

LEMHI COUNTY COMPREHENSIVE PLAN

ADOPTED 2007

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The "Planning for Public Facilities and Services in Lemhi County and the City of Salmon" was used to provide some of the background information for this plan.

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Introduction

This is the comprehensive plan for Lemhi County, Idaho. It is a simple plan, designed to respect the independent spirit of the county's people while still providing the tools needed to ensure that future land development imposes no undue burdens on local taxpayers, its neighbors, or the landscape.

This document begins by identifying the legal authority for local planning in Idaho. It then offers a capsule description of the process by which this plan was developed. The policy portion of the document begins with a brief analysis of the county's current socioeconomic and land use "situation". That analysis introduces a series of policy statements, each of which consists of a general goal and several strategies for the implementation of that goal.

The policies adopted in this plan emphasize the importance of traditional ways of making a living, including ranching, logging, and mining, in Lemhi County, and the need to ensure that future land development does not reduce the viability of those activities. This plan also recognizes the diversity of the county's landscape and the ultimate need for more detailed planning in some areas, by establishing a geographic framework for the policy statements.

Authority for Planning. Legal authority for adoption of this plan is provided by Idaho's Local Planning Act of 1975 subsequently amended, which states:

It shall be the duty of the planner or the planning and zoning commission to conduct a comprehensive planning process designed to prepare, implement, and review and update a comprehensive plan ... (I.C. 67-6508)

The Local Planning Act also lists fourteen components that must be included in a comprehensive plan, unless the county or city preparing the plan provides a specific reason for not including a particular component.

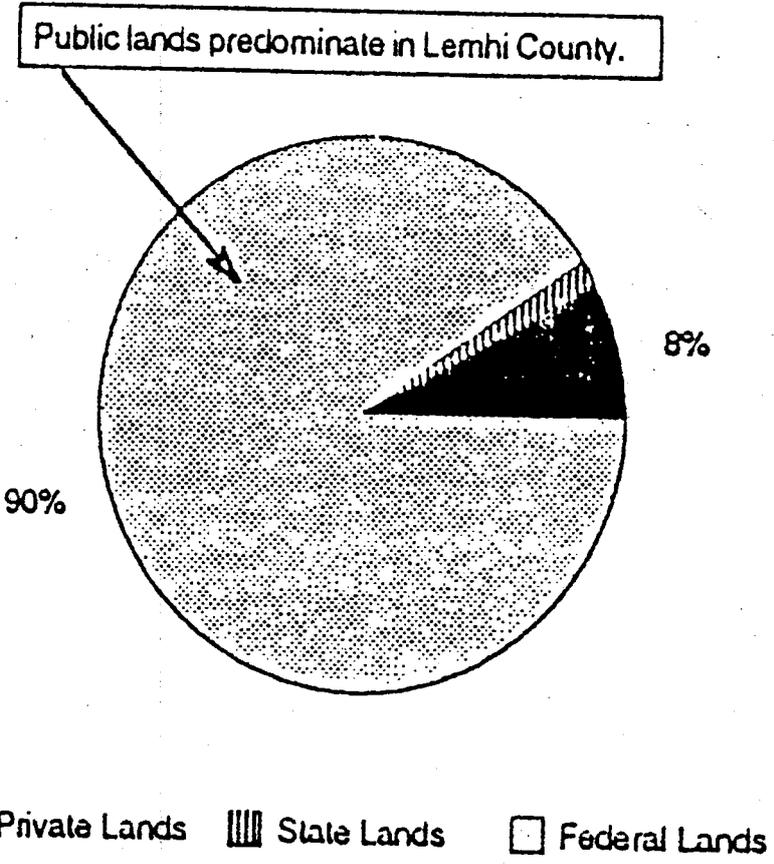
Planning History. This document updates the 1996 Lemhi County Comprehensive Plan which replaced the *Lemhi County Comprehensive Plan* of November 1981. A key point from the introduction to the 1981 plan bears repeating here:

“Change will come to Lemhi County in many forms ... It is a basic operating principle of this Plan that is possible for Lemhi County to consciously direct some of this change, and that it is desirable to consider the anticipated consequences of change.” (Page 1)

Change is a fact of life. As things change in our county, we must look at the causes, the impacts and whether these changes are good for the quality of life of our county citizens. Through the updating of the Comprehensive Plan we can examine and address changes we are anticipating and provide for guidelines to direct that change or growth in a manner consistent with our life style and the wishes of our citizens.

The Original Planning Process (1993). The process that produced the 1993 plan began when the Idaho Planning Association presented its "short course" for planning and zoning commission members to Lemhi County and Salmon officials on October 25, 1989. Following that event, the City of Salmon and Lemhi County agreed to cooperate in retaining a consulting planner, who initiated the background studies listed in the next paragraph in summer 1990. A November 17, 1990 joint meeting of the Lemhi County and Salmon planning and zoning commissions featured a tour of the area surrounding Salmon, and afforded an opportunity to discuss a possible area of city impact. Work on the city plan consumed the remainder of 1990, but the Lemhi County Planning and Zoning Commission was able to hold its first community meeting, to identify issues to be addressed in the plan, at Gibbonsville in May 1991. The commission held community meetings throughout the remainder of the county in the fall of 1991 and early 1992, beginning with a session for the "Central Lemhi" area in Salmon on October 23. The input received at these meetings was discussed by planning and zoning commission members, and the Lemhi County Development Code was released at an informational meeting on June 24, 1992. Meetings to solicit comment on the proposed code began with a good turnout from the Gibbonsville-North Fork area on September 14, 1992. The commission made a number of changes based on the community meetings and its own further discussions. The comprehensive plan and development code were taken to public hearings before planning and zoning commission on March 17 and July 8, 1993.

2007 – The citizens of Lemhi County desired to update their Comprehensive Plan to reflect the many changes that have come to the county since the original adoption of the plan in 1993. This resulted in the updates within this document. The process included a series of public meetings with community volunteers and organizations. Committees were formed for each element of the plan and text developed. A draft was presented to the Planning and Zoning Commission for review. After a series of public hearing before this body and the Board of County Commissioners the plan was adopted on November 26, 2007.



The Plan Elements:

The plan elements are listed separately for ease of reading, but should be thought of as highly interrelated. The goals and objectives under one element will influence those in other areas.

A brief introduction and analysis is placed at the beginning of each element. Narrative and goals and objective specific to the county are placed in their respective sections.

