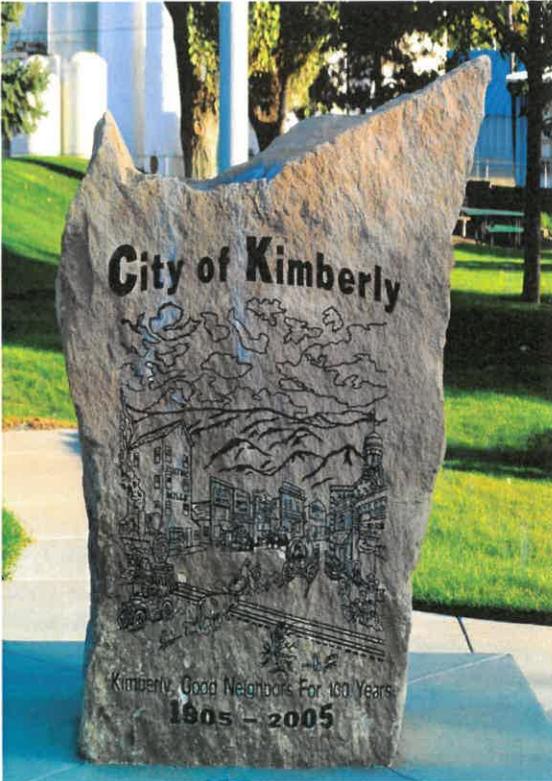


# INTRODUCTION



The City of Kimberly, Idaho Comprehensive Plan (“Plan”) serves as an ever evolving decision-making tool for the City’s leaders, as well as a framework and policy guide for actions concerning future development of facilities and services that support Community and Economic Development. As the City experiences change, it is necessary to develop planned modifications in public services with substantial investment that serve the community. a guide for discharging objectives, orchestrating decisions, and establishing policies pertaining to Land Use and Community and Economic Development. In utilizing the plan, the essence of maintaining/expanding appropriate amenities and infrastructure becomes ever more evident.

Ultimate resources of Kimberly, besides its people, are its agricultural lands and existing transportation arteries (US HWY 30, Idaho 50, Interstate 84 and an active railroad corridor centered in the city which are suitable for Residential, Industrial and Commercial Development as well as for other uses. Maintaining the agricultural lands, until it is agreed upon that they should become commercial, industrial, residential or other appropriate uses – is of utmost importance. Goals and Policies in this plan, including those pertaining to enlargement of Kimberly’s incorporated City limit area through annexation of lands in Kimberly’s Impact Area, are incorporated to identify Kimberly Impact Area lands, being considered part of Kimberly’s future growth area, so they are not annexed by neighboring cities, provided the proposed annexed lands create no burden on the City of Kimberly and municipal services are available to the annexed lands that are not cost prohibitive, compared to other services that are also available from neighboring cities. The Current adopted zoning / impact area map is available so citizens of Kimberly may realize the benefits from maintaining these future growth areas as becoming part of their community.

Kimberly’s high quality of life, outstanding school district, and overall safe, clean, and caring community are crown jewels of the region. Kimberly residents realize this, as do those striving to come. It’s important to have self-supporting recreational activities, sustainable cultural and art opportunities, and fun and positive park improvements, as well as other amenities.

To continue Kimberly’s vitality and quality of life, the City must grow. The desire is for Kimberly’s growth to be planned growth with consideration of land use and city services including sewer and water services, police, public works, community development, and the Library. Growth which fits the community, the implementation of commercial design standards and expectations, help create a viable tax base that are vital to Kimberly’s quality of life and ability to provide needed city services.

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## THIS COMPREHENSIVE PLAN ADDRESSES ELEMENTS MANDATED BY SECTION 67-6508 OF IDAHO STATE CODE

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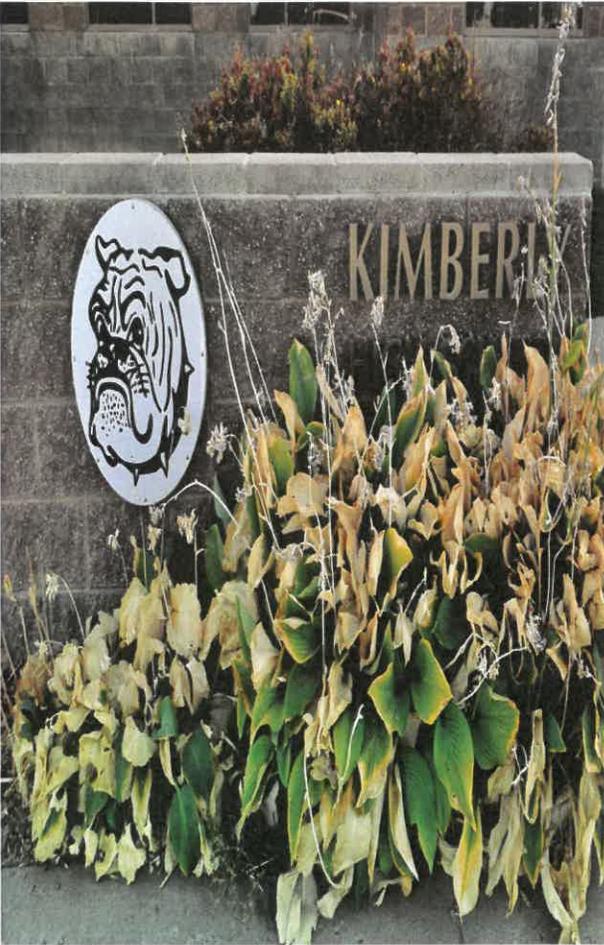


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# REFERENCES



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The following documents indicating that the “current version is included by reference” are part of the City of Kimberly, Idaho Comprehensive Plan. The remaining documents are not included in this plan, but are referenced for information related to the content of the Plan. For each document, it is intended that the most up-to-date version is or is otherwise available. The City Kimberly will post this plan and these references on its website at [www.cityofkimberly.org](http://www.cityofkimberly.org).

## REFERENCES

### City of Kimberly Planning Maps:

**2019 Current City of Kimberly Comprehensive Plan Land Use Map (current version is included by reference)**

**2019 Current City of Kimberly Zoning / Impact Area map (current version is included by reference)**

**2019 City of Kimberly Transportation Plan (current version is included by reference)**

**2018 US CENSUS American Fact Finder**

### Twin Falls County Emergency Operations Plan (EOP)

### Kimberly School District The Long Range Planning Document

# STATEMENT OF PURPOSE

The Comprehensive Plan Text and Map (Plan) will allow the City of Kimberly to implement the proper land use decisions concerning the type and quality of services that will aid in the continued growth and economic development.

The Comprehensive Plan is a document that Kimberly can use to guide local community decision makers through a series of goals and the plans and policies necessary to reach those goals. The Plan will use maps and statements to describe the City's current status and the desired future growth. The Plan further establishes steps to reach future goals. It provides direction for land use regulation and other implementation methodologies.

The Idaho Code requires a comprehensive plan to discuss specific elements.

The City of Kimberly Comprehensive Plan is to serve as an effective guide for the development and implementation of methods to reach the goals to secure proper and sustainable growth while ensuring the desired goals of the citizens, business owners and property owners.



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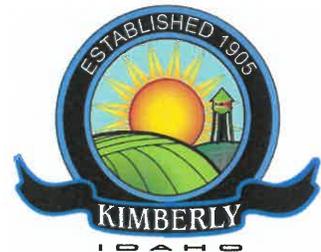
# GOALS AND POLICIES

Throughout this document, goals and policies are part of the structure. Goals and policies and how they are used are explained below.

Goals are the explanation of the purpose and ideals of the community with respect to the future growth and management of Kimberly. The Policies are explanations of the course of action Kimberly intends to take in order to meet the goals the citizens and the city leaders actively pursue. Policies will provide for proper and sustainable growth through strategic city planning. The goals and policies in this Plan serve to enhance quality of life and services for the future of Kimberly.

These goals and policies should be reviewed and amended as necessary to comply with an ever-changing planning process to insure an open-ended process that meets the needs of the citizens, the City's business growth and economic development.

## CITY OF KIMBERLY Comprehensive Plan 2019



# HISTORY OF KIMBERLY



The first train through Kimberly, 7 August 1905.



## CITY OF KIMBERLY

### Comprehensive Plan 2019



The Carey Act of 1901 is credited with commencing the development of more than a million acres of arid land, which eventually became the “Magic Valley”. This act, and the encouragement of I.B. Perrine, caused Peter L. Kimberly, Frank H. Buhl and Colonel Stanley Milner to form the Twin Falls Land and Water Company. In 1904 the company opened a land and irrigation project known as the Twin Falls tract. Irrigation water soon became available from the Milner Dam Reservoir. Development of the land followed the construction of irrigation canals.

Shortly after the irrigation tract was developed in 1905, Peter Kimberly died. His partner, James McMillan, took control of the Twin Falls Land and Water Company and the Twin Falls tract. History records James McMillan as Kimberly’s Founding Father.

Mr. McMillan saw to it that the town quickly progressed. He personally supervised many of the activities involved in assuring Kimberly’s growth. Passenger trains soon began running regular service to the area, bringing needed commerce to build the City of Kimberly.

Kimberly grew like most farming communities. The first and major community organization was the Kimberly Farmers Association, organized June 7, 1905. By 1906 the Main Street consisted of stores, a meat market, a saloon and a bank with two-story false fronts and board sidewalks. The houses were mainly constructed of tarpaper with dirt roofs. People came to town only when absolutely necessary for supplies and to deliver crops and livestock to the railroad. Farmers grew grain, alfalfa, clover, sugar beets, potatoes and fruit.

As private individuals bought and sold the rich irrigated farmland, the town continued to develop. Early population statistics show Kimberly’s population to be approximately 400 in 1920 and 963 in 1940. Census figures show the population dropped from 1,347 in 1950 to 1,298 in 1960, which was typical of farm communities during that period of time. The population increased to 1,557 in 1970, 2,307 in 1980, and 2,367 in 1990. It stood at 2,614 in the year 2000. The population was approximately 3,264 in 2010.

# POPULATION

The City of Kimberly has experienced a slow, consistent increase in the population base over the past twenty-five years. The population base is expected to increase in the next ten years, along with the County of Twin Falls.

## GOALS

- Plan for expected growth to achieve and maintain a stable population
- Plan for quality, managed growth within Kimberly
- Encourage housing opportunities for all segments of the population to include multi-family/PUD housing as well as 55+ housing.

