

City of Buhl

# **Comprehensive Plan**

(Revised 2017)

## **PREFACE**

The Buhl Comprehensive Plan was written with input from the citizenry and reflects their vision for the future of Buhl, how the community wishes the city to grow and mature.

The plan is broad and general in scope and requires the city administration to implement and prioritize the goals set forth therein.

The plan reflects the current conditions of the city and because it is transitional, it is recommended the plan be revised every five years in order to keep it as current as possible,

## Chapter 1 – **POPULATION AND GROWTH**

### INTRODUCTION:

Buhl's population has remained relatively constant between the 2000 Census Update and the 2010 Census. However, this statistic is somewhat misleading since it only includes the incorporated area of the city.

### EXISTING CONDITIONS:

The current population of Buhl is 4,375 (2017 Estimate), 1,657 households and 1,109 families residing in the city in 2010. The population density was 2,367.1 people per square mile. There were 1,689 housing units at an average density of 1,003.3 per square mile. The racial makeup of the city was 72.9% white, 0.2% black, 0.5% Indian, 0.2% Asian, 0.1% Islander, 1.2% two or more races and 24.9% Hispanic. Thirteen percent of the residents were over 69 years of age, 8.8% were between 60 and 69, 11.5% between 50 and 59, 11.7% between 40 and 49, 11.7% between 30 and 39, 12.2% between 20 and 29, 13.6% between 10 and 19 and 17.5% under 10 years of age. The median age of all residents was 35.4.

The median income for a household in the city was \$28,644, and the median income for a family was \$34,242. Males had a median income of \$26,069 versus \$17,069 for females. The per capita income for the city was \$13,539. About 9.6% of families and 14.3% of the population were below the poverty line, including 17.6% of those under age 18 and 11.2% of those age 65 or over.

While the population within the incorporated area of the city has remained fairly constant, the community as a whole has experienced growth. There were six new single-family dwellings in the area of city impact between 2000 and 2010. In fiscal year 2015-16 there were 22 new single-family dwellings in the city and impact area and since October of 2016 there have been 16 new single-family dwelling permits issued.

## Chapter 2 – PRIVATE PROPERTY RIGHTS

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

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

1. Does the regulation or action result in the permanent or temporary physical occupation of the property?
2. Does the regulation or action require a property owner to dedicate a portion of property or grant an easement?
3. Does the regulation deprive the owner of all economically viable uses of property?
4. Does the regulation have a significant impact on the landowner's economic interest?
5. Does the regulation deny a fundamental attribute of ownership?
6. Does the regulation serve the same purposes that would be served by directly promoting the use or action; and does the condition imposed substantially advance that purpose?

### GOAL STATEMENT:

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

### POLICIES:

1. To review all land use decisions, policies, procedures and ordinances keeping the City's policy as stated above in mind.
2. To utilize the Attorney General's checklist, asking and answering six (6) questions (as stated above) to insure that all actions concerning private property fall within the confines of the law.

## Chapter 3 –SCHOOLS

The Buhl School District is located 16 miles west of Twin Falls, the county seat of Twin Falls County. The district encompasses approximate 140 square miles, with a market value of approximately \$472,000,000.00. The district's school buildings, all of which are located within the City of Buhl, consist of the Popplewell Elementary School, (grades pre-K through 5), Buhl Middle School (grades 6-8) and Buhl High School (grades 9-12). The school district's administration office is located in downtown Buhl, at the corner of Broadway and Main. The district's patrons approved the building of a new high school during a May 2003 election with nearly 86% of the voters approved the measure.

The school district's student enrollment has declined over the past 20 years with our high of 1625 in 1992-93. The current enrollment is 1275 as of March 10<sup>th</sup>, 2016.

The district's school buildings are able to handle the current student population. Popplewell Elementary School's capacity of 650 students, current enrollment stands at 632. Buhl Middle School's capacity of 400 students; current enrollment stands at 283. Buhl High School's capacity of 600 students; current enrollment stands at 360. Buhl also has a current enrollment in pre-school of 10.

Buhl students are transported to school by a private contractor. The district contracts for 9 regular routes and one pre-school route and one special education route. The contractor transports approximately 450 students daily, or 35.9% of the entire population. The remainder of the student body either walks to school or provides their own means of transportation.

The federal mandate, No Child Left Behind, requires that the school district hire only "highly qualified" teachers in core academic areas. The Buhl School District has achieved 100% of the mandate.

Our student population is currently 81% economically disadvantaged as described by government standards. We have 66% white, 33% Hispanic and 1% of other for our subpopulation demographics.

FUTURE CONDITIONS:

State fiscal support of the school system is a major concern due to the reduction in student enrollment. Idaho supports school districts based on student attendance: a 20% reduction in students translates to a one-fifth reduction in state funding.

District funds have been reduced by \$300,000.00 in School Year 2011 and then reestablished at the end of the year by the state and federal additional revenue. The projection for School year 2012 is a reduction in reserves of \$400,000.00, approximately due to the continued decrease in state funding.

The cost of health insurance for district employees is a major concern for the district. The health insurance premiums have increased substantially for School Year 2012. Future projections of the cost of health insurance will certainly cause the district harm if a solution is not forthcoming.

GOAL STATEMENT:

The quality of life in the Buhl community is dependent upon the quality of education. The community is committed to maintaining and constantly supporting means to improve the quality of education through parental involvement, professional development of teachers, keeping up with technology, improvement of public school facilities and improvement of communications with the community.

## Chapter 4 – **ECONOMIC DEVELOPMENT**

The recent completion of Buhl's wastewater and water treatment plants will play a key role in the future growth of the city. Continual upgrades to water and sewer lines will be a challenge to ensuring the City's viability in the coming years. Clean up of the city neighborhoods, city entry points and active support of existing businesses by city government, the Chamber of Commerce and the Buhl Economic Council will be key to Buhl's planned growth and development.

### EXISTING CONDITIONS:

Buhl currently is home to three major industrial businesses – Clear Springs Foods, Inc., Seneca Foods and Rangen, Inc. Clear Springs Foods, Inc. is the leader in the production and processing of aqua cultivated rainbow trout. The company sells its products throughout the USA through a network of regional sales managers and broker sales representatives. The company produces its own fish feed, provides transportation of its product and is recognized world wide for its scientific expertise in rainbow trout aquaculture. Seneca Foods brands include Libby, Stokeley and Veg-All. They continually invest in the state-of-the-art processing and packaging equipment to ensure their customers' expectations are met or exceeded in their very competitive industry. Rangen, Inc. has a long history of providing animal feeds to Idaho, Nevada, Utah, Wyoming, Colorado, Washington, California and Oregon. They purchase quality grain commodities products from local farmers as well as national suppliers. Rangen's, Inc's general feeds division provides a variety of nutritionally balanced feeds for livestock, farm animals, trout and pets.

The Buhl School District is Buhl's largest employer and has made dramatic improvements in both their infrastructure (New High School in 2003) and academic excellence. Due to its excellent baseball and soccer fields, it has hosted numerous state wide tournaments. Buhl's location on the Thousand Springs Scenic Byway (US Route 30) and the old Oregon Trail offers the community potential growth in tourism opportunities.

### FUTURE CONDITIONS:

Buhl's economic future will remain primarily agriculture and aquaculture. To sustain Buhl's growth, the city needs to:

1. Refine its image to reflect the historical, cultural, social and agricultural character of the community.
2. Work to have a vibrant downtown area that reflects its social, historical and economic history.
3. Continue to promote and support Buhl's K-12 school system, making it a showcase of education in the Magic Valley.

4. Offer affordable housing for low, middle and high income residents that attracts new residents and employers to the community.
5. Support existing businesses and encourage unique retail, appropriate commercial, industrial and tourism businesses that reflect the history of the community and are appropriate within the economic environment and structure of the region.
6. Provide adequate public transportation and financially, efficient and responsive governmental services to meet the various needs of today and tomorrow's community residents.
7. Retain and improve recreational opportunities for all ages and interests, to include facilities and parks which support current and future activities.

GOAL STATEMENT:

The City Council will continue to work closely with existing businesses, the Chamber of Commerce and Economic Council in developing and furthering economic development plans for the City of Buhl.

POLICIES:

1. The City Council will endeavor to adequately assess and respond to the needs and wishes of the citizens of Buhl as they relate to economic development and quality of life in the community.
2. The City will continue its relationship with the College of Southern Idaho in order to bring its resources to the community.
3. The City will continue to support economic development through the Chamber of Commerce/Economic Development Council.
4. The City will support efforts to protect the area's water sources which are critical to the economic base of this community.
5. Continue to exploit Urban Renewal projects that support Buhl's economic goals.
6. Encourage builders to invest in rehab and new building projects within the city limits and the impact area.
7. Focus on City infrastructure to meet current and future growth.

## Chapter 5 – LAND USE

### INTRODUCTION:

The Comprehensive Plan encourages land use to preserve the integrity and amenities of residential neighborhoods as well as the economic vitality of commercial centers and industrial areas.

Land use recommendations as set forth in this plan emphasize the importance of good land use planning and cooperation among various jurisdictions and agencies in the community.

### EXISTING CONDITIONS:

The City of Buhl encompasses approximately 955 acres within the city limits, with the recent annexation of the Seneca Foods property. Approximate land use percentages by category are found in Table 3 below.

TABLE 3

CITY OF BUHL LAND USE CATEGORIES

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Land acres within the City	955	
Residential		76%
Commercial		8%
Industrial		11.7%
Vacant		4%

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RESIDENTIAL: Single family detached units

RESIDENTIAL MULTI-FAMILY: Encompasses single family attached, duplexes, multi-family units and mobile home parks.

COMMERCIAL AND RETAIL: Areas are found established along major arterials (Main, Broadway, 9<sup>th</sup> Avenue and 11th Avenue. Uses include retail, wholesale, service, office and limited light manufacturing.

INDUSTRIAL: Uses include warehousing, food processing and general manufacturing constitute the majority of uses in this category and are located along Burley Avenue and Clear Lake Road (now state highway 46) and Elm Street (Cemetery Road).

PUBLIC/CIVIC: Areas include government facilities, public and private schools, hospital/health facilities, churches, utilities and park and recreational areas, airport and cemetery.

VACANT: (unused) land is described as having no current use, although some acreage in a natural or unused condition does serve aesthetic purposes.

FUTURE CONDITIONS:

Increased growth and development will occur in Buhl as growth increases in the Magic Valley and in Idaho. Past influences indicate that most growth will occur as a result of people leaving metropolitan areas, seeking a more rural, less congested area.

New growth in and around Buhl will be the result of changes to current land uses (ie: conversion of farm ground and vacant lots to urban uses). If current trends continue, the primary growth will be in the residential sector as populations shift from more urban settings. It is anticipated the growth in residential property will attract commercial activities as the population increases. The commercial growth will most likely be in the retail and service type businesses.

AREA OF IMPACT:

In compliance with Idaho State Law, the City of Buhl and Twin Falls County may annually renegotiate and adopt a Buhl Area of Impact. In essence the county and city have agreed that the Buhl Planning and Zoning Commission will administer Buhl zoning and subdivision regulations within the unincorporated county and sites of less than 20 acres. Two of the commission members who serve as representatives of the impact area are appointed by the County Commissioners and confirmed by the Buhl City Council.

COMPREHENSIVE PLAN MAP:

The proposed future land use delineations for the impact area are shown on the Comprehensive Plan Map – Generalized Land Use. The land use elements are based upon these objectives:

1. Designating ample land for urban expansion and in fill.
2. Quality residential neighborhoods.
3. Adequate park sites for quality living.
4. The importance of maintaining compatible land use to ensure an optimum quality of life.
5. Respect for the responsibilities and rights of land ownership.
6. Reinforce the role of the city in regulating the use of land resources for the benefit of future generations.

The land use delineations depicted in the Comprehensive Land Use Map represent a long-range vision. The map represents a compilation of input and ideas expressed by citizens, community groups and local leaders.

GENERAL POLICIES:

1. Encourage designation of sufficient Residential, Commercial and Industrial Zones for future development.
2. Request citizen input at every level of land use decision making.
3. Continue to promote a land development process that is clear and concise.
4. Encourage establishment of a land management review system which evaluates development proposals based on physical, social, economic and aesthetic criteria.
5. Support regional agriculture/agri-business by protecting productive agriculture operations through well planned development within the area of impact.
6. Protect citizen investments in existing public facilities (water, sewer, streets, fire and police) by encouraging controlled growth through city planning reviews and infrastructure agreements.
7. Encourage development in areas that can be annexed to the City.
8. Create and maintain attractive roadway entrances into the City.
9. Support developing controlled traffic access guidelines for all land uses that front on arterial streets.
10. Support negotiation of new impact area boundaries, when necessary, to promote the City's goals and objectives.
11. Strengthen cooperation between county and city planners in development of zoning ordinances that impact the City's goals and objectives.
12. Encourage continual monitoring and revision of land use regulations to assure reflection of community goals and values.
13. Prohibit the establishment or expansion of dairies, feedlots, slaughter houses or other high concentrations of animals that could be detrimental to the land use in and around the City.

RESIDENTIAL POLICIES:

1. Support a variety of residential categories for the purpose of providing the City a range of housing opportunities.
2. Cooperate with and encourage private efforts to provide adequate housing.
3. Encourage the rehabilitation of substandard housing within the City of Buhl.
4. Encourage housing that meets the needs of all socio-economic groups of citizens in the Buhl area.
5. Promote upgrade of neighborhoods through sidewalk improvements, home improvements, landscaping, etc.
6. Encourage compatible development on existing vacant lots which will complement or improve existing neighborhoods.

7. Promote protection and maintenance of residential neighborhood property values to stabilize each neighborhood's physical condition and enhance the quality of life for residents.
8. Permit home occupation/business in residential areas by conditional use permit.
9. Encourage consistent enforcement of ordinances regarding improvement of city streets, curbs, gutters and sidewalks.

#### DOWNTOWN POLICIES:

1. Encourage new business development in the downtown area.
2. Encourage development of sufficient off-street parking in the downtown area.

#### COMMERCIAL POLICIES:

1. Encourage new commercial development within the under-utilized existing commercial zones.
2. Transition areas from Residential to Commercial shall be reviewed and uses selected for their compatibility with residential uses.
3. Encourage developers to provide buffers between new commercial developments and existing uses, especially near residential zones.
4. Encourage commercial expansion in areas where such a pattern of development already exists.
5. Locate new planned Neighborhood Business Districts (3-8 acres) on arterials or collectors near residential areas in such a way as to complement but not conflict with adjoining residential areas.
6. Prepare Neighborhood Business District development criteria guidelines which clarify and define the development standards. Encourage community collaboration in development of guidelines.

