three tip are known to exist in southwest areas of the county. Native grasses are common but many areas of the county that have been burned have been extensively seeded with crested wheatgrass. Cheat grass dominates these areas as well and these areas experience an increased fire frequency. See the Lincoln County All Hazards Mitigation Plan for a more complete discussion.

Climate

Shoshone's climate is typical of the rolling foothills plains of South Central Idaho. Temperatures in the minus 30's have been recorded in the county, but these extremely low temperatures seldom last for more than a week at a time. The summer highs peak in July and August and average over 90 degrees. Occasionally it warms to over 100 degrees and can do so for several days to a week or more at a time. The weather records give the following averages for Shoshone: Last killing frost in the spring, June 5; first in the fall, September 13; average growing season, 111 days; average precipitation, 10 inches. The Richfield station records show the following: last killing frost in the spring, June 5; first in the fall, September 13; average growing season, 111 days; average precipitation, 10.89 inches. The bulk of the annual precipitation comes in the form of snow during December, January and February. See Tables 1 and 2 for Climate Summary Data for Shoshone and Richfield.

General Land Use Concepts

Lincoln County desires to balance the need of preserving and enhancing the rural atmosphere and character of the county with the transition of historically agricultural lands to non-agricultural uses. This statement considers the historical uses of land within the county and the changing nature of certain sections of the county. In an effort to maintain the rural nature of the county, county officials should discourage the conversion of productive agricultural lands to non agricultural use. However, recognizing the need for affordable housing and the desire of land owners to convert unproductive or marginally productive lands to rural subdivisions, zones have been established to help guide the orderly development of currently agricultural lands. In all cases the establishment of sub-divisions should be weighed against the distance from and impact on services like fire protection, highways and roads, schools, etc. Additionally distance from potentially conflicting uses like industrial, CAFO's and/or commercial areas should be considered when considering changes in land use.

Community Design

This Community Design section is intended to address the built and natural environment. This includes the image and character of Lincoln County neighborhoods; the quality of buildings, streets, and public spaces; and the community's historical attributes.

To create more livable neighborhoods, we need to make sure that our communities are designed in such a way that they address the needs of all residents and improve their quality of life. That means taking into account the needs of a diverse population: the young, the old, wealthy and poor, healthy and disabled. Furthermore, the maintenance of existing facilities and the establishment of ordinances that promote the general cleanliness of the county further enhance the value of property and the quality of life.

Goals

Beautification Develop community pride in a clean uncluttered environment. Enact Ordinances requiring residents to maintain a clean and uncluttered environment Enact a Junk Ordinance prohibiting the storing of more than two unlicensed vehicles in A-5, and R zones Identify and preserve our historical heritage and encourage the preservation of historical buildings within the County. Provide incentives for preservation of important historical and architecturally significant buildings within the County. Promote an image of quality and distinction by blending the natural and built environments. Promote development that reflects Lincoln Counties heritage and fosters a sense of community pride. Utilize trees and landscaping to mitigate environmental degradation and buffer surrounding land uses impacted by residential, industrial, and commercial activities.

Objectives

Obtain state and local financing for establishing a County Historical Museum. Maintain rural character. Provide incentives for rural design amenities. Establish setback rules which preserve open spaces. Identify appropriate locations and standards for transition zones.

Lincoln County may wish to adopt design guidelines. Design Guidelines provide specific direction on all commercial, industrial, multi-family development. The intent is to guide development in a manner that is not only functional, but also aesthetically pleasing, promotes social and economic vitality, and fosters an enhanced sense of safety, comfort, interest and identification between people and their environment. The Design Guidelines address specific community design issues such as site planning, pedestrian access, vehicular access and parking, building design, landscape and site design. To ensure a consistent pattern of development, the design guidelines and Community Design Element should be used jointly when planning and analyzing development covered by the Design Guidelines within the ~~City-County~~.

Agricultural/CAFO Land Use Area

Agricultural/CAFO Land Use Areas are created to provide areas in the county suitable for those types of development, yet dependant and respectful of the residential, commercial and industrial land uses.

The Agricultural/CAFO Land Uses are activities as defined in the *Lincoln County Zoning Ordinance and Confined Animal Feeding Ordinance*.

Development in this zone may vary depending on the availability of such factors as transportation, county services, soils, other environmental conditions and others that are pertinent as determined by the county.

Residential Land Use Area

The Future Residential Land Use Area is created to provide a transition between those areas in the county that are strictly agricultural and those that may be suitable for other types of development, yet dependant and respectful of the agricultural uses. This zone identifies areas for infill development for the foreseeable future.

The Future Residential Land Use Area is suitable for single family residential living, including manufactured homes (as allowed and defined by state law) meeting certain building requirements. One purpose is to allow the development of residential neighborhoods in rural settings to meet demands of the population, preferably on land which is desirable for development (desirability criteria will be set as part of the Zoning Ordinance, and in part, based upon factors listed below) Areas designated are suitable for single family or manufactured homes under certain conditions. All developments shall meet or exceed the health and safety regulations set by the South Central Health District and the state as the installation of water and sewer systems.

This land use will contain different density designations depending upon the land characteristics and circumstances. Lot size and development may vary within this land use depending on such factors as transportation availability, county service, soil and environmental conditions and others as determined by the county. It is intended that areas around creeks and on less desirable development land might be a lower density, while hillsides and desirable development land might accommodate a higher density. Density transfers might be a possibility under certain conditions.

Uses allowed under this land use include appropriate agricultural, public or semi-public facilities compatible to the agricultural and residential use, cottage industries or home occupations having minimal impact upon surrounding properties and necessary utility installations. Accessory dwelling(s) on a platted or recorded lot will be per Lincoln County Planning and Zoning ordinance. Densities on lots platted after adoption of this plan will not exceed those required for a sufficient septic system.

Clustering of homes is encouraged on more desirable development land within this land use, leaving the remaining land in agricultural use or other acceptable open space. Location of these housing clusters should be near an adequate transportation system to serve the development. It will be the responsibility of the developer to develop a transportation system if none exists and establish home owners associations in developments for the maintenance of the transportation system. This will assist in preserving the open space now enjoyed by Lincoln County residents. The individual lot size in a cluster development may be less than the minimum lot size per the zoning ordinance provided that the number of home sites per project does not exceed the number of sites that would be allowed under the zoned density.

Land factors used in determining land use:

1. Rocky lands
2. Low value agricultural lands
3. Distance from CAFO's
4. Distance from adequate transportation systems
5. Distance from County Services
6. others

- 1 Future Residential Land Use zones will be established to provide transition between those areas in the county that are strictly agricultural and those areas that may be suitable for other types of development.
- 2 Lincoln County ~~shall~~ may encourage development only in Future Residential Land use zones.
- 3 Lincoln County ~~shall~~ may develop standards for density in Residential Land use zones.
- 4 Lincoln County ~~shall~~ may determine uses allowed in this land use including appropriate agriculture uses, public and semi-public facilities, residential, cottage industries and necessary utility installations.
- 5 Future Residential Land Use zones ~~shall~~ may be designated single family dwelling areas. Multi-family dwellings will be granted under the conditional use process.

Development in this zone may vary depending on the availability of such factors as transportation, county services, soils, other environmental conditions and others as determined by the county.

Industrial/Commercial Land Use Areas

Future Industrial/Commercial Land Use Areas are created to provide areas in the county suitable for other types of development, yet dependant and respectful of the agricultural uses.

The Industrial/Commercial Land Use Areas are suitable for Industrial and Commercial activities as defined in the Lincoln County Zoning Ordinances.

This land use will contain different density designations depending upon the land characteristics and circumstances. Lot size and development in this zone may vary depending on the availability of such factors as transportation, county services, soils, other environmental conditions and others as determined by the county.

Federal Grazing Lands

Lincoln County recognizes the custom and culture of grazing of livestock on public lands. Lincoln County also supports the continued grazing use of those public lands. The Board shall ~~pursue action to ensure~~ encourage Federal and State resource management agencies manage their lands according to the custom and culture of Lincoln County.

Federal Grazing Lands Policies

1. Lincoln County Board of Commissioners will cooperate with Federal and State resource management agencies on all matters affecting livestock grazing on public lands.
2. Lincoln County supports incentive programs to improve grazing lands. These programs may include: permittee ownership of range improvements, appropriate fee schedules, allotment plan flexibility, or increasing grazing capacity or allowing other economic benefits to accrue to permittees making improvements to public lands.
3. Lincoln County supports the continuance of existing stock driveways as part of the custom and culture of the County.
4. Lincoln County shall cooperate with Federal and State agencies to ensure the continuance of appropriate range monitoring systems. These systems document conditions and trends of rangeland resources.
5. Lincoln County encourages appropriate mitigation measures when access to surface water resources on public lands is obstructed by Federal or State agencies.
6. Lincoln County encourages Federal and State resource management agencies to develop goals for wildlife to minimize conflicts in resource use by livestock and wildlife.
7. Grazing permits or agricultural rights of any kind shall not be taken under eminent domain or otherwise without just compensation pursuant to provisions of the United States and Idaho Constitutions.
8. Lincoln County ~~shall~~ encourages federal and state management agencies follow local laws.
9. Lincoln County supports compliance with federal and state livestock health codes on public lands.

