

Planning Week Stakeholder Roundtable Summaries

The following provides a summary of the conversations held with community stakeholders in Twin Falls during Planning Week January 21st-24th, 2020. Stakeholders were convened by topic areas including (but not limited to) agriculture, the economy, the environment, housing, transportation and land use to discuss issues and opportunities present in the county, changes that have occurred in the ten years since the comprehensive plan was last updated, and accomplishments resulting from the last comprehensive planning effort. This information has been used in the development of a community-wide survey through which residents of Twin Falls can provide additional insight into the future of the county.

Agricultural Community Stakeholders

- Growth and development pressure exists from outside the state; concern with increased growth and the protection of farmland due to subdivision (especially prime farmland)
- Newer stakeholder group – Southern Idaho Water Quality Coalition – should be engaged
- Aquaculture-specific agriculture
 - Aquaculture is regulated because it is point source; this differs from traditional agriculture activities which are non-point source
 - The majority of aquaculture is located in Gooding County; Claire Springs is largest. Most facilities in Twin Falls (Eve Aqua farms) are small – Eve has processing plant here in the county, but other larger trout production facilities are in other counties
 - Seep tunnels, south side of Snake River, used for fish hatcheries, smaller facilities
- 1200 farms total 680 million in economic development
- Need better succession planning – regional educator is being trained to work with property owners to develop a plan; owners can partner with other organizations in the state for financial assistance
 - U of I extension office has ranching and livestock programs aimed at getting the right tools to pair future livestock growers with existing ranches
 - Possibly look at internship programs to put people on farms with an interest to learn the business
- Agricultural conservation easements – no active conservation groups currently exist that can take over ownership and work with landowners
- Infrastructure issues when development occurs near active agriculture – conflict with cars, farm equipment, dirt on roads, etc.
- Population growth creates a different political environment, people don't realize what it's like to live in an active agricultural area
- Regulations are on the books, it's just a matter of following the rules that are in place
- 2017 weather-related events (snow-maggedon plus rain) triggered pond breaching, recognition of environmental impacts
 - Some people increased storage facilities, but CAFO permit does limit size
 - Must be built to contain 180 days of processed water
- TMDL's on the mid-Snake; issue with what's going to happen with future allocation of phosphorous (phosphorous comes from the feed)

- Water quantity is an issue; so is quality
 - Springs contribute a lot to the mid-Snake flow
- The City of Twin Falls public water supply is fed by wells – need more wellhead protection areas?
 - Burley area has exceeded nitrogen levels for drinking water quality
- Living on the Land Programs - what does living in the Country really mean, and how can this be disclosed to future residents coming from out of the area?
 - Right to farm disclosures for real estate transactions
- Twin Falls Canal Company covers just over 200k acres; southern part of county's water comes from Nevada, chronically short of water (Salmon tract)
- Weed control issues with undeveloped, subdivided properties – is there a way to retract these developments that may no longer be necessary/viable, to deal with the weeds?
 - Gray water regulations in the City of Twin, limit drinking water for lawn care; new development requires depression catchment systems to capture water for use in this manner
- Workforce development opportunities exist in agriculture, aquaculture and food processing
 - Safety in workforce, training folks as they come into a dairy facility, animal husbandry and handling
 - U of I has experiment station down in Hagerman – aquaculture research institute
 - Food science, café program, 2 and 2 degree (CSI and then on to U of I)
 - Chobani offers scholarships to U of I in agriculture degrees
- Fire is a big issue on open, agriculture lands; need rural fire department representation in this process