## POLICY

- Develop land use criteria based on the physical, social, economic and aesthetic qualities of the community
- Require development that is compatible with a planned development model as adopted by the City of Kimberly Planning & Zoning Commission
- Manage future development to promote and attract retail, commercial, and industrial businesses that support the activities of the City and other businesses in Kimberly
- Promote opportunities and a quality of life to encourage citizens of all ages to remain in Kimberly



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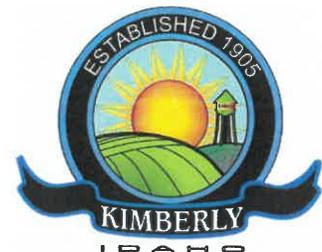
# POPULATION

## POLICY

- ❑ Promote high quality development for residential, commercial and light and heavy industrial uses. Development to include the necessary public facilities and services to meet the needs of the development without compromising the City's infrastructure planning.
  
- ❑ Maintain and improve the public facilities for current residents to enjoy the quality of life that they are accustomed to
  
- ❑ Develop and maintain appropriate zoning and management policies in coordination with the wellhead protection program to protect the water quality of existing and future municipal wells within the City and the impact area
  
- ❑ Develop zoning and management policies that fit with Kimberly's growth targets



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# U.S. CENSUS BUREAU QUICK FACTS

## CENSUS 2018 ESTIMATES

**POPULATION— 3,962**

**MEDIAN HOUSIN VALUE—\$136,700**

**TOTAL HOUSING UNITS—1,262**

**NUMBER OF COMPANIES—277**

**MALE MEDIAN INCOME—\$29,150**

**FEMALE MEDIAN INCOME—\$16,614**

**VETERANS—205**

**Foreign Born Population—129**

### **DISABILITY STATUS OF THE CIVILIAN NON-INSTITUTIONALIZED POP. OF 431**

**UNDER 18 YRS = 23**

**EIGHTEEN TO 64 YEARS = 252**

**65 YRS AND OVER WITH A DISABILITY = 156**

**PLACE OF BIRTH—NATIVE = 96.3%**

**LANGUAGE SPOKEN AT HOME (English) = 2,921**

**For Current data contact U.S. CENSUS BUREAU QUICK FACTS**

# SPECIAL SITES

The following special sites are unique to Kimberly and the surrounding areas: Big (Shoshone) and Little (Twin) Falls, China Mining Sites, Oregon Trail Historical Site, Stricker Store, Savage/Nutting House, Larsen/Hodge House, Corner of Main and Center, Gill's Garage, Old Bank and others. There are no properties in the Kimberly City limits registered with the State of Idaho Historical Society Department.

## GOAL

- Preservation and protection of historical sites unique to Kimberly and the surrounding area.

## POLICY

- Promote and preserve applicable historical sites for the benefit of current and future residents
- Identify any additional sites



- Consider protection of sites in Ordinances

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# NATURAL RESOURCES

The existing natural resources within the City and the surrounding area are water, air, the rim of the Snake River Canyon, quality portneuf loam soil of varying depths and the Goose Creek Mountains (aka the South Hills) beginning approximately 8 miles south of town and the Snake River, which flows in a 400-foot gorge, 3.5 miles north of town.

## GOAL

- Preserve the natural resources within the City and impact area.
- Utilize resources effectively

## POLICY

- Protect the quality, availability and quantity of these natural resources by promoting clean industry in the City
- Promote orderly development to insure the quality, quantity and accessibility of these resources



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# HAZARDOUS AREAS



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Hazardous areas have been minimized if not removed within the City. The impact area has some hazardous areas which include chemical storage sites, research areas, evaporation and/or leach ponds relating to agricultural and commercial industry. Other potential hazardous conditions or areas that exist are: where local roads connect to Idaho Transportation corridors, rail crossings and potential un-safe areas such as canals, and ditches.

## GOALS

- To protect the public health, safety and general welfare from hazardous areas
- To control the locations of hazardous sites and areas. Install three-way and four-way stop sign controls, at appropriate intersections in the city limits and impact areas

## POLICY

- Develop a plan to minimize hazardous conditions and protect citizens within the City
- Direct private and commercial property owners to maintain their property to promote safety and reduce hazards of all types
- Develop traffic controls and sidewalks in identified hazardous areas and maintain sidewalks to control access and insure the safe movement of citizens within Kimberly
- Comply with Union Pacific, Eastern Idaho Short Line and WATTCO , prohibitions against any new rail crossings.

# ECONOMIC AND COMMUNITY DEVELOPMENT



It is the desire of the citizens of Kimberly to provide proper economic and community planning to maintain and/or improve the economic stability and vitality of Kimberly. This is partially accomplished through the assistance of local, regional and state organizations with a focus on economic development. Their careful analysis and evaluation of the information provided by the Idaho Department of Commerce and other organizations will promote sustainable economic development in Kimberly over time.

## GOALS

- Promote and develop new and improved employment opportunities
- Support retention and expansion efforts of businesses
- Keep tax rates and city utility service fees competitive to be attractive to new businesses
- Promote economic growth in the City as opportunities arise that are fitting with its goals and objectives
- The City should encourage the activities of business organizations that support business growth, that are not a burden on the city services and drive business revenue



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# ECONOMIC AND COMMUNITY DEVELOPMENT

## POLICY

- ❑ Identify and zone areas for economic growth and development for commercial, light and heavy industrial
- ❑ Develop a plan to monitor and eliminate conflicting land uses
- ❑ Work with economic development organizations to attract and encourage private commercial, light, and heavy industry
- ❑ Maintain qualified, experienced City Staff that are prepared to support and guide economic development opportunities from the searching stage to ground breaking.
- ❑ Identify land for annexation and future Urban Renewal Areas and implement these activities when appropriate
- ❑ Develop a plan to promote and encourage local, new and existing businesses in concert with economic development organizations and business organizations that support or are part of the City
- ❑ The City will oversee the efforts of a future Kimberly Urban Renewal Agency “KURA” in order to increase the effectiveness of this economic development tool at such time a KURA is created



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# HOUSING

## HOUSING

In 2001 the total housing units had increased to approximately 975. For year-end 2012, there were approximately 1,297 housing units per CENSUS. In 2019, the total housing units are approximately 1,400. These consist of single-family dwellings, minimal multi-family dwellings, mobile homes and manufactured homes.

## GOALS

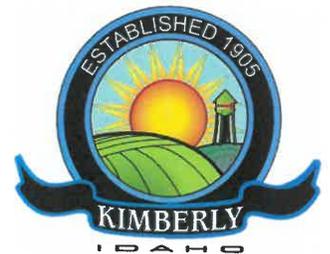
- Promote the development of multi-residential housing in specific locations within the City.
- Enforce landscaping, fence and sign ordinances to enhance the aesthetics of the City
- Encourage development of housing that will accommodate all economic groups
- Ensure that housing is safe through adoption and enforcement of current Building Code and partnership with the Idaho Association of Building Officials
- Require the installation of curb, gutter, and sidewalk when applicable when older properties are updated or when the use of the property changes

## POLICY

- Maintain zoning plans to eliminate spot zoning within the city and impact area
- Encourage and promote housing development including the development of multi-unit buildings in such a manner as to accommodate the City's desire for controlled growth



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# SCHOOL FACILITIES

## CURRENT CONDITIONS

The Kimberly School District #414 currently has four schools: Kimberly High School, Kimberly Middle School, Kimberly Elementary School, and Kimberly Intermediate School. The original High School Annex, was built in 1918, and was torn down in 2008 to make way for the Intermediate School. The new Stricker Elementary School a five hundred student Elementary School on West Polk Street was completed and occupied the fall of 2018. The Elementary Building on Center Street / South Main has being renovated and was completed for occupancy spring 2019.

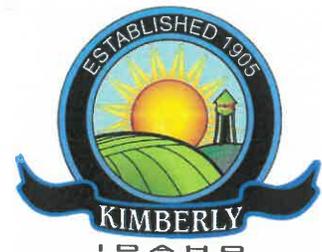


The L.A. Thomas Building was built in 1942 and renovated in 2015. The Round Building which houses the District Office was built in 1968. The vocational facilities, built in the 1960's, now house the transportation and maintenance departments.

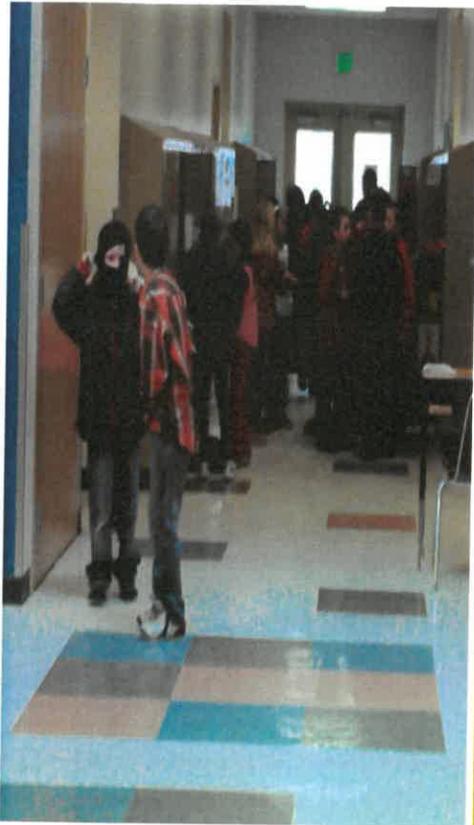
- The new Kimberly High School complex was completed in 2001. In 2009 a new wing was added to the east side.
- The Middle School was completed in 1992 and meets all of the District's current needs. In 2009 new additions were added on to the east and west wings.
- The Elementary School was built several years ago, updated many times with the last add-on in the early 1980's.
- The Intermediate School was built in 2009.
- A new Ag building was built behind the high school in 2009.
- The City and Kimberly School District continue to install pedestrian paths, asphalted, compacted gravel and where applicable they are marked with paint and reflectors.

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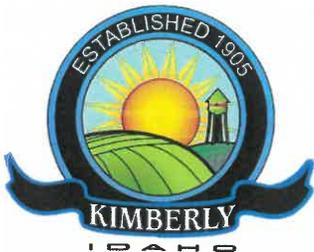


# SCHOOL FACILITIES



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## GOALS

- school district in providing strategic planning for the future to deal with these specific concerns
- Encourage the School Board and School District to establish one, two, five and ten year plans reflecting the Citizen's wishes
- Ensure that facilities are safe and have good access, particularly pedestrian access
- Encourage sufficient utilization of facilities
- Have the school be the hub for the bike/walk path

## POLICY

- Support and promote school growth and construction of new schools within the close proximity of the existing schools
- Direct the School Board and School District to establish plans and/or programs to provide public use of school facilities such as public recreation and Citizen Meetings
- Lead the School Board and School District to develop a plan to upgrade the buildings and grounds to comply with ADA standards of accessibility

# SCHOOL FACILITIES

## CITY OF KIMBERLY Comprehensive Plan 2019



### FUTURE TRENDS

- Assuming a growth rate of approximately 2%, future trends for the next five years will be to continue to repair and maintain the current buildings.