Lemhi County Planning Policy Statements:

The policy statements incorporated within the fourteen elements of the plan are designed to provide general guidance for the Lemhi County Planning and Zoning Commission and Lemhi County Board of Commissioners as they work to promote economic development and the local quality of life. The policy statements also provide a defensible basis for the *Lemhi County Development Code*, which must, by law (see I.C. 67-6511), be consistent with this plan.

ELEMENT 1: Private Property Rights

Enacted in 1995, this is the most recent amendment to the Local Land Use Planning Act. The interpretation by the Office of the State Attorney General is that of a warning to government and property owners to be aware of private property rights. The law mandates an analysis of the provisions which may be necessary to insure that land use policies, restrictions, conditions and fees do not violate private property rights, adversely impact property values or create unnecessary technical limitations on the use of property. The policies, goals, and objectives within this section of the plan do not state specific implementation strategies. Therefore, few direct impacts on private property are contained within this plan.

There is a belief of the residents of the county that all new proposed uses should be studied carefully for their potential impact on current uses and that any potentially negative impact should be mitigated. In addition, the "Right to Farm" issue is a very critical issue and all efforts must be taken to protect agricultural uses in Lemhi County. Efforts should be made to protect all current, legal uses in the county.

Protection of individual property rights is important to all residents of the county, both within municipalities and outside of them, as well as encouraging quality development that protects and respects private property rights. Lemhi County wishes to insure that land use policies, ordinances, restrictions, conditions and fees do not violate private property rights, adversely impact private property values, or create unnecessary technical limitations upon the use of the property which would constitute an unconstitutional taking of private property rights.

Evaluation of new ordinance proposals and development reviews subsequent to the adoption of this plan ensure that land use policies, restrictions, conditions and fees do not violate private property rights. In accordance with the attorney general's checklist criteria, the county will ask the following questions prior to any land use action within the law.

1. Does the regulation or action result in the permanent or temporary physical occupation of the property?
2. Does the regulation or action require a property owner to dedicate a portion of property or grant easement?
3. Does the regulation deprive the owner of all economically viable uses of the property?
4. Does the regulation have a significant impact on the landowner's economic interest?
5. Does the regulation deny a fundamental attribute of ownership?
6. Does the regulation serve the same purpose that would be served by directly prohibiting the use or action; and does the condition imposed substantially advance the purpose?

If any question above were answered in the affirmative, the action being taken would be reconsidered.

Private property rights issues that are of concern in Lemhi County include:

- Protection of existing uses – The level of protection of the property rights enjoyed by existing uses should be tied to the land use preferences in the area
- Access to federal and state owned lands – As the public enjoys the benefits of such access, who should pay for it?
- Areas of critical concern that should not be developed because of impact on the environment or surrounding safety of others – Who should pay for preserving or the protection these areas?
- Open space and scenic byways – Again, as a benefit shared by all, who should pay for the preservation of these?
- Eminent domain or the right of government to take private land for the benefit of all – What standards do we wish to set for this procedure?
- We want no net loss of taxable acres in Lemhi County in the case of the purchase or trading of federal or state land.

Policy Statement

I. Any public or private planning or development that occurs in the county should protect and respect private property rights.

Goals:

- A. It shall be the policy of Lemhi County to protect, enhance and ensure private property values and rights within the accepted confines of national, state and local laws.
- B. To review all land use decisions, policies, procedures and ordinances in light of the county's private property rights goals.
- C. To avoid a net loss of taxable acres in Lemhi County and to explore sale of state and federal lands for private use.
- D. Adopt the Attorney General's checklist, answering the six questions stated above, to insure that all actions concerning private property are within the confines of the law.
- E. To review each new proposed use carefully for its potential impact on current uses and that any potentially negative impact should be mitigated.
- F. To support and acknowledge the "Right to Farm" laws and encourage protection of agriculture and other uses within the county.
- G. To consider all tools and funding resources that can be effectively utilized when an action affects private property such as voluntary conservation easements, public and private land trades, trusts and more.
- H. To provide education on private property rights to citizens and visitors in Lemhi County.

ELEMENT 2: Population

The population element focuses on analysis and predicts the size of the future population that will need to be serviced. The make-up of the population in terms of age, gender and income may also influence the type of services the county needs to consider.

According to the US Census figures, during the 1990's Lemhi County experienced a 13.1% increase in population (going from 6,899 in 1990 to 7806 in 2000). From 2000 to 2006 the population held relatively steady with only a 1.4% increase.

Thirty three percent (or one-third) of the persons living in the county now did not live here ten years ago, according to the Idaho Department of Commerce and Labor. This represents a high amount of the population who has migrated into the county, potentially bringing different ideas as to quality of life and lifestyle preferences.

Population History

	1980	1990	2000	2005
Lemhi Co	7,460	6,899	7806	7909
Leadore	114	74	90	89
Salmon	3,308	2,941	3,122	3,072

Sources: Bureau of the Census, 2000, Census of Population and Housing, summary Population and Housing Characteristics, Idaho. Idaho Department of Commerce and Labor, Idaho Community Profiles and County Profiles of Idaho.

The county experienced 800 recorded births from 1990, and 392 recorded deaths. Persons per household are going down. It has decreased from 2.76 persons per household in 1980 to 2.38 in 2000.

Median Age, Population Age 5 through 17, Population age 65 and Over, 1990

Lemhi County	Median Age	Percent Age Under 18	Percent Age 18-64	Percent Age 65 and over
1980	30.9	31.6%	56.4%	12%
1990	38.1	27.5%	55%	17.5%
2000	42.7	25.5 %	57.7%	16.8%

The pressure for services to individual households changes depending on how many people (on average) live in a home. The age of the population, in turn, influences the household size and the

need for certain services. Smaller household sizes, indicative of a larger percentage of retired and elderly residents, tend to increase the demand for housing and medical/emergency services and decrease the pressure on schools. Lemhi County is slowly growing older, indicating that young people are leaving after high school and not returning to raise their own families.

Employment trends in the county are shown in the table in the Economic Development component. The top three employment sectors in 2002 were Services, Retail Trade and State and Local Government, in that order. Total employment has increased from 3,580 in 1990 to 4,330 in 2000, a 17.4% increase. The top workplace destinations for workers in the county are:

Lemhi County	2,999
Custer County	26
Bonneville County	23

Medium per capita income in 2001 was \$21,283 and is 86.8% of the medium statewide income and 70.0% of the medium national income.