Transportation Stakeholders

- Connectivity is lacking – 3rd bridge crossing needed (if it was going to happen, should have happened years ago)
 - Pole Line, Bridge View and Two Lakes – serious issue with traffic congestion on Highway 93
 - Higher the ADT the quicker they (roads) deteriorate – Blue Lakes Blvd. around 15,000 cars per day
- Demands have increased in the Filer Highway District – large growth in subdivision, collision between rural and urban divide
 - Conflict between agricultural traffic
 - Hit and miss development, spotty development patterns
 - The district maintains 140 road miles with 4 personnel
 - Chip seal about 17 per year, overlay 1.5-2.5 miles of road per year
- Twin Falls Highway District traffic demand has mixture of use – subdivisions, industry, commercial
 - More demand to the north and east
 - 64 subdivisions within jurisdiction, including phased development
 - The district maintains 766 road miles; 67 road miles are gravel

- 3 snowplows strictly dedicated to subdivisions, plus 12 more for the district as a whole
- Budget is larger than other districts so have more money to work with; seal coat about 100 miles per year, construct and average of about 20 miles per year
- Murtaugh Highway District
 - 115 road miles maintained, including 10-15 in Cache Co., with a total of 3 employees
 - 60ish road miles are pavement, 40 are gravel
 - 8 dairies in the district, hauling primarily on gravel roads
 - Growing at an unbelievable rate; when a home comes up for sale it goes almost immediately, farmers selling off dry corners of land for development
 - Can chip seal 6 miles per year based on budget; culvert budget is limited, no new projects unless a grant is obtained, budget is enough to cover employees and that's about it
- Have seen a flip in maintenance – gravel vs. pavement, gravel is somewhat easier to maintain but this can pose a conflict with development (and expectations of home purchaser)
- Supply/demand – gravel pits for roads results in an increase in truck traffic
- Drainage is a concern – where will the water go? Standing water and natural drainage patterns are impacting roads
 - Stormwater mitigation plan is needed for farmers, prior to digging ditches or putting a pivot in
- New standards (15-16) don't require curb and gutter, especially in the areas of impact - this creates conflict, especially with the City of Twin Falls
 - Where the City owns one side (of the road) and the highway district owns the other side, it becomes a challenge to come together on maintenance, development
 - Mainly in areas of impact – if development occurs in area of impact, City should just take care of it
 - Presently there is conflict between funding and maintenance, especially where highway district budgets are limited
 - Maintenance and staffing is not hard-wired to allow for urban-type standards; need to be able to fund these if regulations are going to require it.
- FedEx has created a facility for air freight, and there is increased private investment in hangars (at the airport)
 - Pursuing a direct route to Denver via the Magic Valley Airport
 - Presently the airport leaks travelers to the Boise and (somewhat less) to SLC
 - The airport is City and County co-owned, operated by the City
 - Separate chapter for airports now in land use planning; incompatible land uses are one of the most sensitive areas – look at the City's comprehensive plan for ideas
 - Potential for an overlay district in an agricultural zone – need to be sensitive to incompatible uses and encroachment

- Road widening requires 5' additional ROW dedication, extra cost – have been pretty good and consistent about asking developers to tack on that dedication
 - With cyclists, bike lanes – cost goes ways up
 - Clif Bar rewards employees that bike to work – would like to see a route, signed and safe, but there is currently no revenue to help off-set the cost of such infrastructure improvements
 - Old railroad ROW that heads toward Jackpot may be an option?
 - Castle Ford is popular among the mountain biking community

