

TWIN FALLS COUNTY COMPREHENSIVE PLAN – COMMUNITY SURVEY SUMMARY

Total responses received: 317

Q1 Where is your primary residence in Twin Falls County?

Of the 317 complete survey responses received:

- 124 responses came from residents of the City of Twin Falls (39% of total responses)
- 42 responses came from residents living in the unincorporated areas of Twin Falls County (13% of total responses)
- 34 responses came from residents of Kimberly (11% of total responses)
- 34 responses came from residents of Filer (11% of total responses)
- 29 responses came from residents of Buhl (9% of total responses)
- 18 responses came from residents of Murtaugh (6% of total responses)
- 13 responses came from individuals living outside the County (4% of total responses)
- 10 responses came from individuals who identified their residence as not otherwise described in this list (3% of total responses)
- 8 responses came from residents of Hansen (2.5% of total responses)
- 5 responses came from residents of Hollister (1.5% of total responses)

Key take-aways:

- The total response rate based on current population (2018 ACS estimates of 86,878) is under ½%; this is not a statistically valid survey response but where there is agreement and overlap on certain questions, the insight provided by those who responded may be extrapolated to represent more generally the feelings of a broader population base.
- Although the number of responses from City residents may seem disproportionate, residents of Twin Falls make up approximately 57% of the County's total population (based on 2018 ACS estimates), so this response rate is pretty consistent with the population distribution in the county.
- It is good that the second-highest response rate came from individuals living in the unincorporated county.

**Note: since 93% of "Other" responses were from individuals living in the City of Twin Falls, the remaining questions will refer to this category as generally representative of the City.*

Q2 How old are you?

- Generally speaking, the majority of survey respondents were between the age of 35 and 44 (25.24%), with respondents between the age of 55 and 64 a close second (24.61%). Looking a little closer at geography:
 - The majority of respondents from the City of Twin Falls and Kimberly were between the ages of 35 and 44 years old
 - The majority of respondents from Buhl, Filer and the unincorporated county were between the ages of 55 and 64 years old
 - The majority of respondents from Murtaugh and those residing out of state were between 35 and 44 years old
 - The majority of respondents from Hollister and Hansen were between 45 and 55 years old

Key take-aways

- The range in ages of survey respondents was pretty close; no one age group edged out another.

- The range in ages generally reflects the range in population numbers by age group in the county
- 56% of responses were from individuals between 19 and 55 years old who make up the majority of the County's active workforce
- 18.6% of responses were from individuals between 65 and 84 years old who are more likely to be on fixed incomes

Q3 What would you describe as Twin Falls County's greatest assets?

- Overall, the top three assets described by survey respondents were:
 - The rural character of the county
 - The abundance and access to open space and public lands
 - The agricultural economy
- Differences by geography include:
 - Residents of Kimberly and the unincorporated county prioritized the agricultural economy over all other options
 - Residents of the City of Twin Falls prioritized abundance and access to open space and public lands above all others
- Recreation opportunities were a very close fourth overall and landed in the top four in nearly every geography
- Clean air and water was also in the top tier of responses
- Responses to "other assets" included:
 - The people
 - Quality of life and opportunities for children
 - Friendly, small-town atmosphere
 - The canyon rim
 - Irrigated farmland

Key take-aways:

- There is consensus among respondents that rural character, access to open space and public lands, and the agricultural economy are assets that should be protected and enhanced.
- Recreational opportunities and a clean and healthful environment are also assets to the county

Q4 What would you describe as Twin Falls County's greatest weaknesses?

- Overall, the top three weaknesses described by survey respondents were:
 - Lack of multi-modal infrastructure such as sidewalks, bike lanes or transit options throughout the county
 - Road congestion and lack of connectivity
 - Attracting or retaining a qualified workforce
- Differences by geography include:
 - Respondents from Buhl identified limited housing availability and affordability as two of the top three weaknesses, tied with lack of multi-modal infrastructure (all at roughly 38%)
 - Respondents from Hollister and Murtaugh also identified limited housing availability as a top three weakness
 - Respondents from Murtaugh, Hansen, Filer and the unincorporated county identified limited services in rural areas as a top three weakness
 - Road congestion was the top weakness identified by respondents from Hollister, Filer, Kimberly and individuals living outside Twin Falls County

- All geographies reporting identified the lack of multi-modal infrastructure in the county as one of the top three weaknesses

Key take-aways:

- Multi-modal infrastructure and improving connectivity appears to be a top priority for many in the county
- Attracting and retaining a qualified workforce is recognized as a weakness and directly relates to the county's continued economic vitality
- Housing availability in the rural incorporated communities appears to be an issue

Q5 What measures do you feel are most important to ensure continued prosperity for agriculture activities and the economy moving forward?

