

AGRICULTURE AND OPEN SPACE PLACETYPES

OPEN AND RESOURCE LANDS



Description: The Open and Resource Lands placetype includes a mix of federal, state, and local land held in perpetuity for public recreation, resource cultivation, and limited extraction. The lands include those owned by the U.S. Forest Service, Bureau of Land Management, State of Idaho, and Twin Falls County. These lands are typically zoned Agricultural Preservation, have limited access, and limited future development potential given their ownership status and value as a community asset. They provide important access points for trails and waterways and serve as one of the highest-valued community assets in Twin Falls County. Open and Resource Lands represent the largest placetype, by acreage, and while their future development potential is limited, the character of these areas remains critical to the overall character of the County.

EXISTING CONDITIONS	
Land Use	<ul style="list-style-type: none"> Federal, state, and county-owned land Passive recreation Resource extraction Limited agricultural activities such as grazing
Environment	<ul style="list-style-type: none"> Western prairie Arid, high desert landscape Foothills of the Albion Mountains Remote, undeveloped Small streams and watercourses; dammed lakes
Mobility and Connectivity	<ul style="list-style-type: none"> Primitive road network Limited access
Infrastructure	<ul style="list-style-type: none"> Impermanent Few to no services
Current Zoning	<ul style="list-style-type: none"> Agricultural Preservation
FUTURE CHARACTERISTICS	
Primary Land Use	<ul style="list-style-type: none"> Federal, state, and county-owned land Passive recreation Resource extraction Limited agricultural activities such as grazing Recreational rentals (cabins, primitive camping)
Secondary Land Use	<ul style="list-style-type: none"> Conservation easement Riparian setbacks
Development Policy	<ul style="list-style-type: none"> Trailheads and trail networks for motorized and non-motorized recreation Primitive campsites Primitive boat launches/blueway access
Public and Private Amenities	<ul style="list-style-type: none"> Trailheads and trail networks for motorized and non-motorized recreation Primitive campsites Primitive boat launches/blueway access

RECREATION



Description: Like the Open Lands and Resources placetype, the Recreation placetype includes a mix of federal, state, county, and privately held land where the predominant use is to provide access for recreation to the public. While the characteristics of these lands are very similar to the Open Lands and Resources placetypes, the infrastructure needs, development practices, and future opportunities are more closely aligned with sustaining and expanding access to recreational opportunities in Twin Falls County.

EXISTING CONDITIONS	
Land Use	<ul style="list-style-type: none"> Federal, state, and county-owned land Active and passive recreation
Environment	<ul style="list-style-type: none"> Snake River Corridor Western prairie Arid, high desert landscape Foothills of the Albion Mountains Streams and watercourses; dammed lakes
Mobility and Connectivity	<ul style="list-style-type: none"> Varies depending on location
Infrastructure	<ul style="list-style-type: none"> Limited Primarily serves the recreation activity present
Current Zoning	<ul style="list-style-type: none"> Recreation Overlay Agricultural Preservation
FUTURE CHARACTERISTICS	
Primary Land Use	<ul style="list-style-type: none"> Active recreation Passive recreation Recreational rentals (cabins, developed camping) Aquaculture
Secondary Land Use	<ul style="list-style-type: none"> Conservation easement Riparian setbacks
Development Policy	<ul style="list-style-type: none"> Trailheads and trail networks for motorized and non-motorized recreation Developed campsites Developed boat launches/blueway access Shared use paths Pavilions, picnic areas, and administrative buildings to support activities
Public and Private Amenities	<ul style="list-style-type: none"> Trailheads and trail networks for motorized and non-motorized recreation Developed campsites Developed boat launches/blueway access Shared use paths Pavilions, picnic areas, and administrative buildings to support activities

WORKING LANDS



Description: The Working Lands placetype encompasses a significant portion of privately held property in Twin Falls County. Land uses typical of this placetype include large-scale land cultivation, ranching, and limited resource extraction. Large tracts of land are representative of these areas, and development is limited and closely associated with agricultural activities. While these lands are typically located in rural and sometimes remote areas of the county, they are connected by rural and local road networks. Limited infrastructure is present, and properties are traditionally served by onsite well and septic lagoon facilities. In the limited instances where residential development may occur because of access to appropriate infrastructure, clustering is encouraged or required to preserve classified soils and limit impacts to agricultural activities. This placetype is intended to preserve important agricultural landscapes and the traditional way of life core to residents in Twin Falls County.

EXISTING CONDITIONS	
Land Use	<ul style="list-style-type: none"> Farming Ranching Land cultivation Aquaculture Resource extraction Grazing Irrigated farmland Small streams and watercourses Potential for by-product creation detrimental to natural environments
Environment	<ul style="list-style-type: none"> Rural roads Agricultural traffic common Gravel or paved Limited to no pedestrian facilities; bikes and pedestrians share the road
Mobility and Connectivity	<ul style="list-style-type: none"> Limited services Irrigation Well and septic common
Infrastructure	<ul style="list-style-type: none"> Agricultural Agricultural Preservation
Current Zoning	<ul style="list-style-type: none"> Agricultural Agricultural Preservation
FUTURE CHARACTERISTICS	
Primary Land Use	<ul style="list-style-type: none"> Farming Ranching Land cultivation Aquaculture Resource management Resource extraction Residential (as part of a primary land use) Passive recreation related to resource management
Secondary Land Use	<ul style="list-style-type: none"> Conservation servitude Riparian setbacks Clustering/conservation development
Development Policy	<ul style="list-style-type: none"> Regional parks and recreation opportunities within a 15 min. drive Connectivity to public lands for recreation may be provided
Public and Private Amenities	<ul style="list-style-type: none"> Regional parks and recreation opportunities within a 15 min. drive Connectivity to public lands for recreation may be provided
DESIGN CHARACTER	
Building Placement	<ul style="list-style-type: none"> Deep setbacks, both primary and secondary structures
Building Frontage	<ul style="list-style-type: none"> No requirement
Building Height	<ul style="list-style-type: none"> 2 stories – residential 3 stories – agricultural
Parking	<ul style="list-style-type: none"> Gravel, unimproved
Access	<ul style="list-style-type: none"> Limited pavement Typically dust abated
Landscaping	<ul style="list-style-type: none"> No requirements
Buffering	<ul style="list-style-type: none"> Buffers required in residential development when sited adjacent to an active agricultural activity Riparian setbacks and vegetated buffering along lakes and streams