

# Jerome County Comprehensive Plan

2018



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**INDEX OF ACRONYMS & ABBREVIATIONS**

AMI – Area Median Income  
AST – Aboveground Storage Tanks  
BASE – Buildings, Antennas, Spans (Bridges), & Earth (Cliffs)  
BLM – Bureau of Land Management  
CAFO – Concentrated Animal Feeding Operation  
CSI – College of Southern Idaho  
DEQ – Department of Environmental Quality  
EIRR – Eastern Idaho Railroad  
EMS – Emergency Medical Services  
EPA – Environmental Protection Agency  
ESPA – Eastern Snake Plain Aquifer  
FERC – Federal Energy Regulatory Commission  
FIRM – Flood Insurance Rate Maps  
GIS – Geographic Information System  
HAC – Housing Assistance Council  
HHD – Hillside Highway District  
HOME – HOME Investment Partnership Program  
HUD – U.S. Department of Housing & Urban Development  
IDAPA – Idaho Administrative Procedures Act  
IDWR – Idaho Department of Water Resources  
IDFG – Idaho Department of Fish & Game  
IDL – Idaho Department of Lands  
IFARM – Idaho Farm And Ranch Museum  
IHFA – Idaho Housing and Finance Association  
IPDES – Idaho Pollutant Discharge Elimination System Program  
IRTA – Idaho Regulatory Takings Act  
ISP – Idaho State Police  
ITD – Idaho Transportation Department  
JCSO – Jerome County Sheriff's Office  
JEEP – Jerome Early Education Program  
JHD – Jerome Highway District

JRD – Jerome Recreation District  
LCO – Livestock Confinement Operation  
LIHTC – Low Income Housing Tax Credits  
MCL – Maximum Contaminant Levels  
MPO – Metropolitan Planning Organization  
NAAQS – National Ambient Air Quality Standards  
NDMC – National Drought Mitigation Center  
NFIP – National Flood Insurance Program  
NHTF – National Housing Trust Fund Program  
NIETC – National Interest Electric Transmission Corridor  
NPDES – National Pollutant Discharge Elimination Service  
NPS – National Park Service  
NRCS – Natural Resources Conservation Service  
NRI – National Resources Inventory  
NSCC – North Side Canal Company  
NSP – Neighborhood Stabilization Program  
OB – Obstetrics  
OHV – Off Highway Vehicles  
QRU – Quick Response Unit  
SCCAP – South Central Community Action Partnership  
SCPHD – South Central Public Health District  
SIEDO – Southern Idaho Economic Development Organization  
SIRCOMM – Southern Idaho Regional Communication Center  
TMDL – Total Maximum Daily Load  
UIC – Underground Injection Control  
USDA – United States Department of Agriculture  
UST – Underground Storage Tanks  
WAG - Middle Snake River Watershed Advisory Group  
WWII – World War II

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## Chapter 1

# INTRODUCTION

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### **PURPOSE**

The purpose of the Jerome County Comprehensive Plan ("Plan") is to integrate the concerns and expressions of Jerome County ("County") residents into a comprehensive statement of how the County should grow and develop. Furthermore, this statement must meet all legislative requirements, specifically the Idaho Local Land Use Planning Act. The Plan uses maps and narrative to describe the County, provides a vision of a desired future, and recommends a series of steps to attain it.

### **CHANGES AND GROWTH**

The 2018 Plan updates and amends the previous 1990 Plan. The County has had significant social and economic changes between 1990 and 2018. Agricultural activities have flourished, and responding growth in manufacturing, transportation, and population are evident. This Plan will reflect the changes and growth the County has experienced over the last 28 years and will provide a guide to future growth in the years to come. In addition, environmental factors will continue to change and this plan strives for encouraging environmentally responsible development and use of the lands.

Jerome County has experienced consistent population growth over the past 28 years, with a population increase of approximately 8,500 or 56%. The City of Jerome is currently the population and economic center of the County--housing a population of approximately 50% of County residents. Eden and Hazelton are the only other incorporated cities of the County. Together Eden and Hazelton house less than 10% of the total County residents.

The County's economy continues to be based largely on agricultural production and related industries. Several new dairy-product processing plants have been established in the County, and regionally, in the last 28 years--making this the leading industry in the County. Other agricultural activities include irrigated crop production and livestock grazing. Retail and service industries have expanded to support the increasing population.

State and federally owned lands account for more than 25% of the County's 387,000 acres. There have been few changes in the locations of state and federal lands. However, improvements in historic and recreational areas over the last 28 years have increased the County's offerings for citizens, visitors, and tourists. Open spaces continue to offer a number of recreational activities including but not limited to hunting, fishing, hiking, and wildlife observation. The Snake River Canyon--several sections of which are Bureau of Land Management (BLM) and State of Idaho owned--as well as several

privately owned sections, was considered a preservation zone in the 1990 Comprehensive Plan. This Plan views these areas as more of an area that should be developed for recreation and tourism. In 2004, the County leased land from BLM that will allow for the development of a park on the canyon rim.

Two major transportation corridors traverse the County. Interstate 84 crosses the southern portion of Jerome County, linking the Pacific Coast to destinations east. This route is a source of substantial commercial activity at a national level and has developed a number of transportation-related businesses over the last 28 years. U.S. Route 93 passes through central Jerome County connecting I-84 with major tourist destinations such as Sun Valley and Jackpot Nevada as well as providing a direct route to the railway and the Jerome County Airport--both of which have experienced improvements and expansions in support of the County's growing economy.

## STATISTICS

Unlike the previous Plan, this Plan attempts to avoid the insertion of charts and tables throughout the chapters. Statistics are ever changing and therefore become obsolete almost as soon as they are included in the Plan. Statistical information, analysis, charts, and tables may be found in the Appendix of the Plan, allowing for regularly updated information without revision of the Plan as a whole. In addition to this information there may be reference to specific web sites and databases for access to the most current information.

## MAPS

For many of the same reasons stated above, this Plan will create an Appendix for Maps. In the ever changing world of technology, particularly geographic information system (GIS) mapping, it is anticipated that updates to existing maps will occur regularly.

## STATUTORY REQUIREMENTS

Section 67-6508 of the Idaho Code mandates the Plan be based on the following components and provide analysis as to how each affects land-use actions and regulations of the County.

- |   |   |
|---|---|
| (a) Property Rights                           | (j) Recreation                              |
| (b) Population                                | (k) Special Areas or Sites                  |
| (c) School Facilities                         | (l) Housing                                 |
| (d) Economic Development                      | (m) Community Design                        |
| (e) Land Use                                  | (n) Agriculture                             |
| (f) Natural Resources                         | (o) Implementation                          |
| (g) Hazardous Areas                           | (p) National Interest Electric Transmission |
| (h) Public Service, Facilities, and Utilities | Corridors                                   |
| (i) Transportation                            | (q) Public Airport Facilities               |

**HOW TO USE THE PLAN FOR LEGISLATIVE PURPOSES**

The Plan is comprised of several chapters; the primary topic of each being one of the individual components listed above. Thus, chapter by chapter, the Plan reviews all components and analyzes how each may apply to land-use regulations and actions of the board of commissioners.

The only exception is the "Land Use chapter". This chapter is not limited solely to the single component of land use, but instead touches upon the other components of the Plan as well and considers the effects these other components might have on land use as a whole. In doing so, this chapter becomes a semi-culmination of the Plan. The actual final culmination occurs in the Plan Implementation chapter, which sets forth a number of legislative directives that are derived from an overall analysis of the various discussions had in the Plan's Land Use chapter, as well as in its other chapters.

This layout allows the board of commissioners to look primarily to the Land Use chapter when drafting land-use legislation. When such legislation is drafted in accordance with these directives, it will then be in accordance with the whole of the Plan's policies.

Regular review and consideration of this Plan is also needed to keep the facts updated and the intent correct. A work program table with target dates is appended to the Plan which provides the public, County employees, and County officials with a clear pattern of what must be done and by whom, to implement the Plan.



## Chapter 2

# EXECUTIVE SUMMARY

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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.

## Chapter 3

# HISTORY AND SPECIAL SITES

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Jerome County has a rich heritage. This legacy is evident in a variety of special sites, including: Oregon Trail ruts and the Wilson Butte Cave--a world known archeological site. The enjoyment and protection of these special sites will be through environmentally responsible management. The National Register of Historic Places (NRHP) is an official list of the Nation's historic places generated by the National Park Service. The NRHP can be found at <https://npgallery.nps.gov/nrhp>.

Indeed, the County's history has shaped the form and design of its landscape. This component concerns itself with Jerome County's identity and the design features that present an attractive appearance for the County. A brief background on the County's formation and a presentation of the existing condition of special sites, as well as future potentials of various sites, are presented in this chapter.

Special areas of Jerome County include the individual cities of Jerome, Eden, and Hazelton—as well as the Snake River Canyon, the public lands of the BLM, and Interstate-84 interchanges and highway corridors.

Information on the cities of the County are located in the individual city comprehensive- plan documents. The significant landscapes of the Snake River Canyon are reviewed in Chapter 11: Parks, Recreation, and Tourism. The BLM oversees most natural resource management activities and establishes management standards for the federal land in Jerome County. The State of Idaho Department of Lands oversees and manages state land in Jerome County.

### **BACKGROUND**

Jerome County was created by the Idaho Legislature on February 8, 1919--taking parts of Lincoln, Gooding, and Minidoka counties. The area came to life when Milner Dam was built on the Snake River in 1910 and diverted water to the North Side Canal. This gravity system, unmatched in size in national reclamation development, irrigates land in Jerome County and feeds miles of canals and laterals.

The Jerome County Historical Museum was established in 1981 by the Jerome County Historical Society. The Museum and a public "Research Room" are supported monetarily by members and donations only and are located at 212 East First Street next to the Post Office. Jerome County does not have any "historic preservation districts" or corresponding ordinance.

## HISTORIC AND NATURAL RESOURCES



The North Side Alternate Route of the Old Oregon Trail travels across the southern part of Jerome County. Outstanding, pristine wagon ruts extend for several miles between Devil's Corral and the Jerome Country Club. These trail remnants are unique to this area because the multitudes of iron-clad wagon wheels have, in many places, worn deep grooves in the rock outcroppings crossed by the

trail. The most prominent of these rock ruts are located between Shoshone Falls and Devil's Corral on BLM land, between U.S. Route 93 and Blue Lakes on state land, and west of Blue Lakes to the Jerome Country Club on private property. White Carsonite markers were placed along the trail in 1989 by the BLM and the Oregon-California Trails Association. Unfortunately, many of the Carsonite markers have been destroyed by shooting or theft. A map of the Oregon Trail can be referenced in Appendix B: 3-1.

During World War II, Jerome County became the site of the Minidoka War Relocation Center. Located at Hunt, 9,400 Japanese Americans from the western states were forced to live in the barbed wire camp during the war years. In 1979, the site was placed on the National Register of Historic Places; and for the Idaho Centennial, the site was honored with a memorial plaque.

Jerome County has a number of archeological sites. The best known is Wilson Butte Cave, a lava blister formed by gas expansion within the cooling lava.



The State of Idaho and Jerome Historical Societies have identified historical landmarks that are relevant to the history of Jerome County for education and preserving historical items of interest. The State of Idaho and Jerome Historical Societies are responsible for preserving historical monuments and landmarks even though there are no regulations that require Jerome County to preserve historical sites.

## SPECIAL SITES

### Snake River Canyon

The Snake River is the southern border of Jerome County for approximately 35 miles--separating Jerome from Cassia and Twin Falls Counties. The Snake River attributes are the formation of a canyon and adjacent farm ground with limited access. Water is diverted from the Snake River at Milner Dam to the man-made canal systems that are the main delivery system for surface water providing irrigation for agriculture and residences. The river also supplies the water source for hydroelectric power. Spring water tributary to the Snake River is the main source of water for aquaculture operations adjacent to the river. The Snake River is used for



recreation; examples include canyon rock climbing, boating, camping, fishing, and water-type activities along with providing electrical power by the use of dams. Recreational activities are expected to continue growing and developing.

### **Blue Lakes Overlook Site**

Jerome County leases the Blue Lakes Overlook from the State of Idaho. The overlook is located at approximately 950 Golf Course Road. The site looks into the Snake River Canyon and reveals two pristine blue-colored lakes. There is a parking area and walking path to the rim of the Snake River Canyon to view the blue lakes and the Snake River Canyon.

### **Jerome County Fairgrounds**

The Jerome County Fairgrounds, located on the west side of the City of Jerome, offers a large public site that continues to serve the County for many activities beyond the annual County Fair. Held in early August, the fair is a showcase for Jerome County agriculture. Activities include 4-H, crop displays, livestock exhibits, rodeo, carnival, and a parade. The opportunity exists for year-round youth and cultural events as well as space for recreation.

### **Northside Military Museum**

The Northside Military Museum located at 220 North Lincoln in the City of Jerome was founded in January of 2015. The nonprofit organization is made up of leaders in the local veteran community and citizens who wish to honor and commemorate the services of local veterans. They educate the public on the service and sacrifice of the United States military service members from all branches and in every American conflict, while placing a special emphasis on the veterans within the community.

### **Idaho Farm and Ranch Museum**

The Idaho Farm and Ranch Museum (IFARM) is located on a 100-acre site at the I-84 and U.S. Route 93 interchange. Started in 1984, the museum is working to re-create a live working farm and ranch depicting development of the North Side tract and how irrigation breathed life into the desert. Currently, exhibits include a prove-up shack and antique farm machinery including tractors, threshing machines, and a windmill. The facility is operated by the Jerome County Historical Society as a non-profit enterprise. In June, the site hosts Live History Day, an annual event that is a snapshot of pioneer life. Plans are underway to expand its facilities, collections, and exhibits which tell the story of Idaho's agriculture. IFARM's freeway location makes it accessible to a large number of visitors. The museum has state-wide significance and has the potential to become one of Idaho's key visitor attractions bringing economic, educational, and cultural benefits to the County.



### **Monastery of the Ascension**

The Monastery of the Ascension is a community of Benedictine monks that has been in

Southern Idaho since 1965. They serve the Catholic Church and the people of Southern Idaho through various ministries which include parochial work, retreats, teaching and scholarship, ecumenical activities, counseling and spiritual direction, and social service.

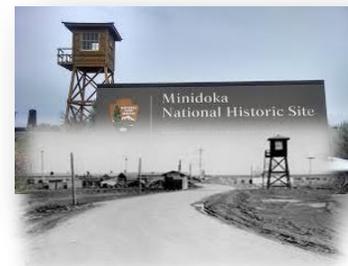
The Ministry Center is the guest/retreat house for Monastery of the Ascension. The community offers periodic retreats for the general public or for special needs as well as special retreats. Their main outreach to the community is to offer their Benedictine hospitality, and welcome other church denominations and groups who wish to use the Center for their retreats and workshops. The Center is a favorite for youth and quilters' retreats for groups throughout Southern Idaho.

### **North Side Canal & Wilson Lake Reservoir**

Two special man-made features of Jerome County are the North Side Canal system and the Wilson Lake Reservoir. The canal was opened in 1909 and is owned and operated by the North Side Canal Company. The primary purpose of the canal is that of distributing water across the entire north side tract for crop irrigation purposes. The North Side Canal water flows through the main canal headworks and the Milner-Gooding Canal headworks at Milner. About one-third of the water flowing in the Milner-Gooding Canal is diverted three and a half miles downstream at the Bypass Canal into the main canal. From the Bypass Canal the irrigation water flows downstream through the County via Wilson Lake Reservoir, and a myriad of canals, ditches, and laterals. All North Side Canal right-of-ways are protected and operated for the specific purpose of conveying irrigation water to company shareholders. American Falls Reservoir District #2 operates the Milner-Gooding Canal which delivers water to its landowners in Jerome, Lincoln, and Gooding Counties.

### **Minidoka National Historic Site**

The historic significance of the Minidoka Relocation Center is well-recognized. Six acres of the site were listed on the National Register of Historic Places in 1979, and the camp site was named an Idaho Centennial Site in 1990. By Presidential Proclamation, 72.75 acres at the core of the former camp were designated the Minidoka Internment National Monument on January 17, 2001 and is under the management of the National Park Service (NPS). Since designation, supporters of Minidoka have been engaged in a comprehensive planning process for the development and interpretation of the site, working with interested citizens through a public consultation process. The recently completed General Management Plan envisions a reconstructed barracks complex and interpretation of the camp's history as well as the nearby "Farm in a Day" site. The Minidoka War Relocation Center consisted of 36 blocks of housing. Each block contained 12 barracks, laundry facilities, bathrooms, and a mess hall. Recreation Halls in each block were multi-use facilities that served as both worship and education centers. Five additional tracts of land consisting of approximately 227.57 acres as well as an additional 88.51 acres have been acquired. A map of the Minidoka National Historic Site can be found in Appendix B: 3-2.



### Lava Rock Structures

Jerome County possesses a unique collection of masonry structures made of basalt. Lava rock was plentiful in the County, and the indigenous rock was utilized by pioneers to build rock homes and other needed buildings. Most lava rock structures were built between 1908 through 1930 and include houses, schools, barns, bunkhouses, water tanks, well houses, potato cellars, walls, and outbuildings. One of the best is the Jacob B. Van Wagoner Barn located along U.S. Route 93, southeast of Jerome. The three-story rock barn was built in 1912 and is currently utilized as a restaurant and event center.



In 1983, the Idaho State Historical Society did an inventory called Lava Rock Structures in South Central Idaho. This inventory led to forty-seven lava rock structures in Jerome County being placed on the National Register of Historic Places. The inventory of Jerome County Historical Resources is the responsibility of the Jerome Historical Society and can be viewed at the museum housed at the original Southern Idaho Depot at 212 East First Street in Jerome. An inventory may also be found on the National Register maintained by the State Historic Preservation Office.

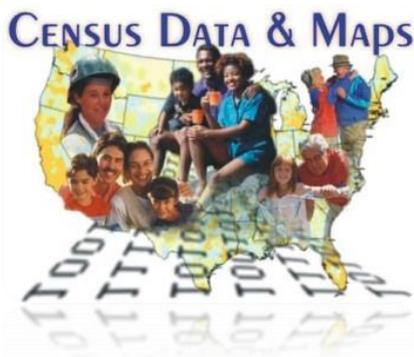




## Chapter 4

# POPULATION

A general analysis of past, present, and future trends of the County's population--including such characteristics as total populace, age, sex, and income--can be found at: <http://censusviewer.com/county/ID/Jerome>



One of the overriding purposes of establishing a Comprehensive Plan for land use in Jerome County is to ensure that adequate public facilities and services can be provided to the people at a reasonable cost. Population data and growth patterns represent quantifiable facts that the land-use policy recommendations in the 2018 Jerome County Comprehensive Plan may reflect, as may any subsequent amendment. Population actuals and projections are also used to design the capacity of roads

and sewage treatment plants, as well as to determine the level of law enforcement and fire protection. Further, population information is used by the private sector to determine the need for additional retail or service activities.

### GEOGRAPHIC DISTRIBUTION

In 1990, the single largest share of total County population was in the unincorporated County. The unincorporated areas showed moderate growth from 1990 to 2017. This is likely due to the expansion of agricultural activities--primarily the dairy industry, related processing facilities, and support industries. The City of Jerome showed a steady increase in percentage of population while Hazelton nearly doubled in size and Eden experienced limited growth. For the most recent population facts, see Appendix A: 4-1. [https://factfinder.census.gov/faces/nav/jsf/pages/community\\_facts.xhtml](https://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml)

### AGE DISTRIBUTION

To better understand the changes in our population nationally--by state and here in Jerome County--it is necessary to recognize the general change in generations that did not appear to impact livelihood and population in decades past. A generation typically refers to groups of people born over a 15-20 year span: such as the millennial generation, currently the youngest adult generation. (For a current breakdown of the generations,

see Appendix A: 4-2) Previous generations were reported to settle in more often, driven by land ownership, community, and family. Stability and prosperity were the driving



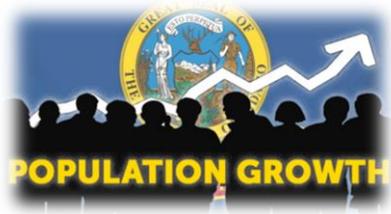
forces after surviving world wars and the great depression. However, newer generations and their greater “global” connection may have a significant effect on the population, housing, and the economy. Faster paced from birth, witnessing the evolution of technology in a few short decades, or having known only a world of readily available global communication and technology at their fingertips, the newer generations are less likely to settle early--focusing less on their immediate community and tending to start families and purchase homes in their late 20's or early 30's if at all. <http://genhq.com/faq-info-about-generations/>

## RACE AND HISPANIC ORIGIN

The designation of races used for Jerome County residents follow definitions of the Federal Office of Management and Budget and the United States Census Bureau. From 1990 to 2018, the reported number of white residents increased by 552; while the reported number of Hispanic residents increased by 7,168 for the same period. On a percentage of total basis, the white resident total decreased from 88.5% to 62.6%. At the same time the Hispanic resident total increased from 6.3% to 34.5%. This dramatic shift relates to the growth in the agricultural and dairy industry where many of the employees are Hispanic. While there are changes in other race categories, the Hispanic resident change was most notable. Current race and origin data can be found in Appendix A: 4-3. County population may not total in Appendix A: 4-3 because persons of Hispanic origin may be of any race, according to census bureau definitions. <http://gemstateprospector.com> – Idaho Commerce – demographics

## POPULATION GROWTH

The population growth appears to ebb and flow with the economy--increasing as the economy does and stagnating during economic downturns. Nonetheless, the Idaho Department of Labor has projected a moderate but steady increase of population. These projections can be found in Appendix A: 4-4. 2015-2025 Population Projections, Idaho Department of Labor - 2018



## MAINTAINING AND INCREASING GROWTH

Three areas that provide the best opportunity for population growth are:

- Economic development efforts that will bring jobs to the community,
- Planning for an assortment of locations and home styles for a variety of residential opportunities,
- Creation and expansion of varied local recreational and educational opportunities.

Encapsulating these attributes will ensure that the County will maintain the increasing workforce within its boundaries.

## Chapter 5

# ECONOMIC DEVELOPMENT

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The purpose of the Plan's economic-development component is to analyze the local economy for strengths and weaknesses. This chapter is intended to be an overview of the key economic-development indicators in the County.



Economic development is vital to the future of any community. It requires many facets of planning and efforts that seek to improve the economic well-being and quality of life for a community by creating and/or retaining jobs and supporting or growing incomes and the tax base.

The key economic-development indicators are population; personal income and wages; current household income-distribution, poverty, and education; sources of employment; and housing affordability. There is data publicly available on government websites; it represents the data most frequently used by federal, state, and private agencies.

In its broadest sense, policies of economic development encompass three major areas:

- Meeting broad economic objectives such as price stability, high employment, and sustainable growth. Such efforts from local government include monetary-and-fiscal policies and tax policies.
- Programs that provide infrastructure and services such as highways, parks, affordable housing, crime prevention, fire protection, and K–12 education. Such programs include Impact Fees (per Idaho Code §67-8202) for new commercial and residential development.
- Job creation and retention through specific efforts in marketing, neighborhood development, workforce development, small business development, business attraction, business retention and expansion, technology transfer, and real estate development. This third category is a primary focus of economic-development professionals.



### INDUSTRY SECTORS

Industry Sectors are the categories of employment that local, state, and federal statistics are based on. Workplaces are classified into industries based on their principal product or activity. The State of Idaho lists 15 sectors, while each county may vary in the sectors they have or report on. For instance, the state groups agriculture with forestry,

fishing, and hunting while Jerome County only addresses agriculture. While most sectors are self-explanatory, examples of "other services" might include vehicle, household or commercial equipment repair and maintenance, as well as personal care, and social organizations. The report showing average employment and wages is found at [www.labor.idaho.gov](http://www.labor.idaho.gov).

Sectors addressed by the Idaho Department of Labor in Jerome County are as follows:

- Agriculture
- Mining
- Construction
- Manufacturing
- Trade, Utilities, and Transportation
- Information
- Financial Activities
- Professional and Business Services
- Educational and Health Services
- Leisure & Hospitality
- Other Services
- Government

### Jerome County Industry Sectors

The largest industry-sector percentage as reflected in Appendix A: 5-1 is in agriculture, which is mostly attributed to the growth in the dairy industry over the 25-year period from 1993 to 2018. Manufacturing was second in line with a substantial increase for the same period. This was most likely due to the growth in cheese, milk, milk powders, and cheese powders in Jerome. Supporting industries have increased in correlation to the growth in agriculture. The next highest is transportation and utilities--largely a result of dairy industry growth. Proximity to the major corridors of Interstate 84 and U.S. Route 93 has influenced the transportation industry.



Currently, there are almost 20 employers in the County with more than 100 employees. The mix has changed since 1993 with new companies adding diversity to the economic base.



Source: Idaho Department of Labor – Quarterly Report – June 2018  
<http://labor.idaho.gov/publications/lmi/pubs/JeromeProfile.pdf>

### FOCUS AREAS

A high quality of life depends on economic activity and the opportunities for meaningful work. Jerome County must successfully maintain and attract commerce and industry essential for the County's economic well-being. To ensure economic vitality, Jerome County must continue to encourage diversified growth and promote

business opportunities to create jobs, broaden the tax base, and minimize the impact of economic fluctuations. The following paragraphs highlight particular focus areas for the future economic vitality of Jerome County.

### Employment

Agricultural employment has grown number wise and as a share of total industry. It is the base industry of Jerome County and the region. It is the single largest employment sector in the local economy. The agricultural sector continues to grow its share of the total jobs nationally and numerically but Jerome is counter-intuitive from the national trend. It has grown its goods-producing sectors over the last 25 years, and the number of jobs continues to trend upward.

### Unemployment Rate

Jerome County's unemployment rate was on a downhill slide during the period of expansion in the dairy industry, which spanned the 1980's into the early part of the 21<sup>st</sup> Century when the "Great Recession" impacted the nation. The County's unemployment rate is currently at its lowest in the last ten years. The most recent seasonally adjusted unemployment rate for Jerome County was 2.4 percent (about 297 unemployed persons) as of May 2018. Current unemployment statistics are located in Appendix A: 5-2. <http://labor.idaho.gov/publications/lmi/pubs/JeromeProfile.pdf>

### Labor Force

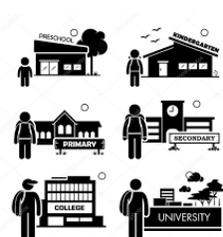
Jerome County's labor force increased from about 9,800 in 2007 to slightly more than 12,000 in 2018. Labor force information can be found in Appendix A: 5-2. <http://labor.idaho.gov/publications/lmi/pubs/JeromeProfile.pdf>



### Per Capita Income

Jerome County's per capita income increased from about \$29,197 in 2007 to slightly more than \$36,000 in 2016 (Appendix A: 5-3). Per capita income may be used as a means of evaluating the living conditions and quality of life in different areas. The figure is also useful in assessing an area's affordability. It can be used in conjunction with data on real estate prices, for instance, to help determine if average homes are out of reach for the average family. <http://labor.idaho.gov/publications/lmi/pubs/JeromeProfile.pdf>

### Educated Population



The County's most valuable asset is its people. The economic success of Jerome County is directly related to how well the County invests in its current workers and the young people who will be the future workforce.