Economic Development Stakeholders

- As Twin Falls has grown, the city has taken on more of the economic development component in house
 - As of 2009 – weren't going to recruit any more wet industry
 - Tax increment financing is an important tool
- The City (and County) is seen more as a destination than a pass through, but the last new hotel was built in 2008
- Shoshone Falls - "Niagara of the West"; Prine Bridge is popular with base jumpers
 - Hotel counts/occupancy saw 30% increase over the last 4 years
 - Travelers are mostly from Idaho, Salt Lake, visitors from California, or those headed to Yellowstone
- Lamb Weston employs 650 hourly employees (both skilled and production) and 50-60 salaried employees
 - Challenging to find skilled workforce; housing market is part of the problem
 - Challenging to find rental units
- More homes were built last year than in any year prior to the recession (total of 320), but can't build housing fast enough to keep pace with demand; the labor force isn't there, doesn't exist in the county
- There is not enough night life to retain young people
 - Need better partnerships (through economic development organizations and resources) that focus on recruitment
- Idaho is #1 inbound move state in country
 - Podcast developed/promoted by SEID linked to talent recruitment, has been listened to in 36 countries; "Secrets Out" Idaho
- Incubator, accelerator spaces are needed to promote diversification
 - Small Business Development Center is a resource
 - One co-working space exists in the city but no established incubator present
- Food and food processing, along with research, is big industry – the City is trying to attract more of these businesses
 - Family-friendly spaces (indoor) are needed to attract employers/employees with children, young families
 - Treasure Cove, former gaming center are examples of activity centers desired
- Lots of philanthropic activity in area, but no one organization or community foundation exists that has really deep pockets

- Lots of little business feeds agribusiness; research and development (R&D) adds heightened skill level requirements
 - Trout, cattle, crickets – closed loop industry is present and can be a truly stable source during a downturn
 - The local food movement has been important
 - Dairies have changed seasonality of the agricultural industry; visas from overseas have changed the landscape in terms of the workforce availability, but there have been some struggles
- Goods producing vs. growing service industry – need to balance this in the county
- The airport tends to follow economic activity demands in the community
 - Air cargo industry increasing
 - Market relationships between Boise, SLC
 - Denver/United flight to be added at airport
 - There is a brisk general aviation market (corporate jets, large companies)
 - Firefighting efforts, BLM air tankers also utilize the airport
- The College of Southern Idaho is a hub for custom-fit training programs; the food processing program is an example. CSI is the only community college offering a 4-year degree (only region out of 6 that doesn't have 4-year college) in food processing
 - 9500 students = current enrollment, but this includes lots of dual enrollment/HS students
 - Hispanic student enrollment is high, a big % of this overall number
- Need more manufacturing opportunities outside of food (equipment, for example); R&D opportunities are also needed
- Reflecting on the rec/tech side of tourism, the county is in need of more Air B&B's in the area (biggest weakness in terms of tourism industry)
 - Tourism bread and butter is mostly in the summer; the County does not have as many recreation opportunities in winter months
 - Amenities like indoor recreation facilities, convention space, a recreation center would be beneficial (residents are having to drive to Pocatello to see a TF team play a TF team because space is lacking in the county)
 - Concert space, expo/trade show space would be welcome
 - Facility capacity around 5,000 would suffice
 - County fairgrounds are not close to any lodging or places to eat (out near Filer); this impacts the types of activities the venue attracts
 - Comparatively, Pocatello has Wellness Center; this may be an option for the county
- Looking at Filer, Buhl for directing more residential growth in the future
 - Another bridge across the Snake would change things (presently doing a pre-feasibility study at state?)
 - Public transit should be expanded
- Agritourism options like wineries could be explored

- University of Idaho's Rupert Center, Department of Agriculture, Dairyman Association – Livestock Center (right on border of Twin Falls Co. and Jerome Co.) could all be resources
- Have a lot of foreign direct investment in the county, need to think about how best to capitalize on this potential in the future.