#### INDUSTRIAL POLICIES:

1. Encourage expansion of industry in areas where such a pattern of development already exists.
2. Encourage industrial uses which are light, clean, quiet and non-hazardous.
3. Encourage existing and require new business and industries to "pre-treat" and/or reduce their waste discharges in order to minimize the impact on the City's wastewater treatment plant.
4. Encourage industrial development within areas having adequate ingress and egress to major arterials.
5. Encourage developers to provide sufficient off street parking areas.
6. Encourage developers to provide adequate means of handling increased storm drainage caused by the introduction of impervious surfaces.

7. Encourage developers to provide buffers between new industrial developments and existing uses, especially near residential areas.
8. Encourage promotion of industrial development that is aesthetically pleasing, energy efficient and “environmentally friendly”.
9. Enforce ordinances regarding safe storage and disposal of hazardous materials.
10. Identify and monitor existing and future underground storage tanks.

IMPACT AREA:

**Urban Renewal Planning Area:**

As defined by the City’s sewer and wastewater plant service area policies.

1. Development density of one (1) dwelling unit per acre may occur and the property is platted and subdivided in accordance with Buhl’s Title IV Zoning Subdivision and Development ordinance. Development may occur without municipal water and sewer service being provided if the appropriate agencies approve private water and sewer service. City water and sewer services and annexation may be required.

RURAL AREAS:

1. Land covered by this policy section has characteristics which generally allow for agricultural and rural residential activity due to the existence of irrigation systems, soil characteristics and relative freedom from conflicting urban land uses.
2. Although it is recognized that urbanized development does exist within the rural areas of the Area of City Impact, the rural lands should be kept in agricultural production as long as possible until urban services (municipal water and sewer facilities and other essential services) can be provided.

POLICIES:

1. Agricultural District density not to exceed one (1) single family dwelling unit per twenty (20) acres.
2. Agricultural-Residential District density not to exceed one (1) single family dwelling unit per five (5) acres.
3. No land to be sold, transferred or conveyed without water rights.

IMPACT AREA:

**General Policies:**

1. Encourage future land uses that are harmonious with existing land uses.

2. No establishment or expansion of commercial slaughterhouses, dairy, livestock component operations or feedlot operations.
3. Encourage cooperation between present landowners and city government in development of the Impact Area while respecting rights of ownership.

GOAL STATEMENT:

Encourage careful development within the City of Buhl and Impact Area to guide growth and maintain quality of life that is cherished by local citizens.

## Chapter 6 – NATURAL RESOURCES

The people who live in and around Buhl enjoy the benefits of the abundant resources of the area. A varying climate, clean air, fertile soils and ample water make up the foundation of our natural resources, as well as our economic base. The future of Buhl is dependent on careful planning in an effort to balance the uses of our natural resources and our economy. Planning is also necessary in order to protect our rights to utilize these resources and protect them from the control of the elements.

### EXISTING CONDITIONS:

The following describes the weather and climate of Buhl:

TEMPERATURE	DEGREE	MONTH
Lowest average daily Minimum temperature	19.5	January
Highest average daily Maximum temperature	89.1	July
Hottest Month		August
Coldest Month		January
<u>PRECIPITATION</u>		<u>TOTAL</u>
Average annual total		8.2 inches
Average annual snowfall		19.4 inches
<u>HUMIDITY</u>		
Average afternoon humidity	July 30%	January 70%

The City of Buhl enjoys mostly smog-free days throughout the year. Currently no major industries release unacceptable levels of pollutants into the air. Occasionally odors occur as a result of agricultural operations and related processing. Other components of air degradation are produced by automobiles and trucks. Breezy days contribute to Buhl's high air quality.

The soils in and around Buhl are mostly of the Minveno and Minidoka variety. (See appendix.) The Northwest most quadrant of the impact area has a high incidence of the shallower Banbury soil type. Other soils existing in the impact area (although to a lesser degree) are: Bohme, Porte, Red and Slake. The locations of these soil types and their characteristics are detailed in the appendix.

The majority of the land in the impact area is well suited to farming and many other uses. The land in and around Buhl has a variety of characteristics, which might influence future land use decisions. These characteristics include soil depth, slope, permeability, erodability and subsoil composition. (Refer to appendix for soils map and soils capabilities)

Water is certainly the life blood component of Buhl's natural resources. Residents enjoy clean water supplied by four deep wells of potable water. The City also has one well of non-potable water and one well not in operation. Water in the wells varies from 60 degrees Fahrenheit to 85 degrees Fahrenheit, according to the Buhl City Works Department data. The City recently was directed to bring arsenic levels in the water to 10 parts per billion and has undertaken that project with new piping and an arsenic removal system.

The City of Buhl has adopted a well head protection plan. The plan delineates ground water flows in one, six and ten year flows to the city's wells. Land uses that could potentially impact water quality are restricted in the areas of delineation.

Hot water resources exist in and near the area of impact. Thermal water sources have been tapped for use in aquaculture as well as for the propagation of plants and crops in year-round greenhouses. The City has been included in the Banbury Hot Springs Ground Water Management Area. (See agreement dated August 4, 2011.)

Spring water provides for the second largest food animal industry export of the State of Idaho. Fish, primarily the locally grown rainbow trout, are shipped daily throughout the world. The underground aquifer is the source of this water which is collected at Thousand Spring along the Snake River Canyon. The local aquaculture industry is a leader in the world, producing 40 million pounds of fish annually with a value of 100 million dollars, according to the University of Idaho Aquaculture Extension Service. Using the latest technologies, local facilities have reached maximum attainable production from the available water. Any decrease in water supply results in a corresponding decrease in production. As a result of this natural resource, Buhl is without argument the aquaculture capital of the world.

Water for field crop production as well as other farm uses is provided through a series of canals, laterals, ditches and seep tunnels by the Twin Falls Canal

Company (see appendix for map of laterals and waterways in Buhl). These water rights are some of the earliest filed in the state, dating back to October 11, 1900. This senior filing is a valuable asset without which the lands would be nearly valueless.

The bulk of Buhl's water comes from the Eastern Snake Plain aquifer discharging into the Snake River at American Falls reservoir. A smaller but critically important portion of the water comes from the reservoir system built on the Snake River, primarily Jackson Lake (see appendix for Bureau of Reclamation Reservoir System diagram). Both of these water sources are presently threatened. Aquifer discharge is diminishing as a result of deep well pumping, years of drought and lack of recharge. Also surface storage is being reduced to zero carryover. The Magic Valley exists by virtue of the development of its current irrigation system and the water that runs through it.

According to the findings of William F. Swiger, Consulting Engineer, the potable water used by the City of Buhl arises from an aquifer located from the south to northwest side of the eastern Snake River Basin Plain Aquifer and bounded on the south by the Idaho State line.

The agricultural industry, which resulted from the prudent management of these natural resources, provides for 77% of the economic well being of Buhl and the surrounding area, according to Vince Alberdi, retired manager of the Twin Falls Canal Company. Buhl's economy is dependent on the availability of its water.

#### FUTURE CONDITIONS:

The air quality of Buhl will be impacted primarily by the types of industry the populace will permit in the city and impact area, as well as the industries of surrounding communities. No current plans exist for large commercial plants to be built in the area. If the area remains largely committed to the production and processing of agricultural commodities, little air degradation should be experienced in the city and surrounding area.

The soils in and around Buhl will support any number of activities now and in the future. Careful consideration should be given prior to building in those areas where the elevation of the building sites is below the level of the existing sewer system. Areas do exist in the impact area which have high water tables. In some cases, the combination of poor absorption due to soil composition and substrata configuration and high water tables could create contamination of ground and surface water supplies. Compliance with the standards set by the South Central Health District and other appropriate state and federal agencies will help insure protection of natural resources.

### GOAL STATEMENT:

Maintain the high environmental standards presently achieved in the quality of land, air and water. Preserve these resources for the continued enjoyment of the population and the continued economic success of our community.

### POLICIES:

1. Prevent contamination of ground and surface water with municipal, domestic, industrial and agricultural sewage and waste water.
2. Enforce the wellhead protection plan.
3. Encourage the improvement of natural and developed drainage ways for recreational and scenic uses.
4. Identify the location of canal system components. Educate land developers and landowners regarding the canal system components, ie: ditches and laterals, including the legal setbacks for the structures.
5. Encourage proper maintenance of water conveyance systems to facilitate the delivery of and the discharge of irrigation water.
6. Promote education of the residents of the potential dangers of the irrigation system structures. Cooperate with the Twin Falls Canal Company to minimize or eliminate potential life threatening structures.
7. Recognize and encourage environmental sustainability as a determining factor in land use decisions.
8. Encourage cooperation between the City and landowners adjacent to the sewage treatment plant to enhance water discharge quality.
9. Promote the use of water and energy saving devices.
10. Encourage participation in the development of the nutrient management plan for the Mid Snake River.
11. Encourage participation in the planning process to balance concern for economic stability and endangered species recovery.
12. Support the Twin Falls Canal Company and other organizations in their individual efforts to protect our water resources and water rights.
13. The City will cooperate with state and federal guidelines as pertain to water source protection, more specifically, wellhead protection.

## Chapter 7 – HAZARDOUS AREAS

This chapter catalogs areas found within the City of Buhl and the Impact Area. Although hazardous materials are found everywhere, even in most households, continual cataloging and monitoring of significantly hazardous areas helps to ensure the safety and well-being of the entire community.

### EXISTING CONDITIONS:

The City of Buhl has several industrial, commercial and residential sites that may contain hazardous materials. As part of the Wellhead Protection Plan development process, the city and IDEQ conducted an inventory of past and present locations of hazardous materials. According to the Buhl Fire Chief, the greatest chance of hazardous spill, explosion or other dangers connected with hazardous materials would be most likely tied to the truck traffic through our community.

The City, in cooperation with the county, has developed an emergency management plan (Twin Falls Emergency Operation Plan) for situations such as these, and participates in the county and state emergency management networks and training. These plans are available for review at the Buhl Fire Department.

### FUTURE CONDITIONS:

As the community grows, light, non-polluting businesses will be recruited in accordance with results of the 1994 Comprehensive Plan Community Survey (see appendix). To insure the safety of the community with regards to future industrial development, national standards will be considered to mitigate potential hazards. These standards include the International Fire Code, the National Fire Protection Association, and individual, corporate and business standards.

### GOAL STATEMENT:

Encourage industrial and commercial development, when feasible, in areas where a similar pattern of development exists. The City, a private entity, or a private entity in cooperation with the City, would provide a specific area compatible to industrial and commercial development such as an industrial park within the city limits or the impact area.

### POLICIES:

1. Encourage existing and require new businesses to “pretreat” their waste discharges as necessary to minimize negative total suspended solids (TSS) consequences associated with new or increased discharges into the City waste water treatment plant.

2. Encourage industrial and commercial development within areas having adequate ingress and egress to major arterials.
3. Encourage developers to provide sufficient off-street parking areas.
4. Encourage developers to provide adequate means of handling increased runoff caused by the introduction of impervious surfaces.
5. Encourage developers to provide buffers between new industrial and commercial development and existing uses, especially near residential zones.
6. Encourage promotion of industrial and commercial development that is aesthetically pleasing, energy efficient and “environmentally friendly”
7. Enforce ordinances regarding safe storage and disposal of hazardous materials.
8. Identify and monitor existing and future underground storage tanks.

## Chapter 8 – PUBLIC SERVICES

### INTRODUCTION:

The City of Buhl provides many services to its residents. Citizens outside the corporate city limits receive services in accordance with agreements and are charged additional fees for those services, such as water and sewer, fire and police protection and library. As Buhl grows, the challenge will be to meet the needs of new residents by expanding, updating and improving current services. The cost of expansion will be directly related to the increased tax revenue collected from the new residents as the City annexes those lands. The community as a whole can benefit from this growth through smart management of new and existing facilities and promoting conservation of existing services.

### EXISTING SERVICES:

ADMINISTRATIVE: This city function includes the Mayor and four City Council members, who are elected at large. The City Clerk and Treasurer are appointed by the Mayor and City Council members. There is a full-time Clerk, a full-time Treasurer and one billing clerk. Business functions include finance, data processing and personnel.

FINANCE AND BUDGET: This includes financial monitoring and management of all city revenues and expenditures, computer information services, treasury, accounting and utility billing services. The Treasurer is responsible for this function, assisted by the Clerk.

BUILDING DEPARTMENT AND PLANNING AND ZONING: Buhl employs a full time building inspector/planning and zoning clerk, who reviews plans and issues building and remodeling permits and makes inspection of these projects. Under the function of the planning and zoning clerk assistance and guidance is provided to the Planning and Zoning Commission, Council and the public.

ENGINEERING: This is a privatized contract service, providing civil engineering and input to the Public Works Department. The engineer provides a wide range of development and engineering services to the community.

LEGAL: Civil matters are handled by a private firm. Criminal matters are handled by the District Attorney.

LIBRARY: The Buhl Public Library is a full-service library. It was substantially expanded in 1993 to accommodate 20 years of growth which was reached in 2013 as the community population and needs changed around the library. The library is staffed by an accredited full-time director and seven to nine part-time staff members.

The facility is fully handicap accessible and also has two computers to accommodate wheel chair accessibility. Buhl library has 16 Internet public access computers for the public, including both PCs and Macs. Also access to a number of databases and on-line services provided through the Idaho Commission for Libraries.

The library is part of three consortiums – LVIS a grouping of libraries that facilitate interlibrary loan service which the library offers, WELCOM which is comprised of 3 West End School Districts and two public libraries, Buhl and Filer; and the Idaho Digital Consortia, a statewide network currently including 27 libraries that provide downloadable e-content, the library offers books, magazines, audio books on CD and MP3, music, DVDs and Blu-Ray movies along with non-fiction programs.. Consortium membership increases options and lowers cost to patrons.

The library runs a variety of programs and classes year round for children, teens and adults. The library has a close partnership with community partners for enhanced programming. Partners included the Eighth Street Arts Center, Buhl School District, Castleford School District, Buhl Boys and Girls Club and local day cares to name a few. It offers telephone and in-house reference services, reader's advisory, Maker programs supporting educational STEM and STEAM goals for children and teens.

The library has also written grants for cash and in kind services for equipment, materials and special programs that have enriched the community's experience at no cost to the taxpayers.

The library also provides a photo copier, black & white or color, a FAX service, a Reader-Printer that reads microfilm reels and sheets, and in-house games both board and electronic. It also offers access to cutting age technology.

POLICE: The Buhl Police Department is authorized nine (9) employees, which consists of four (4) Patrol Officers, two (2) Patrol Sergeants, a Detective, an Office Manager, and a Chief of Police. Eight (8) of the department employees are Idaho POST certified police officers, and one (1) employee is a civilian. The department receives dispatch services from the SIRCOMM consolidated dispatch center. The staffing level allows a minimum of one certified police officer on duty at all times. As budgets fluctuate, the staffing level of the department may also fluctuate.