Employees must have ongoing access to opportunities for upgrading their knowledge and skills. Investing in ongoing training for the current workforce will result in a larger number of productive workers and a more creative, innovative, and satisfied workforce.

**Housing**

A variety of housing types, locations, and prices is an important element for attracting new members of the workforce and also for the retention of the current workforce. There is more information in the Housing chapter of this plan.

**Recreation and Tourism**

Recreational opportunities and tourism are more and more a part of the talent attraction for jobs. With our 2.4 percent unemployment rate, any significant economic-development will require the recruitment of workforce and the attraction of millennial staff. More on tourism and recreation is contained in the Tourism, Parks, & Recreation chapter of this plan.

**ECONOMIC DEVELOPMENT SUPPORT**

In 2013, the City and County of Jerome, along with 20 business leaders in the valley, formed Jerome 20/20, Inc. It is a unique organization focused on economic development for the City and County of Jerome. In its marketing, Jerome 20/20, Inc. emphasizes the following key attributes:

- Business Friendly Leadership
- Year-round Recreation and Scenic Beauty
- Favorable Business Climate—City and County
- Low Cost Energy and Operating Costs
- Affordable Land with Rail Service
- Affordable Cost of Living
- Interstate I-84 and U.S. Route 93 Corridor – a Total of Six I-84 Exits
- Skilled and Dedicated Workforce Along with Workforce Training from the College of Southern Idaho

Idaho Commerce is the lead economic-development agency for the State of Idaho--offering and assisting businesses with tax incentives, grants, business development, community development, and many other services.

Southern Idaho Economic Development Organization (SIEDO) works to promote economic development through expansion of existing businesses and to attract new businesses to the region. SIEDO works closely with businesses and the communities of Buhl, Burley, Camas County, Fairfield, Filer, Glenns Ferry, Gooding, Gooding County, Hansen, Heyburn, Jerome, Jerome County, Lincoln County, Murtaugh, Paul, Rupert, Shoshone, Twin Falls, Twin Falls County, and Wendell to diversify and strengthen the local economy.

## Chapter 6

# HOUSING

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The purpose of the housing focus is to analyze the past and current housing markets to ensure that County residents, whether current or future, have adequate housing. The housing component addresses current conditions as well as immediate and future housing needs. It is important that the County's future growth in home construction be viewed in light of the Plan's primary objective to protect and preserve farmland.

Historically, the housing market fit within a fairly narrow scope in Jerome County. Houses were similar in size, design, and location. For the past 28 years or more, there is a much broader disparity--starting with small mobile and manufactured homes to new higher-end homes in city subdivisions and large country estates. Past and present housing statistics can be found in Appendix A: 6-1 and 6-2.

### GENERATIONAL EFFECT ON HOUSING



*"Members of different generations tend to view the world through different lenses. This is certainly true when it comes to taste in music, movies, and entertainment; but it's also true when it comes to housing.*

*The National Association of Home Builders conducted an extensive study in 2015, interviewing 4,300 recent and prospective home buyers to determine the differences and similarities in housing preferences*

*among the generations. The study uncovered key variances between desired size, features, and layout amongst seniors (born 1945 or earlier), baby boomers (born 1946 - 1964), Gen Xers (born 1965 - 1979), and millennials (born in 1980 or later). (Generational information based on study conducted by National Association of Home Builders and may vary from study to study. <https://www.nahbclassic.org/generic.aspx?genericContentID=249797>)".*

#### **Size of the Home**

*"Seniors and baby boomers are looking to downsize to less than 1,900 square feet, while some Generation Xers and millennials are looking to upgrade to more than 2,300 square feet. This makes sense when you consider younger generations are in the midst of building and raising families, while the older generations typically have fewer people living at home."*

#### **Number of Rooms**

*"The older and younger generations go in opposite directions again when it comes to a*

number of bedrooms in a house. Both Generation Xers and millennials want four or more bedrooms in their homes, while seniors and baby boomers are quite satisfied with three. Millennials also prefer a finished basement, and they like having the option of extending their living areas into outdoor spaces such as a patio, front porch, and/or deck.”(William Morrow, A Look At How Housing Preferences Differ Between Generations, Huffingtonpost.com)

### **OWNER-OCCUPIED, RENTER-OCCUPIED, AND VACANT-HOUSING UNITS**

Most housing in Jerome County is in residential areas located in the cities of Jerome, Eden, and Hazelton, or in areas closely surrounding these cities. The Land Use chapter identifies locations based on housing type--where housing is appropriate.

The geographic locations of housing are an important planning consideration. They are largely dependent on the proximity, cost, and quality of public services, as well as compatibility with existing land uses and natural-land features. Existing developments and new housing locations can have implications regarding environmental impact. Community character and design, cost of housing, employment opportunities, and future development rates and patterns also play a role in the decision of where to develop.

#### **Home Construction**

There is great disparity in the prices of housing inventory for sale and the target pricing needs of the general public. This housing gap will need to be filled by new residential construction. Clustering of homes in areas zoned for rural subdivisions may provide opportunities for a variety of housing styles and lot sizes to add to the housing market.



#### **Low Income Housing**

Low Income Housing Tax Credits (LIHTC) is a federal housing-assistance program that provides tax incentives to owners of affordable housing. Usually, LIHTC properties have units available for families earning 60% or less of the Area Median Income (AMI). The HOME programs department at this writing offered by the Idaho Housing and Finance Association (IHFA)--administers the federal Affordable Housing Development Programs: The HOME Investment Partnerships Program, the National Housing Trust Fund Program (NHTF), and the Neighborhood Stabilization Program (NSP).

All three programs are designed to construct or rehabilitate housing for income-qualified households. The HOME funds must be used by households with annual gross income at or below 80% AMI, the NHTF targets rental -only households with annual gross incomes at or below 30% AMI, while the NSP program must serve households at or below 120% (homebuyer) or 50% AMI (rental).

Single-family homebuyer activities must be owned and developed by an IHFA-

approved, nonprofit, housing-development organization. For Jerome County, the Housing Company and South Central Community Action Partnership (SCCAP) are both IHFA-approved nonprofit development organizations. Both have successfully used the HOME and NSP programs in the past.

Source: HOME Program, Technical Assistance Officer, Idaho Housing, and Finance Association: [www.housingidaho.com](http://www.housingidaho.com)

### **Mobile and Manufactured Homes**

Alternatives to low-income housing are purchases of mobile or manufactured homes. These homes can be much more affordable than stick-built homes.

The HUD code, enacted in 1976, is really what makes a manufactured home fundamentally different from a mobile home. The HUD code established federal standards for the building of manufactured housing. It involved regulating the construction and quality of all aspects of building a manufactured house, including:

- Design and construction
- Strength and durability
- Transportability
- Fire resistance
- Energy efficiency
- Overall quality
- Performance standards for all house systems--including electrical, plumbing, heating and air conditioning

It is important to note that before this time, these homes were not federally regulated.



The HUD code was a huge step forward in ensuring quality manufactured housing. Therefore the term “mobile home” refers to an unregulated construction pre-1976, and the term “manufactured home” refers to a housing unit that is constructed post-1976 following specific rules for design, durability, and safety.

### **Alternative, Homeless, and Special-Needs Housing**

Alternative and special-needs housing may be defined as housing that would not be seen as conventional and is typically of a transitional or temporary nature for its residents. Homeless shelters, crisis centers, and group homes are examples of alternative housing. “Homeless” is a broad term encompassing a wide variety of individuals with special needs or circumstances, including families, runaway youths, veterans, the mentally ill, and people with substance-abuse problems. Typically found in cities, these homes may also have a place in the rural community--with conditions.

**Senior Housing**

The additional housing needs of senior citizens were not addressed above. As our population continues to age, and people reach retirement age, the market for housing specific to their needs will be in greater demand. Seniors are known to have special housing needs (i.e. low maintenance, accessibility, mobility, and proximity to services). Clearly, there is a shortage of senior citizen housing in Jerome County, but the extent of which has not been identified.

In 2014, the Housing Assistance Council (HAC) wrote a report "Housing an Aging Rural America: Rural Seniors and Their Homes." They conclude that rural communities will need to develop a range of housing options available to seniors such as more rental housing, rehabilitation and repair programs, housing with services, and assisted living. These options not only enhance the lives of seniors but are fiscally prudent measures that are more cost effective than long-term care options. The report can be found at <http://www.ruralhome.org/storage/documents/publications/rrreports/ruralseniors2014.pdf>

**Rental Properties**

The availability of low-income and subsidized rental houses and apartments usually found in the cities may be sufficient for the County's demographics. What is significantly lacking are apartments or homes that provide affordable, but not subsidized, housing for professionals. These professionals may be accountants, dental assistants, nurses, paralegals, teachers, etc. that are not in a position to buy a home, but make too much to qualify for subsidized housing. Clustering of homes in rural subdivisions may provide opportunities for duplexes, townhouses, or other small-housing options to add to the rental market.



Idaho Housing and Finance Association – [www.fairhousingforum.org](http://www.fairhousingforum.org)

## Chapter 7

# EDUCATION

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The Jerome Joint School District #261, serving the residents in the western portion of Jerome County and limited areas of Gooding and Lincoln Counties, maintains an average enrollment of approximately 4,000 students. Schools within the district are located in the City of Jerome. Students residing in the eastern end of the County attend school in Valley School District #262--located in eastern Jerome County. There are also private schools, an alternative high school, and local ties to the College of Southern Idaho (CSI) community college servicing Jerome County.

### **Jerome School District # 261**

The Jerome School District offices are located at 125 4<sup>th</sup> Ave. West in the City of Jerome.

- Jerome Early Education Program (J.E.E.P.) serves special-needs preschool students ages three to five.
- Horizon Elementary serves kindergarten through third grade students.
- Jefferson Elementary serves kindergarten through third grade students.
- Summit Elementary serves fourth and fifth grade students.
- Jerome Middle School serves sixth through eighth grade students.
- Jerome High School serves ninth through twelfth grade students.
- Northside Jr/Sr High School provides alternative education for sixth through twelfth graders.



### **Valley School District # 262**

The Valley School District education facility is a single building serving pre-school and kindergarten through twelfth grade. The building housing Valley High School, Valley Middle School, and Valley Elementary is located on Valley Road midway between Eden and Hazelton. The single-school concept is unique to Idaho and works well in a rural area.



### **Minidoka School District # 331**

Some students in Jerome County attend Paul Elementary, West Minico Middle School, and Minico High School. Full public educational services from preschool and grades K-12 are provided. A new school called Minidoka Virtual Academy serves all of the Magic

Valley (with open enrollment) and provides virtual education for grades K-8. These students also have full access to alternative, extra-curricular, and special-education programs and services of the district.

### **Shoshone Joint School District # 312**

The Shoshone School District boundaries extend into Jerome County. The Shoshone Joint School District does not service any students from within this boundary.

### **College of Southern Idaho (CSI)**



The College of Southern Idaho is a collaborative effort of the citizens of the Magic Valley--formed when the citizens of Twin Falls and Jerome counties voted to form and join a junior college district. CSI offers a variety of educational opportunities for continuing education, vocational programs, enrichment courses, professional education, and academic two-year degrees. Through satellite programs, CSI offers bachelor, master, and doctoral degrees through partnerships

with Idaho State University, Boise State University, Northwest Nazarene University, and the University of Idaho. CSI has off-campus educational centers in Burley, Gooding, Jerome, and Hailey.

### **Heritage Academy**

Heritage Academy, a publicly funded charter school, first opened their doors for the 2011-2012 school year. Heritage Academy welcomes kindergarteners through 8th grade. Charter schools are independent schools that are free to be more innovative yet are held accountable for improved student achievement.



### **South Central Head Start**

South Central Head Start provides federally funded preschool and family support programs for low income families.

### **Private Schools**

Private Schools are an alternative to public schools and are typically founded by religious organizations. Facilities and transportation are usually required for these schools.

### **Vocational Schools/Career Colleges**

Vocational schools are government-owned, or at least government-supported, institutions and usually occupy two full years of study with credits that are by and large accepted elsewhere in the academic world. The term "career college" is generally reserved for post-secondary for-profit institutions. Currently CSI fills the gap for "vocational schools." There are no "career colleges" currently located in the County. While transportation may not be required, certain facilities would be required--from parking and classrooms to potential living quarters.

**Home Schooling**

Home Schools are an alternative to public schools and are typically found in individual homes as an ancillary use to the residence where attendees are a part of the immediate family. Facilities and transportation are usually not required for home schools.



## Chapter 8

# TRANSPORTATION

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While transportation in the County includes railways and an airport, the predominant form of transportation for the citizens of Jerome County is the automobile.

### Transportation Agencies

Jerome County has three entities maintaining all public roads. The Jerome Highway District (JHD) maintains the western part of Jerome County, Hillsdale Highway District (HHD) maintains the eastern part of Jerome County, and Idaho Transportation Department provides maintenance on all state and federal highways. Generally, the cities maintain roads that are within their corporate boundaries with some crossover from other transportation agencies. All other roads within Jerome County are considered to be private until one of the districts accepts them for maintenance. The map identifying each district's jurisdiction is located in Appendix B: 8-1.

Highway districts are bodies corporate. Every highway district organized, as provided by law, is a body politic and corporate. As such, it has the power specified in Idaho Code, including the power of eminent domain and powers as necessarily implied from those expressed. The power of a highway district lies within the highway commissioners or by agents and officers acting under their authority or authority of law.



The Idaho Transportation Department (ITD) is the state of Idaho governmental organization responsible for state transportation infrastructure. This includes ongoing operations and maintenance as well as planning for future needs of the state and its citizens. The agency is responsible for overseeing the disbursement of federal, state, and grant funding for the transportation programs of the state. ITD also maintains a Division of Aeronautics and interfaces with railroads and utilities. ITD is divided into six regions, and Jerome County is located in the South Central Region, District 4.

These agencies typically have comprehensive plans specific to their agencies.

### THOROUGHFARES

Highways, railroads, and airports are commonplace features of a county. These thoroughfares attract and benefit commercial development providing exposure of nearby business to their potential customers, as well as customer access to them. They also provide a readily available means for manufacturers to import raw materials and export finished products. Zoning along these corridors is discussed further in the Community Design and Land Use chapter.



### Roadways

The majority of roads in the County are based on a grid road system via section lines. Using coordinates that are centered in the City of Jerome at the intersection of Main and Lincoln, the north/south roads begin on the west boundary of the County, five miles west of the center of the City of Jerome. The first north/south road is known as 500 West. The north/south roads extend 35 miles east to 3000 East. The east and west roads at the beginning of the north boundary of the County are nine miles north of the center of the City of Jerome. The first east/west road is known as 900 North with the farthest east/west road located at 1500 South. Miscellaneous roads within the County may have names rather than coordinates, some of the roads were named by locals, and over a period of years, the names prevailed over the coordinates. Many roads in subdivisions and private lanes have also been given names rather than coordinates. A map of Jerome County Roads is located in Appendix B: 8-2.



### State and Federal Highways

Although there are several important highways in the County, two are of major significance – Interstate 84 and U.S. Route 93. These two roadways are the major east-west and north-south transportation routes through the region. Interstate 84 crosses the southern portion of the County, linking the Pacific Coast to destinations east. This route is a source of substantial commercial activity at a national level. U.S. Route 93 passes through western Jerome County, connecting I-84 with destinations as far south as Las Vegas, Nevada; and as far north as the U.S./Canadian border. Two major tourist destinations—Sun Valley, Idaho and the Sawtooth Mountains—are accessed via I-84 and U.S. Route 93. Other highways having an impact in the County include State Highways 25 and 50. Highway 25 connects the cities of Jerome, Eden, and Hazelton while Highway 50 brings travelers from Twin Falls County across the Snake River on the “Hansen Bridge,” providing access to and from I-84. After crossing Interstate 84, Highway 50 merges into Highway 25 west of Eden. Improvements to these highways are under the jurisdiction of ITD. Scheduled projects for District 4 may be found on the ITD website <http://itd.idaho.gov/d4/>.

### Bridges



It should be noted that principal public-access points across the Snake River from Jerome County to Twin Falls County, on the southern side of the river, are limited to three bridges. The Perrine Bridge is located on U.S. Route 93 and takes travelers directly into the city of Twin Falls.

To the east is the Hansen Bridge, located on State Highway 50, connecting central Jerome County with Twin Falls County and the cities of Hansen, Kimberly, and Twin Falls as it merges with State Highway 30. Both bridges are readily accessible from Interstate 84. Farther east, the third bridge—the Murtaugh Bridge—is less accessible from Interstate 84 and utilized more often by local

traffic having no specific directional signage. The Murtaugh Bridge crosses the river connecting to the city of Murtaugh and ultimately to State Highway 30. Visitors to Cauldron Linn are likely to stumble across the Murtaugh Bridge. A fourth access point, more of a sportsman's access, is located at Milner Dam. Not unlike the Murtaugh Bridge, there is limited directional signage, and it is typically used only by local citizens who are aware of its presence.

### **Intersections**

As conducive as thoroughfares are to commercial growth, they are even more so at those points where they intersect one another. The ideal nature of these points stem from the double amount of exposure that two thoroughfares can provide to a single site and the business located there: the ease of customer access that the interchange provides to the businesses located nearby and the logistical abilities for businesses to receive materials from and send goods towards all directions. There are several of these points of intersecting thoroughfares in the County. Jerome County boasts seven exits on Interstate 84, and it shares one exit with Minidoka County. This is not only important to our citizens and travelers; it is also a key factor for economic development.

- Interstate 84 / State Highway 25/Main St
- Interstate 84/ Lincoln Blvd./Golf Course Drive
- Interstate 84 / U.S. Route 93 (Crossroads)
- Interstate 84 / State Highway 50
- Interstate 84 / Valley Road
- Interstate 84 / State Highway 25/Ridgeway Rd.
- Interstate 84 / State Highway 25/Kasota Rd.

Another important intersection is the east entrance to the City of Jerome with the County Airport located at the intersection.

- U.S. Route 93 / State Highway 25

### **Railroad**

The Eastern Idaho Railroad (EIRR) began operating two disconnected clusters of former Union Pacific branches in 1993. The Snake River portion runs from Buhl/Wendell to Minidoka. The EIRR carries a wide variety of product annually and is administered out of Twin Falls. The railway travels along the north side of the cities of Hazelton and Eden and south of the City of Jerome. Away from the cities, the tracks venture into open space-- often running parallel with the edge created where agricultural lands abut BLM property.

### **Airports**

The Jerome County Airport is located off Highway 25 and less than a quarter mile from the intersection of U.S. Route 93 and Highway 25. Certain commercial uses, such as

manufacturing and other non-retail business, are typically compatible with airports given that they are serviced by them and not disturbed by airplane noises. However, the area around this airport offers the added benefits of close highway access, availability of city sewer and water services, and being within the impact zone of the City of Jerome.



The Hazelton Airport is located between I-84 and the city of Hazelton. The principal air traffic utilizing this facility is the crop-dusting industry, which is in turn supported by a chemical plant that has been established adjacent to the airport. The airport is located within a mile of an interchange that connects to I-84.

## **ALTERNATIVE MODES**

Though the automobile is the dominant form of transportation in Jerome County, other modes are expected to play a role in the County's future transportation system.

### **Public Transit**

Transit relies on high ridership typically associated with urban areas. Jerome County's low-density development and reliance on the automobile do not foster transit use. Despite this, a continuing effort is needed to expand public transit. Transit will not only help reduce vehicular traffic, but also provide transportation access to jobs and services for all residents and employees-- including the young, elderly, physically challenged, and those who do not have access to a private vehicle. The provision of a transit system is also an important component of an economic strategy to encourage businesses to locate in Jerome County. Trans IV is the only service that offers pedestrian transport from Jerome to Twin Falls and back. Taxi service (originating in Twin Falls) and network transportation services are also available.

### **Metropolitan Planning Organization**

A Metropolitan Planning Organization (MPO) is a transportation policy-making and planning body formed to work on plans for transportation. MPO's are formed when an area is considered urbanized, meaning there are 50,000 or more citizens in a specified area. Urbanized areas may be a collection of cities as well as counties. An MPO is the entity responsible for transportation planning in a designated urbanized area. In the future, Jerome County may be considered as a part of MPO's in association with Twin Falls City and/or County. The Idaho Transportation Department assists in the formation of these organizations. <http://itd.idaho.gov/planning/>

### **Bicycle Pedestrian System**

As construction and maintenance to the County's road system occur, improvements would ensure the integration of bicycle and walkway systems into the design of transportation facilities. Jerome Recreation District established a plan, in coordination with Jerome County and the City of Jerome, which creates a system of walkways and bike paths inter-connecting throughout the County and City. ITD has also integrated some, if not all, of the plan into their future plans for highway improvements.

## Chapter 9

# PUBLIC SERVICES AND FACILITIES

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Public services and facilities exist for the health, safety, and welfare of the community. These services are typically provided to the public by the County, state, and private entities.

Schools, highways, and parks are also considered public facilities and are discussed separately in their respective chapters of this document.

### **FIRE AND SAFETY**

Jerome County has three established fire districts for fire protection for Jerome County. Jerome Rural Fire District serves the western part of Jerome County. First Segregation Fire District serves the majority of the eastern part of Jerome County. The West End Fire District--out of Minidoka County--provides services from approximately 2700 East to the Jerome County eastern border, 3000 East. There are portions of land that have residential dwellings that are not served by any fire district. The City of Jerome has an independent fire department. The Bureau of Land Management (BLM) provides fire service assistance on brush fires that originate on BLM lands with a memorandum of understanding for support of local jurisdictions. All fire districts and city fire departments for the surrounding cities and counties have mutual aid agreements in place known as the Magic Valley Emergency Response Mutual Aid Agreement. The fire districts map is located in Appendix B: 9-1.



The fire districts are separate taxing entities and are managed by elected commissioners serving on individual boards. All three fire districts are dispatched by a regional "911" center--Southern Idaho Regional Communication Center "SIRCOMM".

#### **Jerome Rural Fire District**

The Jerome Rural Fire District has two locations. The original fire station is located at 145 East Avenue A in the City of Jerome. A second location was established in 2008 at 04 West 500 South--located in the County's largest rural residential zone. The fire district is primarily staffed by volunteers.

#### **First Segregation Rural Fire District**

First Segregation Rural Fire District is located at 235 East Wilson Avenue in Eden. The fire district is primarily staffed by volunteers.

### West End Fire Protection District

West End Fire Protection District's fire station is located in Minidoka County at 152 S 600 W, Paul, Idaho. The fire district is primarily staffed by volunteers.



### LAW ENFORCEMENT

Jerome County Sheriff's Office (JCSO) provides law enforcement outside of the city limits for Eden, Hazelton, and Jerome. JCSO provides and contracts law-enforcement services for the cities of Eden and Hazelton. The City of Jerome provides law enforcement within the city's corporate boundaries. Idaho State Police (ISP) have the responsibility to provide primary traffic responsibility for state and federal highways that are located within the County.

### HEALTHCARE FACILITIES

There is a 15-bed critical access hospital located in Jerome at 709 North Lincoln, which is part of the St. Luke's Health Care System. The facility offers a 24-hour emergency department and in-patient care that includes OB capabilities for the County. A provider-based clinic and "swing-bed" (rehab) is located on-site as well as out-patient services. A specialty medical services clinic is offered intermittently on-site. More extensive emergency and specialty medical services are available at St. Luke's Magic Valley located in Twin Falls. EMS services are provided by Magic Valley Paramedics with a station located in the City of Jerome. There is also a Quick Response Unit (QRU) based out of the Jerome City Fire Department that assists with emergency medical calls while the Rock Creek QRU assists with coverage of the Eden and Hazelton area.



### SOLID WASTE MANAGEMENT

Jerome County provides a landfill transfer station off of State Highway 25 that receives solid waste from residents within Jerome County. All solid waste from the Jerome Landfill Transfer Station is then sent to the Milner Butte Land Fill for disposal located in Burley Idaho.

### OTHER COUNTY FACILITIES

County administrative offices have three main locations--the Jerome County Courthouse at 300 North Lincoln Street, the Jerome County Judicial Annex at 233 West Main, and the Jerome County Jail and Sheriff's Department at 2151 South Tiger Drive. All three facilities are located in the City of Jerome.

The University of Idaho Extension, Jerome County offers a link between the University of Idaho and the citizens of Jerome County providing help with a range of issues including agriculture, family and consumer sciences (including family food nutrition), and 4-H youth development. The office is located at the Jerome County Fairgrounds at 600 2<sup>nd</sup> Avenue West. <https://www.uidaho.edu/extension/county/jerome>



## Chapter 10

# UTILITIES

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Utilities consist of those services provided by public and private organizations for consumption by the public at large. The provision, location, and efficiency of utilities are strong determining factors for the quality of life and development for the entire County. Utilities include services such as municipal sewer and water systems whereas privately operated utilities might include canal systems, electric power, natural gas, or telecommunications. Individual wells and septic systems are typically owned and maintained by the landowner and are under the jurisdiction of the state.

### **WATER AND SEWER**

- The City of Jerome provides water and sewer services to its citizens as well as to some of the areas within the area of city impact by the Interstate 84 and U.S. Route 93 interchange. The city has also extended water services along Highway 25 east of the city as well as providing water service to portions of the impact area west of the city limits up to the frontage road.
- The city of Hazelton provides sewer and water services to its citizens and also provides services outside the city limits to Valley School.
- The city of Eden provides sewer and water to its citizens, there are no services provided outside the city limits.
- The County does not provide any sewer or water services. Residents of the unincorporated County rely on private wells and septic systems.

### **Private Well Systems**

Prior to drilling a well, the well owner or well driller must first obtain a drilling permit from Idaho Department of Water Resources (IDWR). Domestic wells do not require other approvals by IDWR before a drilling permit can be approved. Commercial/industrial wells, multi-family, or municipal wells require approved water rights before approvals are issued.

### **Private Septic Systems**

The South Central Public Health District (SCPHD) is the permitting agency for septic systems. A minimum of one acre is typically required for an individual structure that will utilize a well and septic system. Permit applications are evaluated based on soil properties, depths to groundwater and bedrock, proximity to canals, and surface water.



### **Jerome Water and Sewer District**

Jerome County has established a Sewer and Water District that has never been activated to provide sewer and water hookups within the County. Currently, the City of Jerome has sewer lines and water lines that reach outside of the city limits. These sewer and water lines from the City of Jerome are not part of the established Sewer and Water District. Jerome County should re-evaluate the Sewer and Water District to determine if a new district should be activated to include all existing sewer lines and water lines from the City of Jerome. The district was formed to ensure that future development in critical areas would be serviced through a municipal system rather than through individual wells and septic systems. The Sewer and Water District map is located in Appendix B: 10-1.