Land Use and Development

- Future development potential north, south of Kimberly
- Kimberly's area of impact was pulled back (from river)
- The 2008 land use map looked at areas that had poor soils (for development potential), existing road systems, established CAFO's (as locations to avoid placing residential) – this seemed like a good approach at the time
- Canyon-rim lots are expensive, highly sought after – view corridors to the bottom and from the bottom (viewshed) are important to preserve in some fashion
- Canyon Rim Overlay (CRO) – refers to current setback restriction along canyon rim(s) in county, not cheap to build as a result; can do so within 100 ft. but can reduce down to 50 ft. with a geologic study
 - Height restrictions differ based on setback
 - CRO setback applies to both the Snake and Rock Creek
- Most desirable areas for residential development:
 - Pole Line Road
 - Kimberly Road and Addison
 - Northwest portion of Twin Falls
 - Retirement community north of Buhl
- Most desirable areas for commercial development
 - Kimberly is growing – there is a desire to have more light industry in and along the Kimberly Road corridor
 - Small neighborhood commercial areas needed, like the south hills development (5 acres and under)
- Moratorium on commercial wells in the county, unless water rights are transferred onto property there is no ability to develop at the commercial level. Exceptions include:
 - Senior water rights
 - Residential well-drilling permit, part B - 2500 gallons per day can be used commercially
- 1031 money allows for land swap with no taxes due – people know what they are getting in to, but there have also been circumstances where outsiders have opposed development after moving into the community
 - Nuisance waivers protect the agricultural community in these instances
- Murtaugh is a challenging in terms of growth potential – most of the housing is older
- Highway districts and city development requirements within areas of impact can be challenging; should look at trade-offs in terms of bike/ped infrastructure as well as curb/gutter
- Lodging outside of the city limits would probably need to be seasonal, based on demand

- Top-notch development examples (although HOA fees are a challenge)
 - Eagle Crest (built to County standards)
- Much of the land along the south side of the river is private
 - Navigable waterways
- Regarding transportation, belt routes are needed to manage traffic more effectively? South of Twin Falls, between the City and airport and intersecting with Highway 30
 - 3rd bridge crossing would have a huge impact on land use
 - Understand this is being studied at the ITD level; information is available from past 5-7 years

Housing Stakeholders

- There is a lack of housing in Twin Falls County
- Rental prices are a problem
 - There are so many more renters than rental units available; two or three families bunked together is the norm
 - Typically it costs \$800-900 for a two-bedroom unit; ten years ago the cost for the same unit would have been \$550-\$700; minimum wage has not kept up with these costs
 - One-bedroom - \$700
 - Three bedroom - \$1400
 - Filer – CAP has built 7 homes (or they are under construction); have acquired 28 more lots for development for families to build homes with CAP providing construction oversight
 - Kimberly was a focal point for this type of development prior to Filer
- Currently there are 450 Section 8 units/vouchers in Twin Falls County (approximate estimate); 1000 units total for an 8 county area, including Twin Falls
 - Currently, there is a 2-2.5 year waiting list (at all times), usually about 1200 people are on that list
- SCAP – provide report at the end of February; 1100 to 1500 support services
 - Have 8 units total (rented out), 4 in Twin Falls County, mostly older homes
- Very low unemployment rate in the county; applicants generally have minimum wage (sometimes two or three) jobs, living wage is not comparable
- More studios and one-bedroom units are needed
- There are barriers to construction; barriers to affordable property (cost of land), few properties that are build-ready
 - There is also a shortage of people in the trades – framers, roofers, electricians, plumbers, etc.
- Employment of individuals needing affordable housing tends to be retail, fast food, call centers (minimum wage work), and those with agriculture backgrounds (some undocumented immigrants); the Hispanic population primarily staffs dairies
 - For Section 8 housing, undocumented immigrants can be part of a family unit but their presence is prorated out of the benefit
- Dairy industry is year-round; sugar beets, potatoes offer more seasonal work

- Housing on diary properties tends to be run-down, manufactured homes, inefficient units
- Need better workforce recruitment
- There is an increased issue with homeless veterans and aging populations in need of Section 8 housing; they live on fixed incomes and social security benefits, have to make hard choices between housing and medical needs, etc.
 - Accessibility issues with older homes, existing housing stock compounds this problem
- Property tax increases have had impacts on home values and affordability in the county
- Development process – reach out to Idaho Housing and Finance to get tax credits
- There was a Housing Study completed and discussed in the Times News (need to find this!)
- Pushback on development (of any type) closer to the canyon rim, prevalent NIMBY attitude toward “affordable” development
 - Who defines the word affordable? This remains a big question, and part of the problem
- Linda Flemming – Habitat for Humanity, oversees construction and rehab of affordable units (only a few present in the county)
- Need to recognize interconnectedness between employment, food insecurities, etc.
- Buhl – utility costs are increasing to the point where it’s difficult
 - Sewer bonds may be needed
- Regarding the rental market, those over the income guidelines don’t qualify for assistance, can’t afford to rent and also can’t afford to purchase; an alternative that has started to crop up are camper trailers purchased and living adjacent to existing homes