10. Lincoln County supports compliance with state brand laws on lands administered by federal And State resource management agencies.
11. Lincoln County is considered Open Range.
- 12 Lincoln County supports and encourages predator management programs on Federal and State administered lands.

Goals

- Encourage development of residential areas within agricultural transition zones.
- Locate rural sub divisions away from agricultural and industrial lands.
- Support policies under land disposition that retain lands in private ownership.

Land Disposition

Recognizing that land is essential to local industry residence and County tax base, it shall be the policy of Lincoln County that the design and development of all federal and state land disposal, including land adjustments and exchanges be carried out to the benefit of Lincoln County.

Land Disposition Policies

1. Increase opportunities for local economic development by increasing the amount of patented And non-federal or state controlled land within Lincoln County.
2. Federal or State land agencies and other agencies or departments shall not acquire any private Lands or rights in private lands within Lincoln County without first ensuring
 - a. That as a minimum, parity in land ownership status is maintained within the geographical boundaries of Lincoln County; and
 - b. That Private property interests are protected and enhanced.
3. Federal and State managed lands that are difficult to manage or which lie in isolated tracts shall—should be targeted.
4. The general public, the State of Idaho, local communities and Lincoln County Commissioners shall be notified of, consulted about and otherwise involved in all Federal and State land adjustments or transfers involving land located within Lincoln County.
5. The Idaho State Land office shall should assist Lincoln County in coordinating land exchanges to maximize unencumbered private lands in Lincoln County.
6. Land Transfers of any nature must should be done in a manner to not be a detriment to local customs, culture, historic use or public access.

Waste Disposal

Proper waste disposal is essential to the public health of the citizens of Lincoln County. Lincoln County is a member of the Southern Idaho Solid Waste. This organization is the coordinated effort of 7 member counties to provide safe and efficient solid waste disposal. Lincoln County is served by a transfer station located approximately 2 miles north of Shoshone on highway 75. Waste accumulated here is trucked to Milner for permanent disposal. Lincoln County generated 3178 4067 tons of solid waste in 2004 2007 and achieved the 2nd highest recycling rate of all counties participating at 47% 38%.

Waste Disposal Policies

1. Lincoln County Commissioners shall determine land withdrawals for hazardous and non - hazardous waste storage or disposal as well as the types and points of origin of such waste.
2. Waste disposal on any land within Lincoln County shall be only with concurrence and approval of the Lincoln County Commissioners of a study provided by the person, persons or entity requesting permission for waste disposal area and in accordance with all Federal and State laws.
3. Study must address the following concerns as a minimum:
 - a. Impact on local custom, culture, historic use and public access.
 - b. Both short and ling term effects on public health, public safety, environmental impact and future land use.

Industry

Industry is defined as manufacturing or processing of natural resources and products existing or produced. Industry is desirable to promote and enhance economic welfare of the citizens of Lincoln County. Those industries that enhance and promote local custom, culture and historic use shall be encouraged to locate within Lincoln County.

Industry Policies

The term "light" industrial uses include contractor's storage yards, light manufacturing facilities, machine shops, and other similar uses. These light industrial uses should:

1. Not emit offensive odor, dust, smoke, glare, gas, toxic materials, light, noise or vibration beyond the site itself.
2. Not require an uncompensated extension of county services.
3. Not create off-site impacts which are incompatible with the basic agricultural, recreational and residential uses of the county.
4. Provide expanded employment opportunities.
5. Not detract from the scenic quality of established scenic travel ways in the county.
6. Operate compatibly in close proximity to adjoining commercial or residential purposes.

The term "heavy" industrial uses are generally defined as uses having inherent characteristics which create air, noise, visual and other forms of pollution. These uses are incompatible with residential, recreational, and tourist uses and, primarily, are to be isolated or, secondarily, well-buffered from other types of land use.

1. May emit offensive odor, dust, smoke, glare, gas, toxic materials, light, noise or vibration beyond the site itself.
2. May require an uncompensated extension of county services.
3. May create off-site impacts which are incompatible with the basic agricultural, recreational and residential uses of the county. Therefore must be located sufficient distance from these zones as to not cause adverse impact.
4. Provide expanded employment opportunities with competitive benefit and wage packages.
5. May not detract from the scenic quality of established scenic travel ways in the county.
6. Operate compatibly in close proximity to adjoining commercial or residential purposes.

Goals

Encourage recruitment and development of environmentally friendly light industry.

Encourage light industry to locate in areas compatible with existing uses.

To increase the employment opportunities and tax base in Lincoln County.

Identify areas for industrial sites that are adequately serviced by existing transportation networks and that are not detrimental to existing uses within the immediate area.

NATURAL RESOURCES I.C. 67-6508f

Natural Resources

Lincoln County has a rich assemblage of natural resources. They range from the acres of open rangelands across the county to protected wetlands and wildlife areas that flank the Little Wood River in the northeast part of the county. With 81% of Lincoln County owned by the US Government and managed by BLM there are abundant lands avail and open for the public's use and enjoyment. Portions of the Craters of the Moon National Monument occupy the far northeast corner of the County. These public lands are used extensively by the public for recreational purposes like hunting and fishing (see Idaho Department of Fish and Game discussion above), off road riding of horses and 4-wheelers and hiking. Lincoln County in this document and elsewhere has strongly encouraged the preservation of existing public access areas and roads whenever possible.

Mineral Resources

There are two well developed commercial gravel pits that export gravel to the surrounding counties for construction use. It is projected that the county has adequate gravel resources for the foreseeable future. Other mineral resources in the county are extremely limited and primarily are lava rock used in home and garden construction.

Goals: Encourage the managed use of natural resources in the county that best represent the interests of the citizens of the county. Encourage the maintenance of public access to public lands in the county.

Water

There are two rivers that flow through Lincoln County, the Big Wood and Little Wood. There are a few minor streams and springs in the northern parts of the county and numerous irrigation canals. The Big Wood and Snake River provide a significant portion of the water used for irrigation purposes. The Little Wood is not a significant source of irrigation in the county. Its primary use in the county is recreational. Deep wells as described above also provide irrigation water in the County.

Lincoln County recognizes protection of water resources and existing water rights are essential to the economic and cultural viability of Lincoln County. Conservation of water resources and the adequacy of water supplies for future use are deemed essential for the future health, safety and welfare of Lincoln ~~Counties~~ County residents. Therefore the residents of Lincoln County adopt the following policies:

Water Policies

1. Lincoln County recognizes water rights obtained by decree, license, or use pursuant to the Idaho Constitution. Lincoln County shall take action to protect those rights.
2. Lincoln County strongly endorses the "first in time is first in right" doctrine in water rights.
3. As water is a finite resource, measures should be taken to protect water for the general welfare, safety and health of Lincoln County residents.
4. Hydropower development on streams and canals within Lincoln County should not be authorized by Federal, State or local agencies until extensive study has been undertaken to evaluate and mitigate the effects of such development on existing water rights. Lincoln County shall be notified of any application for hydropower generating facilities, with full opportunity to be party to and participate in the decision making process.
5. No waterway within Lincoln County should be designated "scenic river" or "protected river" or any other protective classification.
6. Lincoln County has found the concept of "multiple use of natural resources" in the best interest of the people of the County. Plans involving water quality, whether private, Federal, State, or local, have impact on Lincoln County, and shall be reviewed and approved by Lincoln County.
7. No water rights in Lincoln County, of any kind, shall be taken under eminent domain or, otherwise without fair and just compensation, pursuant to the provisions of the Idaho and United States Constitutions.
8. Lincoln County opposes the separation of existing water rights from land being re-zoned or divided in any way
9. Lincoln County opposes inter-basin transfers of water.
10. Protection of water quality shall be considered, and given high priority in land use decisions. State and national standards will be recognized by Lincoln County and those criteria will be used to establish priorities in land use decisions. Water quality trends will be reviewed when data becomes available.
11. Protection of underground water resources will be given high priority. Lincoln County may support development of (through other agencies and with Lincoln County resources) inventories of available water-both surface and underground. This information will be utilized in every land use decision.

12. Lincoln County recognizes cumulative adverse environmental impacts to water availability and water quality could occur. Therefore it is resolved that Lincoln County will consider the cumulative effects on surrounding land uses when considering Conditional Use Permits, Re-zone, Subdivision or Variance requests.

13. A reliable supply of water is critical to the future of Lincoln County. Lincoln County supports continued efforts to recharge ground water supplies as well as efforts to provide reliable stream and storage facilities.