FIRE: The Buhl Fire Department provides rescue, emergency medical services (EMS) for both the City of Buhl and surrounding Buhl Fire Protection District. Our department operates under a joint management agreement between both city and rural entities. This joint agreement allows for more cost efficient use of personnel, equipment, and facilities. Our department responds for all rescue, emergency medical, fire suppression, as well as car accidents and other various calls for service. We provide fire prevention, plan reviews, and fire extinguisher training for various businesses and care facilities in our jurisdiction. We depend on 14 paid call firefighters and 17 paid call

emergency medical Technicians with 5 additional cross trained firefighter/EMTs that are supported by six fulltime firefighter/EMTs. Administrative duties are handled by the Chief and a lieutenant who are included in the six full time staff. During the work week we have an average of four full-time firefighter/EMTs on duty. There is one full-time firefighter on duty at night and on the weekends. Again, we rely heavily on the dedicated volunteers that supplement our ability to provide service to the citizens of the city and district. The EMS division has five shifts, including day shift and on call every fourth week at night. The department operates three structural engines, tow water tenders, three rescue units and a command vehicle out of two fire stations. We provide service for just over 100 square miles and 9000 people. Our department is rated for grading purposes based on our level of fire protection. Currently the city has a ISO rating of 4 with 1 being the best a jurisdiction can obtain. The outlying areas of the fire district have a rating of 8 while other areas closer to a water supply are rated at a 6.

AIRPORT: The Buhl City Airport has a 3900 foot runway, fuel, repair and hanger rental services.

PUBLIC WORKS DEPARTMENT: This department manages the following services under the direction of the Public Works Director: water, sewer, parks and recreation, streets and sanitation. There are seventeen (17) full time employees and one (1) office secretary. During the summer months there are seasonal employees hired, one (1) parks employee and thirteen (13) lifeguards for pool services and management.

SOLID WASTE DISPOSAL: The Public Works Department provides trash pick up service twice weekly to residential and daily to commercial properties within the city limits. The solid waste is then hauled to a transfer station to be later sent to a regional landfill.

STREETS: The City of Buhl maintains twenty-eight (28) miles of paved roadways and twenty (20) miles of alleyways. (From Public Works Department 2017).

PUBLIC ENERGY SERVICES: Idaho Power Company and Intermountain Gas Company supply reliable electricity and natural gas utilities throughout the community.

CABLE TV: There is one cable television company with a franchise with the City of Buhl. Satellite and dish networks are also available.

TELEPHONE: Telephone access is available through Century Link (formerly U. S. West Communications) and Cable One. There are many long distance companies servicing long distance needs. Cell phone service is available from a number of companies as more and more persons discontinue land line service.

HEALTH FACILITIES: Buhl has two health care facilities, one chiropractor, two dentists, one denture lab, one eye care center, one long term care facility and two assisted living facilities. There are two additional long term care/assisted living units

within the Area of Impact. The community is served by one hospital 14 miles away in Twin Falls.

#### FUTURE CONDITIONS:

As the community experiences growth, a greater demand will be placed on public services. The City must respond by either expanding current facilities or constructing new ones.

Future planning includes:

**Police Department:** In order to reduce crime and make the community safer, emphasize education in crime prevention, bicycle safety, drug prevention and safety. Secure more funding for training and obtain additional funding for equipment. As budgetary concerns are overcome, additional work force may be secured.

**Fire Department:** Continue funding for dedicated capital replacement programs, replacing equipment on a scheduled basis. Utilize Geographical Information Systems (GIS) to enhance mapping, improve response time and promote prevention and emergency preparedness for homeowners. Continue working to improve citizen preparedness for disasters and emergencies and improve department response capabilities in natural and manmade disasters and homeland security events.

**Sewage and Wastewater:** The Buhl wastewater treatment plant is a tertiary facility providing pretreatment with grit and solids removal, aeration through oxidation ditches, two clarifiers used to polish the wastewater, chlorination and dechlorination prior to being discharged to the East Fork of Mud Creek. Treatment plant design flow capacity is 0.67 MGD (million gallons per day) for an average day and a peak flow of 1.14 MGD. It has a BOD (bio-chemical oxygen demand) capacity of 2150 PPD (pounds per day) and a TSS (total suspended solids) capacity of 1650 PPD. As of the summer of 2012 the plant is at approximately 60% capacity. The current facility has been designed to be expanded to double its existing size as the need arises in the future. The new facility replaced the existing lagoon treatment system in 2011. The new wastewater facility was designed to meet the needs of the Buhl community to the year 2027 if growth continues as predicted.

**Water:** The Buhl water system consists of water delivery piping, three water storage reservoirs, a water treatment system, four deep well pumps and two booster stations. The City uses predominantly 4 deep well sites to provide water to the water treatment plant located on Clear Lakes Road on the east side of the community. The water treatment plant reduces the levels of several contaminants in the water but was specifically designed to reduce the arsenic levels in the water to less than 10 ppb (parts per billion), the new EPA standard. The deep wells produce arsenic laden water at varying concentrations throughout the year. Through blending the different sources and treating the water, arsenic levels below 10 ppb can be consistently achieved. The

treatment plant is designed for 600 gpm (gallons per minute) on average which produces approximately a million gallons of water a day to the two ground level storage reservoirs. The balance of the needed water comes from blending all of the wells in the system with the treated water to provide for the overall needs of the community. The water system currently meets the needs of Buhl and is designed to meet the needs to the year 2028 if growth continues as predicted.

Parks and Recreation: Future plans are discussed in Chapter 10 –Recreation.

Streets: Develop a Master Street Plan addressing current and future development needs.

Public Utilities: Gas, electric, oil and coal serve Buhl’s energy needs.

Telephone: A fiber optic line is adjacent to the city that will eventually provide high speed communication and data services to the area.

Health: The Buhl Economic Council will continue doctor recruitment and retention efforts as needed.

Master Plan Updates and Studies: City Engineer

1. Master Sewer System/Wastewater Plan
2. Master Street Plan
3. Master Water Plan

#### GOAL STATEMENT:

The City will strive to meet the needs of increasing population by working together using the many resources available to accomplish the task.

#### POLICIES:

1. Continually assess the needs and wishes of Buhl citizens regarding public services and their impact on the quality of life in the community.
2. Continue to develop short and long range capital water and sewer plans including main extensions, reservoir and lift station construction, up sizing mains and expansion of the wastewater treatment facility.
3. Encourage adoption of ordinances which require commercial/industries with high levels of solids in their sewage to “pretreat” that waste or pay an equitable fee for the cost of disposal of that waste.

4. Continually evaluate the current condition of the sewage and wastewater treatment plant and update to accommodate the current population and future growth.
5. Improve monitoring capability to detect discharge levels and police commercial and industrial users.
6. Provide adequate water for all citizens, support incentives for water use conservation.
7. Provide adequate police and fire protection.
8. Cooperate with other government agencies in an effort to solve future landfill problems.
9. City water and sewer shall not be extended outside the city limits until an out-of-city service/annexation agreement is finalized.
10. The City shall consider areas for annexation when:
  - a. The property is contiguous to the existing city limits and conforms to state law criteria for annexation.
  - b. The City determines it is advantageous or desirable to annex the property.
  - c. When requested.
11. Recognize and support the long range planning and build-out of electricity infrastructure detailed in the Magic Valley Electric Plan (MVEP) and developed by a local Community Advisory Committee.

## Chapter 9 – **TRANSPORTATION**

### INTRODUCTION:

The 1994 Comprehensive Plan Community Survey reflected that residents wanted to see Buhl grow in the next ten years. This means that transportation in the Buhl area has continued to change in ways that impacted Buhl's transportation system.

The transportation component of the Comprehensive Plan addressed anticipated expansion of local and regional transportation and the continuing need to provide mobility efficiently and safety for all concerned. A street map is included in the appendix.

### EXISTING CONDITIONS:

TRUCKING INDUSTRY: The trucking industry is vital to the longevity and stability of the Buhl area: local agriculture/aquaculture, industry and business depend on it. The primary commercial transportation is of agriculture commodities and supplies being shipped in and out of Buhl. Overnight express parcel and mail service are available as well as scheduled freight service.

PRIVATE VEHICLES: Commuters to and from surrounding areas constitute much of the local traffic. Tourists also add to the traffic count along Highway 30.

RAILROAD: Another form of transportation available to industry and agriculture is a railway spur currently owned and operated by Eastern Idaho Railroad.

AIRPORT: Buhl has an airport available primarily for non-commercial aircraft. Runway length is 3900 feet with paved runway and taxiways as well as a beacon and runway lights for night operations. No instrument approaches are available. Buhl has a designated airport zone.

PUBLIC TRANSIT: Trans IV provides limited bus service in and out of the Buhl area.

ROADS: All components to the highway system include existing streets, intersections, building setbacks, parking, rights of way, curbs, sidewalks and gutters.

CLEAR LAKE ROAD: The Cities of Buhl and Wendell, together with the Idaho Department of Transportation (IDOT) and the Wendell and Buhl Highway Districts have completed a study for the best alternative to improve the Buhl to Wendell corridor. After numerous alternatives being considered, it was determined that the existing roadway was the most appropriate and least expensive way to improve the corridor. Clear Lake Road has now been designed as State Highway 46. Rights of way have been or are being secured and as money is available, the corridor will be improved. It was determined that

no rights of way would need to be obtained from within the city limits of the City of Buhl.

GOAL STATEMENT:

While addressing the community's request for new development, increased traffic demands that existing travel ways (road, railroads and airports) be enhanced and properly maintained and streets, neighborhoods, public spaces, downtown and schools be improved.

Incorporate walking/biking paths in accordance with the wishes of the community, as indicated in the 1994 Comprehensive Planning Community Survey and Buhl Community Plan 2010-A Roadmap for Continued Success, into the existing city layout and newly developed areas. (See appendix)

POLICIES:

1. Promote implementation of a program that will ensure citizens that roadways will be maintained and improved as per the 1994 Comprehensive Planning Community Survey and Buhl Community Plan 2010-A Roadmap for Continued Success.
2. Continue to improve the City's roadways to reduce congestion, enhance safety while keeping in mind truck, automobile and alternative modes which are all vital to the community.
3. Meet current standards on all roads and streets.
4. Continue to develop capital improvement programs for funding of repairs and upgrades of community roadways.
5. Accommodate the rail industry into Buhl, also vital to local business, agriculture and industry.
6. Continue to support the Buhl Airport which is used and funded by private citizens as well as local business, agriculture and industry.
7. Recognize existing neighborhoods and encourage maintenance of existing neighborhood characteristics in the transportation planning process.
8. Encourage developers to provide for safe pedestrian walkways/crossings, whether paved or unpaved.
9. Implement walking/biking/jogging paths in accordance with the desires of Buhl residents into current city layout and newly developed areas.
10. Encourage the City to bi-annually analyze transportation facilities and infrastructure and make adjustments to maintain a high level of mobility, efficiency and safety.
11. Encourage continued upgrading for handicapped access.
12. Promote responsible development of U.S. Highway 46 (Clear Lake Road) and Highway 30 east of Buhl.
13. Continue to update and review maps showing general location and widths of major street systems. (Original plat on file at Buhl City Hall)

## Chapter 10- RECREATION

### INTRODUCTION:

Providing parks and recreation facilities includes the acquisition and development of land and funding the ongoing operation and maintenance of the developed facilities.

### EXISTING CONDITIONS:

The City of Buhl currently owns four parks, encompassing 13.66 acres, which includes a swimming pool, tennis courts, baseball fields and skateboard park. Additionally, the city utilizes the grassy areas, developed baseball fields and tennis courts located on the public school grounds as supplementary area for recreational activities.

The schools also provide three gymnasiums for community use. Scheduling conflicts with activities and coordination of the facilities is the primary limiting factor in fully utilizing these important community assets, as stated in the 1992 School Facilities report (on file at the District Superintendent's office). Safe corridors for children's bicycle traffic and pedestrian travel further limits use of the facilities.

The 1994 Comprehensive Community Planning Survey indicates that only a small percentage of the local population is participating in organized recreational activities. In close proximity, many other recreational activities are accessible (water sports, hunting, fishing, camping, golf, etc.). The survey also indicates that over one-third of respondents support the formation of a recreation district, and a vast majority indicated a desire for more recreational facilities. Additionally, 77% of the respondents feel bike paths are important, the main recreational activity for Buhl residents is walking or jogging. An updated Buhl Community Plan 2010 continues to show that recreational facilities that support current and future activities and coordinated services meet the needs of all interests and abilities remain a large part of the Buhl Community Vision.

### FUTURE CONDITIONS:

If the City of Buhl is destined to grow, parks, recreation and open area development must be addressed in future planning. Attractive parks, good facilities and a strong recreation program are attractive to potential newcomers.

The Urban Renewal Area in the McCollum Addition has created a playground between Milner Road and Clear Creek Drive. This has been turned over to the City and is called John Crawford Park. Also in the McCollum area is the undeveloped John M. Barker Park, a gift from the Barker estate that will be included in the park system as it is developed.

GOAL STATEMENT:

Encourage coordination of recreational activities between local citizens groups and other agencies within the city and impact area.

Assist in providing recreational development which meets the needs of all citizens in the City of Buhl.

Continue to pursue the idea of development of a recreation district.

POLICIES:

1. Within the City's capabilities, provide areas and facilities for recreational use and beautification in cooperation with private citizen groups and other agencies as the demand necessitates.
2. Encourage coordination of recreational activities with all uses and local agencies.
3. Improve and expand current facilities where demand necessitates.
4. Encourage construction of new facilities as development expands.
5. Seek alternative financial sources for the development, expansion and acquisition of park lands, if not provided for in the annual budget.
6. Maintain all parks and facilities, either by the City or a responsible association contracted by the City.
7. Encourage the formation of a recreation district within the City and the Area of Impact as needs necessitate.
8. Encourage the development of safe corridors (bike paths/pedestrian walkways) to enhance access to existing parks and recreational facilities.

## Chapter 11 – **HOUSING AND RESIDENTIAL DEVELOPMENT**

### INTRODUCTION:

The housing element is a component of the Comprehensive Plan that defines the goals and policies which will guide the City's approach to resolving housing needs. Buhl will continue to develop into the ideal community only by maintaining and upgrading the quality of existing and new dwelling units and as it develops a strong commercial and industrial base.

### EXISTING CONDITIONS:

Residential development in the City of Buhl is predominantly owner-occupied single family dwellings. According to the 2010 census Buhl has 1,766 total housing units, with 1,596 or 90.4% of the total dwellings occupied, with 170 or 9.6% vacant. Of those occupied homes, 69.1% were owner occupied, while 30.9% were renter occupied, 03.1% rented but not occupied and 0.4% for sale. There were also 0.2% sold but not occupied, 0.5% seasonal, recreational or occasional uses and 2.5% for all other vacancies.

The City of Buhl had seen only slight increases in population and new housing starts since the economic down turn ten years ago, but has seen significant activity over the last two years. It is estimated that the 2017 population is 4375, a 6.14% increase since the 2010 census. From 2000 to 2010 the city increased by 136 people or 3.4%. Buhl is currently experiencing approximately 20 to 25 new single-family housing starts per year.