These trends indicate a slow growth of population in the county in the near future for permanent residents. However, if trends hold for Lemhi County as in surrounding counties, the county will see a growth in vacation and semi-permanent residences, bringing an older population with it. This trend will require a look at services, both to serve the residences and to serve the part-time residents as well.

Policy Statements

I. Accommodate Growth in Lemhi County

Accommodate growth by being prepared to provide services that will meet the service and economic needs of all residents and businesses based upon growth and demographic trends.

Goals:

- A. Encourage infill of existing city or community centers and impact areas first over expansion into the rural areas to accommodate growth in the near future. This can be accomplished by investing in infrastructure in growth areas and carefully planning and managing service provision. This will decrease the need for services extensions that serve only a few and create a greater sense of cohesiveness in the communities.
- B. Ensure the Lemhi County Development Code is enforced.
- C. Ensure that infrastructure be in place to support an increase in population. Use caution in approving any large residential scale development in areas where services cannot be provided, or cannot easily and economically be provided and maintained. Explore ways for the development to pay for itself.

ELEMENT 3: Schools, Facilities and Transportation

This element was added to the Local Land Use Planning Act in 1993. It requires cities and counties to consider school capacity, facility and transportation needs although no similar amendments were made to school district legislation that requires school districts to pay heed to county findings. The need for and location of school facilities can influence development and location.

The county houses two districts; Salmon School District #291 and South Lemhi School District #292.

School enrollment has begun to decrease over the past several years. This is due to a number of factors including the increasing age of residents in the community, the decrease in family size and the loss of industry and jobs.

Currently enrollment in the School Districts is:

<u>Salmon</u>	<u>South Lemhi</u>
1060	111

There is one private school in the county offered by the Seventh Day Adventist Church and some students are being home schooled. There is also one charter school sponsored by the Salmon School District, the Salmon Carmen Charter School. There are several small private daycare and pre-school services. There is also an alternate high school located in Salmon to provide for students who do not do well in a traditional setting or have work or family obligations that require a flexible school schedule.

The Salmon School District is currently reviewing and revising their facilities plan. While there has been even enrollment of students in the county, the current facilities are aging beyond repair. A citizen's committee has been formed to develop a ten year facilities plan and a five year capital improvements plan for the district. The committee is reviewing all options from preserving the facilities to funding for new construction. With a history of citizens rejecting bonding coupled with a limited bonding capacity, the committee's goal is to present a plan with options that are both workable and affordable.

Assurance of safe, convenient transportation is a crucial issue for schools. Transportation is provided by the school district's bus system. The Salmon bus routes have been set and are not expected to change significantly with future growth. There are currently ten routes involving 15 school buses. The system transports about 350 students. There are many routes considered dangerous and difficult due to poor road conditions for the safety of the school children that pose some issues for the district. These routes (listed from most concerned to least) are along Hwy 93 South to the Midway Ranch, Hwy 93 North to Gibbonsville (state roads) and Sunset Heights

Road (county road). Efforts should be made by the county to work with cities, the Idaho Transportation Department and the districts to solve some of these safety challenges.

The South Lemhi District is home to two elementary schools and one high school. South Lemhi School District transports 68 students a day throughout their district with a district owned bus transportation system.

Post secondary education is available to Lemhi County residents through the University Center offering classes from the University of Idaho and Boise State University located in Idaho Falls and through long distance learning opportunities offered in the Salmon Valley Business and Innovation Center by the East Idaho Technical College. The exploration of vocational course offerings is currently under study as well.

Other training opportunities in the county include:

- Flight training school – This training opportunity is located at the Lemhi County Airport through a private school and up to 30 college credits can be earned.
- SCORE – This program enlists retired business people to offer training in the business community on everything from business start-ups to tax advice.
- Nurses Training Program – Offering medical training through long-distance learning.

Policy Statements

I. Provide learning environments for Lemhi County children that facilitate positive, effective educational experiences.

Goals:

- A. The county shall maintain positive, accessible relationships with all school districts and work with each of them in meeting the needs of the county's children.
- B. Incorporate school facilities plan and capital improvements plan goals as applicable when making county decisions. Encourage the school district to identify new school sites as the population grows so the county can consider planning for new school sites and bus barns sites as development applications are received.
- C. Work with the school districts on new development applications to determine fiscal impacts upon both the county and the school districts.
- D. Encourage and support efforts to coordinate resources to serve students at risk such as School Resource Officer's and through the Business and Innovative Center.
- E. Promote efforts between industry and education to provide for student needs as well as encouraging the youth to remain in the county after schooling, including the possibility of a vocational training program geared to the needs of Lemhi County businesses.
- F. Work with the school districts to increase safety for transporting children to school including a bike route plan within the city and in the area of city impact including their "Safe Routes to School" and trail programs. Work with the City, County Road and Bridge, and the Idaho Transportation Department to seek funding for this endeavor.

ELEMENT 4: Economic Development

This element focuses on the analysis of the economic base of the area including employment, industries, economies, jobs and income levels.

The county's basic economic sectors are services, retail, government, agriculture and construction (Source – Idaho Department of Commerce and Labor). Government (including schools) is a basic sector of the economy in many small, rural economies like Lemhi County because it brings tax revenues from the state and federal levels into the community.

Of the total number of jobs in Lemhi County following the year 2000, 60% are wage and salary jobs, 9% are agricultural jobs and 31% are non-farm proprietors. Lemhi County had a total of 4,330 jobs in 2001 with 308 businesses in the county with 60 retail establishments.

Sales in Lemhi County topped \$180 million dollars in 2006 and the construction industry earned over \$15 million in both residential and commercial construction. Another important statistic in the income of Lemhi County is that over 60% of the income is considered non-earned, coming from sources such as social security, benefits payments and private investments.

Most of Lemhi County's retail businesses are located in and around the incorporated cities of Leadore and Salmon. These cities provide both water and sewer and monitor growth and plan improvements to their systems to try and meet any anticipated growth projections. The county also houses cottage industries throughout their jurisdiction with a growing number of e-commerce and consulting businesses run from residences.

Citizens view the most prominent employers in the county as the government, the beam plant, the hospital and related health care organizations, tourism, agriculture and construction.