14. Lincoln County is a party to and has adopted the policies found in the Mid Snake River Coordinated Water Management plan. These policies may be used when making land use decisions.

Goals

Improve quality of water returning to streams, rivers and the Snake River Aquifer. Improve irrigation distribution system and water holding facilities in Lincoln County and improve vegetation. Provide a reliable irrigation water supply system to improve County agricultural activities. Encourage and support aquifer recharge efforts. Support efforts to protect ground and surface water quality.

Air

Lincoln County enjoys relatively good air quality. The County should be wary of impacting air quality when making decisions on development.

Goals

Maintain the current low level of air pollutants within the County. Maintain a clean environment. Assist in attracting industries with low pollutant levels.

Soils

The highest rated soil in the county is Class II, with large amounts of Class VII and VIII. Even in Class II, rocky outcrops and large loose rocks create problems. There are areas in the Dietrich area that are extremely sandy and are a problem when the cover is destroyed by plowing or fire. The soil is a silt loam origin that produces well when adequate moisture is available. ~~The potentially arable, and the presently arable land, is found in the West and South portions of the county. They are somewhat intermingled with the recent lava flows.~~ All land not arable or arable lands which do not have irrigation water, are presently used as dry land range. The Snake River basalt is the youngest igneous rock in the area. It is thought to be as little as one thousand years old in some areas. Basalt is dark in color, deposited as flows of variable thickness (to a depth of at least seven hundred feet), and often has a rough or broken surface which has weathered very little. Volcanic cones, fans and depressions are common as well as several volcanic craters scattered throughout the county. Volcanic and sedimentary rocks lie beneath the Snake River basalt and outcrop areas where they were not covered. These have been dated as Miocene to Pliocene age of Tertiary time. Chemically, these volcanoes are more acidic (similar to the composition of granite) and lighter colored than the basalt above. There are approximately fifty sites of sand and gravel scattered throughout Lincoln County. Some of these are now being used and some have yet to be opened. Indications are that there is sufficient sand and gravel for the near future and the quality is suitable as aggregate for either concrete or asphalt.

Mineral Resources

Lincoln County custom, culture and historical use recognized that the development of its abundant resources is desirable and necessary to the State and the Nation. Therefore, it is the policy of Lincoln County to provide for the long term availability and responsible development of its resources. There are several commercial gravel resources in the County. Mineral resources on Public Lands are controlled by the Bureau of Land Management.

Hazardous Areas I.C. 67-6508g

An exhaustive analysis of these types of areas in the county is provided in the Lincoln County All Hazard Mitigation Plan. Lincoln County recognizes the value of the analysis provided in the referenced document and adopts that language for this section.

PUBLIC SERVICES, FACILITIES & UTILITIES I.C. 67-6508h

County's Sheriff Office

The Lincoln County Sheriff is the chief law enforcement officer in the county. The Sheriff's Office is mandated by Idaho Code 31-2202 to enforce all penal provisions and statutes of the State, including but not limited to, preserving the peace, arrest persons who have committed a public offense; prevent and suppress all breaches of peace; attend all courts; take charge of prisoners; and, civil processes. Other duties include patrol and traffic, criminal investigation, oversee driver's license processing, and, search and rescue. The Sheriff's Office is located in the County Courthouse in Shoshone.

The office has six (6) full-time staff, including the sheriff which includes four (4) deputies (includes investigators), one (1) civil deputy and two part-time staff which includes one (1) part-time bailiff and one part-time secretary. The office is responsible for coverage of approximately 1,200 square miles and serves a population of approximately 5,000 persons, which includes not only Shoshone, but also the townships of Dietrich and Richfield. It uses six (6) vehicles and one transport van for prisoners.

Jail Facilities

Drunken driving arrests, domestic violence, drug arrests and mandatory sentencing have combined to increase the number of jail inmates being housed in other counties at a cost of \$40-\$45 a day per prisoner. While State law states that the county can charge a prisoner \$25 for reimbursement, the majority of inmates are indigent and costs for their confinement are generally uncollectible. Lincoln County presently houses its prisoners in surrounding counties, primarily Gooding County, also Jerome, Mini-Cassia, Blaine and occasionally has looked to Elmore and Bingham Counties to find an available bed for a prisoner.

Many Sheriff's Offices provide drug education and community services in addition to their other duties. Lincoln County provides backup service to the city and federal agencies in the county, as well as all emergency services. Also, the Sheriff is mandated by State law to be the primary entity in charge of all rescue operations within the county.

Lincoln County Sheriff's Reserve

This is a non-profit organization formed to assist regular officers. Presently there are five members. They assist at the fair, rodeo, Arts in The Park, etc. POST certified deputies do patrol.

Lincoln County Civil Defense Search and Rescue

This organization is composed of approximately thirty volunteer members. These volunteers use horses, jeeps, 4-wheel drive vehicles, boats, snowmobiles, scuba diving equipment and communication equipment as needed to assist the Sheriff.

Lincoln County Civil Defense

Shoshone headquarters a County Civil Defense Organization with a Disaster Services Coordinator appointed by the Lincoln County Commissioners. There is also a local emergency planning committee.

Fire Districts

The Richfield Fire Protection District has 12 volunteer firemen, including a Fire Chief, and an Assistant Fire Chief. The district has a new 5 bay fire station, and recently purchased a 4,000-gallon water truck. Also the district has 2 structure fire trucks and 2 BLM trucks to do wild land fires. The Richfield district covers approximately 60 square miles.

The Dietrich Fire District has 1 Fire Chief and 12 volunteer firemen. The district has 2 structure trucks, 1 pump truck, a backup pump truck, 1 large brush truck, 1 small brush truck and 1 tanker truck and a structure/pump truck. The present building is rented from the Highway district. The Fire district has purchased land and is planning to build a Fire Station.

The Shoshone Fire District has a Fire Chief and 23 fire fighters, 4 are EMT certified and 3 are first responder certified. Shoshone has 2 Fire Stations, one is in the city and one is ~~currently under construction~~ north of Shoshone. Shoshone district has 5 Class A pump trucks, 2 water tenders, 2-3 brush trucks and 1 support truck. Shoshone fire district covers approximately 76 square miles.

The fire districts are all involved in mutual aid with BLM and each other.

Rail

The main line of the Union Pacific Railroad runs through Lincoln County. Shoshone is a south central Idaho shipping point. There are small signal and maintenance-of-way crews in Shoshone. There are fifty-five miles of main line track, and seventeen miles of double track in Lincoln County. There are sidings at Kimama and in the City of Shoshone.

Electricity

Electric service in Lincoln County is supplied by Idaho Power Company. A 138,000 volt transmission line runs through Lincoln County from the Midpoint Transmission Station in northern Jerome County to the Wood River Valley. The Lincoln Substation located in Richfield is served from this 138,000 volt line. A 46,000 volt transmission network furnishes power to two other substations in the county, located in Shoshone and Dietrich. These substations reduce the voltage to 12,500 volts with various areas stepped back up to 34,000 volts for distribution to customers throughout the county. Substations are located at Shoshone, Richfield, Dietrich and the Ice Caves North of Shoshone. Distribution line feeder miles totaled 370 overhead and 2 underground miles in 1970. By 2005 these totals had increased to 413.5 overhead miles and 9.2 underground miles. Transmission lines serving these substations in the county are 61.2 miles and increase of over 11 miles since the 70's. Several independently owned power generating plants interconnect to the Idaho Power system in the county.

Other transmission lines that traverse the county include three 345,000 volt lines that cross the southeast quarter of the county, terminating at the Midpoint Transmission Station. Two 230,000 volt lines originating at the Midpoint cross the southwest corner of the county. These lines total 74.2 miles inside the county. See Appendices' A&B for current and future power system drawings.

Natural Gas

Natural Gas was made available to Shoshone in 1965 when a lateral was extended from Twin Falls to the Sun Valley area. Service is available to those residences in the rural area that reside near the lateral. The company states it has an adequate supply of natural gas for now and the foreseeable future to actively solicit new business. Intermountain Gas Company contracts with Northwest Pipeline Company, which operates the transmission line bringing the gas, principally from the Four Corners on the south and British Columbia and Alberta, Canada on the north. Both Intermountain and Northwest have been foresighted in constructing storage facilities to take care of peak season loads.

Telephone

The county is served by three telephone companies: Qwest serves Shoshone, Dietrich and, CenturyTel serving Richfield and the West Magic Area and Project Mutual, serving 20 at Kimama. Cellular service is available throughout most of the county from several cellular providers. Lincoln County Comprehensive Plan 09-2007

Sewage Treatment Facilities

Each city in the county has a treatment facility that is regulated by the Idaho Department of environmental quality and the Idaho Department of Health and Welfare. Residences outside major communities sewage treatment systems are septic tank with leach field systems. Higher density land uses in the county will be required to meet the Idaho Department of Health and Welfare rules and regulations for sewage treatment systems that are shared. Adequate waste management facilities and practices are required by the local health district and all shall require analysis per the Idaho Department of Health and Welfare for all subdivisions. The County does not own or operate any Sewage Treatment Facilities.