### FUTURE CONDITIONS:

The results of the 1994 Community Survey indicated that respondents wanted to see the city grow to double the current population by 2004. It also indicated that the respondents wanted to see most of the growth in single family dwellings, including manufactured housing, on residential lots. Respondents wanted housing for the elderly. This pattern has continued in the Buhl Community Vision 2010.

### GOAL STATEMENT:

Encourage housing that meets the needs of residents in all socio-economic groups. Maintain or improve the quality of housing and residential development in the Buhl area.

### POLICIES:

1. Encourage and support development that is compatible with existing neighborhoods and districts.
2. Support development of suitable housing for all socio-economic levels.

3. Cooperate with and encourage private efforts to provide adequate housing.
4. Encourage housing policies which promote the upgrade and rehabilitation of homes.
5. Support a variety of residential classifications and zones to provide a range of affordable housing opportunities.
6. Encourage a variety of residential densities in the Buhl area to accommodate a range of housing types.
7. Encourage development of vacant lots within the city limits.
8. Assure safe and long-lasting housing construction by utilizing building, zoning and housing regulations.
9. Enforce regulations for an open housing market for all persons under the Equal Opportunity Act. Support the City of Buhl in enforcing the act so that no discriminatory restrictions are imposed by local codes or ordinances.

## Chapter 12 – **COMMUNITY DESIGN/SPECIAL SITES**

### INTRODUCTION:

Presenting an attractive community appearance in Buhl relies on conserving the area's natural features, protecting its scenic vista, enhancing corridors and continuing efforts to upgrade unique areas of the City. Community design is the relationship between the built environment and the natural setting.

Development in all neighborhoods and special sites in Buhl must reflect appreciation for the aesthetic qualities of the physical environment while maintaining the unique characteristics that allow each neighborhood and special site to be recognized as individual entities.

### EXISTING CONDITIONS:

Special sites of the City include downtown, Eastman Park, Veteran's Memorial and swimming pool, McCluskey Park, North Park, Faris Field, John Crawford Park and two tennis courts. Some buildings in Buhl are on the Historical Register.

### FUTURE CONDITIONS:

As the community diversifies its economic base, it is important that zoning and development ordinances be updated to include design and aesthetic standards that address commercial as well as residential sites.

### GOAL STATEMENT:

Promote, encourage and enhance an aesthetically pleasing community.

### POLICIES:

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

## Chapter 13- **CELL TOWERS, TRANSMISSION LINES AND WIND TURBINES**

### INTRODUCTION:

With increased technology and demand for electrical output as well as alternative energy, the urgency of finding a satisfying compromise for the placement of cell towers, transmission lines and wind turbines becomes more apparent.

### EXISTING CONDITIONS:

Presently there are three cell towers within the city limits, one located at the administration offices, one located at the southern section of 11<sup>th</sup> Avenue and one on Burley Ave on Clear Springs property. High voltage transmission lines emanate from 1600 East and 4200 N, a new substation North East of the city. With an additional substation located at Main and 8<sup>th</sup> Avenue South. The lines run through the alley behind the substation. There are no wind turbines within city limits.

Cellular phone companies have paid millions of dollars in licensing fees to the Federal Communications Commission (FCC) to deliver uninterrupted service. Companies are developing a grid pattern, an interconnected network of “cell sites” or towers. Each tower’s coverage area depends on height, population density and local topography. In the Telecommunications Act, Congress recognized that local governments should retain their general zoning authority, with five basic restrictions:

1. The Act forbids local regulations that unreasonably discriminate among providers.
2. Local regulations may not have the effect of prohibiting the towers.
3. Local authorities must act on any application within a reasonable time.
4. Decisions by local authorities must be in writing and supported by substantial evidence.
5. Local authorities may not regulate towers based on environmental impacts of radio frequency emissions, as long as the towers comply with federal standards.

### FUTURE CONDITIONS:

Wind turbines are becoming more popular as an alternative energy source and some residents have requested information for the placement of such turbines within city limits.

Transmission lines have been constructed and designed to meet the needs of our community for the next 20 years.

GOAL STATEMENT:

Encourage the placement of such towers, lines, etc. in areas that are not intrusive on the residential characteristics of the community and areas that are compatible with existing neighborhoods, districts and district zoning.

POLICIES:

1. Work with companies under the guidelines set forth in the Telecommunications Act of Congress.
2. Encourage residents to conserve energy rather than looking to wind turbines within city limits as an alternative source of power.
3. Encourage ordinances to control placement of such towers.

## Chapter 14 - **IMPLEMENTATION**

### INTRODUCTION:

The Buhl Comprehensive Plan anticipates ten (10) to fifteen (15) years into the future, which allows for implementing land use patterns, transportation networks and facility plans.

Implementation is the phase of the planning process which makes the goals and policies, as stated in the Plan become reality. The Plan, no matter how good it may be, is a useless document if it is never used or implemented. Formal adoption of the Plan is the first step in implementation.

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

### GOAL STATEMENT:

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

TASK	RESPONSIBILITY	PRIORITY	STATUS
Explore a facilities study/improvement plan for infrastructure (water, sewer, streets and parks) facility construction and O & M addressing coordination with other entities and landowners	City Council	High	Ongoing
Continue to work with local groups in economic development	City Council	Medium	Ongoing
Protection of water resources through creation of wellhead protection ordinance and other methods	City Council	High	Completed
Development of recreation plan, utilizing local natural resources, addressing bikeways/walkways/greenways/jogging paths.	P & Z, City Council	Low	
Promote water and energy conservation	City Council	Medium	Ongoing
Participate in Nutrient Management Plan, Mid Snake	City Council	Medium	Ongoing
Continue pretreatment of wastewater and other management techniques to improve treatment plant operation	City Council	Medium	
Develop off and on street parking plans	P & Z, City Council	Low	
Update Zoning Ordinance	P & Z, City Council	High	
Update Subdivision Ordinance	P & Z, City Council	High	
Review of building and housing regulations to insure safe housing	City Council	Medium	
Enforce all adopted city ordinances	City Council	High	Ongoing
Work with other agencies in landfill solutions	City Council	Medium	
Address a policy on safe pedestrian walkways/crossings	City Council	Low	
Promote increased development of Clear Lakes Rd. & Hwy 30	City Council	High	
Seek alternate financing for construction and O & M of parks	City Council	Medium	
Develop plan for entryway and community beautification including identification of landmarks	City	Low	
Study possibly of landscape ordinance	City Council	Low	
Review Signage ordinance and enforcement	P & Z, City Council	Medium	Complete
Develop master street plan and maps	City Council	High	
Encourage continuing training for P & Z, City Council	City	High	Ongoing

## **Appendix**

Soil type

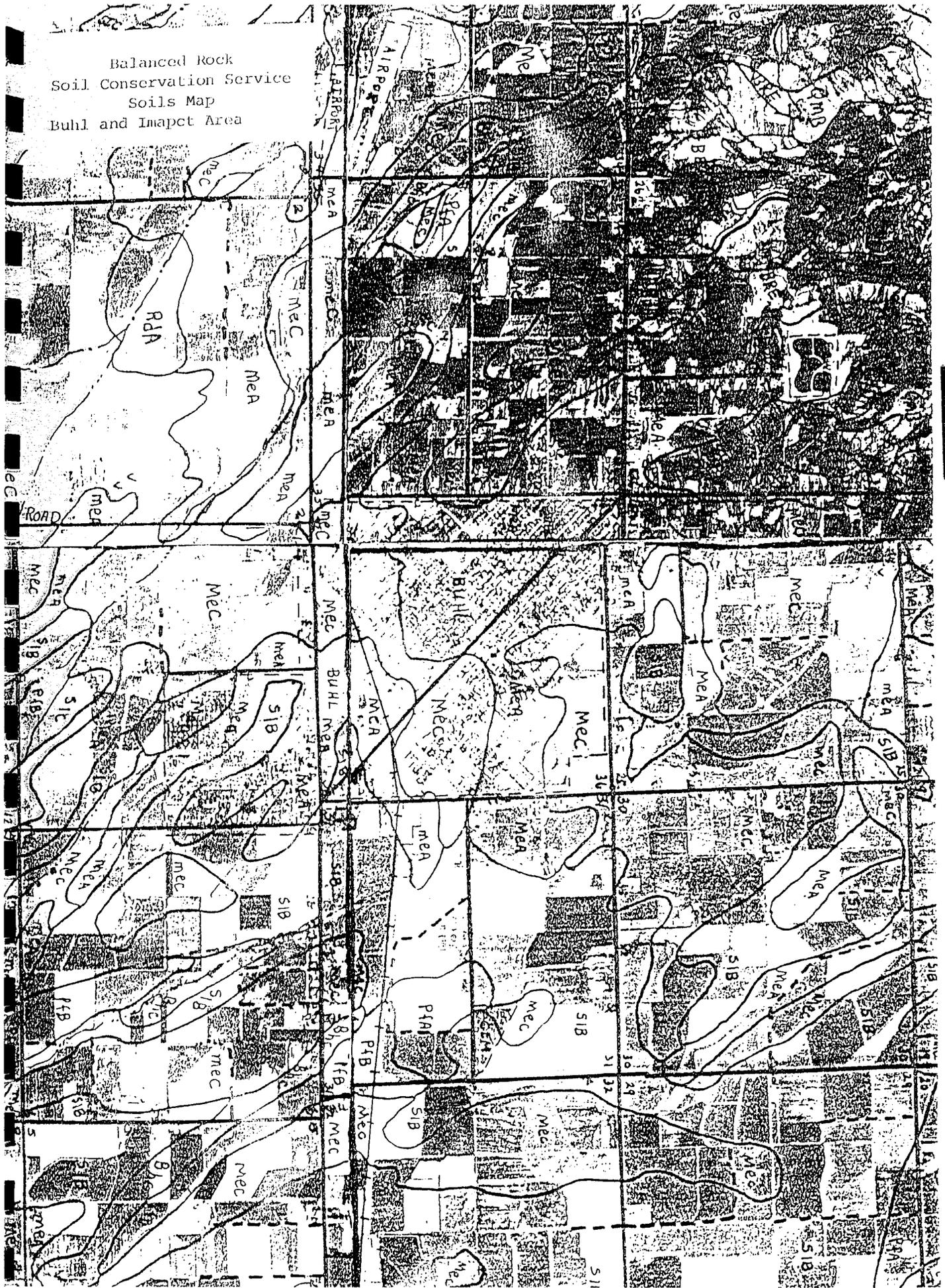
Map of laterals & waterways

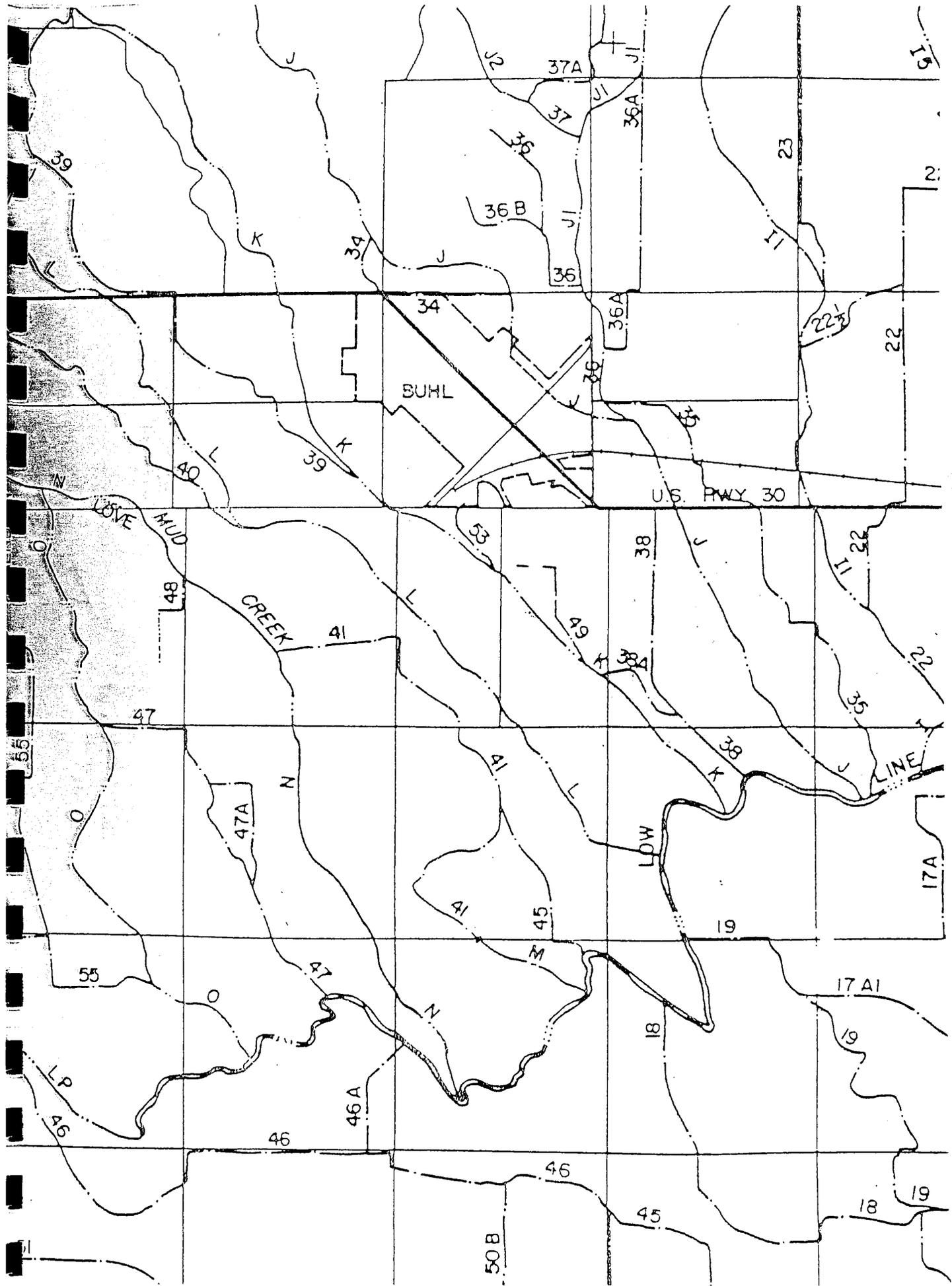
Bureau of Reclamation Reservoir Systems Diagram

