

Future Filer:
Comprehensive Plan 2045

Adopted July 7, 2025

Resolution No.654

ACKNOWLEDGEMENTS

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J-U-B FAMILY OF COMPANIES



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EXECUTIVE SUMMARY

The City of Filer is located just 7 miles west of the City of Twin Falls and is the fourth largest City in Twin Falls County, with a population of approximately 3,000. Filer has been the home of the County Fair and Rodeo for over 100 years. This largely residential community still retains much of its charm from its founding at the beginning of the 20th Century. The City was established from the prosperity that the Twin Falls Land and Water Company and the Oregon Short Line brought to the Magic Valley.

The City's Comprehensive Plan was last updated in 2010. Over time, Filer, Twin Falls County, and the state of Idaho have experienced population growth. To address requests for new development, the City began considering drafting a new Comprehensive Plan to establish Goals, Objectives and Strategies into the year 2045. The geographic extent of this plan includes the current city limits and Area of Impact (AOI).

This plan was shaped by the citizens of Filer with their insight and opinions of what makes Filer the community it is today and what it hopes for the future. With input from the community and review of existing conditions, the following three goals were created:

- Environmental: Grow sustainably, while preserving natural resources and amenities, and addressing public health and safety concerns.
- Place: Support a vibrant community by encouraging diverse land uses, friendly neighborhoods, an authentic historic downtown, and safe connections for all.
- Community: Provide excellent public services and facilities to support a community for all ages.

Objectives and strategies were developed with these goals in mind, drafted by a Community Planning Committee (CPC), and reviewed by the public. With the combined efforts of the community and local government, guided by these Goals, Objectives and Strategies, Filer will continue to thrive as a friendly, neighborly, and welcoming community.

Future Filer – Comprehensive Plan 2045 consists of six chapters and 3 appendices. Chapters 1 and 2 provide an introduction and background. Chapters 3, 4, and 5 present most of the plan components required under Idaho's State Local Land Use Planning Act. Maps, narrative and graphics describe existing conditions and future trends. Chapter 6 gathers all the strategies into an implementation chapter.

RESOLUTION NO. 654

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF FILER, IDAHO ADOPTING THE AMENDMENTS TO THE 2009 CITY OF FILER COMPREHENSIVE PLAN; AND PROVIDING AN IMMEDIATE EFFECTIVE DATE.

WHEREAS, Section 67-6508 of the Idaho Code requires cities and counties to develop and review a general Comprehensive Land Use Plan; and

WHEREAS, Section 67-6508 of the Idaho Code states that all plans should generally address private property rights, population and growth, land use, transportation, community design, culture and historic sites, economic development, hazardous areas, park services, facilities and utilities, parks and recreation, school facilities and transportation, natural resources, housing, and implementation and polices; and,

WHEREAS, the City of Filer's Comprehensive Land Use Plan was adopted by the Mayor and City Council in 2009 by Resolution No. 587; and,

WHEREAS, over the course of the last eighteen months, the City of Filer has engaged with its citizens in conducting a complete review of the 2009 Comprehensive Land Use Plan, and has, together with public input, developed a complete revision of the 2009 Comprehensive Land Use Plan, which shall be referred to as "Future Filer: Comprehensive Plan 2045;" and

WHEREAS, the proposed amendments recognize changes that have occurred within the City of Filer, as they relate to land use, population growth, municipal service, schools, transportation, economic development, and other key, critical elements; and,

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Filer, Idaho, that:

SECTION 1. ADOPTION OF "FUTURE FILER: COMPREHENSIVE PLAN 2045." Pursuant to Idaho Code section 67-6508 the Mayor and City Council hereby adopt the document attached hereto and incorporated herein by reference as Exhibit A and referred to as the "Future Filer: Comprehensive Plan 2045" as the Comprehensive Plan of the City of Filer, adopted in its entirety and superseding all previous, adopted versions.

SECTION 2. EFFECTIVE DATE. Resolution 654 shall be effective upon its passage as required by law.

Passed and approved this 1st day of July, 2025.


ROBERT E. TEMPLEMAN, Mayor

Attest:


EMILY DAUBNER, City Clerk

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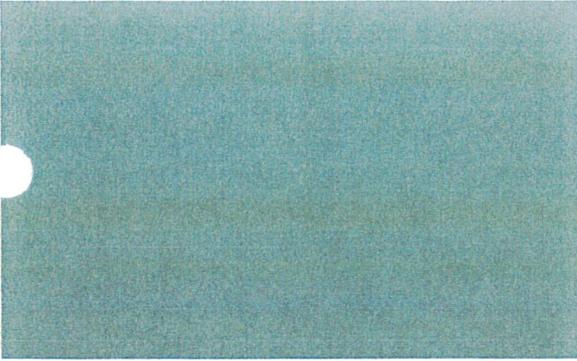
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ACRONYMS

AOI	Area of Impact
CC	City Council
CPC	Community Planning Committee
FLUM	Future Land Use Map
GIS	Geographic Information System
ITD	Idaho Transportation Department
P&Z	Planning and Zoning Department
PUD	Planned Unit Development
SISW	Southern Idaho Solid Waste



1. INTRODUCTION

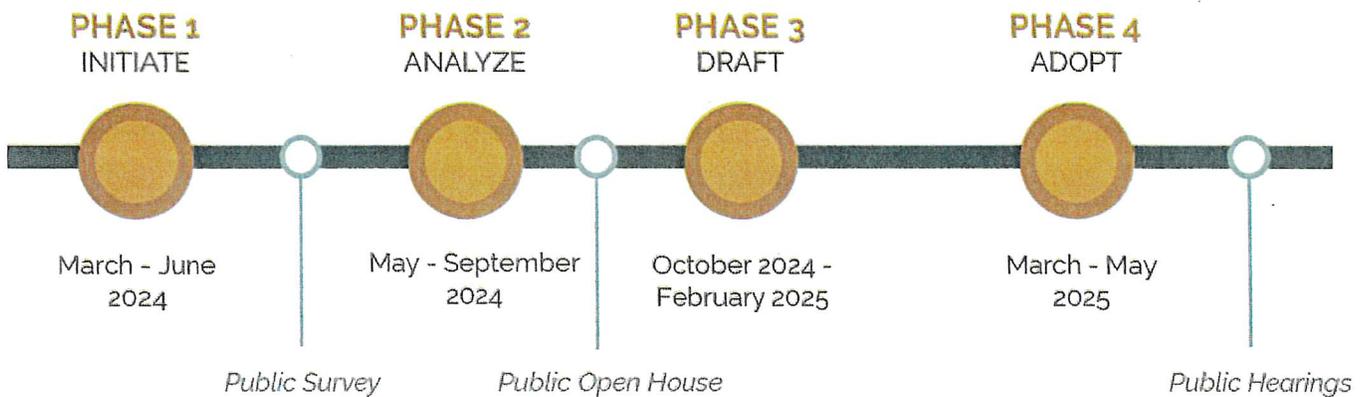
The City of Filer's Comprehensive Plan was updated in 2010. *Future Filer: Comprehensive Plan 2045* describes current conditions and addresses the community's future.



A. PROCESS

The City of Filer’s Comprehensive Plan was last updated in 2010. In response to requests for new development requiring the extension of City services, the City Council decided it was time to update the Comprehensive Plan. This process involves public engagement to establish goals, objectives and strategies for the next 10 to 20 years. The plan focuses on properties within city limits but also considers the future of lands within the AOI (refer to [FIGURE 1](#)).

A Comprehensive Plan is a road map for the future of the City. While the focus of a Comprehensive Plan is to guide planning and zoning decisions, the scope of the Plan is much broader. Idaho State Code Section 67-6508 requires that all cities and counties must prepare and maintain a current comprehensive plan considering the existing and future trends associated with 17 different planning components encompassing many issues that impact City residents including public services, natural resources, housing, and transportation.



The City began a four-phase planning process, initiating a consultant contract in January 2024, to update their Comprehensive Plan by the end of spring 2025. During Phase 1, data was collected, Geographic Information System (GIS) maps were prepared, and a review of existing conditions occurred. Analysis of this information along with preparation of future population forecasts enabled development of a Future Land Use Map (FLUM). In Phase 3, preliminary draft documents were prepared. Phase 4 concluded the process with the adoption of a final plan.

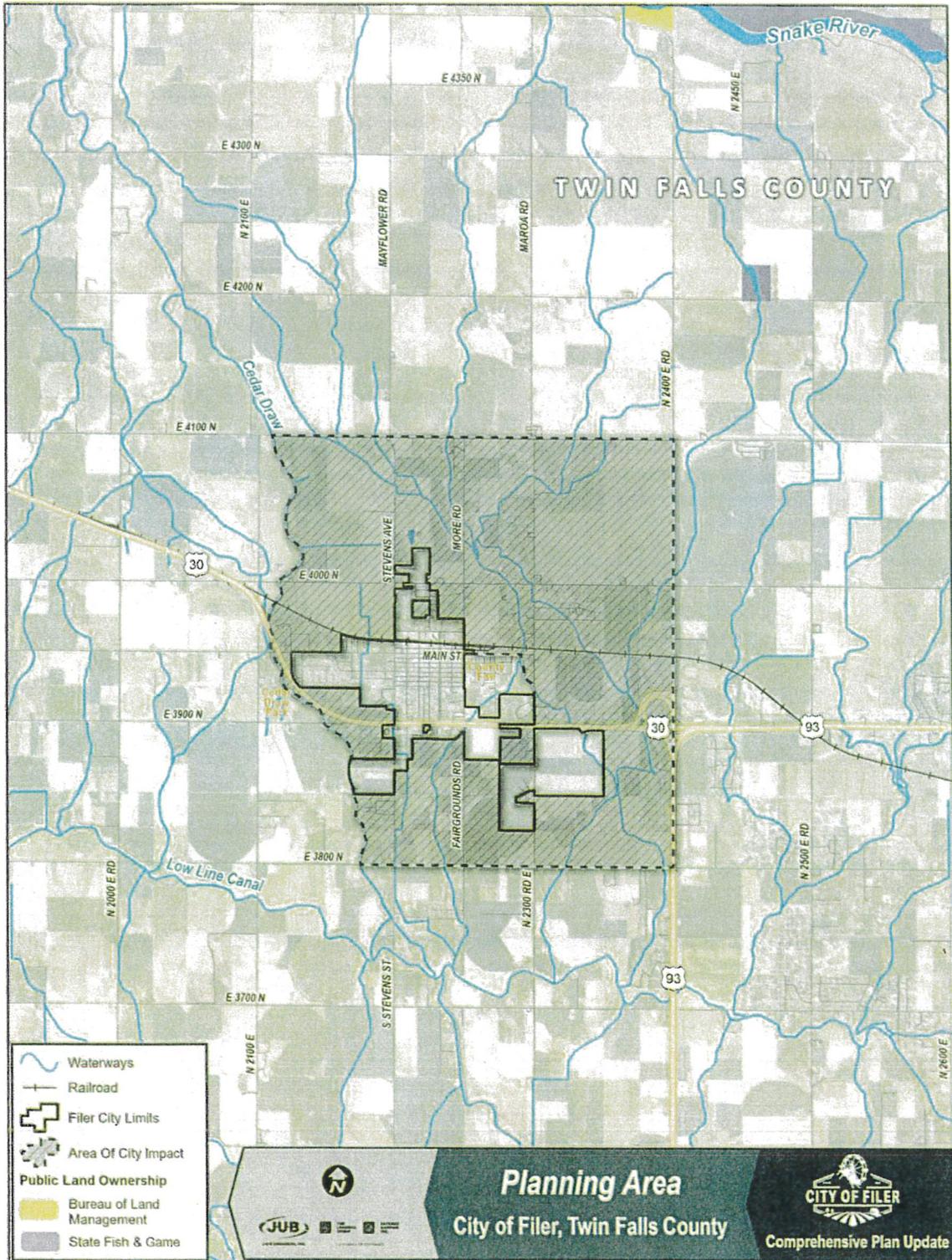
Public Involvement

The City of Filer’s priority was to involve the public from the outset of the planning process, ensuring residents had an opportunity to express their concerns and desires for the community. Continuous engagement throughout the planning process was crucial to ensure that ideas were discussed and considered by as many community representatives as possible.

