

HOLLISTER COMPREHENSIVE PLAN
August, 1996

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INTRODUCTION

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COMMUNITY PROFILE

The City of Hollister located 18 miles south of Twin Falls City in Twin Falls County was incorporated in 1910. That same year the Bank of Hollister received it's charter and opened it's doors in Hollister. By 1911 Hollister could boast over 25 businesses including lumber and hardware stores, blacksmith, drug stores, barber, shoe stores, investment and realty companies and a hotel with electricity and hot and cold running water. Hollister was served by the Oregon Short Line Railroad. A June 16, 1911 newspaper article proclaimed "Hollister a Sure Winner!" making a "pleasing prediction of the Sure and rapid development of the young city as the commercial center of the Salmon Tract (irrigation district)."

In 1912 Hollister citizens passed a bond to build a new school serving K through 12. The construction and plans for the school was listed as the "most modern school plan" with a centralized system of education. Children from the rural areas were transported by wagons, driven by school district employees. In 1948 the Hollister School district consolidated with the Filer School district leaving an elementary school in Hollister, with junior high and high school students being transported to Filer.

As transportation routes improved, local dependence on the Hollister trade center declined. Today Hollister has only a fraction of the businesses, most of which service the traveler along Highway 93. The City residents depend upon nearby Twin Falls and Jackpot, Nevada for their employment opportunities and commercial needs.

Today, Hollister has approximately 160 citizens residing in 60 homes in the community. An elementary school serves 114 students from K through 6, with other students commuting to Filer. Growth since 1990 has been slow but steady and is expected to continue.

The land surrounding Hollister is mainly range and crop lands; high desert terrain. The climate can be very warm in the summer months and cold in the winter.

COMPREHENSIVE PLANNING

This plan sets forth the goals and objectives determined by the citizens of the City of Hollister to guide their community in future growth and development decisions. These carefully conceived goals reflect many hours of discussion and contemplation on Hollister's future and the desires of it's residents. They are intended to provide and protect a "quality" standard of living for residents and visitors alike and set tasks to be accomplished to achieve this.

It is the intent of the City Council to use the plan as a framework which will promote sound land development, a safe and healthy living environment and a successful economic climate.

Therefore the plan will be used as a "working" document, referred to in each land use and growth decision made. It will be responsive to the ever changing environment of the community and will be subject to amendment to address those changes. It will continue to be a truly public document, requiring full public participation in it's continued use and future changes.

Amendments to the plan will follow the guidelines set in Idaho Code 67-6509:

- 1) The plan may only be amended once each six months.
- 2) Upon any request to amend or repeal the plan, the City Council shall set a public hearing, giving at least 15 days public notice in the local newspaper or by mail.
- 3) The City Council shall hold the public hearing to hear comments on the proposed change. They will consider such comments and make a decision on the plan's amendment.
- 4) No amendment shall be effective unless adopted by an ordinance or resolution, of which three copies shall be on file at City Hall.

POPULATION

POPULATION

Idaho Department of Commerce:

Twin Falls County has seen the following population increases since 1980 (see Exhibit A):

1980	52,927	
1990	53,580	1.2%
1992	56,000	4.5%

Hollister population was as follows (see Exhibit B):

1980	167	
1990	144	-13.85%
1992	151	4.6%

The county is 35.6% rural and 64.4% urban. The birth rate from 1990 to 1992 was 1,929 and the death rate was 1,111, about 30% less. In addition the migration rate in that same time period was 3%, or 1,602 person moving into the county. Of those living here, 9.4% lived in a different county in 1985 and 10.8% lived in a different state.

The medium age in Twin Falls County is 33.3%.

Employment trends in the top 5 employment categories were as follows:

	<u>1988</u>	<u>1992</u>
Farm	2,354	2,134
Service	6,035	7,317
Retail	5,374	6,423
Manufacturing	3,308	3,925
Government	3,120	3,723

Idaho Power:

Below are Twin Falls County past and current population figures and future estimates by Idaho Power (see Exhibit A):

	<u>Population</u>		<u>Household Size</u>
1980	53,210		2.74
1990	53,580	.7%	2.66
1992	56,340	4.9%	2.63
1994	58,010	2.9%	5.59
2000	63,080	6.8%	2.49
2015	71,610	11.9%	2.26

Employment Trends were shown as follows:

	<u>1990</u>	<u>1992</u>	<u>1993</u>	<u>1994</u>
Retail	6,460	6,970	7,210	7,250
Service	4,090	4,150	4,280	4,430
Government	3,870	4,270	4,370	4,450
Manufacturing	3,910	4,040	4,110	4,200

Idaho Facts:

Age Breakdowns in the County:

0-15	14,434
16-24	6,108
25-44	15,146
45-64	9,695
65 plus	8,197

Filer School District:

School Enrollment in the Filer School District is as follows:

82-83	1,108	
89-90	1,117	.8%
90-91	1,145	2.4%
91-92	1,171	2.2%
92-93	1,181	.8%
93-94	1,194	1.1%

City of Hollister Building Permits:

The City of Hollister had 24 building permits issued from 1990. This is an average of .41 per month or 4.92 a year. If Hollister is consistent with the state average of 30% a year, then approximately 2 permits a year would be for new household construction. At an average of 2.42 persons per household over the next 20 years, this means an addition of 4.84 person per year. Based on these figures, the population for the year 2000 would be 185 and 2015 would be 253.

U.S. Census:

Exhibit C details the census information for Hollister as of 1990. As of that date, 36.8 percent of the population was under 18, 53.5 percent is 18-65 and 9.6 percent is over 65 year of age. There were 51 households of which 33 (64.7%) were married couples/families, 10 (19.6) were single parent/families and 8 (15.7) were nonfamily households.

Of the population, 43.8% are male and 56.2% are female - .7 are American Indian, 5.6% are Hispanic and 93.7 are white.

In 1990 the medium household income was \$19,286. The majority of working residents work in the service sector (42% of the work force, of which 76% of these work in the entertainment industry) or transportation and material moving (20% of the work force).

Department of Employment:

Department of Education figures shown an 8.4% increase in employment over the last year in the Magic Valley area. Service jobs overall have increased from 24,370 to 25,740 or 5.3% in the past year, however government jobs have decreased from 2,530 to 2,380, or 5.9%, in the same time period.

In addition, a new casino is being developed in Jackpot, where already 32% of Hollister's workforce is employed. This may mean an accelerated building and occupancy schedule.

Region IV Development Association, Inc:

Region IV provided the following population figures and projections in 1992:

1980	167
1990	144
1995	149
2000	155
2010	176

Region IV also analyzed the cropland and ag industry in Twin Falls County. The number of farms decreased by 6.5% in three years but the acreage in ag production increased by .5%. In addition, 9.3% fewer workers are in the ag industry. This concludes that the farms are larger and more mechanized than before and this trend will certainly continue.

GOAL:

1) To serve any increase in population within the City of Hollister in all areas of City services and facilities in the most efficient and economical manner as possible.

EXHIBIT 1

TWIN FALLS COUNTY POPULATION PROJECTIONS

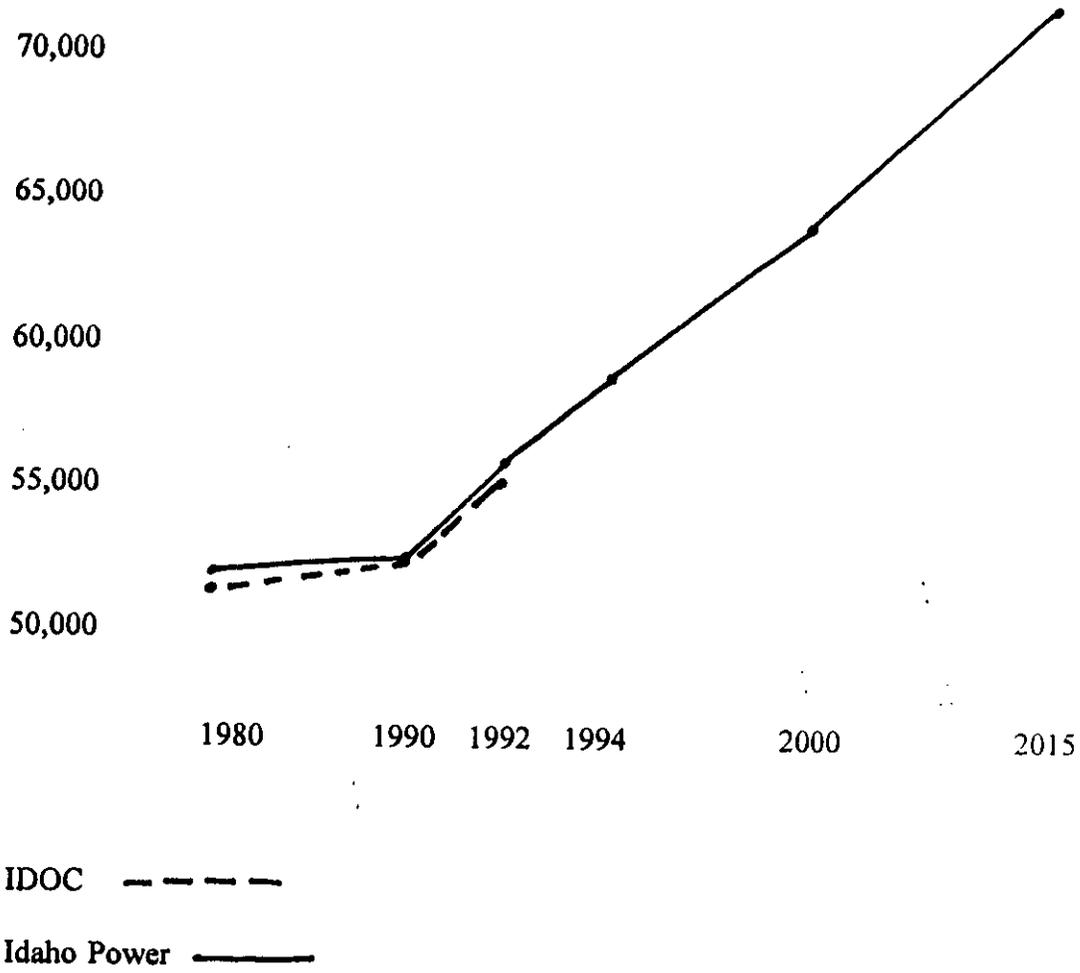
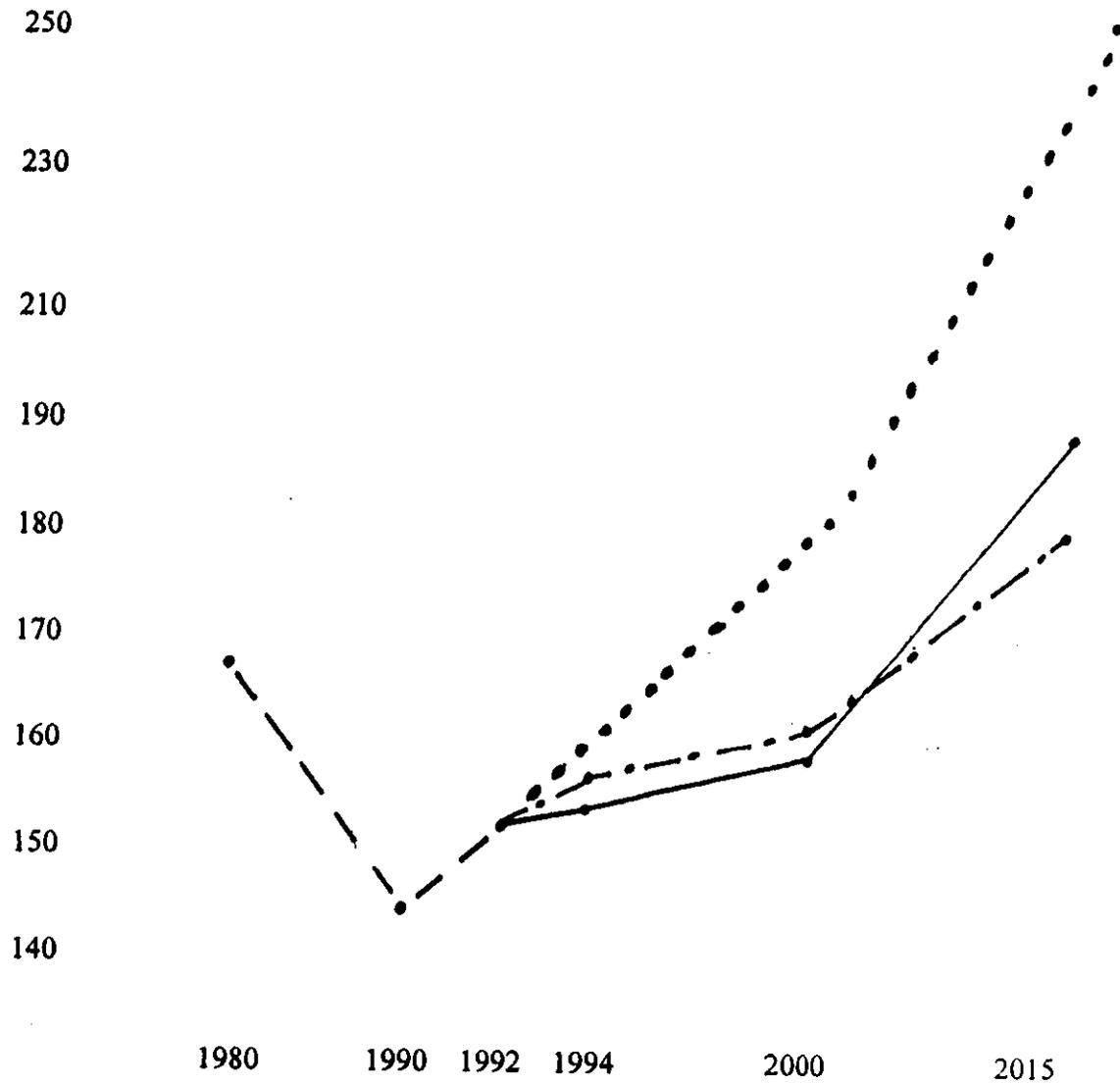