Health Services

The Wood River Care Center, a skilled nursing facility in Shoshone, owned by Lincoln County, and has a capacity of 39 beds. There is one privately owned assisted living facility with 8 beds located in Shoshone as well.

The medical services available in Lincoln County are the Shoshone Family Medical Center in Shoshone, Owned by Keith E. Davis, and a mobile unit that is in Richfield every Thursday. The mobile unit provides Basic medical and dental services and is largely funded by a grant from a children's foundation in New York. There is also the Sawtooth Dental office in Shoshone owned by Gary V. Dixon. There is an ambulance service stationed in Shoshone and trained EMT's in Dietrich, Richfield and Shoshone.

The surrounding communities have four hospitals. They are St. Benedicts Hospital in Jerome, Gooding County Memorial Hospital in Gooding, ~~St. Luke's~~ Magic Valley Regional medical Center in Twin Falls and St. Luke's Wood River Valley Hospital in Ketchum. ~~Life Air flight services are available from St. Alphonsus Hospital and St. Luke's Hospital both in Boise.~~ Air St. Lukes Twin Falls and St. Alphonsus Mountain Home. The life Air flight services have reciprocity agreements with most other life Air flight services in the Western United States and include fixed wing as well as helicopter flights.

Ambulance Service

Lincoln County has a county run ambulance service. There are ~~two~~ three county owned ambulances with one 2005 full critical ambulance. ~~The county has purchased land for a base of operations for the Ambulance with construction expected to begin within the next 2 years. Additional ambulance service is available from the private company SIMS.~~

Cemetery Districts

There are two cemetery districts in the county. ~~The Shoshone and Dietrich~~ Lincoln County Cemetery district has five committee members, a secretary and one caretaker. The Richfield Cemetery district has three committee members, a secretary and a caretaker.

Water Districts

~~Three active State Water Districts administer water rights within Lincoln County.~~ The Water districts are 37 Big Wood River , and 37 M Little Wood River. They maintain an office in Shoshone for the Water master and staff. Districts 37 and 37M are responsible for deliveries of river water in Blaine, Lincoln and Gooding counties. Water District 130 administers ground water rights in Lincoln County. ~~The Water master's office is in Twin Falls.~~ District 130 is responsible for the regulation of deep wells with water rights for irrigation, commercial, industrial, and municipal purposes, with offices in Twin falls.

Other public entities are also involved with delivery or management of water resources within Lincoln County. The Big Wood Canal Company and American Falls Reservoir district #2 also have an office in Shoshone. The canal company manages the Milner-Gooding canal and delivers ~~Big wood River flows and~~ Magic reservoir, and its natural flow, and storage flows from American Falls reservoir, to shareholders in Jerome, Lincoln, and Gooding counties.

The North Snake and Magic Valley Ground Water Districts were created in 1996 to help serve the interests of ground water pumpers. Most of Lincoln County is within the boundaries of the North Snake Ground Water District. Eastern Lincoln County is within the boundaries of the Magic Valley Ground Water District. The Ground Water Districts work within Water District 130 to help manage the ground water resource.

A recharge district, the Lower Snake River Aquifer Recharge District, was formed in the mid to late 1970's. The Recharge District manages a ground water recharge site situated to the northwest of Shoshone. This site may take excess flows from the Milner-Gooding canal system.

County Fair Board

There is one Fair Board in the county consisting of seven members; two from Richfield, two from North Shoshone, one from Shoshone and two from Dietrich. They are appointed by the Commissioners for four year terms.

Soil Conservation District

The Wood River Soil and Water Conservation District has a seven member Board of Supervisors who conduct soil conservation projects in the county in conjunction with the National Resource Conservation Service. There are two full time employees.

County Weed Department

The Weed Department consists of a multi-county weed supervisor and crew. Lincoln County requires citizens to control noxious weeds on their land.

Other Facilities

Senior Citizen Centers are located in the cities of Shoshone and Richfield. Meals are provided at the Centers three days a week in Shoshone and twice each week in Richfield. Meals on wheels are also provided.

FEDERAL AGENCIES

U. S. Department of Agriculture

The Farm Service Agency and the Natural Resources Agency have their Blaine and Lincoln County offices in Shoshone.

U.S. Postal Service

The U.S. Postal Service in Shoshone services approximately 598 PO Boxes, 684 Rural Boxes and 189 in the Dietrich area. The Richfield office delivers to approximately 161 PO Boxes and 192 Rural Boxes.

Bureau of Land Management

The BLM office in the area is a regional headquarters operation center for the agency. They also coordinate fire suppression efforts out of this office.

STATE AGENCIES

State Health Department

Lincoln County belongs to the Public Health District V ~~and has a part time Public Health Nurse located in Shoshone with offices located in Blaine, Jerome, Gooding, and Twin Falls.~~ See <http://www.phd5.idaho.gov/> for a complete description of the services offered.

Public Health Services for Lincoln County

Multidisciplinary services may be offered through the Public Health District V office for Lincoln County. Services offered include medical specialty consultation, pregnancy testing, education, medical and non-medical referral and follow-up, immunizations, epidemiological investigations, (WIC) — Women, Infants and Children Food Supplement program, home visiting for at risk young children, work site health promotion, and school

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health program coordination. Referrals are made to area public and private services, which include: Health and Welfare, Adult and Child Development Center, physicians and nurse practitioners, counselors, or any valid provider offering services to the families or persons in need. The office is staffed part time. Services can be contacted otherwise through the main office in Twin Falls. Environmental services are staffed through Jerome. There is a State Sanitation Technician available with an office in Gooding.

State Brand Inspection

Lincoln County has access to a State Brand Inspector who resides within Lincoln County.

State Police

At the present time Lincoln County is served by State Patrolmen from the Jerome office.

Idaho Department of Fish and Game

The Idaho Department of Fish and Game (IDFG) manages wildlife populations and habitat, and public recreation access sites within Lincoln County. The IDFG Regional Office is in neighboring Jerome County.

Lincoln County contains many acres of critical mule deer winter range and migration corridors, and numerous sage grouse leks (display areas for breeding males). These areas must be protected as development continues within the county. Habitat loss, fragmentation, or disturbance, as a result of property development, creates the most pervasive impacts to fish and wildlife resources. The impacts of human related disturbance (vehicle traffic, pets, lighting, noise, etc) produce significant long-term impacts over a much larger area than the actual project footprint.

IDFG recommends no development in or near mule deer winter range. Developments within these zones always have negative impact to mule deer that are dependent upon those areas to winter. If development is proposed for mule deer wintering areas, IDFG recommends restrictive plat conditions to minimize impacts of development on wildlife resources. IDFG also recommends protective restrictions for development in or near sage grouse leks.

IDFG manages the Taylor Bear Tracks/Williams and Preacher Bridge Access Areas in northeast Lincoln County. Both these areas provide fishing and hunting access to the Little Wood River. IDFG also manages 4100 acres of Sikes Act lands in eastern Lincoln County.

Department Of Transportation, Division of Highways

The State Division of Highways District 4 headquarters and office are located in Shoshone. They employ 163 full time and 20 seasonal part-time persons.

University of Idaho Extension Service

Lincoln County has an Agricultural Extension Agent with one full-time secretary and a part-time 4-H aide.

TRANSPORTATION I.C. 67-6508i

Transportation

Reliable transportation is essential for a viable economy and a high quality of life for Lincoln County residents. The transportation needs of Lincoln County residents include the network of roads between communities as well as the network of roads within each community.

Policy

Lincoln County Highway Districts shall develop and maintain a transportation network that optimizes accessibility within the county and minimizes the cost of movement between all communities and across public lands. Access to or across Federal and State lands shall not entail encumbrances or restrictions on private property rights. Lincoln

County will consider temporary road closure but will not consider any net increase in road-less areas. Lincoln County resolves to adopt the highway standards currently under development by the 4 local highway districts.

Air

Residents currently travel to Hailey, Twin Falls or Boise for air transportation.

Facilities in the county are extremely limited and consist of several private dirt landing fields. Lincoln County recognizes that the placement of a regional airport in or near Lincoln County represents a unique opportunity to expand the existing transportation network not only benefiting the county but the region as a whole.

Highways

There are 416.64 miles of improved roads in Lincoln County and a large number of miles of unimproved roads. Approximately one-half of the rural roads are hard surfaced. Most of the streets are paved. U.S. Highway 93, State Highways 75, 26 and 24 cross Lincoln County both north/south and east/west. State Highway 75, north of Shoshone is scheduled for major improvements in the future. State Highway 75 north of Shoshone has been designated part of the Sawtooth Scenic Byway.