APPENDIX A provides results of the various public involvement activities associated with the planning process.



FIGURE 1 - FILER CITY LIMITS AND AREA OF CITY IMPACT

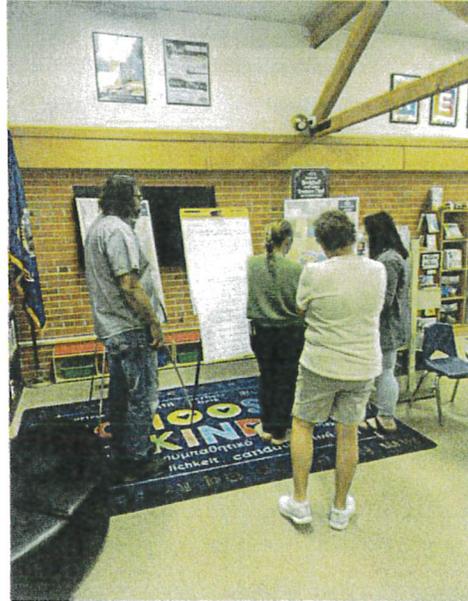


Specific methods used to achieve meaningful engagement included:

Community Planning Committee

Working closely with the planning consultants, the City formed a Community Planning Committee (CPC) ensuring various interests throughout the City would guide the planning process. The CPC met at key points throughout the process and received communication between meetings. Agendas and notes from these meetings may be found in [APPENDIX A](#).

The first CPC meeting occurred on March 12, 2024, at the Twin Falls County Fairgrounds. This meeting served as an introduction to the Comprehensive Plan, explaining its importance and the role of the CPC. Attendees participated in two activities: 1) review issue lists that were collected from the responders during the 2023 Twin Falls County Fair, and 2) discuss three maps (the existing Area of Impact, Downtown Filer, and Filer amenities). The members provided feedback and ideas on their vision for the City, as well as identifying areas best suited for different types of development.



Public Open House at Filer Library

The second CPC meeting occurred on June 25, 2024, at the HB Realty Office. The goal of this meeting was to review the results from the April survey (see below). These results were shared with the committee to review and were posted to the City's website for the public to see. The activity during this meeting consisted of CPC members working in three groups to discuss Existing Conditions, Goals, Objectives and Strategies, and the FLUM. The final CPC meeting occurred on November 6, 2024, at the City Council Chambers in Filer City Hall. The intent of this meeting was to review the summary on the September Open House, this included review of the Goals, Objectives and Strategies, the FLUM and transportation.

Website and Online Public Surveys

Two public surveys were conducted: one in April 2024 and the second in January 2025. The first survey aimed to identify the community's primary concerns and received 197 responses, providing initial insights into the citizens' main issues. These responses were analyzed and used to prepare goals and strategies for review and consideration by the CPC.

The second survey was conducted to gather feedback on the draft Future Land Use Map (FLUM) and key strategies. It ran from January 18 to February 18, 2025, and received 135 responses. These responses highlighted the highest priority strategies and suggested possible changes to the FLUM. The surveys and their results are detailed in [APPENDIX A](#).

Public Open House

On September 24, 2024, an open house was held at the Filer Public Library from 4:00-7:00pm. The interactive event aimed to gather feedback from residents on Comprehensive Plan Goals, Objectives and Strategies, fostering ongoing dialogue with residents, stakeholders, and other interested parties. Over 30 members of the community were in attendance. The event was widely publicized by the City and the library, on the project website, social media and the annual Twin Falls County Fair.

The Open House built upon the community survey conducted several months earlier. Participants were invited to provide feedback on Goals and Objectives, using star stickers to indicate agreement or prioritize certain strategies for the City. Participants could also leave comments on the draft FLUM. During the open house, 13 comments were submitted regarding the draft FLUM.

The Filer Transportation Master Plan was also discussed during the Open House. A map and comment station were dedicated to concerns related to transportation and areas for possible improvements. Full results from the open house can be found in [APPENDIX A](#).

Public Hearings

On May 9, 2025, the City website was updated to include a Draft Plan for public review. On June 9 a workshop was hosted by the Mayor and City Council where the draft comprehensive plan was reviewed and discussed. This workshop provided an opportunity for the mayor, council and public to provide feedback/corrections before the public hearing. On July 7, 2025, the City Council held a public hearing to consider the Draft Plan. The Council voted unanimously to adopt the plan with minor modifications and approve Resolution number 6544.1.



B. RELATED PLANS

There are several related plans and programs that are considered in the local comprehensive planning process, including other comprehensive plans, specific facility or management plans and programs. Several of these plans are referenced here, including Filer Transportation Master Plan, Twin Falls County Comprehensive Plan, and Twin Falls County All-Hazards Mitigation Plan.

Twin Falls County is preparing amendments to the AOI boundaries at the time of the writing of this document. Therefore, amendments to the maps presented herein may be anticipated before the end of 2025.

FILER TRANSPORTATION MASTER PLAN 2025

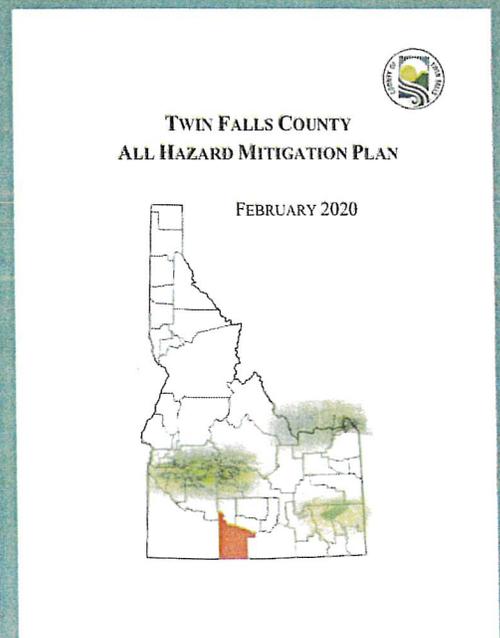
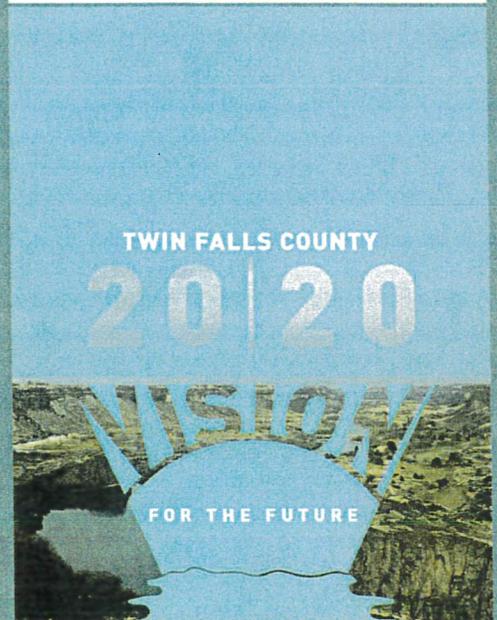
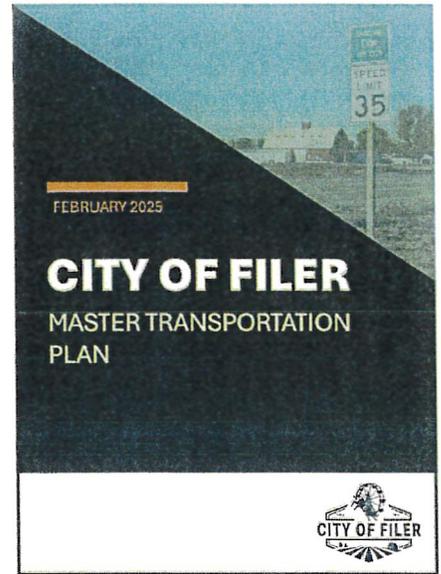
Provides an analysis of the existing transportation system and outlines projects, policies, and programs to meet both the current and future needs of the community. Guided by public input, this plan was prepared with City to focus and guide transportation solutions. Public involvement for this plan included survey results from the Comprehensive Plan update.

TWIN FALLS COUNTY COMPREHENSIVE PLAN 2020

Integrates the opinions of residents into a document that outlines how the County should grow and develop. This plan provided an abundance of information for the new Filer comprehensive plan. The county plan discusses shared history and setting and provides recent views and feedback from the county population. The City of Filer was included in the Twin Falls County comprehensive plan along with other cities in Twin Falls County.

TWIN FALLS COUNTY ALL-HAZARD MITIGATION PLAN 2020

Identifies the county's hazards, understand the vulnerabilities to those hazards, and craft solutions that, if implemented, will significantly reduce threats to life and property. This plan provided details for the hazardous areas and other sections of this plan. Items that were analyzed from this plan were drought, fire, weeds, canals and flooding.



C. How to Read This Plan

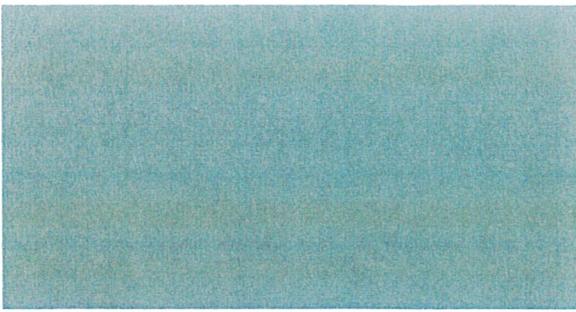
During the planning process, members of the community identified their priority concerns, and those led to the development of three goals:

- Environmental: Grow sustainably, while preserving natural resources and amenities, and addressing public health and safety concerns.
- Place: Support a vibrant community by encouraging diverse land uses, friendly neighborhoods, an authentic historic downtown, and safe connections for all.
- Community: Provide excellent public services and facilities to support a community for all ages.

Each of those goals has been assigned a chapter, and each chapter addresses a series of plan components required under Idaho Code Section 67-6508, as highlighted in the following chapter descriptions:

- Chapter 1 (Introduction) begins with the purpose of the plan, the public involvement process and related plans reviewed in the development of the Comprehensive Plan.
- Chapter 2 (About Filer) describes the setting and brief history of the area, as well as information on the demographic composition of the City, population forecast and a short private property rights discussion.
- Chapter 3 (Environment) presents existing conditions and future trends for Natural Resources, Hazardous Areas and Agriculture.
- Chapter 4 (Place) presents existing conditions and future trends for Land Use and Transportation. Community Design and Housing are addressed as part of Land Use while Public Airports are discussed in Transportation.
- Chapter 5 (Community) presents existing conditions and future trends for Public Services, Facilities and Utilities, Recreation, Schools and related transportation, and Economic Development. There are no National Electric Transmission Corridors in the City of Filer. Special Areas and Sites are discussed as part of Economic Development.
- Chapter 6 (Implementation) provides a prioritized list of all strategies, assigning responsible entities and possible partners to each strategy to facilitate plan implementation.
- Appendices present supporting documents used throughout the plan.

In Chapters 3, 4 and 5, summarized information on existing conditions is presented in a section titled "Filer Present" (more information may also be found in the existing condition report and reference list included as **APPENDIX C**). Future trends are summarized in a section titled "Future Filer." These sections were guided by feedback received from the community throughout the public engagement process. Each chapter concludes with Goals, Objectives and Strategies, which are further detailed in Chapter 6 (Implementation) and organized by priority.