- A majority of survey respondents felt the best way to protect and enhance the agricultural economy was by restricting development on prime agricultural soils while offsetting impacts through incentives such as density bonus or transfer of development rights
- Allowing passive, complimentary uses on agricultural lands as a means of expanding and diversifying income sources for agricultural landowners was the second most popular option among all survey respondents
- Succession planning and expanding internships and training programs were nearly tied as the third most popular response
- Differences by geography include:
 - Respondents from Hollister listed cluster development provisions as the top option for protecting and enhancing the agricultural economy
 - Respondents from Hansen identified expanded processing capabilities as one of their top three options for protecting and enhancing the agricultural economy
 - Respondents from Hansen, Murtaugh, and individuals living outside Twin Falls County all identified agritourism activities as one of their top three options for protecting and enhancing the agricultural economy

Key take-aways:

- More education on cluster development and what this could mean in terms of preserving agricultural resources is likely needed
- Agritourism seems to be more important to those living outside of the county (and possibly visiting for these reasons?) and less valued by county residents themselves, or seen as a viable economic opportunity

Q6 What are the housing-related issues affecting Twin Falls County?

- Affordability of rental units was identified as the top housing-related issues according to all survey respondents, with the affordability of units to own coming in a close second.
- Quantity and quality of rental units in the county were a close 3rd and 4th in terms of the housing-related issued affecting the county.
- Differences by geography include:
 - Respondents in the unincorporated county listed seeing no problem with current housing options or affordability as one of their top three choices
 - Buhl, Murtaugh and Hollister respondents identified a lack of housing in rural, unincorporated areas as one of the top three issues

- Hollister respondents were the only group to identify a lack of housing in the incorporated area (presumably Hollister) as one of the top three issues
- All geographies reporting identified affordability of rental units as one of the top three issues related to housing in the county.

Key take-aways:

- Exploring the right mix of housing types (multi-family options ranging from two-family duplex to apartment buildings) and identifying appropriate locations where this scale of development makes sense will be an important focus of the future land use mapping process to support plan goals and expand affordable options

Q7 Of the housing issues selected above, which is your greatest concern?

Open ended responses to this question hit upon the following issues:

- Affordability (by and large the overwhelming majority of responses)
- Subdivisions impacting rural character, putting pressure on infrastructure and county's ability to serve development
- Quantity of properties available to rent
- Energy efficiency in construction
- Focusing growth toward urban areas
- Housing (that is affordable) for low income, underserved, homeless and aging populations
- Out of state wages and house flipping (two unique circumstances) influencing cost
- Property taxes
- The impact of development on the aquifer (and environment as a whole)
- Jobs that pay a living wage

Q8 What types of housing units do you feel are in short supply in Twin Falls County?

- The majority of all respondents (55%) identified single family homes \$250,000 and under as the type of housing most in need right now in Twin Falls County.
- Single family housing in any price range, followed by apartment buildings with five or more units rounded out the top three responses to this question.
- Differences by geography include:
 - About 25% of the respondents in Buhl felt there is no shortage of housing
 - Respondents from Hansen and Murtaugh identified two-family duplex units as one of their top three prioritized housing needs
 - Respondents from Hansen and individuals living outside of Twin Falls County identified three or four-plex units as one of their top three prioritized housing needs
 - Respondents from the City of Twin Falls and individuals living outside of Twin Falls County identified condominiums and townhomes as one of their top three prioritized housing needs

Key take-aways:

- There appears to be a need (or at least expressed interest) in increasing housing variety in rural areas
- The plan and code should explore options to encourage a variety of single-family housing options that could improve affordability in the county (smaller lots, maximum structure square footage, accessory dwellings, clustering, etc)

Q9 Do you feel the current comprehensive plan and zoning code afford adequate recognition and protection of the county’s historic and cultural resources?