### ISSUES AND CONCERNS

- The Center Street Elementary facility is has ben renovated now with upgrades and an addition to include a new office space, enhanced parking onsite and a multi use entrance. Installation of sidewalks funded by a TAP grant, adjacent to the Kimberly Intermediate School on West Center Street, extending west to Banning Street shall be completed by fall 2020.
- Reconstruction of buildings and designated areas to comply with ADA standards. Modular teaching units have been strategically re-located on the Campus.
- If growth increases more than two percent per year in Twin Falls County and/or the City of Kimberly, programs to deal with such increases will be implemented.



## Overview

# LAND USE

## LAND USE OVERVIEW

The City has initiated and taken necessary steps to implement strategy to manage future growth. In conjunction, past essential development land use patterns have been built upon. The following are land use types applicable to areas in Kimberly:



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1. **Agricultural:** should include lands that are used for agriculture uses, such as for crop cultivation, irrigation, livestock grazing, food and feed production, horse stables and others;
2. **Residential:** should include single family residential low, medium high densities and multi housing in appropriate areas;
3. **Public/Quasi-Public land uses:** Public lands include parks, city hall, police, fire and EMS facilities, utility facilities, libraries, institutes for higher learning and other public land uses;
4. **Commercial Gateway and Commercial Business development:** May have a combination of land uses: multi family, accessory dwelling residential units and commercial land uses;
5. **Commercial:** Consider the proper location of retail establishments, such as food markets, restaurants, office, medical and other professional business: Some categories could be neighborhood, general, and highway commercial;
6. **Light industrial:** High-tech business, machine shop, warehouse, agricultural processing and other industries;
7. **Heavy Industrial:** Land uses which create potential hazardous impacts to the community, and
8. **Open Space:** Conservation areas for wildlife reserve, scenic vistas and recreational uses.



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### AGRICULTURAL GENERAL (AG)

The Agricultural General (AG) would include: minimum one acre single-family dwelling units, open space, stables, boarding/riding facilities, home occupancies, bed and breakfasts, religious facilities, accessory structures, irrigated lands and other agricultural related activities. Issues that will be resolved are lot sizes (preservation of older, large lot areas that were established in the county), existing on-site septic tanks, drain fields, as well as managing grandfather/preexisting rights of livestock.

### AGRICULTURAL RESIDENTIAL (AR)

Agricultural Residential (AR) – 1 unit per acre; Agricultural Residential land uses are characterized by low densities of single-family housing units, home occupancies, bed and breakfasts and religious facilities, These are sensitive areas due to long-standing familial property ownership where sewer and water is not available within a reasonable investment.

### RESIDENTIAL SUPER LIMITED (R1)

Residential Super Limited (R1) land uses are characterized by low densities and single-family housing types with a minimum of one acre per dwelling unit. Large apartment buildings or apartment complexes should not be allowed.

### RESIDENTIAL LIMITED (R2)

Residential Limited (R2) are lands in the original townsite and new subdivisions that allow for single family dwellings on 8,000 sq. ft. of land. Duplexes, multi housing, large apartment buildings or apartment complexes should not be allowed.

### RESIDENTIAL GENERAL (R3)

Residential General (R3) are lands in the original town-site and in some new subdivision which support single family dwellings on 6,500 sq. ft. of land and allow for duplex and multi housing components, compliant with required lot sizes based on the number of dwelling units. Residential dwelling unit developments come in all shape, sizes and densities. The City expects creative designs and diverse types of housing units in all its new housing stock.



## SCHOOL / PUBLIC / QUASI-PUBLIC (PQ)

The Public/Quasi-Public designation describes areas with unique uses and functions. These areas host community services and/or educational, cultural, administrative, and recreational facilities often located within a well-landscaped setting. It should be noted that many Public/Quasi-Public uses are also allowed and are located in other land uses.

Public/Quasi-Public uses can include the following: government buildings, public and private schools, schools/colleges, hospitals, cemeteries, airports, transportation and utility facilities and other compatible public, quasi-public uses.

## RESIDENTIAL NEIGHBORHOOD

Residential development in the City of Kimberly should be Innovate in design and placement; Incorporate usable open space; and provide pedestrian and street connectivity

Housing development in residential areas can be developed as:

Manufactured Homes;

Attached and Detached Residences;

Single Family Attached Homes;

Cluster Housing;

Patio Homes;

Townhomes; Duplexes; Multi-housing;

Row Houses; Condominiums;

Apartments and other types of Multi-Family Residential Units, such as, group homes, homeless shelters, senior housing, assistance living facilities and others.

In addition, Master Planned Communities and Planned Unit Developments can combine residential development along with commercial development. Special requirements such as development agreements, special area plans, and design review may be implemented. These developments will be dependent on the final development agreement, and should be designed with the idea and projects that are modern and innovative, following the best planning practices available.

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# LAND USE

## RESIDENTIAL PROFESSIONAL (RP)

Residential Professional (RP) land use designation should provide for a work, live, shop, and pedestrian oriented place. Professional services such as but not limited to, medical, engineering, custom cabinets, teaching/fabricating shops, multiple housing and public facilities should be encouraged. Design standards will assist to make these areas identifiable, unique, and planned destination areas. These areas are typically along major transportation corridors.

## COMMERCIAL BUSINESS (CB)

Commercial Business (CB) land uses should have some supporting uses to adjacent neighborhoods, and also have attractive convenient pedestrian connections with adjacent residential areas. Design Standards will assist to make these areas attractive and sustainable.

Examples of Commercial Business (CB)-include retail and service business establishments, business offices and professional services, medical, manufacturing, food / feed / seed processing manufacturing, (administrative, accounting, clerical, insurance and real estate sales offices and similar uses), banks, smaller grocery stores, service stations, mini markets, car washes, drive-through facilities, coffee shops, restaurants, entertainment and related uses; clinics and health care facilities, hotel and motels and small shopping centers. This land use could also be designed to act as a buffer between other more intense non-residential uses.

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# Commercial LAND USE

## COMMERCIAL – GATEWAY (CG)

This land use might include a commercial neighborhood district focusing on specialized retail, restaurant, and service retail for surrounding residences, general commercial district and highway commercial focusing on service retail for travelers including restaurant, and office due to the access to transportation corridors, hotel/motel, general office, retail stores and services when in addition to other highway commercial uses, big box stores, Convenience/Gas Station combinations, storage, manufacturing, wholesale. In addition, standards for signs, screening, landscaping, parking, and access will need to be developed and implemented.

All uses in this use area must have approved landscaping plans. The landscaping shall be designed to enhance the aesthetic qualities of the Gateway area. The rezone of property within a 1000 feet of areas designated Commercial-Gateway (CG), as shown on the Comprehensive Land Use Map, to the Commercial-Gateway zoning district shall not be considered in conflict with the policies adopted by this Comprehensive Plan and shall not require an amendment to the Comprehensive Plan.

## COMMERCIAL INTERIOR

This land use would be located off of highway interchanges, major arterials and some collectors, based upon design and function. This development area should be a work, live, play, shop, and pedestrian oriented place and is normally near residential / educational facilities. This land use should include different uses that work together and share infrastructure, public amenities. Design standards will assist to make these areas harmonious with other uses.

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## LIGHT INDUSTRIAL (LI)

This district is intended to provide for light non-polluting and major traffic producing industries. All uses must have approved site plans including lighting, parking, infrastructure uses, drainage, and landscaping plans. The landscaping shall be designed to enhance the aesthetic qualities of the area and provide for quality transition between uses. Light industry is a "manufacturing activity that uses moderate amounts of partially processed materials to produce items of relatively high value per unit weight."

These activities could include the manufacturing of clothes, shoes, furniture, consumer electronics and home appliances.

## HEAVY INDUSTRIAL (HI)

Heavy industrial businesses typically mean production of products which are either heavy in weight or in the processes leading to their production. Projects include the construction of large buildings, chemical plants, and production of construction equipment such as cranes and bulldozers.

Heavy industry projects can be generalized as more capital intensive, requiring greater or more advanced resources, facilities or management. These uses should be located away from residential development and designed where they will have minimum impact to surrounding land uses.

Heavy industrial land uses have a potential to affect the public health and safety due to sound, odors, vibrations. All business types must be approved by a Special Use Permit through the legislative process. In all cases, standards for screening, landscaping and adequate access should be developed and implemented.

## OPEN SPACES (OS)

Open Spaces are lands that are publicly (or privately owned but used by the public). Located throughout the community there are various destinations that are classified as open spaces such as schools, parks, green spaces, and plazas.

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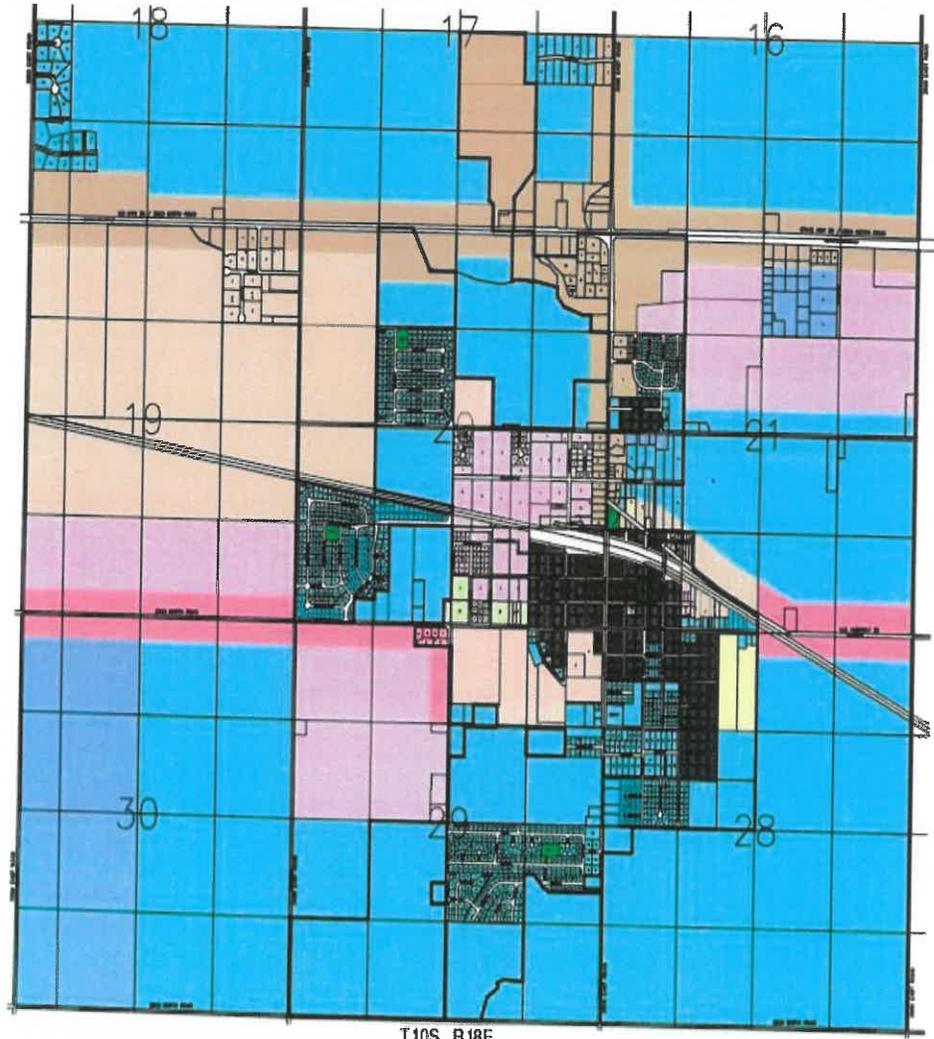


# Comprehensive Plan Map

Attached to the right is the Comprehensive Plan Land Use Map adopted November 2018; the primary intent of this Land Use Map was to establish the Commercial Gateway and annexation areas as well as land use changes and annexation areas just south of Kimberly Road and east of 3300 E. Rd.