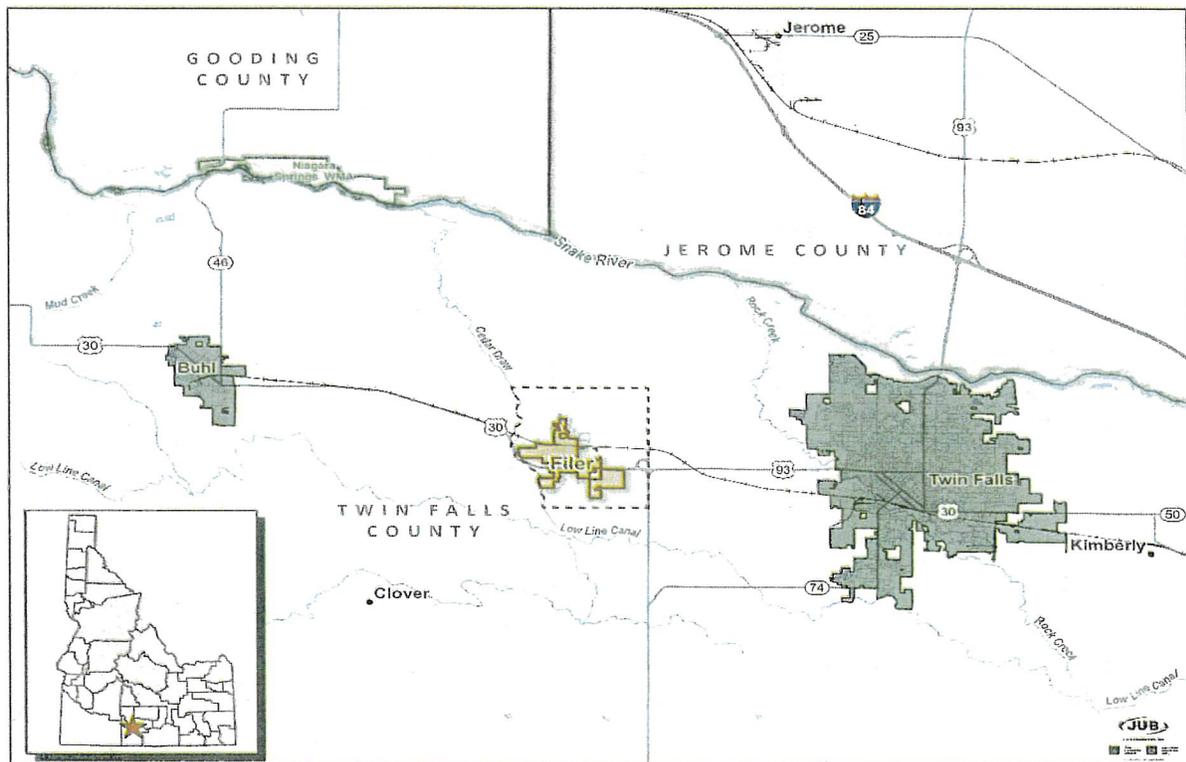
2. ABOUT FILER

The City of Filer is located just 7 miles west of the City of Twin Falls and is the fourth largest City in Twin Falls County with a population of approximately 3,000.



A. SETTING AND HISTORY

The City of Filer is situated in Twin Falls County in southern Idaho, west of the intersection of U.S. Highway 93 and U.S. Highway 30. Filer is beautifully sited on prime agricultural lands south of the mighty Snake River Canyon and east of the scenic Thousand Springs State Park, along the Thousand Springs Scenic Byway (Highway 30). Twin Falls is located about 8 miles east of Filer and offers a variety of amenities to Filer residents. The Nevada border is approximately 45 miles south of Filer and can be accessed using US-93.



Before the City of Filer was established in the Snake River Valley, the Shoshoni People, specifically the Nemme sosoni'ihnee'e (Shoshone Bannock) tribes, used the area for hunting and gathering. They called the sagebrush plains home long before settlers arrived.

In 1884, Ira Burton Perrine arrived in present-day Magic Valley. He found land at the bottom of the Snake River Canyon and started a successful cattle farm. Perrine realized he had access to water while those above him did not, leading him to envision a dam to bring water to the rim and a bridge for easy access across the canyon. He reached out to eastern investors Frank H. Buhl and Peter L. Kimberly to help make this vision a reality.

The 1894 Carey Act allowed private individuals to buy land at \$0.50 an acre from the government and \$35.00 an acre for water shares from the irrigation company. Under this act, Milner Dam was built and completed in 1905. The dam brought water throughout eight counties in southern Idaho,

transforming the landscape from high arid desert to productive farmland, earning the moniker "Magic Valley." This irrigation boom significantly contributed to the area's growth and agricultural prosperity.

In the mid-19th century, settlers started to arrive in present day Filer, enticed by the opportunity for land. In 1906, the Oregon Short Line railroad established a line to Filer which in turn made Filer a bustling hub for agriculture and marked the official founding of the City. The City was named after Walter G. Filer, the manager of the Twin Falls Water and Land Company. He came west as a mining engineer and surveyor who supervised the construction of the Milner Dam.

Throughout the 20th century, Filer was a placid community that retained its small-town character with an active industrial area on the rail line, a fine downtown area with a variety of commercial services, well-designed streets and modest homes. Filer remained anchored in the area's agricultural heritage, while benefitting by opportunities provided by being a near neighbor to the Magic Valley's largest City, Twin Falls. As Twin Falls has experienced growth, Filer has also grown. The dynamic development activity in the 21st century has increased the interest in residential development in Filer, thus increasing the demand for municipal services and community improvements.



Historic Filer Main Street

B. DEMOGRAPHICS

As of 2020, the population of Filer was 2,738 people with an average population increase of 1.17 per year, as shown in [TABLE 1](#). The median age in Filer is 30.2 which is slightly lower than the Idaho median age of 37.5. Almost 50% of the population are between the ages of 18 and 64, about 35% are under the age of 18, and the remaining 15% are older than 64. In Filer, 14.5% of the population live in poverty, which is higher than the Idaho average of 10.7%.

Population forecasts have been prepared with the assumption that the average population increase will continue by 1.17%, thus arriving at an increase of approximately 1,000 people over the course of the next 20 years. Assuming the household size remains at 2.73, the number of housing units is expected to increase by approximately 366 by 2045.

TABLE 1 - HISTORIC AND FUTURE POPULATION

Historic Population			Population Forecast	
1990	2000	2010	2023	2045
1,575	1,783	2,508	2,951	3,813



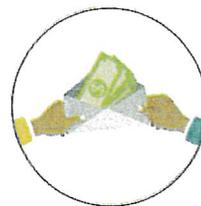
Median Age
30.2



Total Households
1,014



Average Persons per Household
2.73



Median Income
\$48,559



Unemployment
3.2%

Median Household 2020

- The 2020 census states 2,738 people call Filer home. The median household income is \$48,559 which is significantly lower compared to Idaho median household income of \$74,636. Filer has an average Household size of 2.8 which is slightly higher than Idaho's 2.66 persons per household.

Race and Ethnicity 2020

- White: 2419
- Hispanic/Latino: 309
- Other races and ethnicities: 48

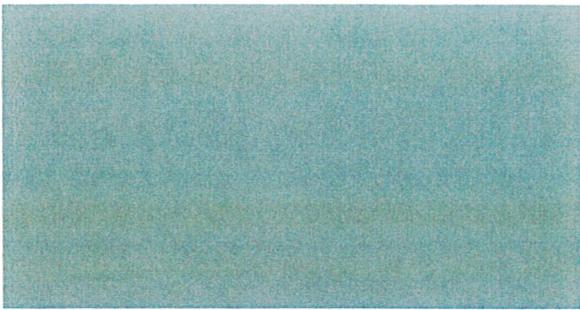
Projected 2045 Total Additional Households: 306

Filer residents work in a broad range of industries, however nearly a quarter (21.9%) of the population (21.9%) work in education, health care, or social assistance. While agriculture is an important part of the local economy, about 8.8% of Filer residents work in agriculture, forestry, fishing/hunting, or mining.

C. PRIVATE PROPERTY RIGHTS

The City of Filer respects the private property rights of its citizens and will continue to review policies and land use applications to ensure compliance with state regulatory taking guidelines. As stated in the 2010 Comprehensive Plan, it is not the purpose of this plan to "expand or reduce the scope of private property protections provided in the state and federal constitutions."

This plan was prepared with the intent of protecting and otherwise avoiding negative impacts to private property rights. The plan itself is not regulatory in nature and should not "adversely impact values or create unnecessary technical limitations on the use of property." (Idaho Code Section 67-6508 (a)). This document does include recommendations regarding land use policies and programs, therefore, should regulations, restrictions or conditions ensue during the implementation of this plan, the Office of the Attorney General's checklist for private property rights should be consulted (see **APPENDIX B**).



3. ENVIRONMENT

Grow sustainably, while preserving natural resources and amenities, and addressing public health and safety concerns



The Environment chapter addresses plan components related to Natural Resources, Hazardous Areas, and Agriculture.

A. FILER PRESENT

NATURAL RESOURCES

Natural resources that are present in or near the City of Filer include the Cedar Draw, and various irrigation ditches. The City is situated in a largely agricultural area as many croplands and farm operations are located around the City. As with any agricultural community, soil, soil type, and access to water play significant roles in successful production. **FIGURE 2** depicts waterways within the AOI. While the Snake River Canyon is nearby, the City of Filer does not benefit directly from the proximity of this important natural resource.

The Cedar Draw Park, located just west of Filer, is the closest public use area with water amenities. It is the only recreational spot in Filer that is on the Thousand Springs Scenic Byway (State Highway 30). Known primarily as a rest area or picnic spot, the park includes a stream, mature trees and ancient boulders. It was built and maintained by the State when Highway 30 was constructed and was later sold by the State to Twin Falls County and the City of Filer. The County granted their interest in the park to the City of Filer in 2004 (City of Filer Comprehensive Plan, 2010). The City has closed the park since 2020 due to vandalism and maintenance costs.

HAZARDOUS AREAS

Being part of the Magic Valley, Filer is surrounded by agricultural land and irrigation canals. The irrigation canals are the life blood of the agricultural lifestyle of Filer. However, with canals come danger, as many of the existing canals and ditches are open. Filer received a medium overall hazard ranking in the flooding category of the Twin Falls County All-Hazards Mitigation Plan. Historical flooding has been seen on the highway and other street sections throughout the City.

Acute Hazards	Chronic Stressors
<ul style="list-style-type: none"> • Flooding • Extreme Heat • Wildfire • Extreme Cold • Infrastructure Failure 	<ul style="list-style-type: none"> • Erosion • Drought • Groundwater Threats • Aging Infrastructure • Poverty • Housing Instability

Highway 30 runs east to west through the southern portion of Filer. This road experiences high levels of vehicle, pedestrian, and bicycle traffic, particularly from students walking to and from nearby schools. Traffic hazards have been identified in several areas of the City, with intersections being a primary concern for citizens specifically the US-30/Stevens Ave. intersection. The City roads pose a problem for pedestrians due to insufficient street lighting, particularly in the downtown area.

Many areas of Idaho suffer from intense winds and droughts, and Filer is no exception. According to the Twin Falls County All-Hazards Mitigation Plan, Filer has a High overall hazard ranking for both drought and Severe Weather Hazard Evaluation (extreme heat, extreme cold, lightning, hail, straight line wind, tornado, and winter storm). Due to the area's dry conditions, wildfires are also a significant concern, with the City having a high wildfire hazard ranking.

AGRICULTURE

Agriculture is a primary economic base for Twin Falls County. It is important to preserve productive lands for agricultural purposes by identifying farmlands lying in those incorporated portions of the County not likely to undergo intensive urban development (refer to [Figure 2](#)).