Local Highway Districts

Lincoln County has four highway districts, each with a board of directors consisting of three members and a secretary. Currently the Districts along with city highway departments are working with consultants to prepare the Lincoln County Transportation Plan. It shall be the policy of Lincoln County to support the Highway Districts in their efforts to maintain the surface transportation system in Lincoln County.

Kimama Highway District has jurisdiction of the roads located in the southeast corner of Lincoln County. The District is responsible for over 86 road miles, about 5 of which have an asphalt pavement surface. The remaining miles consist primarily of gravel. Current priorities are ongoing maintenance of existing gravel roads, replacing culverts and locating a higher quality gravel source near the District.

Dietrich Highway District is located in South Central Lincoln County. The District is responsible for approximately 98 road miles most of which is paved with asphalt pavement. Current priorities are realigning the intersection at 550 and State Highway 24 to improve sight distance and right turning off highway 24. Additionally they are working to maintain drainage issues and irrigation water in the barrow pits.

Shoshone Highway District is located in Northwestern Lincoln County. The District is responsible for over 120 road miles most of which is paved with asphalt pavement. The following issues are priorities for the District: Rebuilding the intersection and State Highway 75 and the 420 road (ITD project) and performing dust abatement on gravel roads. Additionally the district is concerned with growth in northern Lincoln County.

Richfield Highway District is located in North Central Lincoln County. The district is responsible for over 117 road miles. Current priorities in the District are seal coating gravel roads, straightening sections of the Burma Road. There are several bridges in the district that need replacing.

Highway	Cars Per Day
Jerome Co. — Shoshone City Limits	5987
Highway 75 North to 420 Road	4729
Highway 26 Gooding Co. Line to West Shoshone	2211
East Shoshone to Richfield	2230
Shoshone to Dietrich	1938

Table 3 Average Vehicle Counts from selected areas around the county (2004 and 2005 counts by Department of Transportation, Division of Highways and Lincoln County Highway Districts)

LINCOLN COUNTY RECREATION I.C. 67-6508j

Lincoln County recognizes the cultural value of public and private recreational resources. However, these uses should be compatible with local customs and cultures and within the constraints of private property rights and local self-determination. There are a number of recreational activities available in the county. The Lincoln County Recreation District owns and operates a swimming pool in the city of Shoshone. Outdoor recreation opportunities abound in the county. See the Natural Resources section above. ~~Therefore the following policies are declared:~~

Recreation Policies

- 1 Lincoln County recognizes the need for access to recreational areas on public and/or private lands. However, access should not encumber or restrict private property rights. Historical access to public or private lands shall be protected.
- 2 Lincoln County recognizes hunting, fishing and trapping as traditional recreational and economic activities of the residents of Lincoln County. Lincoln County supports citizens' rights to pursue these activities and would oppose legislation or rules to deny these rights to law abiding citizens.
- 3 Lincoln County recognizes the need for recreational activities for County youth. Recreation District activities shall be encouraged in each community to provide local and accessible recreation activities for youth as well as adults.
- 4 Lincoln County encourages the development, through local and outside assistance, county maps designating trails, roads, recreational sites and points of interest. These county maps may be used to protect access to state, local and federal lands as well as provide recreation information.

Lincoln County ~~shall~~ encourages the Lincoln County Recreation District to develop and publish a recreation master plan for Lincoln County.

Goals

Support consideration of all types of recreation facilities, activities and districts. Promote tourism and develop recreational facilities around important recreational assets in the County. Encourage Green Belts along the Big and Little Wood Rivers. Form partnerships with other agencies to develop recreational opportunities in the County. Support the ongoing recreational development at River Wood Ranch. Develop a land acquisition plan for future recreation areas.

HOUSING I.C. 67-6508l

Housing

The makeup of housing in Lincoln County is fairly diverse. The median value of a home in the county is reported by the U.S. Census Bureau at \$120,825 and there were approximately 1749 housing units in the county. Furthermore the statistics reveal that 11.1% (about 194) of housing units were built prior to 1939, and another 8.3% (about 145) have been constructed since 2005. Furthermore the condition of housing in Lincoln County is good. Fully half (888) of the residences in Lincoln County are less than 40 years old. It is interesting to note that 47.5% of all occupied housing units have been moved into since 2000. The distribution of housing prices seems to provide a number of opportunities to low, middle and upper income homeowners. Homes valued at less than \$100,000 dollars in the 2000 census represented 78 % of all housing units. Less than 2% are homes valued at more than \$200,000. However, these data are based on the 2000 Census median value of \$75,500. The 2005 figure above represents a 60% increase in home values in 5 years. Doing a simple extrapolation of the above number, 40+ % of the housing in the County is still valued at less than \$100,000 which seems affordable on most salaries today. Lincoln County also has nearly 10.9% of all housing units represented by mobile home housing units. These homes are successfully integrated into subdivisions with homes in the \$250 to \$300,000 range. Newer mobile homes have above average energy efficiency standards and provide an important starting point for

homeowners. Lincoln County manufactured homes will meet the standards established for this class of home in the *Lincoln County Zoning Ordinances* and obtain a certificate of compliance and a building permit prior to transporting the home into the County.

~~In 2007 there is vigorous building activity in Shoshone and west central Lincoln County. In Shoshone there are 7 new homes in the \$140 to 190k range under construction, and in west central county homes with acreages are in the \$250 to \$300,000 range under construction.~~

~~Based on the above, the housing market seems to be meeting the needs of Lincoln County at this time.~~

Lincoln County Housing Authority

The Lincoln County Housing Authority was created by the Lincoln County Commissioners in 1977 to provide affordable housing for low income senior citizens. There are twenty one-bedroom apartments. Twelve are in Shoshone and eight are in Richfield. Rent is subsidized by HUD and the apartments were constructed through a loan from Rural Development of the Farm Services Agency.

COMMUNITY DESIGN I.C. 67-6508m

Community Design

Community design relates to the visual appearance and physical relationship of both the natural and man-made environments within the county. Community Design plays a significant role when addressing "quality of life" issues of its citizens. Community design focuses on landscaping, building design, tree planting and suggested patterns and standards for community design, development and beautification. The goal of Community Design is to enhance social, historical, cultural, economic and physical aspects of the county to meet the needs of county residents.

Lincoln County has three incorporated cities, Shoshone, Richfield and Dietrich. The County recognizes the Community Design Standards of each community. Other areas in the un-incorporated areas of the county with population clusters exist and represent a development potential opposite to the guiding principles of a concentrated concept of growth patterns. The Plan encourages growth in or near the existing population centers but recognizes that clustered growth will occur in those un-incorporated areas. Typical problems presented by high-density development outside existing population centers are the lack of public water and sewer systems, transportation infrastructure inadequacies, extended service areas for police and ambulance protection and increased tension and constraint on agricultural activities. ~~Therefore Lincoln County establishes the following policies for Community Design in the un-incorporated areas of the County.~~

Policies

1. **County Appearance and Quality of Life:**
 - Encourage innovation and excellence in design for all new developments.
 - Assure that developments are completed to the standards established by regulatory agencies in the county.
 - Encourage visually attractive and aesthetically pleasing development in the community.
 - Adequately landscape and buffer agriculture, commercial and industrial operations, as well as residential developments, thus making a positive contribution to a well-planned place to live.
 - Improve the visual characteristics of the county by establishing and enforcing location standards and setback requirements.
 - Protect the visual character of the county through the location of cell phone towers, wind generation towers, power transformers and telephone facilities to less visible areas whenever possible.
 - Institute other community design features that promote the health, safety and welfare efforts among the citizens of the county.

This policy recognizes that certain land use activities with proper buffering and screening can add significantly to the appearance of the community and that there are also detractions that occur when proper controls are not in place. This policy encourages improvement to the conditions that detract from the vitality and appearance of the community including control of signs and billboards. In rural areas, special design and development conditions may be required as related to large operations such as gravel extraction, agri-industry, residential areas and other activities, that could cause problems with surrounding land uses. The overall appearance of the county is important to area residents. A well-planned and appealing appearance enhances and protects property values.

Infrastructure

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

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

Impact Areas

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

Lincoln County recognizes the importance of orderly development and expansion of public services within the means of the agencies responsible for providing those services.

IMPLEMENTATION

Implementation of the Comprehensive Plan is required in order to guide the present governing and future planning of the community. The Plan is a broad-based inventory and evaluation of the past and current components of a community, as well as a tool for future planning. The Plan's value is directly proportional to its use.

Effectuation of a general comprehensive plan is not an easy process and requires constant vigilance on the part of local government and citizens. It requires review and updating so that it remains a viable and useful tool for guiding growth and development.

The previous Comprehensive plans contained useful and valuable data and well-considered recommendations. Some of the data and recommendations remained imbedded in the body of the text and were not implemented. The purpose of this Implementation section is to ensure that the 2006 revised plan is implemented by the various governmental bodies charged with responsibility for carrying out its recommendations. The various processes for implementing the plan are as closely interrelated as the elements of the plan itself. A continuing effort is part of the necessary process to keep the plan before the public, as a basis for coordinated community action. Basic land use and economic data should be kept as current as possible so that they may be used by various governmental and agency groups in making development decisions.