The Commercial Gateway zoning as described on page 22, provides for a variety of commercial businesses within the planned area along the Kimberly Road corridor.

Landscaping, design review and color palette ordinances will help guide the attractiveness of this business area for years to come.



- ZONING
- R1 SUPER
  - R2 LIMITED
  - R3 GENERAL
  - LIGHT INDUSTRY
  - M-H
  - COMMERCIAL BUSINESS
  - SCHOOL
  - PARKS
  - RESIDENTIAL PROFESSIONAL
  - COMMERCIAL GATEWAY
  - COMMERCIAL CENTER
  - CITY LIMITS

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COMPREHENSIVE MAP  
NOVEMBER 27, 2018 RESOLUTION 358

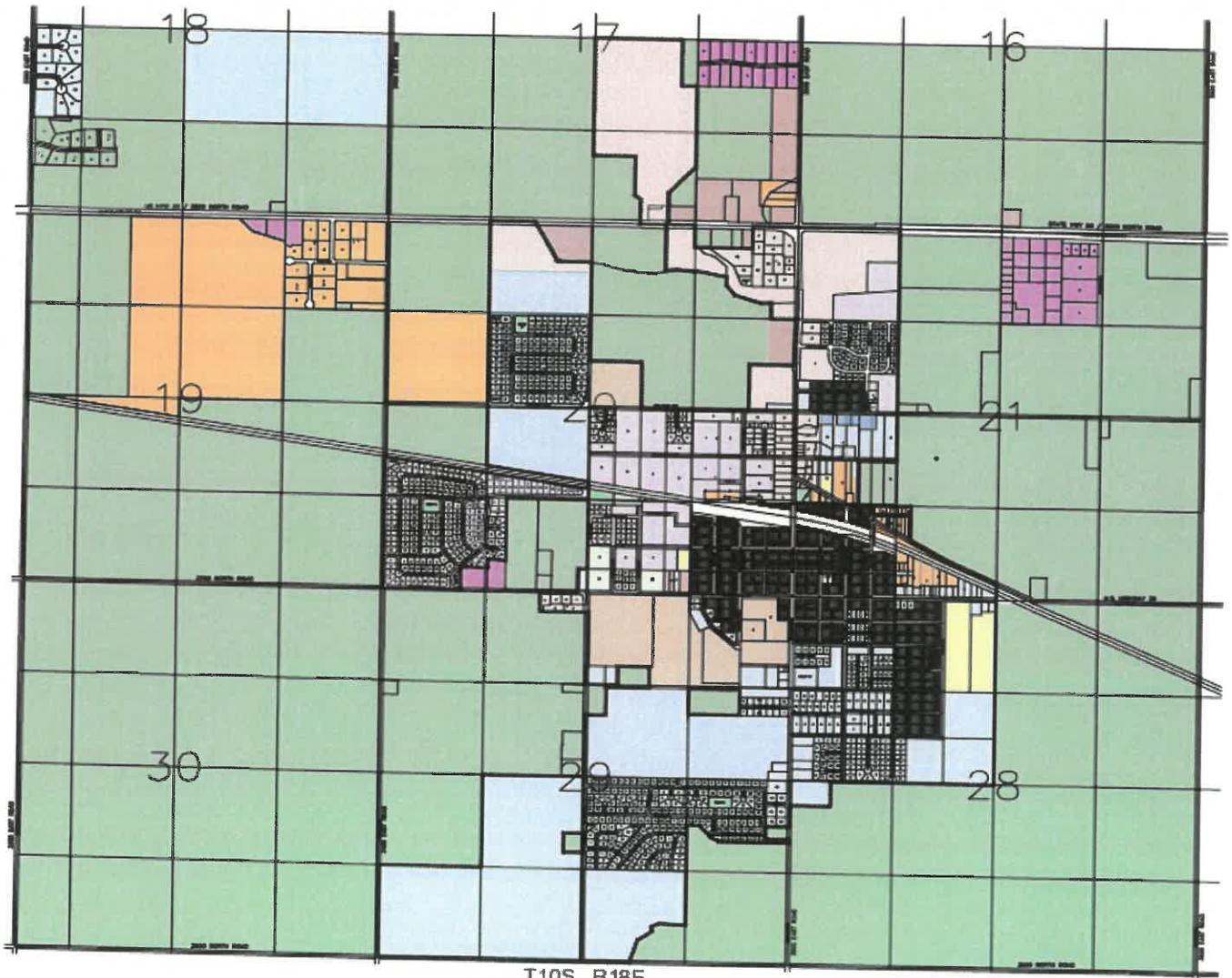
NO.	DATE	DESCRIPTION
1	8-15-13	RESOLUTION 343 MAP AMENDMENT
2	11-27-18	RESOLUTION 358 MAP AMENDMENT



**This map is to be replaced after 10-22-19**

**CITY OF KIMBERLY  
Comprehensive Plan October 2019**

# CURRENT ZONING MAP



- ZONING (CITY LIMITS)**
- R1 SUPER
  - R2 LIMITED
  - R3 GENERAL
  - LIGHT INDUSTRY
  - M 11
  - COMMERCIAL BUSINESS
  - SCHOOL
  - PARKS
  - RESIDENTIAL PROFESSIONAL
  - COMMERCIAL GATEWAY
  - VACATED RIGHT OF WAY
  - CITY LIMITS

- ZONING (IMPACT AREA)**
- COMMERCIAL GATEWAY
  - LIGHT INDUSTRY
  - RESIDENTIAL AGRICULTURE
  - RESIDENTIAL LIMITED (R2)
  - AGRICULTURE

**CITY OF KIMBERLY  
ZONING MAP  
JULY 24, 2018 ORD 648-650**



NO.	DATE	DESCRIPTION
1	12/14/11	ADOPTED - KIMBERLY - 1500 CAR CORNER INDUSTRIAL
2	12/27/12	ADOPTED - KIMBERLY - RESIDENTIAL
3	12/17/13	ADOPTED - KIMBERLY - ELEMENTARY SCHOOLS
4	08/14/17	ADOPTED - KIMBERLY - PARKS
5	12/14/17	ADOPTED - KIMBERLY - PARKS
6	07/24/18	ADOPTED - KIMBERLY - ZONING MAP

NOTE: WHERE NEIGHBORHOODS SUBSCRIPTION IS ZONED TO WITH A DEDICATED RIGHT-OF-WAY (R1, R2, R3, M 11, C 11, C 12, C 13, C 14, C 15, C 16, C 17, C 18, C 19, C 20, C 21, C 22, C 23, C 24, C 25, C 26, C 27, C 28, C 29, C 30, C 31, C 32, C 33, C 34, C 35, C 36, C 37, C 38, C 39, C 40, C 41, C 42, C 43, C 44, C 45, C 46, C 47, C 48, C 49, C 50, C 51, C 52, C 53, C 54, C 55, C 56, C 57, C 58, C 59, C 60, C 61, C 62, C 63, C 64, C 65, C 66, C 67, C 68, C 69, C 70, C 71, C 72, C 73, C 74, C 75, C 76, C 77, C 78, C 79, C 80, C 81, C 82, C 83, C 84, C 85, C 86, C 87, C 88, C 89, C 90, C 91, C 92, C 93, C 94, C 95, C 96, C 97, C 98, C 99, C 100, C 101, C 102, C 103, C 104, C 105, C 106, C 107, C 108, C 109, C 110, C 111, C 112, C 113, C 114, C 115, C 116, C 117, C 118, C 119, C 120, C 121, C 122, C 123, C 124, C 125, C 126, C 127, C 128, C 129, C 130, C 131, C 132, C 133, C 134, C 135, C 136, C 137, C 138, C 139, C 140, C 141, C 142, C 143, C 144, C 145, C 146, C 147, C 148, C 149, C 150, C 151, C 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## City of Kimberly Comprehensive Plan 2019

This Zoning Map accompanies the October 2019 Comprehensive Plan and reflects the present Zoning and Impact Area