- 69% of all respondents feel that the existing comprehensive plan offers adequate recognition and protection of the county’s historic and cultural resources
- Respondents from Filer were the only group where the majority felt that the current plan does not provide adequate recognition or protection of these resources (approximately 53% of respondents voted “no”)
- “Other” responses shed light on this topic by reflecting the following sentiments:
 - We haven’t done a good job of defining what historic and cultural resources are; we don’t do a good job of celebrating what has made our community special
 - Areas along the canyon rim, canal coulees and waterways need to be protected
 - [Recognition and protection of these resources] is not really missing [in the current plan], just needs more emphasis
 - Funding for signage and surveying of historical areas should be prioritized, as well as funding for historic publications and the museum
 - Many general comments regarding the protection of prime farmland and family farms, with the potential to translate this into protection of heritage landscapes (depending on how the county wishes to define)
 - More focus on the preservation of historic barns and traditional structures should be considered
 - The preservation and/or adaptive reuse of historic homes could be an opportunity to improve housing quality and quantity
 - Remodeling of structures in the downtown area is appreciated (respondent is from Buhl, not sure if this comment refers to downtown Buhl or Twin Falls?)
 - A question to ask would be not only are the historic and cultural resources well represented but who makes the final decisions on recognition, preservation or demolition? Perhaps the process should be evaluated.
 - Rock Creek (as an area) should be protected
 - The parts of the Oregon Trail that are visible and accessible should be protected

Key take-aways:

- There may be an opportunity – and need – to think about historic and cultural resources not so much in line with the goals and requirements of the National Registry, but in terms of what resources are valued most by residents (i.e. landscapes, cultural sites important to Twin Falls County, historic agricultural operations, etc.) and develop a program of recognition that supports these and operates outside a state or federal structure

Q10 Complete the following sentence. The biggest issue I have with road infrastructure in Twin Falls County is...

- The top two responses to this question overall were:
 - The lack of ongoing or consistent road maintenance
 - There are not enough safe travel routes or options for bikes and pedestrians
- Top responses by geographic location were as follows:
 - “The lack of ongoing or consistent road maintenance” was the number one response from residents in Buhl, Filer, Kimberly, Hansen, Murtaugh, Hollister, and those individuals living outside of Twin Falls County

- “There are not enough safe travel routes or options for bikes and pedestrians” was the number one response from residents in the City of Twin Falls and those living in the unincorporated areas of Twin Falls County
- “Other” responses shed light on this topic by reflecting the following sentiments:
 - A master plan in cooperation with the municipalities needs to be put in place, to look at future connections and the possibility of adding a third bridge
 - The highway district could use additional funds to widen shoulders and improve intersections. The right of way width may be too small for some of the terrain
 - Roads feel incomplete, and many of the existing traffic controls fail to keep traffic moving efficiently
 - Excessive grit/rock size is used for road chip seal maintenance; this contributes to vehicle damage (windshields, paint chips) and also adds significantly to rolling resistance (lowers fuel economy) and tire wear
 - Potentially consider a moratorium on building until infrastructure is addressed
 - There needs to be emphasis on roads such as Pole Line and the Cross-County Road (3700 North) as examples. They are seeing increased car traffic and increased truck traffic, each of which exceeds the current design and weight capabilities. Blue Lakes Boulevard is also a concern
 - There is a general lack of concern for pedestrians and cyclists on rural roads

Key take-aways:

- Responses to this question align well with what was heard in the community conversations earlier this winter
- Need to think about the best and most appropriate way to address safe route options for bikes and pedestrians in light of operations and maintenance limitations the highway districts face

Q11 What types of multi-modal connectivity do you think are most appropriate for the county to explore, to promote greater connectivity and safer travel options?

- Public transit was the most-selected choice by survey respondents as the type of multi-modal connection appropriate for the county, followed closely by separated bike paths and sidewalks within and between developments.
- Differences by geography include:
 - Respondents from Filer, Kimberly, Hansen and individuals living outside Twin Falls County all identified regional greenways as a choice for multi-modal connectivity
 - Respondents from Filer identified bike lanes on existing roadways as a choice for multi-modal connectivity
- “Other” responses offered the following ideas for additional multi-modal connectivity in the county:
 - Like the idea of developing bike paths using the natural landscape; this would likely require a much larger countywide master planning effort
 - Widened roads with shoulders for cyclists and pedestrians needed; potential exists to develop the burrow pits for bike/ped infrastructure
 - Need better connections from Twin Falls to outlying areas
 - Need more (and safer) cycling routes with good signage
 - Public transit with park and ride would help move traffic without so much traffic hitting the core areas