### **Jerome County Ground Water Districts**

It is IDWR's duty to direct and control the distribution of water from all natural water sources within Idaho. Idaho Code § 42-602. Water districts, through watermasters and under the supervision of IDWR, are responsible for the distribution of water among appropriators. Idaho Code § 42-602. IDWR creates water districts pursuant to Idaho Code § 42-604, and once created, water districts are instrumentalities of the State for the purposes of distributing water among appropriators. As a result, water districts are considered an extension of IDWR.

A water district is the only water-delivery entity specifically authorized and required to administer the delivery of Idaho water from a public water source or water system. The water district delivers and administers water from the public source to individuals who hold valid water rights or to entities that hold valid water rights.

Numerous water-delivery entities are subject to the administration and delivery of water by a water district watermaster. Listed below are common entities that deliver, convey, or provide water to consumers after it has been delivered by a water district watermaster.

- Irrigation districts
- Irrigation companies
- Homeowner associations
- Lateral water user organizations
- Municipalities
- Canal companies



These entities distribute water to patrons or customers through a common conveyance system or systems after the water is diverted from the public water source.

<https://idwr.idaho.gov/water-rights/water-districts/> Excerpt from December 7, 2017, correspondence from Meghan Carter Deputy Attorney General, <https://idwr.idaho.gov/files/districts/20171207-WD-Insurance-Letter.pdf>

The Idaho Department of Water Resources Administrative Areas Basin Map is attached in Appendix B: 10-2.

### **Canal Systems**

Jerome County has three irrigation water delivery entities that provide surface irrigation

water primarily to shareholders for crop irrigation. They are A & B Irrigation District, American Falls Reservoir District #2, and the North Side Canal Company (NSCC). Surface water is utilized on many large and small farms and is crucial to the sustainability of agriculture. Refer to Appendix B: 10-3: Irrigation Delivery Entities Map.

## **ENERGY AND POWER**

### **Electric Power**

Electrical service for Jerome County is provided by Idaho Power distributed through the Midpoint Substation. Some of the power that is produced within Jerome County is generated by water from Milner, Shoshone Falls, and Twin Falls Dams. There are private electrical generating systems that are not owned by Idaho Power that produce electrical power by the way of canal systems within Jerome County.



### **National Interest Electric Transmission Corridor (NIETC)**

The County is located in the Western geographic region designated by the United States Department of Energy. Under the Energy Policy Act of 2005 the Department of Energy has the authority to create these regions in an effort to speed the creation of more transmission capacity. Jerome County has authorization to regulate, to some degree, the siting of these transmission lines.

### **Natural Gas**

Intermountain Gas Company operates gas fuel distribution lines in more densely populated portions of the County primarily around the City of Jerome. Although limited, there is natural gas service east of U.S. Route 93.

### **Renewable Energy**

Renewable energy is energy that is collected from renewable resources, which are naturally replenished on a human timescale--such as sunlight, wind, rain, tides, waves, and geothermal heat. Renewable energy often provides energy in four important areas: electricity generation, air and water heating/cooling, transportation, and rural (off-grid) energy services. Currently renewable energy sources such as geothermal and solar are privately owned for individual use throughout the County. Additionally, hydropower is generated at facilities throughout the County, including Idaho Power Company's hydropower plants on the Snake River and the North Side Canal Company's in-canal small hydropower plants.

### **Telecommunications**

Telecommunications services such as phone, cable, broadband, and fiber optics are provided by various private entities. These lines generally coincide with major electrical transmission lines. The majority of telecommunications facilities are located on various buttes that are located within Jerome County that are managed by private entities and Idaho Department of Lands.



## Chapter 11

# TOURISM, PARKS, AND RECREATION

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Tourism, parks, and recreation are important components to the equality of life in the County and Magic Valley as a whole. However, the amenities, opportunities and sites provided in this chapter need to be managed to ensure their sustainability and be environmentally responsible. A map depicting the location of some of the sites discussed in this chapter can be accessed in Appendix B: 11-1.

### TOURISM

Jerome County is located in the central portion of the Magic Valley. Interstate 84 runs through the southern part of the County with the canyon and Lincoln County creating boundaries to the south and north, respectively. It is an ideal stop over location for travelers along Interstate 84. The proximity to the interstate is a desirable attribute to travelers with destinations outside of the Magic Valley.

Three nationally branded hotel properties are located in the County with a handful of smaller lodging properties available as well. Two family oriented campgrounds are also located in Jerome County. These overnight accommodations offer a variety of options for tourists. The County also features a number of chain and independent hospitality minded businesses. Travelers can conveniently and comfortably stay, eat, shop, recreate, and service their vehicles in Jerome County.

Additionally, Jerome County features several unique recreation opportunities. Public lands make up a large portion of the County's area. These spaces are open to many types of recreation including but not limited to hiking, OHV trails, single track trails, bird watching, horseback riding, hunting, target shooting, and more.



Two private/public golf courses located along the Snake River in Jerome County offer breathtaking views of the river and greens. A third course located away from the canyon is open to the public and provides unique experiences to travelers and locals alike.

### SPECIAL SITES

Wilson Lake Reservoir in Hazelton, operating primarily as a regulating reservoir in the North Side Canal Company's canal project, is an ideal place for camping and water

recreation. Many visitors fish, water ski, wakeboard and even wind surf on the lake. The developed campgrounds and park area are a great place for families to spend the night and recreate.

The Minidoka National Historic Site is the location of a WWII Japanese Relocation Camp also known as Hunt Camp. The National Park Service is actively working to improve facilities and open an onsite interpretive center.



Jerome's Museums and historical preservation of agriculture heritage are tourist attractions unique to the County. The Idaho Farm and Ranch Museum (IFARM) is a great place for visitors to learn about the Magic Valley's founding and evolution as an agrarian community. The annual Live History Days is a unique tourist experience. The Jerome County Fair is also a celebration of the community's agrarian roots. Additionally, the facility provides year round events and overnight camping.

The Northside Military Museum was founded in January 2015. Their goal is to create a place where they can educate the public on the services and sacrifices of the U.S. military service members. They educate on all branches and in every American conflict, while placing a special emphasis on the veterans in the community.

The Snake River Canyon corridor provides a vast amount of recreational opportunities. Activities that may be enjoyed along the river canyon include but are not limited to hiking, fishing, hunting, trapping, wildlife viewing, and water sports. Since much of the land is in private ownership, access to--and in--the Snake River Canyon is restricted (For a map depicting private and public lands, refer to Appendix B: 11-2). The Middle Snake River Recreation Work Group (formerly the Access committee)--under the Region IV Recreation Forum and with assistance by the Rivers, Trails, and Conservation Assistance Program (of the National Park Service)--developed a program to look at recreation issues along the Middle Snake River Corridor. The objective of the project was to develop a series of recommendations on recreation issues such as resource management, access, future facilities, and opportunities--as well as preservation of cultural and historical resources. The committee produced a recreation inventory map of the Middle Snake River Corridor. The map identified land ownership and access trails, as well as other types of recreation along the Middle Snake River Corridor.



Snake River Canyons Park (also known as North Rim Park) is under development in the County. A managing board comprised of eight members has been established. The board is currently reorganizing the recreational activities happening on the property and installing legal access to grounds north of the canyon and east of Route 93. Other

plans that are underway include placing signage, establishing a Shoshone Falls viewpoint, delineating a defined area for the discharge of weapons, and creating a website. A map of the park is located in Appendix B: 11-3.

Other recreational opportunities in Jerome County that have yet to see improved

public access include: Yingst Grade/Broken Bridge, Scotts Pond, Vineyard Lake, Devil's Corral, and other BLM sites. These locations along the canyon rim are potential sites for developed access to the Snake River Canyon. Entry into the canyon is possible, but improvements would mean tourists and locals could more easily enjoy the canyon, Auger Falls, and Centennial Park via the north side of the canyon.

### **TOURISTS ATTRACTIONS**

Many of the locations listed below whether in public or private ownership would be enhanced and likely used if they included items such as developed pathways, boat ramps, day use facilities, or connectivity to the south side of the river. Areas under private ownership would likely benefit from some commercial or residential uses that enhance tourism and recreational opportunities.

Current features:

- Campgrounds
- Private/Public Golf Courses
- BLM Recreational Use Land
- Snake River Canyon Access
- Wilson Lake Reservoir
- Cauldron Linn "Star Falls" Waterfall
- Minidoka National Historic Site
- Jerome County Fairgrounds
- Idaho Farm and Ranch Museum (IFARM)
- Jerome County Historical Museum
- The Northside Military Museum
- Gateway to Sun Valley
- Crossroads between Boise, Salt Lake City Utah, Sun Valley, and Jackpot Nevada
- Snake River Canyons Park
- Ascension Priory
- Snake River Recreation
- Base Jumping

Potential:

- Devil's Corral
- Scott's Pond
- Snake River Access
- Yingst Grade/Broken Bridge
- Vineyard Lake
- Clay Caves
- Idaho Power Shoshone Falls Viewing Platform

## RECREATION AND PARKS

Jerome Recreation District (JRD) is one of two recreation districts within Jerome County. The JRD operates as an independent taxing organization with its own governing Board of Directors with a service area of roughly 22,000 residents. The JRD is essentially the primary provider of organized parks and recreation services for Jerome County. The east side of the County is served by the Valley Recreation District. However, there is crossover and partnering between the organizations to help in providing services for eastern Jerome County residents--particularly youth programs. A map showing the districts can be found in Appendix B: 11-4.

### Jerome Recreation District Services and Facilities

The Jerome Recreation District (JRD) was formed in November 1976 and began full-time operation in June 1977. Through years of successful operation, the district has assumed many ongoing specific responsibilities and functions including:

- Recreation program development and administration
- Park construction and development
- Landscape planning and improvement
- Park and pathway maintenance
- Swimming pool operation and administration
- Ongoing review and evaluation for future programs and facilities

Current Services:

- Youth and Adult Sports Programs
- Individual Fitness
- Group Fitness
- Aquatics (seasonal)
- Senior Citizen Fitness Programs
- Various Leisure Programs
- Educational Programs
- Physical Education Programs

Jerome Recreation District Facilities:

- Jerome Recreation Center (32,000 sq. ft. plus an outdoor pool)
- Forsyth Park (20 acres developed)
- Rotary/Thompson Memorial Park (2.5 acres developed)
- Candlelight Park (2 acres developed)
- Spears Park (7 acres developed)
- Becker Park (7 acres partially developed)
- Three Miles of Separated Pedestrian Pathway (paved)



### Recreation Center and Pool

The Jerome Recreation Center was expanded to 32,000 square feet in 2005 and

opened for business full-time in March of 2006. Annually, the recreation center sees as many as 70,000 entries. The recreation center also operates the lone public pool (seasonal, outdoor) located at the recreation center. The recreation center features indoor sports courts, fitness facilities, indoor track, group fitness room, and locker room facilities.

### **Pedestrian/Bike Paths**

The Jerome Recreation District currently has three miles of developed, paved pathway. Connecting a pathway to the Snake River Canyon and perhaps to Twin Falls has been identified as a priority within the plan. Also, creating greater connectivity within centers of population has been identified as a priority for pathway development. As the population continues to increase it will be important to develop pathways and designated bike routes to meet the needs of citizens. Proper planning and involvement of other partners (i.e. City of Jerome, Jerome County, and Jerome Highway District) will be essential in achieving this objective.

### **Jerome Recreation District – The Future**

Jerome County will continue to see steady growth for the foreseeable future. This will create challenges and opportunities for parks and recreation service providers. Coordination and planning among the various public entities will be crucial in meeting recreational needs of the population. Preservation of open space both developed and undeveloped will be important for parks and recreation opportunities. Population will also have impacts on programming and existing facilities. The Jerome Recreation District will continue to pursue opportunities to expand and develop facilities to meet these needs. Recreation center expansion as well as park and pathway development will be high priorities for the foreseeable future. Aquatics will also be a challenge. Operational and maintenance costs of the existing pool as well as examining the logistics of year-round pool operations present fiscal challenges but will be important in meeting the needs of Jerome County residents.

### **Valley Recreation District Services and Facilities**

The Valley Recreation (Rec) District was formed November 3, 1998, per Idaho Statute 31-4304. Three commissioners were appointed by Governor Kempthorne to organize a governing board. One of the first orders of business was to create the following Mission Statement:

"It is the mission of the Valley Recreation District to enhance the quality of life in our community by providing diverse recreational opportunities and physical resources to help build strong families and healthy communities through solid economic guidelines."

In 1999, a director was hired to:

- Originate and supervise programs
- Oversee all facility improvements and maintenance
- Hire staff to mow, irrigate, and help with maintenance

### **Greenwood Park and Schools**

The first properties used by Valley Rec were Greenwood Park and ball fields at Hazelton and Eden schools, owned by the Valley School District. The school eventually sold the Greenwood Park and the Eden ball fields. In 1999, a lease agreement was formed between Valley Rec and Valley School District 262 for the use of the high school gymnasium and the ball field at the Hazelton School. There are three baseball diamonds and parking available at this facility.

### **Valley Community Park**

In 2001, a lease agreement was formed for the use and maintenance of property donated to the City of Hazelton. Valley Rec designed and constructed a community park including three baseball fields, soccer fields, a disc golf course, walking trail, and parking lot. Additions have been ongoing which include an underground sprinkler system, trees, handicap access, benches, water fountains, a lighted flag, and a rock with the park name. A contest was held and the winning name for the park became Valley Community Park. In 2004, a grant was obtained from First Federal Savings Bank. This money was used to build the first ball field at Valley Community Park. Since then the Valley Recreation District has continued to budget money for improvements and maintenance for the Valley Community Park--which encompasses 20 acres of grass and parking along with playground equipment and four covered picnic areas.



### **Wilson Lake Park**

In 2002, a transfer was made from the Lions Club to Valley Rec for BLM property adjacent to Wilson Lake. Included in this park are a picnic area, grass playing field, restrooms, boat docks, and a camping area. In July of 2011, a grant was obtained for new docks, children's swimming area, and bank renovations. Through Valley Recreation District's budget and money generated from boat registrations by the department of Waterways, they are able to maintain and continue to improve Wilson Lake Park.

### **Services and Programs**

Valley Rec has provided computer classes and exercise classes for adults. Valley Rec provides soccer, volleyball, football, basketball, wrestling, baseball, and softball for the youth in the community.

### **District Goals**

The Valley Recreation District has a long range goal of building a community facility that could possibly double as a senior citizen center and a recreation center. The vision for the facility would include a gymnasium, exercise equipment, offices, a fully equipped kitchen, and a conference area capable of hosting various large gatherings along with afterschool and weekend youth and adult activities.

The Valley Recreation District wants to be that cohesive agent responsible for bringing the entire community, which encompasses both Eden and Hazelton, together as one.

## Chapter 12

# NATURAL RESOURCES

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### ENVIRONMENT

Jerome County's environment has provided the area with its economic livelihood for over a century. Jerome County's flat topography, soil condition, and--most importantly--water resources form the basis of the existing agricultural development. The documentation of these natural resources, as well as possible areas of hazard, provide the groundwork in which informed and environmentally responsible planning decisions can be made.

#### Geology

The geology of an area is used to describe the natural features that characterize the outdoor setting as well as the physical elements that make up that setting. This section provides a description of the geologic setting as well as the soil attribute.



Jerome County lies within the Snake River Plain, subregion of the Columbia Plateau Province. This region is characterized by a broad, slightly undulating basalt plateau used primarily for agriculture. Basalt outcrops are common in the Jerome County region. In northeastern Jerome County, on Bureau of Land Management (BLM) managed land, the remnants of the ancient basalt lava flow are readily visible throughout the area.

#### Snake River Canyon

The Snake River Canyon, as the southern boundary of the County, provides the most scenic and dramatic geologic feature of the County. *"The Snake River may have begun cutting its present canyon about 500,000 years ago. Immediately above Milner Dam the Snake's river bed is slightly below the level of the Snake River Plain, but in the 22 mile stretch below the dam, the river has cut a canyon 400 feet deep. At Shoshone Falls, the river drops another 212 feet. Scab-land topography near the falls is associated with the Bonneville Flood. Approximately 15,000 years ago, overflow from the Pleistocene Lake Bonneville scoured the Snake River Canyon. The flood water swept the canyon and adjacent uplands of rock debris, eroding alcoves and scablands, and deposited huge bars of sand and gravel with boulders over 10 feet in diameter. Most rapids in the area are a result of a large number of boulders deposited at or below a slight widening of the canyon during the Bonneville Flood."* (IDWR, 1993 Comprehensive State Water Plan, Appendix B-1) Area erosion features formed by glacial floodwaters include the Devil's Washbowl, Devil's Corral, and Blue Lakes.

Due to its spectacular beauty and recreation opportunities, the river-canyon corridor provides a unique element that contributes to the County's quality of life. The river canyon provides hiking, fishing, hunting, trapping, wildlife viewing, and cultural resources in a spectacular, rugged environment.



Much of the land along the Snake River is in private ownership--where development along the cliffs and in the canyon itself has occurred. Milner dam is owned and operated by Milner Dam, Inc. whose sole shareholders are the North Side Canal

Company (NSCC) and Twin Falls Canal Company. Idaho Power also controls a small area of land along the river corridor. Other public land is managed primarily by the BLM and the State of Idaho, through the Idaho Department of Lands (IDL).

### **Soils**

Soil is the basic building block of our agricultural economy. Different soils are favored by different uses, whether they are silt, sand, clay, or loam and they react differently to those uses. As such, soil needs to be managed and used in an environmentally responsible manner. Without proper care the quality of the soil will diminish and erosion will occur to where this precious commodity will be lost.

United States Department of Agriculture (USDA) including the Natural Resources Conservation Service (NRCS) has created the document "Soil Survey of Jerome County and Part of Twin Falls County, Idaho" that classifies characteristic of each soil type including a map showing the location of the soil types. The following link allows for specific state and county selections on a national map: <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>.

### **Prime Agricultural Land**

Agricultural activity occurs throughout Jerome County. With a long growing season, good soils, and a viable water supply, agriculture has flourished--providing a strong economic base for Jerome County. Of the 387,000 acres within the County, approximately 40% is used for agricultural production according to the University of Idaho Jerome County Extension Website. Prime farmland soils, as defined by the USDA, are soils that are best suited to producing food, seed, forage, fiber, and oilseed crops. Such soils have properties that are favorable for the economic production of sustained high yields of crops. However, the agricultural use in the soil types found in the County are based on the availability of an adequate and dependable supply of irrigation water. If water were not available for irrigation, the soil types would not be considered prime agricultural land.

### **Geothermal and Mineral Resources**

While several geothermal resources are located along the Snake River, few developed resources exist in Jerome County. Information on geothermal wells may be found on

the Idaho Department of Water Resources website:  
<https://www.idwr.idaho.gov/wells/geothermal-wells.html>

To date, there has been no oil-and-gas production in Jerome County. The lithology, structural, and environmental conditions of deposition are generally unfavorable for finding or producing source rocks or reservoir sites for oil or gas. Sand and gravel resources are readily available along the Snake River and in Jerome County. The primary influencing factors for the location of the pits are ease of access and proximity to market. Jerome County has not permitted any new gravel pits for commercial production for over twenty years. Existing gravel pits will be permitted to continue, and Jerome County has no jurisdiction on gravel pits on state and federal lands. Gold has been mined along the Snake River; however, no major gold mining operations have occurred along the Mid-Snake River reach since the early 1930s.

### **WATER AVAILABILITY AND QUALITY**

Jerome County is one of five counties making up the Middle Snake Regional Water Resource Commission. The commission was founded in 1992 by Jerome, Gooding, and Lincoln counties and later joined by the counties of Twin Falls and Cassia. The charge to the commission is to create and help implement a regional water resource plan known as the "Coordinated Water Resource Management Plan." The plan authorizes the commission to help in the protection and enhancement of all waters in the region. The plan also gives a local voice when dealing with state and federal regulatory agencies on all water and water-related economic issues in the region. The plan has been adopted by each member county and, as such, it will assist each county when evaluating the risk to the region's water from any proposed or expanded land uses in the county.

The Snake River plays a key role for Jerome County. As the primary source of irrigation water, the historic livelihoods of the residents of Jerome County have relied on this river for over 100 years. The various irrigation entities have delivered water from the Snake River to agricultural fields in Jerome since 1907. The Snake River continues to receive national attention due to concerns related to threatened and endangered species, recreational activities including wild and scenic rivers, and water rights availability and quality. The Snake River and canal water flow also provide power that is generated in hydroelectric plants.

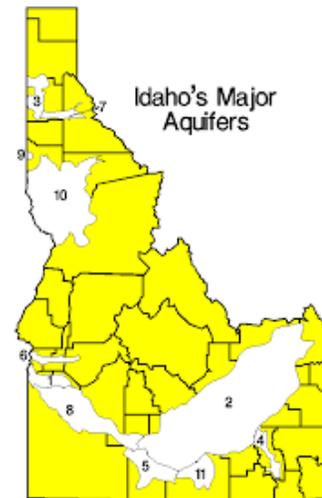
#### **Water Availability**

Jerome County relies on the Eastern Snake Plain Aquifer (ESPA) for all drinking and culinary water for residential, commercial, and industrial—as well as some agriculture irrigation. Water from the Snake River is mainly utilized for irrigation and not for domestic consumption. As the second largest groundwater system in the United States, the ESPA underlies Jerome County. The eastern portion of this aquifer extends across southern Idaho and is about 170 miles long, 60 miles wide, and 10,800 square miles in area. Water in storage is estimated to exceed 200 million acre-feet. The aquifer provides the largest inflow of water to the Snake River from Milner Dam to King Hill, discharging

approximately 5,700 cubic feet per second of water. The Environmental Protection Agency (EPA) has designated the ESPA as a Sole Source Aquifer; therefore, stringent groundwater regulations apply. Groundwater from the aquifer is used as sources of domestic, irrigation, and municipal water supplies.

The primary source of recharge to the Snake River Plain groundwater system is from seepage of surface water used for irrigation. Within the last 100 years, the amount of groundwater recharge has varied as agriculture practices have changed. In the early 1900s, with the inception of surface water irrigation, groundwater recharge increased. However, due to increased groundwater pumping and increased efficiencies in surface-water irrigation applications since the mid-1950s, recharge slowly declined.

Aquifer storage has increased in recent years as witnessed by groundwater level increases from 2015 through 2017. Although groundwater levels have declined from a peak in the 1950s/60s, Idaho Department of Water Resources and water users have taken action in recent years to address the problem.



All surface and groundwater resources and uses in the Magic Valley, which includes Jerome County, were examined in a process known as the Snake River Basin General Water Adjudication. The general adjudication is a court case that resulted in a decree deciding all rights to water from the water system. The official decree can be referenced at: <http://srba.idaho.gov/finaldecree.htm>

The NSCC and other surface water entities entered into a historic Settlement Agreement with groundwater users in 2015. Pursuant to the agreement, groundwater users committed to reduce withdrawals and increase recharge by 240,000 acre-feet per year to meet identified groundwater level goals. The ultimate goal is to return groundwater levels to an average of 1991-2001.

In addition, the State of Idaho, through the Idaho Water Resource Board, is committed to recharging approximately 250,000 acre-feet per year. The Idaho Legislature has committed funding in recent years to the recharge program, including funding for capital improvements on the NSCC and American Falls Reservoir District #2 projects for added recharge capacity. The board has successfully recharged approximately 540,000 acre-feet last year (winter 2017 through summer 2018).

Information related to the settlement and its implementation can be accessed at the following website: <http://idwr.idaho.gov/legal-actions/agreements/SWC-IGWA/>

The County recognizes the importance of maintaining surface water supplies when land use changes. NSCC supports the requirements set forth in Idaho Code 67-6537.

### Water Quality



Per the Idaho Department of Water Resources (IDWR) site, “Overall, the groundwater in Idaho has been found safe for human consumption and other beneficial uses at most of the Statewide Program sites. However, some sites had concentrations of one or more constituents that exceeded the safe levels (known as Maximum Contaminant Levels [MCLs]) that have been established by the U.S. EPA for public water systems. Southern Idaho had a higher percentage of these sites than central and northern Idaho. Nitrate, bacteria, arsenic, fluoride, gross alpha, radon, and uranium are the main constituents found to exceed MCLs.” Reports, maps, testing, and other information is available on the IDWR website: <https://www.idwr.idaho.gov/water-data/groundwater-quality/results.html>

The Mid-Snake River may be described as a “working river” (essentially a river that serves the needs of mankind) because of a subbasin that is a “working subbasin” from the various water-user industries, as well as the citizenry within the subbasin. Those needs include but are not limited to hydropower, navigation/transportation, food source, drinking water, irrigation, waste disposal, and recreation. But rivers also serve the needs of ecological systems and of aquatic plants and animals--both macro and micro species; therefore, they require certain hydrologic and ecologic components in order to serve those needs. The Mid-Snake River has essentially evolved to serve both human and non-human needs, but sometimes those needs are imbalanced and favor one need over the other. However, at the core of this imbalance is flow. Without sufficient flow to satisfy all these needs (or uses), it becomes a critical management issue in balancing these needs toward a win-win scenario for all who utilize the resource.

The surface water is associated with the Mid-Snake River and tributaries--both natural and manmade--while the groundwater is associated with the ESPA and other smaller aquifers, as well as a variety of springs and manmade seeps. The hydrologic system of the Mid-Snake River is affected by precipitation, the river, tributaries, irrigation return flows, ground water flow, and geothermal sites. All of these sources, except precipitation, acquire nutrient inputs from human activities. The Middle Snake River's ability to integrate these nutrient-rich inputs has been compromised due to depleted instream flows.

### AIR QUALITY

Air is basic to life. All living things, from humans to animals to plants, need air to survive. Because we rely upon air for our existence, it is very important to keep the air clean by reducing or preventing air pollution.

Idaho is among the states that have been delegated authority by the U.S. Environmental Protection Agency (EPA) to issue air quality permits and enforce air quality regulations. States with this authority are authorized to develop plans demonstrating how they will achieve, maintain, and enforce the standards. Jointly, the state rules and these plans are known as state implementation plans (SIPs).

<http://www.deq.idaho.gov/air-quality/>.

## **AIR POLLUTANTS**

An air pollutant is any substance in the air that can cause harm to humans or the environment. Pollutants may be natural or human-made and may take the form of solid particles, liquid droplets, or gases. Natural sources of air pollution include smoke from wildfires, dust, and even volcanic ash. Human-made sources of air pollution include emissions from vehicles and factories; dust from unpaved roads, agriculture, or construction sites; and smoke from human-caused fires.

In Idaho, pollutants of concern include particulate emissions from vehicles and industrial sources that get trapped by wintertime inversions, chemicals and particulates from smoke from fires, and ground-level ozone that forms during hot summer days.

Various types of pollutants cited by DEQ include air toxics, criteria pollutants, fugitive dust, greenhouse gases, haze, odors, vehicle emissions, and visible emissions. Additional information on these pollutants is available on the DEQ website: <http://www.deq.idaho.gov/air-quality/air-pollutants/>.