While the agricultural workforce within Filer’s city limits represents a small portion of the overall workforce, Filer remains an agricultural hub with numerous farms in the surrounding area. According to census data, the agricultural workforce has declined from 89 workers in 2020 to an estimated 35 in 2023.



Filer Fairgrounds building

The University of Idaho, College of Natural Resources Policy Analysis Group, evaluated Filer for its degree of natural resource dependency. The City was identified as an "Agriculture Only" dependent community. (Source: *Multi-Jurisdictional All Hazard Mitigation Plan*)

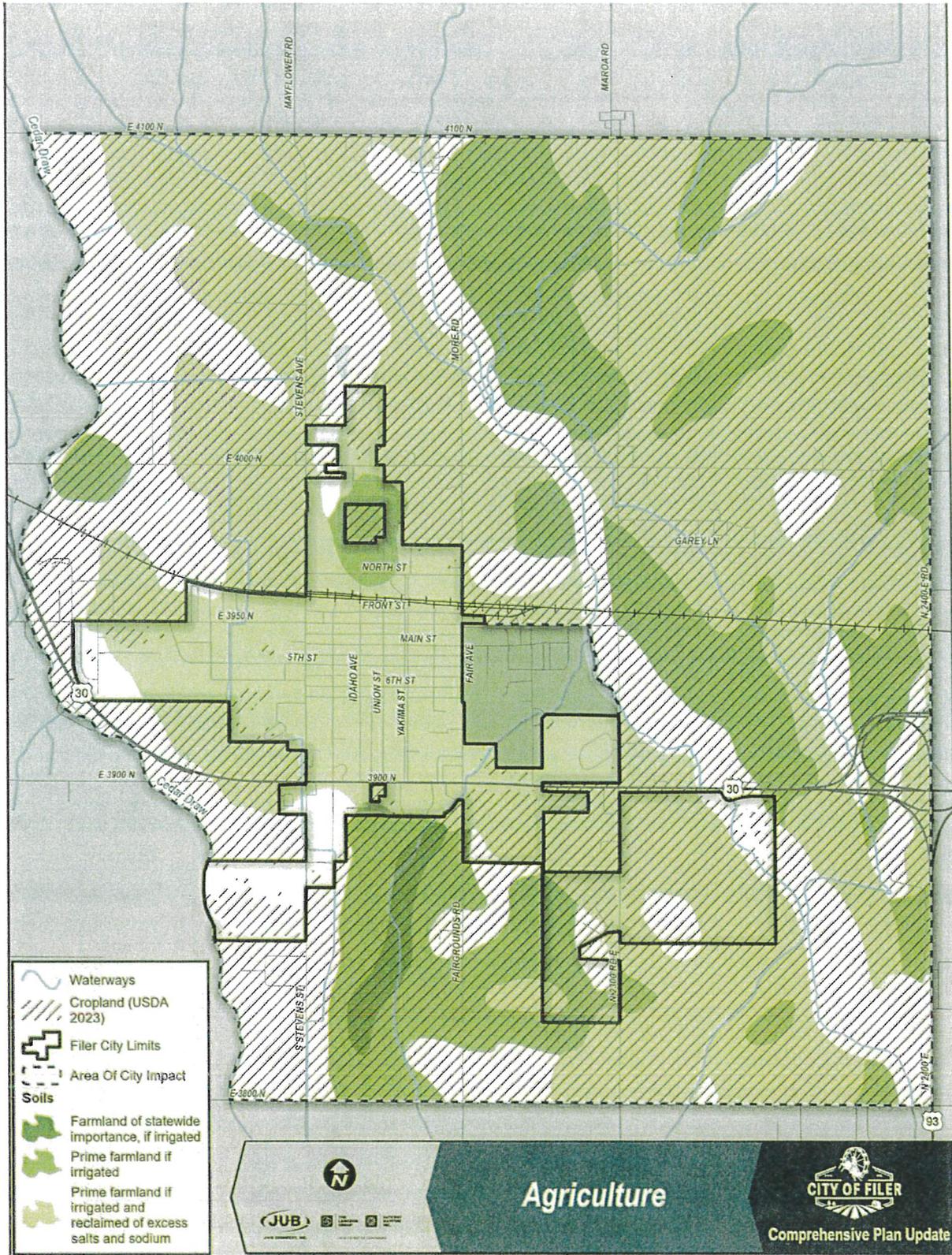
Although there are few farms within the city limits, the AOI outside the city limits is predominantly farmland. Over the past 10 years, croplands have slightly increased both within the city limits and the AOI. According to the USDA Agriculture Census, the top crops in Twin Falls County include forage, corn for silage, barley and wheat for grain, and dry edible beans. There is one cattle farm just inside the northern boundary of the AOI, however, there are no dairies or confined animal feeding operations within the Impact Area.

The Twin Falls County Fair is an important event for the farming community that is held every summer, welcoming thousands of people to Filer. Although the fair is located on Twin Falls County land, it is surrounded by Filer to the south and west. The fairgrounds are a large source of pride for the community and have been part of Filer’s history since its first opening on September 20, 1916. The site consists of parking areas, buildings for exhibitions and meetings, as well as agricultural outbuildings dedicated to care and demonstration of animal husbandry, throughout the year.



Main Street Community Garden

FIGURE 2 - AGRICULTURE MAP



B. FILER FUTURE

Agricultural lands and other natural resources are integral to the local economy and quality of life. Careful management of these resources is essential. During the planning process, public comments strongly favored preserving and celebrating the local agricultural heritage, ensuring that development did not encroach on prime farmland. Agricultural lands offer valuable open space and contribute to the City's visual identity along its edges. Additionally, as the host of the Twin Falls County Fair, Filer will continue to be a key venue for celebrating agricultural excellence.

The City of Filer will continue to participate in the Twin Falls County Multi-Jurisdictional Hazard Mitigation Planning, particularly given the high wildfire rating. Wildfire fuel reduction and wildfire preparedness are key to mitigating future hazardous events.

Community members also discussed other hazards, such as safety on City streets and Highway 30, particularly for school-age children, and waste disposal. They emphasized the need for enhanced code enforcement to keep yards free of debris and unsightly storage, along with more waste disposal options, including recycling. Water quality was another concern raised by the public, with worries that new development, especially if not connected to urban services, would negatively impact water quality for Filer residents.

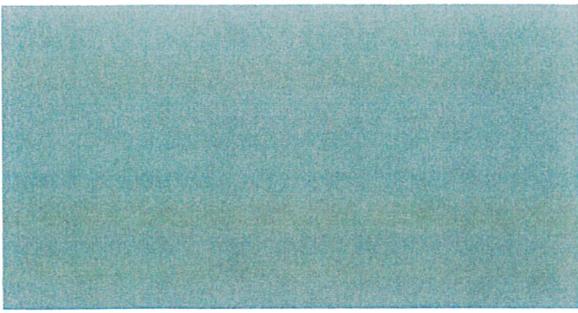
Agricultural creeks and irrigation corridors provide opportunities for flood protection and habitat for wildlife. Other natural resources such as the Cedar Draw, the Thousand Springs Scenic Byway, and nearby Snake River, may provide an important link to economic development opportunities. Agritourism activity is a burgeoning economic sector, and Filer is well positioned to join statewide efforts to enhance local economies in this way. However, the City is endeavoring to sell the Cedar Draw Park as it sits outside city limits and has proven costly to maintain.



Corn fields near Filer

C. GOAL, OBJECTIVES, AND STRATEGIES

Environmental GOAL: Grow sustainably, while preserving natural resources and amenities, and addressing public health and safety concerns	
Objective	Strategies
3.1: Ensure that new development supports agricultural uses	3.1.a Continue to support existing agricultural uses within the City and Area of City Impact.
	3.1.b Implement zoning that directs new development to areas that will minimize impacts to prime farmland.
	3.1.c Participate in Idaho Transportation planning efforts to ensure that their facilities are serving local as well as statewide travelers.
3.2: Protect Filer residents from natural and human induced hazards.	3.2.a Hire a code enforcement officer to enhance code enforcement for compliance with weed maintenance and yard storage requirements.
	3.2.b Implement improved street lighting on Main Street and Yakima Avenue.
	3.2.c Continue to participate in County Wide All Hazard Mitigation planning.
3.3: Ensure clean soil, water, and air to provide Filer residents with a superior quality of life.	3.3.a Explore recycling options for Filer residents, local business and public uses.
	3.3.b Continue to support existing agricultural uses within the City and Area of Impact.
	3.3.c Evaluate canals and ditches for potential floods or hazards.
	3.3.d Evaluate impacts of new developments on water quality.



4. PLACE

Support a vibrant community by encouraging diverse land uses, friendly neighborhoods, an authentic historic downtown, and safe connections for all.



The Place chapter addresses plan components related to Land Use and Transportation. Community Design and Housing are addressed as part of Land Use, while Public Airports are discussed in Transportation.

A. FILER PRESENT

LAND USE

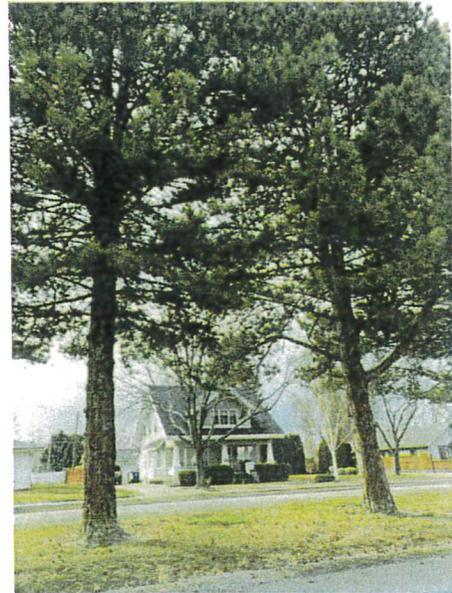
Within the City of Filer's approximately 1 square mile area, the predominant land use is single-family residential. Commercial and civic activities are centered on Main Street, Filer's historic core. This commercial hub is flanked by a traditional railroad-oriented industrial district to the north and older residential neighborhoods to the south. Highway 30, running east to west along the southern boundary, serves as the main commercial corridor. Schools and public spaces, including the County Fairgrounds and City parks, are located around the town center. The City's wastewater treatment facility is situated in the northwest, while the water treatment facility is centrally located. Agricultural lands are found within and along the edges of the city limits. Beyond the city limits, but within the AOI, agricultural lands dominate, particularly along Highway 93.

The *Filer Comprehensive Plan and Area of City Impact*, adopted in 2010, identified suitable land use areas for that period. The map created at that time was also utilized as the zoning map. To comply with Idaho's Local Land Use Planning Act, this plan includes a new Future Land Use Map (FLUM). This map will be implemented through a separately adopted zoning map to ensure that zoning aligns with the comprehensive plan.

Twin Falls County processes all zoning applications outside city limits in accordance with the County Code. The City and County coordinate on applications that may affect the City, due to proximity to City services or potential impact to City residents. The City of Filer currently has one planning and zoning manager but does not have a Planning and Zoning Commission. The City Council conducts public hearings for applications as required in the Filer City Code.

The City Code provides for the following zoning districts:

- Agricultural District (A) is intended to retain the economic base that identifies Twin Falls County by preserving the good productive lands for agricultural purposes by identifying farmlands lying in those incorporated portions of the County not likely to undergo intensive urban development.
- Residential Agricultural District (R-A) is intended to provide areas for low density residential development and continuation of farm uses where compatible with each other. It is appropriate to be applied to areas which have, by nature of use and land division activity, already begun a conversion from rural to urban use. This district is suitable in the rural-urban fringe areas where public facilities and services will be necessary before urbanization occurs, and in rural land with marginal suitability for agricultural production.