- I love walking with my small children but the sidewalks by busy streets are a definite concern
- Need a plan for this type of infrastructure from now into the future; no one element particularly pressing right now
- The county needs to look at light rail transportation in town, between towns, and to the airport
- Multi-use trails, including horse trails, should be explored

Key take-aways:

- Transit options are appealing to many residents regardless of geography
- Additional planning for bike/ped infrastructure may be needed (as part of or independent from the highway district plans, but in collaboration with the districts)

Q12 Should development be limited or restricted in some portions of Twin Falls County?

- The majority of respondents indicated that development should be limited in areas that will have a negative impact on agricultural operations (such as prime agricultural soils)
- The second choice selected most often by survey respondents was limiting development in areas subject to natural hazards such as high groundwater, steep slopes, wildfire and flooding, followed by limiting development in areas where there would be impact on viewsheds and scenic resources (such as canyon rims)
- Only 10% of the 317 respondents indicated that development should not be limited at all, allowed anywhere in the county that was privately owned
- Differences by geography include:
 - The majority of respondents in all geographies except Murtaugh selected limiting development in areas that will have a negative impact on agricultural activities
 - The majority of respondents in Murtaugh and the City of Twin Falls selected limiting development in areas subject to natural hazards
 - Murtaugh also had the highest percentage (nearly 28%) of respondents who indicated development should be allowed anywhere that was privately owned, followed by Buhl with a 27% of respondents selecting this option
- “Other” responses shed light on this topic by reflecting the following sentiments:
 - Development is a general term and can mean just about anything. I think taking advantage of the natural topography can be done in a way that enhances our community experience.
 - Development should be restricted in the least populated and most remote areas; it should happen closest to town and not happen on productive lands
 - Development should be allowed on properties that aren’t viable for agricultural use, small or large

Key take-aways:

- Majority consensus is that some restrictions on where and how land is developed are necessary

Q13 More visitors are coming to Twin Falls County to take advantage of the area’s outdoor recreation opportunities. What steps should the county consider in order to support or encourage visitation?

- The majority of all survey respondents selected the development and expansion of greenways and trail access throughout the county

- 11% of all respondents indicated they did not want to see visitation encourage
- Differences by geography include:
 - Improvements to wayfinding signage to access recreation sites, trailheads and other amenities was selected by a majority of respondents from the unincorporated county, Hansen, Murtaugh and the City of Twin Falls
 - Restrooms and public facilities were called out by respondents from Filer, Hansen, Murtaugh and the City of Twin Falls
 - 100% of the respondents from Hansen selected the development and expansion of greenways and trail access as a way to support or encourage visitation
 - 31% of respondents from Buhl indicated they do not want to see visitation encourage; this was the highest percentage of respondents selecting this answer, followed by those responding from Kimberly (23.5%)
- “Other” responses shed light on this topic by reflecting the following sentiments:
 - Expand the airport to include more than one airline and expanded service/routes
 - Develop a recreation center (respondent from Filer)
 - Clean up and restore Rock Creek from the sugar factory to Snake River
 - Development of a trail system that can accommodate horseback riders. These can be in a limited park setting, or a point-to-point trail system between towns
 - Motocross and ATV trails and race-track development
 - Advertise more on the freeway for travelers to come see our sites
 - Promotion leads to expansion, which can be good and bad
 - This community is in desperate need of a facility that can support competitive set swimming, basketball, and volleyball (Kimberly respondent)
 - Provide a safe public outdoor shooting range area for rifles and pistols on BLM land
 - Coordinate with BLM and Forest Service to expand opportunities for use, such as campgrounds, trails, etc.; these areas are becoming overcrowded due to lack of accommodation for camping
 - Centennial Park should be expanded for more than just kayaks
 - We are "loving" some of our areas to death. The South Hills is overrun with ATVs and off-road motorized users. We need fewer people and fewer ATVs on the landscape to protect wildlife values and habitat
 - Finding a “legal” place to camp near Twin is difficult; this is a complaint heard voiced by visiting climbers

Key take-aways:

- Survey responses indicate support for expanding recreational opportunities that will be of benefit to both visitors and residents alike; in other words balancing tourism with county resident’s quality of life

Q14 What type of neighborhood-scale services would most benefit rural residents in the county that do not exist today, or there are not currently enough of?