### **Fugitive Dust**

According to the Idaho Department of Environmental Quality (DEQ) website, "Dust is particulate matter consisting of very small particles. Fugitive dust is particulate matter suspended in the air. Communities experiencing population growth may experience a rise in fugitive dust emissions as parcels of land are cleared of vegetation for development, construction, and excavation activities, and dirt and gravel roads are constructed. These activities expose and disturb soil and create fugitive dust, which can contribute to health problems and affect visibility on local roads."

## **VEGETATION AND WILDLIFE RESOURCES**

As more development occurs along the Snake River, more animal habitat and riparian areas are lost, as well as public access for hiking and wildlife viewing. While some private landholders allow public access, a change in ownership; pressures from developers; or abuse by visitors could change that status. Protection of these areas for wildlife habitat, and gaining or keeping access to the public, will depend on purchases of the land by the County or by close cooperation with other land agencies. A viable alternative to outright purchase by the County would be easements for access or conservation purposes. Easements keep private property private, can ensure traditional land uses--like farming or ranching--continue, and are less expensive than fee title purchase.

### **Vegetation**

Jerome County lies within the Intermountain Shrub Region. Typical plant communities found in Jerome County are composed of sagebrush as well as bunchgrass and forbs.

These vegetation communities provide valuable habitat for numerous species of

mammals, reptiles and birds. The native vegetation that is left is becoming more important as valuable habitat is lost through development and wildfires. Therefore, environmentally responsible development and management are key to maintaining what habitat is left.

### **Wildlife**

Mule deer, elk, and pronghorn are the predominant big game species found in Jerome County. While the County contains year-round resident herds, big game numbers increase during the winter. Depending on weather severity, upwards of a thousand mule deer and pronghorn migrate south from northern-elevation summer ranges to winter range in Jerome County. Migration corridors (located in Appendix B: 12-1) are traditional routes used annually by big game to travel between seasonal ranges. Maintenance of these corridors is important in maintaining viable wildlife populations that rely on them.

A sizable portion of Jerome County is dominated by irrigated agriculture. Grain stubble, fence rows, canal and ditch banks, rock out-crops, and other unfarmable areas often provide ideal habitat for popular upland game birds like ring-necked pheasants and gray partridges. In addition, a number of native wildlife, including species of conservation concern like short-eared owls and long-billed curlews, is often associated with irrigated agriculture. Residual grain and winter wheat provide an important, high energy food source for wintering waterfowl throughout the County.

The Snake River, irrigation canals, and other sources of surface water provide important nesting and brood-rearing habitat, migratory resting areas, and winter habitat for a wide variety of waterfowl, shore birds, and wading birds. Common breeding and nesting birds associated with this type of habitat include Canada geese, mallards, cinnamon teals, and great-blue herons. Surface water habitats in Jerome County also provide important resting areas and winter habitats for large flocks of migratory waterfowl, shore birds, and wading birds. Frequent migrants and winter residents include Canada geese, mallards, ring-necked ducks, redheads, common goldeneyes, and a variety of herons, grebes, and rails.

The Snake River and many of its major tributaries are characterized by deeply incised basalt canyons. These steep and rocky canyons provide ideal breeding and nesting habitats for a number of raptors, migratory song birds, and mammals. Wildlife commonly associated with canyons includes golden eagles, red-tailed hawks, prairie falcons, bobcats, and mountain cottontails.

Natural vegetation along rivers, streams, lakes, and reservoirs (known as riparian areas) are biologically diverse and productive systems. Rivers, small streams, and their associated riparian areas provide valuable nesting habitat for birds, important movement corridors for large and small animals, connectivity between diverse types of habitat, and spawning and rearing habitat for salmonids (rainbow and cutthroat trout) and other native fish species. Riparian areas can also dissipate runoff and reduce the impacts of downstream flooding. Trees and shrubs are an extremely important

component of healthy, productive riparian systems. They provide nest sites and roost sites, cover for a variety of native birds and mammals, improve the complexity of fish habitat by contributing woody debris, stabilize streambanks, and help maintain water temperatures in rivers and streams by providing shade.

The Middle Snake River (from Milner Dam to King Hill) supports a mixed cold- and warm-water fishery. Rainbow trout is the most abundant game fish in the area. Other game fish common to the Mid Snake River include channel catfish, smallmouth bass, largemouth bass, yellow perch, white sturgeon, and mountain whitefish.

Habitat needs of wildlife vary as much as the species themselves. Maintenance of these habitats is important in maintaining viable wildlife populations that rely on them.

## MONITORING AND MITIGATION

This section will revisit topics previously discussed in this chapter to define some of the agencies responsible in managing those topics.

### Air and Water Quality

The Idaho Department of Environmental Quality (DEQ) is a state department created by the Idaho Environmental Protection and Health Act to ensure clean air, water, and land in the state and protect Idaho citizens from the adverse health impacts of pollution.



As a regulatory agency, DEQ enforces various state environmental regulations and administers a number of federal environmental protection laws including the Clean Air Act, the Clean Water Act, and the Resource Conservation and Recovery Act. The agency is committed to working in partnership with local communities, businesses, and citizens to identify and implement cost-effective environmental solutions. <http://www.deq.idaho.gov/about-deq/>

All Idaho rivers are subject to the water quality standards set forth in the Federal Clean Water Act and administered through DEQ. Section 313 of the Act requires all federal agencies to comply with state water quality standards. Those standards can be found at <http://www.deq.idaho.gov/water-quality/surface-water/beneficial-uses/>

The Middle Snake Study Group was formed in 1989 by the County Commissioners of Gooding, Jerome, Lincoln, and Twin Falls counties. They created a document called the Coordinated Water Resource Management Plan, the first regional water plan in the state. Adoption of the plan in 1992 by the counties established the group as the Middle Snake Regional Water Resource Commission. The purpose of the commission is to give the region a voice in water quality and quantity issues within the region. More information on the formation and continued efforts of these groups can be found at: <http://www.midsnakewater.org/about>

Efforts of the Middle Snake Study Group also led to the creation of The Middle Snake Watershed Advisory Group (WAG), created in 1995, to oversee the conditions of the Middle Snake River for water quality. The primary purpose and concern was to provide input to DEQ and EPA in restoring the beneficial uses and water quality standards of the Snake River, Rock Creek, and their major tributaries. The Middle Snake River WAG encompasses one major subbasin: the Upper Snake Rock Subbasin. From this group and in cooperation with DEQ, have come the Middle Snake River Watershed Management Plan (approved 1997), the Upper Snake Rock Watershed Management Plan (2000), and the Upper Snake Rock Total Maximum Daily Load (TMDL) Modification (2005). The WAG has stakeholder industries that represent irrigated agriculture, confined animal feeding operations, food processors, aquaculture, municipalities, grazing, recreation, and forestry. This group has worked with North Side Canal Company to construct and operate several sediment ponds/wetlands that have reduced sediment, phosphorous, and other nutrients from entering the Snake River as it flows through Jerome County over the past 20 years. Another group, the Southern Idaho Water Quality Coalition has also recently formed that is undertaking a comprehensive planning approach to improving water quality in the Snake River and related water bodies. Ground water is also a concern to the WAG and is included in the approved TMDL. <http://www.deq.idaho.gov/regional-offices-issues/twin-falls/basin-watershed-advisory-groups/wood-river-wag/>

As discussed, groundwater is used throughout the County for domestic and municipal water supply. The protection of the public water supply and its source from contamination has come under close scrutiny of federal EPA. Nationwide, EPA has mandated that each state must prepare a county protection plan for public water supplies. Broadly defined, a public water system provides piped water for 15 connections--or serves 25 or more people--60 days per year. Examples of public supply systems range from trailer parks and campgrounds to city water systems. Individual water supply systems within counties are not required to prepare a plan but are encouraged to do so by DEQ. The City of Jerome has prepared such: the Wellhead Source Protection Plan. The city of Hazelton has adopted a Source Water Protection Plan as well. Jerome County has not adopted any well head or source water protection plans; therefore, the City of Jerome Wellhead and Hazelton Source Water Protection Plan have no authority in areas regulated by Jerome County.

### **Fugitive Dust**

According to the Rules for the Control of Air Pollution in Idaho (IDAPA 58.01.01, Section 651), "reasonable precautions must be taken to prevent particulate matter from becoming airborne."

### **Wildlife and Vegetation**

All wildlife in Idaho belongs to the citizens of the state. It is held in trust by the state of Idaho for the benefit of its people. As the managers of that Public Trust, it is the Idaho Department of Fish and Game's (IDFG's) statutory responsibility to "preserve, protect and perpetuate," and manage all wildlife for the people of Idaho and to provide

continued supplies for hunting, fishing, trapping, and viewing.



As the wildlife management agency in Idaho, IDFG works with a variety of partners in their efforts to manage wildlife and habitat including NRCS, BLM, U.S. Forest Service, U.S. Fish and Wildlife Service, National Park Service, IDL, city and county governments, and private landowners. Endangered species are under the jurisdiction of the U.S. Fish and Wildlife Service to manage and protect in cooperation with federal, state, and private natural resource managers.

Over the last several years, Jerome County has lost prime agricultural lands and productive sagebrush-grassland habitat to urban encroachment, wildfire, and invasive species. Many opportunities for protection, creation, and enhancement of wildlife habitat exist within the County. The NRCS conservation programs are intended to help people reduce soil erosion, enhance water supplies, improve water quality, increase wildlife habitat, and reduce damages caused by natural disasters. IDFG routinely partners with NRCS and other federal and state land-management agencies and private landowners to protect, create, and enhance wildlife habitat. State and federal programs can provide financial and technical assistance to agricultural producers to plan and implement conservation practices that benefit wildlife.

## Chapter 13

# HAZARDOUS AREAS

Hazardous areas are those which have certain characteristics that present a more obvious potential to do harm to human health or property if not properly recognized and planned for. These “characteristics” are both naturally occurring and those created by certain land uses.

This chapter sets out to identify the areas within the County having these naturally occurring characteristics, as well as the land uses creating such, so that proper regulation can be developed in order to prevent the identified hazards from coming to fruition.

### NATURAL HAZARDOUS AREAS

#### Seismic

Besides the Snake River Corridor, few known seismic zones are located in the County. The distribution of seismic activity near Jerome County shows that the Snake River Plain area has a low rate for earthquakes. The USGS Earthquake Damage Forecast map is located in Appendix B: 13-1.



#### Slope

Slope hazards occur predominately in the Snake River Canyon. Rock falls have occurred, and continue to occur, due to the freeze/thaw action within the cracks of the canyon walls. Although development has occurred along the Snake River Canyon, limitations or conditions have been placed on construction--on and below the rim. Current setback and building restrictions help to reduce conflicts; however, with anticipated growth, areas such as the Snake River Canyon corridor face increased pressure from development. Sloped areas and land along edges of the canyon rim are not always environmental hazards, but they pose significant development and land-management challenges that could result in property damage and death if not properly addressed. Erosion and stability problems in these areas are of primary concern.

#### Soil Erosion

Exposed surface soil materials are prone to erosion by wind and water (e.g., run-off, irrigation, etc.) Further erosion may be the result of ground-disturbing activities such as construction, quarrying, and tillage. Properties such as slope and climate affect erosion. For instance, soils on the greatest slopes have higher erosion hazards than soils on more level terrain. The amount of vegetative cover also affects

**WATER EROSION**

- It is caused by the action of rain water, which removes the soil by falling as rain drops as well as by its surface slope action
- Types soil erosion caused by water
  - Splash erosion
  - Sheet erosion
  - Rill erosion
  - Gully erosion
  - Stream bank erosion

erodibility. Soils in Jerome County are susceptible to both wind and water erosion. Wind is the largest contributor to erosion.

A century of agricultural activities has changed much of the land. Past farming practices have led to soil erosion. Recognizing the valuable soil resource and its impacts, environmentally responsible farming practices has become of utmost importance to Jerome County.

The Natural Resources Conservation Service (NRCS) conducts a National Resources Inventory (NRI) that includes information on soil erosion by water and wind throughout Idaho. [https://www.nrcs.usda.gov/Internet/FSE\\_DOCUMENTS/nrcs144p2\\_042978.pdf](https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs144p2_042978.pdf)

By developing and practicing environmentally responsible methods of farming, the soil resource can be conserved for future generations. Continued utilization of livestock manure and compost that is removed from livestock facilities to the agricultural fields will help in a replacement of lost soils due to wind erosion. This also helps in the reduction of applying processed chemicals used in farming.

### **Flooding**

Flooding is defined by the National Weather Service as “the inundation of normally dry areas as a result of increased water levels in an established water course.” River flooding, the condition where the river rises to overflow its natural banks, may occur due to a number of causes including prolonged general rainfall, locally intense thunderstorms, snowmelt, and ice jams. Flooding can occur in a number of ways and many times are not independent of each other. They can also occur simultaneously during a flood event. In addition to these natural events, there are a number of factors controlled by human activity that may cause or contribute to flooding. These include dam or levee failure and activities that increase rate of runoff such as paving, reducing ground cover, and clearing forested areas.



The types of flooding considered for this Plan include:

- heavy rainfall
- rapid snowmelt
- rising groundwater
- limited canal-system capacity
- ice jams
- flash floods
- dam/levee failure
- human activities

Flooding can threaten life, safety, and health. Although many plants, animals, and insects have evolved to accommodate and take advantage of these ever-changing environments, property and infrastructure damage may occur when people develop floodplains; and natural processes are altered or ignored. The extent of damage

caused by a flood depends on the topography, soils, and vegetation in an area, the depth and duration of flooding, velocity of flow, rate of rise, and the amount and type of development in the floodplain.

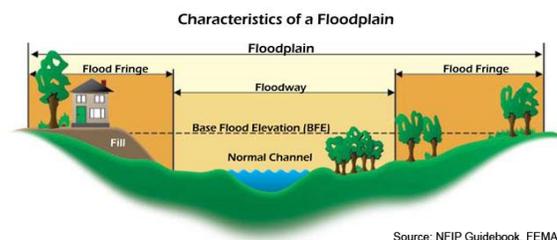
Projected flooding within the Snake River Basin is not likely to occur from a single storm but from warm or rainy weather and heavy snowmelt that could overflow existing reservoirs--exceeding the capacity and forcing excessively high release rates or a dam failure.

While not currently mapped in the County, alluvial fan flooding--involving sediment transport and unpredictable flow paths--has occurred and could occur again in a large event.

### Floodplains

The land along waterways that is identified as being susceptible to flooding is called the floodplain. The principal flood problems for Jerome County are low-lying areas subject to periodic flooding caused by overflow of canal systems located throughout the County. Flooding events caused by nature can lead to

canal bank overtopping. The major surface-water bodies in the County include the North Side main canal and the Milner-Gooding main canal along with their associated laterals and ditches. These areas are controlled and managed by the North Side Canal Company and the American Falls Reservoir District #2 during the irrigation season. Overtopping of irrigation canal facilities during the non-irrigation season occasionally occurs due to drifted snow and ice accumulation.



The smaller drainage areas of the County are also subject to flooding from severe thunderstorms. Flooding from intense rainfalls, snowfalls, and snowmelts usually occurs only in local areas and is very short in duration. Streets become flooded and transportation activities are hampered, but flooding of homes and businesses is quite limited. While these occur frequently, historically they do not inflict as much damage as the winter storms. Because of the severe flooding in the spring of 2017 due to winter storms, Jerome County is looking for funding to identify those areas in the County that are not presently identified on the September 4, 1985 Flood Insurance Rate Maps (FIRM). To protect residents throughout the U.S., the National Flood Insurance Program (NFIP) has been established. Currently, Jerome County is a member of this program. By participating in the NFIP, the County is eligible for federal financial support for flood insurance and development-grant programs. Floodplain maps and corresponding ordinances stem from this membership.

The State of Idaho, through the Idaho Department of Water Resources (IDWR), has worked with Jerome County to develop the floodplain program. Encroachment on flood plains--such as structures and fill--reduces flood-carrying capacity, increases flood heights and velocities, and increases flood hazards in areas beyond the encroachment

itself. One aspect of floodplain management involves balancing the economic gain from floodplain development against the resulting increase in flood hazard by using floodways. With a few exceptions around the canal system, the only mapped NFIP floodplain in Jerome County is along the Snake River Canyon, which forms the boundary between Jerome and Twin Falls counties. More information regarding floodplain management may be obtained from the following website:

[https://ioem.idaho.gov/Pages/Plans/Mitigation/Documents/plan/State%20of%20Idaho%20Hazard%20Mitigation%20Plan%202013\\_Chapter%203.3.pdf](https://ioem.idaho.gov/Pages/Plans/Mitigation/Documents/plan/State%20of%20Idaho%20Hazard%20Mitigation%20Plan%202013_Chapter%203.3.pdf)

### **Airport Zones**

Within the airport areas, noise and vibrations generated from aircraft adversely affect humans who live or work continuously under these conditions. The Department of Housing and Urban Development has set a specific limitation of 65 decibels on noise and safety.

Jerome County has two airports: one is located east of the City of Jerome, and the other is south of the city of Hazelton. Operations at these airports are limited to general aviation. Jerome County has created an airport overlay zone that is designed to protect the airports from development that would conflict with airport operations. The overlay regulates density of housing, structure heights, and types of land uses that would create difficulty with airport operations on a daily basis.

### **Hazardous Materials Transportation**

Hazardous materials are commonly transported by truck and rail. Most hazardous materials typically found or used in Jerome County are flammable, combustible liquids and gases including gasoline, diesel, ammonium nitrate, ammonium hydroxide, propane, acetylene, phosphoric acid, and anhydrous ammonia. Some mixing of pesticides, which also presents a possible spill hazard, occurs at the local airport.

Transporting hazardous materials by truck and rail presents a risk of spillage or accidents while in transit. Highest exposure areas for an incident to occur are at major highway interchanges along Interstate 84, U.S. Route 93, State Highway 25, and along the rail that is throughout the County and through the cities of Eden, Hazelton, and Jerome.

Winter storms and steadily increasing traffic raises the likelihood of tanker truck accidents and vehicle-train collisions and derailments. Permanent or transient sites of hazardous chemicals and compounds may pose a risk to residents and workers in many locations throughout Jerome County.

### **Severe Weather**

The impact of very cold temperatures that may accompany a severe winter storm may be life threatening. Severe winter storms occur almost annually in Jerome County and it is assumed that there are repetitive losses, especially caused by "straight-line" wind damage; however, this type of loss is not reported to a single point and thus is hard to track and quantify.



Severe thunderstorms frequently occur in the County. The National Weather Service defines a severe thunderstorm as winds in excess of 58 mph and hail greater than three quarters of an inch in diameter. Gusts from thunderstorms can reach as high as 120 mph in Jerome County. The threat of severe weather in the County is considered a significant hazard, which will cause a threat to life and property.

Drought is an expected climactic cycle in the State of Idaho. According to the National Drought Mitigation Center (NDMC), drought “originates from a deficiency of precipitation over an extended period of time, usually a season or more. This deficiency results in a water shortage for some activity, group, or environmental sector.” Water supply is controlled by many factors including precipitation, evaporation, transpiration, and human use. The County has experienced moderate to extreme drought conditions.

## **RISK AND RISK MANAGEMENT**

Certain high-risk land uses may present a risk if the operations are mismanaged. The Department of Environmental Quality (DEQ) is primarily charged with the regulation and enforcement of several of these sources that could become or create hazardous areas. Other state, federal, and local agencies play a part in regulating and helping these sources from becoming a potential risk. As such, these land uses could be deemed mismanaged if not in compliance with applicable local, state, and federal regulations and/or best management practices.

### **Nonpoint Source Pollution**

Unlike polluted water that is discharged directly from a pipe (point source) into surface waters, nonpoint source (NPS) pollution comes from many diffuse sources. It generally does not have a single point of origin. NPS pollutants can be natural, such as sediment, or human-made, such as chemicals and toxics. They are generally found in or on the land and carried off by stormwater runoff when it rains or snowpack melt. Runoff picks up and carries away the pollutants, finally depositing them into nearby surface waters or leaching into ground water. Contaminated ground water is a significant concern because more than 95 percent of Idaho's drinking water comes from ground water.

Sometimes NPS pollution can be traced to several sources. The following are common NPS pollutants and their source:

- Chemicals and soaps from driveways and roofs
- Fertilizers and pesticides from agricultural lands and urban areas such as yards, parks, and golf courses
- Oil, antifreeze, and other toxic materials from roadways
- Sediment from improperly managed construction sites and crop and forestlands
- Salts from irrigation ponds and acid drainage from abandoned mines
- Bacteria and nutrients from livestock and pet wastes and faulty septic systems

<http://www.deq.idaho.gov/water-quality/surface-water/nonpoint-source-pollution/>

**Additional Sources**

DEQ addresses each of the following types of operations and identifies how they are monitored and steps that have been taken in the direction of management programs and plans for these sources:

## Water Quality/Wastewater

<http://www.deq.idaho.gov/water-quality/>

- Wastewater Systems & Disposal
- Septic Systems
- Sludge & Biosolids
- Lagoon Seepage Testing
- Aquaculture
- Concentrated Animal Feeding Operations (CAFOs) aka Livestock Confinement Operations (LCOs)
- Stormwater

## Waste Management &amp; Remediation

<http://www.deq.idaho.gov/waste-mgmt-remediation/>



- Hazardous Waste (Universal, Mercury, Electronic, Sump, Solvents, Household)
- Solid Waste (Landfills, Incinerators, Transfer Stations, Processing Facilities, CESQG Management Facilities, Medical Waste, Wood or Mill Yard Debris, Waste Tires)
- Storage Tanks (Underground & Above Ground)
- Brownfields

According to the EPA website, excessive nitrogen and phosphorus that washes into water bodies and is released into the air are often the direct result of human activities. The primary sources of nutrient pollution are:

- Wastewater: Our sewer and septic systems are responsible for treating large quantities of waste, and these systems do not always operate properly or remove enough nitrogen and phosphorus before discharging into waterways.
- Stormwater: When precipitation falls on our cities and towns, it runs across hard surfaces - like rooftops, sidewalks and roads - and carries pollutants, including nitrogen and phosphorus, into local waterways
- In and Around the Home: Fertilizers, yard and pet waste, and certain soaps and detergents contain nitrogen and phosphorus, and can contribute to nutrient pollution if not properly used or disposed of. The amount of hard surfaces and type of landscaping can also increase the runoff of nitrogen and phosphorus during wet weather.
- Fossil Fuels: Electric power generation, industry, transportation and agriculture have increased the amount of nitrogen in the air through use of fossil fuels.
- Agriculture: Animal manure, excess fertilizer applied to crops and fields, and soil erosion make agriculture one of the largest sources of nitrogen and phosphorus pollution in the country.

<https://www.epa.gov/nutrientpollution/sources-and-solutions>

The IDWR website states that injection wells can directly or indirectly cause negative impact to groundwater resources. For more information on programs and regulations regarding injection wells, visit the IDWR website at <https://idwr.idaho.gov/wells/injection-wells.html>.

### **Source Water Protection Plans in Idaho**

Source water protection is a voluntary effort a community can implement to help prevent contamination of the source water that supplies its public water system. The effort may involve creating a source water (or drinking water) protection plan and implementing regulatory and/or non-regulatory management practices. Preventing contaminants from entering a public water system supply greatly benefits the community by minimizing the problems that can occur from contaminants in the water supply, such as increased health risks to the public, expanded drinking water monitoring requirements, additional water treatment requirements, and expensive environmental cleanup activities.

Regulatory tools include items such as zoning ordinances, overlay districts, or site-plan review requirements. Non-regulatory tools include items such as educational or pollution prevention activities and implementation of best management practices. <http://www.deq.idaho.gov/water-quality/source-water/protection/>

### **Idaho Pollutant Discharge Elimination System Program (IPDES)**

DEQ's IPDES Program will administer the discharge of pollutants into waters of the United States in Idaho. These discharges include municipal, industrial, storm water, pretreatment controls for certain discharges to publicly owned treatment works (POTWs), and the sewage sludge (biosolids) management program. DEQ is approved to administer the IPDES Program through the Clean Water Act and the "Rules Regulating the Idaho Pollutant Discharge Elimination System Program" (IDAPA 58.01.25).



To issue permits for discharging domestic and nondomestic wastewater and storm water to waters of the United States in Idaho, the IPDES Program will develop applicable permits authorizing effluent discharges and fact sheets describing how permit conditions are developed. IPDES permits will be written to comply with the state water quality standards and limit the amount of pollution that point sources may discharge into surface waters. <http://www.deq.idaho.gov/water-quality/ipdes/>

### **Waste Remediation Activities**

Waste remediation is a process in which contaminants are removed or neutralized so that they cannot cause harm. It may entail actively removing the waste, which is generally preferable, or isolating or containing the waste on site because it too costly or impractical to remove. <http://www.deq.idaho.gov/waste-mgmt-remediation/>

**Recycling in Idaho**

Recycling is the process of transforming waste materials into usable resources. Recycling is one of several options to manage wastes. Other options include eliminating or reducing the generation of waste or reusing an item prior to recycling.

Recycling, like garbage collection in Idaho, is an optional service provided at the discretion of local governments or by private recycling companies. Although the state has no mandated waste diversion goal, pollution prevention and recycling are supported and encouraged through public education and outreach activities conducted by DEQ. <http://www.deq.idaho.gov/waste-mgmt-remediation/recycling/>

## Chapter 14

# PROPERTY RIGHTS

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Property rights in Idaho follow those outlined and protected by the 5th Amendment to the United States Constitution, and Article 1 of the Idaho Constitution. They have been given great weight and consideration in the Plan both to explain the legal context and to address public concern about the topic.

This Plan strives to balance the land-use needs of the private property owner with those of the community by avoiding unnecessary directives that negatively affect private property rights or values.

This Plan will thus adhere to the Idaho Regulatory Takings Act (IRTA) so as to have in place a process of review to ensure the plan's policies do not unnecessarily and negatively impact private property rights.

Furthermore, the Idaho Attorney General has developed a checklist in reviewing the potential impact of regulatory or administrative actions upon specific property. This checklist is also included herein as Appendix C and may be considered whenever land-use regulations are contemplated by the County.



## Chapter 15

# COMMUNITY DESIGN AND LAND USE

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### LAND USES

The most prevalent kinds of land uses occurring in the County are crop farms, dairy, beef, calf, and other kinds of animal farms, residential, commercial, recreational, tourism, airports, major state and interstate corridors, railroad thoroughfares, and incorporated municipalities. These uses can be separated into the five categories of Agriculture, Residential, Commercial, Municipality, and Travel (highways, airports, and railroads). Except for Airports, the County does not have jurisdiction over the uses in the Municipality and Travel Categories. Nonetheless, these categories have a profound effect upon the County's development. Therefore, these categories and the uses contained within are included in this section--along with those that are within the County's jurisdiction--for County planning purposes. All the uses identified here should be zoned in accordance with this Plan, which will not only separate and minimize conflicting land uses, but will also allow individuals to know what areas of the County are well suited for a particular kind of use and where such can be developed. For a map of Future Land Use, refer to Appendix B: 15-1.