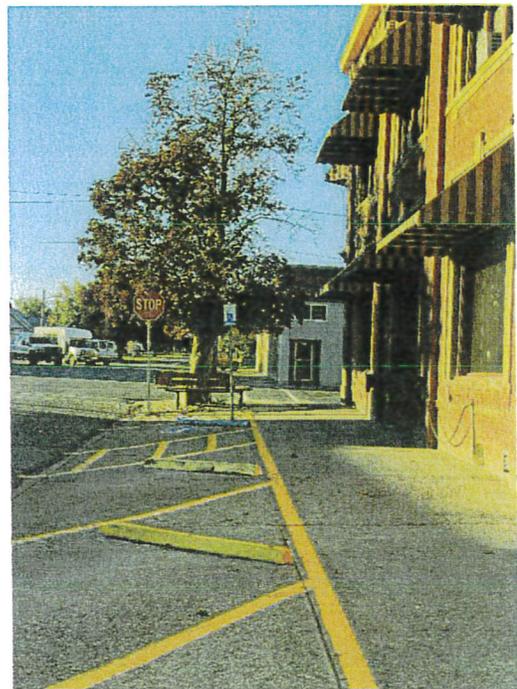


Single Family Residence on Yakima Ave

- R-1 Residential Single Household District (R-1) is intended to promote and preserve residential development and to provide a low-density residential environment to allow ample space for personal privacy, private open space and free from encroachment by commercial and industrial activities. The principal land use is single family dwellings and incidental or accessory uses. Centralized water and sewer facilities are required for lots under one acre.
- General Business District (C-1) intended to provide a range of commercial activities, from large retail stores to small specialty shops with residential opportunities that allow a work-live option.
- Industrial District (M-1) intended to provide industrial users ample room in the City to develop and expand without encroachment by noncompatible uses.

The Filer City Code includes design and development standards within the zoning code. Although the City code references a Design Review Committee, there is currently no active committee. In lieu of a Design Review Committee, the staff administrator (in consultation with the City Engineer, as needed) makes decisions based on criteria established in 10-2-3 of City Code, and the Commission may approve or deny designs that meet the criteria in 9-19-3. However, there are no specific processes for design review or special design guidelines.

Over the past decade, building permits have fluctuated, with an initial rise followed by a decline. In 2020 and 2021, the U.S. saw a migration of people from urban centers to rural communities due to the pandemic and the rise of remote work opportunities. Filer experienced this trend, as evidenced by the number of permits issued in 2021 (refer to [TABLE 2](#)). These permits may include approvals for minor improvements, such as re-roofing, as well as new residential construction or tenant improvements for commercial properties.



East Side City Hall looking south to Main Street

TABLE 2 - BUILDING PERMITS

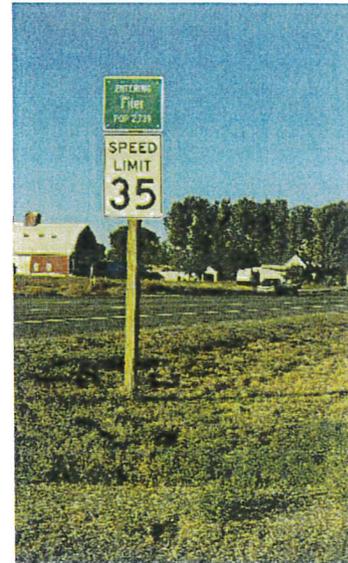
2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
41	44	39	49	54	36	60	82	46	52	19

Data from the 2020 Census indicates that Filer has 1,003 occupied household units and 64 unoccupied units. Of the units occupied, about 75% of them are owner-occupied. Furthermore, the census confirms that more than 80% of residential structures in Filer are intended for single family occupancy.

TRANSPORTATION

Filer’s roadway system is typical of many small towns across the State, comprised of one minor arterial, a few collectors, and local roadways. State Highway 30 serves as the town’s primary commercial street and is classified as a minor arterial. Unlike many other Idaho towns, the State Highway does not run through the center of town but instead is located about half a mile south of Main Street.

The City of Filer maintains all roadway facilities within city limits, while Filer Highway District maintains all roadways adjacent to city limits within the County, except for State Highway 30, which is owned by Idaho Transportation Department (ITD). [FIGURE 3](#) shows the transportation network within Filer city limits. The City’s Transportation Master Plan is undergoing an update and will outline existing conditions and capital projects as well as strategies and funding mechanisms to successfully implement projects.



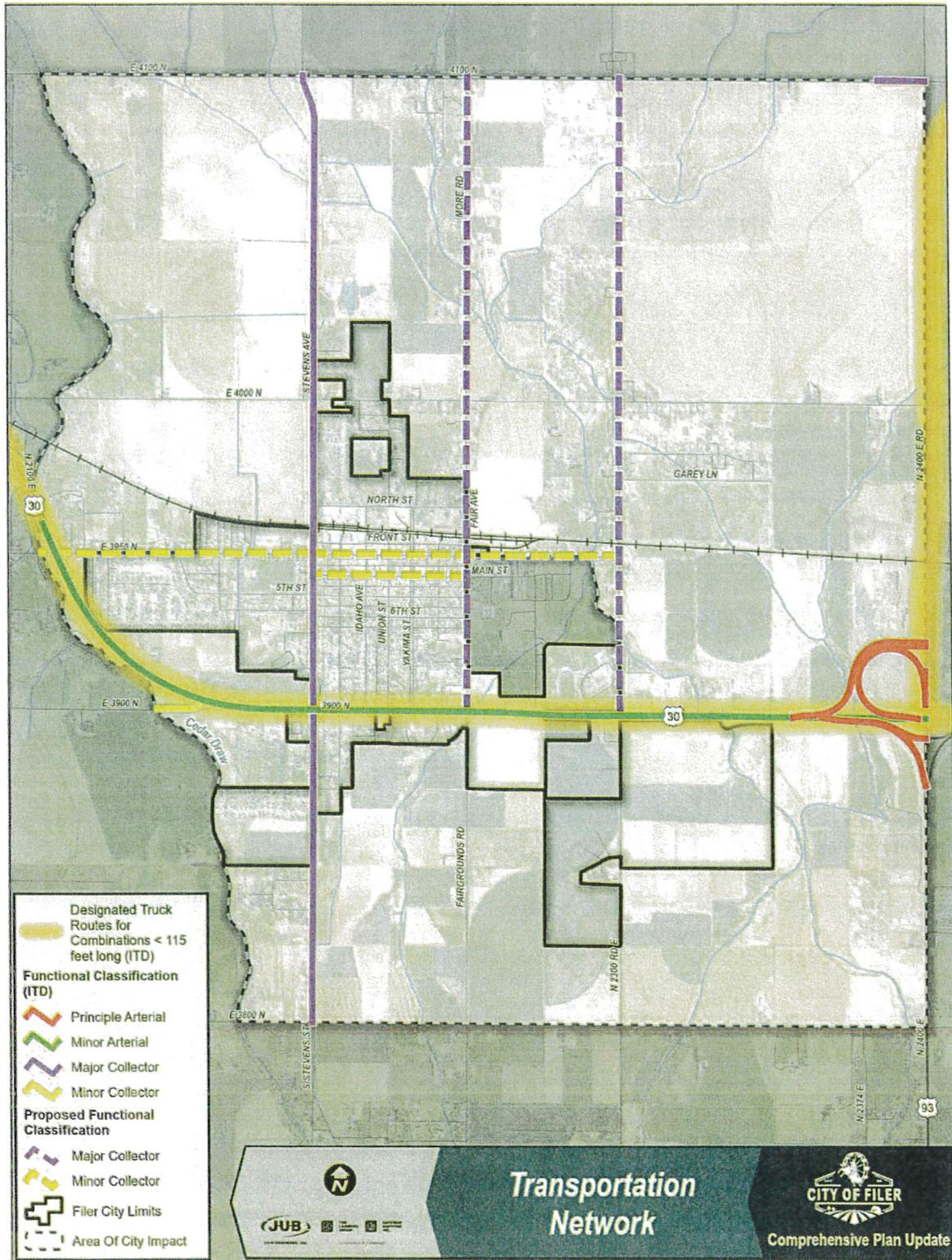
Filer has a rail line that runs east to west along the northern boundary of the city limits. The Eastern Idaho rail line runs through the City of Filer and provides connections to nearby cities such as Twin Falls and Buhl. Designated truck routes are State Highways 30 and 93.

Filer does not have an airport within its city limits, but the Magic Valley Regional Airport is located in nearby Twin Falls. The nearest major commercial airport is approximately 125 miles northwest of Filer, located in Boise, Idaho.



Main Street, 2024

FIGURE 3 - TRANSPORTATION NETWORK



B. FILER FUTURE

The Comprehensive Plan, adopted in 2010, identified suitable land use areas for that time, and the prepared land use map was also used as the zoning map. To comply with Idaho's Local Land Use Planning Act, a new Future Land Use Map (FLUM) was created with community input during the preparation of this plan. This FLUM will be implemented through a separately adopted zoning map.

In anticipation of a modest annual population increase (about 1,000 residents or about 306 new households in the next 20 years), the FLUM ([FIGURE 4](#)) has been prepared for areas within the city limits and the AOI. This map illustrates the anticipated types and distribution of land uses in the coming years, including slight densification of residential areas and an increase in commercial land areas. The land use categories detail the types and nature of development depicted on the FLUM ([TABLE 3](#)).

The land uses within city limits largely reflects existing development. During the planning process, the community highlighted the need for more diverse housing options to enable current residents to remain in the area with smaller, more convenient housing such as patio homes or apartments, whether owner-occupied or rental units. Higher density development near Highway 30 or adjacent to commercial areas could also be appealing for single residents or small families who choose to live in Filer and commute throughout the Magic Valley. To address the concerns related to housing diversity, a variety of residential densities have been created:

- Rural Residential 1 to 3 dwelling units per acre
- Residential Low 3 -6 dwelling units per acre
- Residential Medium 6 – 10 dwelling units per acre
- Residential High 10 or more dwelling units per acre

To properly implement the plan, the zoning code will be revised to account for this array of densities, replacing the one residential zone with three. Any proposed amendments to the City Code will be reviewed by the public and considered for adoption by the City Council.

During the planning process, comments were received regarding City processes. As the City grows the reinstatement of a planning and zoning commission may be appropriate. Upgrades to City permit processes using digital applications may also be desirable.



Filer Public Library

The community expressed a strong desire to enhance the downtown area by making it more walkable through sidewalk and street improvements, and by renovating historic buildings to attract new commercial and residential tenants. Additionally, the lack of maintenance and upkeep of private and public properties, along with vacant buildings, was cited as a reason for not frequenting the downtown area. Furthermore, downtown property owners indicated that the street, gutters, and sidewalks need substantial improvements to address drainage concerns.

However, with the Senior Center, Library, Post Office and City Hall all on Main Street, the community is eager to support improvements to the historic center, particularly if it results in more shopping and dining alternatives. The proximity of downtown to the fairgrounds and the entry along Yakima Avenue from Highway 30 provide the framework for a vital community center. To address these concerns and provide a framework for future public investment and private sector support, the FLUM depicts an expanded downtown area or Central Business District.