- The top neighborhood-scale service identified by a majority of the total respondents was the need for community facilities such as recreation centers or community wellness centers, ball fields, and gathering space for group activities.
- Localized services to assist senior citizens and improved internet access were tied for second in terms of a neighborhood-scale service in most need
- Differences by geography include:

- All reporting geographies selected community facilities as one of the top two choices
- The majority of respondents in Hollister and individuals living outside of Twin Falls County selected localized services to assist senior citizens as being of most benefit to rural residents
- Individuals living outside of Twin Falls County identified neighborhood commercial services such as restaurants, grocery stores, gas stations and limited retail as one of their top two selections
- “Other” responses shed light on this topic by reflecting the following sentiments:
 - Respondents from unincorporated areas
 - People live in rural areas because they do not want these services. If they need or want them they travel to the towns. These services just attract more people to rural areas & add taxes. The people live in the country with area around them to have space
 - Natural gas
 - Rural areas have always gone to large towns for the services. This kind of service does not need to be in rural areas
 - Kids entertainment facilities
 - More access to parks
 - Respondents from Buhl
 - In the past 7 years, as far as I can see, you've pretty much built as many of the services listed above. I am a rural resident and I don't require more services. What you don't realize is that rural residents don't rely on the county to do these things, we do them ourselves. I do not think you need to build or offer anything else.
 - This is a question that I feel is totally unnecessary for the county to worry about. How about trying to save taxpayers some money?
 - Parks and maintenance, splash pads are wonderful! I'd love to see one in Buhl!
 - Respondents from Filer
 - Twin Falls does a nice job with its park system; however, our smaller towns should prioritize new walking trails and parks
 - Event center for concerts and other events
 - Well we don't need another bank, car lot, or convenience store, but transportation development would be forward thinking
 - Respondents from Kimberly
 - A true aquatic complex
 - Take care of what you already have; recreation growth should be provided by the business community
 - Definitely a need for more grocery stores in specific locations to be within walking distance of neighborhoods
 - Respondents from Hansen
 - Indoor recreation
 - Respondents from Murtaugh
 - I moved to a rural area specifically to be away from neighborhood-scale services
 - Respondents from outside of Twin Falls County
 - Indoor shooting range
 - Medical transportation services for the handicapped and seniors

Key take-aways:

- There seems to be at least some confusion (based on “other responses”) regarding the County’s role in providing these services
- Survey responses really hone in on indoor and outdoor recreation, which may in fact indicate the real need but may also be a result of how this question was interpreted

Q15 Title 67, Chapter 65 of the Idaho State Statutes requires the following components be addressed in the comprehensive plan. Please rank in order of importance to you, with 1 being most important and 17 being least important:

- The majority of all respondents identified property rights as the most important statutory component of the comprehensive plan and national interest electronic transmission corridors as the least important
- School facilities and transportation as well as land use can in a close second and third when ranked by all respondents

Key take-aways:

- This may have not been the most effective question given how closely all of the ranking came back; there really is no stand-out priority, as property rights only edged out the other selections by a few percentage points.

Q16 How would you describe the term “private property rights” to someone moving to Twin Falls County from outside the area?

Respondents from the unincorporated county:

- Inherent
- That a property owner has the right to use, rent or sell their property as long as it meets the current use regulations
- It is your property, but the use of it should not infringe upon the property or people that surround it! Should you decide to change the use of the land.
- Being considerate to people living around you by not infringing on their rights or property
- Someone else doesn't tell me if I should mow my lawn, or have a fire, or build something, or have an animal
- The problem is that "absolute" property rights has the downside of infringing on the rights of the community to find amenable solutions where mutual interests are involved. For example, you may want to put a hog farm next to my house and claim you can do so because you have the absolute right to do so...may be so, but is that the correct way to think...we are all in this together.
- Don't tread on me...this is my kingdom and I can do whatever I want, regardless of how it impacts the rest of you. If you don't like it, give up your rights and move. However, I want to control what you do on your property.
- The person that owns the property has the right to determine access to and development of the property
- Using their private property as they see fit.
- The county uses a light hand in telling you how to use your own land.
- The right to develop your own property to the detriment of your neighbors use and enjoyment of their property. The tragedy of the commons. For example, the City of Twin Falls disaster relative to the commercial development on N. Blue Lakes and the Snake River Canyon.
- Simply means no HOA on private property!
- The County allows what is zoned. They don't have enough separation between zones. Need more zone and not so many allowable uses per zone.