EXHIBIT 2

CITY OF HOLLISTER POPULATION PROJECTIONS



- IDOC - - - - -
- Idaho Power _____
- City of Hollister Building Permits •••••
- Region IV - • - • - •

SCHOOLS

SCHOOLS

The residents of Hollister are part of the Filer School District #413. The district has an elementary school in Hollister serving 114 children at this time, grades K thru 6. Below is a chart of the enrollment for the elementary school for the past several years.

1988	128
1989	123
1990	135
1991	152
1992	128
1993	119
1994	114

In 1991 the district began transferring all children with special needs to Filer, which accounts for the loss of some student population.

The local children walk to school along Hollister streets and rural children are bussed in. The Junior High and High School students are bussed 15 miles north to the City of Filer.

Transportation is provided through a private contract with a Filer based company. However busses serving the elementary school are kept in the Hollister area.

The school is in good shape with a recent roof renovation and window replacements. Other than routine maintenance there are no plans for major renovation at this time or in the near future.

As Hollister grows so will the student population. Based upon the population projections, the district can anticipate 10 more students by the year 2000 and 23 more by 2015. These increases should not place tremendous burdens upon the facility.

The City recently improved the local street that leads to the school. The street was paved to a 24 foot width providing for space for vehicular traffic and for children walking to and from school.

The school serves as a community focal point in Hollister because it is the only public facility that is of a sufficient size to hold large gatherings. Many public and semi-private meetings and activities are held there during the course of the year. It also provides for recreational opportunities to the citizens as well. The loss of this facility in Hollister would be devastating to the social life that goes on.

GOAL

The City's goal is that the school remain the focal point of the

community - for educational, recreational and civic activities.

OBJECTIVES

- 1) To develop and maintain close communication between the City and the school district, as well as the local school, administration. This will allow an opportunity for the City to remain informed on issues and problems facing the school district, and vice versa.
- 2) Strive to maintain City infrastructure at a level to meet the needs of the school - including street and water system improvements.
- 3) To provide compatible land uses surrounding the school to insure the smooth operation of the facility and safety of the children using it.

ECONOMIC DEVELOPMENT

ECONOMIC DEVELOPMENT

The City of Hollister is currently considered a "bedroom" community to many of the larger communities surrounding it. The majority of the work force (97.1%) commutes to these larger communities for work opportunities. Currently the largest employer of Hollister's residents (32%) is the entertainment industry (casinos) in Jackpot, 20 miles to the south just over the Idaho/Nevada border. In addition, about 20% of the work force is involved in the transportation industry (trucking) and many use their home as their base of operations. Another 23% work for government at one level or another.

Businesses in Hollister include mainly highway related retail - a convenience store/market/gas station, a restaurant and bar, two automobile garages with related services, and some home occupations. Hollister also has several budding junk yards that are currently not allowed under the County zoning so have located within City limits. There are a few cottage industries as well - persons conducting their businesses out of their homes. These are family owned and operated for the most part and employ one to two persons.

The agricultural industry, upon which the whole county relies upon, is seeing a trend of larger farms, owned by fewer people and employing fewer workers. This could have some impact upon Hollister, which is surrounded by crop and range land. However manufacturing job opportunities in the ag industry have increased with many of these plants operating in the Twin Falls area.

Overall employment in Twin Falls County has increased from 28,476 in 1988 to 32,909 in 1992 (a 13.5% increase). Per capita income continues to be relatively low. Compared to the rest of the nation, the area can only demonstrate 60% of the per capita income average. Salaries remain lower than other state's in the Pacific Northwest.

There are many economic resources within the Twin Falls area that the City of Hollister and their residents can rely upon. Region IV operates two direct financing programs - an EDA funded Revolving Loan Fund and the Small Business Administrations Certified Development Company 504 loan program. The District staff also has access to several banks for use with the Small Business Administration's 7(a) guaranty program. With these tools the district can package a wide variety of financial assistance to entice and facilitate business growth in the area.

Another resource available to Hollister is the College of Southern Idaho (CSI) a local community college. It has a reputation for meeting labor force skill requirements as demonstrated by a high placement record and facilitates courses from the University of Idaho, Idaho State University and Albertson College of Idaho.

Finally such state agencies as the Idaho Department of Commerce can offer technical assistance and financial assistance in helping to seek out and locate businesses in Hollister.

GOAL:

To build a diversified base in Hollister that can keep some Hollister residents from commuting for employment. Two areas of priorities will be ag related businesses or industries and highway related businesses.

OBJECTIVES:

- 1) To continue to improve the infrastructure in Hollister to meet the demands of new or expanding businesses.
- 2) Work with Twin Falls County in establishing their Comprehensive Plan (land use schedule) and Zoning ordinances to provide for compatible zoning immediately surrounding the Hollister area to promote such industries.
- 3) Work with Region IV and other local and state resources to promote business in Hollister.
- 4) Develop an Economic Development Committee which reports to the Mayor to work with businesses that may be interested in Hollister.
- 5) To enhance Hollister's image as a good place to do business.

LAND USE

LAND USE

The City of Hollister currently sits on the high plains of Idaho, between the City of Twin Falls, Idaho and Jackpot, Nevada, a popular destination point for Idaho residents. The land is relatively flat within the city limits raising slightly as one travels to the west end of the community. North of the community, a series of small canyons will be sufficient to slow development from occurring, but the land to the west, south and east is prime for the city's expansion. Currently the majority of the land surrounding Hollister is used for agricultural purposes, either for farm or range land, with the exception of Highway 93 which has some commercial and state related uses.

Hollister itself is mainly a residential community, with commercial uses located almost exclusively along the highway corridor. Public and semi-public uses are spread throughout the community and consist of City hall, a city park, City pump stations and water tank, an elementary school, churches and a grange hall. Hollister currently has one industrial use, a granary located in the south part of town.

Hollister also has some significant sites relative to their history located throughout the community that they wish to preserve. These sites include the old hotel, the grange, the old pharmacy (Masonic Hall) and the granary. These are addressed in the Special Sites component of this plan.

Land Use Goal

To manage growth and the uses of land within Hollister in such a manner to provide for a community that is pleasant and healthy to live in and to establish policies that will serve as a guide for decision making related to the development and appropriate uses of land.

Land Use Objectives

1. To control the method of growth and development so as to retain and enhance upon the aesthetics of the community as a whole.
2. To control the method of growth and development to preserve the health and safety of Hollister citizens.
3. To develop in such a manner to preserve and enhance current land values.
4. To provide for a flexible growth plan that will enhance and promote the recruitment of desirable businesses to our community, and to promote orderly and desirable residential growth.
5. To provide for a land use plan that will separate incompatible uses from each other.
6. to provide for a growth and development plan that will promote security for the

residents - security in their land values, their neighborhood development and personal security for themselves and their families.

7. Preserve those special sites within their community that represent the community's history and aid in the development of recreational opportunities within the growth plan.

Residential/Agricultural Land Use:

The preservation of agricultural uses in and around Hollister is a high priority. While ag uses in larger communities tends to become non-economical, Hollister is still of the size and inclination to allow these related uses within its residential zones. This is possible since most residential lots in Hollister are large. This is because there is no sewer system in the city at this time, therefore all lots developed must have sufficient land for an approved septic system, usually of one acre or more.

However, agricultural use will be allowed only if conditions are met that insure the health and safety of its citizens, and the preservation of the value and aesthetics of surrounding properties.

The residential/agricultural land use is suitable for single family residential living, including manufactured homes meeting certain building requirements. Other uses allowed in this zone include appropriate agricultural uses, public or semi-public facilities compatible to the residential use and necessary utility installations. Densities greater than one home per platted or recorded lot shall be allowed only after the submission of a special use permit and the review and approval of the City Council. Densities on lots platted after adoption of this plan will not exceed those required for a sufficient septic system.

No lot will be developed without proper access to a public street. Should such street not be improved, it shall be the responsibility of the property owner whose property is being developed to improve the street to City standards.

Temporary housing for the purposes of residence while a home is being constructed will be allowed upon special permit from the City Council as long as such use shall not exceed a period of one year.

Commercial use in a residential zone shall be discouraged. However, in the case of commercial uses designed to serve residential needs, more commonly known as "Neighborhood Commercial," such use may be allowed only after the submission of a special use permit and the review and approval of the City Council.

Commercial Land Use:

Commercial use in Hollister has traditionally been located along Highway 93, with the majority of uses serving travelers through the area. It is the desire of the citizens of Hollister to continue such uses along this highway corridor, with an extension on the commercial area

to exist down main Street in order to provide an area for businesses that may not be highway related.

Commercial shall be defined as retail establishments, or those which provide a service for a fee. Wholesale businesses shall be approved only upon submission of a special use permit and the review and approval of the City Council.

Industrial uses shall be confined to the industrial zone.

Such uses allowed shall be those which are highway related, such as gas stations, convenience stores, restaurants and lounges, grocery stores, motels, RV parks and other related businesses. The zone shall also allow neighborhood related uses such as laundries and dry cleaners and other related businesses. Public and semi-public facilities compatible to surrounding uses shall be allowed.

Residential use in a commercial zone shall be directly related to the business sitting on the same lot. Such directly related uses shall include the residence at a motel, the necessity of a security residence, the necessity of an on-site caretaker and other directly related needs. Residential use for rental purposes, other than in motel or RV park use in which a stay is limited, shall not be allowed. Residential use in a commercial zone shall only be approved upon submission of a special use permit and the review and approval of the City Council.

