



COMPREHENSIVE PLAN CITY OF HANSEN



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STATEMENT OF PURPOSE

The Comprehensive Plan will allow Hansen to implement the proper land use decisions concerning the type and quality of the services that will aid in the Community's continued growth and economic development.

The Comprehensive Plan is a document that can be used by Hansen to guide local Community decision-makers through a series of goals, and the plans and policies necessary to reach those goals. The plan will describe the present Community and the desired future growth using maps and statements. The plan sets forth steps established to reach the future goals for the Community. It also provides direction for land use regulations and other implementation methodologies.

Idaho Code requires the Comprehensive Plan to set forth specific elements. These elements are:

- Population
- Transportation
- Special Sites
- Natural Resources
- Hazardous Areas
- Recreation
- Economic Development
- Housing
- School Facilities
- Land Use
- Public Services
- Community Design
- Implementation

The Comprehensive Plan is to act as an effective guide for the implementation and development of methods to secure proper and maintainable growth while ensuring the goals desired by the Community.

HISTORY AND BACKGROUND

The plat of the original Hansen Townsite was recorded August 5, 1908, by the Hansen Townsite Company with William Focht as President and H.M. Downing as Secretary. The name was derived from a family living there when the town was formed.

Always a town with a quiet atmosphere, the population generally declined as mechanical equipment replaced workers who had previously been employed in the fields. In order to maintain the quiet atmosphere, no attempt has been made to capitalize on the vast amount of traffic that passes the City each day and in all seasons.

Hansen is in a semi-arid region of Idaho, characterized by relatively warm, dry summers and cool, dry winters. Precipitation average is 11 inches per year; annual average maximum temperature is 64° and the average annual minimum temperature is 30°.

The existing Comprehensive Plan has served the Community for 20 years. The City has been able to avoid the problems that unplanned growth has caused in other Communities in the area. The City of Hansen will see expansion and growth in the next 10 years due to Kimberly and Twin Falls growth rate.

GOALS AND POLICIES

The primary philosophy of the Comprehensive Plan is to provide a relaxed Community and maintain the small-town atmosphere that attracted so many of the current residents. Certain essentials of water, sewer, Police and Fire protection are required of any Community as well as separating residential, business, and agricultural pursuits for traffic separation, dust and odor control and peaceful living.

- The style of living is to be considered only to the extent necessary to achieve the intended goal.
- The areas adjacent to the Railroad and Highway 30 should continue to be considered for light industrial and commercial use.
- The City will act to encourage economic growth by attracting light industrial and commercial activities which will enhance the quality of life for the residents of the City and the surrounding Community.
- Further land use development should focus on single-family housing and multi-family housing, consistent with current residential areas. Any such development should not contribute to the increase in cost due to the expansion of City services to accommodate the growth. Special Use Permits to be issued for Multi-Home Units.
- Residential areas should be stabilized and zoned to allow flexibility for multi-family housing and allow the town Council to create expectations in appropriate circumstances.
- The City must act aggressively through zoning, building codes or ordinances, preserve and improve the aesthetic qualities of the City of Hansen and the surrounding area.
- Industrial areas should be zoned or regulated to encourage light industrial uses to better conform to the Community.
- Use of mobile homes or manufactured housing should be continued required compliance with appropriate codes.
- Although recognizing that the State of Idaho continues to lead the nation in growth, the City of Hansen will attempt to maintain the small-town atmosphere which its residents find important.

COMPREHENSIVE PLAN COMPONENTS

Population and Economics:

<u>1970</u>	<u>1990</u>	<u>2017</u>	<u>2020</u>
415	885	1279	1086

These figures are derived from service hook-ups and building permits. The City's goal is to have a slow, steady growth rate of approximately 2% per year. This will allow the City to make the necessary adjustments as the population and economy expand while still maintaining the small-town atmosphere which its residents prize.

School Facilities

The total enrollment in the Hansen schools, as of August 2024 there are 291 students. Kindergarten and Elementary: 162 students; Junior High: 44 students; High School: 85 students.

The Junior High and High School are located on Main Street and the Elementary School is in the Southwest part of the City.

The High School building was replaced in 1997. The Elementary was expanded and remodeled in 2008. Community Gymnasium was built in 2019 with funds from a private donor. Updated parking lot at Elementary and new parking lot at gymnasium was done in 2019 as well.