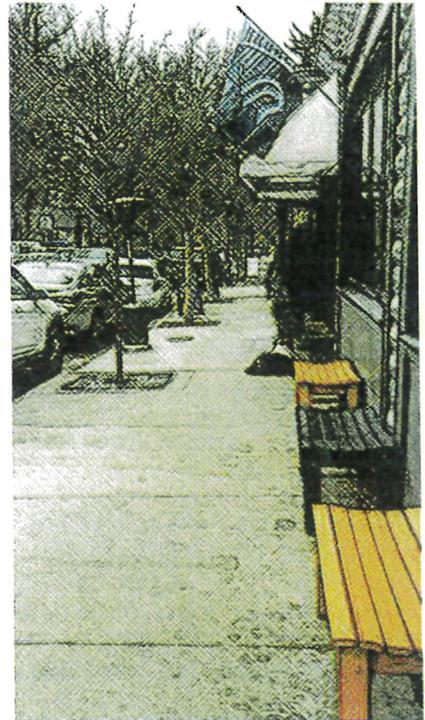
To implement this, an overlay district (depicted on [FIGURE 4](#)) should be established to accommodate cottage businesses, offices, and cafes within structures located south of Main Street. The overlay also extends north to encompass possible areas for redevelopment within the traditional industrial area. A master plan or downtown revitalization plan is recommended, to coordinate all actions related to the area, including transportation and economic development strategies.

Commercial areas on Highway 30 have also been added and more highway-centered businesses requiring more square footage and surface parking would be encouraged to locate in that vicinity.

Future growth is also visualized within the AOI, although the County retains planning and zoning authority over these areas. The City considers the FLUM as a guide to future development outside city limits. For the most part, the land use designations are suitable for agriculture and agricultural-related businesses, except for a large acreage at the Highway 93 intersection. As annexation requests are received adjacent to city limits, they will be evaluated to ensure that adequate public services and facilities are available, and that any new development is compatible with the surrounding urban uses.

The dynamics of housing in Filer are largely impacted by activity in surrounding communities. While this plan provides for more density overall that will not necessarily resolve all local housing concerns (availability, production, affordability, assistance etc.), the City should collaborate with Twin Falls County regarding this complex issue and consider reaching out to the Twin Falls Housing Authority. As Filer anticipates approximately 300 new households in the next 20 years, collaboration with the County and neighboring cities on their expectations is prudent.

The City of Filer has outlined future transportation projects and/or capital projects within the City's Master Transportation Plan. The Master Transportation Plan identifies future projects for various modes of transportation, in addition to vehicular improvements. Concerns raised frequently during the planning process related to school crossings and safety on Highway 30 are also addressed in the Master Transportation Plan.



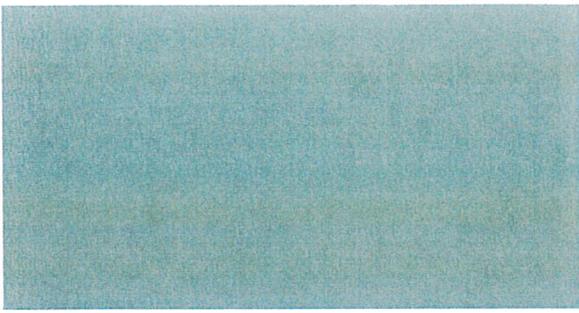
Potential downtown streetscape improvement

TABLE 3 - LAND USE DESCRIPTIONS

Agriculture	Commercial General
<p>Areas outside city limits but inside the Area of Impact that are designated for farming and agricultural activities.</p>	<p>Areas adjacent to major transportation corridors, that provide for and encourage the grouping together of business, retail, public, quasi-public, and other related uses. These areas may include large retail enterprises, hospitality and entertainment use. Special permits, including Planned Unit Development (PUD) may be considered for more intense uses or to incorporate residential uses.</p>
Commercial Local	Industrial
<p>Areas in or near downtown or situated within or near residential areas, that encourage a more walkable commercial center and/or corridor. Businesses may include retail, office, and medical operations, restaurants and other uses that conveniently serve neighborhood areas.</p>	<p>Areas that encourage manufacturing, research facilities, and development such as warehousing, office industrial parks and distribution. Some incidental retail or wholesale activity may be expected. Industrial uses in these areas should be clean and free of hazardous or objectionable elements and should be operated entirely, within enclosed structures.</p>
Residential Rural	Residential Low
<p>Areas that allow for single family homes on large lots and a variety of agricultural uses, located further from the City center or within the Area of Impact. Density may range from 1-3 dwelling units per acre.</p>	<p>Areas for single family dwellings on a variety of lot sizes, located primarily in established neighborhoods and on town edges. Uses such as parks and places of worship may be allowed by special permit. PUDs may be considered for a combination of uses or increased density. Density may range from 3-6 dwelling units per acre.</p>
Residential Medium	Residential High
<p>Located adjacent to low density residential areas, these areas are intended for a mix of housing types, including small lot single family homes, duplexes, patio homes and townhouses. Density may range from 6-10 units per acre. Other uses may be considered, including places of worship, public assembly and care facilities as well as incidental commercial or office uses.</p>	<p>Areas adjacent to commercial land uses and major corridors, to encourage a mix of housing types, including duplexes and apartment buildings with density higher than 10 dwelling units per acre. This land use may also serve as a buffer for lower density residential areas. Other uses may be considered including public assembly and care facilities as well as incidental commercial or office uses.</p>
Public	
<p>Areas that are owned by government entities or intended principally for use by the public, including government offices, public safety buildings, schools, libraries, and post offices. Public areas often encourage recreation, education, community gathering spaces, and cultural amenities that contribute to the quality of life of residents. Areas specifically designated for parks and recreation facilities owned and/or operated by local government entities.</p>	

C. GOAL, OBJECTIVES, AND STRATEGIES

Place GOAL: Support a vibrant community by encouraging diverse land uses, friendly neighborhoods, an authentic historic downtown, and safe connections for all	
Objective	Strategies
4.1: Promote and encourage land uses that adequately serve residents and visitors.	4.1.a Amend the zoning code to implement the new comprehensive plan, including various residential zones (with a variety of lot sizes, dwelling types and densities), and design and development standards, and overlay districts.
	4.1.b Coordinate with Twin Falls County to establish a new Area of Impact.
	4.1.c Identify areas for infill development that are compatible with existing uses.
	4.1.d Evaluate opportunities for new public land uses (schools, government buildings, parks, trails) throughout the City.
	4.1.e Monitor building permit activity, as well as public usage of public utilities, to efficiently plan future extension of water and sewer facilities.
	4.1.f Collaborate with Twin Falls County on housing action planning to monitor potential opportunities to address community concerns.
	4.1.g Seek funding sources to implement the strategies within the Comprehensive Plan:
	4.1.h Explore option to reinstate a Planning and Zoning commission.
	4.1.i Provide incentives for residential units within the CBD, to develop above ground floor commercial spaces.
4.2: Provide an aesthetically pleasing community.	4.2.a Implement better street lighting and other improvements on Main Street and Yakima Avenue, to enhance walkability.
	4.2.b Connect pathways and sidewalks for cohesive and accessible walking routes and work collaboratively with developers to ensure adequate pathways and sidewalks occur as new development occurs.
	4.2.c Assess entry corridors and gateways for improvement and modifications.
	4.2.d Prepare a downtown revitalization plan, to implement the Comprehensive Plan.
	4.2.e Continue to enforce construction and design standards that preserve and enhance community integrity.
	4.2.f Develop uniform branding and signage policies.
	4.2.g Consider other appropriate zoning amendments to ensure new development supports an aesthetically pleasing environment.



5. COMMUNITY

Provide excellent public services and facilities to support a community of all ages.



The Community chapter addresses plan components related to Public Utilities, Services, and Facilities, Recreation, Schools and related transportation, and Economic Development. There are no National Electric Transmission Corridors in the City of Filer. Special Areas and Sites are discussed as part of Economic Development.

A. FILER PRESENT

Although the City is small, it still offers a full range of public utilities, services, and facilities. The City manages many of these services including water, sewer, and emergency response, but requires assistance for engineering and other public works services.

Water, Sewer and Waste

Water and sewer lines are presented on [FIGURE 5](#). The drinking water system consists of groundwater wells, an arsenic water treatment plant, storage tanks, pump stations, and a distribution system. The City of Filer staffs a Water Department that provides resources and programs to help conserve water, reduce pollution, and foster a sustainable water supply.

The City's wastewater system includes a collection system, Membrane Bioreactor (MBR) treatment plant, and reuse (land application) that serves approximately 2,800 people (mostly residential and commercial). They maintain all necessary permits including IPDES Permit (Non-Growing Season discharge to Cedar Draw) and Reuse Permit (Growing Season). At present, a new Wastewater Facilities Plan is being prepared to address new growth areas, issues related to the MBR Treatment Plant and plans for Reuse.

Other options for waste disposal are septic tanks on lands outside of city limits. The Southern Idaho Solid Waste (SISW) treatment site serves 7 counties – Blaine, Cassia, Gooding, Jerome, Lincoln, Minidoka, and Twin Falls Counties. They have 14 transfer stations throughout Southern Idaho including three in Twin Falls County.

Safety and Emergency Response

Filer has one police station located at 300 Main Street with a police department consisting of six full-time staff members and two volunteer reserve positions. The police department oversees the handling of all crimes in the City from major crimes to City code violations.

Filer currently does not have a fire department. Fire and rescue services are provided by the Filer Rural Fire Protection District. Fire and rescue services are provided for a 132-square-mile area and serve a population of about 8,000. The Fire/Rescue Division has an operating staff of 26 personnel that are all on "paid-on-call" status. The Fire Division operates with two Structure Engines, one Ladder Truck, one Urban Interface Structure Pumper, one Wild Land Engine, one Water Tender/Structure Engine, one Water Tender, one Rescue Structure Engine and two Command Vehicles.



Filer does not have medical facilities such as clinics or hospitals within city limits. Filer residents may utilize the medical facilities in Buhl to the west, or Twin Falls to the east.

Public Facilities and Communications

City Hall is located in the historic First National Bank building at 300 Main Street. The Mayor and four Council Members are elected and serve as uncompensated personnel. The City Council conducts bimonthly public meetings. City personnel include a City Clerk, City Treasurer, Utility Billing Clerk, and Planning and Zoning Administrator. Approximately 16 personnel work within the City Hall facility. While the number of employees has grown, the facility has not been upgraded in many years. The City Council chambers at the rear of the building is not large enough to conduct a sizeable public hearing.

The City of Filer has been served by a public library for a century. In 1988, the library moved from a small facility behind City Hall to its current location at 219 Main Street, a former lumber yard. The library director is a City employee, as are the director's 4 staff members. The library provides access to an array of books, historical records, widescreen television, internet access and several programs for children, teens, and young adults. The library hosts events and meetings within its facility throughout the year. City residents receive free library cards, while rural residents may purchase membership for fifteen dollars a year per household.

Filer is one of a few towns with its own telephone, high-speed internet, and broadband service provider, TruLeap Technologies. Filer has a U.S. Post office located at 413 Main Street.

RECREATION

Healthy life habits are promoted through recreational activities such as parks, pools, trails, and pathways. Areas designated for recreation are a way to bring citizens together to enjoy what Filer has to offer.

As development continues, the City has imposed requirements for future subdivision developments to provide pocket parks that can be utilized by the community. Currently, one additional park, Kiwanis Park, is proposed to be developed.

Filer Sports Recreation is a non-profit Recreation District that serves the community of Filer. They offer baseball, basketball, soccer, swimming lessons, football, and volleyball. The City of Filer has two parks: Community Park and Midway Park. Filer Swimming Pool is located within Filer Community Park along with facilities for tennis and other sports. The City of Filer previously had an RV park at Cedar Draw Park but is now closed.

Other recreational areas within the AOI include the Pebble Ponds Golf Course, a 9-hole Par 3 golf course, with a driving range, restaurant, bar and meeting venue. The Fairgrounds may also be considered an important recreation area with a large expanse of open space as well as venues for meetings and events. All parks are depicted on [FIGURE 6](#).