Local economic development resources include the Chamber of Commerce and the Lemhi County Economic Development Association. This organization works in conjunction with the Custer County Economic Development Association, sharing staff and resources. An overall economic development plan has been established for Lemhi County. This plan focuses on the below listed priorities, listed in order of importance:

- Retention of existing businesses
- Expansion of existing businesses
- Start-up of new businesses

They anticipate that 85% of all the new jobs in Lemhi County will come from the first two priorities. They are also working with the State of Idaho to develop a "Certified Sites" plan that will identify all commercial and industrial sites in the county that are ready for a tenant. This will also include identification of building sites for prospective businesses to consider.

In Salmon, the Salmon Valley Business and Innovation Center is a business incubator with four tenants. There is a currently underutilized industrial park at the airport which also serves as an incubator. In addition Salmon and Leadore have Gem Community status, a designation given by the state once a community has met, planned for and begun implementing economic development strategies.

The Rural Development Administration is another agency that has a high profile in the county and loans money to local agricultural businesses and farmers. Numerous banking institutions currently serve the county and participate in loaning funds for business development.

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

Future economic opportunities and goals for the county include:

- The property management industry - for second homes and ranches
- Revising the natural resources industry - the potential opening of a new mine and the possibilities for biomass from the timber industry help in this category
- Promotion of jobs with higher end wages including the tele-commuter who works for a large company from his/her home and light manufacturing
- Expansion of tourism
- Better utilize the assets of the business parks in the county.

Policy Statements

I. Diversify and expand the Lemhi County economy

Goals:

- A. Support the Lemhi County Economic Development Association's plan to promote business retention and expansion efforts throughout the county and assist them in seeking funding resources to accomplish these goals including the continuation of training for the county businesses.
- B. Work toward diversification of the existing economy, again through marketing and small business assistance programs.
 1. Promote the local industrial park at the Lemhi County Airport and ensure that they are ready to receive tenants; utility extensions are in place, as well as information pertaining to code enforcement, building permit information, and workforce and population statistics.
 2. Work with home occupations to determine the optimum time to move them from their home base into an incubator or other business location. Review the home occupation ordinance language to make sure home occupations do move when they begin to affect the surrounding neighborhood because of their growth and size.

3. Further the development of existing tourist activities and development of businesses that naturally follow those activities, including working with guides and outfitters to better serve their clients needs. Work to expand the recreational time period at each end of the season to get and keep tourists here longer.
- C. The county should coordinate with all municipalities, rural communities and federal and state agencies for development of a tourism network that is easy to follow and stay on throughout the county, leading visitors from one site to the next.
 - D. Protect and sustain natural resources critical to the continuation of important economic activities such as agriculture and recreation.
 - E. Review the Lemhi County Development Code to work with large developments on the siting of their businesses, adaptive reuse of existing buildings and mitigation of negative impacts on surrounding properties.
 - F. Diversification of the economy should be encouraged not only to lessen the existing wage gap, but also to provide a wider variety of employment opportunities for young adults, especially those just out of high school, which would increase the number of young families permanently settled in the community.
 - G. Continue to improve infrastructure capacity in the cities and county.
 - H. Promote an economic development effort to diversify agricultural opportunities to assist in retaining both small and large farms/ranches in the county. Help to protect these operations by providing education to new residents on the issues faced when moving next to an agricultural operation (such as the "Code of the New West").
 - I. Continue a strong network of communication between all agencies in Lemhi County that deal with development applications and establish understanding on location of these development opportunities. Increase coordination between the cities and the county in the Area of City Impact.
 - J. Provide a diversified and stable economic base.
 - K. Recognize the economic value of clean water, open space, and fish and wildlife habitat to property values and the community's quality of life
 - L. Encourage the location of any "box" stores (large retail facilities) to locate where city services are available. Develop standards for placement of these facilities.
 - M. To encourage energy conservation and recycling to extend the use of the landfill.

ELEMENT 5: Land Use

The land use element examines natural land types, existing uses, and the intrinsic suitability of lands for uses such as housing, commerce, industry, agriculture, forestry, and recreation.

Lemhi County occupies a varied landscape of irrigated valleys, foothills, and mountains. The total land area is 2,921,152 acres. This consists of 2,648,258 acres federal land (90.7%), 37,829 acres state land (1.3%), 233,189 acres private land (8%) and 1,059 acres county and city land (.1%)

Land Use:

	Acres	Percent of Total
Urban	1,300	0.01%
Agricultural	205,000	4.5%
Rangeland	923,300	31.5%
Forest	1,814,300	61.9%
Water	1,300	0.01%
Barren	51,500	1.8%
Tundra	6,900	0.2%

The large amount of land in public ownership provides residents and visitors with an abundance of recreational opportunities. However, because of the high percentage of federal lands, access to popular recreation sites can become an issue. As the population of the region increases and popularity of the sites becomes more apparent, access will continue to be an issue of increasingly greater concern and tensions will increase between the rights of citizens and the rights of landowners.

Land use regulations offer essential protection for the quality of life Lemhi County residents currently enjoy. The county is required by law (see I.C. 67-6503) to implement zoning and subdivision regulations. But these regulations are not required to be complex, or difficult for the county staff or planning and zoning commission to administer. The Lemhi County Development Code, which was developed simultaneously with the 1996 plan, provides different procedures for small and large scale developments, and "streamlines" the rules applicable to small-scale developments, which include the construction of individual homes, the sale of a small number of residential lots, and the establishment of home occupations.

Lemhi County encompasses some 4,580 square miles (making it larger than Rhode Island and Delaware combined) and includes several similar, but distinct landscapes, each with its own geologic history and pattern of human occupancy. Future land use change will not affect all of these landscapes in the same way, but the public participation effort that led to the adoption of

the Comprehensive Plan made it clear that a single set of comprehensive plan policies could not cover the county's current needs.

Unique concerns were identified in certain areas, including Elk Bend and North Fork, suggesting that the development code should permit regulations to vary from place to place within Lemhi County, and that increased development pressure may someday stimulate the preparation of separate sub-county plans. These strategies build a framework for such future planning efforts.

There is extensive potential for conflict between the enterprises that support the Lemhi County economy and future residential development. Mining, ranching, and timber production all necessitate activity that would be considered a nuisance in most residential neighborhoods, including heavy truck traffic, cattle drives, noise (from the operation of heavy machinery, blasting etc.), odors, and the transportation and use of chemicals, irrigation ditches, farmlands, gravel pits, and log decks may also constitute "attractive nuisances", where curious children could be injured.