No commercial lot shall be developed without proper access to a public street. Should such street not be improved, it shall be the responsibility of the property owner of the property being developed to improve the street to City standards.

Industrial:

There has not been a lot of industrial development within the City limits of the City of Hollister, but it is the policy of the citizens to allow and encourage such development in the appropriate industrial zones. The citizens will encourage the recruitment of clean industries that will compliment their community. Priority will be given to agricultural related industries.

Industrial use shall include light and heavy industries, manufacturing plants, processing plants and other related uses.

No industrial lot shall be developed without the proper access to a public street. Should such street not be improved, it shall be the responsibility of the property owner of the property being developed to improve the street to City standards.

The City will encourage the grouping of industrial uses in land developed as an industrial park.

Existing Uses:

It is recognized that certain conforming uses have existed prior to the establishment of zones, which may not conform to the requirements of that zone. Such uses shall be allowed to continue to exist but will not be able to be expanded nor replaced if more than 40% of the building has been destroyed.

AREA OF IMPACT

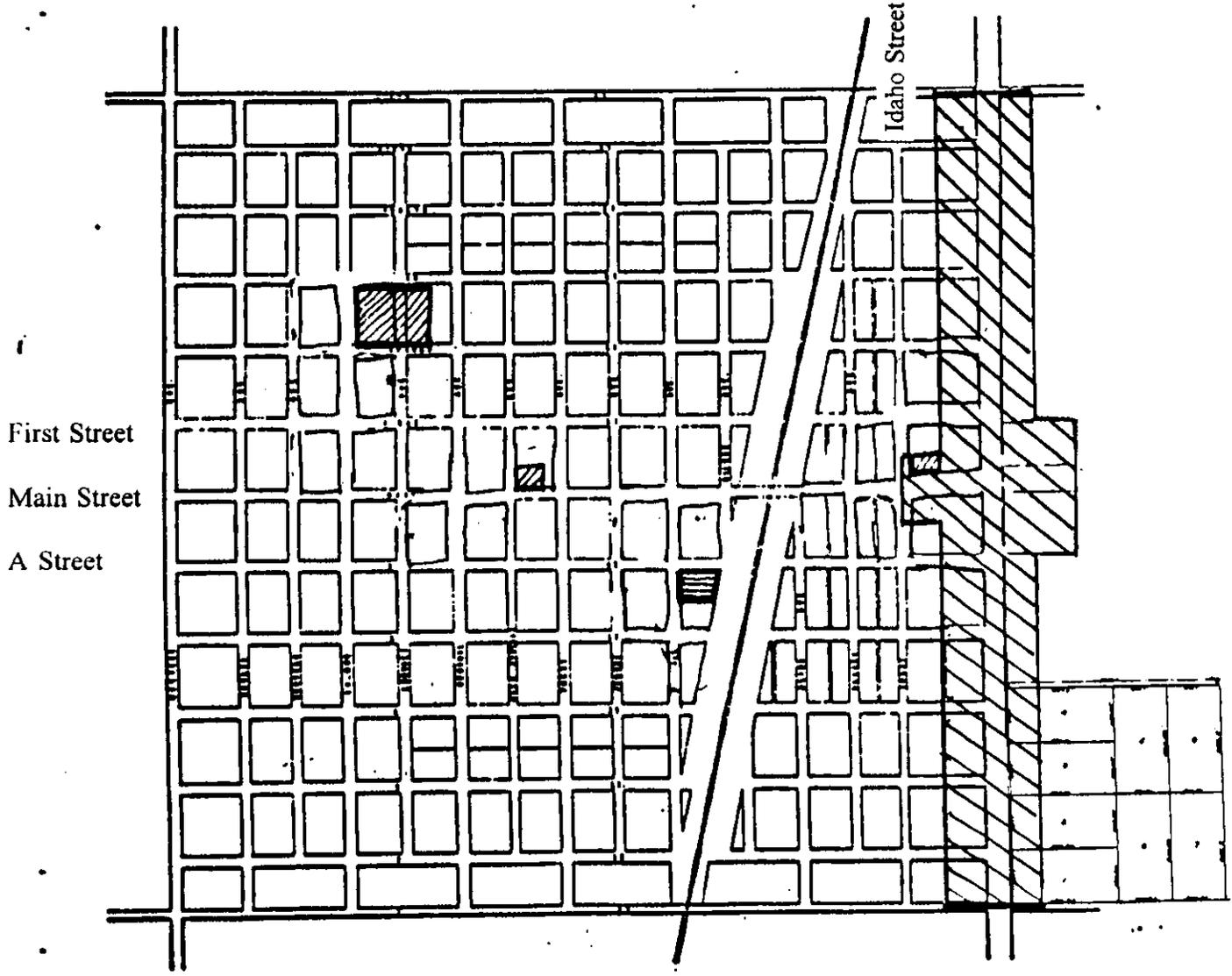
The Area of City Impact has been established to provide sufficient protection to the City of Hollister in reviewing and approving growth and development outside of their city limits which might affect their community. That Area of Impact has been delineated on the attached map.

While the city of Hollister has agreed to continue to have Twin Falls County Comprehensive Plan, Zoning Ordinance and Subdivision Ordinance apply to the area of city impact, the City officials will take active participation in reviewing the development applications within that area. In addition, they have mapped out a desired future zoning plan to serve as a guideline for uses as they annex land into their city limits. Those uses include residential to the west and south, industrial to the east and north and continuation of the commercial zone along the highway corridor.

With the adoption of the Area of City Impact ordinance and agreement with the County, the city has agreed to the designation of crop land and range land in the Twin Falls County Comprehensive Plan and the agricultural zone that the County has established for the area.

PUBLIC SERVICES, FACILITIES AND UTILITIES

HOLLISTER LAND USE MAP

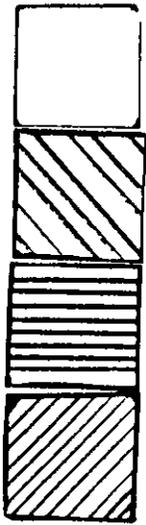


Residential/Agricultural Use

Commercial Use

Industrial Use

Public/Semi-Public Use



Highway 93

PUBLIC SERVICES, FACILITIES AND UTILITIES

The City of Hollister contain numerous public and quasi-public facilities and services that serve the public. Each is identified below, by description and with the help of maps.

Public:

1) City Hall - this city building is located at 2392 Main Street in Hollister (see Map 1). It is a 20 by 20 foot building containing a small meeting area for City Council and other meetings and an office area for conducting City business by the Clerk or the elected officials. It also functions as the polling location for the City. The building is adequate for it's purposes at this time and for serving Hollister within the time frame of this plan with the exception of restroom facilities. When these facilities are added, they will have to be ADA accessible. Proper planning could develop facilities that serve both City Hall and the park.

2) City Park - The City park covers approximately one City block and is located west and north of the City Hall (see Map 1). The park serves another purpose as the location of the City water tower and pumping station. The park is currently watered by an above ground sprinkler system and has minimal picnic facilities. It currently has playground facilities at this time. Watering is done on a volunteer basis, usually by one of the elected officials. Future park improvements desired in this plan are an automated sprinkler system, improved picnic facilities (concrete pads and covers over picnic tables) and additional simple, safe playground equipment.

3) City Water System - the City water system, currently serving 60 households (160 population), was recently renovated with the help of a Community Development Block Grant (Map 2). This improvement included a new 100,000 gallon bolted steel storage tank, 5 HP and 20 HP variable speed controls for existing pumps (boosters), 500 feet of 6" diameter water main at the west end of Main Street and a fire hydrant. It has a capacity to serve a 69 households (184 population) and therefore is estimated to be adequate until at least the year 2000 and possibly beyond. The current system consists of a water tower located at the City Park, two well sites located at Main and Idaho and 550 feet south of that site respectively. A pump house is located with the first well. The distribution system consists of 8" to 1" pipe, mainly class 160 PVC. The sole water source is the Snake River Plain Aquifer. Currently there exist many claims on the aquifer which could impact Hollister's municipal water supply. These need to be carefully monitored by the City so impacts can be anticipated and planned for.

Maintaining capacity will be based on quality maintenance of the system, as well as insuring extensions of the system are done

within acceptable engineering standards and methods. This will require inspection of such extensions by City staff or authorized representatives as the system grows. The City will develop a policy requiring that the developers pay for the cost of the extension and the cost of such inspection. Protection of the system will insure it's full life in meeting Hollister's needs in the future.

4) City Sewer System - the residents of Hollister are currently served by individual, private septic systems. These must be approved by Central District Health before a City of Hollister building permit can be issued. Currently minimum lot size in Hollister is sufficient to maintain this type of wastewater disposal. This City will have to maintain zoning and subdivision standards to continue to require large lot sizes, or to look at the alternate of a public sewer system. Hollister will embark upon a study of this issue within the next five years to determine their capacity, particularly with tightening environmental mandates, to continue with private septic systems or to plan for a public system.

5) Schools - the public school system and it's needs have been addressed in a previous section. There are currently no private schools in Hollister. See Map 1 for school location.

6) Drainage - Hollister currently handles natural drainage through a barrow pit system. This system currently handles drainage from the streets as well as off private property. In the near future, Hollister will require that new building lots provide for on site drainage plans to lessen the burden on the public in maintaining the barrow pits as well as help the City deal with upcoming EPA regulations concerning the treatment of stormwater runoff. This can be done through a revised building permit process.

7) Streets - Map 3 shows locations of all platted and future City streets, delineating those that are improved (gravel and paved). The maintenance of the streets takes more than half of their annual budget. These infrastructure needs are addressed more fully in the Transportation section of this plan.

8) Utilities - currently there are three outside utilities serving the City of Hollister. These are discussed separately below:

a) Electric - Electrical power is currently the only power source available to residents in Hollister. The City is currently served by Idaho Power. Map 4 and 5 show the location of the transmission lines in and around the City of Hollister. Off of these lines come individual service lines serving residential and commercial development in Hollister. Within the next 20 years there are no plans by Idaho Power to expand these facilities significantly, nor to require additional sites or right of ways for transmission facilities.

It is extremely important for Hollister to plan uses around these lines that are safe and compatible. It is usual not to allow any construction or other continuous activities under these lines. Siting of major transmission facilities should be kept out of the residential areas of the community without placing conditions upon them to mitigate their impact on the neighborhood.

b) Cable TV - Cable TV service is currently offered by Gem Antenna Service/IHT Wireless in Hollister. Cable lines are placed on telephone poles or underground as the circumstances dictate.

Again Hollister must plan uses around these lines that are of a compatible and safe nature.

c) Telephone - Telephone service is offered by US West in Hollister. Service is offered both through overhead telephone lines and underground lines as the circumstances dictate. The company has no plans to expand telephone facilities in Hollister, other than individual services within the plan's time frame.

d) Solid Waste Disposal - the City of Hollister is currently served by a private garbage company who hauls all solid waste to one of four county landfill sites in Twin Falls County. These are located near Roseworth and House Creek, west of Buhl and south of Twin Falls. A single site will serve the county residents in the near future. The landfills are funded and operated by the county who financing 70% of their operation from user fees and 30% through a property tax levy.

City of Hollister residents will be studying the possibilities of a recycling program within the next several years and making a determination on it's appropriateness for Hollister.

Utility facilities must be maintained and improved on a regular basis to meet the needs of Hollister's citizens and provide quality service levels. This can be accomplished through negotiation of franchise agreements.