**This map is to be replaced after 10-22-19**

# ANNEXATION OVERVIEW

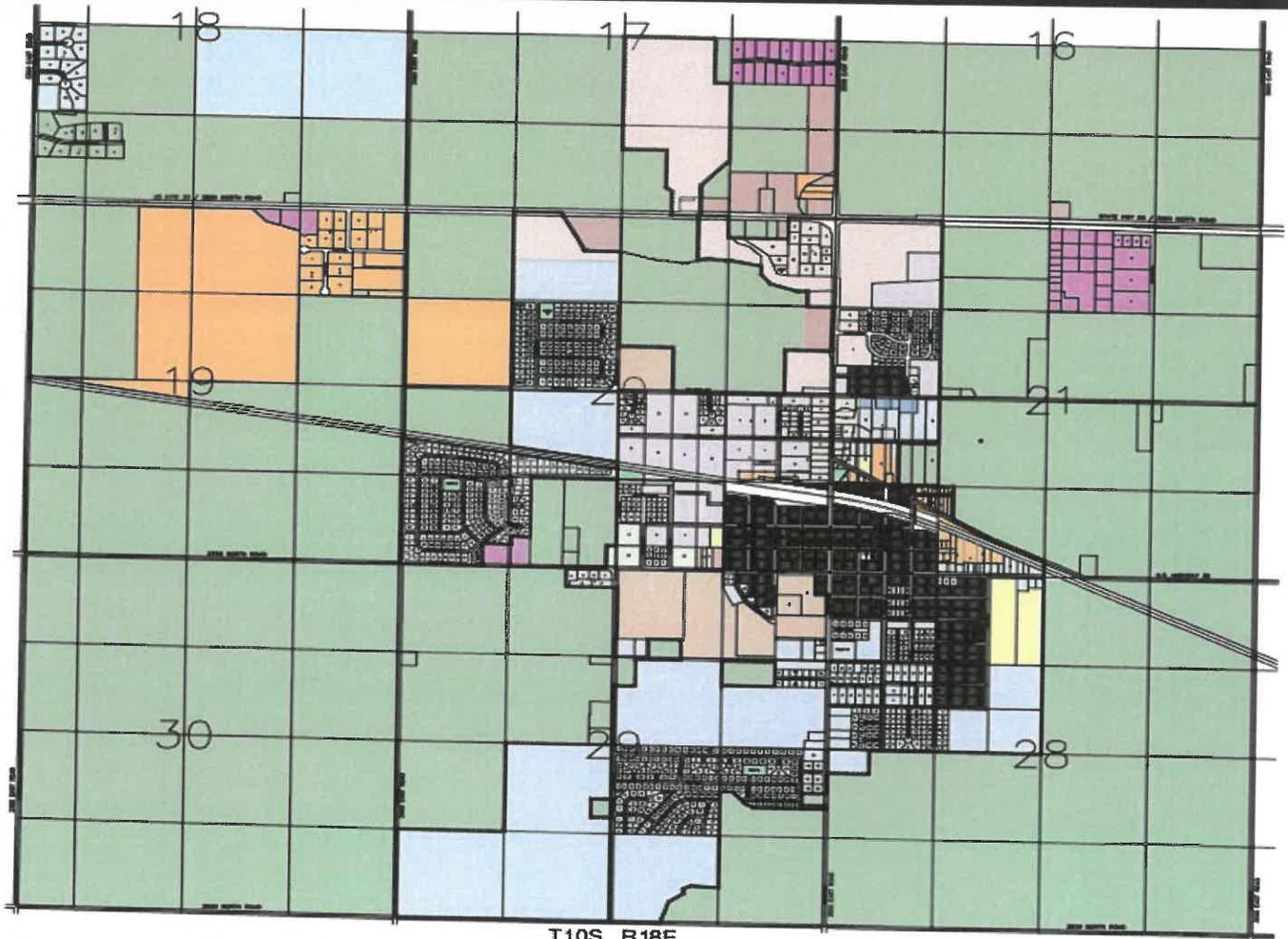
## CITY OF KIMBERLY Comprehensive Plan 2019



### ANNEXATION

- Annexation is a priority for development within the area of Impact—both present and proposed.
- To be able to offer the tax based services of Highways & Streets, Sidewalks, Park Management, Planning & Zoning, Building Department, Police Protection and the Library, a broader tax base is required.
- In order to add and / or update needed infrastructure in the fee based services of Water, Sewer, and Sanitation, a larger tax base of commercial operations, industrial sites are crucial in-conjunction with well planned residential developments providing single family dwelling units with multi housing units also.
- Much of the land that will be annexed is Agricultural. It is intended that the present use and zoning will continue until a time in the future that the land is purchased or used as part of a commercial or industrial development.
- Other areas presently used as residential will also remain as they presently are without change in the zoning until the land is sold or used for development.
- Annexations will add a significant amount of acres to the City limits from the available land within the impact area. As of October 2019 there is approximately 3,400 acres of non-platted in the Impact Area. Most annexations in the impact area needing sewer and water city services will be responsible for applicable costs to connect and or upgrade the distribution / treatment system. All services provided outside of the City limits require Council approval. Annexations are strategic, given interest in the property by developers, also to help it remain part of the Kimberly community and not be annexed by neighboring cities, if applicable comparable cost of services are available to the developer.

# COMMERCIAL GATEWAY ZONED LANDS IN CITY LIMITS AND IMPACT AREAS



- ZONING (CITY LIMITS)**
- R1 SUPER
  - R2 LIMITED
  - R3 GENERAL
  - LI1 LIGHT INDUSTRY
  - MI MEDIUM DENSITY
  - CB COMMERCIAL BUSINESS
  - SCHOOL
  - PARKS
  - RESIDENTIAL PROFESSIONAL
  - COMMERCIAL GATEWAY
  - VACATED RIGHT OF WAY
  - CITY LIMITS

- ZONING (IMPACT AREA)**
- COMMERCIAL GATEWAY
  - LIGHT INDUSTRY
  - RESIDENTIAL AGRICULTURE
  - RESIDENTIAL LIMITED (R2)
  - AGRICULTURE

NOTE: KIMBERLY PLANNING DEPARTMENT IS ZONED UP WITH A ZONING MAP REVISIONS FOR 2019.



**CITY OF KIMBERLY  
ZONING MAP  
JULY 24, 2018 ORD 648-650**

DATE	DATE	DESCRIPTION
07/24/18	07/24/18	ADOPTED THE ZONING MAP REVISIONS FOR 2019.
07/24/18	07/24/18	ADOPTED THE ZONING MAP REVISIONS FOR 2019.
07/24/18	07/24/18	ADOPTED THE ZONING MAP REVISIONS FOR 2019.
07/24/18	07/24/18	ADOPTED THE ZONING MAP REVISIONS FOR 2019.
07/24/18	07/24/18	ADOPTED THE ZONING MAP REVISIONS FOR 2019.

CITY OF KIMBERLY

**This map is to be replaced after 10-22-19**

Comprehensive  
Plan 2019

The Commercial Gateway zoning provides for a variety of commercial business uses and multi housing strategically located within a high traffic area near the HWY 30/50 and Kimberly Road corridors. Landscaping, design review and color palette ordinances will make this an attractive business area for years to come. Annexing this property allows the City to work with developers needing municipal services and assist in providing adopted land development guidelines for the Commercial Gateway properties including planning & zoning, code compliance and building code enforcement, as well law enforcement and more.

as

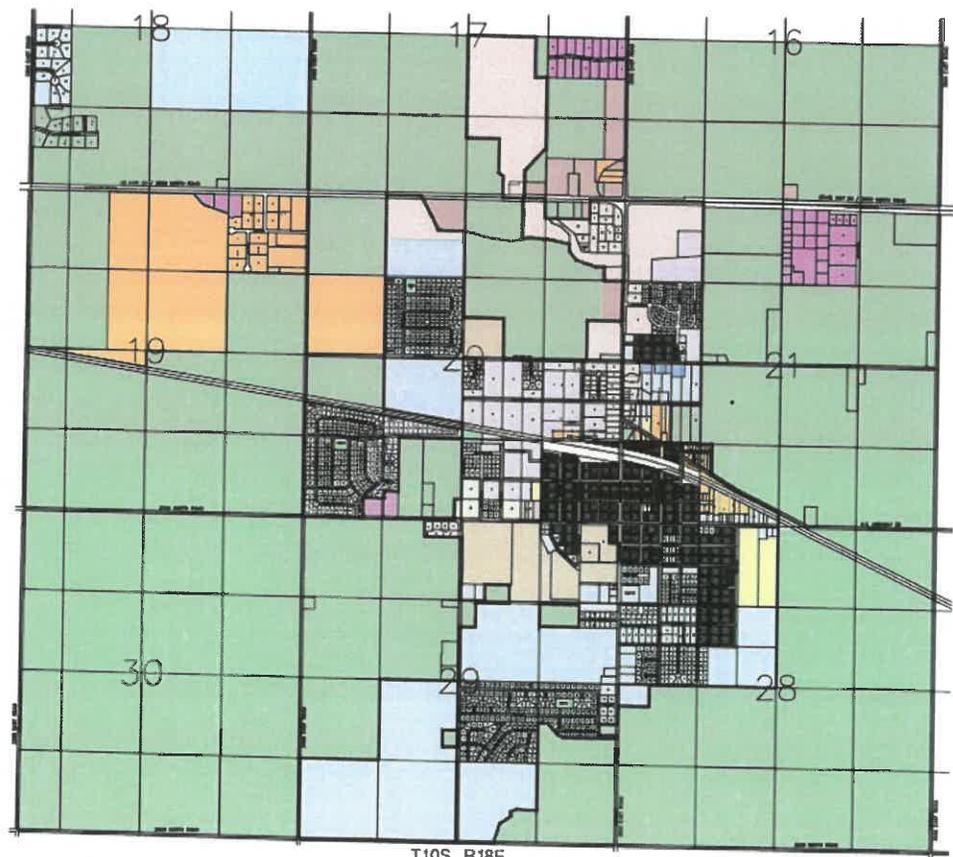
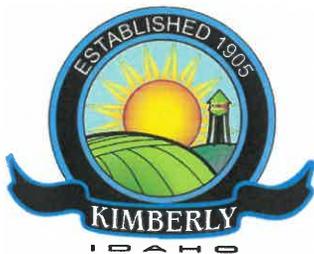


# IMPACT AREA – FUTURE ANNEXATION AREA

The adopted Zoning Map below this text depicts lands that are in the City Limits and lands outside of the City limits that have been established as a Kimberly (Zoning Impact Area), per Idaho Code 67-6526 (e) and City Code, Title 17, Chapter 17.08. As of November 2017 there are approximately 3,400 acres in the Kimberly Impact Area. This area would be focused on Light Industry, R-2 and R-3 Residential Zones, and Commercial Gateway Use areas. Subdivisions in the R-1 Agriculture and A- Agriculture zones are not expected to be annexed, unless City Services are provided at the developers expense. It is the intent of the City that all properties being annexed, remain under their present use until such time as development requires a change in use and therefore, a change in zoning. This is particularly true for Agricultural properties. Farm and ranch owners do not wish to lose their ability to enjoy country living. It is the City's intent to provide City services to lands in the Impact Areas at the developers expense.

Lands shaded a gold/tan color, represented on the above map south of Kimberly Rd. and to the east of 3300 E. Rd. are mostly zoned Agriculture, with some Light Industrial zones, Commercial Gateway and Commercial Business.