### AGRICULTURAL USES

Agriculture is the single most valuable industry in Jerome County and a vital part of the Magic Valley's long-standing agricultural success. An ample water supply and wide open spaces of land leads to this success and allows for all types of agricultural operations. These would include row crop farming, aquaculture, livestock operations, dairy production, agricultural manufacturing, and food processing. Of these, it is the crop fields and livestock operations that utilize the County's agricultural lands and serve as the foundational activities for all the others.

Crop fields are generally considered to be congenial with most other kinds of land uses. However, certain maintenance or harvesting practices of these fields may not be. Aerial and other forms of crop spraying are an example of a practice that might not be compatible with other kinds of uses. Large livestock operations are another example of a use that typically needs to be isolated from most other kinds of activities. Given these varying levels of compatibility, some agricultural uses may not be appropriate in the same areas. Therefore, a single agricultural zone may not adequately serve the County, and multiple zones for the varying degrees of agricultural activities may prove more appropriate and beneficial to its needs.

## RESIDENTIAL USES

There are currently four primary kinds of residential uses being utilized in Jerome County: Farmhouse, Rural, Areas of City Impact, and City. A fifth, less predominant category is the "Special Sites" residential use.

### Farmhouse

The first kind of residential use is classified as a "Farmhouse" use, as it is characterized by single dwelling homes that are sparsely scattered throughout the County in a non-uniformed manner. Most of these homes are located on large parcels of land, the primary purpose of which is to support some kind of agricultural use. These homes should be the secondary use of the land—one that is designed to support the primary, agricultural activity.

### Rural

The second kind of residential use can be classified as a "Rural Residential" use. It is characterized by the organized arrangement of homes in tightly clustered subdivisions that are linked with a common network of roads. These homes are typically occupied by individuals who want to engage in rural living, but not necessarily be involved with agriculture beyond a personal level. The expected lifestyle of these individuals is not always in line with the agricultural activities that may also operate in the region. This conflict stems from these individuals residing in the area precisely because they desire the rural setting it offers, but don't desire or expect their lives to be intruded upon by the attributes of certain agricultural activities. These could include the noise, odor, etc. produced by livestock operations and the application of chemicals to crop fields. Consequently, the conflict often creates difficulty and occasionally, financial burden on surrounding agricultural activities. To prevent this conflict, but still allow for this kind of lifestyle, zones should be established where these homes can locate and be buffered from the less favorable features of the more intense agricultural operations.

Before moving on to the third classification of residential use, it should first be noted that there are several small areas within the County that are being used in such a manner as to have both Farmhouse and Rural characteristics. The homes in these "hybrid" areas may or may not support agricultural uses and are more tightly grouped than those of the farmhouse classification. However, they are not as densely numbered as the homes found in the rural residential setting and certainly not in a designed subdivision with a common network of roads. Caution should be taken in letting these "hybrid" areas expand or sprout elsewhere in the County. To do otherwise would jeopardize this Plan's primary goal of preserving agricultural lands. Housing not intended to directly support agricultural uses or activity should not be allowed in agricultural areas or zones, but rather should be directed to those areas designed to accommodate the non-agricultural intent behind such housing. The mere existence of these "hybrid" areas, with their moderate clustering of homes, should not be allowed or viewed as justification for more homes coming into these areas; or perhaps at least not until they are overtaken by a neighboring Municipality or Rural residential zone.

**City**

The third type of residential use occurring within Jerome County occurs within the County's three incorporated municipalities. This kind of use is characterized by a highly dense cluster of residential structures. Although it is recognized that these areas are outside the County's jurisdiction, they should be given consideration nonetheless that they often press up against areas that are within the County's control--divided only by the municipality's outer boundary line (the city limit). Given this close proximity, those areas that are under the County's control should be regulated so as to "match", as much as possible, with the residential development occurring in the neighboring city.

It is recognized that the current residential uses permitted under the Farmhouse and Rural classifications do not allow for the "city-like" development called for above. Residential development of the Farmhouse or Rural nature would effectively prevent a municipality's growth and expansion if such development were not allowed around the outer boundaries of that particular city. This primarily results from neither Farmhouse nor Rural development being conducive to city annexation. This problem highlights the need for a fourth kind of residential use that is described below.

**City Impact**

The fourth type of residential use occurs in areas that are essentially designated for future annexation into an incorporated city. Regulations should be implemented that would allow for residential development in these areas that mirror, as much as possible, the kind of residential development and density commonly found in municipalities. This will enable these lands to be easily annexed by a neighboring city. The location of this fourth kind of residential use should be limited (zoned) to those areas within close proximity of a particular city and city services.

**Special Sites**

Jerome County has many scenic features that tend to attract and be appropriate for residential homes. These include: the Snake River, the Snake River Canyon, Wilson Lake Reservoir, and Milner Lake Reservoir. Examples of this kind of use would include the residential subdivision of Country Club Estates--in the canyon, just above Shoshone Falls and North Rim Fairways, overlooking the river from on top of the canyon. Another example might be in the interest shown in placing residential homes on the lands to the south of Wilson Lake Reservoir.

It is noted that even though the County deems the scenic residential development to be an appropriate use, much of the lands surrounding the identified scenic sites are under the control of the federal or state governments and not Jerome County. Nevertheless, the County should implement regulations to allow privately owned lands in these areas to develop in a manner consistent with this Plan. Such regulations would be similar to those governing the Rural Residential use, with the only difference being the neighboring scenic feature.

The regulations established for this kind of residential use should be pursuant to all the components of this Plan, but particular attention should be given to the environmental

section so as to ensure the scenic areas are not unduly saturated with such things as homes, people, septic tanks/leach fields, etc. It is also noted that the scenic areas have been deemed appropriate for certain commercial-recreational uses. If these uses tend to conflict with residential ones, then regulations should be established that separate and buffer the two uses by way of corresponding zones or some other like manner.

### **EFFECTS OF POPULATION ON RESIDENTIAL USES**

Below is a discussion of the relevant population characteristics as they apply to land use regulations and actions.

#### **Growth**

The County's future growth of residence should be viewed in light of the Plan's primary objective to protect and preserve farmland. This view argues that only those individuals intending to engage in crop or livestock production, or in the support thereof, be permitted to live in agricultural areas. If this occurs, the future increase of farmers should roughly parallel the future increase of Farmhouses. Those individuals not seeking a trade in agriculture should be allowed to find housing in any other area of their choosing, and which best accommodates their individual preferences or lifestyles.

#### **Hispanic Culture**

The Hispanic Culture requires additional consideration of the County's land uses. As of the 2010 census, the Hispanic and Latino population consisted of 32% of the overall number of Jerome County residents. This was a 119.97% increase from the census taken just a decade earlier (<http://censusviewer.com/county/ID/Jerome>). Refer to Appendix A: 4-3 for current population race and origin totals. Although not confined to this group alone, a desirable practice of this ethnicity is for all extended family members to live in separate homes on the same piece of land (e.g. the typical scenario involves aging parents living in a house located on the same parcel that already holds the house of one of their adult children). Additionally, the agricultural operators may find a convenience in housing employees nearby. The conflict this practice produces however is that most often the "shared" parcel is in agricultural lands where housing is intended to be relatively sparse.

The County has attempted in the past to permit this practice by allowing the "extra" homes on the condition that they are only temporary and removed when no longer needed. That is, if the purpose of the second home is to house an aging parent, that home is to be removed once that parent either moves or becomes deceased. The County's past attempts, however, have not been successful because once these temporary homes are allowed, they seldom leave. This end result not only causes small pockets of "permanent" homes to be placed in agricultural lands, but creates a foothold for future development to argue it should be allowed on the basis that multiple homes are already in the area. To further the negative effects, increasing residential density away from populated areas stretches County resources to accommodate residences that are further from services--such as transportation to schools, health care,

fire protection, and law enforcement. Nevertheless, if a solution can be found that reconciles the County's policies with this practice of the Hispanic Culture, such should be considered in an attempt to accommodate this rather large and continually growing segment of the County's population.

### **Aging Population**

Persons age 65 and older makes up a small percentage of the County's total population. This percentage is just slightly down from the 2000 census, but up significantly from the 1990 census (<http://censusviewer.com/county/ID/Jerome>). Typically, the aging population has no bearing on the Plan's attempt to preserve farmland--except occasionally with retiring farmers. One of two things typically happens: the retiring farmer may desire to retain ownership of the farmhouse and sell the farm ground separately, or sell everything to someone else who may or may not intend to continue farming. This conflict sometimes arises when such farmers view their prior farmlands as one of their retirement investments. That is, some farmers seek to obtain financial security in their retirement years by liquidating their agricultural lands to the highest bidder; most often developers of residential subdivisions. The primary focus of these retiring farmers is not on whether the lands are properly zoned for the buyer's intended use, but rather on which buyer is willing to pay the most. Because this practice is in conflict with the Plan's primary objective, the County's zoning ordinances should guard against it.

### **COMMERCIAL USES**

Agriculture, manufacturing, light and heavy industrial, processing, wholesale distribution, retail, service, and public facilities and utilities are the standard forms of commercial activity present in Jerome County. Some County public services--such as schools, fire stations, and solid waste disposal sites--also share the same attributes and characteristics as the above standard commercial activity and should therefore be included in a commercial use analysis.

The County's primary role in regard to commercial uses is to create an atmosphere wherein each business can operate without being unduly hindered by the operational characteristics of another kind of business. For example, a retail store would be negatively affected by the operational characteristics – the smell, noise, etc. – of a neighboring dairy or an asphalt manufacturing plant. The best method for preventing such an operational hindrance is to keep like-uses next to one another and away from those with dissimilar characteristics.

The first step in achieving such a method is to identify the features of the County that make a particular area conducive to a certain kind of commercial use. That location should then be preserved for such use and any others that are similar to it. Regulating these uses to the identified areas will not only corral businesses in favorable locations, but will prevent them from drifting out into the vital open spaces of the County.

**INFLUENTIAL FEATURES CONCERNING COMMERCIAL GROWTH****Farmlands**

Agriculture is the industry that drives commerce in Jerome County. Over half of the County's privately owned land mass is used for commercial crop farming and animal production. Existing areas designated for agriculture have been established specifically to protect this type of use from the encroachment of incompatible uses and conversion for non-agricultural purposes. A majority of commercial activities do not support the primary purpose of agricultural areas; however, certain types of commercial uses could be considered for these areas if they are low impact and directly support or augment the primary purpose of the zone.

**Crop Farms**

Although crop farming is most prevalent in the outer rural areas of the County, it routinely exists on every parcel throughout the County that is not otherwise developed in some other fashion, and should be permitted in any open space not otherwise developed. Consideration should be given to the harvesting and transporting of the crops during certain time periods--some of which are immediately removed and transported while others must be stored for later distribution.

**Livestock Farms**

Livestock farming, also referred to as Livestock Confinement Operations (LCO's) is another major component of the agricultural industry that thrives in Jerome County. Unlike crop farms however, livestock farms are not always conducive with other forms of development. A heavily dense livestock farm that generates a significant amount of noise, odors, dust, fumes, light, and other conditions associated with an agricultural operation or an agricultural facility is not going to be welcomed in areas with city-like development; whereas a less intense one--one having only a few animals--may be. For this reason, a "one size fits all" zone for the regulation of livestock farms may not be ideal; whereas multiple zones that correspond to the varying degrees of livestock use would better manage the situation.

**RURAL RESIDENTIAL AREAS**

The County's primary rural residential zone consists of a large region to the south of Jerome City, with several smaller ones found near the cities of Eden and Hazelton. Residents often find that their quality of life can be enhanced by having certain kinds of businesses, and the products or services they provide, located close to their homes. These kinds of businesses--such as child-care facilities, small grocery/convenience stores, etc.--can be beneficial if they support the daily life activities of the residents in a manner that is harmonious with the residential neighborhood. For this reason, businesses such as these could be properly permitted to be a compatible use in the rural residential zones.

## **SPECIAL SITES**

Jerome County possesses a multitude of undeveloped sites of scenic and historic significance. Many of these sites are lacking the identifiers, markers, amenities, and ease of access to be a source of significant tourism or commercial activity. These sites, if adequately developed by a private enterprise or a public/private partnership, would become tourist destinations and cultural centers for the local community. At that time, these areas and adjacent lands would become well suited for value-added commercial uses. These types of sites should be identified for long-term planning and future development.

### **Snake River Canyon/Perrine Bridge**

The Snake River Canyon is a prominent feature of Jerome County that gained national attention in the 1970's when Evel Knievel attempted to jump it in his Skycycle X-2. The Perrine Bridge carries U.S. Route 93 over the canyon and serves as Jerome County's main link to the south rim and the city of Twin Falls. Present day popularity is related to the Perrine Bridge being the only bridge in the United States where BASE<sup>1</sup> jumping is allowed year round without a permit.

Although commercial development from the city of Twin Falls pushes up against the south rim, the north rim of the canyon--in Jerome County--remains virtually undeveloped. This stems from the majority of land sitting on the north side of the river east of the Perrine Bridge and west of the Hansen Bridge being under the control of the federal and state governments. However, recent negotiations with the BLM have allowed a good portion of these lands to be leased to Jerome County for the purpose of maintaining a public recreational area. This area, or park, provides a site for outdoor enthusiasts to enjoy many ventures including but not limited to the following: off-road vehicle usage, hiking, shooting, and horseback riding; the popularity of which will grow as the park is developed.

The Idaho State Department of Lands has also begun showing some indication of wanting to sell the property it owns in the area. If it does so, the buyers will most certainly be private entrepreneurs who will want to either commercially develop the land or subdivide it for residential purposes. The possible transfer of state lands into private ownership makes it necessary for Jerome County to plan accordingly and ensure that if such does occur, the ensuing development is in-line and consistent with the scenic and recreational features of the area. Commercial development that accommodates tourism, recreationists, and the traveling public is ideal for this area--as would be various pockets of residential homes.

### **Snake River**

The Snake River makes up the County's entire southern boundary. Major features of the river include: the Twin Falls, Shoshone Falls, Pillar Falls, Auger Falls, and Cauldron Linn "Star Falls". Adjacent to the County, the river is walled back by Milner Dam which in turn

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<sup>1</sup> BASE is an acronym that stands for four categories of fixed objects from which one can parachute off of: buildings, antennas, spans (bridges) and earth (cliffs).

creates the reservoir of the same name. Nearly 300 species of birds can be observed along the river in this area. These include golden eagles which are frequently seen along the canyon walls and bald eagles who are winter visitors. The river itself is home to a variety of fish--making it a popular fishing area. A majority of the river along this County is steeped by canyon walls. At various points on the eastern side of the County it flows openly and freely and essentially at ground level. The river is quite accessible at these locations making them ideal for certain recreational uses such as camping facilities and other outdoor activities. West of the Perrine Bridge the majority of the property to the County Line is privately owned with pockets of state and federally owned land. Access to the River is limited to three roads: Blue Lakes Grade, Yingst Grade, and Scotts Pond access road. There is a mix of residential, agricultural, and commercial uses throughout this area. A large commercial fish hatchery is located on the river--accessed by Blue Lakes Grade.

Given all these attributes, the private lands bordering the river are ideal for tourism and other kinds of recreational development. These could include business catering to activities such as golfing, lodging, camping, boating, fishing, bird watching, hiking, horseback riding, off-road vehicle usage, etc. Accordingly, the areas that sit along the northern shores of the river should be designated appropriate for these kinds of commercial-recreational uses. It is recognized, however, that the Snake River has been identified as a scenic feature found by this Plan to be suitable for certain kinds of residential homes as well. Therefore, this section must be read simultaneously with that portion of the Plan so as to ensure "riverside" commercial uses do not conflict with "riverside" residential uses. Separate zones may be required in order to provide the necessary buffering. Currently, the largest non-agricultural commercial use along the Snake River is the hydroelectric power plants--located at Twin Falls: operated on the south side of the river in Twin Falls County, and at Shoshone Falls: operated on the north side of the river in Jerome County. Both plants are owned by Idaho Power.

### **Wilson Lake Reservoir**

Wilson Lake is a 600 acre reservoir with the primary function and purpose as an irrigation water regulating facility. Secondly, it is a seasonal recreation area located approximately one mile north of Hazelton. A boat ramp, parking, fuel, and camp sites are present at the reservoir. Its shores fall almost entirely under the control of the BLM but there are a few areas to the south that fall within the County's jurisdiction. These areas are also a part of Hazelton's impact area and development that is consistent with the city's expectations should be planned for in these areas.

### **Buttes**

There are several buttes in Jerome County that provide ideal localities for the placement of radio and other kinds of signal towers. The most predominant example would be the butte located east of the Jerome County Airport where several towers are currently in operation. Rarely are the physical attributes of these buttes conducive to other operational activities. Even vegetative crops are intermittent on these buttes, their presence typically determined by the amount of rocky terrain and lack of irrigation

water located at each particular butte.

For these reasons, signal towers should be allowed on the County's buttes free of any zoning restrictions unless located in or near airport overlay zones. Such towers may be appropriately placed in other locations as well, but their placement in these other areas may require a permitting process so as to ensure the towers do not conflict with other uses in the region. Alternative energy sources, such as wind or solar power, may be appropriate but should also require a permitting process to prevent or mitigate potential conflicts.

## **THOROUGHFARES**

Highways, railroads, and airports are commonplace features of the County--the kind that attract and benefit commercial development. This is because such corridors provide exposure of nearby business to their potential customers as well as customer access to them. They provide a readily available means for manufacturers to import raw materials and export their finished products. They also bring travelers who are in need of varying degrees of commercial services.

### **Roadways**

Although there are several important highways in the County, two are of major significance--Interstate 84 and U.S. Route 93. These two roadways are the major east-west and north-south transportation routes through the region. Interstate 84 crosses the southern portion of the County, linking the Pacific Coast to eastern destinations. This route is a source of substantial commercial activity at a national level. U.S. Route 93 passes through central Jerome County, connecting I-84 with destinations as far north as the U.S./Canadian border and as far south as Arizona. Two major tourist destinations--Sun Valley, Idaho and the Sawtooth Mountains--are accessed via I-84 and U.S. Route 93. Other highways having an impact in the County include State Highways 25 and 50. State Highway 25 connects the cities of Jerome, Eden, and Hazelton together and provides all three of them access to I-84. Highway 50 also provides I-84 access, but may be more importantly recognized as--aside from U.S. Route 93--Jerome County's only other access across the Snake River Canyon.

### **Railroad**

The Eastern Idaho Railroad Company provides national freight service to the County and its three municipalities. The railway travels along the north side of the cities of Hazelton and Eden and in the west and south sides of Jerome City. Away from the cities, the tracks venture into open space; often running parallel with the edge created where agricultural lands abut BLM property. The land in these areas may be suitable for heavy or light industrial uses, given that such rely on railway transportation.

### **Jerome County Airport**

The Jerome County Airport is located off State Highway 25 and is less than a quarter mile from the intersection of U.S. Route 93 and State Highway 25. Certain commercial uses, such as manufacturing and other non-retail like businesses, are typically

compatible with airports given that they are serviced by them and not disturbed by airplane noises. However, the area around this airport offers the added benefits of close highway access; availability of city sewer and water services; and borders the impact zone of Jerome City. For these reasons, commercial development should be anticipated and planned for around this site.

### **Hazelton Airport**

The Hazelton Airport sits within the impact area of Hazelton, just off the north side of I-84. The principle air traffic utilizing this facility is the crop-dusting industry, which is in turn supported by a chemical plant that operates adjacent to the airport. The airport sits a little over a mile from the I-84/Valley Road interchange and three miles from the I-84/Highway 25 crossover. It has frontage road access to both, making it logistically well located. For these reasons, commercial development should be anticipated and planned for around the County airports.

## **INTERSECTIONS**

As conducive as thoroughfares are to commercial growth, they are even more so at those points where they intersect one another. The ideal nature of these points stem from the double amount of exposure that two thoroughfares can provide to a single site and the business located thereon; the ease of customer access that the interchange provides to the business located nearby; the logistical abilities for businesses to receive materials from and send goods towards all directions; etc. There are several of these points of intersecting thoroughfares in the County.

### **Interstate 84/U.S. Route 93**

The primary interchange within the County is where Interstate 84 crosses over U.S. Route 93. This interchange is anchored by two commercial subdivisions north of the interchange on U.S. Route 93. The interchange, nicknamed "Crossroads", is a major hub of commercial enterprises supporting the transportation industry and travelers. This exit not only creates a key characteristic of the County but is one of the most substantial interchanges in the State of Idaho. It is enhanced by the availability of water and sewer services that are provided by the City of Jerome. Major portions of all other infrastructure (roads, sidewalks, streetlights, etc.) have been put in place and businesses are establishing themselves in the area. A major fuel company recognized the importance of the location in the 80's and established a truck stop and restaurant. This was followed by a hotel and a truck sales and repair facility as well as a truck wash and tire center. Just half a mile further north, a KOA Campground was established. A few small businesses were established within that mile. In 2006, Crossroads Point Business Center PUD was created and is viewed as an ideal location for transportation services and shipping companies--evidenced by the several that are conducting business. It is also home to an equal mix of uses that include restaurants, hotels, business offices, and travel centers.

The area north of the interchange is currently zoned by the County as an area of impact for the City of Jerome. The net effect the area is having on the city is a gradual shift in development towards the south and east. South of the interchange are large parcels of ground either privately owned or owned by the state and federal governments. These large parcels are currently undeveloped with some serving as rangeland for privately owned livestock and others available for recreation for the public.

### **U.S. Route 93/State Highway 25**

Another intersection having a dramatic effect on the growth of the City of Jerome is that of U.S. Route 93 and State Highway 25. This intersection is approximately five miles north of Crossroads and three miles east of Jerome City (Highway 25 actually serving as the city's Main Street while passing through its boundaries). Along the lines of Crossroads, the City of Jerome has begun installing the infrastructure needed to provide this intersection (and areas even further east of it) with city sewer and water services. It is zoned city impact along the south side of Highway 25. Although no major commercial development (other than the airport and agricultural uses) has yet occurred in this area, it is clear that the City of Jerome expects such growth to be prevalent in the near future and the County should thus plan accordingly for it.

Including the I-84/U.S. Route 93 interchange identified above, Jerome County has a total of seven interchanges. This is a relatively large number for one county and should be strongly considered as population and commerce increases.

### **Interstate 84/State Highway 25**

This interchange sits directly west of the City of Jerome, and although it is outside the city's limits, it is within its area of impact. Commercial development continues past the boundaries of the city, along State Highway 25, until ending just past I-84 on the west side. Such commercial growth is expected given that the city limits closest to this interchange is zoned "High Density Business". City water and sewer services are at or near this interchange. Impact Area zoning is a mix of commercial and industrial at the interchange. Further enhancing the I-84 and Highway 25 interchange is the presence of a railway that parallels the interstate and crosses over State Highway 25 just before that highway in turn intersects I-84. Heavy industry is typically attracted to railroad access as it is the best means for the import and export of industrial materials and goods. Given all its features, the I-84/Highway 25 interchange is suitable for continued commercial development.

### **Interstate 84/Golf Course Road/Lincoln Avenue**

This interchange crosses through the southern boundary of the City of Jerome and has property inside and outside the city's limits--those areas not in city limits are within its area of impact. Commercial development continues on the frontage roads with a mix of commercial, residential, and agricultural uses west of the interstate. The frontage road east of the interstate hosts several commercial enterprises. Such commercial growth is expected given that the city limits closest to this interchange is zoned "High

Density Business". City water and sewer services are at or near this interchange. Impact area zoning is commercial at the interchange. Lincoln Avenue is north of the interchange and leads into the center of the city with commercial and industrial uses on either side of the road. Golf Course Road traverses south of the interchange and leads to the County's largest rural residentially zoned area. Subdivisions and rural properties with small agricultural uses are in abundance on either side of Golf Course Road after leaving the city limits. Given all of its features, the I-84 and Golf Course/Lincoln Avenue interchange remains apt for continued commercial development around the interchange.

### **Interstate 84/State Highway 50**

The interchange of Interstate 84 and State Highway 50 sits at about the midpoint of the County just north of the southern border. South of the interchange is the Hansen Bridge, the second of the three bridges crossing the Snake River, allowing access south of the river. Although this interchange is not the primary access between I-84 and the city of Twin Falls (that being the exit at Crossroads), the amount of traffic at this interchange continually increases as the cities of Twin Falls, Kimberly, Hansen, Eden, and Hazelton develop and grow. Furthermore, all but the northwest corner is zoned for commercial uses. In accordance with this zoning, several businesses are operating in the area that service the traveling public. For these reasons, the interchange and surrounding areas should be, or should continue to be, designated for commercial growth. Planning should therefore continue in accordance.

### **Interstate 84/Valley Road**

Cutting in between the cities of Eden and Hazelton is Valley Road, a north/south corridor that intersects Interstate 84 to the south of the two cities. This interchange provides access not only to Hazelton and Eden to the north, but also to the south--Cauldron Linn "Star Falls" and the third bridge crossing the Snake River, known as Murtaugh Grade. The interchange created at this crossover provides Eden and Hazelton with the quickest access to I-84. Although no commercial development is yet established in the area, the city of Hazelton includes the eastern half of the interchange in the commercial portion of its impact area. The same expectation that caused the eastern side to be commercially zoned should apply to the western side as well. Therefore, the whole of the interchange should be considered appropriate for commercial growth and accordingly planned for.

### **Interstate 84 and Ridgeway Road/State Highway 25**

In the eastern portion of the County is the junction of I-84 and Ridgeway Road/State Highway 25 (State Highway 25 heads north off the interstate and Ridgeway Road travels south). This area is zoned commercial and businesses have been and currently are in operation in the southwest corner. This interchange provides access to not only these businesses but to Hazelton, Eden, and Wilson Lake Reservoir as well. The interchange's significance will increase as these cities develop and as the reservoir continues to grow in popularity. For all these reasons, but primarily to be in accordance with the desires of Hazelton, the interchange needs to be preserved for future

commercial development, and planning for such should be commenced.

### **Interstate 84 and 3000 East/Kasota Road/State Highway 25**

Sitting on the eastern boundary of the County is the final interchange. The north/south road changes names at the interchange of the interstate, Kasota Road/State Highway 25 is north of the interstate and 3000 East is to the south. The eastern half of the interchange sits in Minidoka County and veering northeast; Kasota Road/State Highway 25 is primarily located in Minidoka County as well. 3000 East runs south along the section line that divides the two counties. The northeast corner has been commercially developed for tourism and recreational activities with continual expansions. As this development continues to expand the whole of the interchange will start experiencing commercial growth. Planning should therefore commence in accordance with this expectation.

### **Railroad Crossing of U.S. Route 93**

Another important junction is the railroad crossing of U.S. Route 93 that is located in between the Crossroads interchange on I-84 and the U.S. Route 93/State Highway 25 intersection. The intersection has two industrial parks on either side of U.S. Route 93 and south of the tracks with immediate railway access. Both of these parks have existing infrastructure and room for growth; both continue to do so. Industrial shipment and distribution business is the most prevalent use in the area. Additionally, several other businesses supporting the building industry have located in this area.