9) Other

a) Law Enforcement - Law enforcement is currently provided by the Twin Fall County Sheriff's Department and the Idaho State Patrol. Both provide services on an as-needed basis, with the State Patrol concentrating on traffic enforcement on the state highway. The Sheriff Department has the county divided into three patrol zones, with one officer assigned to each zone. In additional, an fourth officer is available county-wide to respond to traffic related calls only. There also exists a rural team patrolling the range land, using the Hollister/Rogerson area as a primary access point. The City sees no need within the scope of this plan to hire a local police officer for their community. Crime is usually of a non-emergency and petty nature, able to wait the 15 to 20 minute response time by the Sheriff's Department. A breakdown on the type of crimes in the recent past indicate the following:

Major Crimes - 8% (5 of 62 calls)

Included grand theft, burglary, drug possession
Miscellaneous Traffic Citations - 76% (47 of 62)
Accidents, Major Traffic Citations (DUI) - 14% (9 of 62)
Animal Control - 2% (1 of 62)

b) Fire Services - Hollister is served by the Salmon Tract Fire District formed in 1993. The district is located in Hollister, housed at the canal company offices. It serves both urban Hollister, and the rural areas around it. Equipment is sufficient for the needs in the area.

c) Ambulance Service - this service is provided by two private services, the Magic Valley Regional and the Twin Falls Clinic and Hospital. The level of service is paramedic, but responds from 20 miles away. While this is not an acceptable response time, there are little alternatives open to Hollister residents at this time. Training of Fire District personnel in this area will be encouraged.

All of the above services are dispatched by a county 911 system.

d) Health Facilities - Hollister currently does not have a health care facility within it's City limits. Residents drive to Twin Falls for medical care. Currently Twin Falls offers the following services:

Hospitals/Clinics:

Canyon View Hospital
Magic Valley Regional Medical Center
Twin Falls Clinic and Hospital

Nursing Homes:

Bridgeview Estates
Magic Valley Reg. Med. Ctr. Transitional Care Unit
Mountain View Care Center
Twin Falls Care Center
West Magic Care Center

e) Airport - the Twin Falls-Sun Valley Regional Airport is located ten miles south of Twin Falls and serves as the principal airport to the residents of Hollister.

Quasi-Public:

Below is a list of quasi-public facilities in Hollister -

LDS Church
Grange Hall
Multi-purpose Room - Hollister Elementary

GOAL:

To provide government and quasi-governmental facilities and services at a level to meet the needs of the public, to maintain health and safety standards for our citizens, to provide the

necessary facilities to meet state and federal regulations and to provide these within the financial ability of our citizens.

OBJECTIVES:

- 1) To develop a short and long range capital and infrastructure improvements plan for the City to aid in the annual budgeting process.
- 2) To ask a citizens committee to look at City Hall/Park improvements and possible funding sources for improvements
- 3) To negotiate franchise agreements with public utilities to insure quality services to Hollister citizens.
- 4) To study the septic/sewer alternatives and prepare recommendations for Hollister's future.
- 5) To ask a citizen's committee to study recycling and make recommendations on it's appropriateness for Hollister.
- 6) To develop communication and work with other agencies providing services to Hollister to insure that citizen needs are being met.
- 7) To develop standards for water line extensions to protect the system.

MAP 1

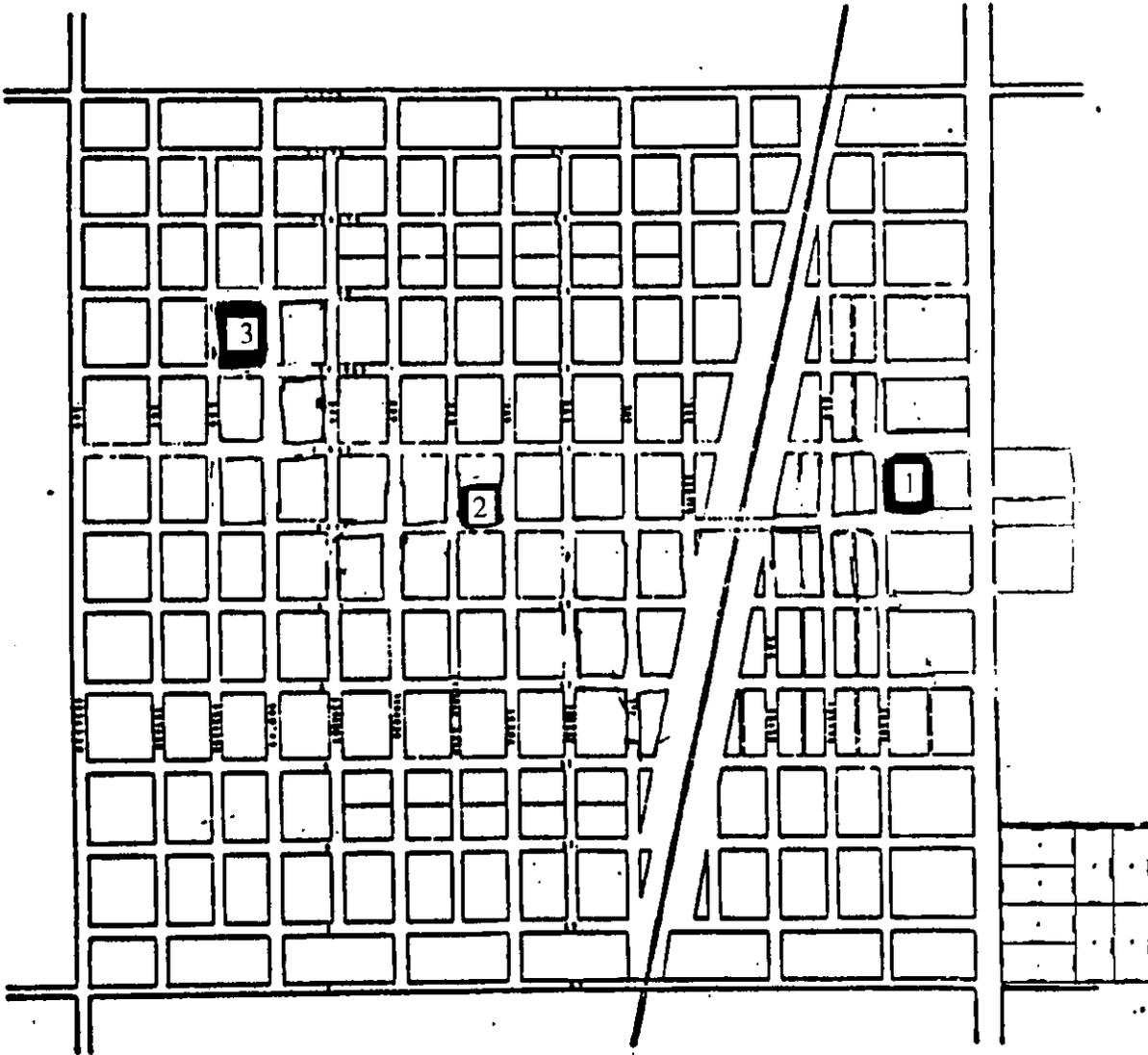
PUBLIC FACILITIES

1) CITY HALL AND PARK

2) GRANGE HALL

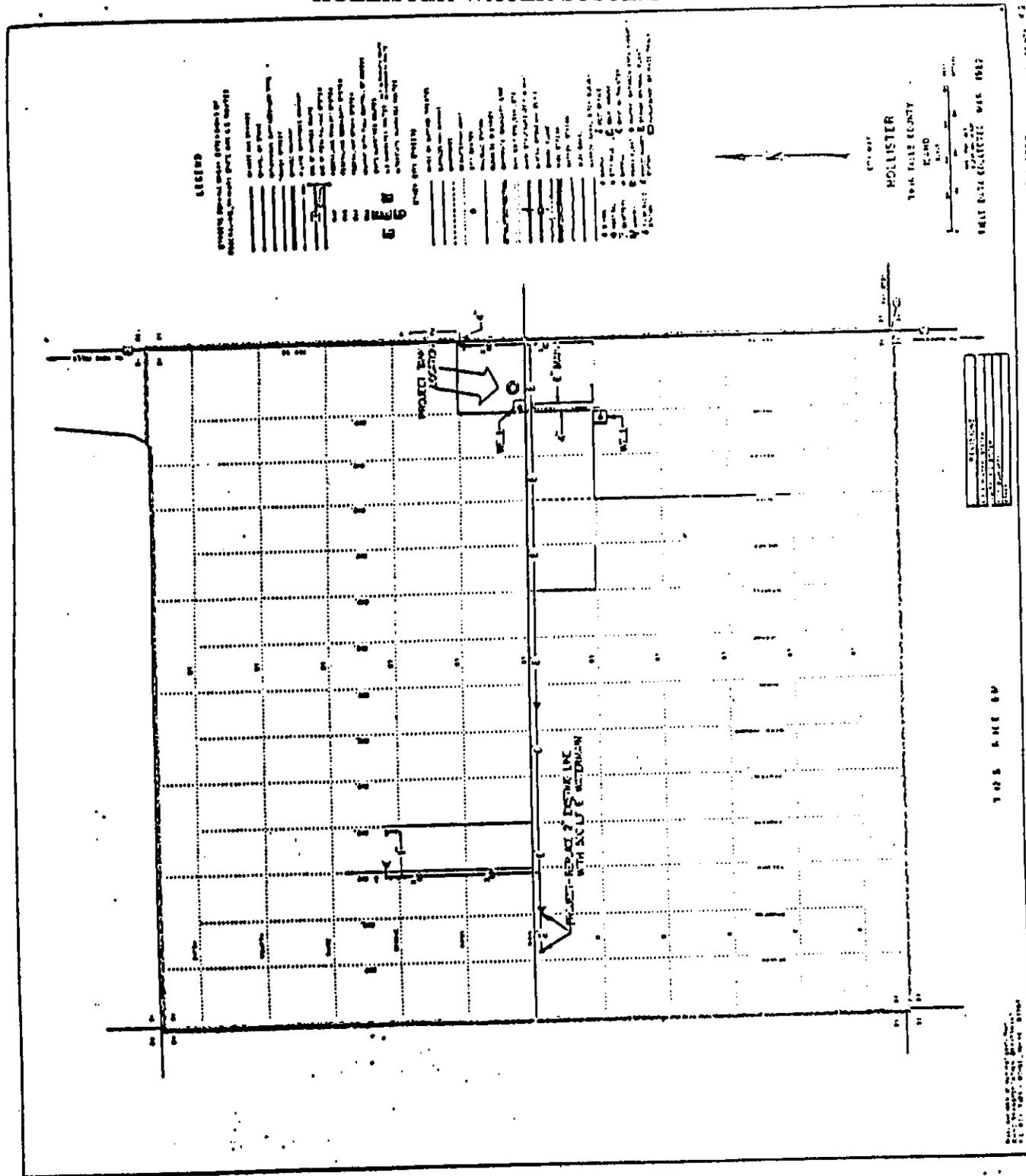
3) HOLLISTER ELEMENTARY SCHO.