This map is to be replaced after 10-22-19



- ZONING (CITY LIMITS)**
- R-1 SINGLE-FAMILY
  - R-2 LIMITED
  - R-3 GENERAL
  - R-3 SINGLE-FAMILY
  - R-4 COMMERCIAL BUSINESS
  - SCHOOL
  - PARKS
  - RESIDENTIAL PROFESSIONAL
  - RESIDENTIAL GATEWAY
  - VACATED RIGHT OF WAY
  - CITY LIMITS

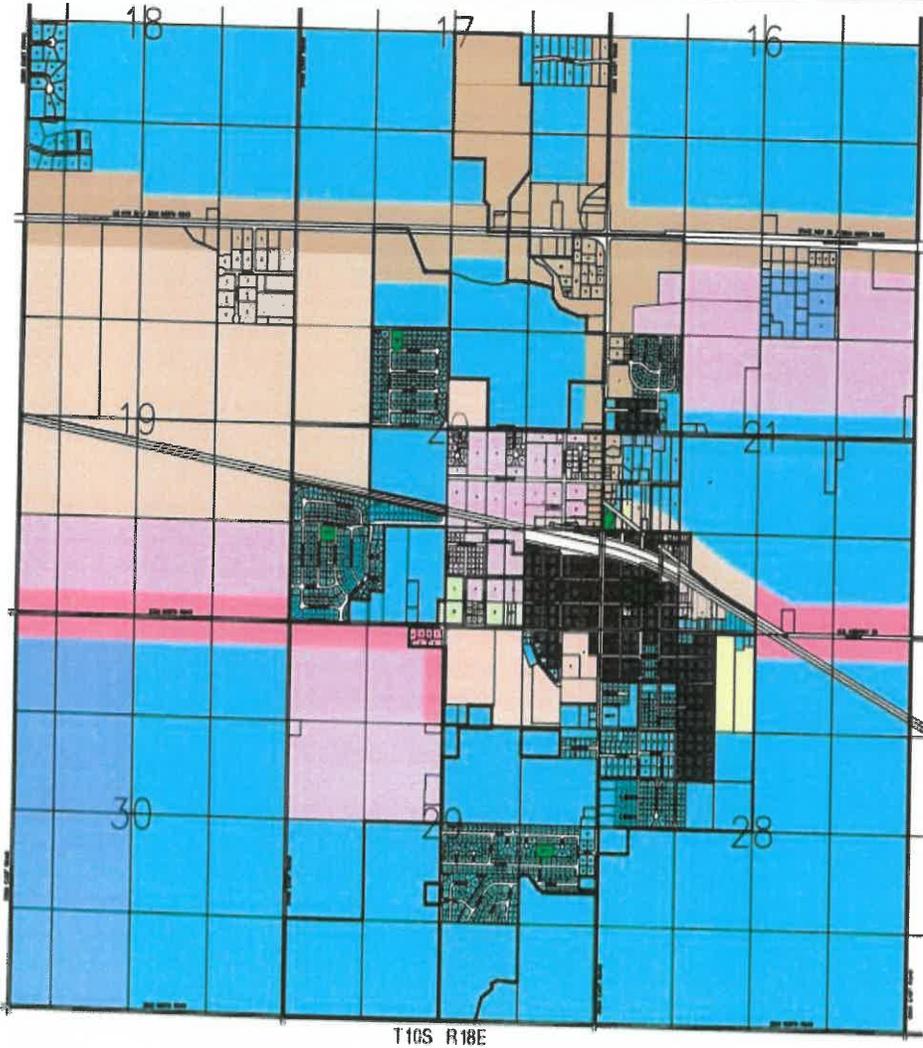
- ZONING (IMPACT AREA)**
- COMMERCIAL GATEWAY
  - LIGHT INDUSTRY
  - RESIDENTIAL AGRICULTURE
  - RESIDENTIAL LIMITED (R-2)
  - AGRICULTURE



**CITY OF KIMBERLY  
ZONING MAP  
JULY 24, 2018 ORD 648-650**

NO.	DATE	DESCRIPTION
1	07/24/18	ADOPTED AS PART OF THE CITY COUNCIL'S 2018
2	07/27/18	ADOPTED AS PART OF THE CITY COUNCIL'S 2018
3	08/07/18	ADOPTED AS PART OF THE CITY COUNCIL'S 2018
4	08/14/18	ADOPTED AS PART OF THE CITY COUNCIL'S 2018
5	08/21/18	ADOPTED AS PART OF THE CITY COUNCIL'S 2018
6	08/28/18	ADOPTED AS PART OF THE CITY COUNCIL'S 2018

# 2019 COMPREHENSIVE MAP DEPICTING IMPACT AREA WITH COMPREHENSIVE LAND USE DESIGNATIONS



The 2013 re-negotiated Kimberly Comprehensive Map depicts the re-negotiated Impact Area which extends approximately 2,700' north of Kimberly Road, Hwy 30/50 and is located between 3300 East and 3600 East and extends South to 3600 North and contains approximately 3,600 acres. This Comprehensive Plan Land Use Map, sheds light on this area and a vision of anticipated land uses. These lands will be affected as residential and non-residential service demands change. The Comprehensive Land Use Map, land use designations may need to be changed. The Kimberly City Council and Twin Falls County Commissioners will need to review and update accordingly.

Future Annexation of lands in this area may protects land uses for the City while the City prepares to provides available tax based services such as Police protection, Public Works (Street Repair, Park Maintenance, Snow Removal), Planning and Zoning, Code Enforcement and a Public Library. Installation of infrastructure improvements such but not limited to water, sewer, streets and parks shall be at the developers own expense.

- ZONING
- R1 SUPER
  - R2 LIMITED
  - R3 GENERAL
  - LIGHT INDUSTRY
  - M-H
  - COMMERCIAL BUSINESS
  - SCHOOL
  - PARKS
  - RESIDENTIAL PROFESSIONAL
  - COMMERCIAL GATEWAY
  - COMMERCIAL INTERIOR
  - CITY LIMITS

CITY OF KIMBERLY  
COMPREHENSIVE MAP  
NOVEMBER 27, 2018 RESOLUTION 356

NO.	DATE	DESCRIPTION
1	8-15-11	RESOLUTION 343 BWP AMENDMENT
2	11-21-18	RESOLUTION 356 BWP AMENDMENT



CITY OF KIMBERLY  
Comprehensive Plan 2019

**This map is to be replaced after 10-22-19**

# PUBLIC SERVICES



CITY OF KIMBERLY  
Comprehensive Plan  
2019



## LAW ENFORCEMENT

- Provide police services and maintain sufficient law enforcement to meet the needs of the Citizens of Kimberly. The present personnel include one Chief of Police, Patrol Officers, Records Clerk and a School Resource Officer.
- Protection and public service is provided on a continuous period of twenty-four hours per day.
- Assist the Quick Response Unit to meet the emergency medical needs of the Citizens of Kimberly.

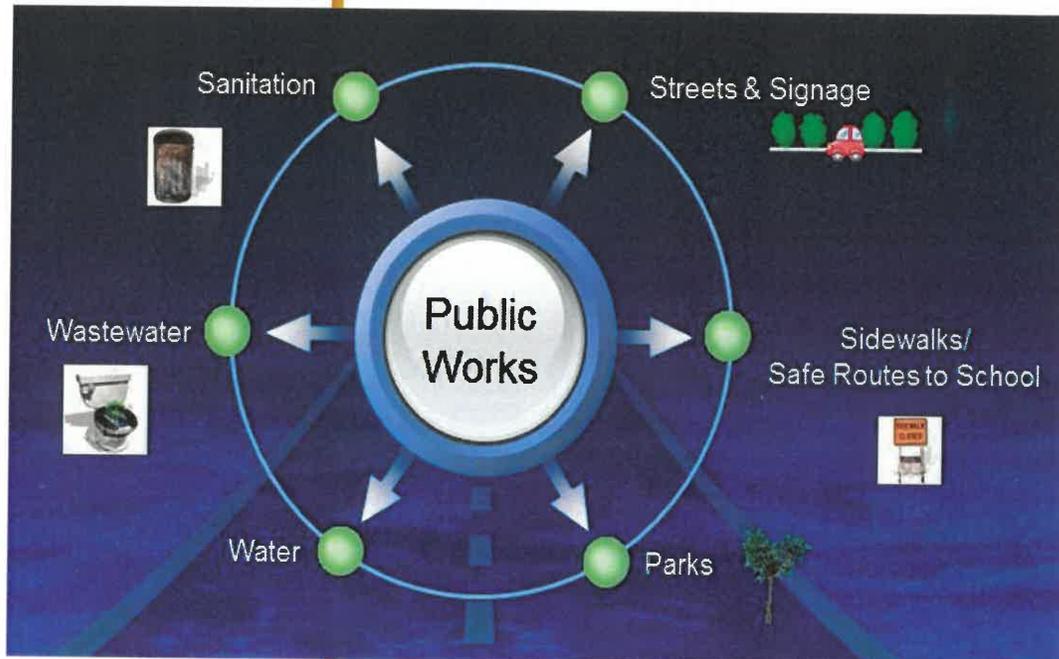
## FIRE PROTECTION

- Provide the Citizens of Kimberly with a fire department consistent with the growth of the City and its neighboring communities. The present fire department consists of:
- The Rock Creek Fire District was formed in 1993 and provides fire protection in the Area of Impact.
- The District consists of four stations, one in Kimberly, one in Murtaugh, one in Hansen and one south of Hansen at the foothills.
- The Rock Creek Fire Department provides fire protection within the City limits

## LIBRARY

- Provide the Citizens of Kimberly with library and a librarian with a ever-increasing supply of books for all ages. The Library will be open Monday—Sat. for our Citizens convenience.

# PUBLIC WORKS



The public facilities and utilities provided by the City and various private enterprises allow economic development to take place. These facilities and utilities also tend to control where development happens. Without access to utilities it may be impractical to develop a given parcel of ground. Therefore, it is important in planning for the future of the city to give proper consideration to where these services are located, how adequate the services are, and how the services may be realistically and economically expanded. The Responsibilities for the Public Works Department include:

- Water
- Waste Water / Sanitation
- Transportation
  - Streets & Signage (Transportation)
  - Side walks, Walking Paths, Safe Routes to Schools
- Parks & Recreation

CITY OF KIMBERLY  
Comprehensive Plan  
2019



# PARKS & RECREATION



## CITY OF KIMBERLY Comprehensive Plan 2019



The City of Kimberly has five existing parks: City Park, Centennial Park, South Meadows Park, Kimberly Meadows Park, and Ballards Park. City Park has picnic tables, tennis courts, a basketball facility, two baseball diamonds, children's outdoor gyms, horseshoe pits, a covered patio and a covered band shell. Centennial Park has picnic facilities. South Meadows Park has an outdoor gym, and picnic tables. Kimberly Meadows Park and Ballards Park has children's outdoor gym play ground equipment.

The VIPER's have renovated the City Park ball fields with generous donations from local businesses and residents. The Kimberly Youth Association, with help from the Kimberly School District and the City of Kimberly, has developed a baseball facility located south of the middle school.