## **INCORPORATED MUNICIPALITIES**

There are three incorporated municipalities sitting within the boundaries of Jerome County: Eden, Hazelton, and Jerome. Commercial growth thrives in or near incorporated municipalities such as these because of the services they provide (sewer and water) and the workforce/consumers residing therein.

### **Eden**

The city of Eden is one of the communities that helps support the County's eastern agricultural lands. State Highway 25 serves as the city's main thoroughfare, with the railroad running along its northern border. The city's population has remained consistent over the last ten years, and it has signaled that it expects this trend to continue. In recent discussions with the County concerning its area of impact, the city of Eden indicated it did not wish to surround itself with a traditional zone that contemplates strong urban growth, but rather one that is geared more towards rural like development and limited agricultural activities. Only limited agriculture and large residential lot development that accommodates the city's planned growth should be allowed in the areas surrounding the city. Locate Appendix B: 15-2 for a current map of Eden's City Impact Area.

### **Hazelton**

The city of Hazelton is one of the two communities that helps sustain the agricultural

lands located on the eastern side of the County. Through Hazelton, State Highway 25 becomes "Main Street". The railroad parallels State Highway 25 on the north side of Hazelton before heading east towards Minidoka and Cassia Counties and west to the cities of Eden and Jerome. Less than a mile to the south is the Hazelton Airport and I-84. The airport is primarily utilized by businesses that support agricultural activities. In consideration of the importance of this facility to the area, only low-density commercial activities, large residential lot development, and limited agriculture activities should be allowed in the areas surrounding the County airport. The commercial portion of this impact area extends along State Highway 25 and around the I-84/Valley Road interchange. Hazelton intends residential development to spread east and west of the city south of intended commercial zoning on State Highway 25. Heavier commercial activities (light industrial uses) are contemplated north of the city by the sewer treatment plant and between the railway and State Highway 25. Hazelton expects growth as illustrated by its impact area. Only limited agriculture and large residential lot development that accommodates the city's planned growth should be allowed in the areas surrounding the city. Locate Appendix B: 15-3 for a current map of Hazelton's City Impact Area.

### **Jerome City**

The City of Jerome is the largest city in the County. It sits within the triangle created by the intersecting of I-84, U.S. Route 93, and State Highway 25. The city both enjoys and enhances the benefits produced by these three highways and their intersecting points. Its locality is one of the main reasons the city serves as the population and economic center of the County. By extending its service to Crossroads Point and the U.S. Route 93/State Highway 25 intersection, it has signified its intent to grow into the eastern and southeastern portions of the triangle. This intent is also illustrated by the city's impact area. The Jerome County Airport is located on the eastern side of the impact area at the intersection of U.S. Route 93 and State Highway 25. The airport not only supports agricultural activities but also plays an important role in the economic development of the City of Jerome. To maintain this benefit to the city, only low-density commercial activities, large residential lot development, and limited agriculture activities should be allowed in the areas surrounding the airport. The city's growth out towards the south and east will eventually be met by that growth coming off the three highways and extending back towards the city. It is therefore foreseeable that at some point in time, the City of Jerome will encompass much of the region within the triangle. This area should be planned for accordingly. Locate Appendix B: 15-4 for a current map of Jerome City's Impact Area.

## Chapter 16

# PLAN IMPLEMENTATION

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## LEGISLATIVE SECTION

### PURPOSE

This section sets forth legislative directives in regard to land use that are derived from an overall analysis of the various components and policies set forth in this Plan. These directives provide a platform from which county legislatures can turn to when drafting land-use legislation or taking any other land-use action. When such legislation or action is done in accordance with these directives, it will then be presumed to be in accordance with the Plan as a whole.

## LAND USE DIRECTIVES

### COMMUNITY DESIGN

**DIRECTIVE:** All land uses of a specialized nature should be categorized as either: Agricultural, Residential or Commercial, and then zoned and regulated in accordance with this Plan.

**DIRECTIVE:** Uses in a specified zone should only be allowed if they support or augment the primary nature of the zone without undue conflict.

**DIRECTIVE:** Regulations concerning the establishment of new uses should be enacted to ensure the use's appropriateness to a particular zone; conditions or standards may be imposed on such uses so as to lessen or eliminate potential conflict the use might have with neighboring uses.

### AGRICULTURAL USES

**DIRECTIVE:** Agricultural lands should be preserved and maintained for agricultural uses. Development that is not directly related to crop or animal production should be diverted, according to the terms of this Plan, to those areas more suitable for such development.

**DIRECTIVE:** The agricultural uses described in this Plan should be identified and if needed, separated by varying degrees of intensity. Areas or zones where each particular kind of agricultural use is located and expected to remain should be established.

DIRECTIVE: Lands set aside or zoned for residential or commercial development, should remain available for crop growth until such development actually begins.

### **RESIDENTIAL USES**

DIRECTIVE: The varying kinds of current residential land uses within the County should be categorized as being either: Farmhouse, Rural or City Impact. A correlating zone for each category should be established; the boundaries of which should fully encompass the area of the residential use to which it pertains. These zones should clearly identify where each particular category is located, and where each is expected to remain.

DIRECTIVE: Housing not intended to directly support agricultural uses or activity, should not be allowed in agricultural areas or zones, but rather should be directed to those areas designed to accommodate the non-agricultural intent behind such housing.

DIRECTIVE: Areas not yet developed, but based on this Plan are deemed suitable for a particular kind of residential use should be identified and established.

DIRECTIVE: Regulations establishing appropriate levels of residential density should be established to uphold the stated purpose of these zones.

### **COMMERCIAL USES**

DIRECTIVE: The varying kinds of commercial uses and degrees of intensity should be categorized, and a zone established for each category (i.e. Manufacturing, Transportation, Retail, etc.).

DIRECTIVE: The location of commercial zones should be limited to only those areas deemed by this Plan to be conducive for such development (several categories may be deemed appropriate for the same zone).

DIRECTIVE: Commercial uses should only be allowed in the zone to which it is assigned.

DIRECTIVE: Areas with existing commercial development that are not in accordance with this plan should be identified and assigned the zone that matches the area's predominate use. If there is more than one main use in the area that conflict with each other, then the zone that corresponds to the foremost use should be established with the less predominant use(s) being deemed non-conforming to the area.

# Appendix A: Data Charts

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## **Chapter 4: Population**

**4-1:** Population by Area

**4-2:** Generational Breakdown

**4-3:** Race and Origin Data

**4-4:** Population Actuals and Forecasts

## **Chapter 5: Economic Development**

**5-1:** Employment by Sectors

**5-2:** Unemployment & Labor Force

**5-3:** Per Capita Income

## **Chapter 6: Housing**

**6-1:** Housing Units

**6-2:** Housing Types



## Chapter 4: Population

### 4-1: Jerome County Population by Area – 1990 vs. 2017

Area	1990 Population	2017 Estimated Population	Numerical Change	Percentage Change
Eden	314	416	102	32%
Hazelton	394	809	415	105%
Jerome	6,529	11,636	5,107	78%
Remainder County	7,901	10,766	2,865	36%
<b>TOTAL</b>	<b>15,138</b>	<b>23,627</b>	<b>8,489</b>	<b>56%</b>

[https://factfinder.census.gov/faces/nav/jsf/pages/community\\_facts.xhtml](https://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml)

### 4-2: Generational Breakdown

Generation Name	Birth Start	Births End
The Silent Generation	Before 1945	1945
Baby Boomer Generation	1946	1964
Generation X - Baby Bust	1965	1976
Generation Y – The Millennial	1977	1995
Generation Z – Gen Next	1996	After 1996

<http://genhq.com/faq-info-about-generations/>

### 4-3: Race and Origin Data – 1990 vs. 2018 – Jerome

Race/Origin	Jerome County 1990	Percent Total	Jerome County 2017	Percent Total	Numerical Difference
White	14,304	88.5%	14,856	62.6%	552
Black	9	0.1%	122	0.5%	113
Indian	115	0.7%	167	0.7%	52
Asian	54	0.3%	109	0.5%	55
Other	656	4.1%	276	1.2%	-380
Hispanic	1,018	6.3%	8,186	34.5%	7,168
<b>Total</b>	<b>16,156</b>	<b>100.0%</b>	<b>23,716</b>	<b>100.0%</b>	<b>7,530</b>

<http://gemstateprospector.com> – Idaho Commerce - Demographics

**4-4: Jerome County Population Actuals and Forecast – 1990 to 2025**

Year	Population	Numerical Increase	Percentage Increase
1990	15,138	N/A	N/A
2000	18,401	3,263	21.6%
2005	19,654	1,253	6.8%
2010	22,374	2,720	13.8%
2015	22,814	440	2.0%
2020	24,191	1,377	6.00%
2025	25,568	1,059	5.70%

2015-2025 Population Projections, Idaho Department of Labor 2018

**Chapter 5: Economics**

**5-1: 1993 & 2007 vs. 2017 Jerome County Employment by Sectors**

Employment Sector	1993 Employment	2007 Employment	2017 Employment	Difference in 10 Year Period
Agriculture	1,994	2,046	2,652	606
Mining	3	0	0	0
Construction	358	433	303	-130
Manufacturing	672	1,237	1,672	435
Trade, Utilities, & Transportation	1,924	2,290	2,393	103
Financial Activities	305	220	161	-59
Professional & Business Services		253	436	183
Information		78	61	-17
Educational & Health Services		467	594	127
Leisure & Hospitality		442	512	70
Other Services		193	273	80
Government		907	990	1,050
<b>Total Employment</b>	<b>7,305</b>	<b>8,649</b>	<b>10,107</b>	<b>1,458</b>

Idaho Department of Labor – Quarterly Report – June 2018  
<http://labor.idaho.gov/publications/lmi/pubs/JeromeProfile.pdf>

**5-2: 2007 – 2018 Jerome County Unemployment & Labor Force**

Year	Unemployed	Percent Unemployed	Employed	Total Labor Force
2007	281	2.9%	9,546	9,827
2008	425	4.3%	9,541	9,966
2009	742	7.1%	9,705	10,448
2010	886	8.0%	10,135	11,020
2011	833	7.5%	10,274	11,107
2012	705	6.4%	10,270	10,974
2013	579	5.3%	10,364	10,943
2014	448	4.0%	10,656	11,103
2015	379	3.3%	11,079	11,458
2016	355	3.1%	11,158	11,513
2017	321	2.7%	11,442	11,763
2018	297	2.4%	11,971	12,268

<http://labor.idaho.gov/publications/lmi/pubs/JeromeProfile.pdf>

**5-3: 2007 – 2016 Jerome County Per Capita Income**

Year	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Per Capita Income	\$29,197	\$29,775	\$25,822	\$28,706	\$31,138	\$32,574	\$34,106	\$37,047	\$37,195	\$36,275

<http://labor.idaho.gov/publications/lmi/pubs/JeromeProfile.pdf>

## Chapter 6: Housing

**6-1: 2010 – 2016 Jerome County Housing Units**

HOUSING OCCUPANCY	2010	2011	2012	2013	2014	2015	2016
Total housing units	7,831	7,971	8,066	8,112	8,175	8,196	8,233
Occupied housing units	7,229	7,481	7,552	7,676	7,686	7,624	7,647
Owner-occupied	4,667	4,790	4,857	4,876	4,884	4,864	5,088
Renter-occupied	2,562	2,691	2,695	2,800	2,802	2,760	2,559
Average household size of owner-occupied unit	2.85	2.81	2.87	2.88	2.93	2.89	2.93
Average household size of renter-occupied unit	3.11	3.05	2.99	2.93	2.9	3.05	2.97

US Census-Selected Housing Characteristics-Jerome County

<https://factfinder.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t>

**6-2: 2010 – 2016 Jerome County Housing Types**

<b>UNITS IN STRUCTURE</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
Total housing units	7,831	7,971	8,066	8,112	8,175	8,196	8,233
1-unit, detached	5,827	5,809	5,769	5,887	6,017	6,177	6,354
1-unit, attached	93	100	100	129	160	149	186
2 units	231	270	275	224	228	106	53
3 or 4 units	244	235	213	221	190	203	261
5 to 9 units	109	184	115	132	149	154	74
10 to 19 units	7	11	10	9	30	49	38
20 or more units	148	87	82	49	73	71	85
Mobile home	1,172	1,275	1,502	1,461	1,328	1,287	1,182

US Census-Selected Housing Characteristics-Jerome County

<https://factfinder.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t>

# Appendix B: Maps

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## Chapter 3: History and Special Sites

- 3-1: Oregon Trail Map
- 3-2: Minidoka National Historic Site

## Chapter 8: Transportation

- 8-1: Jerome County Highway Districts
- 8-2: Jerome County Roads

## Chapter 9: Public Services and Facilities

- 9-1: Jerome County Fire Districts

## Chapter 10: Utilities

- 10-1: Jerome County Sewer & Water Districts
- 10-2: Idaho Department of Water Resources Basin Map
- 10-3: Jerome County Irrigation Delivery Entities

## Chapter 11: Tourism, Parks, and Recreation

- 11-1: Jerome County Recreation Sites
- 11-2: Private & Public Land
- 11-3: Snake River Canyons Trail Map
- 11-4: Jerome County Recreation Districts

## Chapter 12: Natural Resources

- 12-1: Jerome County Mule Deer Information Map

## Chapter 13: Hazardous Areas

- 13-1: USGS Earthquake Damage Forecast

## Chapter 15: Community Design & Land Use

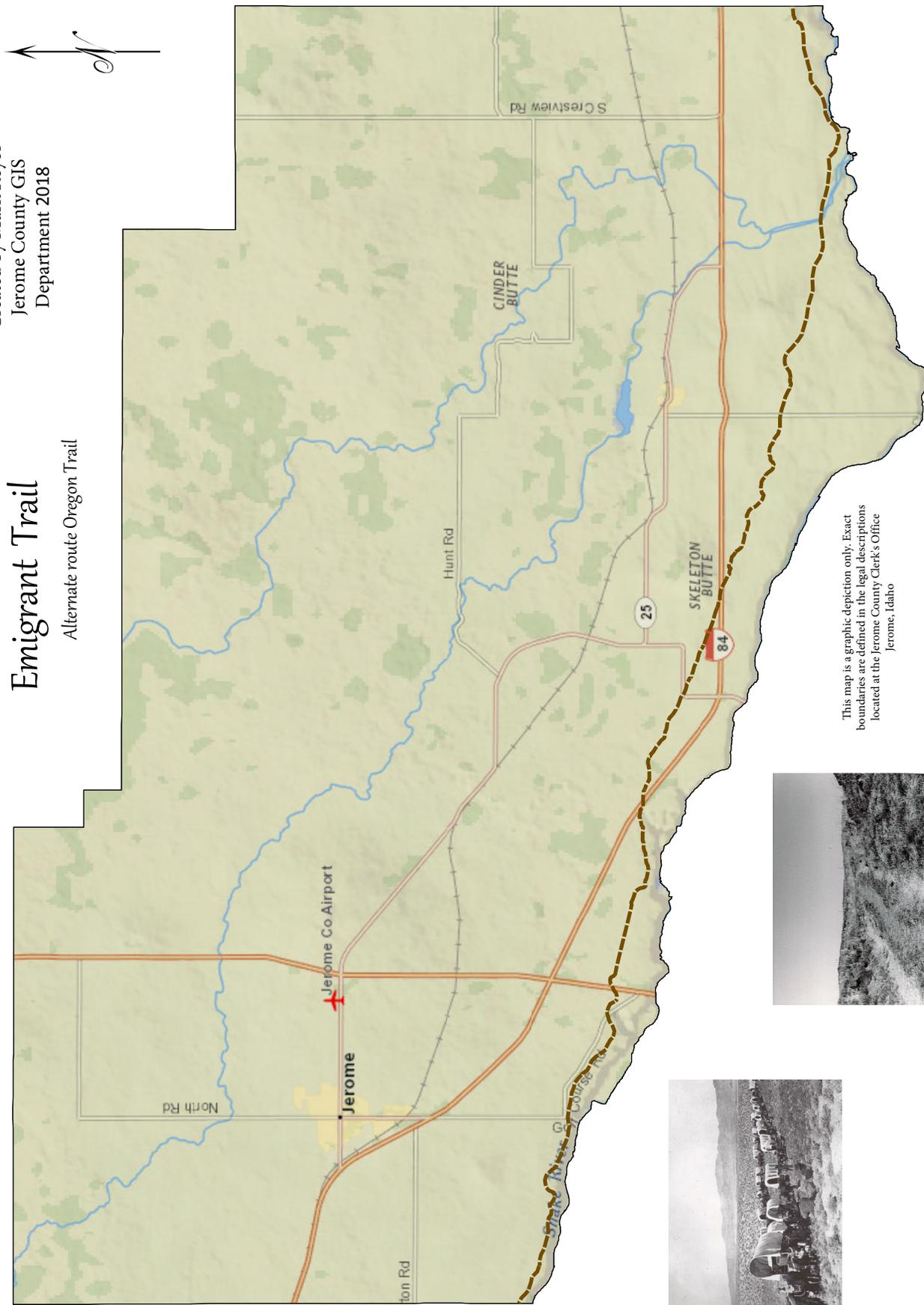
- 15-1: Future Land Use
- 15-2: Eden's City Impact Area
- 15-3: Hazelton's City Impact Area
- 15-4: Jerome's City Impact Area



Created by Mark Reyes  
Jerome County GIS  
Department 2018

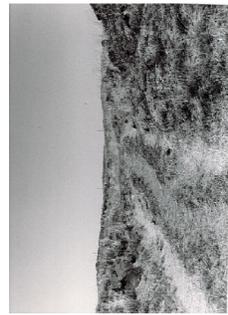
# Emigrant Trail

Alternate route Oregon Trail



This map is a graphic depiction only. Exact boundaries are defined in the legal descriptions located at the Jerome County Clerk's Office Jerome, Idaho

Content may not reflect National Geographic's current map policy. Sources: National Geographic, Esri, DeLorme, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp.



--- Emigrant\_Trail



# Minidoka National Historic Site

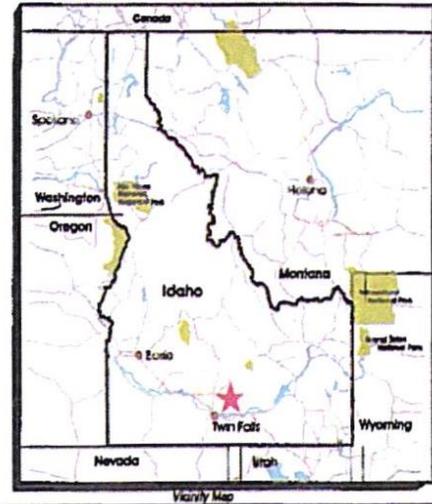
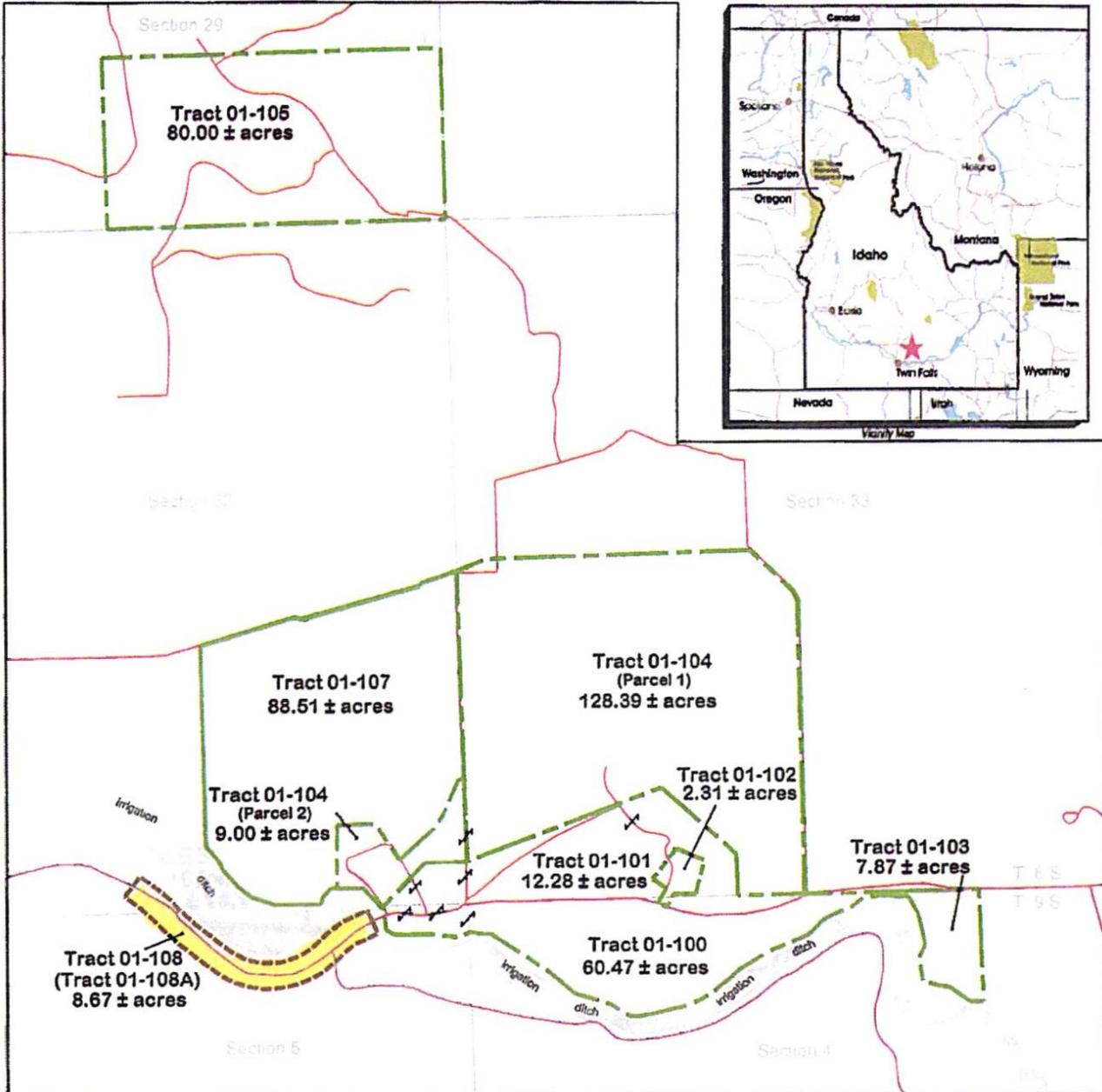
## Legal Description Map

National Park Service  
U.S. Department of the Interior



Township 8 South, Township 9 South, Range 19 East, Boise Meridian

MINIDOKA NATIONAL HISTORIC SITE  
JEROME COUNTY, IDAHO



- MINIDOKA NATIONAL HISTORIC SITE
- "DISCLAIMER OF INTEREST" LANDS
- ROAD

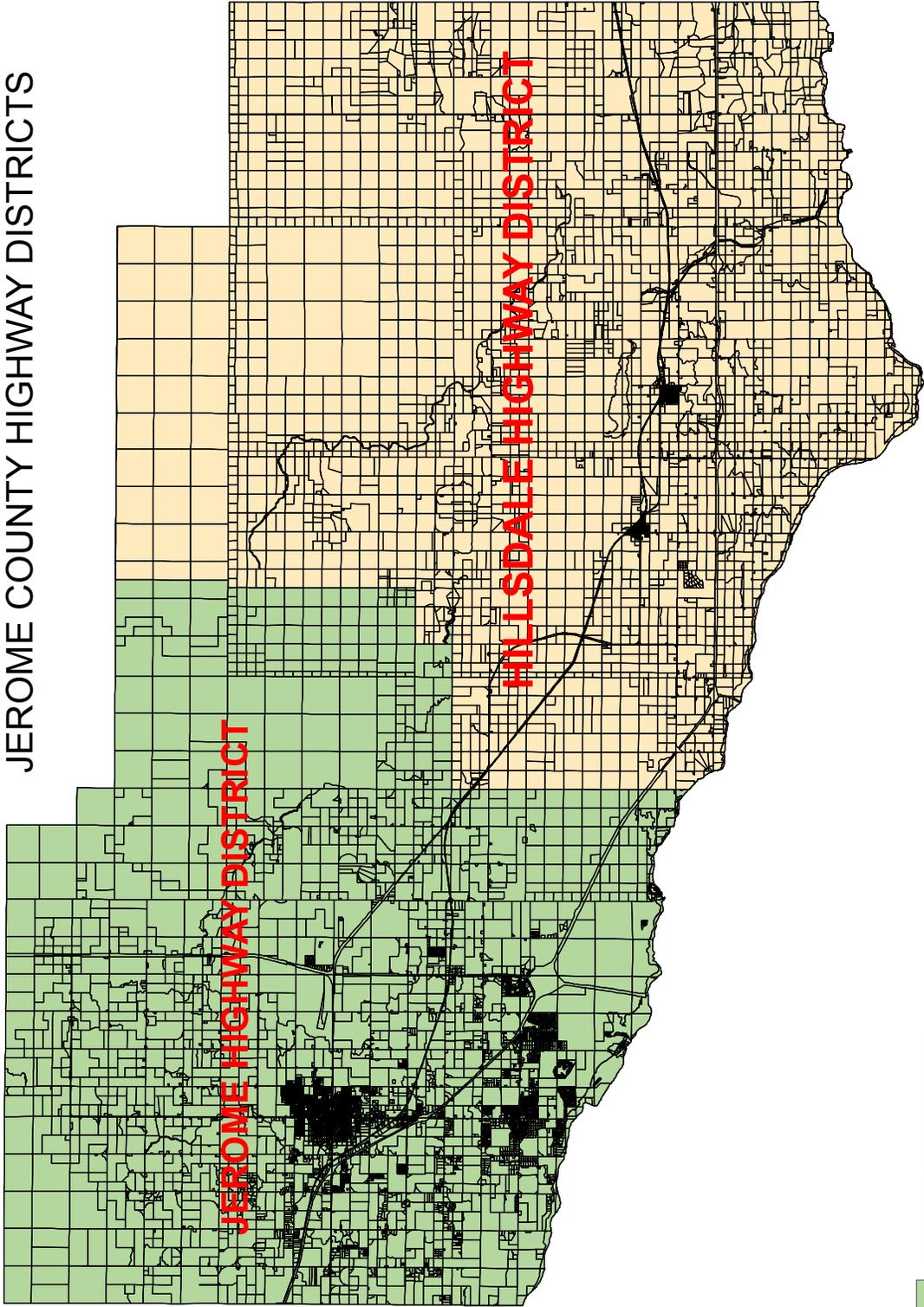
UNITED STATES  
DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE  
LAND RESOURCES PROGRAM CENTER  
PACIFIC WEST REGION