Public Services and Utilities

- Idaho Power is an investor-owned utility with 103 investors/employees; it is hydro-based and hydro-backbone utility that includes coal, natural gas, and solar
 - Has 17 hydro plants on the Snake River, 550,000 customers total within service territory
 - Vertically integrated – owns hydro lines and facilities but doesn’t own wind/solar facilities
- Intermountain Gas Company – distribution company, owns the wellheads
- Road standards are important to fire response
 - Addressing is important; private drives to homes ¼ to ½ mile off the road are challenging – driveway standards and standards for turnaround areas are needed
 - (The Fire Chief) provides letters to the planning and zoning department related to development review requirements and addressing standards
 - Alarm systems needed (required?) for larger homes – 5600 sq. ft. and above
 - Any development over about 20-30 acres should think about having a water source as part of the development, for fire response; however, tanks are not ideal

- ISO rating in Filer it is a 3, increases exponentially as you move away from the incorporated areas
- Idaho Power has plans for the future that are fairly aggressive (progressive?)
 - Magic Valley Electric Plan (updated every 10 years; on website: idahopower.com, last updated 2019) – looks at substation facilities, transmission lines for areas up to 50 years ahead, when full build-out is likely
 - Integrated Resource Plan – looks at how to serve customers for the next twenty years using all resources (2019 Integrated Resource Plan)
 - By 2045, 100% clean energy company
 - Own parts of coal-fire plants in Wyoming, Nevada and Oregon
 - Currently coal serves 30% of customer needs
 - 1000 acre, 120 MW solar farm near Jackpot
 - Marketing efforts of other customers (like Clif bar) demand clean energy
 - Gateway West transmission project and 7 other transmission projects will result in customer growth projected at 2% per year
- Expansion in the dairy industry has resulted in a fair amount of electrical demand and resulting growth in the county
 - Rooftop solar has also increased; there is a net metering tariff if solar is installed where the company can buy back credits from homeowner
 - Battery storage and EM conveyance of power is an issue - no transmission lines!
- Electric car infrastructure - most people charge their cars at night when peak drops off in terms of service
- Solar arrays for operation of pivots are an option; county requires conditional use permits to install/site (but this isn't required for rooftop solar on houses)
 - CUP process is very laborious in the County; should focus on fewer meetings/trigger points to streamline this option
 - Payback rate for solar on residential development is about 15 years; for agriculture pivots it is far less
- Wind facilities are less prevalent than solar in the county; there are approximately 325 days of sun a year so solar arrays have highest output
 - Wind efficiencies are at 25% whereas solar is much higher; wind generators need 8 MPH to start generating power, loses efficiency over 40 mph, cuts out over 50 mph
 - Gooding, Cache County (Albion Ridge) – can get 13 mph year round
 - You can find wind 10 miles on either side of Snake River Canyon
- Limited geothermal available near the Raft River by the Oregon border
- Miracle Mile (hotsprings) – largely use artisan wells, although there is a moratorium on this resource
- Need more language defining “commercial” – especially agricultural commercial
- National fire code, state/county fire code
 - Need to start the impact fee discussion for volunteer fire departments
- The City of Filer is set to grow, having largely new infrastructure installed

- Subdivisions scheduled for development north of Filer, but the community can't afford to buy that many more fire trucks to serve this level of development; there is a disconnect here