2010 Comprehensive Plan Community Survey

Banbury Hot Springs Ground Water Management Area

Balanced Rock  
Soil Conservation Service  
Soils Map  
Buhl and Impact Area





BUHL

U.S. HWY 30

LOVE MUD CREEK

LOW LINE

55

55

47A

46

46A

46

50B

18

45

17A1

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17A

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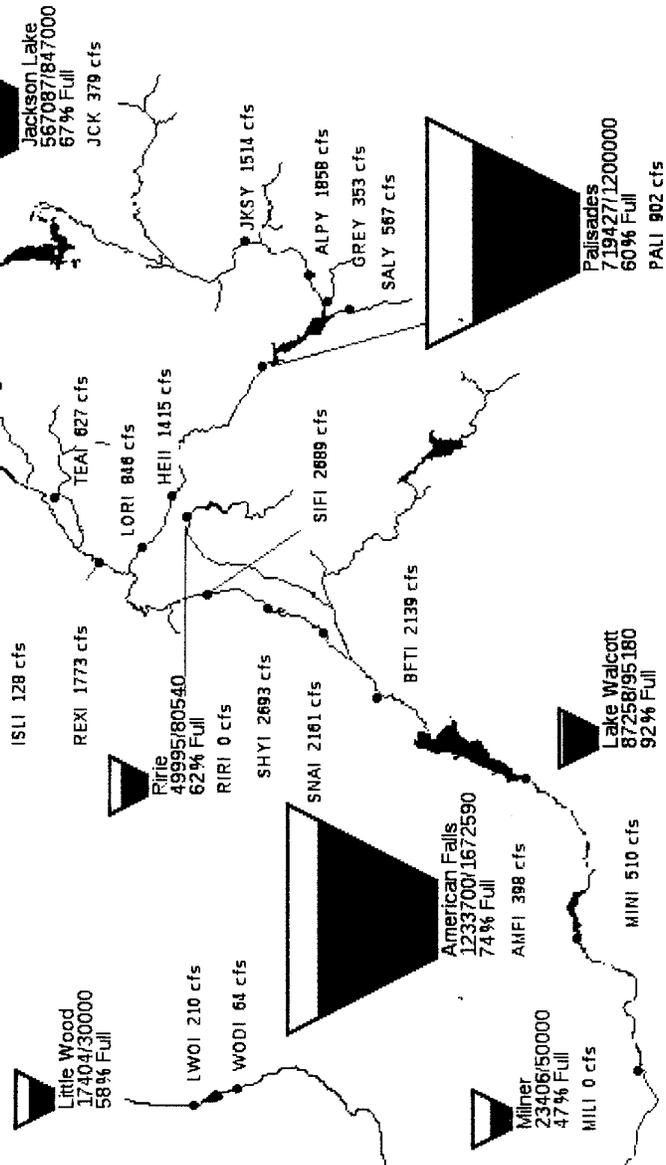
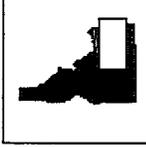
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03/14/2016



SOIL INTERPRETATION REPORT

Survey Area: Jerome County AND PART OF TAINIALES COUNTY, IDAHO

NO. SYMBOL, Soil Name	Sewage Lagoons	Dwellings with basements	Small Commercial buildings	Local Streets and Roads	Lawns, Landscaping, and Golf Fairways
11 BANEM	MODERATE Seepage Slope	SLIGHT	MODERATE Slope	SLIGHT	SLIGHT
14 BANBURY	SEVERE Depth To Rock Slope	SEVERE Depth To Rock Slope	SEVERE Slope Depth To Rock	SEVERE Depth To Rock Slope	SEVERE Slope Depth To Rock
15 BANBURY	SEVERE Depth To Rock Slope	SEVERE Depth To Rock	SEVERE Slope Depth To Rock	SEVERE Depth To Rock	SEVERE Depth To Rock
69 MIWEND	SEVERE Depth To Rock Cemented Pan	SEVERE Depth To Rock Cemented Pan	SEVERE Cemented Pan	SEVERE Cemented Pan	SEVERE Cemented Pan
70 MIWEND	SEVERE Depth To Rock Cemented Pan	SEVERE Depth To Rock Cemented Pan	SEVERE Cemented Pan	SEVERE Cemented Pan	SEVERE Cemented Pan
86 FORTNELF	SEVERE Seepage	SLIGHT	SLIGHT	SLIGHT	SLIGHT
87 FORTNELF	SEVERE Seepage	SLIGHT	SLIGHT	SLIGHT	SLIGHT
96 RAD	MODERATE Seepage	SLIGHT	SLIGHT	MODERATE Frost Action	SLIGHT
123 SLOKA	SEVERE Cemented Pan	MODERATE Cemented Pan	SLIGHT	SLIGHT	MODERATE Cemented Pan

SOIL INTERPRETATION REPORT

Survey Area- JEROME COUNTY AND PART OF TWIN FALLS COUNTY, IDAHO

Map Symbol, Soil Name	Sewage Lagoons	Dwellings with Basements	Small Commercial Buildings	Local Streets and Roads	Lawns, Landscaping, and Golf Fairways
11 BAHAM	MODERATE Seepage Slope	SLIGHT	MODERATE Slope	SLIGHT	SLIGHT
14 BANBURY	SEVERE Depth To Rock Slope	SEVERE Depth To Rock Slope	SEVERE Slope Depth To Rock	SEVERE Depth To Rock Slope	SEVERE Slope Depth To Rock
15 BANBURY	SEVERE Depth To Rock Slope	SEVERE Depth To Rock	SEVERE Slope Depth To Rock	SEVERE Depth To Rock	SEVERE Depth To Rock
69 MINVEND	SEVERE Depth To Rock Cemented Pan	SEVERE Depth To Rock Cemented Pan	SEVERE Cemented Pan	SEVERE Cemented Pan	SEVERE Cemented Pan
70 MINVEND	SEVERE Depth To Rock Cemented Pan	SEVERE Depth To Rock Cemented Pan	SEVERE Cemented Pan	SEVERE Cemented Pan	SEVERE Cemented Pan
86 PORTNEUF	SEVERE Seepage	SLIGHT	SLIGHT	SLIGHT	SLIGHT
87 PORTNEUF	SEVERE Seepage	SLIGHT	SLIGHT	SLIGHT	SLIGHT
98 RAD	MODERATE Seepage	SLIGHT	SLIGHT	MODERATE Frost Action	SLIGHT
122 SLUKA	SEVERE Cemented Pan	MODERATE Cemented Pan	SLIGHT	SLIGHT	MODERATE Cemented Pan



SOIL NO	SOIL NAME	LAND CAPABILITY	EFFECT. DEPTH (inches)	SOIL PROFILE TEXTURE SURFACE	SUBSOIL	AWC (inches)	COBBLES AND STONES	EROSION BY WATER	PERMA-FRST	HYDRIC BILTY	FREE	LIMITING FACTORS	K	T	HE6	I	LOWER SLOPE	UPPER SLOPE	R-13	CI/T	****	****	****	****
51B	SUKA	IIIc VIs	20-40	SIL	SIL	3-6	---	1-4 M	NO	.6-2.0	120-140	DEPTH / SLOPE	.49	2	4L	86	4.9	4.9	17.2	12.9	21.5	17.2	12.9	21.5
51C	SUKA	IVe VIp	20-40	SIL	SIL	3-6	---	4-8 M	NO	.6-2.0	120-140	DEPTH / SLOPE	.49	2	4L	86	4.9	7.29	17.2	12.9	21.5	17.2	12.9	21.5
51D	SUKA	IVe VIp	20-40	SIL	SIL	3-6	---	8-12 SEV	NO	.6-2.0	120-140	SLOPE / DEPTH	.49	2	4L	86	7.29	9.08	17.2	12.9	21.5	17.2	12.9	21.5
51A	SCORN	IVs VIs	10-20	L	L	1.5-3	---	0-2 S	NO	.6-2.0	110-140	DEPTH / ARHC	.32	1	3	86	0	4.20	54.4	25.8	43	54.4	25.8	43
51B	SCORN	IVe VIs	10-20	L	L	1.5-3	---	2-4 M	NO	.6-2.0	110-140	DEPTH / SLP / ARHC	.32	1	3	86	4.20	6.49	24.4	16.8	28	24.4	16.8	28
51C	SCORN	IVe VIp	10-20	L	L	1.5-3	---	4-8 M	NO	.6-2.0	110-140	SLP / DEPTH / ARHC	.32	1	3	86	6.49	9.53	34.7	25.8	43	34.7	25.8	43
51D	SCORN	IVs VIs	12-20	FSL	L	1.5-3	---	1-4 S	NO	.6-2.0	130-140	DEPTH / ARHC	.32	1	3	86	2.79	5.32	34.4	25.8	43	34.4	25.8	43
51E	SCHRIFFER	IVs	20-40	SIL	CL	4-7	---	2-5 M	NO	.2-1.6	100-110	PERM / RAINFALL	.37	3	5	56	13.24	15.58	7.46	5.6	9.33	7.46	5.6	9.33
51F	SCHRIFFER	IVe	20-40	SIL	CL	4-7	---	5-12 M	NO	.2-1.6	100-110	SLP / FERM / RAINFALL	.37	3	5	56	15.58	19.14	7.46	5.6	9.33	7.46	5.6	9.33
51G	TULCH	IIIc VIs	>60	SIL	SICL	10-12	---	0-2 S	NO	.2-1.6	120-140	PERMEABILITY	.49	5	5	56	0	1.29	4.48	3.4	5.6	4.48	3.4	5.6
51H		IVs	--	--	--	--	---	2-6 --	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
51I	BULENIS TANNER	IVs	20-40	SIL	SIC	5-7	---	2-6 S	NO	.06-.2	90-100	DEPTH / PERMEABILITY	.43	2	6	48	2.62	5.53	9.64	7.2	12.1	9.64	7.2	12.1
51J	TANNER	IVe	20-40	SIL	SICL	3.5-6.5	---	2-6 S	NO	.06-.2	90-100	DEPTH / PERMEABILITY	.43	2	6	48	2.62	5.53	9.64	7.2	12.1	9.64	7.2	12.1
51K	TUCK	VIs	20-40	L	SICL	3.5-6	---	1-6 S	NO	.06-.2	90-100	DEPTH / PERMEABILITY	.32	2	6	48	1.39	4.12	11.29	8.4	14.1	11.29	8.4	14.1
51L	TREVINO	IVs VIs	10-20	SIL	SIL	2.5-4	---	0-2 S	NO	.6-2.0	120-140	DEPTH / ARHC	.43	1	5	56	0	5.65	22.4	16.8	28	22.4	16.8	28
51M	TREVINO	IVe VIp	10-20	SIL	SIL	2.5-4	---	2-8 M	NO	.6-2.0	120-140	SLOPE / DEPTH / ARHC	.43	1	5	56	5.65	12.8	22.4	16.8	28	22.4	16.8	28
51N	TREVINO	VIs	10-20	SIL	SIL	2.5-4	---	2-20 M	NO	.6-2.0	120-140	ROC / DEPTH / ARHC	.43	1	5	56	5.65	17.78	22.4	16.8	28	22.4	16.8	28
51O	TUCKER	IIIv	36-48	SIL	SIC	9.5-11	---	0-2 S	YES	.06-.2	80-100	WATER TABLE / FFS	.43	5	6	48	0	1.13	4.48	3.4	5.6	4.48	3.4	5.6
51P	URANO	VIs	20-40	GRV-L	GRV-SL	5-6	---	10-30 H	NO	2-6	100-110	SLOPE / ARHC	.10	2	8	--	--	--	--	--	--	--	--	--
51Q	URANO	VIIe	20-40	GRV-L	GRV-L	5-6	---	30-65 SEV	NO	2-6	100-110	SLOPE / ARHC	.10	2	8	--	--	--	--	--	--	--	--	--
51R	VIGERY	IIIe VIp	20-40	SIL	SIL	5-8	---	0-2 S	NO	.6-2.0	110-140	DEPTH	.49	2	5	56	0	3.22	11.29	8.4	14.1	11.29	8.4	14.1
51S	VIGERY	IIIe VIp	20-40	SIL	SIL	5-8	---	2-4 M	NO	.6-2.0	110-140	DEPTH / SLOPE	.49	2	5	56	3.22	4.99	11.29	8.4	14.1	11.29	8.4	14.1
51T	VIGERY	IIIe VIp	20-40	SIL	SIL	5-8	---	4-8 M	NO	.6-2.0	110-140	SLOPE / DEPTH	.49	2	5	56	4.99	7.29	11.29	8.4	14.1	11.29	8.4	14.1
51U	VINING	IIIe VIp	20-40	SL	SL	3-6	---	2-8 M	NO	2-6	130-140	DEPTH / PERMEABILITY	.20	2	3	86	1.3	2.98	17.29	12.9	21.5	17.29	12.9	21.5
51V	WEASH	VIs VIp	10-20	GR-SL	SOL	8-10	---	2-12 H	NO	.2-1.6	100-110	PERMEABILITY / SLOPE	.15	1	3	86	1.97	5.56	34.4	25.8	43	34.4	25.8	43
51W	YAROO	IVs VIs	10-20	SIL	SIL	2-4	---	0-1 S	NO	.6-2.0	120-140	DEPTH	.49	1	4L	86	0	4.27	34.4	25.8	43	34.4	25.8	43
51X	YAROO	IVe VIp	10-20	SIL	SIL	2-4	---	1-4 S	NO	.6-2.0	120-140	DEPTH	.49	1	4L	86	4.27	9.94	34.4	25.8	43	34.4	25.8	43
51Y	ZOLA	IIIc	30	L	CL	9.5-11.5	---	0-2 S	YES	.06-.2	80-100	PERMEABILITY / FFS	.32	5	6	48	0	0.84	3.84	2.8	4.8	3.84	2.8	4.8

REFERENCE CHART FOR SOIL PROFILE

CLAY = C  
 CLAY LOAM = CL  
 COBBLY = CB  
 EXTREMELY COBBLY = CBX  
 VERY COBBLY = CBV  
 GRAVELLY = GR  
 EXTREMELY GRAVELLY = GRX  
 VERY GRAVELLY = GRV  
 LOAM = L  
 LOAMY SAND = LS  
 FINE LOAMY SAND = FLS  
 LOAMY FINE SAND = LFS  
 POOR = P  
 SANDY CLAY LOAM = SCL  
 SANDY LOAM = SL  
 SILT = ST  
 SILT CLAY LOAM = SIL  
 SILT LOAM = SIL

COMPLETED IN MAY, 1967; AMENDED AUGUST, 1990; AMENDED NOVEMBER, 1990

PRIME FARMLAND FROM DRAFT 1/28/68 - MOST SOILS ARE ONLY PRIME WHERE IRRIGATED. RR

\*\*\* WHEN C/T IS GREATER THAN 8 SOIL IS HIGHLY ERODIBLE

\* THE R FACTOR ON THESE SOILS IS 26, BASED ON THE SOILS 5'S, AND THE RAINFALL DISTRIBUTION MAP. THESE SOILS ARE FOUND ONLY IN A PRECIPITATION RANGE OF 12". 11/27/90