There is potential for land use conflicts in all parts of Lemhi County. Mining activity has occurred in most areas of the county, on both public and private lands. Grazing is dispersed over even more of the local landscape, and irrigated crop and pasture lands follow the stream valleys where private lands are concentrated. Commercial timber stands are confined to the mountain slopes, but access to the county's national forests generally passes through private lands, where residential development could occur. These historic economic uses should be recognized and protected and not eroded by conflicting development. Accessibility shall be improved through the construction or improvement of key links in the roadway and bikeway systems, including the disabled, and by encouraging improved transit service commiserate with available resources.

In order to individually address development applications in all twelve zones in Lemhi County, the Lemhi County Development Code implemented a "performance" zoning concept. Within the ordinance, there are specific requirements governing uses within each of the twelve zoning districts, but with the majority of applications judged on their own merit. The planning commission makes their planning decision based upon the development application, any applied criteria listed within the code and the input of the public. Any appeal of their decision is made by the Board of County Commissioners.

This manner of zoning provides for the greatest flexibility for land use, and coincidentally, the highest protection of private property rights for the owner of the development. On the other side however, it does not limit certain types of usage to certain areas (i.e. residential uses in residential areas, commercial, industrial, etc). This leads to mixed uses all over the county and at times can threaten the private property rights of owners surrounding a particular development. The question of which type of zoning best suits the county and their values has been discussed in numerous citizen meetings. It was concluded that the performance zoning currently being utilized is the most flexible and desirable, however enforcement will be the key. Such enforcement must be swift and consistent - from the Planning and Zoning level, the Prosecutor's

office to the County Commissioners. Decisions must be based upon what use is best for that area of the county, not what is most expedient or will bring in the most revenues and taxes to the county.

In addition design standards will be very important in preserving the rural character of the county. To preserve this character the following standards should be considered for rural areas:

- Larger lots (2.5 acres or more) or clustering of smaller lots
- Smaller scale developments
- No curbs and gutters but drainage should be addressed
- Well and septic when ground capacity allows
- Weed control

The county should also consider incentives for rural preservation including tax breaks (as allowed), Transfer of Development Rights (TDR's) and impact fees.

The citizens identified the protection of agricultural and historical use of natural resources along rivers, creeks and stream corridors; and public and private recreational opportunities as the highest priorities for the Comprehensive Plan and Development Code.

Policy Statements

I. Adopt Appropriate Regulatory Strategies For Different Scales of Development

Goals:

A. Facilitate Small-Scale Development (up to four parcels). Limited, low density residential development that is accessible from existing public roads, and on a suitable site, should be permitted with only a simple administrative review (administrative review or approval means that the proposed development need only obtain a permit from the official assigned to administer the *Lemhi County Development Code*. Currently, that is the city/county building official).

Criteria for small scale developments that should be considered are the cumulative effect that the development has on the surrounding areas. Development should be density appropriate to match the capacity of the land:

- To protect water resources and meet sewage requirements
- To protect vulnerable or sensitive landscapes (areas of critical concern)

The county should work with the health district to map areas by water and sewage capacity, and to enforce appropriate densities for development.

B. Encourage Home Occupations. Lemhi County should continue to encourage the development of "cottage industry" by providing for the administrative approval of such enterprises based on

compliance with simple performance standards that are designed to maintain the residential appearance of the area and prevent nuisances.

The county should strictly enforce these standards and require a business to relocate or file a development application if negative impacts are noted.

C. Require Public Review of Large-Scale Developments (over four parcels). Proposed residential subdivisions and industrial and commercial projects should be subject to a public review, conducted by the Lemhi County Planning and Zoning Commission, for compliance with performance standards that protect the county's natural assets, ensure compatibility with the neighboring uses, and require the provision of any infrastructure necessitated by the development. The guiding principle for this review will be a simple one: the developer bears full responsibility for the consequences, present and future, of his or her actions.

The county should liberally use the "development agreement" tool that they have developed to ensure that the developer understands his/her responsibility and consequences for not following through. The county will explore the use of impact fees and other appropriate tools to move the costs of development from the county taxpayers to the developers of the project. If feasible, impact fees should be adopted by 2010 to reduce the burden of growth on the taxpayers.

Criteria for large scale developments should consider the cumulative effect that the development has on the surrounding areas. Density of development should match the capacity of the land:

- To protect water resources and meet sewage requirements
- To protect vulnerable or sensitive landscapes (areas of critical concern)

Developers of large scale projects should be required to provide the cumulative information described above at their cost including, if appropriate, a facility needs study.

D. Use development agreements to encourage investment in infrastructure in a way to direct growth.

II. Recognize Landscape Diversity - Provide for Future Planning Efforts

Goals:

A. Continue Planning Areas. Lemhi County has been divided into twelve zoning districts. The area boundaries generally follow watershed divides, but also reflect current land use patterns and community identities.

B. Permit Land Use Policies and Performance Standards to Vary Among the Planning Areas. This comprehensive plan does not contain a separate policy statement for each zoning district in the Lemhi County Development Code. The applicability of the code's performance standards already varies, a bit, from area to area, but the real value of this policy statement is in its anticipation of a time when development pressure in a particular place (perhaps Gibbonsville-

North Fork, perhaps the area around Salmon) generates public demand for more stringent land use regulation. The planning area concept adopted here will allow the planning and zoning commission to address the needs of that area without amending the entire comprehensive plan and development code.

Enforcement of the codes and conditions placed upon individual development applications need to be enforced to truly preserve the quality of life in Lemhi County. The county should explore the possibilities of increased code enforcement, including the use of application fees and violation fines to pay for it. The county should make enforcement and prosecution a priority for all levels and coordinate with all agencies responsible for development review and enforcement, including fire districts and departments and the County Prosecutor. If additional legal expertise is needed it should be hired.

C. Carefully consider natural site characteristics (slope, soil type, proximity to surface water, etc.) in evaluating proposed land uses and densities to prevent degradation of the County's base soil and water resources.

D. Encourage community recognition of stewardship responsibility for the protection of fish and wildlife resources.

E. Develop a capital improvements plan for future development and seek funding resources to pay for these improvements. Look into the implementation of impact fees by 2010.

III. Limit Land Use Conflict - Protect Productive Activity

Goals:

A. Protect the Open Range. Lemhi County includes large expanses of open range. The Lemhi County Development Code recommends that all new developments consider the need to fence free-roaming livestock out of the development with legal fences and cattle guards per Idaho Code.