- The rights of a property owner to live on and take care of their land as they desire, as long as they are in compliance with zoning and abide by the law.
- If you own your land you can do with it as you like.
- It is private property which does not give others a right to access or utilize said property.
- The County respects private property and keeps regulation to only what is necessary.
- Each individual has the right to purchase, occupy, and appropriately use her/his property. Others are required to ask permission to access or use private property (except appropriate government entities in carrying out their duties).
- Go back to California.
- Ability to use your land as desired
- The right use your property anyway you want as long as it doesn't infringe on the neighbor's property
- It's private
- As a private property owner in the county I can do whatever I want whenever I want as long as it's on my property
- The ability to determine the outcome on one's own property, so long as it does not infringe on any other's right to use their property as they see fit
- Your right to own property
- Responsible and considerate private ownership and development
- Private land restricted use
- As a way of protecting one's personal property
- You have to stay off other people's property
- Trend still leans towards the private property owner
- Property owners have the right to decide who will or will not be allowed on their property, and what use they

will put their property to, from the soil to the sky.

- Regulations on size of structures for buildings on private property is somewhat restrictive based on acreage
- Just like other places, the government feels that it has the right to tell you what you can and can't do with your private land
- Free use of your property as long as it doesn't affect neighbors free use and values

Respondents from Buhl:

- Belonging to someone. The owner has the rights to that property and the public cannot access without consent from the owner. The owner has the right to buy or sell it, make a profit on it.
- From my understanding it is the right to benefits economically from the ground you own. That could be ag, mining, gravel, timber. Making money from the resources from your ground
- Private, no public access
- My right to do with my property within zoning and other laws, and protection from others who want to ignore zoning and other laws to the detriment of my property or living conditions.
- Property rights are bound by the development of the area and restrictions placed on developed land. You should always check to see if they meet your lifestyle.
- The land you own is yours to use within its usage zone.
- I can do whatever I want with my property and nobody including the gov can tell me otherwise
- You buy you take care of it
- You have the right to acquire, use, and dispose of your own property. No one can take your property unless they pay for it.
- Private property rights are rights a landowner has over their property

whether it is fenced or not. These rights place their land solely under their control providing them control over who goes on to their land or uses their land. Any use of their land without permission can only be done on public access roads that cross their land. Additionally, water shares are owned by the landowner and are tangible. If you don't have enough water because the greedy developer built too many houses where you live, the farmer next door is not required to share his water. He owns it outright. As a result, your grass will be brown and you will run out of water.

- Have the security and control over your own property as long as it does not affect the value or quality of life for your neighbor
- Rights of an owner to share with the public
- It's the 5th Amendment right
- My private property rights are protected by 5th amendment
- It's complicated
- What you do on your land in no one's business, unless it affects your neighbors within reason
- Agricultural land should not be inhibited...if there are smells or dust. That is why growth should be contained.
- Over protected
- Balancing the rights/needs of landowner with community- how it effects roadways/use/easements/etc.
- What you are able to control on your own personal property
- Private property owners have the right to use their private property the way they choose to use it. Property owners can purchase, delegate, rent or sell their private property
- That an owner of a property should have all rights to that property

- It used to be that Private Property rights were something one received when land was purchased. This is becoming more of an issue with elected officials stepping in and changing what that right is and what it means
- A person has the right to what happens and what they do on their property

Respondents from Filer:

- Confusing
- Depends on where they are from
- One's ability to protect their land/home
- Area that is owned by an individual
- All property owners have rights, not just the new guys
- To be able to do what you would like/enjoy on your property (without harming the environment or becoming a junk yard or something that doesn't 'fit' or would intrude on the neighbors
- I believe that private property rights are sufficient at this time
- I'm a believer in Will Rogers statement "your freedom to swing your fist ends where my nose begins". In other words, a person does have a right to do certain things on their own property, but consideration needs to be given to others as well
- Able to do & maintain your property however you want, as long as it's not illegal or hazardous to the land or anyone else
- Private property rights indicate ownership of a designated area and attached buildings. Ag land includes the right to farm which will include some noise, dust and operations outside of the 8 to 5 workday. Commercial land includes traffic flow, noise and high levels of lighting. Within "rights" also fits a yet to be defined responsibility to be a good neighbor which includes everything from excessive odors, noise, dogs and my pet-peeve, an area that becomes a junk pile.