Committee activity will be continuous and will require devoted individuals that are interested in the betterment of the cities, the County and the quality of life. The following recommendations are made to ensure the Comprehensive Plan will be implemented:

1. The Comprehensive Plan shall may be monitored and updated on a regular basis to ensure its viability.

2. The Planning and Zoning Commission ~~shall~~ may convene the Citizen's Advisory Board (CAB) no less than once every two years to carry out this recommendation. The Board of Commissioners ~~shall~~ may select one member of the Planning and Zoning Commission to act as the Chairperson of the CAB. The bylaws of the Commission ~~shall~~ may be amended to ensure the implementation of this recommendation.
3. It will be mandatory that this plan is fully reviewed no less than every ~~five~~ ten years.
4. As soon as reasonably possible after adoption by the Board, the county P&Z staff, the Planning and Zoning Commission and the Board shall catalog, prioritize, research, and prepare ordinances to carry out the objectives of the Plan. These ordinances shall be reviewed in public hearing and recommended to the Board of Commissioners for adoption.
5. As soon as possible after the revision of the entire Plan, land use maps and future acquisition maps shall be completed and made available for public use.
6. As soon as possible after the entire Plan is revised, a new Comprehensive Plan shall be published and distributed to every elected member and all department heads of county government, to the libraries of each city, and to the city planning departments. Copies shall be kept in the Planning and Zoning Office for the public.
7. All county officials shall be given a copy of the Plan to read before taking new office or carrying out the duties of their present offices. Planning and Zoning Commission members shall be given the Plan and instruction on how to use it.
8. State and Federal grant or sharing programs shall be regularly reviewed to determine the extent that the county may participate.
9. All planning and zoning or land use decisions made by county officials shall be supported by reference to the appropriate section of the Comprehensive Plan or the Zoning ordinances.
10. Financial means to carry out the directives of the plan shall be reviewed regularly. The financial impacts of new ordinances shall be evaluated as part of the process of creating new ordinances. New funding techniques shall be evaluated to determine their potential usefulness in implementing the Plan.
11. The cities of Lincoln County shall be encouraged to coordinate their Comprehensive Plans with the county's Plan wherever possible.
12. Local building and fire codes shall be updated to conform to the national adoptions of revised IBC and IFC codes. However, these codes may be modified by the Board of Commissioners to fit local needs.

Zoning Maps and Ordinances

A zoning ordinance and map are among the most useful tools for carrying out the Comprehensive Plan. The zoning map shows the location of districts in which agricultural, residential, commercial and other related uses may be located to form a compatible arrangement of land uses. The ordinance text establishes the conditions under which land may be used to create an integrated land use development plan for the county.

Subdivision Ordinance

Subdivision regulations establish various standards for new subdivision development. An ordinance may require the sub divider, among other things, to grade and pave streets, maintain public access to public lands, meet community standards for fire protection, and install water and sewer systems, addresses and house numbering systems to county specifications.

In essence, subdivision regulations protect prospective homeowners: ensuring, among other things, that they are not purchasing a substandard lot, have access to a street built to specifications, and have adequate utilities installed to each platted lot.

The regulations also seek to ensure that a new subdivision will be an asset to the county rather than a liability and that the general public, as well as the new property owner in the subdivision, benefits by these ordinances. Important community natural resource assets such as watercourses, hillsides, scenic corridors, and provision for public access to public lands are established in the ordinances. Provision is made for economical continuation of public services such as emergency response units, adequate road and bridge facilities, and other infrastructure requirements.

Future Acquisitions Map

A future acquisitions map may be prepared and adopted as deemed necessary by the Commissioners, designating land proposed for acquisition by a public agency. This does not necessarily mean that the property will be acquired by condemnation action, although the power of eminent domain is available so long as statutory and constitutional requirements are met.

Lands designated for acquisition may include:

- a. Streets, roads, other public ways for transportation facilities proposed for construction or alteration;
- b. Proposed schools, libraries, sheriff and fire stations, ambulance facilities, jails, or other public buildings;
- c. Proposed parks or other open spaces; or
- d. Lands for other public purposes.

Requisite Legal Standards

Section 67-6518, Idaho Code, provides that the county may adopt by zoning ordinance, subdivision ordinance, or separate ordinance, standards for such things as: building design; fence design; blocks, lots and tracts of land; yards, courts, greenbelts, planting strips; parks and other open spaces; streets; signs; parking spaces; roadways, streets, lands, pathways, rights-of-way, grades, alignments and intersections; lighting; easements for public utilities; access to streams, lakes and viewpoints; water systems; sewer systems; storm drainage systems; street numbers and names; house number; schools; hospitals and other public and private development.

This is not meant to be a complete list, only an indication of the kinds of issues which may be addressed by ordinance. Reasonable standards that are based on adopted goals and objectives and existing conditions will be upheld in court. Adopted standards can be used by the county P&Z staff and planning and zoning commission in reviewing applications and by a developer in designing a project. The community benefits by improved appearance and levels of service, or protection of natural resource assets. The developer benefits by knowing what is expected of him in obtaining permission to develop.

Additional ordinances may deal with matters that might otherwise be regulated in the zoning ordinance. Examples are the regulation of signs, community design, fire protection, hillside development, public works projects, etc. While these matters are commonly regulated by zoning, they may also be the subject of separate ordinances. Some cities or counties have separate ordinances dealing with fences, street trees, and the storage of boats, vacation trailers, or similar matters that might also be covered, as an alternative, in the zoning ordinance.

There are obvious advantages in having all regulations of this type in a single subdivision ordinance. However, after subdivision has taken place, certain community needs continue to be addressed through ordinances. These needs may require new ordinances that apply to previously divided land as well as new subdivision.

Amendment Process

The Comprehensive Plan for Lincoln County was undertaken as a cooperative effort by the citizens of Lincoln County. The County Planning & Zoning Commission will be appointed, with representation from all geographic

areas of the county for the purpose of enforcing this Comprehensive Plan and related ordinances to meet the needs of the citizens within Lincoln County. Planning is a continual process; therefore, the Planning Commission will evaluate and update the Comprehensive Plan as the need arises. To ensure that Comprehensive Plan amendments occur in an orderly fashion and in the best interests of all citizens within Lincoln County, a procedural amendment process is deemed necessary. The purpose of specifying an amendment procedure is not to restrict the authority of any jurisdiction; but rather to clarify how amendments may be undertaken to ensure that there is a continual method of planning coordination between all jurisdictions.

Procedure for Amendments

The County Planning and Zoning Commission for Lincoln County shall serve in an advisory capacity to all local governmental jurisdictions when consideration is given to amending the Comprehensive Plan. Any governmental jurisdiction may request an amendment any portion of the Lincoln County Comprehensive Plan which comes within its jurisdictional authority or initiate an amendment outside of its jurisdictional authority when such amendment is necessary to guide and direct orderly growth in the following manner: That prior to amending the Comprehensive Plan, the proposed amendment shall be submitted to the County Planning Commission or the governing board for review and comment;

That public notification be provided in a newspaper of general circulation as provided for in ID Code 67-6509; and, that a public hearing be held on the proposed amendment; and That all final amendments to the Comprehensive Plan must be published and filed with the County Clerk.

THE EFFECTIVE DATE of this Comprehensive Plan shall be October xx, 2007.

Dated this XX day of October, 2007
Lincoln County Commissioners

Jerry Nance, Chairman

Lawrence Calkins, Member

Jay Loesche, Member

Attested: Liz Kime
Clerk of the Board

TABLES AND APPENDICES

Table 1. Shoshone Monthly Climate Summary for the period 1/3/1931 to 3/31/2005.

(Source: Western Regional Climate Center, <http://www.wrcc.dri.edu/cgi-bin/cliMAIN.pl?idshos>)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Average Max. Temperature (F)	33.4	39.5	50.3	62.5	72.5	81.9	92.0	90.0	78.8	65.2	46.6	36.0	62.4
Average Min. Temperature (F)	15.9	19.5	25.9	32.8	40.5	47.8	55.4	53.4	44.1	34.6	25.6	18.8	34.5
Average Total Precipitation (in.)	1.44	1.09	1.06	0.76	0.91	0.69	0.23	0.30	0.50	0.65	1.18	1.37	10.19
Average Total Snow Fall (in.)	11.0	5.5	2.6	0.4	0.1	0.0	0.0	0.0	0.1	0.1	2.7	7.0	29.5
Average Snow Depth (in.)	4	4	1	0	0	0	0	0	0	0	0	1	1

Table 2. Richfield Monthly Climate Summary for the period 1/3/1931 to 3/31/2005.