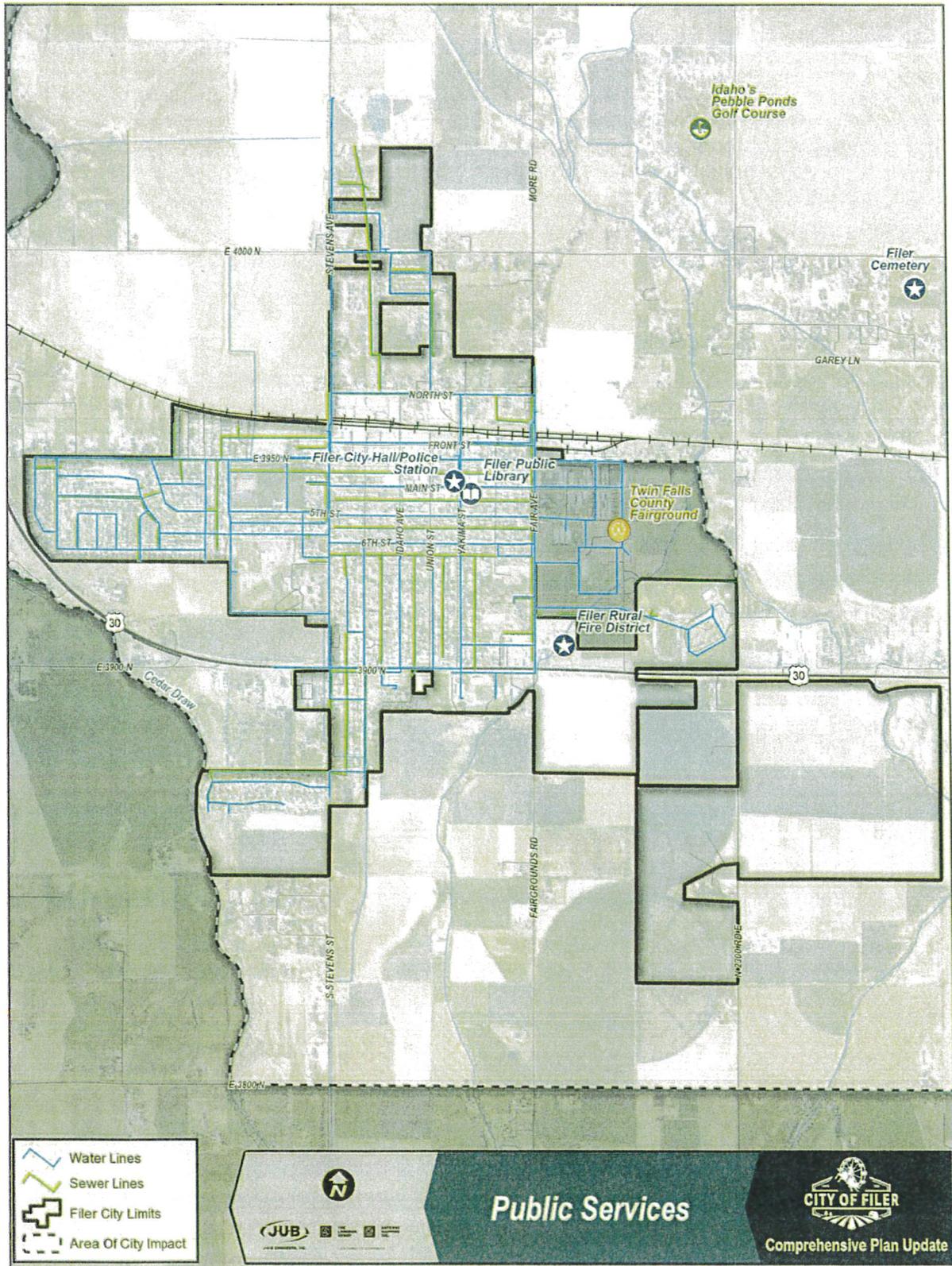


Filer Swimming Pool and Filer Community Park 5.99 Acres



Midway Park 7.8 Acres

FIGURE 5 - PUBLIC SERVICES MAP



SCHOOL FACILITIES & TRANSPORTATION

Filer is served by Filer School District 413, which includes five schools catering to students from kindergarten to 12th grade. Within the city limits are Filer Elementary School, Filer Intermediate School, Filer Middle School and Filer High School. Hollister Elementary School, while part of the Filer School District, is located in Hollister Idaho, approximately 16.5 miles south of the City (refer to [Figure 6](#)).



Filer High School and Filer Middle School are both situated along Highway 30, which poses significant safety risks for students walking home and young drivers accessing the high school. Additionally, parking within school zones is challenging. To ensure safe pick-up and drop-off for students, school access needs to be addressed. The Filer School District operates 17 buses, with an average daily ridership of 370 students. The buses accessing Filer Middle School via Highway 30 have created hazardous conditions for the traveling public, necessitating frequent use of flaggers and other

traffic control measures. An inventory of existing schools can be found in on [TABLE 4](#).

In the Filer school district, 3 schools are over their max enrollment numbers. With an approximate 1,541 students enrolled in Filer School District 413, services are strained. It is recommended that the City collaborates with the school district to evaluate the current school inventory and consider expansions or additions of new facilities.

Those seeking further education may attend College of Southern Idaho, a community college located in nearby Twin Falls, as well as Idaho State University in Pocatello, and Boise State University in Boise.

TABLE 4 - SCHOOL INVENTORY

Schools	Enrollment 2023	Max Enrollment	Address
Filer Elementary School,	406	360	700 Stevens Dr. Filer, ID 83328
Hollister Elementary School	49	120	2463 Contact Ave. Hollister, Idaho 83301
Filer Intermediate School	332	312	833 6th St W. Filer, ID 83328
Filer Middle School	266	260	299 Highway 30 Filer, ID 83328
Filer High School	488	520	3915 N Wildcat Way Filer, Idaho 83328

Source: National Center for Educational Statistics

ECONOMIC DEVELOPMENT

Filer has a range of business establishments within the City. Food and drink services, fueling and convenience stores, and industrial services, contribute to Filer's retail mix. As stated by the Chamber of Commerce website, Filer has approximately 460 businesses inside and outside its city limits (*Source: chamberofcommerce.com*).

Retail trade is the major employment sector in Filer, with numerous retail services available throughout the City. Construction and Manufacturing are the next largest employment sectors, and together, they provide more jobs than Retail Trade. These sectors collectively offer hundreds of jobs to the community.

Major Employment Sectors	Employees
Retail trade	544
Construction	392
Manufacturing	380
Educational services, health care and social assistance	377
Arts, entertainment, recreation, and accommodation and food services	288
Agriculture, forestry, fishing and hunting, and mining	230
Professional, scientific, and management, and administrative and waste management services	218

Source: data.census.gov

While not sited in the City of Filer, trout farms are a significant part of the local economy. Trout farms throughout the Magic Valley are fed by drainage tunnels that connect to the Snake River. Magic Valley Steelhead Hatchery, run by the State of Idaho, is located north of Filer's AOI.

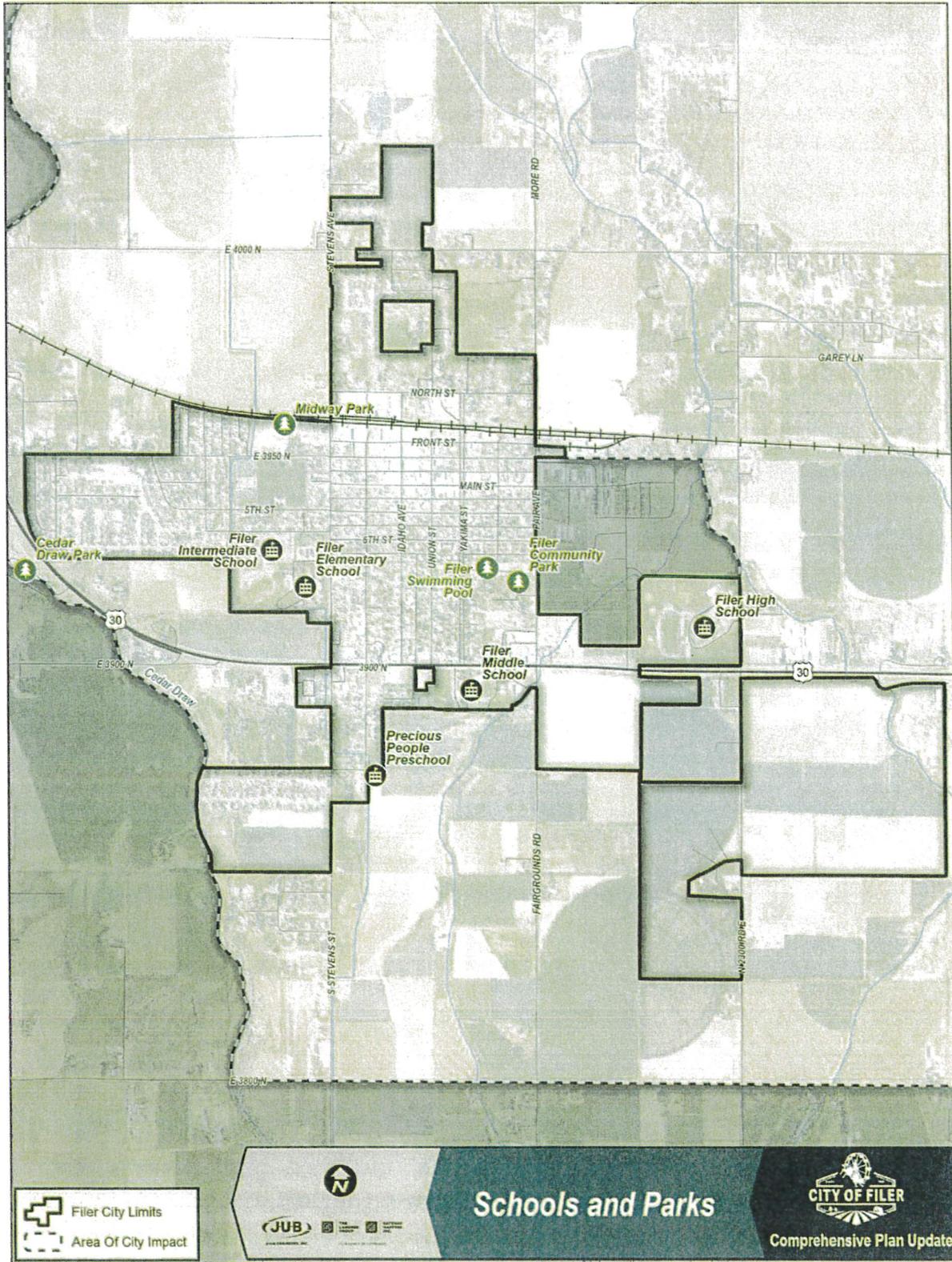
The Twin Falls County Fairgrounds provides many economic benefits to the City of Filer with yearly events such as the Fair, Rodeo, and other expositions and festivals. These events bring thousands of people into Filer; participants can also enjoy local amenities before and after the Fairground events.

The Fair typically runs for six days, starting in late August and ending in September, and offers a variety of attractions, including the Magic Valley Stampede PRCA Rodeo, which alone draws an average of 16,000 attendees over its three-day duration. The fairgrounds are equipped for RV enthusiasts with 80 spaces with full hook-ups (water, sewer, and 30- or 50-amp power) and 100 spaces with water and 30-amp power. When the Fair is not in session, the fairgrounds are used routinely for community events, expositions, and meetings of all sizes. The County Fair office is located on the fairground and includes 4 permanent staff members that administer the Fair and work with an appointed County Fair Board. Gordy's Highway 30 Music Fest is a four-day summer event that brings in all ages and raises funds for projects around the community.