REFERENCE CHART FOR LIMITING FACTORS

AVAILABLE WATER HOLDING CAPACITY = ANRC  
 BOULDERS = BY  
 COARSE FRAGMENTS = C-FRAG  
 DEPTH = DPT  
 FROST FREE SEASON = FFS  
 PERMEABILITY = PERM  
 ROCK OUTCROP = ROC  
 SAND AND GRAVEL = SSG  
 SLOPE = SLP  
 STORY = ST  
 SUBSTRATUM = SUBSTR  
 SURFACE = SURF  
 UNWEATHERED BEDROCK = URB  
 WATER TABLE = WAT  
 SUMERHAT EXCESSIVE = SE

-BANBURY SERIES This shallow to basalt bedrock, well drained soil is on terraces and sideslopes. It formed in residuum derived from basalt. Elevation is 3,000 to 3,500 feet. The surface layer is dark grayish brown loam and the substratum is brown loam. Permeability is moderate and available water capacity is 2-3.5 inches. Effective rooting depth is 10-20 inches. Runoff is slow and water erosion hazard is slight to moderate. Soil is used for irrigated hay and pasture, rangeland, and homesite development. Limiting factors include shallow depth, which necessitates seedbed preparation on contour or across slope where practical. Fertilizer is needed. Frost free days are 120-140 days. SLOPE -BBD--2-12% BBE--12-20%

-RAD SERIES This very deep, well drained soil is on terraces. It formed in lacustrine sediments derived from mixed sources. Elevation is 3,000-5,000 feet. Surface layer is pale brown silt loam, substratum is very pale brown silt loam. Permeability is slow. Available water capacity is 10-11 inches. Effective rooting depth is 60 inches or more. Runoff is slow and the hazard of water erosion is slight to moderate. This soil is used for dry beans, corn silage, potatoes, barley, sugar beets, wheat, rangeland, and homesite development. Limitations are slow permeability, slope, and hard alkaline substratum. Frost free days are 110-140. SLOPE - RdA-0-2% RdB--2.4% RdC--4.8%

#### SLUKA SERIES

This series consists of moderately deep, well drained soil on terraces formed in mixed alluvium. Average water capacity is 3-6 inches. Effective root depth is 20-40 inches. Top soil and substratum consist of silt loam. Runoff is medium and water erosion hazard is moderate to severe. Limiting factors are slope and depth. Average frost free days are 120-140. SLOPE -- SIB--1.4% SIC--4.8% SID--8-12%

# **Buhl Community Plan 2010**

## *A Roadmap for Continued Success*

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November 2010

*An outline of the priority focus areas, goals, objectives and action plan  
To enhance the Buhl Community over the next five years*

## **Steering Committee**

- Steve Kaatz, Chairman
- Barbara Bremers
- Barbara Gietzen
- Bill Stoltzfus
- Christine Garrison
- Derek Brinkman
- Dick Van Zante
- Donna Stoltzfus
- Genaura Wells
- Holly Langdon
- John O'Connor
- Justin Cleverly
- Kenny Hulse
- Pam McClain
- Pastor Rick Stoltenburg
- Pat Hamilton
- Susie Jones
- Tom McCauley
- Tracy Hulse

## **Community Participants**

- Barbara Gietzen
- Betty Molberg
- Betty Skinner
- Bill Nungester
- Byron Stintzman
- Carla Critchfield
- Cathi Ketterling
- Cheryl Kaatz
- Chuck Lehrman
- Chuck Messinger
- Connie McDonald
- Cres Dealba
- Cynthia Toppen
- David Blaszkievizz
- DeAnn Messinger
- Edith Wells
- Eva A. Stutzman
- Gary Smith
- Harvey McCoy
- Heidi Detmer
- Janet Franklin
- Joan Hurlock
- Kalen Wright
- Karyn Goodale
- Kathy Schofield
- Kent Alexander
- Kyle Hauser
- Lani Schofield
- Larry Johnson
- Linda Henderson
- Margot Loza
- Michelle Pato
- Myra Wood
- Paige Ward
- Pam McClain
- Pastor Rick Stoltenburg
- Pat Hamilton
- Phil Pugrud
- Representative Stephen Hartgen
- Rob Franklin
- Sandy Gleason
- Sharon Dealba
- Steve Kaatz
- Susan McCoy
- Terry Cramer
- Tom McCauley
- Tony Pato
- Wayne Molberg
- William G. Nungester

## Buhl Community Vision

### *In the future, Buhl will be a community that...*

- *Is unique in its image* to reflect the historical, cultural, social and agricultural character of the community. Development will complement the community's image and support the community's desire for diversity in residents, lifestyles and high quality of life
- *Includes a vibrant downtown area* that is recognized as the center of social, cultural, historical and economic activity for the community
- *Offers education programs and school facilities* that are of high quality, variety and include programs that challenge every Buhl student
- *Provides a high quality of life* for Buhl residents that includes recreation opportunities for all ages and interests, facilities which support current and future activities and coordinated services to meet the needs of all interests and abilities
- *Offers available and affordable housing* opportunities for low, middle and high income residents and that support the attraction of new residents and employers to the community
- *Is economically diverse and successful*, providing jobs and supporting unique retail, appropriate commercial, industrial and tourism based businesses that reflect the unique character of the community and are appropriate within the economic environment and structure of the region
- *Provides adequate public infrastructure and friendly, efficient and responsive governmental services* to meet the various needs of today and tomorrow's community residents

## Focus Areas, Goals and Objectives

**Marketing / Community Development** – develop and implement appropriate marketing and education activities that enhance resident awareness, promote tourism and support desired community development and job growth

### **Short term – 12 months**

- *Begin development of an integrated marketing strategy to promote Buhl*
- *Increase available RV parking in the downtown area – eventual expansion may also be long term*
- *Create a place for RV's to stay (whether a day, a week, a month) to spend their dollars in Buhl and enjoy all the surrounding tourists attractions suitable for winter stays also.*
- *Support efforts that will retain existing businesses*
- *Develop and implement a specific community education program*
- *Support efforts that will create jobs*
- *Streamline procedures for potential developers in future home-building projects*

### **Long term – 2 to 5 years**

- *Provide an outdoor downtown area for multi use activities*
- *Implement a marketing plan/strategy for Buhl to meet short and long term objectives as described above*
- *Market empty buildings for potential new businesses*
- *Build more middle to upper class housing.*
- *Tear down (un-used/un-needed) commercial buildings to free up land*
- *Review city zoning for any adjustments that will better support community goals*
- *Develop consistent funding for the city web site*

**Community Clean up / Community Pride** – provide guidance and support in activities that clean up both public and private spaces and enhance community pride

### **Short term – up to 12 months**

- *Clean up the community*

### **Short term / ongoing**

- *Enforce city codes and zoning regulations that support community cleanup*
- *Evaluate opportunities for community service in exchange for bill payments*

### **Long term – 2 to 5 years**

- *Provide opportunities for those who are struggling to pay their bills to work off hours of community service in exchange; not just a handout*
- *Clean up canal in Eastman Park*
- *Establish working relationships with businesses to get cooperation in addressing community impact items such as rotting waste.*
- *Determine cause/solutions for property owners that aren't meeting city standards*
- *Set up goals for city clean up*

**Medical Facility and Services** – develop a basic medical facility that provides affordable immediate and ongoing treatment services

**Short term – up to 12 months**

- *Understand and educate the public regarding existing services*
- *Assess opportunities to provide needed services*
- *Promote existing services*
- *Explore grants to assist this effort*

**Long term – 2 to 5 years**

- *Survey the community to determine their real/perceived areas of concern*
- *Develop a 5-yr action plan with city goals based on information provided from the survey and evaluation of existing medical facilities in the local area (Buhl and the surrounding area)*
- *Expand existing services*
- *Provide urgent out-patient care medical facilities*
- *Recruit doctors to work with local hospitals for a satellite facility*
- *Pursue the development of a retirement campus*
- *Introduce a plan to keep community residents informed on existing facilities and services*

**Recreation and Community Services** – provide sustainable recreation and community services that build strong families and enhance quality of life

**Short term – up to 12 months**

- *Sustain and promote existing recreation programs, including city and other community / church recreation activities*
- *Support the Boys and Girls club*
- *Improve the involvement of the Hispanic population in community programs and services, such as the Boys and Girls Club program*
- *Determine the feasibility of forming a recreation district*

**Long term – 2 to 5 years**

- *Form a recreation district to create sustainable funding for recreation services (assuming positive results from feasibility study shown above)*
- *Expand the Boys and Girls Club services*
- *Plan and develop a sustainable exercise pathway on school district or city property*
- *Plan and develop a walking path / bicycle and pedestrian system to connect community facilities*
- *Renovate Faux Field recreation facilities*

**Education Services** – provide enhanced education services to meet community needs

**Short term – up to 12 months**

- *Establish a working relationship with the school board*
- *Assist the school board with problems that need community support*
- *Support funding needs and community assistance to help the school district through this tough economic down turn*

**Short term and ongoing**

- *Organize community groups to help schools with maintenance*

**Long term – 2 to 5 years**

- *Enhance opportunities for high achieving students*
- *Support actions that provide education of at risk students, such as mentoring, parent and grandparent involvement, etc*
- *Provide and promote educational opportunities tailored to meet community needs*
- *Provide the school board with volunteers to educate the community on problems and school board initiatives*



<ul style="list-style-type: none"> <li>• Create a place for RV's to stay (whether a day, a week, a month) to spend their dollars in Buhl and enjoy all the surrounding tourists attractions suitable for winter stays also.             <ul style="list-style-type: none"> <li>○ Explore RV sites in close proximity to Buhl.</li> </ul> </li> </ul>		
<ul style="list-style-type: none"> <li>• Support efforts that will retain existing businesses             <ul style="list-style-type: none"> <li>○ Interview management/owners of all businesses to determine what's important to them. Be sure they are retained and grow if possible.                 <ul style="list-style-type: none"> <li>▪ Form up group to talk with existing businesses about retention and their problems.</li> <li>▪ Contact property owners of property currently unused or vacant. Assist in marketing these properties.</li> </ul> </li> </ul> </li> </ul>		
<ul style="list-style-type: none"> <li>• Develop and implement a specific community education program             <ul style="list-style-type: none"> <li>○ Existing community services</li> <li>○ Government services / City utility bill explanation</li> </ul> </li> </ul>		
<ul style="list-style-type: none"> <li>• Support efforts that will create jobs             <ul style="list-style-type: none"> <li>○ Encourage residents to patronize local businesses</li> <li>○ Establish relationships with various state and local economic development agencies for exposure of Buhl with acceptable businesses</li> <li>○ Create incentives for new businesses (taxes, extended time for code approval, etc.)</li> <li>○ Explore existing grants related to economic growth.</li> </ul> </li> </ul>		
<ul style="list-style-type: none"> <li>• Streamline procedures for potential developers in future home-building projects.</li> </ul>		
<p><b>Long term – 2 to 5 years</b></p>		
<ul style="list-style-type: none"> <li>• Provide an outdoor downtown areas for multi use activities</li> </ul>		
<ul style="list-style-type: none"> <li>• Implement a marketing plan/strategy for Buhl to meet short and long term objectives as described above</li> </ul>		
<ul style="list-style-type: none"> <li>• Market empty buildings for potential new businesses</li> </ul>		
<ul style="list-style-type: none"> <li>• Build more middle to upper class housing.</li> </ul>		
<ul style="list-style-type: none"> <li>• Tear down (un-used/un-needed) commercial buildings to free up land</li> </ul>		
<ul style="list-style-type: none"> <li>• Develop consistent funding for the city web site</li> </ul>		





Recreation and Community Services – provide sustainable recreation and community services that build strong families and enhance quality of life		Lead: Pat Hamilton, Derek Cleverly and Justin Brinkman		
Objectives / Actions	Schedule	Responsibility	Status	
<b>Short term – up to 12 months</b>				
<ul style="list-style-type: none"> <li>• Sustain and promote existing recreation programs, including city and other community / church recreation activities and...                             <ul style="list-style-type: none"> <li>○ Offer family entertainment/fun nights in a location that serves the whole community</li> <li>○ Provide a summer concert series or movies at the park</li> <li>○ Inform the community of existing recreation assets</li> <li>○ Explore grants to support existing recreational assets</li> </ul> </li> </ul>				
<ul style="list-style-type: none"> <li>• Support the Boys and Girls club                             <ul style="list-style-type: none"> <li>○ Fund raising events</li> </ul> </li> </ul>				
<ul style="list-style-type: none"> <li>• Improve the involvement of the Hispanic population in community programs and services, such as the Boys and Girls Club program</li> </ul>				
<ul style="list-style-type: none"> <li>• Determine the feasibility of forming a recreation district</li> </ul>				
<b>Long term – 2 to 5 years</b>				
<ul style="list-style-type: none"> <li>• Form a recreation district to create sustainable funding for recreation services (assuming positive results from feasibility study shown above)                             <ul style="list-style-type: none"> <li>○ Hire a recreation district administrator</li> </ul> </li> </ul>				
<ul style="list-style-type: none"> <li>• Expand the Boys and Girls Club services                             <ul style="list-style-type: none"> <li>○ Develop a Boys and Girls Club facility <i>w/ Chester School</i></li> </ul> </li> </ul>				
<ul style="list-style-type: none"> <li>• Plan and develop a sustainable exercise pathway on school district or city property</li> </ul>				
<ul style="list-style-type: none"> <li>• Plan and develop a walking path / bicycle and pedestrian system to connect community facilities</li> </ul>				
<ul style="list-style-type: none"> <li>• Renovate Faux Field recreation facilities, including                             <ul style="list-style-type: none"> <li>○ Tennis courts</li> <li>○ Playground equipment</li> </ul> </li> </ul>				

*indown  
w/ Chester School*



**BEFORE THE DEPARTMENT OF WATER RESOURCES  
OF THE STATE OF IDAHO**

<b>IN THE MATTER OF THE BANBURY )</b>	<b>FINAL ORDER AMENDING ORDER</b>
<b>HOT SPRINGS GROUND WATER )</b>	<b>STAYING APPROVAL OF</b>
<b>MANAGEMENT AREA )</b>	<b>APPLICATIONS AND SUSPENDING</b>
<b>)</b>	<b>FURTHER DEVELOPMENT OF</b>
<b>)</b>	<b>PERMITS TO APPROPRIATE</b>
<b>)</b>	<b>GROUND WATER</b>
<b>)</b>	

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On April 12, 1983, the Director of the Idaho Department of Water Resources ("IDWR" or "Department") designated an area in Twin Falls County as the Banbury Hot Springs Ground Water Management Area ("BGWMA") pursuant to Idaho Code § 42-233b. The Department created the BGWMA because the artesian pressure in the thermal (low temperature) ground water aquifer underlying the BGWMA was declining.

On December 4, 1985, the Director of the Department issued an order staying approval of any pending applications for permit to appropriate ground water within the BGWMA and suspending any further development under existing permits to appropriate ground water within the BGWMA as of the date of service of the order ("1985 order"). The 1985 order stayed approval of applications until further order by the Director.