HOLLISTER CITY MAP



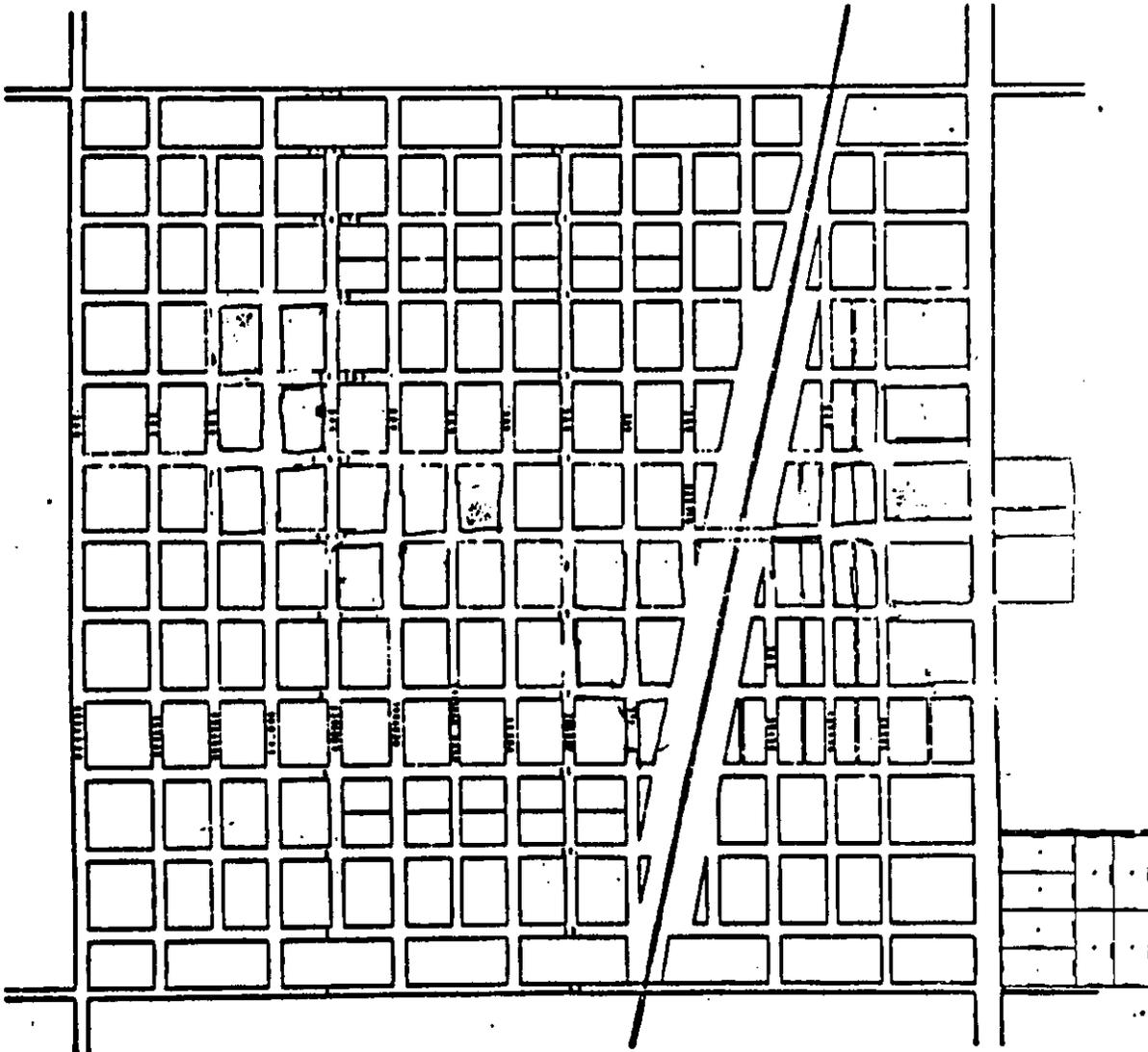
HOLLISTER WATER SYSTEM

MAP 2



HOLLISTER STREET MAP
Existing and Future Street Locations

HOLLISTER CITY MAP



IDAHO POWER TRANSMISSION LINE LOCATIONS

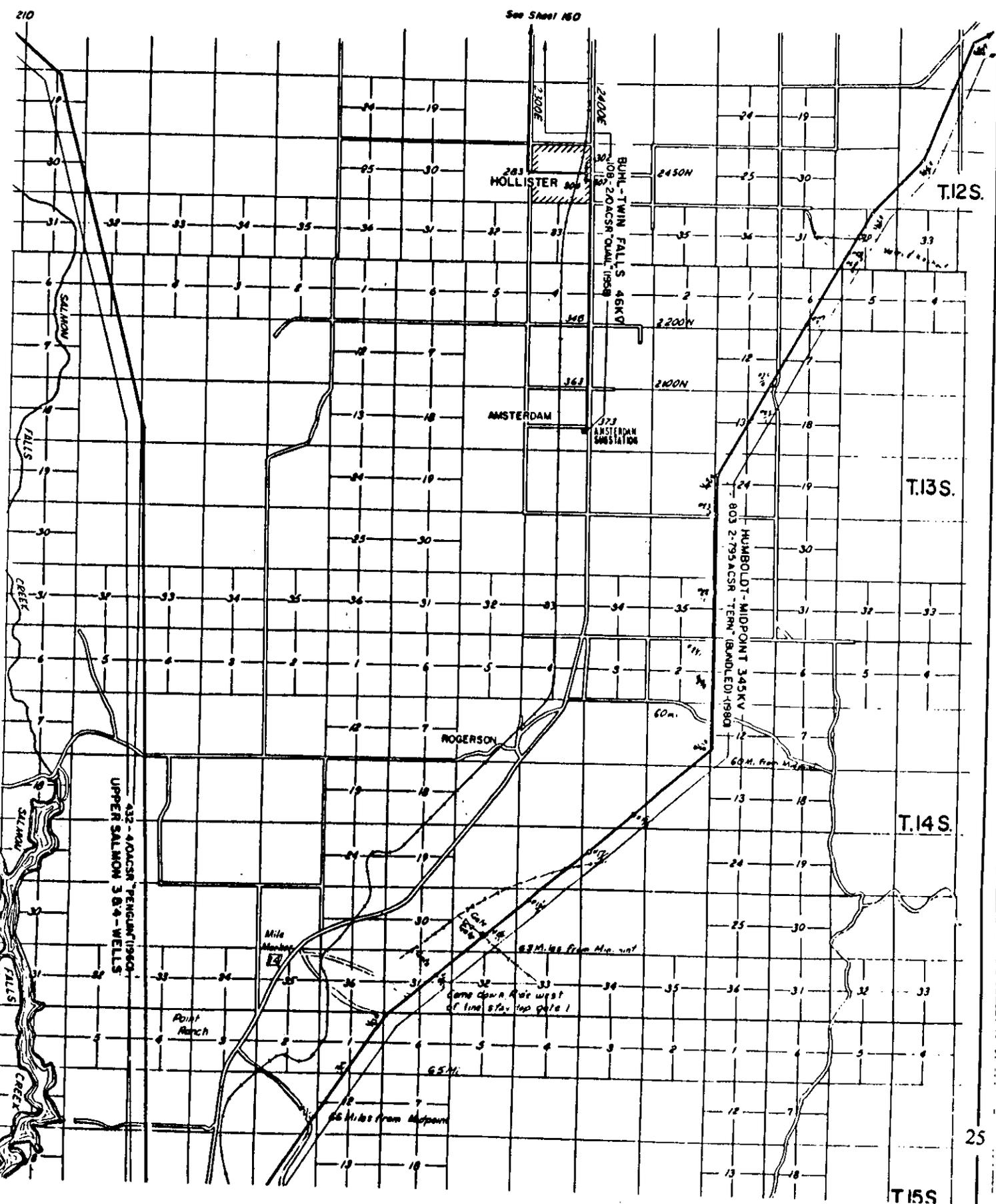
MAP 4

R.15E.

R.16E.

R.17E.

See Sheet 150



T.15S.

TRANSPORTATION

TRANSPORTATION

Hollister's only source of transportation is vehicular. They are not afforded the luxury of a railroad, airport or typical alternate transportation opportunities such as bike paths or walking trails. Therefore their dependence upon the highway and local street system is considerable.

The Functional Classification Map (Map 1) shows the state highway system, identifying Hwy 93 as a principal arterial* and Blue Lakes Blvd/Nat-Soo-Pah Road as a major collector*. Map 2 shows the average daily traffic counts on these state highways. Hollister sees about 3,600 cars a day passing through it's community and an additional 400 whose destination or departure point is Hollister (indicating the local roads handle these daily trips).

State Transportation Department maintenance and overlay schedules indicate no major construction or maintenance is planned for Highway 93 or Blue Lakes Blvd in the near future.

The remainder of the roads outside Hollister not considered a state highway are maintained by the Twin Falls Highway District.

Map 3 indicates the local roads and street within the Hollister City limits, both platted and improved and future street locations. The east/west street have a right of way (ROW) of 70 feet, the north/south streets have a right of way of 80 feet and Main Street and Central Avenue have a ROW of 90 feet. Improved road surface on both gravel and paved streets is 24 feet.

Paved surfaces include Main Street from Hwy 93 to Salmon Avenue and Contact from Main Street to the school grounds between 2nd and 3rd Streets. All other improved streets are a gravel surface.

Street are in poor to fair shape and many are in need of rebuilding. Currently maintenance is done on an as-needed basis with no plan for annual upkeep of the streets. Currently over one-half of Hollister's annual budget is spent on street maintenance. Hollister does not own it's own maintenance equipment and contracts out the majority of street maintenance work.

Map 3 indicates Hollister's street system and designates arterial, collectors and local streets*.

* See Exhibit 1 for definitions of these terms.

Other Transportation Considerations:

1) Airport - The city residents are served by the Twin Falls/Sun Valley Regional Airport located ten miles south of Twin Falls (approximately 8 miles northeast of Hollister). The airport is capable of handling single engine aircraft, small private jets and 727's if necessary. Commercial passenger service to Boise and Salt

Lake City with connections to larger cities is available.

2) Bus - the area is served by an employee bus running from Jackpot to Twin Falls and back. It is available to Jackpot employees and at Christmas time employee's families may also ride.

GOAL:

To keep, improve and maintain a transportation system which fulfills the needs of citizens, visitors and economic development, while maintaining rural standards.

OBJECTIVES:

1) To develop an annual maintenance schedule for Hollister streets.

2) To develop street construction and maintenance standards and guidelines for opening or vacating streets within Hollister.

3) To work towards all weather surfacing of all of Hollister's streets.

4) To search out funding resources.

5) Work consistently with the State Transportation Department and the Twin Falls Highway District in planning, maintenance and construction phases so that all systems will compliment each other.

6) To work within the framework of the Comprehensive Plan street map to guide locations of future streets, discouraging building sites that will interfere with the orderly development of the street system.

Glossary of Terms

Arterials: Roads that provide connectivity -- they connect urban areas, and urban and local areas that generate significant amounts of traffic. Arterials constitute about 10 percent of total highway mileage but carry about 70 percent of all highway travel. (The Interstate is classified as part of the arterial system).

Collectors: Roads that collect and distribute traffic to and from the arterial system. About 15 percent of travel is on the collector system which represents about 21 percent of highway mileage.

Diversion: The use of motorist user fees for non-highway purposes. Diversion does not indicate an illegal use of funds.

Fair: The Federal Highway Administration uses a five-point Pavement Serviceability Rating (PSR) to categorize pavement conditions (five being the highest, represents good pavement and zero being the lowest, representing deteriorated pavement). Fair roads -- those roads beginning to deteriorate -- rate between 2.1 and 3.4 on the PSR index. This pavement is noticeably cracked, rutted, or broken in many places and may need to be resurfaced.

Functionally obsolete: A bridge that has inadequate width or vertical clearance for its location. Typically, these bridges have too few or too narrow lanes, poorly aligned approaches and restrictive overhead clearances.

Highway user fees: taxes collected on the use of roads, such as motor fuel taxes, license fees, vehicle registration fees, tire taxes, weight-distance taxes, and tolls.