Economic Development

U.S. Highway 30 has attracted most of the retail activity with a retail business, U.S. Post Office, Artisan Labs, two restaurant/lounge, a Taco Truck, a Welding shop, a small Café and a Convenient store adjacent to the Highway.

The number of vacant sites along the Highway would indicate this be continued as an appropriate area for Commercial activities. It is the desire of the City to continue its current zoning policy of encouraging Commercial development along or near Highway 30 within the City limits and area of impact.

Main Street was extended North towards Hansen Estates and Rolling Hills park. The continued development of a Commercial and small business zone is encouraged along sections of Main Street and Highway 30. Hansen Planning and Zoning is also looking at Commercial expansion along Rock Creek Road.

Public Facilities and Services

1. Water System:

A 10-inch well was installed in City park. This original line was connected to a storage tank pressure and well through HUD grant in the early 1980's. A 12-inch well was later installed with a storage tank on Overland Avenue between Main Street and First Street East. The 12-inch well is used full-time and the other is used only in the Summer to help meet increased water demands. A fourth Well was also drilled in at Rolling Hills Park.

The distribution system in use is essentially the same as what was installed in 1940. A few of the original lines, which were in an advanced state of deterioration, were updated in 1974 and 1980. The water delivery system within the City does not have ample capacity. The City must now begin looking to develop new sources of water and increase storage capacity to allow future growth. A updated facility study will begin in 2024 to help the City become eligible to pursue future grants.

The system serves the entire Community, with individual users billed by the City. Residents in the outlying areas within the area of impact supply their own water through domestic wells.

2. Sewer System:

Prior to 1969, Hansen residents utilized individual disposal system consisting of septic tanks and drain fields. All these methods presented a definite health hazard due to the probate contamination of the underground water supplies. In July 1969, a current sewage system was completed with a collection system and storage lagoons.

A sewer treatment facility was completed September 1982, which replaced the lagoons. The treatment facility was financed by a grant from the Federal Government. The current system is running between 60% and 70% of capacity. The need to expand the City's sewage treatment system will depend on future growth.

3. Solid Waste:

The City of Hansen contract with Jacob's (OMI) for the disposal of solid waste.

4. Library:

The current Library located on Maple Avenue is funded through a Library District and is very adequate to meet the resident's needs.

5. Public Safety:

The City of Hansen contracts with Rock Creek Fire Department and contracts with Kimberly/Hansen Police Department. The Twin Falls County Sherriff's Department is available for assistance and backup.

6. Utilities:

Electrical power is supplied by Idaho Power Company. The City has an auxiliary power system available for the supply and distribution of water.

Natural gas is supplied by Intermountain Gas.

A backup generator is in place in the event of emergencies.

Hazardous Areas

Due to the variety of industrial and agricultural uses, some potentially hazardous sites exist within the City and the Area of Impact. These include railroad tracks, grain storage areas, industrial material, chemicals and fertilizer storage areas, various underground storage tanks, drain ponds, irrigation ditches and damaged or abandoned buildings. The City will, when necessary act to control the location or use of such areas. The City will formally or informally monitor potentially hazardous areas to assure the continued health of the human and natural environment within the City and Impact Area. The City of Hansen will, whenever possible work with industrial and agriculture to ensure that potentially hazardous areas are managed in such a way as to reduce the risk to residents.

Transportation

U.S. Highway 30 bisects the Northern one-third of the City and serves to attract Commercial and Industrial businesses.

County Road 3800 East (Rock Creek Road) is on the West side of the City limits and carries heavy traffic bound for South Hills, such as deer hunters, skiers, woodcutters, fishermen, campers, snowmobilers and recreational vehicles. This road also serves as a farm-to-market access road and as such has heavy traffic.

Northbound County Road 3800 East proceeds past U.S. Highway 30 to the junction of State Highway 50 to the Hansen Bridge and connects with Interstate 84.

A division of the Eastern Idaho Railroad traverse the City with spur trackage available for the grain elevators of the City, Dubois, and Reed Grain.