B. Protect Irrigation Systems. The Lemhi County Development Code should also build on the existing provisions of state law (see I.C. 31-3805) to protect irrigation systems from disruption as a result of nearby development.

C. Protect Highly Productive Agricultural Lands. The livestock industry makes use of grazing lands throughout Lemhi County, but depends on a base of only about 78,000 acres of irrigated lands to raise the forage crops and pasturage that carry livestock through the winter season. The loss of highly productive acres to development will eventually result in a smaller, less self-sufficient livestock industry (i.e. more vulnerable to fluctuations in the price of hay produced outside the county) and the loss of open space. It could also erode the tax base. The occasional sale of building sites on irrigated and highly productive lands will be permitted as small-scale development, but because highly productive agricultural lands can literally be said to support

jobs in Lemhi County, large-scale developments in the Lemhi River Valley, North Salmon Basin, Pahsimeroi, and South Salmon Corridor planning areas will generally be permitted after careful application review and public input. The transfer of development rights from irrigated or highly productive lands to suitable sites will be allowed.

Efforts should be undertaken to identify the most historically productive agriculture areas in the county as the lands that should have the highest priority for preservation. The "Right to Farm" law should be enforced at the county level, helping to protect agricultural operations that are following accepted farming practices.

D. Protect Existing Residential Areas from Incompatible Commercial and Industrial Development. The Lemhi County Development Code will include performance standards that require the mitigation of potential nuisances, including noise, generated by commercial and industrial enterprises. It will also require that large-scale developments be found to be compatible with neighboring uses. The factors used in evaluating compatibility will include lot coverage, building height and bulk, and "activity levels", as reflected in traffic generation and similar measures.

While Lemhi County's principal concern is with the potential conflict between economically productive uses and new residential development, this plan also acknowledges the need to protect existing residential areas from incompatible commercial or industrial activity. This can be accomplished through a combination of regulation and public investment.

E. Protect Riparian Areas. Care should be taken to identify all sensitive riparian areas and to direct development away from these areas as much as possible. The county should work with various agencies to develop a map of these areas of critical concern. Management of floodplain areas is one tool in accomplishing this goal.

Any development applications falling within an identified area of critical concern should be treated with special attention.

F. Limit the Number and Size of Signs. One of the most obvious impacts of development is the visual impact of its signs. Signs are a necessary form of communication, but should be limited to maintain the county's rural atmosphere. On-site signs should be kept in proportion with the building to which they are connected. Off-site signs (i.e. billboards) will be limited by the Idaho Transportation Department regulations. Lighting of signs should be in compliance with the adopted "Dark Sky" portion of the Development Code, designed to protect view of the night sky and reduce unwelcome and/or unsafe glare.

G. Explore the use of the Transfer of Development Rights to guide development to appropriate areas. Briefly, this technique assigns development rights to all lands, including those, like irrigated croplands or floodplains, on which development is discouraged. The number of development rights assigned reflects the development potential of the land, so sites where

development is subject to some natural hazard or poses a threat to environmental quality, are assigned fewer rights. TDR permits the landowner to move development rights to more suitable sites and, frequently, awards a density bonus (i.e. a number of additional development rights) for doing so.

H. Encourage research and possible implementation of impact fees to help pay for the cost that development imposes on the county services. Idaho Code title 67, chapter 82 allows for impact fees on various county services to be imposed on new development to mitigate the impact of the development on surrounding property owners and uses and on the county's ability to provide services to that development.

I. Encourage the use of voluntary conservation easements to preserve open spaces, agricultural uses and historic and cultural sites.

J. Identify necessary but intrusive uses such as gravel pits and junk/salvage yards and where these businesses will have to meet strict conditions to mitigate their impact on surrounding uses.

K. Look into the sale of state and federal lands for private use, and discourage the net loss of taxable acres within the county.

IV. City - County Cooperation

Idaho's Local Planning Act of 1975 requires Lemhi County and the City of Salmon to negotiate an area of city impact agreement (see I.C. 67-6526). Such an agreement provides for the rational future extension of city streets and utilities. It also ensures that city residents are represented in the review of development proposals that may affect their homes or business interests, but are not within the city limits.

Goals:

A. Continue cooperation in the Area of City Agreement. The City of Salmon and the Lemhi County have entered into an Area of Impact agreement that designates boundaries of growth and rules and regulations applied within these boundaries. A joint City/County Planning and Zoning Commission review all development applications within this area. Currently development is limited and applications average between one and two a year.

B. Continue to Cooperate in Planning Administration. Lemhi County should continue to cooperate with the City of Salmon in retaining a building official, who serve as administrator of the Lemhi County Development Code.

C. Set minimum performance standards agreed upon by both the City and County.

D. Adopt Confined Animal Feeding Operations (CAFO) standards, at a minimum, at the state level and establish a standard for animal units per acre.

ELEMENT 6: Natural Resources

This section of the comprehensive plan is meant to be an analysis of the uses of rivers and other waters, forests, range, soils, fisheries, wildlife, minerals, and watersheds.

Lemhi County is home to the North Fork, Middlefork and the Main Salmon Rivers, the Little Lost River, the Pahsimeroi and the Lemhi River. Ninety-two percent of its lands are managed by some governmental entity (federal, state, county or city)

The natural resources of Lemhi County not only provide the clean, outdoor lifestyle generations of residents have appreciated, but are greatly intertwined with the current and future economy of the area. Lemhi County hosts one of the largest fish and wildlife habitats in the state, and is home to over 360 species, including 240 different bird species. The values provided by these natural resources include recreational opportunities; outdoor activities such as hunting and fishing; cultural and historical values; and finally contribute significantly to the quality of life for Lemhi County residents and for all those who visit the county.

Recreational activities that depend upon natural resources in Lemhi County include skiing, hiking, boating, OHV use, hunting, fishing, mountain biking, snow machining and wildlife and scenic viewing.

Natural resources on both the public and private lands allows for such economic activities as grazing, timber, mining, outdoor guiding, nature tours and more. Mining and timber have seen a significant reduction over the past decade but we encourage these activities at a level that will have any significant positive impact on the Lemhi County economy.