(Source: Western Regional Climate Center, <http://www.wrcc.dri.edu/cgi-bin/cliMAIN.pl?idshos>)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Average Max. Temperature (F)	30.8	37.0	47.3	59.3	68.6	77.5	87.0	85.7	75.9	62.9	44.7	33.4	59.2
Average Min. Temperature (F)	13.1	17.1	23.9	30.5	38.5	45.7	52.2	50.4	41.8	32.1	23.5	15.8	32.1
Average Total Precipitation (in.)	1.61	1.19	1.02	0.75	1.00	0.71	0.29	0.38	0.54	0.61	1.26	1.54	10.89
Average Total Snow Fall (in.)	10.2	5.9	2.5	0.1	0.3	0.0	0.0	0.0	0.0	0.1	3.9	9.2	32.3
Average Snow Depth (in.)	7	7	3	0	0	0	0	0	0	0	1	3	2

Table 3. Per Capita Income for Lincoln County, State of Idaho and US Figures from 1994 thru 2003

	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
Lincoln County	\$15,113	\$15,829	\$17,975	\$17,206	\$19,122	\$20,074	\$20,143	\$20,836	\$20,698	\$21,176
State of Idaho	\$18,103	\$18,707	\$19,426	\$19,909	\$20,648	\$21,789	\$22,786	\$24,076	\$24,947	\$25,476
United States	\$21,346	\$22,172	\$23,076	\$21,506	\$25,334	\$26,883	\$27,939	\$29,847	\$30,527	\$30,906

Source U.S. Census Bureau

Table 4. Lincoln County General Demographic Characteristics from the 2000 United States Census

Subject	Number	Percent
Total population	4,044	100.0
SEX AND AGE		
Male	2,086	51.6
Female	1,958	48.4
Under 5 years	304	7.5
5 to 9 years	344	8.5
10 to 14 years	375	9.3
15 to 19 years	339	8.4
20 to 24 years	231	5.7
25 to 34 years	470	11.6
35 to 44 years	562	13.9
45 to 54 years	536	13.3
55 to 59 years	190	4.7
60 to 64 years	165	4.1
65 to 74 years	288	7.1
75 to 84 years	179	4.4
85 years and over	61	1.5
Median age (years)	34.3	(X)
18 years and over	2,816	69.6
Male	1,448	35.8
Female	1,368	33.8
21 years and over	2,627	65.0
62 years and over	623	15.4
65 years and over	528	13.1
Male	258	6.4
Female	270	6.7
RACE		
One race	3,966	98.1
White	3,497	86.5
Black or African American	19	0.5
American Indian and Alaska Native	49	1.2
Asian	18	0.4
Asian Indian	0	0.0
Chinese	4	0.1
Filipino	2	0.0
Japanese	10	0.2
Korean	1	0.0
Vietnamese	0	0.0
Other Asian ¹	1	0.0
Native Hawaiian and Other Pacific Islander	2	0.0
Native Hawaiian	0	0.0
Guamanian or Chamorro	0	0.0
Samoan	0	0.0

Table 4. Lincoln County General Demographic Characteristics from the 2000 United States Census

Subject	Number	Percent
Other Pacific Islander ²	2	0.0
Some other race	381	9.4
Two or more races	78	1.9
Race alone or in combination with one or more other races ³		
White	3,575	88.4
Black or African American	29	0.7
American Indian and Alaska Native	92	2.3
Asian	24	0.6
Native Hawaiian and Other Pacific Islander	2	0.0
Some other race	409	10.1
HISPANIC OR LATINO AND RACE		
Total population	4,044	100.0
Hispanic or Latino (of any race)	542	13.4
Mexican	461	11.4
Puerto Rican	1	0.0
Cuban	1	0.0
Other Hispanic or Latino	79	2.0
Not Hispanic or Latino	3,502	86.6
White alone	3,375	83.5
RELATIONSHIP		
Total population	4,044	100.0
In households	4,008	99.1
Householder	1,447	35.8
Spouse	890	22.0
Child	1,330	32.9
Own child under 18 years	1,137	28.1
Other relatives	167	4.1
Under 18 years	64	1.6
Non-relatives	174	4.3
Unmarried partner	62	1.5
In group quarters	36	0.9
Institutionalized population	32	0.8
Non-institutionalized population	4	0.1
HOUSEHOLDS BY TYPE		
Total households	1,447	100.0
Family households (families)	1,050	72.6
With own children under 18 years	546	37.7
Married-couple family	890	61.5
With own children under 18 years	448	31.0
Female householder, no husband present	80	5.5
With own children under 18 years	49	3.4
Non-family households	397	27.4
Householder living alone	332	22.9
Householder 65 years and over	147	10.2

Table 4. Lincoln County General Demographic Characteristics from the 2000 United States Census

Subject	Number	Percent
Households with individuals under 18 years	590	40.8
Households with individuals 65 years and over	365	25.2
Average household size	2.77	(X)
Average family size	3.27	(X)
HOUSING OCCUPANCY		
Total housing units	1,651	100.0
Occupied housing units	1,447	87.6
Vacant housing units	204	12.4
For seasonal, recreational, or occasional use	36	2.2
Homeowner vacancy rate (percent)	3.2	(X)
Rental vacancy rate (percent)	9.2	(X)
SUBJECT		
Total housing units	1,651	100.0
UNITS IN STRUCTURE		
1-unit, detached	1,128	68.3
1-unit, attached	6	0.4
2 units	9	0.5
3 or 4 units	43	2.6
5 to 9 units	20	1.2
10 to 19 units	16	1.0
20 or more units	0	0.0
Mobile home	425	25.7
Boat, RV, van, etc.	4	0.2
YEAR STRUCTURE BUILT		
1999 to March 2000	59	3.6
1995 to 1998	152	9.2
1990 to 1994	112	6.8
1980 to 1989	137	8.3
1970 to 1979	330	20.0
1960 to 1969	172	10.4
1940 to 1959	282	17.1
1939 or earlier	407	24.7
ROOMS		
1 room	15	0.9
2 rooms	77	4.7
3 rooms	143	8.7
4 rooms	285	17.3
5 rooms	435	26.3
6 rooms	291	17.6
7 rooms	201	12.2
8 rooms	130	7.9
9 or more rooms	74	4.5
Median (rooms)	5.2	(X)

Table 4. Lincoln County General Demographic Characteristics from the 2000 United States Census		
Subject	Number	Percent
Occupied Housing Units	1,447	100.0
YEAR HOUSEHOLDER MOVED INTO UNIT		
1999 to March 2000	307	21.2
1995 to 1998	366	25.3
1990 to 1994	270	18.7
1980 to 1989	194	13.4
1970 to 1979	159	11.0
1969 or earlier	151	10.4
VEHICLES AVAILABLE		
None	48	3.3
1	401	27.7
2	562	38.8
3 or more	436	30.1
SELECTED CHARACTERISTICS		
Lacking complete plumbing facilities	5	0.3
Lacking complete kitchen facilities	3	0.2
No telephone service	66	4.6
Specified owner-occupied units	605	100.0
VALUE		
Less than \$50,000	96	15.9
\$50,000 to \$99,999	381	63.0
\$100,000 to \$149,999	95	15.7
\$150,000 to \$199,999	23	3.8
\$200,000 to \$299,999	8	1.3
\$300,000 to \$499,999	2	0.3
\$500,000 to \$999,999	0	0.0
\$1,000,000 or more	0	0.0
Median (dollars)	75,700	(X)

(X) Not applicable

¹ Other Asian alone, or two or more Asian categories.

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

³ In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices P1, P3, P4, P8, P9, P12, P13, P,17, P18, P19, P20, P23, P27, P28, P33, PCT5, PCT8, PCT11, PCT15, H1, H3, H4, H5, H11, and H12.