### GOALS

- To continue to put in bike/walk paths throughout the city limits. Have developers add bike/walk paths throughout their new development.

### POLICY

- Coordinate with developers to widen roads for bike paths where applicable in their development. Require developers when applicable, to put a 5' minimum wide walk path meandering through their development, whether residential, commercial or industrial
- Solicit donations and pursue grants and other assistance to improve facilities
- Develop a plan for the growth of existing parks and recreation areas, adding new equipment
- Provide protection for existing parks and future sites

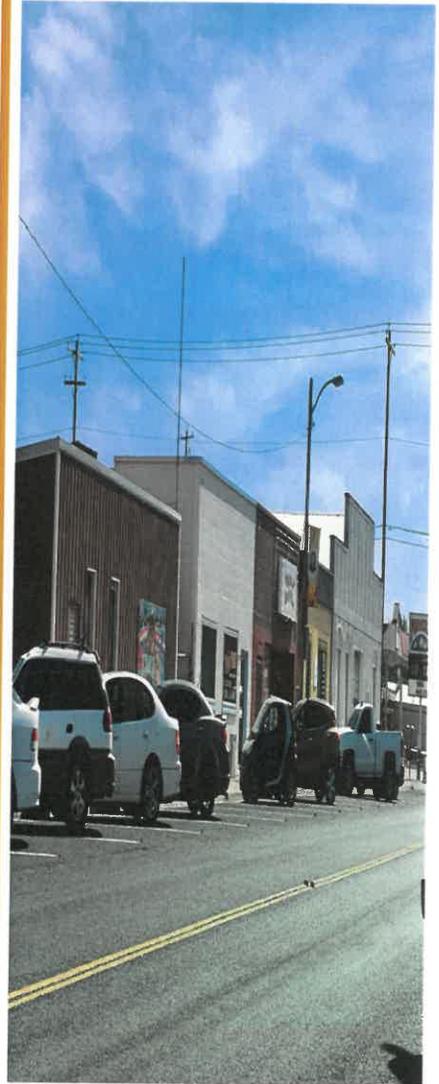
# TRANSPORTATION

## TRANSPORTATION

Motor vehicle transportation is the primary mode of transportation in and to Kimberly. State Highway 30 is the main highway through town. By way of Highway 50, Interstate 84 is just six miles from the City to the east. Highway 30 is heavily used by beet hauling trucks, transport trucks and recreational vehicles, as well as regular through traffic. Center Street extends east and west as the cross county road, as designated by the Twin Falls County Highway Department.

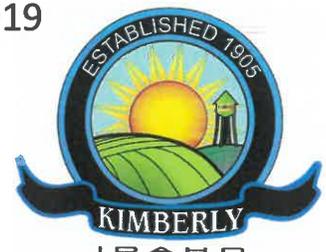
A Master Transportation Plan was adopted on June 9, 2009 and has since been updated and amended 2011 and 09-2019. It is and will be used for guidance for the development of an efficient transportation system to meet existing and future travel needs of the community and the adjacent regions. It will outline a recommended policy and financial plan for how transportation funds need to be spent, and what projects or programs the City and Highway District should focus on to provide transportation services for their citizens. This plan is good through the year 2025. Improvements include roadways, sidewalks, pedestrian trails, bicycle lanes, and other needed improvements. This plan can be viewed at City Hall or on the City's Website: <http://www.cityofkimberly.org/>. These improvements are outlined in the Capital Improvement Plan which is part of the Transportation Plan. 2019 future improvements –alignment at the Hansen / I-84 interchange are in discussion - future planning by ITD

- ❑ Rail Service in the area is for freight only and is maintained by Eastern Idaho Railroad EIRR, Union Pacific and WATTCO. The EIRR runs from Buhl to Minidoka. The primary product being shipped is grain, various food commodities and other goods, both perishable and non-perishable.
- ❑ The nearest air service is Joslin Field (TWF) in Twin Falls This Airport serves as the main airport for both commercial and general aviation for the region. Bus service to TWF is provided by TRANS IV on a demand response basis. Taxi companies based out Twin Falls can also be used to access the airport.
- ❑ Short and Long-haul Truck service is available for freight, overnight express parcel and mail service.



CITY OF KIMBERLY

Comprehensive Plan  
2019



# TRANSPORTATION



CITY OF KIMBERLY

Comprehensive Plan  
2019



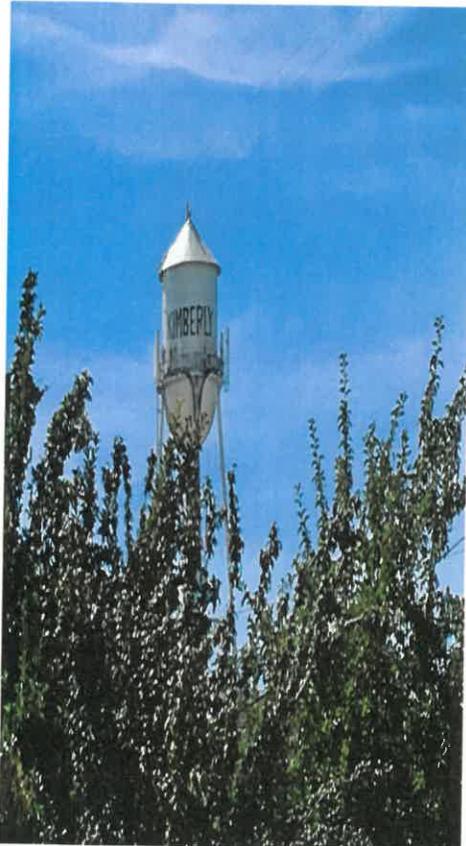
## GOALS

- All components of the transportation system should be coordinated with neighboring jurisdictions and comply with state and federal programs.
- Provide safe, efficient and affordable transportation options to, from and within the city, together with a plan to insure the care and maintenance of existing streets.
- Provide standards and plans to insure adequate drainage of excess water run off.
- Provide a plan to eliminate existing and future dead end streets to allow first responders better access in cases of emergency.
- Develop an arterial system of sidewalks and non-motorized-vehicle paths to promote the safe movement of those using alternate travel methods.
- Adopt a Traffic Impact Ordinance.
- Utilize the Railroad and its sidings to promote economic development.
- Enhance opportunities for pedestrian and bicycle movement.

## POLICY

- For any new development, all developers, where and/or when appropriate, are to provide and bear the cost of construction of new streets, curbs, sidewalks, streetlights, bicycle/walking paths and other improvements to insure orderly development and the safety of the citizens in their travels to, from, and within the City.
- Improvements for certain of the items indicated above will be in compliance with the Manual for Uniform Traffic Control Devices (MUTCD).

# WATER, WASTE WATER & SEWER



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## GOALS

- Promote and encourage essential public facilities and utilities of the highest quality at the most economical cost.
  - Sewer system for Kimberly is contracted through the City of Twin Falls. Kimberly does not have a waste water treatment plant. The City has replace the discharge monitoring system and coordinated at great lengths with the City of Twin Falls in acquiring future sewer capacities.
  - Provide maintenance for existing sewer lines.
  - All new residential, commercial and industrial developments must purchase sewer capacity for their development from the City of Kimberly.
  - Develop plans for future waste water availability and capacity related to the potential growth in residential, commercial and industrial development.
- Provide sufficient water system for the community that complies with the health and safety standards of the community and the state. The Public Works Department is responsible for street, water and sewer maintenance.
  - Maintain and service the wells that provide water to the community.
  - Insure that the water rights of the City are protected.
- Provide continual efficient solid waste removal with independent contract services.
  - A contract is maintained for solid waste disposal service.
- Provide appropriate parcels of land to support the recreation needs of the community in Kimberly's city parks.

# COMMUNITY DESIGN



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Community design involves the City's physical layout, landscaping, building design, rail corridor and parks. This section will concentrate on the visual aspects of Kimberly, its role in creating visual identity and a pleasant environment within the City. Kimberly is an agriculture supported community with an active rail corridor supporting industrial uses while it splits the residential / commercial businesses components on the north and south, in conjunction with new growth expanding adjacent to the Hwy 30/50 corridor. New non residential infill growth will continue to utilize existing feed, fertilizer and food manufacturing facilities, adjacent and near rail corridors. New commercial businesses have bought and filled long vacant buildings of the original three and one half blocks of "downtown", which include specialty health food retail sales, manufacturing / wholesaling, tarp manufacturing, a fromagerie, custom cabinet shops, powder coating manufacturing, fitness center, heating and cooling sales/fabricating, health food products, custom repurpose furniture /crafts and dine in/take out restaurants.

#### GOALS

- Provide an aesthetically pleasing commercial/industrial business center on Main and Center Streets as well as Kimberly Road / Hwy 30, to attract and promote business growth.
- Continue to beautify and enhance the entrances to Kimberly on Highway 30, Main Street South, and Center Street East and West.
- Continue to protect the parks and park systems within the City.
- Operation Facelift significantly improved the "aesthetics" of downtown Kimberly. Additional work by the KBOA or Chamber of Commerce can include signage, awnings, and minor landscaping.
- To construct and install signage welcoming drivers and pedestrians to Kimberly at the City entrances.

#### POLICY

- Continue to develop plans and establish, with citizen and business owner input, locations for a City-wide walk/bike path that provides connectivity with neighboring communities' paths.

# COMMUNITY DESIGN ELECTRIC TRANSMISSION CORRIDORS



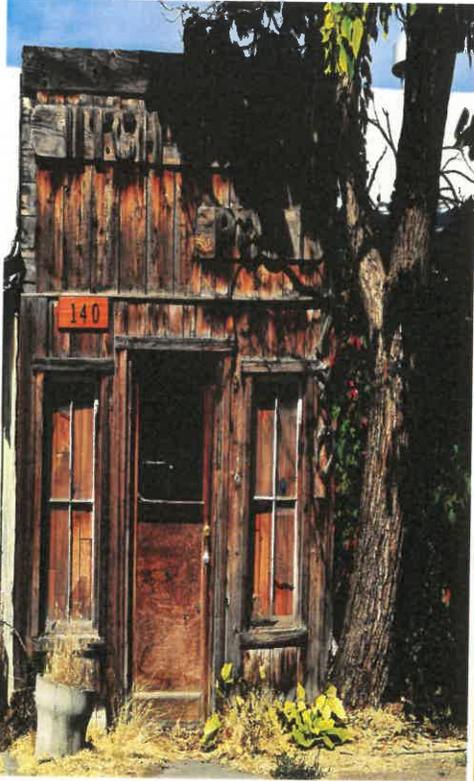
## CITY OF KIMBERLY Comprehensive Plan 2019



### POLICY

- Develop the gateway and beautify all entrances to Kimberly.
- Eliminate spot zones and reduce the number of zones and land use conflicts.
- Develop additional open space areas within the City and Area of Impact.
- Develop plans for additional park lands to accommodate the projected increase in use and demand of the park system.
- Develop plans and ordinances to protect the parks and recreation facilities within the City.
- Develop a plan and associated map for the walk/bike path throughout the city and all new developments.
- Develop a plan to require developers to put bike/walk paths in new developments. Such plans shall be approved by the Planning & Zoning Commission and by the City Council.
- Develop plans and ordinances to protect certain properties from National Interest Electric Transmission Corridors, maintain compliance with Idaho State Statue, Title 67 Chapter 6508-(p), National Interest Electric Transmission Corridors — After notification by the public utilities commission concerning the likelihood of a federally designated national interest electric transmission corridor, prepare an analysis showing the existing location and possible routing of high voltage transmission lines, including national interest electric transmission corridors based upon the United States department of energy's most recent national electric transmission congestion study pursuant to sections 368 and 1221 of the energy policy act of 2005. "High-voltage transmission lines" means lines with a capacity of one hundred fifteen thousand (115,000) volts or more supported by structures of forty (40) feet or more in height.