Schools and Education

- Murtaugh School District has doubled in size
 - Free and reduced lunch needs are dropping (down to 68), due in part to a more stable population
 - There are limited services in Murtaugh, can't hardly get gas; having a convenience store would help
 - The biggest thing that is growing is the school
 - New athletic complex – also driving development
 - Good test scores and statistics driving interest in bringing more students into the school district
 - Get calls nearly every day about housing
 - District comprised of one elementary, one middle/high school
 - Emergency/medical response rates are a concern in the event of emergency
- Kimberly has grown 30% in population, now totals 1600 kids, 2100 students, 100 new students
 - Two new subdivisions within the last 9 months totalling roughly 25 houses
 - Student population is 7% Hispanic
 - People want to live near St. Lukes, property tax values make building new schools a challenge – limits ability to expand facility
 - Schools are located all along the same road but lack transportation connectivity
 - A lot of this has to do with clientele who won't let children walk/bike/bus to school
 - District comprised of two elementary schools, a middle and high school
- Dual enrollment continues to increase (52%)
 - Majority of Murtaugh students go to CSI; Kimberly sees 80% of their kids having at least 12+ college credits upon graduating high school
 - CSI markets toward high school students
 - Weekend college offers continuing education for adults
 - Trend is toward coursework online; capped at about 20% right now
 - If we want rural communities to be able to access education, this is a good path forward
 - Hispanic-serving institution - 26.2% of the student population is Hispanic
 - 100+ degrees offered
 - University of Idaho and Boise State offer transfer credits
 - Criminal justice program draws from CSI to sheriff's department
 - Other links to economic development?
 - 911 dispatch – links to classes
- There is a teacher shortage in Idaho; a study conducted a few years ago showed biggest shortage in the Magic Valley
 - Institute of alternate authorization

- Place-bound has a significant impact on teaching stock (non-traditional teachers)
- Low percentage of teachers live in Murtaugh, reverse commute
- Soft skills seen as a need (handling conflict, communication, collaboration)
- Training the refugee population is seen as one of CSI's roles - the refugee center is under the umbrella of CSI
- Looking at different populations, high need for program diversification at CSI to improve enrollment – one example could be a welding program
 - Alternative program days and times also needed
- No bus service exists; have heard a need for public transport to the college
- Population swells during the day with all people coming to Twin Falls for work and service needs
- There is one dorm on campus – most of the dorm is filled by athletes; married housing exists across the street and is typically 70% occupied
 - Potential to expand both of these facilities with a growing student population
- Early childcare – Idaho does not require or mandate this
 - The only 5-star facility is located at CSI
 - Poor quality generally found elsewhere; this is an area for improvement
 - Few licensed daycares in Twin Falls, especially those non-traditional facilities that stay open late in the day

Parks & Recreation

- Access and maintenance of climbing areas is of interest
- Outdoor recreation is a growing industry – safety is a big concern, especially for AWOL
- Southern Idaho Tourism – responsible for old bridge improvements above Auger Falls (Mike Young is the contact)
- Idaho Guide Service – whitewater rafting along Snake, flow dependent - Daniel Gardner is a good contact
- Duerke's Park is City-owned; Centennial Park is a County-owned park
- Three entities are allowed to do guided tours under an outfitters license on the Snake; would like to see increased access points, especially for day trips
 - All targeted advertising is for tourists, mostly from Boise, Salt Lake, West Yellowstone
 - Need to balance access with impact/destruction of resource
- Historical Chinese mining sites – not well-maintained, a lot are located on private property and unmarked
 - May not want to improve access to challenging sites; not in best interest of the resource
- Rock Creek is a huge asset, starting at Auger Falls
 - Greater access to this area is now possible with opening of the bridge
 - Access points are located behind the old hospital; the walking path ends before access to Snake River Canyon
 - Open all the way back to Old Town Bridge
- Few greenways; this would be a nice asset for the community