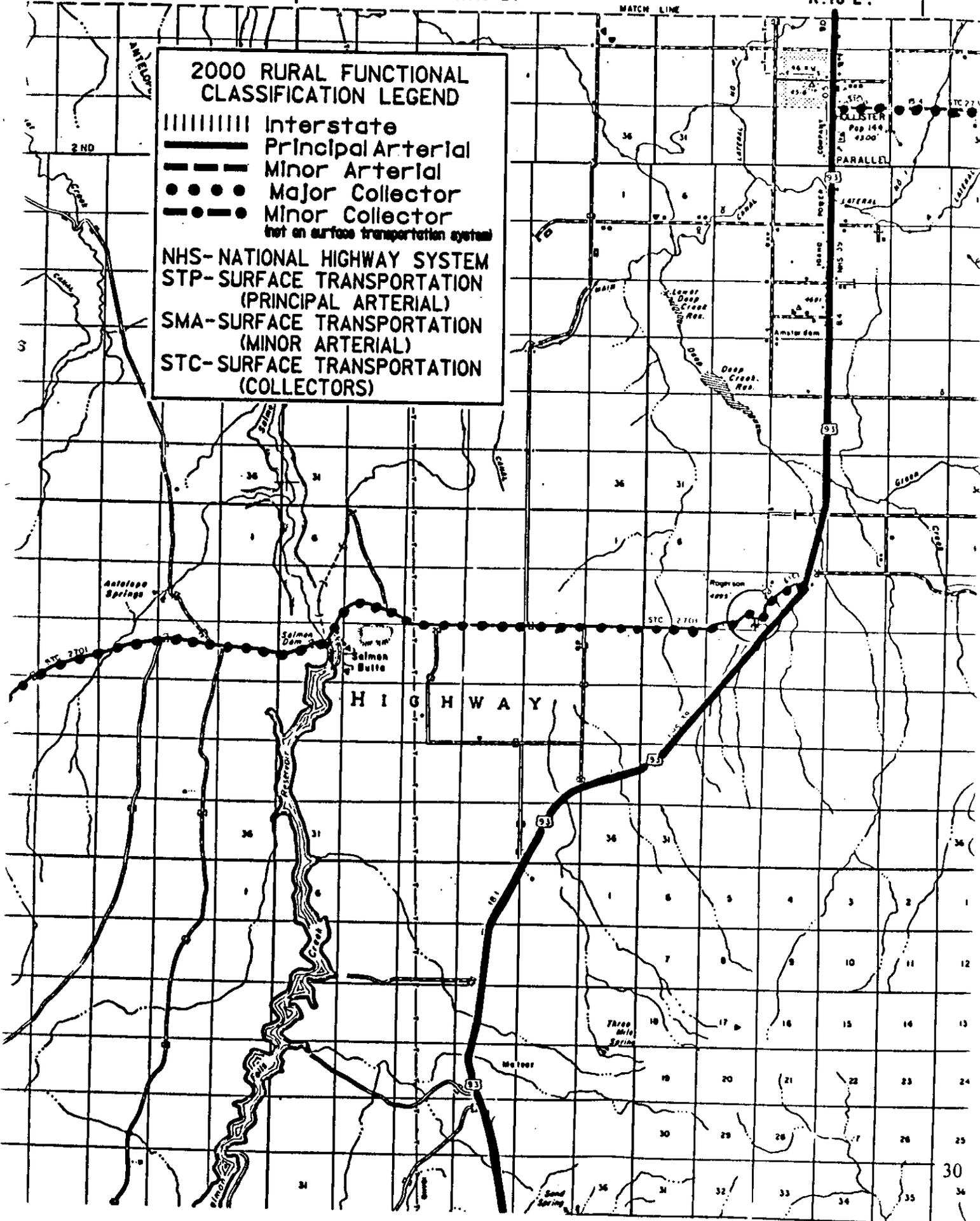
Poor: Poor pavement is rated 2.0 and below on FHWA's PSR. This pavement is badly cracked, rutted, or broken in many places. Poor roads can be resurfaced, but, most often are too deteriorated and must be reconstructed to restore serviceability.

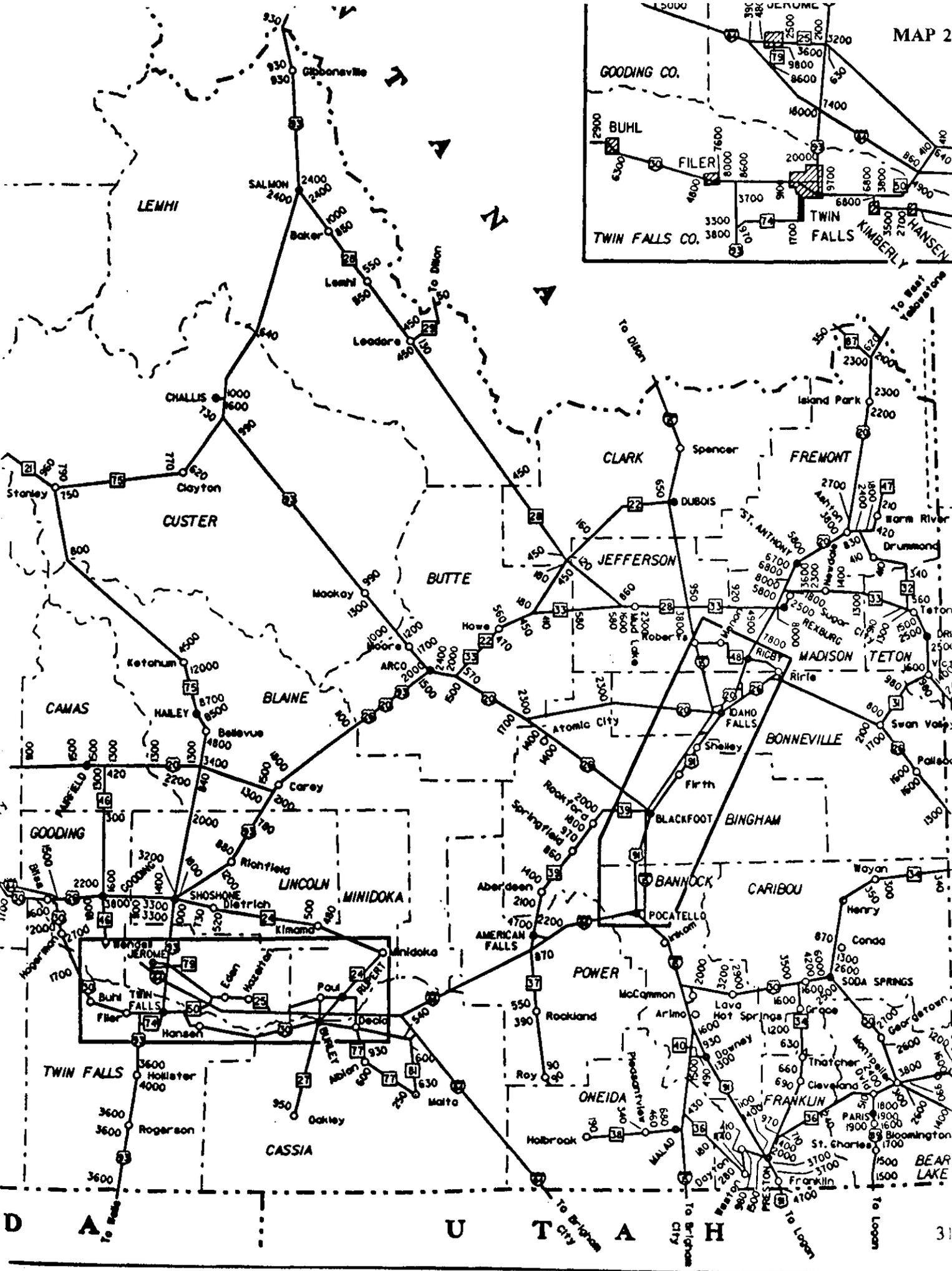
Structurally deficient: A bridge that is inadequate to handle the existing traffic demands, i.e., vehicle loads or speeds normally expected where the bridge is located, this does not necessarily mean that the bridge is unsafe.

2000 RURAL FUNCTIONAL CLASSIFICATION LEGEND

- ||||| Interstate
 - ==== Principal Arterial
 - Minor Arterial
 - Major Collector
 - Minor Collector
- (not on surface transportation system)*

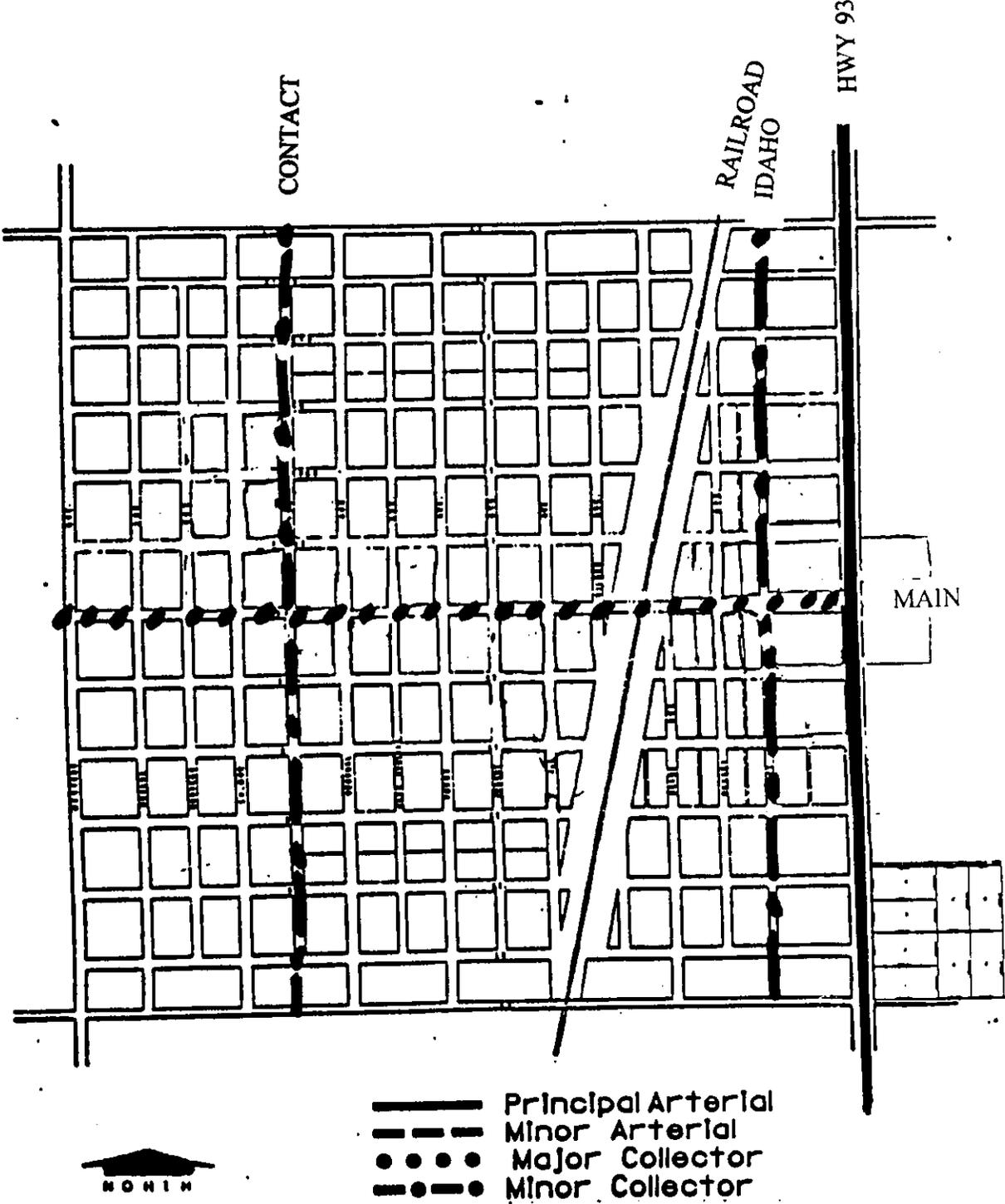
NHS-NATIONAL HIGHWAY SYSTEM
 STP-SURFACE TRANSPORTATION
 (PRINCIPAL ARTERIAL)
 SMA-SURFACE TRANSPORTATION
 (MINOR ARTERIAL)
 STC-SURFACE TRANSPORTATION
 (COLLECTORS)





STREET DESIGNATION MAP

HOLLISTER CITY MAP



RECREATION

RECREATION

Hollister's primary recreation activities are offered through the presence of their City Park and through the school district. For organized recreational activities Hollister city residents must go to Twin Falls or Filer to participate. Twin Falls will allow adults to participate at an additional non-resident fee. Children cannot participate in major sports activities (baseball, basketball, softball, soccer) but may enroll in minor recreational activities at no additional charge. In the Filer Community Recreation District activities are offered to both adults and children from Hollister at no additional charge. This district makes a special effort to recruit Hollister children into their programs, which are mainly youth oriented. Children may participate in tennis, swimming, baseball and softball.

