

Chapter 2

EXECUTIVE SUMMARY

The 2018 Comprehensive Plan will update the 1990 Plan and provide vision for the future. It has been over two decades since the last Plan was updated in its entirety. Amendments and updates have and are expected to occur on a regular basis and, when necessary, reflect changed conditions. Population in the County has increased dramatically and with it has come a broader range of land-use requirements, values, and changed conditions. The changed conditions and broadened perspectives on the future of Jerome County have greatly influenced the basis for this Plan and will, in due time, require the enactment of new zoning ordinances that are “in accordance with the policies set forth in the adopted Comprehensive Plan” (Idaho Code 67-6511). The policies in this plan are titled as “Directives.”

The Directives may also necessitate updated administrative policies and enforcement procedures (adopted by ordinance) to meet the objectives of the County, and to eliminate conflicts between this Plan and the laws that follow and support it.

The Plan and this Executive Summary comprise chapters (which align with the requirements of Idaho Code 67-6508) that are arranged to lead the reader through the data that ultimately generates the Directives within the Plan. This Executive Summary is intended to pinpoint highlights of the Plan. It is not a substitute for careful consideration of the entire Plan and its accompanying maps, bibliography, and other important reference materials.

CHAPTER 3: HISTORY AND SPECIAL SITES

An abbreviated history of Jerome County is provided in this chapter. Selected natural resources, special sites, buildings, parks, and historical areas of cultural significance are discussed. This chapter emphasizes historic identification and appreciation of that history.

CHAPTER 4: POPULATION

An overview of the population is provided in this chapter. Geographic distribution, age distribution, race and Hispanic origin, and population growth are reviewed as they relate to Jerome County. Past and current census figures are addressed in portions of the chapter as they relate to trends in the community. These figures will ultimately change with each subsequent census; therefore, related charts and facts may be found in the Appendix to allow timely updates.

CHAPTER 5: ECONOMIC DEVELOPMENT

This chapter studies the importance of economic development as it relates to the strengths and weaknesses in the County's economy. There are many variables that help form the local economy as well as the area's future. The chapter looks at industry sectors: more specifically, industry sectors in Jerome County. The chapter looks at focus areas such as employment, unemployment rates, labor force, per capita income, educated population, and other factors that may affect the economic vitality of the region--such as housing, recreation, tourism, and economic advisors and partners.

CHAPTER 6: HOUSING

An overview of the County's housing trends is provided in this chapter. The generational effect on housing as it relates to the size of a home, number of bedrooms, and location is discussed. Current construction trends, manufactured housing, and special housing needs for County residents are presented for consideration.

CHAPTER 7: EDUCATION

The County has four school districts providing educational services for the citizens of the County. There are also private resources. While most schools are located within cities, there are instances of schools--both public and private--in the County. The College of Southern Idaho, a community college, provides higher learning for local residents. The main facility is in Twin Falls with some of their satellite facilities located in Jerome County.

CHAPTER 8: TRANSPORTATION

Roads in Jerome County are operated and maintained by highway districts and the Idaho Transportation Department. These are independent agencies with different jurisdictions. There are several main thoroughfares and seven interchanges in the County that attract and benefit commercial development. They also provide a readily available means for manufacturers to import raw materials and export their finished products. In addition to the roads, the County maintains two airports on the east and west sides of the County. The Eastern Idaho Railroad Company operates two disconnected clusters of railway traversing east and west through the County. All three cities in the County have access to the rail.

CHAPTER 9: PUBLIC SERVICES AND FACILITIES

Jerome County does not provide many of the public services or facilities in the County. Fire protection, health care, road maintenance, and garbage collection are provided by special service agencies, or districts, and private companies over which the County has no jurisdiction. The Jerome County Sheriff's office and detention center as well as the district court are facilities that are under the County's jurisdiction.

CHAPTER 10: UTILITIES

Jerome County does not provide any utilities to the County residents. Those services such as electric power, natural gas, surface water, and telecommunications are provided by private companies. Wells and septic systems are individually owned by landowners under the control of the state. The cities of Jerome and Hazelton have municipal sewer and water lines extending outside of the city limits--servicing various consumers in the County.

CHAPTER 11: TOURISM, PARKS, AND RECREATION

The tourism and recreational opportunities in Jerome County include a wide range of activities both public and private. There are large areas of public land, many natural and historic attractions, as well as public and private parks and recreational facilities. In addition to developed attractions, there are several locations that would enhance the County if developed for tourism and recreation.

CHAPTER 12: NATURAL RESOURCES

The emphasis of this chapter is to highlight the County's natural resources. This component provides insight of the natural resources found in Jerome County. These resource elements include: geology and soils; surface and groundwater availability and quality; air quality; and vegetation and wildlife. Other natural resources include minerals and geothermal sites which both have potential economic importance. Many of the local, state, and federal agencies that participate in the management of the County's vast natural resources are identified in this chapter.

CHAPTER 13: HAZARDOUS AREAS

This chapter identifies not only the natural hazards and hazardous areas, it also identifies man-made areas of risk and concern in the County. Soil erosion, slope, seismic areas, floodways, and floodplains as well as potential pollutant sources are discussed. Many of the local, state, and federal agencies that participate in the management and mitigation of the hazards are identified in this chapter.

CHAPTER 14: PROPERTY RIGHTS

Property rights have been given great weight and consideration in the Plan. The Idaho Supreme Court and the Idaho Attorney General have set forth a number of clear tests to determine if a taking requires compensation or is prohibited. Jerome County is required to consider the Attorney General's opinion in making land-use decisions.

CHAPTER 15: COMMUNITY DESIGN AND LAND USE

This chapter establishes the direction and policies of future land-use development throughout the County. Identifying specific land uses--such as agricultural, residential,

and commercial--and how the community is designed to accommodate those uses is one of the most important elements in the Plan. Consideration is given to all Plan components, intertwining each of the components with land use, and considering the effects each might have on land use as a whole. The Plan creates land-use designations that reflect the priorities incorporated from public visioning and the topography of the land itself.

CHAPTER 16: PLAN IMPLEMENTATION

This chapter identifies the actions necessary to ensure that the objectives of the Plan are carried out in an efficient and fair manner. In a series of directives, the County lawmakers are provided with the necessary tools and directions when drafting land-use legislation.