The City must take an aggressive stance to ensure its resident's safety along the main traffic paths as the expanding population of the surrounding area causes an increase in the use of these roads. The City will develop a plan to provide or obtain additional traffic control signs or signals along Highway 30 to reduce the risk of harm.

The City does have a designated truck route, Main Street, Overland Avenue and Walnut Avenue.

Developers must be able to bear a large portion of the costs of construction of new streets, sidewalks, and other improvements which would otherwise increase the burden on the City. This policy will assist in protecting the residents from funding the improvements and other expenses needed to meet further growth.

Land Use

The present City limits are well utilized, and additional expansion should be directed within the City limits, North of U.S. Highway 30 and East of Third Street East. Sewer, water and street facilities can be extended to those areas with a minimum of cost.

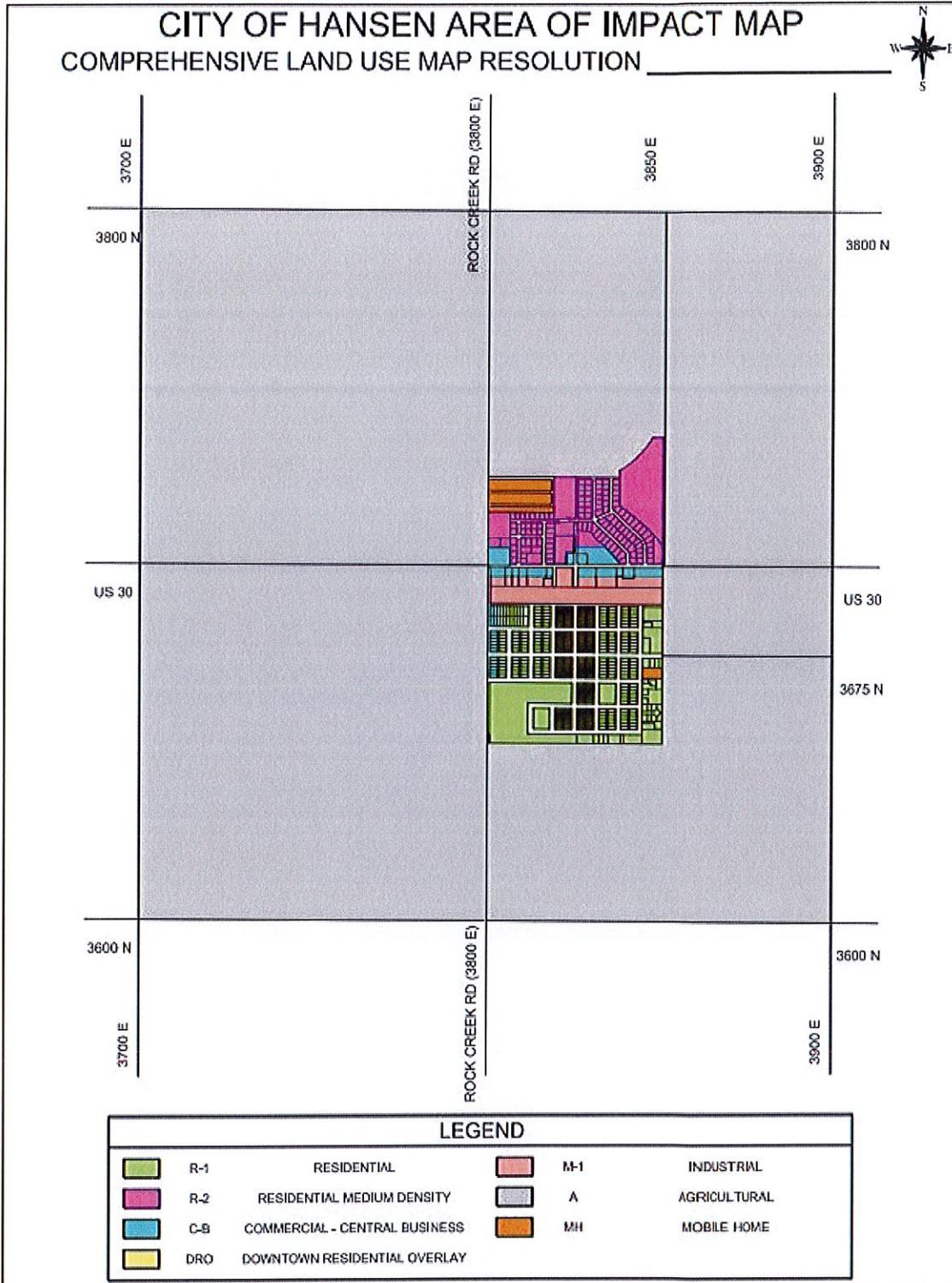
Currently, Commercial and Industrial uses are limited to the area bordering Main Street, Rock Creek Road, Highway 30 and Railroad. The City will maintain these areas for these uses. The City will still encourage light Industrial that matches the small-town atmosphere of Hansen.