- As my right to own property and to care for it as I see fit as long as it is within county regulations
- These are the rights inherent in ownership of property: personal, real, intellectual
- This person owns the property and has exclusive rights to do what they want to do on their property. Including not allowing others on their property
- Protected but losing protection
- PPR will always need to be governed for the protections of future generations or owners regardless of what one thinks or where we are at.
- We are losing our private property right rapidly
- Rights protecting our dream of owning a home
- Keeping too many rules off of a privately-owned parcel
- Limited
- The right to own and use property one owns, as one sees fit, within very limited public restrictions
- That unless permission has been granted by the landowner, there should be no trespassing on or interference with another person's property.
- Average
- Means not trespassing on that property. (can't ride motorcycles, go hunting, etc. without owner's permission)
- Your land is your own- no CC&R's
- We value private property rights here. The threat of eminent domain is not high here
- They can be significantly different based on which community you live.
- Ownership of property or resources
- The right to determine what private property can be used for within zoning restrictions

Respondents from Kimberly

- Too restrictive

- Important but getting less important by the minute
- You should never use someone's private property without their permission. They have the right to keep you off and you should never assume that you can abuse that, no matter what the norm was where you used to live.
- The person that owns the property has the right to do what ever they want to as long as it fits to code and law
- Don't go on other people's property or else
- Minimal govt regulation on land use, as long as it meets present criteria. More regulation is not what is needed
- You as a property owner have the ability to do virtually anything of your choice as long as it is legal on your property as long as you are not infringing on others
- Right to do on your own land what is legal and that does not impact others near you in a negative way
- An individual's right to do what they want with their private property as long as it is legal
- They are ok... but trying to keep people off is a joke law enforcement won't do anything
- The right to not have my taxes increased due to businesses and developers bringing in more people
- It's your land and you can do what you want, unless you're in a subdivision
- You own the right as to who can or cannot access your property without written permission. Tickets for trespass need to be written
- Personal ability to control values of ground owned
- The property is yours; other people do not have the right to access
- Ability to have some say in what goes on around you that impacts your property

- Private property rights are secured until tax somebody smells tax revenue
- Having control and use of property you own with the understanding where things are headed. Make good choices now to prevent future problems.
- Private
- The right to use owned ground, as long as the impact to all surrounding property owners is determined as remaining consistent with the current uses. For example, DO NOT build houses in an established ag-use area.
- Private property rights are the rights to do on your own property that which you would like to do without governmental interference unless what you are doing actually harms some one
- All good less county commissioner's let their good sense get swayed by developers
- Private meaning non-public and is owned by private individual/entity. Private property cannot be taken for public use without just compensations
- It used to be that you could say people leave the private land alone but now government just comes in and takes what it wants without much interest in what private land means.
- Rights of the property owner for them to use the property as they see fit
- Your rights shouldn't negatively affect everyone else, but you should have the right to do as you please on your property
- Stay off of what you don't own
- The rights to use land as the landowner chooses
- FDS

Respondents from Hansen

- Ask to trespass
- The owner is in control of their land and they have the rights to restrict access to and across that property
- Ability to use your property as you see fit

- rights to someone who owns property to have a say on its usage and sale
- Private property rights pertain to the rights of the owner of said private property. They are allowed to post their own rules pertaining to their property, such as no trespassing, shot on site, etc.
- If you own the property you have the right to say who or what is allowed on your property within the law
- Your legal rights regarding how you can use your property
- A person's rights for a piece of property they own and what can be done with that property

Respondents from Murtaugh

- Owner has the right to use the property, not use it, rent it, or sell it
- It's complicated because you have to balance the rights of the property owner to use their property as they see fit with the greater needs of the community and the neighboring property owners
- You can use your properties as you would like as long as it doesn't adversely affect your neighbors and is in compliance with zoning requirements that are not overly restrictive and should be subject to public review
- Diminishing
- Private property rights are highly restricted. Any changes made to private land take months or years to gain approval, if you can gain approval at all
- There are so many rules of how you can use your land, it is far better to live in Cassia County. You can split your land when you want or at least easier than Twin Falls c County and you can build a bigger shed without a permit than is allowed in Twin Falls county also. I have heard this statement from many many people
- Practically non-existent