Other historic properties exist in and around Filer including several buildings on Main Street that date from the early 20th Century. Some of the notable historic homes include the Lorain home north of the railroad tracks on Stevens Street and the Duquesne homes on the northeast and northwest corners of Stevens and Midway. Achille Duquesne also built the Elliot Building on Main Street. The Oddfellows Hall, built in 1908, is an icon situated on Main and Yakima Streets. The historic Idaho First National Bank is home to City Hall.

Southern Idaho: Success Starts Here "Filer Idaho" offers information for starting a business in Filer.

FIGURE 6 - SCHOOLS AND PARKS MAP



B. FUTURE FILER

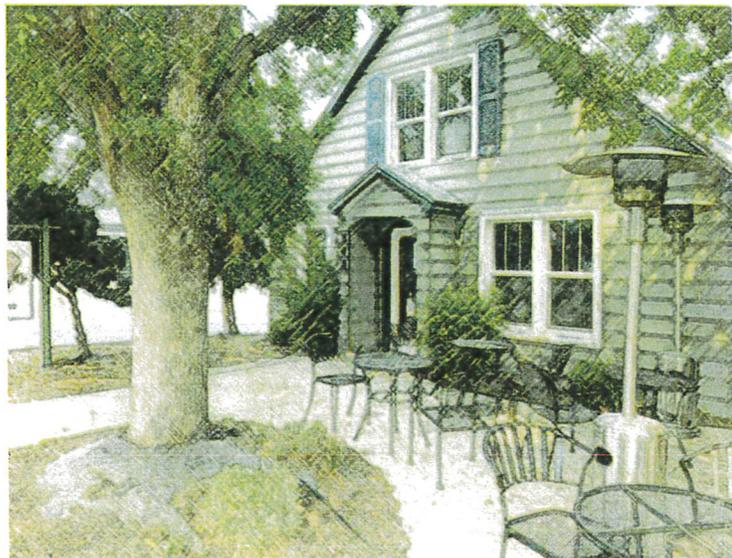
In anticipation of a modest annual increase in population (about 1,000 residents or about 306 new households in the next 20 years), the City of Filer is endeavoring to prepare to serve the existing and future population. The City is preparing a Wastewater Facilities plan that will address future needs as outlined in this plan. Developer improvements will open areas south of Highway 30 for developments to install and connect more easily to City services.

The City is outgrowing the City Hall facility and will be looking for opportunities to address the need for additional administrative offices and a more suitable public meeting area. Ideally, this investment would support the revitalization of the downtown area.

The City of Filer and the Recreation District will continue to collaborate on recreation improvements including adequate areas for the community to enjoy the outdoors. The principal concern expressed by the public was improved pedestrian facilities to link existing parks, school fields, and the Fairground facility. These concerns are addressed in the Transportation Master Plan, as well as in this document, and should be a priority for the City of Filer. Active recreation amenities such as a skate park, splash pad, or pickleball court, within an existing or future park, are still important to the community if funding permits and the City should continue to pursue opportunities to expand recreational services.

A new school is anticipated at the corner of Stevens and Highway 30, with principal access to Stevens. The Master Transportation Plan describes and presents options to address some of the school transportation safety issues.

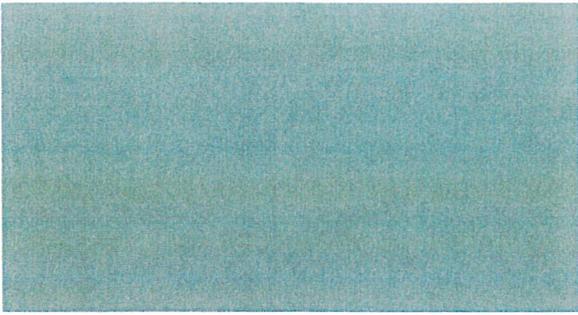
This plan recognizes the importance of renewed economic development efforts. The proposed FLUM designates adequate areas to generate sufficient tax revenues, to cover the annual costs of services for existing and proposed development. Furthermore, the objectives and strategies encourage fostering the unique opportunities associated with the Twin Falls County Fair and an intact historic downtown still complete with a full array of civic uses. A focused downtown revitalization plan would consider all elements necessary to achieve a successful destination for residents and visitors.



Options for businesses to locate on 5th street; converting residences to appropriate commercial uses

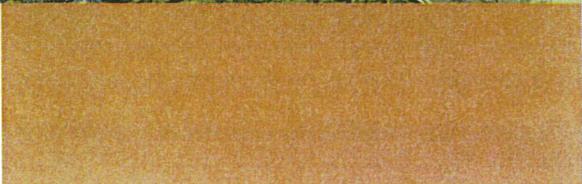
C. GOAL, OBJECTIVES, AND STRATEGIES

Community GOAL: Provide excellent public services and facilities to support a community for all ages.	
Objective	Strategies
5.1: Prioritize public spaces to support a clean and welcoming City.	5.1.a Identify improvements for public spaces that encourage community gathering.
	5.1.b Evaluate opportunities for active recreation amenities such as a skate park, splash pad or pickleball court, within an existing or future park.
5.2: Provide more community-based resources and amenities such as public event venues, parks, walk bike ability/connectivity, and recreation centers	5.2.a Evaluate existing parks to allow for possible off leash dog areas.
	5.2.b Expand existing pathways and parks to create a walking trail connecting Fairgrounds to Downtown and linking other parks and school sites.
	5.2.c Explore funding for a recreation center to provide additional services for all members of the community.
5.3: Revitalize the historic downtown to leverage its potential as a shopping, entertainment, and civic center.	5.3.a Establish a Central Business District with appropriate use regulations and development standards.
	5.3.b Seek regional grant monies to fund development of a downtown master plan, support existing businesses, and recruit new businesses.
	5.3.c Incorporate historic structures in future community planning projects (relocation of civic buildings and other improvements).
	5.3.d Identify areas surrounding downtown for future complementary expansion of commercial, office, and residential uses.
	5.3.e Collaborate with the Twin Falls County Historical Society to host events and provide education on the region's history.
	5.3.f Collaborate with the Twin Falls County Fair to optimize the proximity of Filer's downtown.
5.4: Support the Filer School District to providing accessible educational opportunities.	5.4.a Support planning and construction of a future public school.
	5.4.b Ensure that bus routes are serving all Filer students.



6. Implementation

This chapter presents the actions, programs and other methods to provide for the timely execution of the various plan components.



This chapter compiles all the strategies from the previous three chapters (actions, programs and other methods) prioritizes and assigns them to appropriate entities, to provide for the timely execution of the various plan components.

During the planning process, three goals were established for the future of Filer:

- Environmental: Grow sustainably, while preserving natural resources and amenities, and addressing public health and safety concerns.
- Place: Support a vibrant community by encouraging diverse land uses, friendly neighborhoods, an authentic historic downtown, and safe connections for all.
- Community: Provide excellent public services and facilities to support a community for all ages.

Objectives were identified for each of these goals and were also applied to the production of a Future Land Use Map. For each objective, a series of implementation strategies were developed, intended to provide a series of steps for City personnel to follow to achieve each objective. This chapter has captured those strategies and sorted them by priority.

Priorities are separated between high, medium, low, and continued collaboration, each with their own timeline.

- High Priority – immediate action within the next 1 to 3 years
- Medium Priority – follow up action to high priority items or 3-to-5-year target dates
- Low Priority – action items for beyond 5 years
- Continued Collaboration – strategies that are on-going

Leads and partners were designated to identify who will assume the responsibility to ensure that strategies are addressed, and progress is made on plan implementation.

Upon adoption, City personnel should commence a systematic program of review and engagement in completing each implementation strategy. Furthermore, an annual review of the plan should be conducted, with regular updates at 5-year increments.

Number	Strategy	Leads/Partners
High Priority		
3.1.a, 3.3.b	Continue to support existing agricultural uses within the City and Area of Impact.	P&Z
3.3.d	Evaluate impacts of new developments on water quality.	Public Works
5.1.a	Identify improvements for public spaces that encourage community gathering.	Developer
5.3.b	Seek regional grant monies to fund development of a downtown master plan, support existing businesses, and recruit new businesses.	P&Z
5.3.d	Identify areas surrounding downtown for future complementary expansion of commercial, office, and residential uses.	P & Z/City Council
4.1.a	Amend the zoning code to implement the new comprehensive plan, including various residential zones (with a variety of lot sizes, dwelling types and densities), and design and development standards, and overlay districts.	P&Z Admin
4.1.b	Coordinate with Twin Falls County to establish a new Area of Impact.	P&Z Admin
4.1.g	Seek funding sources to implement the strategies within the Comprehensive Plan.	City Council
4.2.d	Prepare a downtown revitalization plan, to implement the Comprehensive Plan.	P&Z/City Council
Medium Priority		
3.1.c	Participate in Idaho Transportation planning efforts to ensure that their facilities are serving local as well as statewide travelers.	City Council/ITD
3.3.c	Evaluate canals and ditches for potential flood or hazards.	TF Canal/City Council
5.2.b	Expand existing pathways and parks to create a walking trail connecting Fairgrounds to Downtown and linking other parks and school sites.	City Parks & Rec/Rec District
5.3.a	Establish a Central Business District with appropriate use regulations and development standards.	P&Z/City Council/ Developers & Businesses
5.4.a	Support planning and construction of a future public school.	School District
4.2.c	Assess entry corridors and gateways for improvement and modifications.	Public Works
4.2.a, 3.2.b	Implement better street lighting on Main Street and Yakima Avenue.	City Engineer
4.2.b	Connect pathways and sidewalks for cohesive and accessible walking routes and work collaboratively with developers to ensure adequate pathways and sidewalks occur as new development occurs.	Public Works/ Engineer
4.1.h	Explore option to reinstate a Planning and Zoning Commission.	City Council
4.1.i	Provide incentives for residential units within the CBD, to develop above ground floor commercial spaces.	P&Z/City Council

Low Priority		
3.1.b	Implement zoning that directs new development to areas that will minimize impacts to prime farmland.	City Council
3.2.a	Hire a code enforcement officer to enhance code enforcement for compliance with weed maintenance and yard storage requirements.	Code Enforcement Officer/Police
3.3.a	Explore recycling options for Filer residents, local business and public uses.	City Clerk
3.2.c	Continue to participate in County Wide All Hazard Mitigation planning.	County Office of Emergency Management
5.2.a	Evaluate existing parks to allow for possible off leash dog areas.	Parks & Rec
5.1.b	Evaluate opportunity for active recreation amenities such as a skate park, splash pad or pickleball court, within an existing or future park.	Parks & Rec
5.2.c	Explore funding for a recreation center to provide additional services for all members of the community.	Rec District
5.3.c	Incorporate historic structures in future community planning projects (relocation of civic buildings and other improvements).	Property Owners City
5.3.e	Collaborate with the Twin Falls County Historical Society to host events and provide education on the region's history.	Twin Falls Hist. Society
4.2.f	Develop uniform branding and signage policies.	P&Z/ Public Works
Continued Collaboration		
5.4.b	Ensure that bus routes are serving all Filer students.	School District
4.1.c	Identify areas for infill development that are compatible with existing uses	P&Z Admin
4.1.d	Evaluate opportunities for new public land uses (schools, government buildings, parks, trails) throughout the City.	CC
4.1.e	Monitor building permit activity as well as public usage of public utilities to efficiently plan future extension of water and sewer facilities.	Public Works
4.2.e	Continue to enforce construction and design standards that preserve and enhance community integrity.	P&Z
5.3.f	Collaborate with the Twin Falls County Fair to optimize the proximity of Filer's downtown.	P&Z
4.1.f	Collaborate with Twin Falls County on housing action planning to monitor potential opportunities to address community concerns.	P&Z
4.2.g	Consider other appropriate zoning amendments to ensure new development supports an aesthetically pleasing environment.	P&Z