- Trail access into BLM land/South Hills would be ideal
- Mountain biking trails currently in the Indian Creek drainage (who owns this area?)
 - Southern Idaho Mountain Biking Association – maintains some of the trails (Mike Young is a good contact - myoung@csi.edu)
- Snake River Park Commission does more work in Jerome Co., procuring areas
- There is access out near Balanced Rock to the drainage there for kayaking
 - Nate Jale with the BLM is working on improving this
- Rock Creek, Balanced Rock, Shoshone Falls access more geared toward locals than tourists
 - Climbing in and around Twin Falls County is mostly local (maybe some come from Boise, Pocatello)
 - Graffiti is a huge issue
- No comprehensive map of trails (including water trails)
 - Most access is gaining knowledge through local channels
 - Some desire to maintain this level of “secrecy” to good resources (fishing, boating, biking, etc.)
- County sees about 12-15,000 kayak rentals along the Centennial stretch on a summer day; working with County Parks & Waterways to sign and monitor this stretch for safety
 - Need more signage on the Pillars to identify hazards (Sheriff and County have jurisdiction over this area)
- Need better communication with canal companies on when they are opening and closing the river, can alter the height of the river by 10 ft. in 24 hours
- Famous for sturgeon fishing; fisherman in the same boat as hunters – have their spot, don’t want any development to occur near their spot
 - The Hagerman fossil area is especially good fishing, good bird hunting
- Future zip line across canyon?

Historic and Cultural Resources

- Both City and County Historic Preservation Commissions are CLG’s; the museum is not
- Historic preservation commission is county-wide; they mainly stay out of the City because the City of Twin Falls has their own preservation commission
- Preservation Twin Falls (private organization?) – Paul Smith is the contact, provides access to grant funds and assists with the preservation process
- The Historical Society is a membership-driven organization; currently has around 50-60 members
- No historic districts exist in the county; there is an MPD (multi-property document) that is being worked on to survey independent properties
 - It was originally intended to just focus on the Rock Creek “district” but the area of interest expanded
- The Historic Preservation Commission reviewed the existing comprehensive plan and have some adjustments they’d like to see (Jon will send an email)
- Museum visitation is ~2400 annually; it is a challenge to get schools involved
 - The museum is 100 years old and belongs to the County

- There is a misconception that once listed on the registry, you can't touch or make any changes to a building or site
- There is no money available for cemeteries through SHPO
- Certificate of appropriateness discussion – stakeholder not really interested in this process at present but may be feasible down the line
- Currently have an historic preservation ordinance in code (need to evaluate)
- Heritage landscapes are not currently looked at, but there is interest in taking these into consideration
- Historic Chinese Mining District
 - Coordinating with Commissioners in Jerome on this
 - No “park” exists, just trails and signage
- County looking to improve the trail system along Canyon Rim
- Oregon Trail passes through the county but is not very well mapped; brochure to be sent from Jon
- Important sites
 - Hagerman Fossil Beds
 - Rogerson – school house was just added to the national registry (1915)
 - Hollister – school house and bank, working with Paul Smith/Russ Tremain on listing
 - All canal property is on the national registry (including all bridges, roads, infrastructure)
 - Ranching history precedes irrigation – Diamondfield Jack
 - Salmon Dam not presently on the register
- There is not a real process established by which to engage the Commission; would have capacity if this was established somewhere in the ordinance (currently the Commission just get notifications)
- 10 HPC Commissioners, 6 Museum board members
- Others to engage: Friends of Minidoka (Japanese relocation camp – two internment camps in TFCo.), Heret Center (CSI), Friends of Devil's Corral, Rock Creek Institute (CSI - Shelly McQuen, Samra Cullum), Friends of Stryker (Stryker property is state owned – Jennifer Hill)
- Shoshone Indians - Antelope Springs site; most native resources are in the canyon