- You can own property, but you still need permission to do what you want with that property
- If it says private property don't go onto the land
- People in town should not be able to dictate to people in the country how they can use their lands unless it is a danger to others or the water ways. I don't like a person living in town on good farmland telling me I can't build on farm ground in the country.
- It means that a person must respect private property and not by trespassing or destroying private property
- Restrictive. I cannot build additional structures on my property nor am I allowed water rights for my property aside from what I get in my house. Had I been better informed, I would not move here
- Get to use their property to their need use.
- A person having the right to build or do as they please on their own property, as long as it will not interfere with the value of another property
- We are losing WAY TOO MUCH of our private property rights!
- Twin Falls county building inspectors and building permit process are idiotic
- The right to do as you wish, within reason, with your own property.

Respondents from Hollister

- Ability to do what you'd like on your own ground within the confines of basic provisions/guidelines
- The right and privilege to own something and not have others use or control it without permission
- I would assume that you have the right to do anything you want on your property as long as it follows the county guidelines, I also think if they change you should be grandfathered in until you sell the said property
- Our way of living
- The right of the property owner to maintain their property with limited restrictions

Outside of Twin Falls County:

- If you own your property you have rights
- Highly valued and protected
- Less regulated than most other states but more restrictive than surrounding counties
- The ability to use your property as you see fit
- You own it, you make the rules
- This is my property
- Must think carefully before limiting property rights but public interest must be taken into consideration. Don't infringe lightly.
- I would send them to someone who could explain it better than I could.
- People here enjoy small government except for their farm subsidies.

Q17 Zoning regulations are one of the primary tools that can be used to implement a comprehensive plan. The County's zoning will be updated following this planning process, to reflect to the vision and goals expressed by the community. Please rank the following roles based on how you feel zoning is best accomplished in Twin Falls County, with 1 being the most important role of zoning and 5 being the least important role.

- According to all a summary of survey responses the most important role zoning plays is to protect the right of property owners, ranking of the remaining options is as follows:
 - 2 – Protection of land and water from damage or pollution
 - 3 – Protecting current and future residents from environmental hazards, both natural and manmade

- 4 – Enabling people to building housing and businesses to serve the needs of the community
- 5 – Reflecting community character as a way to influence development and change
- City of Twin Falls residents prioritized the protection of land and water over property rights, but not by a significant number
- All other geographies reporting ranked private property rights as the most important role zoning plays

Key take-aways:

- The comprehensive plan should reinforce zoning’s role in protecting property rights by balancing the rights of all individuals

Q18 What do you value most about living in Twin Falls County? Please rank in order of priority with 1 being the most important to you and 11 being the least.

- According to all a summary of survey responses, respondents value the rural small town feel the most of any listed value, ranking the remaining values as follows:
 - 2 – Clean water and air
 - 3 – The agricultural economy
 - 4 – Open space and access to public lands
 - 5 – Parks, trails and recreational opportunities
 - 6 – The people that live here
 - 7 - Access to fishing, hunting and other natural resources
 - 8 – The College of Southern Idaho and other educational opportunities
 - 9 – Affordability
 - 10 – Economic opportunity
 - 11 – Other value not define (see next question)
- City of Twin Falls residents placed clean water and air over property rights as the #1 value (but not by much), and also valued open space and access as well as parks, trails and recreational opportunities slightly ahead of the agricultural economy
- All other geographies reporting generally follow the same prioritization of the values according to all survey responses

Key take-aways:

- Maintaining the rural character and small town feel county-wide should be a guiding principle for plan goals and implementation strategies, including the ensuing zoning code update

Q19 If you selected "Other" in Question 18 above, please describe your value.

- Respondents generally coalesced around the following additional values:
 - Values should be balanced; one should not overshadow another
 - Low population
 - Dark skies
 - Active representation
 - Religious and cultural organizations
 - Conservation values
 - The County Fair
 - Lack of legalized marijuana in any form
 - Conservative values

- Not too big, not too little – and keeping it that way
- Snake River Canyon
- Small schools, less crime

Q20 Is there anything else you would like us to know about living and working in Twin Falls County?

- Responses to this question vary widely and will be summarized in the appendices of the comprehensive plan.