The City will examine incentive plans to bring small businesses into the area on an as-needed basis, balancing the advantages that such growth would have with the costs required.

The farmlands adjoining the City add to the livability and the style of living that residents in Hansen desire. However, the City must act to ensure that new agricultural uses do not adversely affect the quality of life for

those residing within the Area of Impact and within the City limits. The Area of Impact map located in this Comprehensive Plan, is to intentionally create more flexibility for development and growth, with the City's zoning structure. A full-scale version can be found in Exhibit A.

Exhibit A: Area of Impact Map (updated 2019)



Housing

The 1970 census indicated 165 homes in Hansen with a population of 415. The 1990 census listed 885. The last year listed was 2017 with a population of 1,279.

The City will maintain its current emphasis on single-family homes. The location of mobile home parks or multi-family housing will be carefully considered by the City to ensure that any such changes will not alter the current characteristics of the Community.

The City did adopt a firm zoning ordinance and building codes to assure that the current housing is at a minimum kept to acceptable levels. Building codes will be utilized to improve the quality of existing homes when necessary.

Recreation, Open Space and Special Sites

The City of Hansen is in an area which is accessible to many and varied recreational enjoyments. Ten to twenty miles South, the "South Hills" are noted for hunting, fishing, camping, snowmobiling, skiing, excellent scenery and hiking. Magic Mountain Ski Lodge provides tubing and excellent facilities for Nordic and Alpine skiing. The Forest Service provides many fireplaces, picnic sites, campgrounds and supervised winter sport sites in the same area.

Ten miles East "Murtaugh Lake" is enough size to allow fishing, water skiing and boating during the summer months. The Agricultural area around Hansen is noted for its production of pheasant and other game birds. The Snake River Canyon is approximately two miles to the North of the City, providing additional recreational activities and scenic views.

The City maintains two City parks; one located between First Street East and Second Street East (City park), consist of 1.7 acres and is used primarily as a baseball park. The second park (Rolling Hills park) is located on North Main Street across Highway 30, consisting of 4 acres. The City plans to develop and improve existing facilities and beautification of these parks.

The City of Hansen acknowledges that recreational opportunities and open space are important to its residents and play a key role in maintaining the quality of life within the City and Area of Impact. Therefore, the City will require any new developments to include adequate recreational or open space for the use of all residents.

Numerous special sites exist in the area of impact and surrounding County including; Stricker Cabins, Oregon Trail Historic sites, the Hansen Bridge, the Old City Hall building, the Bros Mansion and the Rock Creek Cemetery. The City's goal is to continue the protection and preservation of these sites for the benefit of current and future residents of the City of Hansen.

The Community of Rock Creek, the first settlement in Twin Falls County is located seven miles south of Hansen.

Private Property Rights

The City of Hansen will act to ensure 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 property which would constitute an unconstitutional taking of private property.

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 this 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 the property?
4. Does the regulation have a significant impact on the landowner's economic interest?
5. Does the regulation deny a fundamental attribute of ownership?
6. Does the regulation serve the same purpose that would be served by directly prohibiting the use or action and does the condition imposed substantially advance that purpose?

Implementation

This Comprehensive Plan is a flexible document and will be reviewed and updated every 5 years to reflect changing conditions or values for the best interest of the City or that may be required by law

The Mayor and Council will act to adopt or alter the necessary regulations and ordinances to achieve the goals and reflect the policies stated herein.

PASSED BY THE CITY COUNCIL of the City of Hansen, Idaho

this 11th day of November, 2024.

APPROVED BY THE MAYOR of the City of Hansen, Idaho

This 11th day of November, 2024.



Mayor

Attest:



City Clerk