Minidoka National Historic Site  
DATE DRAWN: January 2012





JEROME COUNTY HIGHWAY DISTRICTS



- JEROME HIGHWAY
- HILLSDALE HIGHWAY

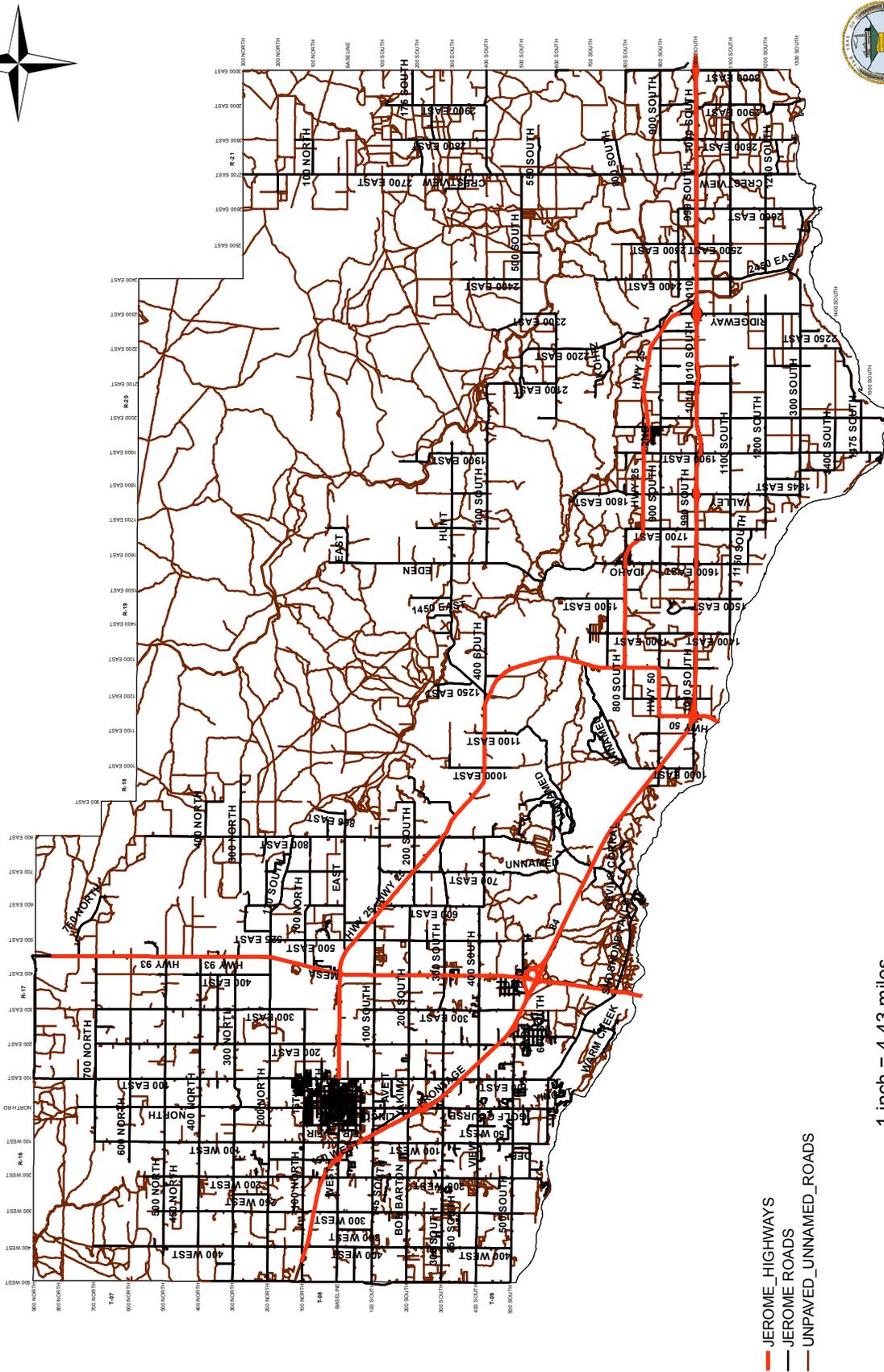
This map is a graphic depiction only.  
 Exact boundaries are defined in the  
 legal descriptions located at the  
 Jerome County Clerk's Office  
 Jerome, Idaho

Created by Mark Reyes  
 Jerome County GIS Department  
 Print Date: August 2018  
 Jerome\_County\_Highway\_Districts.mxd





# Jerome County Roads



This map is a graphic depiction only.  
 Exact boundaries are defined in the  
 Plat Book of the  
 Jerome County Clerk's Office  
 Jerome, Idaho

- JEROME HIGHWAYS
- JEROME ROADS
- UNPAVED UNNAMED ROADS

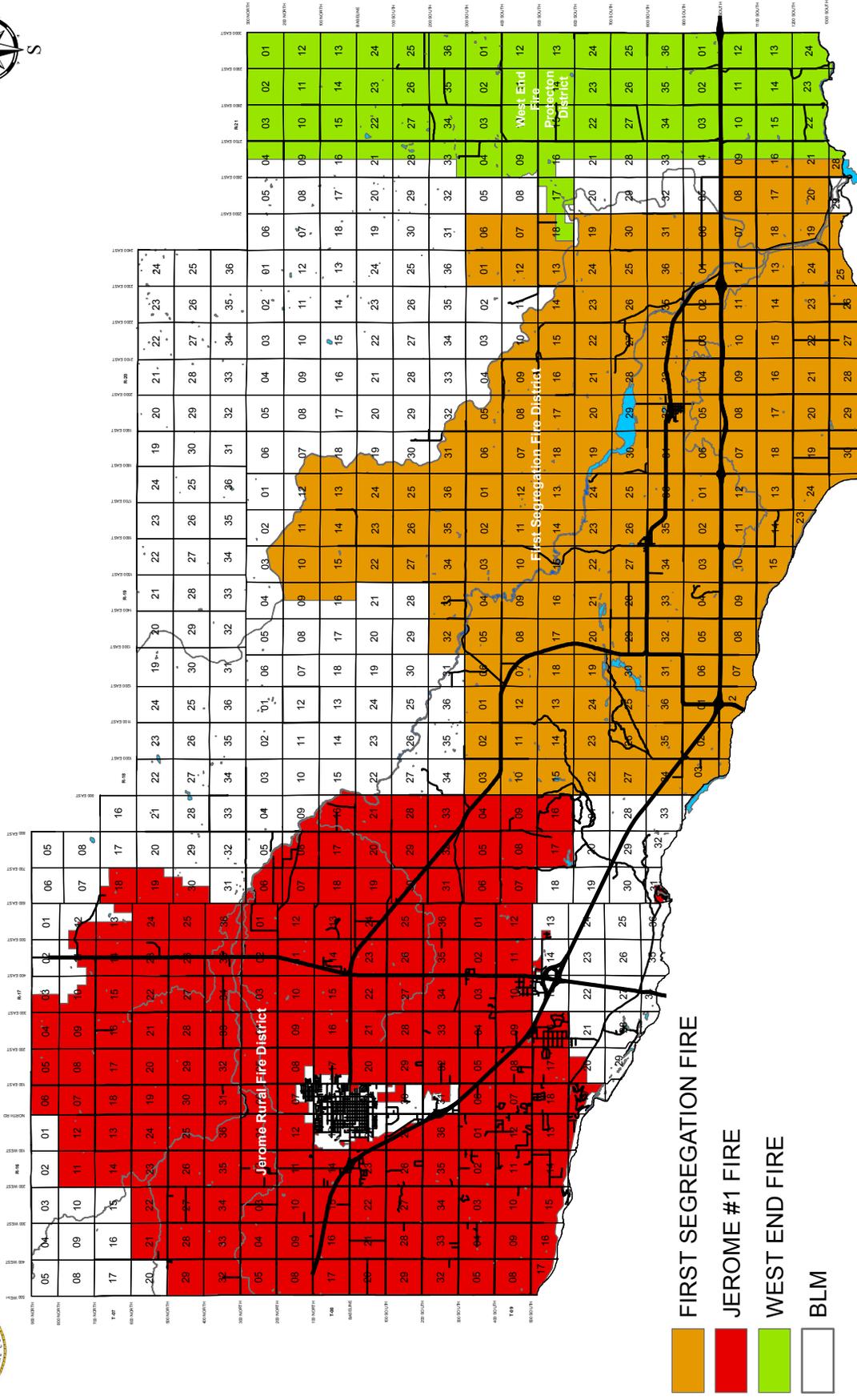
1 inch = 4.43 miles



Created by Mark Reape  
 Jerome County GIS Department  
 Print Date: August 2018  
 JeromeCntryRds\_8\_5x11.mxd



# Jerome County Fire Districts



Created by Mark Reyes  
 Jerome County GIS Department  
 Print Date: August 2018  
 Jerome\_Fire\_District\_Map4\_8.5x11.mxd

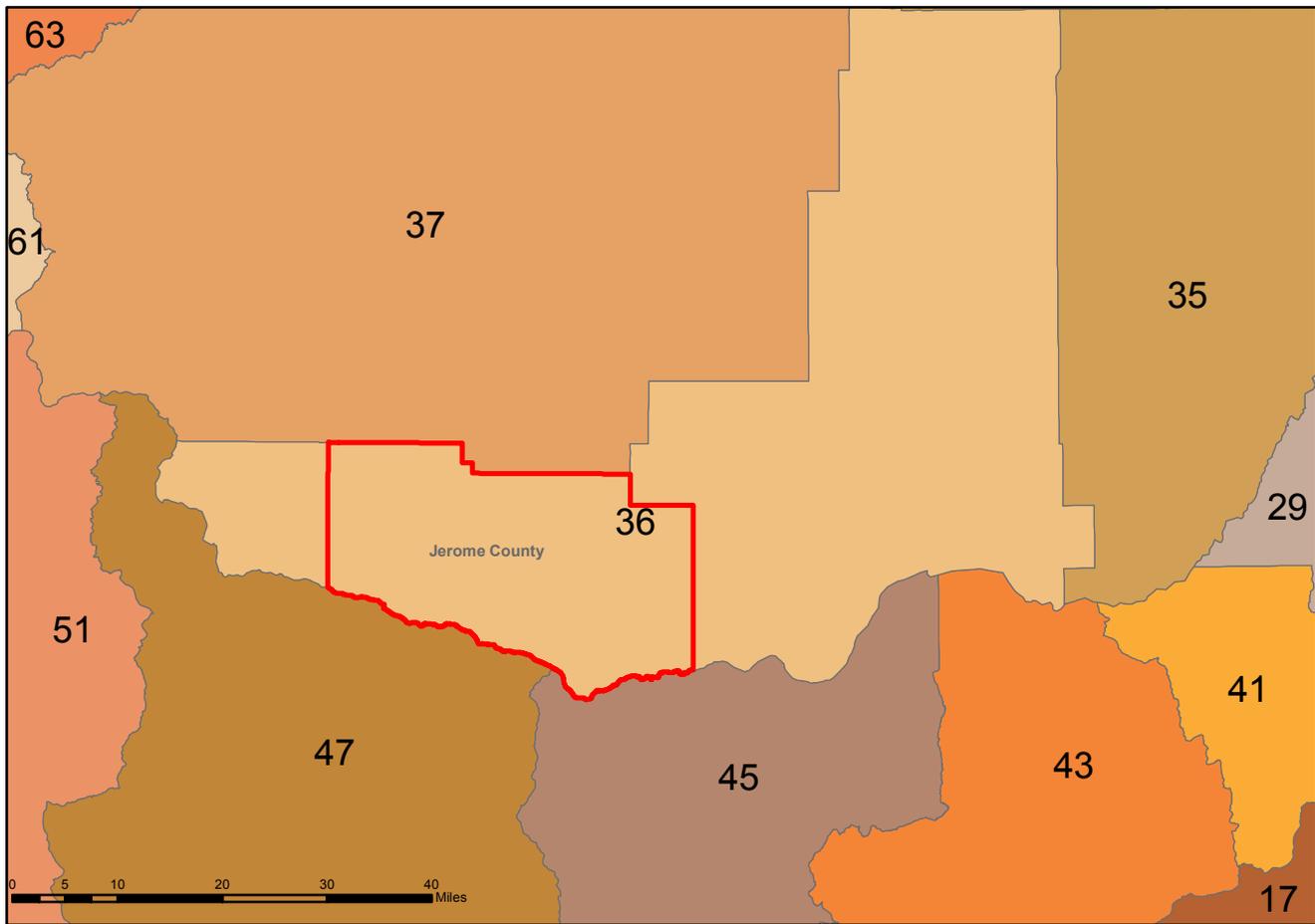
This map is a graphic depiction only.  
 This data is only a representation of the  
 fire district boundaries and should not be  
 used for legal or surveying applications.







# Idaho Department of Water Resources Administrative Areas Basin Map



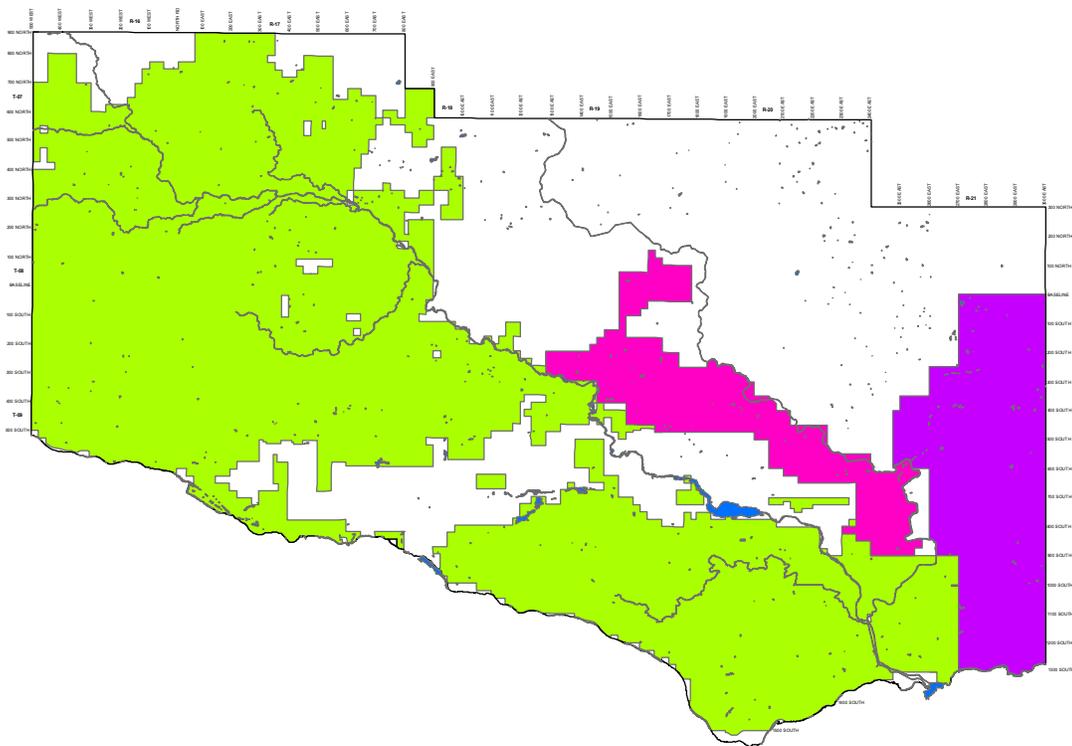
IDWR has divided the state into over 50 administrative basins in order to coordinate water management activities. Each basin is assigned to one of the four IDWR regions. Northern region not shown.

- Western Region: 02, 03, 51, 55, 57, 61, 63, 65, 67, 69, 77, 78, 79
- Southern Region: 01, 36, 37, 41, 43, 45, 47, 71, 72
- Eastern Region: 01, 11, 13, 15, 17, 21, 22, 23, 24, 25, 27, 29, 31, 32, 33, 34, 35, 73, 74, 75

Created by Mark Reyes  
Jerome County GIS Department  
Print Date: August 2018  
IDWR\_BASIN\_MAP.mxd



# JEROME COUNTY IRRIGATION DELIVERY ENTITIES



### IRRIGATION\_DISTRICTS

-  A&B\_IRRIGATION\_DISTRICT
-  NORTHSIDE\_CANAL\_CO.
-  AMERICAN\_FALLS\_RESERVOIR\_DIST\_#2
-  NON\_IRRIGATED



Created by Mark Reyes  
Jerome County GIS Department  
Print Date: August 2018

JEROME\_COUNTY\_IRRIGATION\_DISTRICTS\_2017 .mxd

This map is a graphic depiction only.  
This data is only a representation of the  
irrigation district boundaries and should not be  
used for legal or surveying applications.

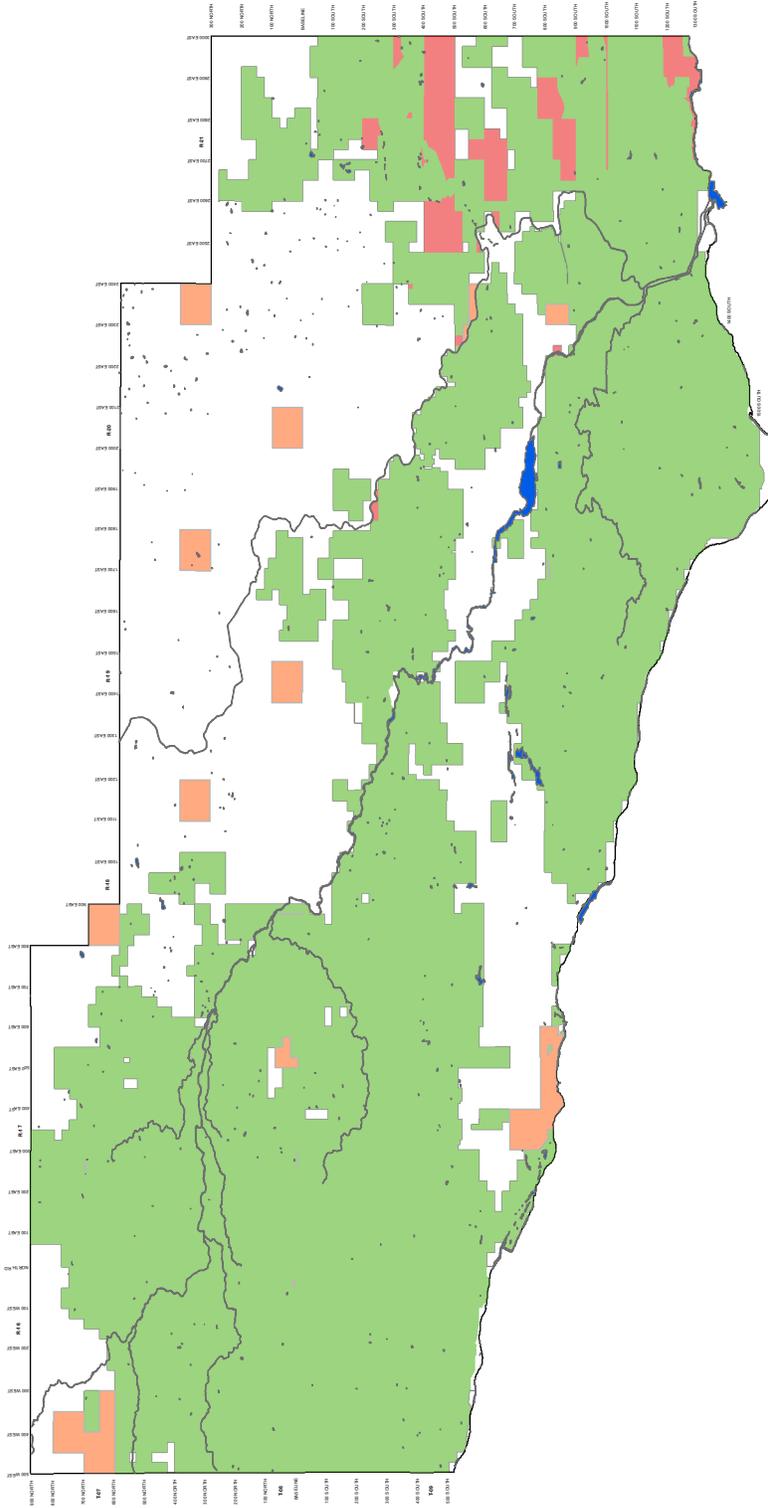








# PRIVATE AND PUBLIC LANDS



- PRIVATE
- STATE
- BOR
- BLM

This map is a graphic abstraction only.  
Exact boundaries are defined in the  
Official County Census Office  
Jerome, Idaho

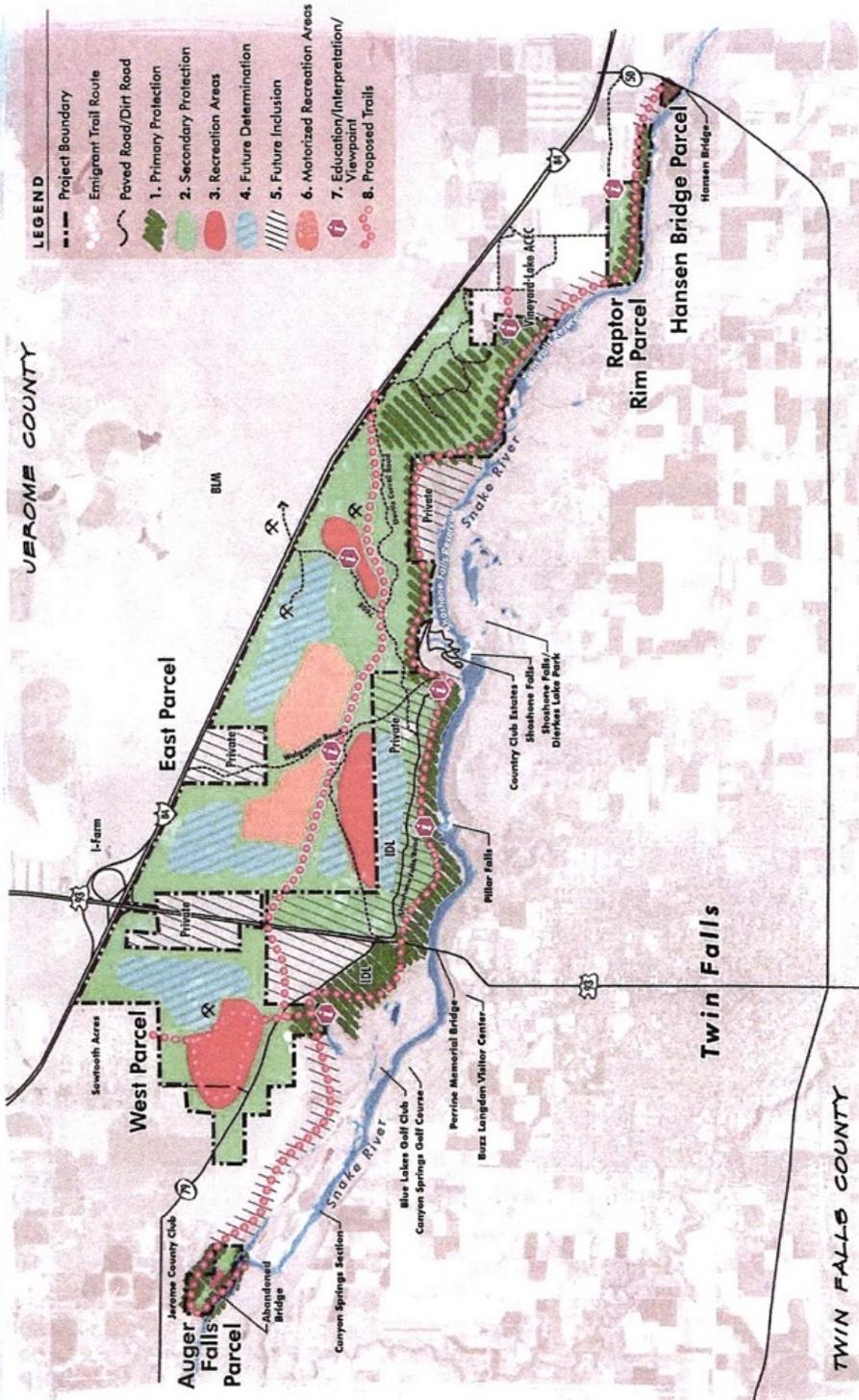
Created by Mike Royce  
April 10th, August 2018  
PRIVATE\_PUBLIC\_LANDS.mxd



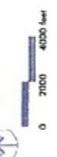


# Snake River Canyons Park

NORTH RIM PARK MASTER PLAN



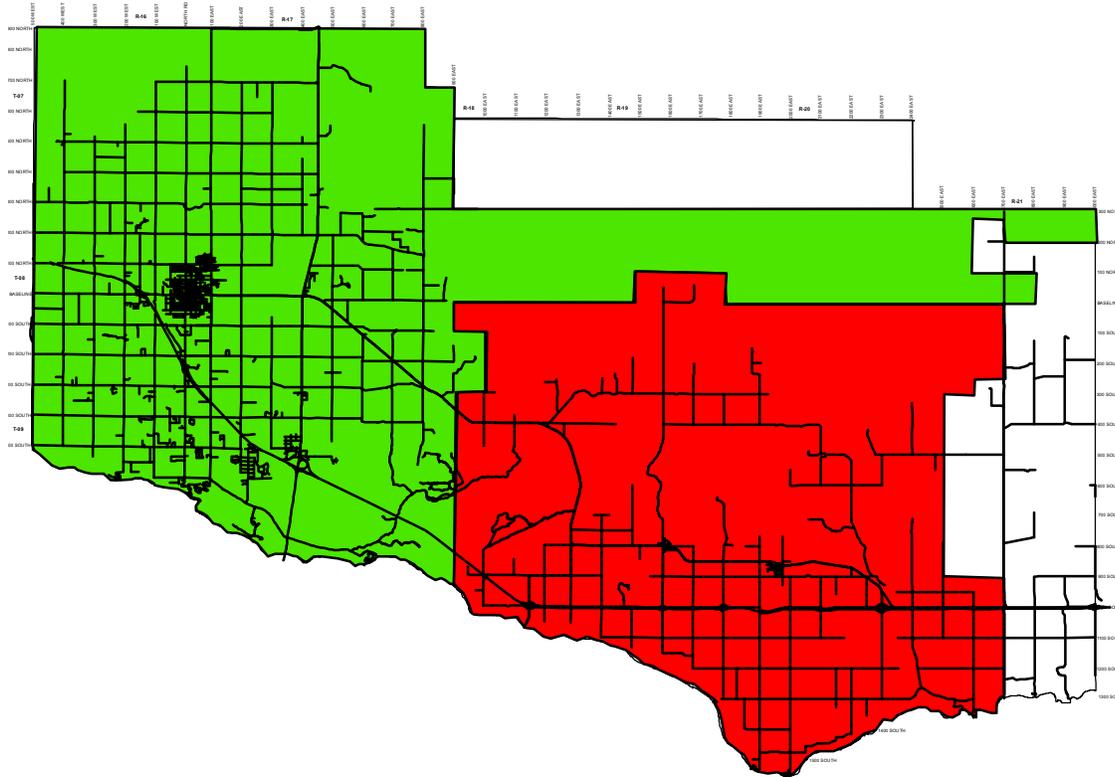
ERO MGB+A  
The Good Group  
1000 Broadway