Natural Resources & Environmental Hazards

- Changes to development have occurred; agricultural areas are becoming cul-de-sacs,
 - There have been water retention issues, flooding (2017); infrastructure issues with roads, canals
 - Development along the canyon creates ingress/egress issues
 - Wildland fire, smaller landslides are all problematic in these areas
- There is concern with development occurring in the floodplain
 - FEMA maps exist but County has to wait for these to be updated
 - Floodplain maps are from 1985; have not been updated since – outdated, shifting development has changed

-
- A lot of people are moving in from California
- Public education is paramount - developers want to be able to see where development is restricted due to floodplain
- Paving and gravel compaction related to development has compounding effects
 - Twin Falls County is essentially a desert; floodplain exists not just along a stream or a river – any low spot can carry water
 - There have been shifts in the way water is carried; canal systems carry a lot of floodwater
- In the Thousand Springs area, water raises to the homes and no amount of sandbagging can fix
- The river system has changed; need to look at changes to the landscape that have influenced systems, and what used to be secured ground now is cavernous
- When developers look at floodplain, Title 8 and 10 need to carry protections for people moving into the area that may not have any awareness of the natural environment
 - Need to clarify what all Acts require compliance and dictate what permits are necessary
- EPA protections and the Clean Water/Clean Air Act
 - Sell topsoil at premium prices in order to develop area that is solid rock
 - Contamination problems due to E-coli following the 2017 floods – need protections to prevent this from happening in the future
 - Need to establish standards that wells tap into the deep aquifer, not the shallow aquifer (100 ft., cased)
- Blue rock issue as an impediment
 - If building a home, tack on 25k if you hit blue rock; if you need a septic add another 20k
 - This is why prime farmland is easier to develop
- There can be a failure to publish all requirements in the regulations; so many different agencies, so many different Acts; it becomes hard to even know what the requirements are
 - County needs a one-stop-shop to address this
- In order to better understand the flood zone issue, need to obtain the hazard mitigation plan that is currently being updated
 - This addresses the changing hydrology of the watershed and proactive measures necessary to address these conditions
 - Idaho State University; National Weather Service
- Wildland Urban Interface
 - WUI projects (fuel management, loading) are conducted anywhere within the interface where there is risk to adjacent properties
 - Education for private landowners is needed
 - The private services and facilities section in the current plan is pretty weak

- The plan is trying to address unprotected lands but leaves off where there is no jurisdiction in the event of a fire; who's responsibility? Rangeland fire protection association, rural fire departments, BLM?
- Response times have improved due to the rangeland fire protection association; response times are all relative (down to 30 minutes from 2 hours)
 - Multi-county fires are especially taxing (such as the Canyon Creek fire in 2012); resources get stretched really thin
 - Life and property are always first priority, but this has cost the BLM millions of acres burned
 - If people could do their job in protecting themselves better, it would help the BLM and other organizations
- Fire trespass is an issue (difference between negligence and accidents) – need to pursue money to recoup costs related to fires
 - The public needs more education on WUI and fire – include this in the plan
- Fire programs should be continued and enhanced at the BLM level
- Could there be a GIS map developed that provides one stop shop information on environmental resources and fire hazards? Maybe this can be a recommendation.
- Indian Springs, the areas around the Reservoir and up in Shoshone Basin will be critical for BLM to work in partnership with the County
 - Motorized/non-motorized uses are in conflict in these areas; both organizations will need assistance managing this
 - BLM funding, staffing can't keep up; County can't do it either
 - This is a critical winter range for mule deer, sage grouse, etc.
 - Important to be in communication and coordination with the County on other items like road maintenance and gravel – there are limitations due to grouse habitat and critical expansion issues
- T&E – sage grouse listed as a sensitive species
 - Recreation use limits conservation efforts; these two things need to be in balance
- Surface mining act, other land management – Idaho Dept. of Lands
- Sidebars will be helpful in providing stakeholders guidance on information sharing – follow up!
- Most County Roads are not under ROW