Located near Hollister to the southeast just off of Highway 93 are the Nat-Soo-Pah Springs, bringing tourists from May to August.

Recreational facilities in the surrounding region include:

Hagerman Fossil Beds	Fossil Exhibits
Snake River and Canyon	Water Sports/Scenic
Hagerman Wildlife Preserve	
South Hills	Outdoor
Magic Mountain	Ski Area
College of Southern Idaho	Museum/Arts
Several other local Hot Springs	
Salmon Fall Creek Reservoir	Water Sports

GOAL:

To provide local recreational opportunities to the residents and highway visitors.

OBJECTIVES:

- 1) Improve the City Park with new playground equipment, picnic facilities and ADA restrooms.
- 2) Seek out and identify funding resources
- 3) Continued maintenance of the City Park including work with the Department of Lands Community Forestry program for help in tree planting and care.
- 4) Work with the school district in developing mutual use recreational facilities and opportunities.

SPECIAL AREAS AND SITES

SPECIAL AREAS OR SITES

The citizens of Hollister have identified several sites within their community that have special or historical significance to them. These are:

1) Old Hotel - One of the oldest buildings in Hollister, the old hotel was built in 1912 at the corner of Main and Central Avenue. Built by W. Homer Craven, it boasted electrical lights, hot and cold running water and a long distance telephone in the lobby. When constructed it also hosted the bank on the east side facing north, a store on the west side facing north as well as the hotel. In 1925 the school district leased the building and used the upstairs rooms as apartments for it's teachers and the downstairs as a gymnasium. This use continued until 1948. Since then a number of private uses have been in the building; currently a ceramic shop and apartments are in the building.

2) Grange Hall - The Hollister Grange #228 was organized in 1926. Shortly after that, they purchased the Grange building on Main Street. Since then it has been used as a meeting spot for the Salmon River Canal Company, a polling location and assorted public meetings.

3) Masonic Hall (Pharmacy) - This building, built in 1909, is located on Main Street across from the old hotel. The Masons met upstairs for many, many years. Downstairs held a drug store and the post office at one time.

4) Granary - This structure has been a fixture in Hollister since 1911, serving the nearby farmers and ranchers. It has continued to function as an active business to this day.

5) Hollister School - Located at 2464 Salmon Avenue this school was placed on the National Historic Register on August 8, 1991. Built in 1912, through a successful bond election, the Hollister was complimented in the September 20, 1912 Hollister Herald for adopting the "most modern school plan." The school served K through 12 until 1948 when the district consolidated with Filer, sending the junior high and high school students there for classes.

GOAL:

To maintain areas of interest in our community whether for lessons in education, historical preservation or to maintain a sense of community.

OBJECTIVES:

1) Encourage private owners of these sites to recognize their significance to the community and preserve them as much as possible.

- 2) To keep a historic record of each site for future generations.
- 3) To research the possibility of additional sites being named on the National Historic Register

HOUSING

HOUSING

In Twin Falls County, from 1980 to 1990 the following statistics prevailed:

	<u>1980</u>	<u>1990</u>
Housing Units	20,528	21,158
Mobile Homes	1,456	2,227
Owner Occupied	13,242	13,380
Renter Occupied	5,646	6,357
Average House Value	41,700	50,700

The Twin Falls area has experienced a lack of affordable housing, as well as adequate rental units. Many of South Idaho's newest residents come from high priced real estate areas. To avoid capital gains taxes, real estate prices go up. Higher prices inflate assessed valuation, which raise property taxes. Higher prices and taxes place the cost of both new and existing homes beyond the reach of the average incomes.

Hollister seems to have avoided this phenomenon for at least the time being. In Hollister 80.4% of homes are owner occupied compared to 63.2% in the county. The owner occupied units have an average of 2.88 persons per household while the rental units have 2.60 per household. Of the total structures 51% are stick built housing, 49% are mobile/manufactured homes.

Approximately 75% of the structures are valued at less than \$50,000 while 25% are valued at \$50,000 to \$99,000 - 18% are one bedroom homes, 39% are two, 32% are three and 11% have four bedrooms.

Since 1990 Hollister has issued 24 building permits, of which approximately 2 a year were for new housing units. Ninety percent of all new permits are for mobile homes and manufactured housing. This type of housing is affordable and can provide attractive, safe and sanitary housing to Hollister's residents if certain conditions are met in the type and placement of these homes.

While Hollister has issued building permits, the City has not adopted any formal construction standards by which the unit should be built or placed upon the lot. There has also not been active enforcement or follow-up to the permits.

Hollister currently has numerous lots available for single family housing. The minimum lot size is 12,500 feet and average land costs are affordable. Loans are available for the Hollister area. The City provides water services but a septic system must be installed. In addition, if access is required the property owner is responsible for developing the street within the construction standards set by the City. Currently Hollister is only 50% developed within it's City limits and it is believed that future

housing needs can be adequately met with current lot availability and infrastructure improvements.

GOAL:

To encourage moderate to medium priced housing that will meet the needs of current residents and encourage growth. That housing within the City should be maintained and updated for the health, safety and aesthetic value of the community.

OBJECTIVES:

- 1) Identify substandard housing in the community and work through existing state and federal housing programs to upgrade.
- 2) Adopt the Uniform Building Code to insure good and safe construction standards and provide for enforcement of such.
- 3) Allow for the placement of manufactured homes but with construction standards as allowed for by state law. Discourage old and deteriorated units.
- 4) Develop zoning standards to encourage setbacks and other standards to avoid unsafe and/or unsanitary conditions.

COMMUNITY DESIGN

COMMUNITY DESIGN

Hollister currently has not developed design standards in any area for it's community.

GOAL:

To encourage the development of an aesthetically pleasing community.

OBJECTIVES:

- 1) Encourage Community Forestry standards in the planting and care of appropriate trees and landscaping.
- 2) Encourage the development of commercial signage standards to provide a safe and pleasing atmosphere in the commercial areas
- 3) Encourage the development of street construction and maintenance standards.
- 4) Enhance the image of Hollister as a good place to live, work or visit.

NATURAL RESOURCES AND HAZARDOUS AREAS

NATURAL RESOURCES and HAZARDOUS AREAS

Exhibits 1 and 2 indicate the various soil types in the Hollister area.

There are no identified natural hazardous areas within the City of Hollister at this time. Several potential man-made hazardous areas include underground storage tanks and farm related chemical storage.

GOALS:

To preserve our natural resources as much as possible from destruction of depletion to a point that they are lost to our community.

To remain aware of natural and man-made hazards and to mitigate these as much as possible for the health and safety of our citizens.

OBJECTIVES:

- 1) To educate City officials and citizens as to the various man-made hazards associated with certain types of business and to encourage mitigation of such hazards.
- 2) To remain aware of environmental impacts as growth occurs.

DEPTH: (1) Very deep-----More than 60 inches
 (2) Moderately deep----20 to 40 inches to a hardp
 SURFACE TEXTURE: (1) Loam
 (2) Loam
 SUBSURFACE TEXTURE: (1) Gravelly loam
 (2) Loam
 RESTRICTIVE LAYERS: (1) 20 to 40 inches to sand and gravel
 (2) 20 to 40 inches to a hardpan
 LIMITING FACTORS: Depth to gravel, soil depth
 WATER HOLDING CAPACITY: 2.5 to 7.0 inches
 SLOPE, MAP UNIT: BTB - 1-4%
 CAPABILITY UNIT, IRR.: IIIs
 CAPABILITY UNIT, NIRR.: VIIs

COLTHROP

DEPTH: Shallow-----10 to 20 inches to a hardpan
 SURFACE TEXTURE: Very cobbly silt loam
 SUBSURFACE TEXTURE: silt loam
 LIMITING FACTORS: Soil depth
 WATER HOLDING CAPACITY: 2.0 to 3.5 inches
 SLOPE, MAP UNIT: * BVB - 1-15%
 CAPABILITY UNIT, IRR.: -
 CAPABILITY UNIT, NIRR.: VIIIs

COLTHROP

DEPTH: Shallow-----10 to 20 inches to a hardpan
 SURFACE TEXTURE: Cobbly silt loam
 SUBSURFACE TEXTURE: silt loam
 LIMITING FACTORS: Soil depth
 WATER HOLDING CAPACITY: 2.0 to 3.5 inches
 SLOPE, MAP UNIT: * BGB - 1-4%
 CAPABILITY UNIT, IRR.: IVs
 CAPABILITY UNIT, NIRR.: VIIs

PURDAM

DEPTH: Moderately deep----20 to 40 inches to a hardpan
 SURFACE TEXTURE: Silt loam
 SUBSURFACE TEXTURE: Silty clay loam
 LIMITING FACTORS: Soil depth, soil permeability
 WATER HOLDING CAPACITY: 4.5 to 7.5 inches
 SLOPE, MAP UNIT: * PRB - 1-4% PRC - 4-8% PRD - 8-12%
 CAPABILITY UNIT, IRR.: IIIe IIIe IVe
 CAPABILITY UNIT, NIRR.: VIIs VIe VIe

ANTELOPE SPRINGS

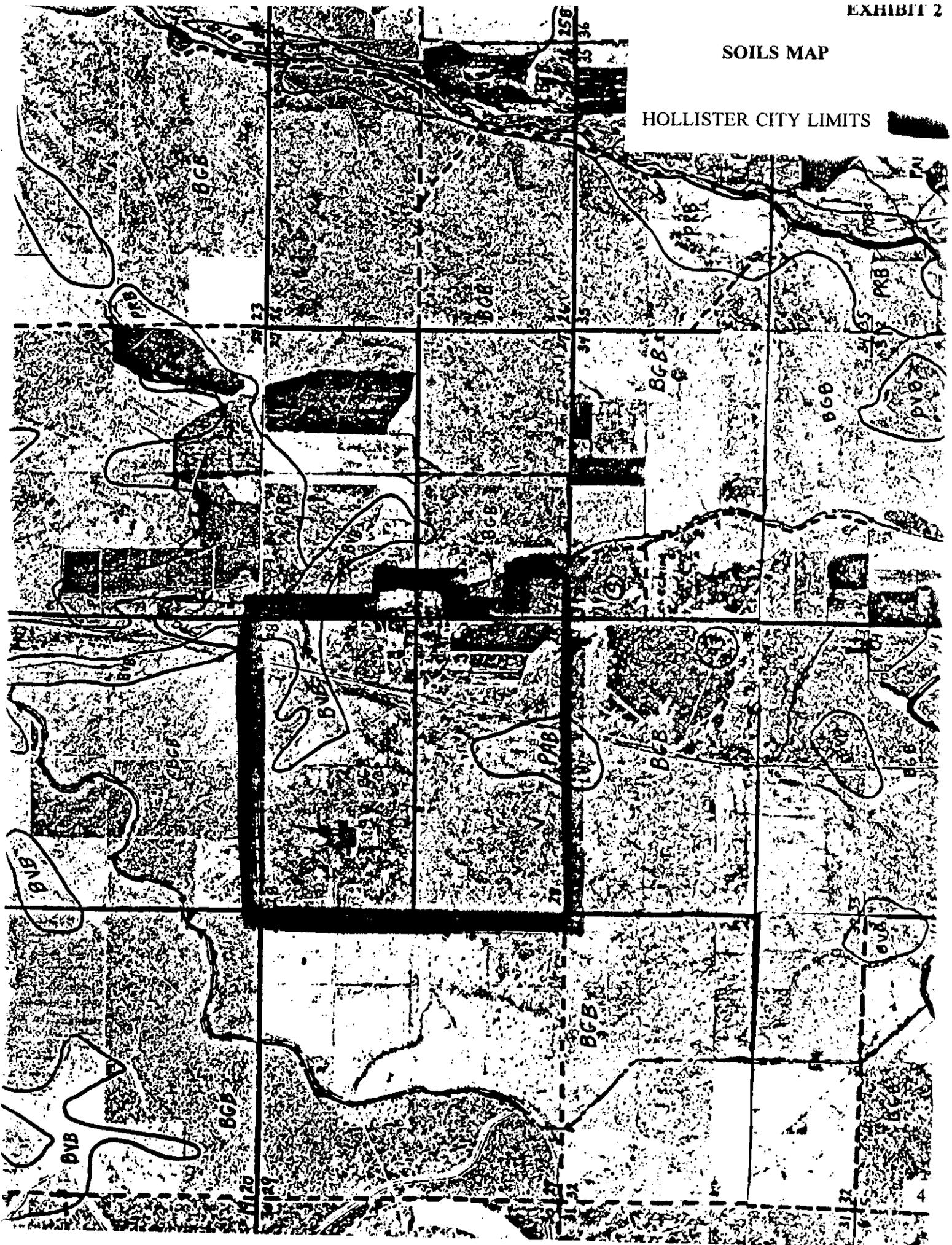
DEPTH: Very deep----more than 60 inches
 SURFACE TEXTURE: Loam
 SUBSURFACE TEXTURE: Clay loam
 LIMITING FACTORS: Soil reaction
 WATER HOLDING CAPACITY: 7.0 to 8.0 inches
 SLOPE, MAP UNIT: DNB - 0 to 4 %
 CAPABILITY UNIT, IRR.: IVs
 CAPABILITY UNIT, NIRR.: VIIs