The high percentage of federally and state owned lands presents challenges to local residents and county officials. Some of those challenges include:

- Lack of a tax base to fund county services – This situation becomes even more critical as federal payments in lieu of taxes come under federal budget scrutiny
- Limited input in decisions on federal or state land – While the federal and state governments have worked with the county, decisions on these lands are often made from outside of Lemhi County. Some recent examples of this are the relocation of wolves in the area, potential plans to reintroduce the grizzly bear, the endangered species act and the federal grazing policies.
- Public access across private land to the federal and state lands – This issue is ongoing and controversial, bringing up challenges such as who provides the access, protection of private property used for access, compensation for access and more.
- Lack of private land restricts choices – The county has limited choices in planning residential, commercial and industrial development within the county.

Developing the County's more popular and accessible recreation areas to accommodate short-term visitors will draw more people in to utilize local business, has the ability to create business expansion and diversification, and may increase the residential populations in the area. The development of these areas should consider the natural landscape of the region, interfere significantly with migration paths, or alter the solid undertones of county resident's lifestyles. Care must be taken to consider all impacts of development on our natural resources including population impacts, recreational use, mining, logging, grazing, changes of use, habitat loss and the cumulative effects of all of this on our county.

Development can displace wildlife and permanently reduce the capability of Lemhi County to support new wildlife populations. These impacts can be reduced to encourage wildlife to continue to be a major economic contributor in Lemhi County.

Policy Statements

I. Utilize the many natural resources the county has to offer through sustainability management to encourage economic growth.

Goals:

- A. Encourage development of the tourism industry as it applies to natural resources to attract visitors to the area including recreational facilities, overnight accommodations and activities to keep visitors in the area longer.
- B. Ensure multiple and sustainable use of all natural areas in a way that does not degrade the environmental qualities that make the area so appealing, including discouraging use in fragile areas. This will ensure long term survival of our wildlife and fish and increase capacities.
- C. Encourage use of the best management practices in grazing of lands for protection of the habitat and water resources, both surface and wellhead.
- D. Encourage the protection of habitat and wildlife migration areas and other areas of critical concern (such as floodplains, streams, mitigation trails and ranges, and avalanche areas) by identifying these and adopting performance standards.
- E. Protect and restore riparian areas
- F. Encourage use of such tools as voluntary conservation easements, transfer of development rights and special districts to protect natural resources, recreational areas and open spaces.
- G. Set development standards in the Lemhi County Development Code to address development within these areas. These standards should mitigate impacts of development on surrounding areas and consider costs to the taxpayer of building in remote areas
- H. Develop evaluation criteria for development in natural resource areas taking into account the following in considering site location and ultimate development standards:

- Wildlife habitat including migration corridors
- Wildfire mitigation standards
- Separation of domestic animals by wildlife proof fences and barriers
- Road construction in wildlife areas
- Protection of natural vegetation as much as possible
- Minimizing soil disturbance
- Noxious weeds (identify funding and manpower needs)
- Water and air quality
- Respect of open space and scenic viewsheds
- Management of floodplains and wetlands

I. Work with federal and state agencies to discourage unfunded mandates and encourage compensation or remuneration for mandates on private property owners.

II. Continue to work with federal and state agencies to balance opportunities for economic growth, public access and sustainability of natural resources

Goals:

- A. Continue to promote the involvement of citizens and elected officials in the management of the national forest to ensure sustainability.
- B. Encourage innovative and collaborative methods to work effectively together
- C. Coordinate with federal and state agencies on development permits and uses allowed within sensitive areas or areas of critical concern.
- D. Preserve and maintain access to public lands for multiple uses while respecting private property owners
- E. Recognize rights of private property when making natural resource management decisions.
- F. Measure the cumulative affects of all development along stream corridors, not one at a time, especially in areas of critical concern.
- G. Encourage the protection and enhancement of the fish and wildlife resources and habitats of Lemhi County.
- H. Recognize and implement land use performance standards that protect critical fish and wildlife resource areas identified and mapped by the Idaho Department of Fish and Game. Preserve, protect, and enhance water quality and quantity of lakes, streams, rivers, wetlands, and groundwater for the benefit of aquatic species and other water-dependent wildlife.
- I. Work with government entities, public interest groups, and private landowners to support collaborative and voluntary management of fish and wildlife resources.
- J. Encourage the protection, preservation, and enhancement of native vegetation in Lemhi County.

ELEMENT 7: Hazardous Areas

This section is meant to be an analysis of known hazards that may result from seismic activity, landslides or mudslides, avalanche, wildfire and floodplain hazards. It also includes accumulation of materials that may endanger air quality and water supplies that lowers the quality of life for residents.

Environmental quality is among Lemhi County's most important assets. Clean air, clean water, wildlife, and sweeping vistas all contribute to the quality of life enjoyed by county residents. They also provide the attraction that sustains the local tourism industry. But the rivers and mountain slopes that compose Lemhi County's scenery do impose certain limitations on the human use of the land. Some hazard is involved in the occupancy of steep slopes, wooded areas that are subject to wildfire, sites with expansive soils, and floodplains.

Wildfires: Much of Lemhi County is federally managed and is highly susceptible to wildfires during the hot summer months. During the past few years, there has been building in or near these lands which makes the possibility of loss of life or property much greater. Given the right conditions, any fire or group of fires may explode and extend beyond immediate control of any protection agency. Lemhi County has an active wildland/urban interface program that encourages mitigation to protect development in forest and range areas (where public land activities could impact private development). This program works closely with the federal and state agencies in collecting statistics and developing mitigation plans.

In addition many of these forests have trees that have killed by parasites and/or dried out the vegetation. This increases the risk for devastating wildfires within the county. The Jesse Creek area near Salmon, which houses the city's major source of water supply, is such an area.

Flooding: FEMA (Federal Emergency Management Act) has identified floodplain areas in the county. Much of the flooding in Lemhi County is caused by ice-jamming on the many rivers. Flooding caused by ice jams in the winter months plague the Lemhi and Salmon rivers, sometime rising up to 15 feet to overflow the banks. In fact, the current floodplain boundaries are predicated upon the 1983 ice-jam on the Lemhi River. It should be kept in mind that development in these areas is subject to all rules and regulations stipulated in the *Lemhi County Development Code*. Any development within a floodplain must meet specified construction guidelines to protect life and property.