# PROPERTY RIGHTS

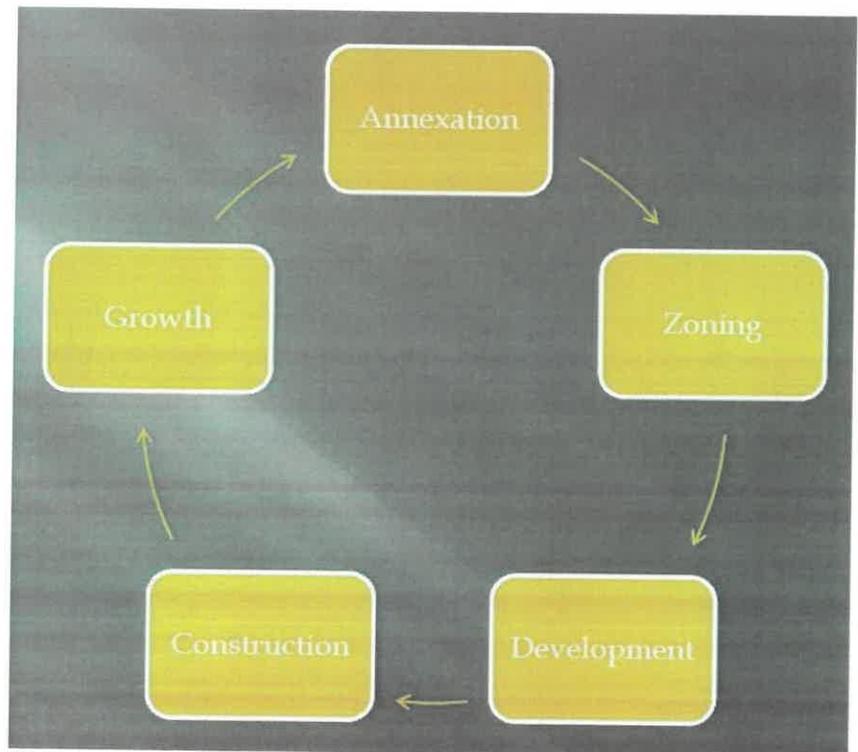


"No person shall...be deprived of life, liberty, or property, without due process of law, nor shall private property be taken for public use, without just compensation." – Fifth Amendment of the U.S. Constitution.

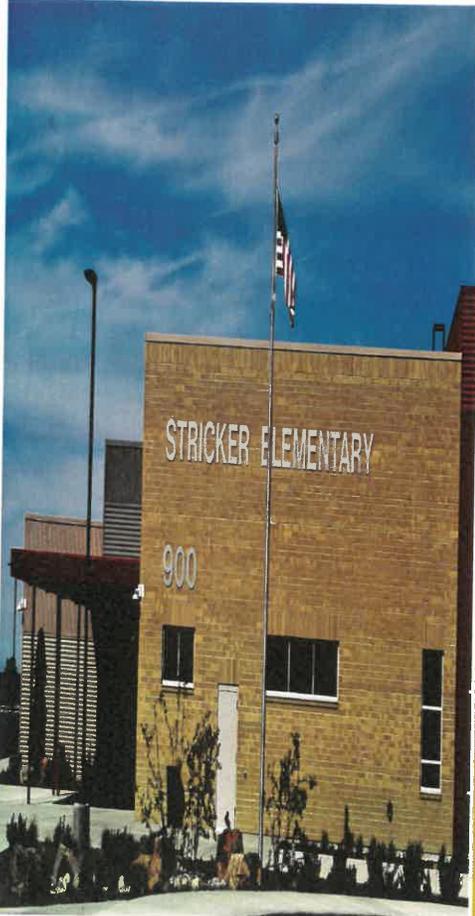
The U.S. Constitution and the Idaho State Constitution mandate protection of property rights. Property rights will be considered and protected at every level in evaluating land use decisions within the City of Kimberly.

The Planning and Zoning Commission and the City Council will respect the rights of property owners who desire to put their property to its highest and best use, including the considerations of comparable costs for available city water and sewer services for private properties in the city limits and in the impact areas, but will always consider the rights of other property owners and residents to the continued peaceful enjoyment and use of their property, and the long term public interest, in making land use decisions. In making land use decisions, Kimberly will consider the real costs of development and may control uses that are a detriment or expense to other property owners in the City.

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# PROPERTY RIGHTS



The Comprehensive Plan and subsequent amendments thereto is updated the date of execution hereof, together with the zoning, subdivision ordinances, overlay map and subsequent amendments thereto, as officially adopted by the City and all national and state uniform codes so adopted, shall apply to the agreed upon area of City impact. Projects within the area of impact may be subject to accessing City services.

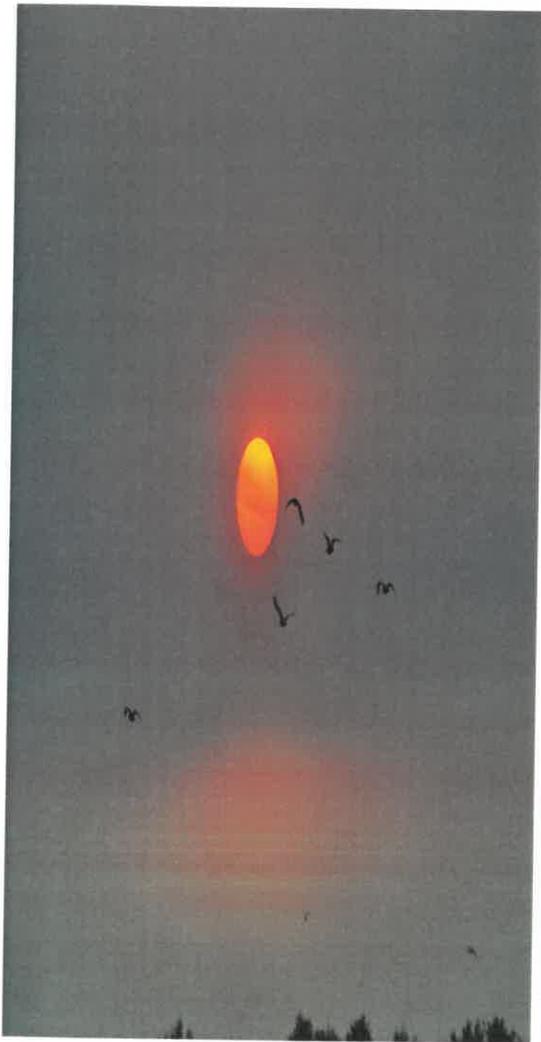
Within the area of impact, City ordinances, rules and regulations shall not apply to any parcel of land twenty (20) acres or larger used solely for agricultural purposes.



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# IMPLEMENTATION



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## IMPLEMENT COMPREHENSIVE PLAN

The comprehensive plan will help the City cope with change. Comprehensive planning is necessary in a growing community. To better serve the Citizens and Business needs, the City shall implement the Comprehensive Plan.

The Comprehensive Plan and associated ordinances are effective when they are used in conjunction with each other. Therefore, it is necessary that ordinances be developed, updated as necessary, adopted and enforced to implement this plan in a responsible, effective and efficient manner.

## UPDATE COMPREHENSIVE PLAN

It is necessary to update the data, goals and policies of the Kimberly Comprehensive Plan. As growth continues and additional data emerges, it is important that the comprehensive plan is subject to review and amendment to assure that it will reflect the current data and values of the City's leaders, Business Owners and Citizens.

## AMEND THE ADOPTED ZONING ORDINANCES AS NECESSARY

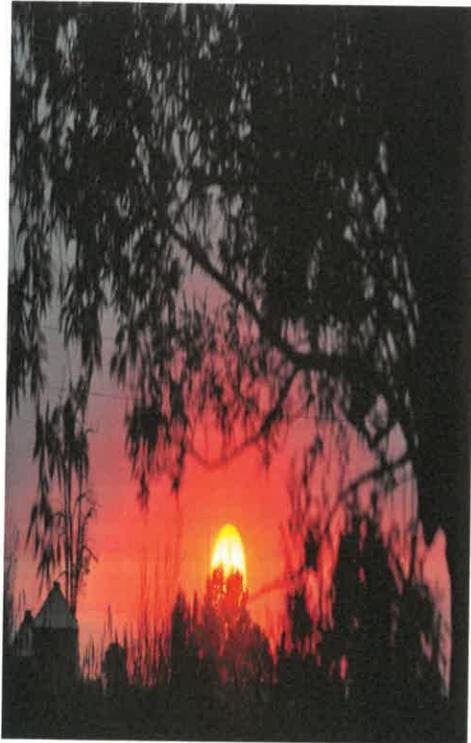
The Idaho Code #67-6511 requires the adoption and amendment of zoning ordinances by local governments. This section further requires that such ordinances must be commensurate with an adopted Comprehensive Plan. The Idaho Code provides for the adoption of the regulations such as building codes and subdivision ordinances to assist in plan implementation.

As changes in the Comprehensive Plan are made, the implementation procedures and ordinances must also be reviewed and updated to insure efficient administration.

# IMPLEMENTATION

## REFLECT THE GOALS AND POLICIES OF THE CITY OF KIMBERLY

The Comprehensive Plan of the City of Kimberly reflects the goals and the methodology to accomplish those goals of the Citizens Business Owners and Property Owners as a whole. The Comprehensive Plan has been developed with those goals as the primary objective. The Comprehensive Plan, along with the implementing ordinances, is the process by which the City will meet the anticipated needs of the Citizens Business Owners and Property Owners.



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