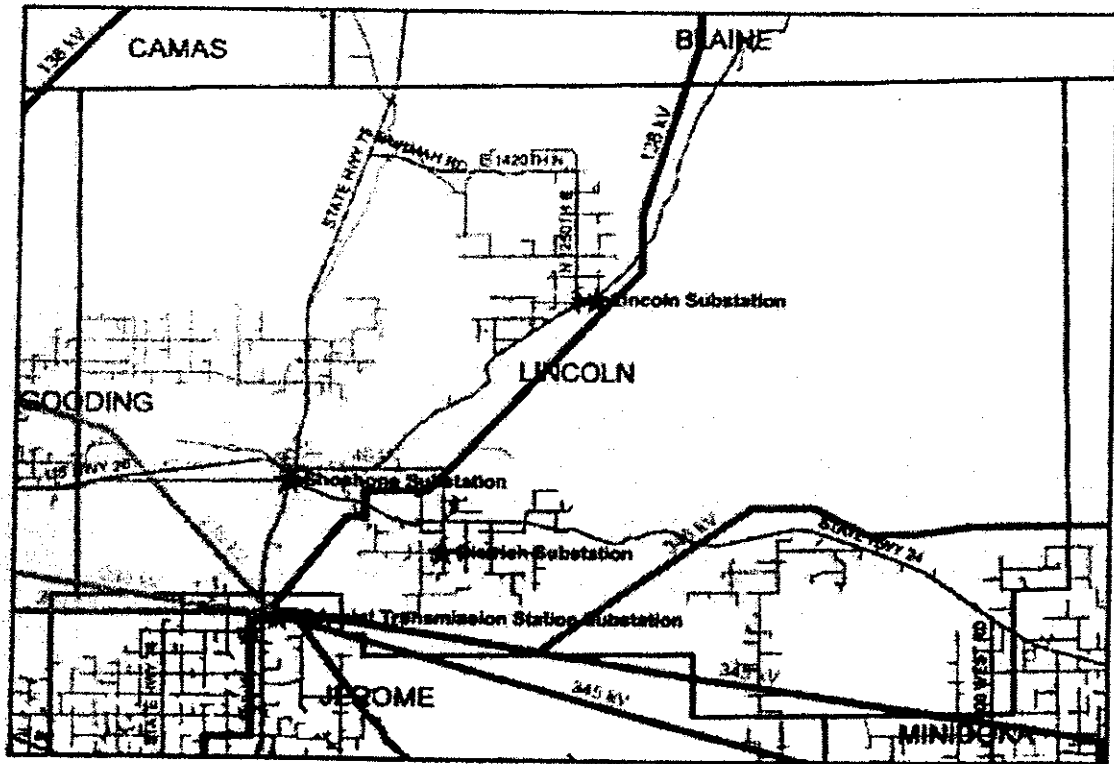
<http://factfinder.census.gov/home/en/datanotes/expsfl1u.htm>.

Appendix A. Lincoln County Existing Power System



Appendix A: Existing Power System in Lincoln County, 2005

Note this map shows main roads and highways, county lines, Idaho Power substations, transmission lines (thicker lines with voltage labels), and overhead distribution lines (thinner, multi-colored lines).



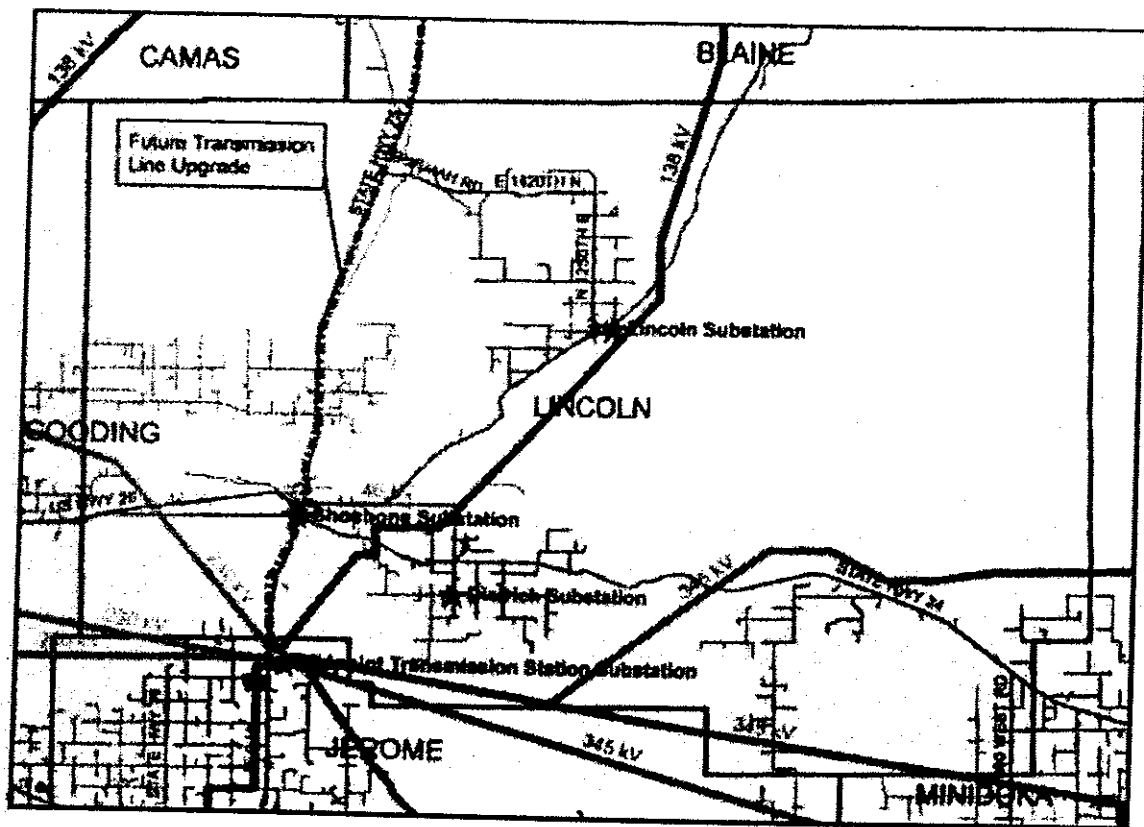
Idaho Power Information Provided by Bryan Hobson, Planning Engineer, Idaho Power Company

Appendix B. Lincoln County Future Upgrades to Power System



Appendix B: Power System in Lincoln County with Future Transmission Upgrade

Note this map shows main roads and highways, county lines, Idaho Power substations, transmission lines (thicker lines with voltage labels), and overhead distribution lines (thinner, multi-colored lines).



Idaho Power Information Provided by Bryan Hobson, Planning Engineer, Idaho Power Company

Appendix C. Lincoln County 5 year agricultural statistics.

FARMS				
	2002	1997	1992	1987
NUMBER	280	303	302	338
ACREAGE	127,853	136,972	132,429	145,251
AVERAGE SIZE (ACRES)	457	452	439	430
MEDIAN SIZE (ACRES)	240	226	N	N
AVERAGE ESTIMATED MARKET VALUE PER FARM (\$)				
LAND & BUILDINGS	605,784	429,786	287,007	241,763
MACHINERY & EQUIPMENT	148,280	87,534	59,983	48,958
CROPLAND (ACRES)				
TOTAL	69,758	D	D	90,977
HARVESTED	49,096	63,907	50,960	52,105
IRRIGATED	66,362	72,518	59,694	64,764
MARKET VALUE AGRICULTURAL PRODUCTS SOLD				
COUNTY	53,904	43,618	38,158	29,281
TOTAL VALUE (\$1,000)				
AVERAGE PER FARM (\$)	192,513	143,953	126,350	86,631
NET CASH SALES RETURN PER FARM				
AVERAGE (\$)	26,657	25,467	21,549	20,494
LIVESTOCK (INVENTORY)				
CATTLE & CALVES	43,376	36,422	27,535	32,361
BEEF COWS	7,572	6,963	6,240	6,291
MILK COWS	15,042	6,363	5,537	6,268
HOGS & PIGS	115	856	828	459
SHEEP & LAMBS	537	764	1,054	1,538
LAYERS (20 WEEKS OR OLDER)	191	D	468	D
BROILER & CHICKEN (SOLD)	232	0	0	0
COMMODITY HARVESTED (ACRES)				
CORN, GRAIN OR SEED	N	N	N	N
CORN, SILAGE OR GREENCHOP	3,893	N	N	N
SORGHUM, GRAIN OR SEED	N	N	N	N
WHEAT	7,078	16,665	14,721	11,442
BARLEY	2,352	8,240	6,140	9,144
OATS	78	N	N	N
DRY EDIBLE BEANS, EXCL. LIMAS	550	156	1,027	1,961
POTATOES	D	4,147	3,488	2,889

SUGARBEETS FOR SUGAR	5,244	9,634	7,051	4,386
FORAGE LAND (ALFALFA, HAY,) 1/	28,302	21,172	15,239	20,545

PRIMARY OPERATOR'S OCCUPATION (NUMBER)

FARMING	198	N/A	N/A	N/A
NON-FARMING	82	N/A	N/A	N/A

GOVERNMENT PAYMENT PROGRAM PARTICIPATION

NUMBER OF FARMS	107	N/A	N/A	N/A
PERCENT OF TOTAL	38.21%	N/A	N/A	N/A
TOTAL PAYMENTS RECEIVED (\$1,000)	1,061	947	N/A	N/A
AVERAGE PAYMENT RECEIVED PER FARM (\$)	9,920	7,955	N/A	N/A

1/ AREA COUNTED ONLY ONCE (ALL HAY, ALFALFA, SMALL GRAIN, GRASS SILAGE, GREENCHOP).
N - REPRESENTS ZERO.

0 - REPRESENTS AN INSIGNIFICANT AMOUNT.

D - WITHHELD TO AVOID DISCLOSING DATA FOR INDIVIDUAL FARMS.

Z - LESS THAN HALF OF THE UNIT SHOWN

SOURCE: USDA, NASS, 2002 CENSUS OF AGRICULTURE.