CHUSKA

DEPTH: Shallow-----12 - 20 inches to a hardpan
 SURFACE TEXTURE: Gravelly loam
 SUBSURFACE TEXTURE: Clay loam
 LIMITING FACTORS: Soil depth, soil permeability
 WATER HOLDING CAPACITY: 2.0 to 3.0 inches
 SLOPE, MAP UNIT: CHC , CVC - 2-12%
 CAPABILITY UNIT, IRR.: IVe
 CAPABILITY UNIT, NIRR.: VIIs

SOILS MAP

HOLLISTER CITY LIMITS



HAZARDOUS AREAS

INTRODUCTION

Based on the Stevenson-Wydler Act of 1980, the Technical Assistance Program at the Idaho National Engineering Laboratory (INEL) has been established to allow surrounding communities to benefit from the vast and diversified expertise of the INEL employees. This assistance includes engineering solutions, laboratory experience, and other professional experience. As a part of the Technical Assistance Program, various cities have requested assistance from INEL personnel to provide direction for addressing hazards in their respective comprehensive plan. The Local Planning Act of 1975 found in Chapter 65 of the Idaho Code Volume II requires that city planning be addressed in a comprehensive plan. The purpose of this act is to promote the health, safety, and general welfare of residents of the State of Idaho.

Of the 12 purposes stated in the Act, this report addresses only one (item i), which states city planning should address protection of life and property in areas subject to natural hazards and disasters. However, natural hazards and disasters may be insignificant in comparison to hazards resulting from industrialization in Idaho Cities. Therefore, city planning should consider potential industrial hazards also. Industrial hazards include, but are not limited to, underground storage tanks, railroads (railroad crossings), grain silos, hazardous chemicals, and pesticides. Identification of such industrial hazards will assist city planners in ensuring the safety of the citizens.

This report identifies hazardous areas that need to be addressed in a comprehensive plan for the city of Hollister, Idaho.

DESCRIPTION

Hollister, Idaho (population of 144) is located on Highway 93 approximately 19 miles south of Twin Falls, in Twin Falls County (see Figure 1) and 20 miles north of Jackpot, Nevada. Hollister is in the heart of the 125,000 acres of land watered by the Salmon Falls Reservoir and is surrounded by farms and ranches.

Two gas stations are located along Highway 93. Extensive commercial business development is not present in Hollister. Residents go to Twin Falls or Jackpot, Nevada for these conveniences.

The residential area is concentrated on the west side of Highway 93. The homes are heated with electricity, fuel oil, and propane. Natural gas is not available. The city does not have a sewer system, septic tanks are used. The culinary water system is supplied from ground water pumped near the city park. Figure 2 is a map of the city.

HAZARDOUS AREAS

Section 67-6508 paragraph (f) of the Local Planning Act of 1975 defines hazardous areas as "An area of known hazards as may result from susceptibility to surface ruptures from faulting, ground shaking, ground failure, landslides or mudslides; avalanche hazards resulting from development in the known or probable path of snowslides and avalanches; and floodplain hazards."

NATURAL HAZARDS

Natural hazards discussed include, but are not limited to, seismic, flooding, avalanche/ landslides, and range fires. This section will identify those hazards applicable to city planning in Hollister, Idaho.

Seismic

The western half of Idaho has been classified as an area that could receive medium damage from a seismic event. Special construction requirements are not necessary. The Uniform Building Code should provide adequate information for Hollister city planners for any new construction. Also, modification of existing buildings is not warranted. It is recommended that city planners address emergency actions in the event that an earthquake does impact Hollister.

Flooding

The Federal Emergency Management Agency (FEMA), which addresses flood plain mapping, does not consider Hollister within any known flood plains. Spring runoff causes some flooding around the old railroad tracks due to debris in the gully but it is not a major concern to the residents of Hollister. It is recommended that city planners address the need to keep the gully cleaned out.

Avalanche/Landslide/Mudslide

Hollister is not located near any mountains or cliffs, thus avalanche/landslide/mudslide hazards need not be considered by city planners in Hollister.

Range Fires

Farmland surrounds the city of Hollister and the town is sparsely populated with the open range next to most of the homes. Therefore, a range fire impacting Hollister is a possibility. It is recommended that city planners address emergency actions in the event that a range fire does impact the city.

INDUSTRIAL HAZARDS

Industrial hazards cover a vast range of hazards that have resulted as a part of the advancement of industry. It is not the intent of this section to identify all industrial hazards but to indicate likely hazards based upon the current industry in the area of Hollister. Hazards associated with any new industry should be considered by the city planners before allowing the industry into the city.

Underground Storage Tanks

Underground storage tanks constitute a hazard in that leakage from these tanks can result in contaminating ground water supplies. Fires and explosions are typically mitigated by locating such tanks underground but these could still impact surrounding homes, schools, and residential areas.

The two gas stations in town have underground storage tanks. In addition, there may be some residential underground fuel oil tanks. It is recommended that city planners determine where the underground tanks are located to support any anticipated expansion.

Grain Silo

From 1900 to 1980, more than 1,200 grain elevator explosions occurred in the United States. Occupational Safety and Health Administration (OSHA) estimates that between 1974 and 1984, there were some 200 explosions at U.S. mills and grain elevators, resulting in more than 600 deaths and injuries. Often poor housekeeping, especially uncontrolled grain dust, has been suspected as the cause of these explosions.

There is a local grain silo just west of the old railroad tracks. It is used only in the fall for the farmers to collect the grain in until it can be shipped other places for storage.

Hollister city planners need to ensure that residential development is controlled around this area. The operators need to follow OSHA regulations in controlling dust levels around and within the silo.

Hazardous Chemical Storage

Hazardous chemicals stored properly do not pose an immediate hazard to the public. However, if the chemicals are spilled or are involved in some type of accident (fire, explosion, etc.) that could lead to a release the public may be exposed. City officials need to know the type of chemicals that will be stored in businesses to protect emergency personnel in the event of an accident and the public from undue hazards.

Currently, it appears that chemical storage places do not exist in Hollister. However, these type of chemicals may be transported on the road and city planning needs to address this type of hazard affecting the city. In the event of a release, State and Federal laws require notification of hazardous chemical spills according to Code of Federal Regulation (DFT) Title 40 Section 302 and the public should be informed of releases in accordance to the community right-to-know act covered in 40 CFR 372. Emergency planning should be provided in accordance to 40 CFT 355. Businesses dealing with hazardous chemicals should be identified, emergency plans need to be developed in the event of potential releases, and the public should be informed of any releases that may affect them. In addition, city planners need to ensure areas where chemical spills have happened are cleaned up before allowing general use of the area.

Air Pollution

Air pollution is not normally a problem in rural areas. However, any potential problems should be identified in the comprehensive plan.

Hollister is located in an open area and continuous air pollution is not a problem. However, during the spring and fall, local farmers are allowed to have controlled burns of the fields and ditch banks, creating a potential air pollution hazard at the time. The smoke is quickly dissipated and is not a continuous hazard. Before burning, the farmers must have a permit. In addition, city officials may need to warn the public if it is anticipated that smoke will pass through the city.

Propane Tanks

Propane is highly explosive when heated under confined conditions and is also a fire hazard. Several homes and businesses in Hollister are heated using propane. IT is recommended that city planners ensure that propane tanks are located away from traffic areas and heat sources. Any propane tanks owned by the city need to be periodically checked for leaks and any ignition sources removed from areas around the tanks. Also information should be made available to the public explaining the hazards of propane.

Transportation

One of the greatest hazards identified in Hollister is Highway 93. It is the major road to Nevada and traffic is constant. The city is mainly on the west side of the Highway, however, there are a few houses on the east side. The State Department of Transportation widened a portion of the highway to three lanes. It is recommended that city planners address this hazard prior to allowing extensive development on the east side of the highway.

GOAL

The goal of the comprehensive plan is to protect the public health and safety by guiding growth away from hazardous areas. This can be done by incorporating the following guidelines:

OBJECTIVES:

1. Prevent or limit development activity in hazardous areas. Generally, industrial areas should not be reclassified as residential areas unless any known spills or hazards have been removed.
2. Promote education on potentially hazardous materials. City planners need to ensure that the businesses already in the city follow Federal and State regulations for hazardous materials and that new businesses comply with the regulations.
3. Encourage retention of hazardous areas as open space.

PRIVATE PROPERTY RIGHTS

PRIVATE PROPERTY RIGHTS:

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

GOAL:

It shall be the police of the City of Hollister to balance private property rights with community planning, public health and safety needs within the accepted confines of the national, state and local laws.

OBJECTIVES:

To review all land use decisions, policies, procedures and ordinances keeping the City's policy as stated above in mind.

IMPLEMENTATION

IMPLEMENTATION

There are several implementation actions which are necessary or desirable to accomplish. These are:

- 1) Completion of the Area of City Impact negotiations and adoption to begin controlling development outside the City limits which might impact the City.
- 2) Continue monitoring of building permits to keep a handle on growth and the public facility expansions necessary to meet demands.
- 3) Appoint a citizens committee to begin looking at and preparing for economic development needs.
- 4) Begin work on a five year Capital Improvements Plan (CPI), updating it annually including -
 - Park and City Hall Improvements
 - Street maintenance and improvement schedule
 - Water system maintenance and improvement schedule
 - Potential sewage or stormwater treatment facilities

This study needs to include financing mechanisms for future improvements.

- 5) Begin franchise negotiations with all outside utilities using Hollister street right of ways.
- 6) Study wastewater treatment options for the future.
- 7) Develop construction standards for -
 - streets
 - water system improvements
- 8) Adopt a building code standard addressing construction, lot development and signage issues
- 9) Begin a tree planting program.
- 10) Seek additional training for Council members on mitigation of hazardous situations.

ACKNOWLEDGEMENTS

ACKNOWLEDGMENTS

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Idaho Transportation Department
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Maureen Fleenor
Soil Conservation Service
Association of Idaho Cities

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Charlotte Newton
Wanda Griggs

Planning Committee Members:
Marty Fleenor
Jim Fleenor
Joe Molyneux

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