The 1985 order did not provide for the appropriation of ground water within the BGWMA in situations where it can be demonstrated that the appropriation would not increase depletions from the aquifer and would not increase pumping lift or decrease pressure or temperature for uses under existing prior rights.

IDWR has received reports of continued pressure drops in some wells in the BGWMA and received some informal requests to address pumping by new domestic wells.

**FINDINGS OF FACT**

1. IDWR continues to monitor temperature and pressure of several wells in the BGWMA since the 1985 order. Hydrologic data from five of the six active monitoring wells indicate that artesian pressure in wells completed in the low temperature geothermal aquifer, located in the BGWMA, show declines of 20 to 75 feet over the past 25 years.

2. Artesian pressure in the low temperature geothermal aquifer underlying the BGWMA continues to decline. The data supports a conclusion that the ground water withdrawals are exceeding the average annual rate of recharge.

**FINAL ORDER AMENDING ORDER STAYING APPROVAL OF  
APPLICATIONS AND SUSPENDING FURTHER DEVELOPMENT  
OF PERMITS TO APPROPRIATE GROUND WATER**

3. Existing water right holders rely on the low temperature geothermal aquifer's pressure for delivery of water to the right holders' facilities.

4. The Department has issued drilling permits, both by written approval and by start cards, for domestic uses as defined by Idaho Code § 42-111, within the BGWMA. Low temperature geothermal water is diverted from some of the wells constructed under these domestic drilling permits.

### CONCLUSIONS OF LAW

1. Idaho Code § 42-226 states, in part:

Prior appropriators of underground water shall be protected in the maintenance of reasonable ground water pumping levels as may be established by the director of the department as herein provided. In determining a reasonable ground water pumping level or levels, the director of the department shall consider and protect the thermal and/or artesian pressure values for low temperature geothermal resources and for geothermal resources to the extent that he determines such protection is in the public interest.

2. Idaho Code § 42-1805 (7) authorizes the Director to suspend the issuance or further action on permits or applications to appropriate water as necessary to protect existing water rights.

3. IDAPA Rule 37.03.08055 (Water Appropriation Rule 55) authorizes the Director to cease approvals of applications and undeveloped permits in a designated geographical area upon finding a need to protect existing water rights.

4. It is in the public interest to protect the low temperature geothermal resource in the BGWMA.

### **The Effect of the Stay and Suspension of Further Development on Domestic Uses**

5. Idaho Code § 42-229 states:

The right to the use of ground water of this state may be acquired only by appropriation. Such appropriation may be perfected by means of the application permit and license procedure as provided in this act; provided, however, that in the event an appropriation has been commenced by diversion and application to beneficial use prior to the effective date of this act it may be perfected under such method of appropriation. All proceedings commenced prior to the effective date of this act for the acquisition of rights to the use of ground water under the provisions of sections 42-201 – 42-225, Idaho Code, may be completed under the provisions of said sections and rights to the use of ground water may be thereby acquired. But the administration of all rights to the use of ground water, whenever or however acquired or to be acquired, shall, unless specifically excepted therefrom, be governed by the provisions of this act.

6. Idaho Code § 42-227 states:

The excavation and opening of wells and the withdrawal of water therefrom for domestic purposes shall not be subject to the permit requirement under section 42-229, Idaho Code; providing such wells and withdrawal devices are subject to inspection by the department of water resources and the department of environmental quality and providing further that the drilling of such wells shall be subject to the licensing provisions of section 42-238, Idaho Code. Rights to ground water for such domestic purposes may be acquired by withdrawal and use.

7. Idaho Code § 42-229 and Idaho Code § 42-227 were enacted in 1951. Idaho Code § 42-229 was subsequently amended in 1963 and Idaho Code § 42-227 was subsequently amended in 1970, 1978, and 2001.

8. Idaho Code § 42-111 defines domestic use as follows:

(1) For purposes of sections 42-221, 42-227, 42-230, 42-235, 42-237a, 42-242, 42-243 and 42-1401A, Idaho Code, the phrase "domestic purposes" or "domestic uses" means:

(a) The use of water for homes, organization camps, public campgrounds, livestock and for any other purpose in connection therewith, including irrigation of up to one-half (1/2) acre of land, if the total use is not in excess of thirteen thousand (13,000) gallons per day, or

(b) Any other uses, if the total use does not exceed a diversion rate of four one-hundredths (0.04) cubic feet per second and a diversion volume of twenty-five hundred (2,500) gallons per day.

9. Idaho Code § 42-233 states in part:

(1) The right to the use of low temperature geothermal resources of this state shall be acquired by appropriation. The appropriation may be perfected by means of the application, permit and license procedure as provided in this chapter for ground water, provided that low temperature geothermal resources shall be utilized primarily for heat value and secondarily for the value as water. Usage of a low temperature geothermal resource primarily for reasons other than heat value is not a beneficial use of the resource, unless the director of the department of water resources exempts the proposed use. The director may exempt a proposed use if the director finds that the proposed use satisfies the following criteria: (i) there is no feasible alternative use of the resource; (ii) there is no economically viable source of water having a bottom hole temperature of eighty-five (85) degrees or less in a well available; (iii) the exemption is in the public interest.

10. Idaho Code § 42-233 was enacted in 1987 and amended in 1988.

11. Idaho Code § 42-229 requires a prospective appropriator of ground water to file an application for and obtain a water right prior to beneficially using water in the state of Idaho. Idaho Code § 42-233 separately and specifically requires a prospective appropriator in the state of Idaho to file an application for and obtain a water right prior to beneficially using low temperature geothermal water in the state of Idaho.

12. Idaho Code § 42-227 expressly exempts domestic ground water uses, as defined by Idaho Code § 42-111, from the water right filing requirements of Idaho Code § 42-229. Idaho Code § 42-227 does not include an exemption from the requirement under Idaho Code § 42-233 to file an application for permit when appropriating low temperature geothermal water for domestic purposes.

13. To the extent these statutes may be viewed in conflict, they should be read, so far as reasonably possible, to be construed in harmony with each other. To the extent the statutes deal with a common subject matter, the statute containing the more detailed and specific language relating to a particular matter will prevail. To the extent there is an irreconcilable inconsistency between statutes, the most recent legislative expression will control.

14. Low temperature geothermal ground water is a subset of the larger ground water resource described by Idaho Code § 42-229. Applying the previously stated principles of statutory construction, Idaho Code § 42-233 defines a process for appropriating low temperature geothermal ground water that is separate from Idaho Code § 42-229. As a result, the requirements of Idaho Code § 42-233 are not subsumed by Idaho Code § 42-229.

15. Idaho Code § 42-227 exempts only domestic ground water uses proposed under Idaho Code § 42-229. Idaho Code § 42-227 does not exempt prospective appropriators of low temperature geothermal ground water for domestic uses from the application and water right requirements of Idaho Code § 42-233. A domestic ground water right from low temperature geothermal ground water cannot be perfected by beneficial use, but must be established by the filing of an application with the Department and subsequent approval by the Department as a water right.

16. Idaho Code § 42-1805 (7) authorizes the Director to suspend the issuance of permits or actions on applications to appropriate water as necessary to protect existing water rights. Low temperature geothermal ground water rights must be established by an approved permit, and the Director has the authority to refuse to process applications to appropriate low temperature geothermal water for domestic use.

17. Idaho Code § 42-235 states in part:

Prior to beginning construction of any well or changing the construction of any well, the driller or well owner shall obtain a permit from the director of the department of water resources to protect the public health, safety and welfare and the environment...

18. Idaho Code § 42-231 states, in part:

It shall likewise be the duty of the director of the department of water resources to control the appropriation and use of the ground water of this state as in this act provided and to do all things reasonably necessary or appropriate to protect the people of the state from depletion of ground water resources contrary to the public policy expressed in this act.

19. To protect the artesian pressure of the low temperature geothermal aquifer underlying the BGWMA, the Director should not approve drilling permits for any purpose in the BGWMA, including domestic use, unless the applicant for a drilling permit holds a water right authorizing diversion of low temperature geothermal water from a point of diversion at the proposed well site.

20. Owners of domestic wells diverting water from the low temperature geothermal aquifer that were constructed prior to this order without a water right should be entitled to seek a water right for the existing domestic use as defined by Idaho Code § 42-111.

### **ORDER**

IT IS HEREBY ORDERED, pursuant to Idaho Code § 42-1805(7) and IDAPA Rule 37.03.08055 (Water Appropriation Rule 55), that the order dated December 4, 1985, staying approval of any pending applications for permit to appropriate ground water within the BGWMA and suspending any further development under existing permits to appropriate ground water within the BGWMA is superseded by this amended order.

IT IS FURTHER ORDERED that approval of any application for permit to appropriate low temperature geothermal water within the BGWMA, including the appropriation of low temperature geothermal ground water for "domestic purposes" under Idaho Code § 42-111, is stayed with the exceptions provided below.

IT IS FURTHER ORDERED that the Department shall not issue drilling permits for domestic purposes as defined by Idaho Code § 42-111, or for any other purpose, to construct or modify a well proposing, or resulting in, a production zone within the low temperature geothermal aquifer underlying the BGWMA unless the proposed construction is for a well described as a point of diversion by a valid water right or water right permit authorizing the appropriation of low temperature geothermal ground water.

IT IS FURTHER ORDERED that pending and future applications to appropriate ground water within the BGWMA will be rejected unless information is provided to demonstrate the use: a) will not increase depletions from the low temperature geothermal aquifer; b) will not increase pumping lift or decrease pressure of existing prior users; and c) will not reduce temperature to existing users causing systems operating at reasonable efficiencies to no longer operate. In addition, pending and future applications will not be rejected if they meet one of the domestic exceptions provided below.

IT IS FURTHER ORDERED that the Department shall process and consider, and may approve, applications to appropriate water for domestic use of low temperature geothermal ground

water underlying the BGWMA from owners of existing domestic wells whose use satisfies the limitations of Idaho Code § 42-111, if the well was constructed and used prior to the date of this order.

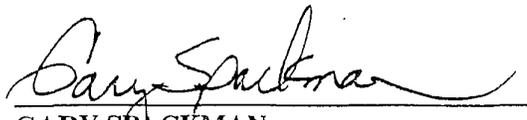
IT IS FURTHER ORDERED that the Department shall process and consider, and may approve, applications to appropriate water for domestic use of low temperature geothermal ground water underlying the BGWMA from owners of existing domestic wells or future wells whose use satisfies the limitations of Idaho Code § 42-111 and the following:

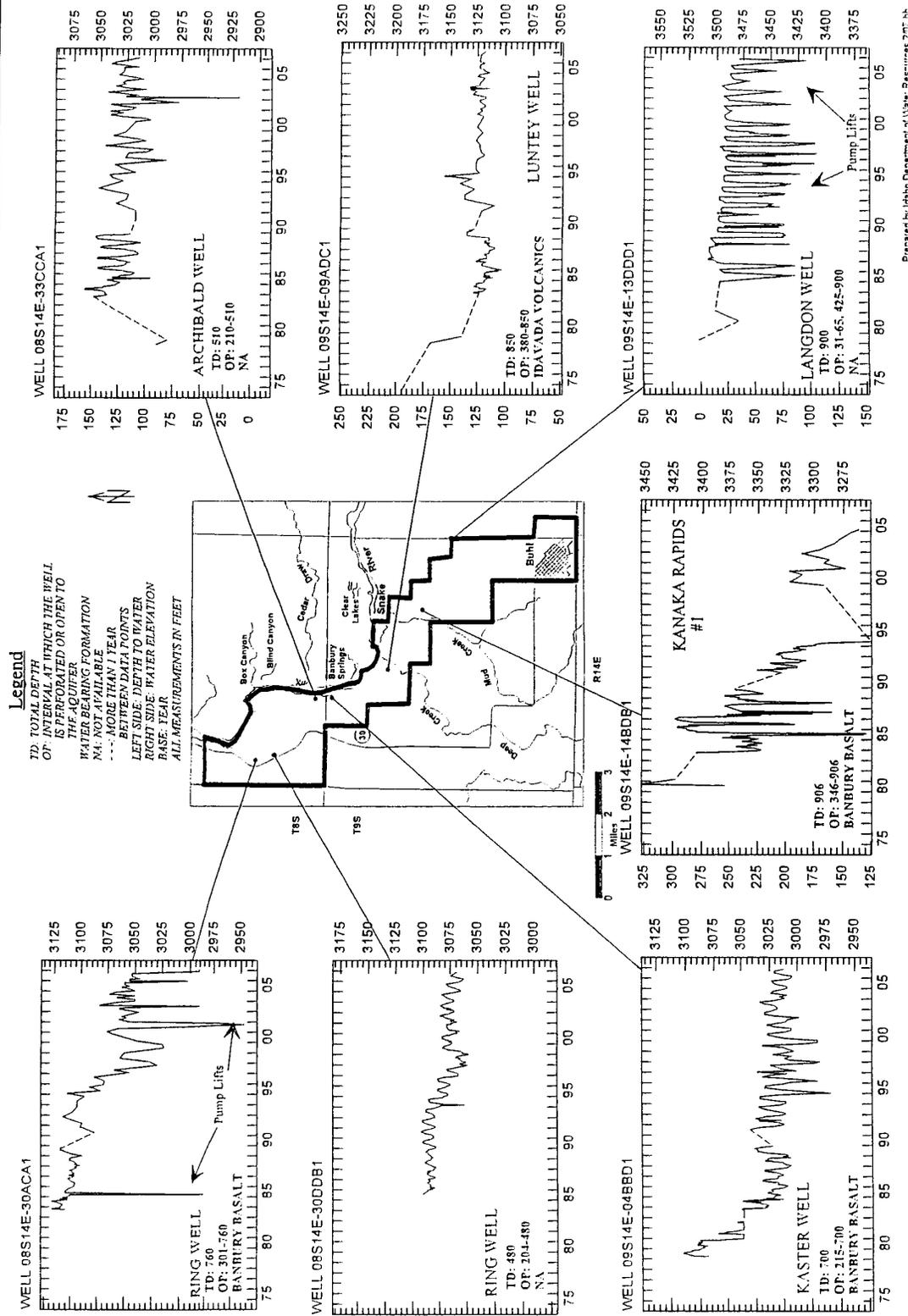
1. Domestic use is limited to in-house culinary or potable use for 1 house and may include heating of the house and ancillary buildings as long as all water used for heating is maintained in a closed loop system and the water is returned/injected into the same source aquifer at similar pressure and depth. This may be accomplished by injection of spent water in the diversion well or separate injection well.
2. Domestic use shall not include irrigation.
3. Injection of spent heating water shall be pursuant to a separate injection well permit. Prior to injection a prospectus of the injection plan shall be reviewed and approved by IDWR during the injection well permitting process.

IT IS FURTHER ORDERED that the Department shall serve a copy of this order upon holders of pending applications proposing appropriation of ground water in the BGWMA and shall publish notice of this order as required by IDAPA Rule 37.03.08055 (Water Appropriation Rule 55).