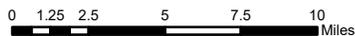
# Jerome County Recreation Districts



-  JEROME\_RECREATION
-  VALLEY\_RECREATION
-  NON\_RECREATION

Created by Mark Reyes  
Jerome County GIS Department  
Print Date: August 2018

Recreation\_District.mxd

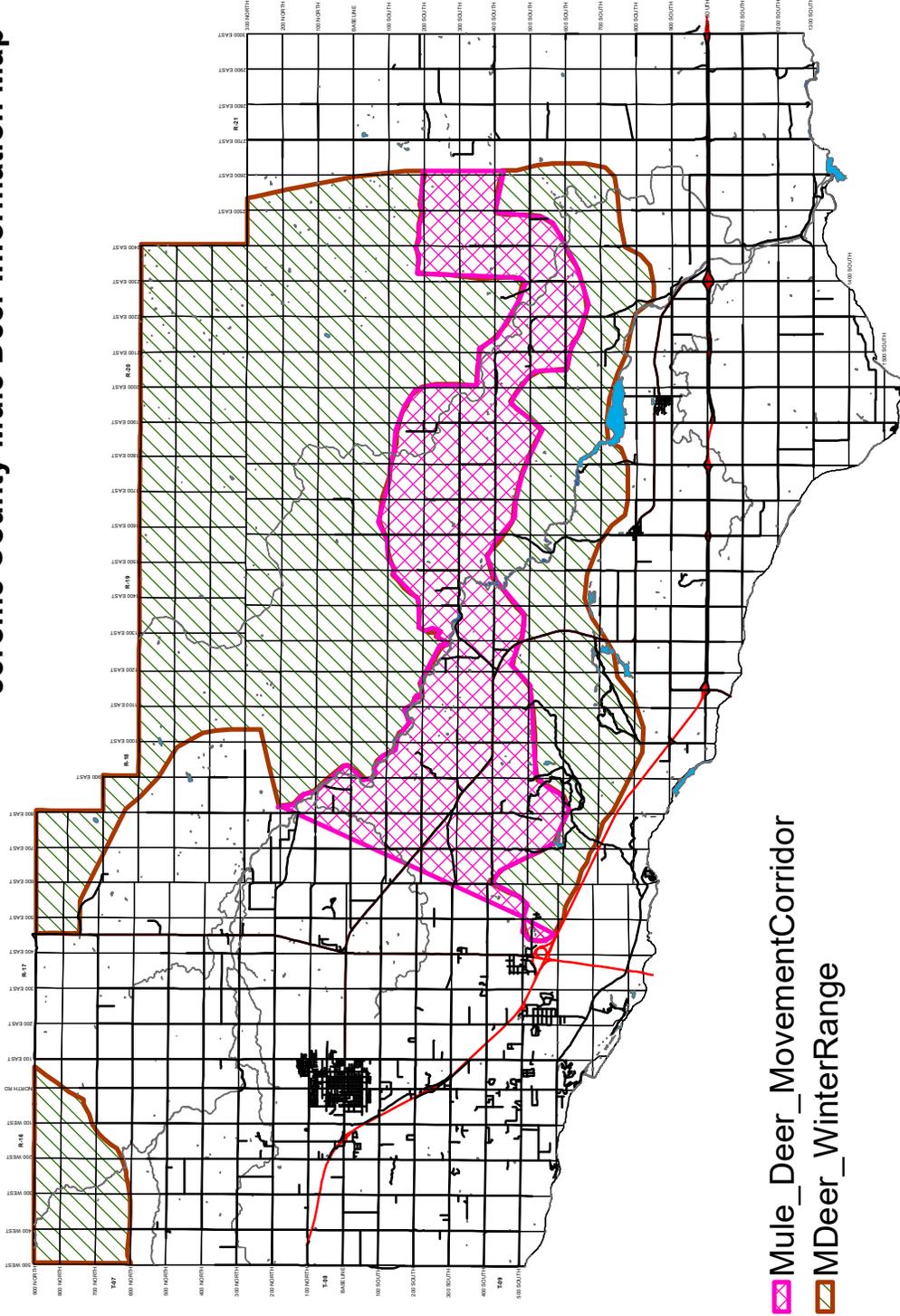


This map is a graphic depiction only.  
This data is only a representation of the  
recreation district boundaries and should not be  
used for legal or surveying applications.





# Jerome County Mule Deer Information Map



 Mule\_Deer\_MovementCorridor  
 MDeer\_WinterRange

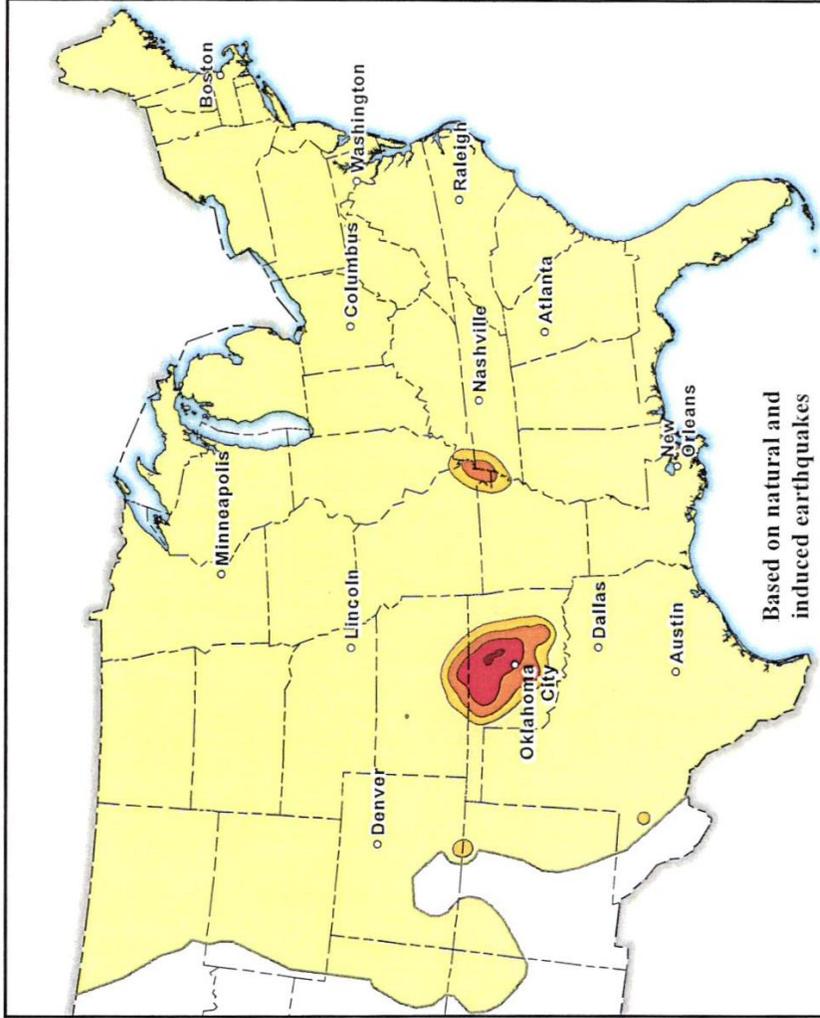
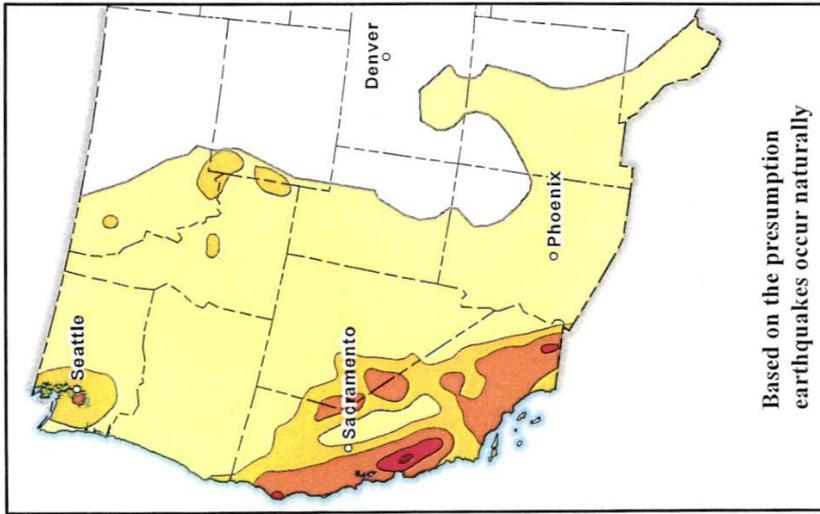
This map is a graphic depiction only.  
 This data is only a representation  
 of the Mule Deer Grazing  
 and Movement areas and  
 should not be used for legal  
 or surveying applications.



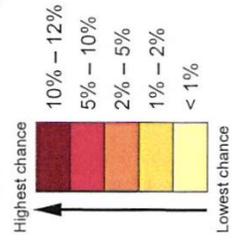
Created by Mark Reyes  
 Jerome County GIS Department  
 Print Date: August 2018  
 MULE\_Deer\_map8.5x11.mxd



### USGS Forecast for Damage from Natural and Induced Earthquakes in 2017



Chance of damage



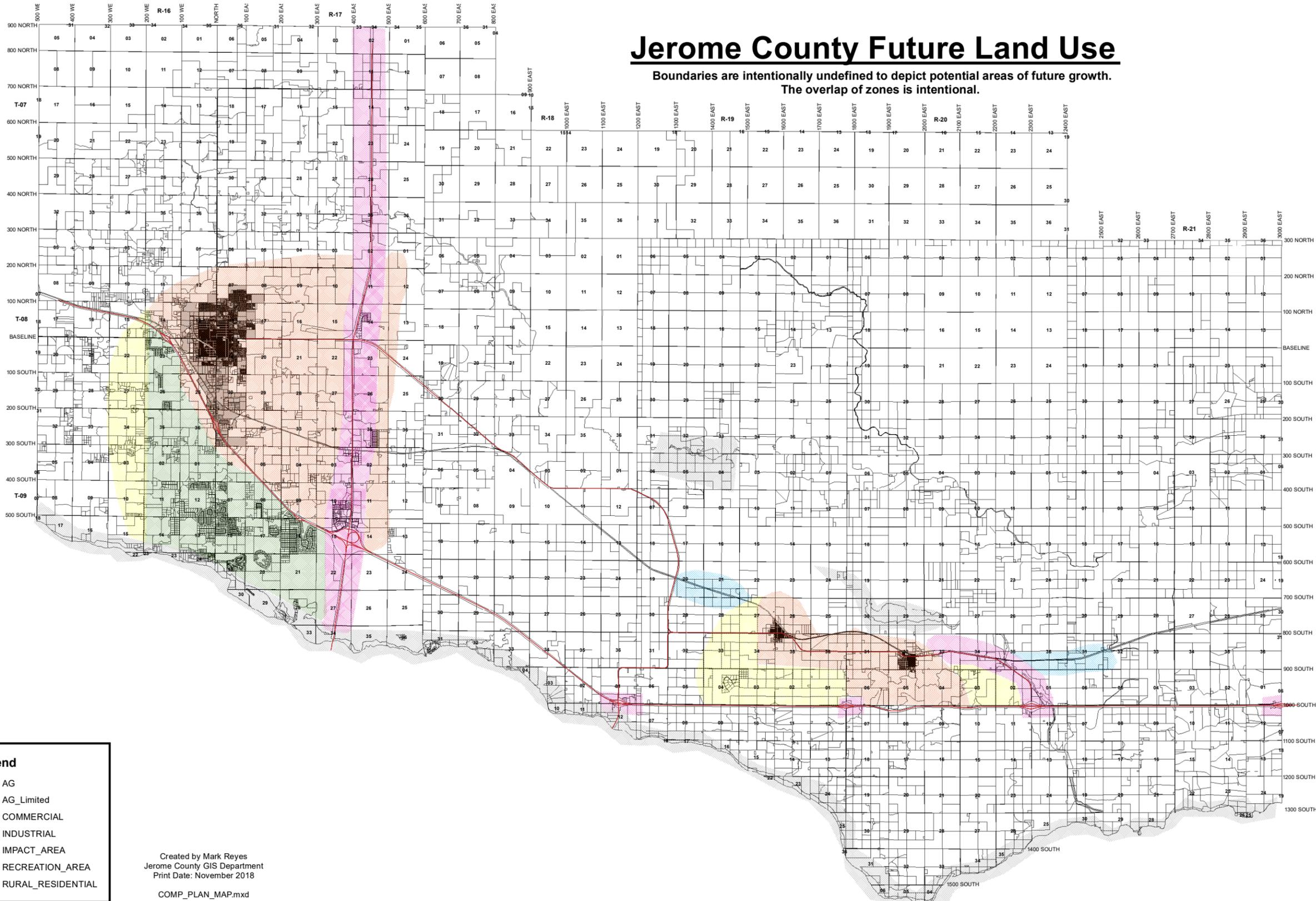
USGS map displaying potential to experience damage from natural or human-induced earthquakes in 2017. Chances range from less than 1 percent to 12 percent.

[https://earthquake.usgs.gov/hazards/induced/images/ProbDamageEQ\\_2018-1.pdf](https://earthquake.usgs.gov/hazards/induced/images/ProbDamageEQ_2018-1.pdf)



# Jerome County Future Land Use

Boundaries are intentionally undefined to depict potential areas of future growth.  
The overlap of zones is intentional.



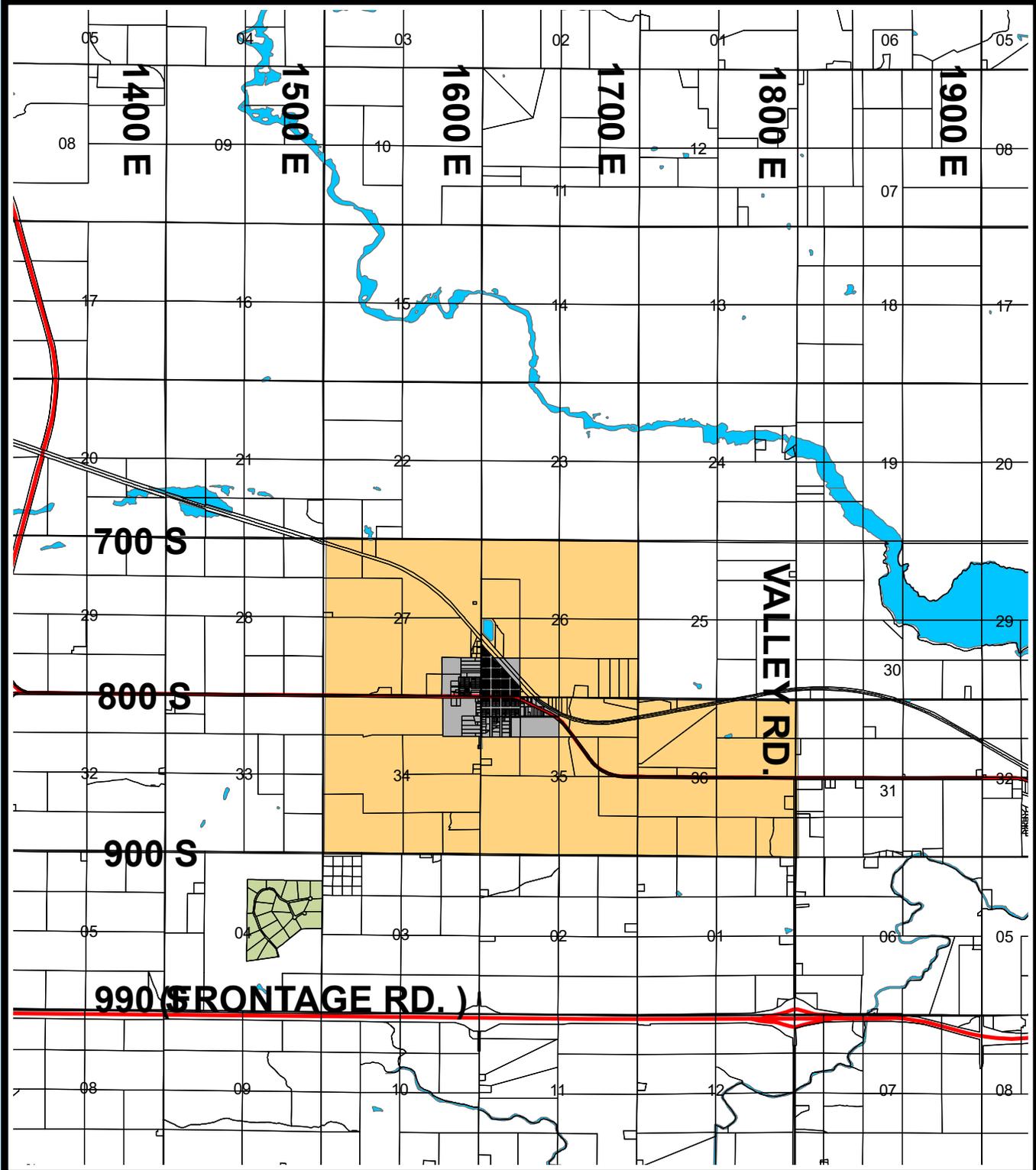
**Legend**

- AG
- AG\_Limited
- COMMERCIAL
- INDUSTRIAL
- IMPACT\_AREA
- RECREATION\_AREA
- RURAL\_RESIDENTIAL

Created by Mark Reyes  
Jerome County GIS Department  
Print Date: November 2018  
COMP\_PLAN\_MAP.mxd







### Eden's City Impact Area August 2018

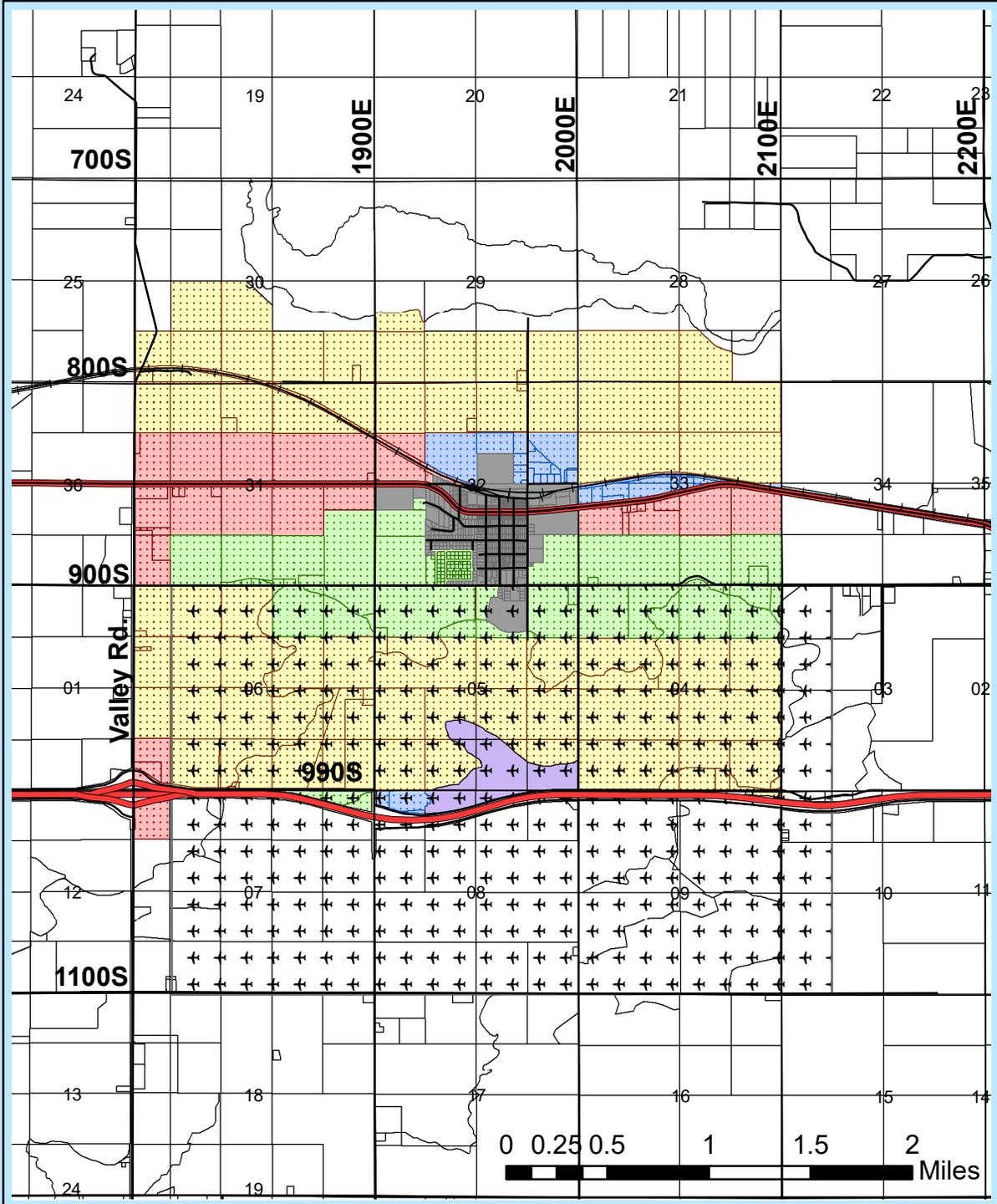


This map is a graphic depiction only.  
Exact boundaries are defined in the legal  
descriptions located at the Jerome County  
Clerk's Office.  
Jerome, Idaho

Print Date: June 16 2017  
Jerome County GIS Department  
Created by Mark Reyes

Path: Eden\_Imp\_Map.mxd





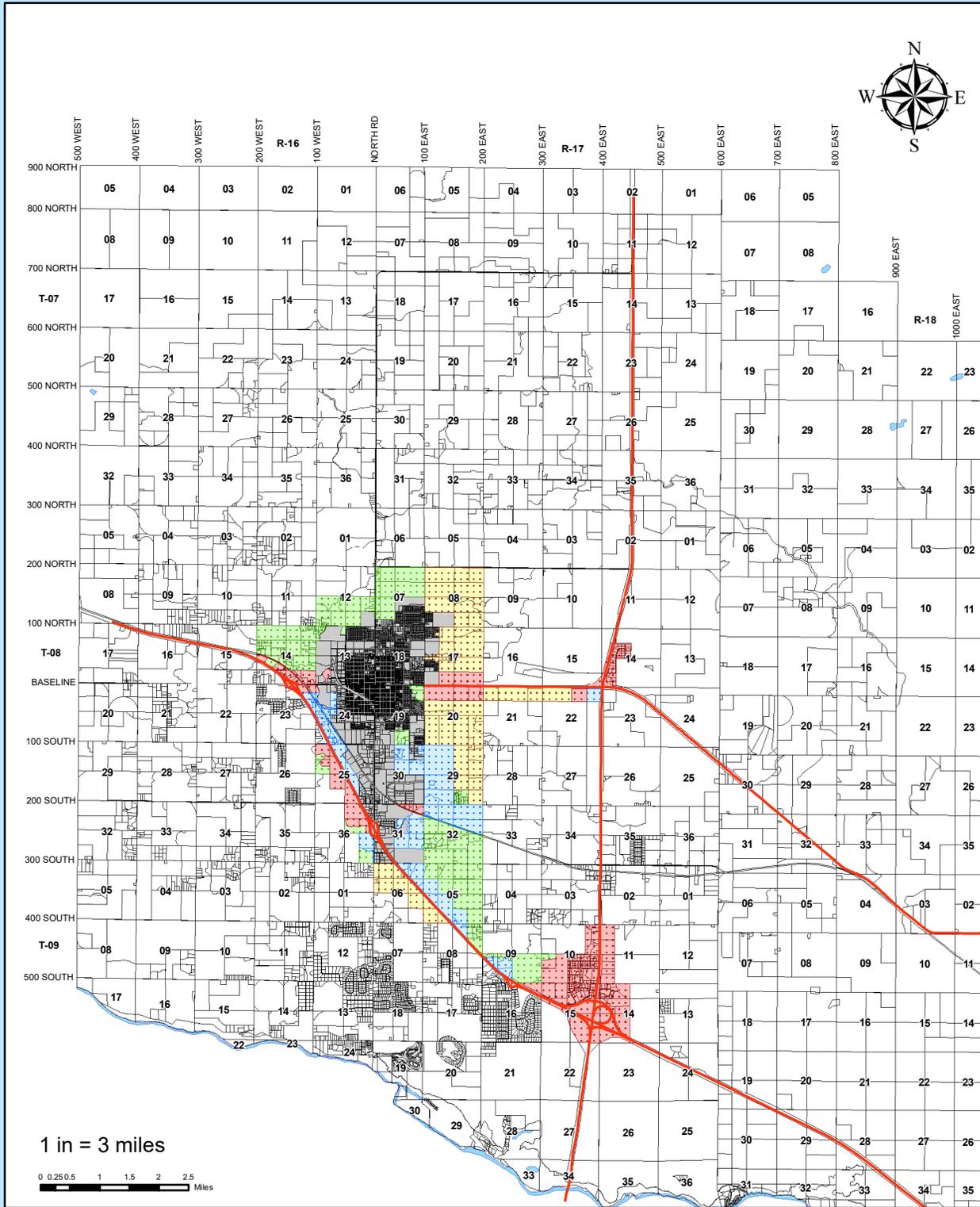
**Hazelton Area Zoning**

-  IMP-AL
-  IMP-COM
-  IMP-IND
-  IMP-RES

**Hazelton's City Impact Area  
December 2017**







IMPACT ZONES	
	IMP-AL
	IMP-COM
	IMP-IND
	IMP-RES
	City Limits

## Jerome's City Impact Area August 2015





# Appendix C:

## Regulatory Takings Checklist

---

State of Idaho Office of the Attorney General Regulatory Takings Checklist		
	Yes	No
<b>1</b> Does the Regulation or Action Result in Either a Permanent or Temporary Physical Occupation of Private Property?	_____	_____
<b>2</b> Does the Regulation or Action Require a Property Owner to Either Dedicate a Portion of Property or to Grant an Easement?	_____	_____
<b>3</b> Does the Regulation Deprive the Owner of All Economically Viable Uses of the Property?	_____	_____
<b>4</b> Does the Regulation Have a Significant Impact on the Landowner's Economic Interest?	_____	_____
<b>5</b> Does the Regulation Deny a Fundamental Attribute of Ownership?	_____	_____
<b>6 (a)</b> Does the Regulation Serve the Same Purpose That Would Be Served by Directly Prohibiting the Use or Action?	_____	_____
<b>(b)</b> Does the Condition Imposed Substantially Advance That Purpose?	_____	_____
<p><b>Remember:</b> 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 proposed action should be carefully reviewed with legal counsel.</p>		

This checklist should be included with a requested analysis pursuant to Idaho Code § 67-8003(2)

**Idaho Regulatory Takings Act Guidelines**