IT IS FURTHER ORDERED that this order shall be effective on August 30, 2011 and shall remain in effect until withdrawn or modified by order of the Director. A petition for reconsideration or exceptions to this order must be filed with the Department on or before September 13, 2011. Any person aggrieved by this order may request a hearing on or before September 14, 2011 as authorized by Idaho Code § 42-1701A. Remedies following issuance of a final order are further explained in the enclosure to this order.

Dated this 4<sup>th</sup> day of August, 2011.

  
GARY SPACKMAN  
Interim Director



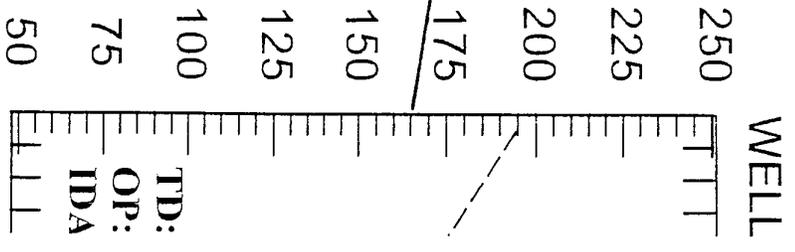
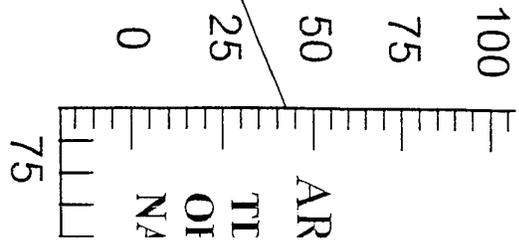
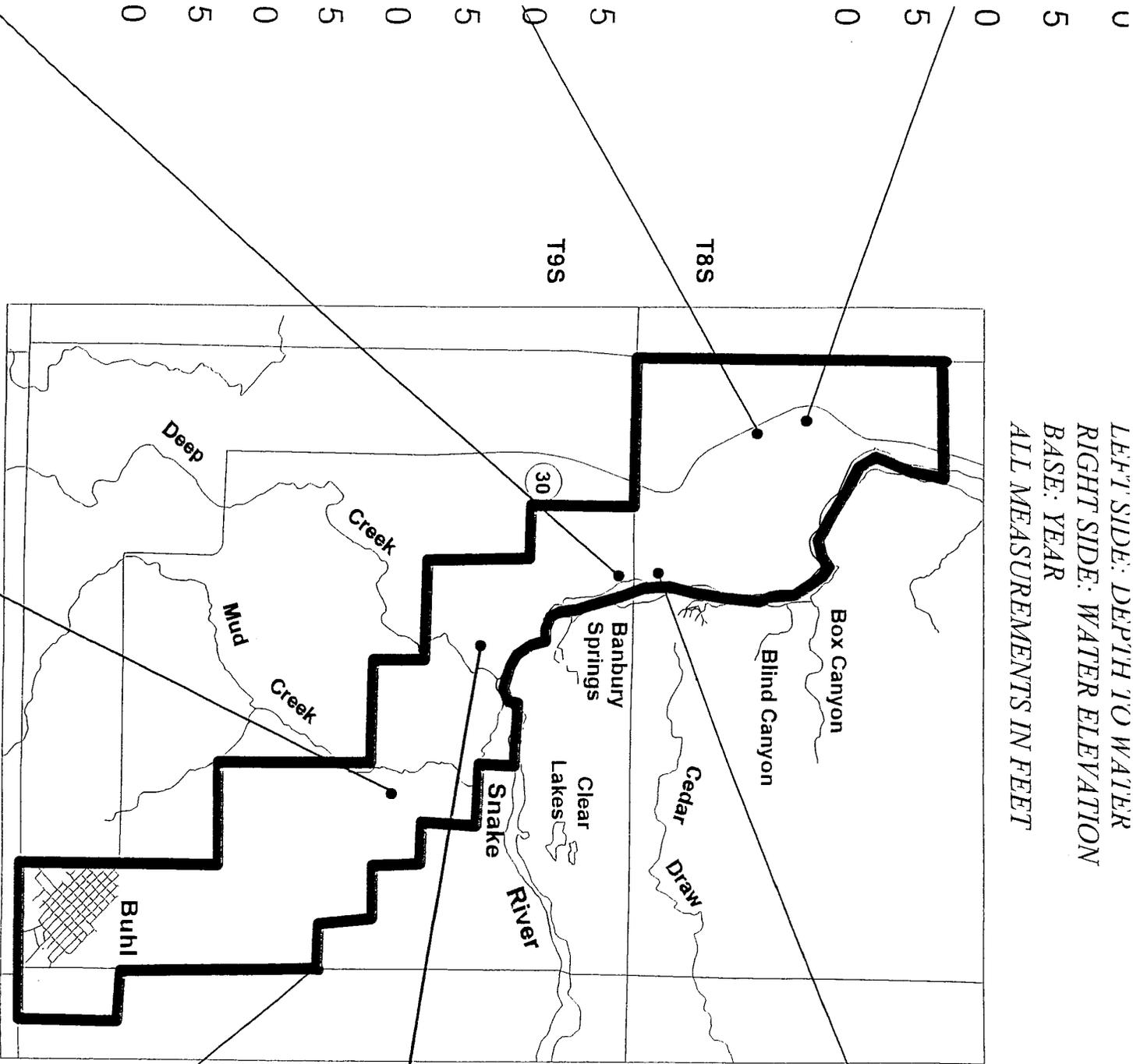
Prepared by Idaho Department of Water Resources 2/97, mh

# BANBURY HOT SPRINGS GROUND WATER MANAGEMENT AREA

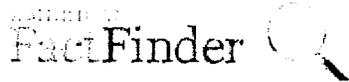
## Ground Water Hydrographs

### Current to 1/1/2007

LEFT SIDE: DEPTH TO WATER  
 RIGHT SIDE: WATER ELEVATION  
 BASE: YEAR  
 ALL MEASUREMENTS IN FEET



# U.S. Census Bureau



DP-1 Profile of General Population and Housing Characteristics: 2010  
2010 Demographic Profile Data

NOTE: For more information on confidentiality protection, nonsampling error, and definitions, see <http://www.census.gov/prod/cen2010/doc/dpsf.pdf>.

Geography:

Subject	Number	Percent
<b>SEX AND AGE</b>		
Total population	4,122	100.0
Under 5 years	368	8.9
5 to 9 years	354	8.6
10 to 14 years	293	7.1
15 to 19 years	267	6.5
20 to 24 years	220	5.3
25 to 29 years	282	6.8
30 to 34 years	256	6.2
35 to 39 years	228	5.5
40 to 44 years	221	5.4
45 to 49 years	261	6.3
50 to 54 years	241	5.8
55 to 59 years	231	5.6
60 to 64 years	200	4.9
65 to 69 years	163	4.0
70 to 74 years	170	4.1
75 to 79 years	148	3.6
80 to 84 years	106	2.6
85 years and over	113	2.7
Median age (years)	35.4	(X)
16 years and over	3,049	74.0
18 years and over	2,916	70.7
21 years and over	2,799	67.9
62 years and over	816	19.8
65 years and over	700	17.0
Male population	2,007	48.7
Under 5 years	169	4.1
5 to 9 years	184	4.5
10 to 14 years	167	4.1
15 to 19 years	138	3.3
20 to 24 years	109	2.6
25 to 29 years	136	3.3
30 to 34 years	125	3.0
35 to 39 years	106	2.6

Subject	Number	Percent
40 to 44 years	117	2.8
45 to 49 years	121	2.9
50 to 54 years	126	3.1
55 to 59 years	114	2.8
60 to 64 years	97	2.4
65 to 69 years	81	2.0
70 to 74 years	79	1.9
75 to 79 years	62	1.5
80 to 84 years	44	1.1
85 years and over	32	0.8
Median age (years)	34.0	( X )
16 years and over	1,455	35.3
18 years and over	1,384	33.6
21 years and over	1,326	32.2
62 years and over	354	8.6
65 years and over	298	7.2
Female population	2,115	51.3
Under 5 years	199	4.8
5 to 9 years	170	4.1
10 to 14 years	126	3.1
15 to 19 years	129	3.1
20 to 24 years	111	2.7
25 to 29 years	146	3.5
30 to 34 years	131	3.2
35 to 39 years	122	3.0
40 to 44 years	104	2.5
45 to 49 years	140	3.4
50 to 54 years	115	2.8
55 to 59 years	117	2.8
60 to 64 years	103	2.5
65 to 69 years	82	2.0
70 to 74 years	91	2.2
75 to 79 years	86	2.1
80 to 84 years	62	1.5
85 years and over	81	2.0
Median age (years)	37.1	( X )
16 years and over	1,594	38.7
18 years and over	1,532	37.2
21 years and over	1,473	35.7
62 years and over	462	11.2
65 years and over	402	9.8
<b>RACE</b>		
Total population	4,122	100.0
One Race	3,996	96.9
White	3,376	81.9
Black or African American	8	0.2
American Indian and Alaska Native	30	0.7

Subject	Number	Percent
Asian	9	0.2
Asian Indian	1	0.0
Chinese	0	0.0
Filipino	4	0.1
Japanese	0	0.0
Korean	0	0.0
Vietnamese	0	0.0
Other Asian [1]	4	0.1
Native Hawaiian and Other Pacific Islander	5	0.1
Native Hawaiian	4	0.1
Guamanian or Chamorro	0	0.0
Samoan	1	0.0
Other Pacific Islander [2]	0	0.0
Some Other Race	568	13.8
Two or More Races	126	3.1
White; American Indian and Alaska Native [3]	33	0.8
White; Asian [3]	16	0.4
White; Black or African American [3]	7	0.2
White; Some Other Race [3]	59	1.4
Race alone or in combination with one or more other races: [4]		
White	3,494	84.8
Black or African American	15	0.4
American Indian and Alaska Native	72	1.7
Asian	26	0.6
Native Hawaiian and Other Pacific Islander	7	0.2
Some Other Race	636	15.4
HISPANIC OR LATINO		
Total population	4,122	100.0
Hispanic or Latino (of any race)	1,025	24.9
Mexican	949	23.0
Puerto Rican	7	0.2
Cuban	6	0.1
Other Hispanic or Latino [5]	63	1.5
Not Hispanic or Latino	3,097	75.1
HISPANIC OR LATINO AND RACE		
Total population	4,122	100.0
Hispanic or Latino	1,025	24.9
White alone	370	9.0
Black or African American alone	1	0.0
American Indian and Alaska Native alone	9	0.2
Asian alone	1	0.0
Native Hawaiian and Other Pacific Islander alone	0	0.0
Some Other Race alone	568	13.8
Two or More Races	76	1.8
Not Hispanic or Latino	3,097	75.1
White alone	3,006	72.9
Black or African American alone	7	0.2
American Indian and Alaska Native alone	21	0.5
Asian alone	8	0.2
Native Hawaiian and Other Pacific Islander alone	5	0.1

Subject	Number	Percent
Some Other Race alone	0	0.0
Two or More Races	50	1.2
<b>RELATIONSHIP</b>		
Total population	4,122	100.0
In households	4,076	98.9
Householder	1,596	38.7
Spouse [6]	765	18.6
Child	1,290	31.3
Own child under 18 years	1,058	25.7
Other relatives	235	5.7
Under 18 years	121	2.9
65 years and over	16	0.4
Nonrelatives	190	4.6
Under 18 years	27	0.7
65 years and over	12	0.3
Unmarried partner	104	2.5
In group quarters	46	1.1
Institutionalized population	46	1.1
Male	27	0.7
Female	19	0.5
Noninstitutionalized population	0	0.0
Male	0	0.0
Female	0	0.0
<b>HOUSEHOLDS BY TYPE</b>		
Total households	1,596	100.0
Family households (families) [7]	1,029	64.5
With own children under 18 years	490	30.7
Husband-wife family	765	47.9
With own children under 18 years	334	20.9
Male householder, no wife present	67	4.2
With own children under 18 years	35	2.2
Female householder, no husband present	197	12.3
With own children under 18 years	121	7.6
Nonfamily households [7]	567	35.5
Householder living alone	484	30.3
Male	190	11.9
65 years and over	64	4.0
Female	294	18.4
65 years and over	184	11.5
Households with individuals under 18 years	547	34.3
Households with individuals 65 years and over	511	32.0
Average household size	2.55	( X )
Average family size [7]	3.23	( X )
<b>HOUSING OCCUPANCY</b>		
Total housing units	1,766	100.0 ✓
Occupied housing units	1,596	90.4 ✓

Subject	Number	Percent
Vacant housing units	170	9.6 ✓
For rent	54	3.1
Rented, not occupied	7	0.4
For sale only	52	2.9
Sold, not occupied	4	0.2
For seasonal, recreational, or occasional use	8	0.5
All other vacants	45	2.5
Homeowner vacancy rate (percent) [8]	4.5	( X )
Rental vacancy rate (percent) [9]	9.7	( X )
<b>HOUSING TENURE</b>		
Occupied housing units	1,596	100.0
Owner-occupied housing units	1,103	69.1 ✓
Population in owner-occupied housing units	2,753	( X )
Average household size of owner-occupied units	2.50	( X )
Renter-occupied housing units	493	30.9 ✓
Population in renter-occupied housing units	1,323	( X )
Average household size of renter-occupied units	2.68	( X )

X Not applicable.

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

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

[3] One of the four most commonly reported multiple-race combinations nationwide in Census 2000.

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

[5] This category is composed of people whose origins are from the Dominican Republic, Spain, and Spanish-speaking Central or South American countries. It also includes general origin responses such as "Latino" or "Hispanic."

[6] "Spouse" represents spouse of the householder. It does not reflect all spouses in a household. Responses of "same-sex spouse" were edited during processing to "unmarried partner."

[7] "Family households" consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. They do not include same-sex married couples even if the marriage was performed in a state issuing marriage certificates for same-sex couples. Same-sex couple households are included in the family households category if there is at least one additional person related to the householder by birth or adoption. Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households. "Nonfamily households" consist of people living alone and households which do not have any members related to the householder.

[8] The homeowner vacancy rate is the proportion of the homeowner inventory that is vacant "for sale." It is computed by dividing the total number of vacant units "for sale only" by the sum of owner-occupied units, vacant units that are "for sale only," and vacant units that have been sold but not yet occupied; and then multiplying by 100.

[9] The rental vacancy rate is the proportion of the rental inventory that is vacant "for rent." It is computed by dividing the total number of vacant units "for rent" by the sum of the renter-occupied units, vacant units that are "for rent," and vacant units that have been rented but not yet occupied; and then multiplying by 100.

Source: U.S. Census Bureau, 2010 Census.

**U.S. CENSUS BUREAU**  
*Helping You Make Informed Decisions*

Source: U.S. Census Bureau | American FactFinder