Landslides and Avalanches: Snowslides, rock, and mud slides are a constant threat to many parts of the county during the winter and spring seasons

Seismic: There are areas of seismic activity throughout Lemhi County; these areas are not however of such severe activity that development moratoriums need be put in place. Lemhi County is located in seismic zones DO, B and C (these levels were derived from the actual historical records of seismic intensities in Idaho in the past century). The county has numerous

earthquakes but not generally of considerable size. However, damage can be high in poorly built or badly designed structures. Extreme value statistics were used to derive 50-year seismic intensities in the same manner that hydrologists predict 50-year floods. The International Building Code addresses the precautions that should be taken with building in this zone.

Soils: Areas where soils analysis has indicated severe limitations for subsurface sewage disposal or that are subject to slides or erosion should be considered hazardous areas.

This is especially critical in areas where ground water contamination is a potential problem. Thus, any development in these areas that will not have public sewers may be required to take measures to mitigate any adverse conditions that could lead to surface or underground contamination.

Erosion and/or hillside slump along some of the county's streams, riverbanks and transportation corridors are a concern. Continued monitoring of sedimentation in stream bottoms may be useful in areas of identified concern in determining whether efforts in mitigation are practicable and should be undertaken. A few of the areas identified as susceptible to slides/erosion includes the Seven Mile and Elk Bend areas along Highway 93, Peterson Creek, Lemhi River, Shoup Bridge, Panther Creek, and Beaver Creek.

Slides are also responsible for depositing sedimentation on the county transportation corridors and back roads, making them impassable.

Stormwater: Runoff has become an important issue since the US Environmental Protection Agency becomes more involved with rules and regulations. Runoff from man-made endeavors will be of most concern - especially roads, parking areas, and buildings. Policies to deal with this issue may become a necessity in the future.

Noxious Weeds: Many areas along Lemhi County's rivers have been fenced off for riparian protection causing, in some areas, the growth of noxious weeds. Other areas have not been maintained allowing noxious weeds to take a foothold. Noxious weeds pose their own hazard to the county in damaging crops, overtaking and eliminating natural vegetation and spreading at a rapid rate. Care must be taken to identify funding and manpower needs to eliminate this threat.

Extreme Weather: Lemhi County is susceptible to extreme weather including thunderstorms, high winds, tornados, hail, lightening and winter storms. Any one of these can cause problems for county residents including loss of power, accessibility, and emergency vehicle access.

Radon Gas: High levels of radon gas have been detected in areas throughout the county. These high levels are caused by decomposing clays and granite shales. The gases can be trapped in enclosed areas, such as basements, and if inhaled regularly can impose a health risk. Mitigation though the building codes is the solution to this public health hazard.

Man-made: The following are manmade hazards in Lemhi County that could present concern:

1. Abandoned waste disposal sites
2. Old mining operation and/or processing sites, lagoons/storage pits;
3. Hazardous chemical storage
4. Storage and transport of potentially volatile materials
5. Above ground or underground storage tanks that have not been removed or do not meet the new federal requirements to prevent leakage/contamination into the groundwater
6. Storage and use of chemicals in residential, agricultural, commercial or industrial operations.
7. Water and groundwater contamination caused by sewage
8. Public health emergencies
9. Airport approach zones
10. Bridges across many of the county's streams and river are old or could be washed out, cutting off access

Lemhi County is currently working on an "All Hazard Mitigation Plan" that will address all of the issues mentioned in this element. This plan, based upon an assessment risk study, will map all hazardous/vulnerable areas in the county and will address action plans, mitigation, funding resources and implementation. The overall goal will be to prevent injury and reduce property damages for Lemhi County citizens.

Policy Statements

- I. Appropriately identify, secure or eliminate hazardous locations to prevent the loss of life and/or property resulting from known natural and/or man-made hazards.**

Goals:

- A. Adopt the County All Hazard Mitigation Plan and identify the necessary resources for its implementation. Identify (not an inclusive list):
 - Slopes
 - Surface issues
 - Drainage capacities
 - Floodplain management
 - Noxious weeds/riparian area management
- B. Adopt and/or enforce compliance with strategies in the Lemhi County Development Code that set development standards and evaluation criteria designed to direct development away from hazardous lands and help protect the county's natural assets.
- C. Review current emergency vehicle needs from the standpoint of access, review process and capacity when considering any development in an identified hazardous areas.
- D. Develop standards for maintaining the Fire Defensive Space/Firewise Standards in the Lemhi County Development Code.

II. Avoid Natural Hazards - Maintain Natural Assets

Goals:

A. Adopt Appropriate Regulations for Development in Hazardous Areas. The Lemhi County Development Code will require special planning and engineering measures for developments in hazardous areas, including runoff and erosion control plans, wildfire prevention plans, and engineering certifications for construction proposed on steep slopes or expansive soils. The code will may also encourage the transfer of development rights away from hazardous lands.

B. Continue Participation in the National Flood Insurance Program. The floodplain zoning provisions required for participation in the National Flood Insurance Program will continue to be incorporated into the Lemhi County Development Code.

C. Protect Water Quality. The Lemhi County Development Code will strive to protect water quality by requiring all developments that disturb slopes, to implement a runoff and erosion control plan, and requiring that largely undisturbed vegetated buffer strips (meeting code setback requirements) be left along rivers and streams. The code will also require the developer to demonstrate compliance with all state and federal water quality standards and wetlands and stream protection requirements.

The county should work with the federal and state governments to educate homeowners/developers of the laws concerning the modification or changing of streambeds and rivers and assist in enforcing violations of this law and to watch for and enforce the noxious weeds ordinance when the soil is disturbed.

D. Provide for a public education campaign to inform citizens on the county's natural and man-made hazards including:

- Flood management, where and when floods can happen, insurance requirements and availability
- Continue to distribute the "Code of the New West" informing new residents on the issues to be considered when moving into a rural area of the county
- The development permitting process and public input opportunities
- The restrictions on modifying or changing stream or river courses

E. Study the impact of various existing policies and explore alternate methods to manage hazards. This should include:

- Review of the noxious weed management as it applies to riparian fencing policies
- Review the current application and decision making process, through planning and zoning and building permits, when developing in hazardous areas
- Study the current policies on water/sewer permits, road development and access

permits, especially within the areas of city impact.

ELEMENT 8: Public Services, Facilities and Utilities

The Local Land Use Planning Act intends for this element to show general plans for utilities and utility corridors, solid waste disposal, county facilities and protection services. Maintaining services at their current levels is important to the county especially as the demand for services increases. As the county's population changes, having infrastructure systems in place and ready to serve will benefit local economies.

Lemhi County contains numerous public and quasi-public facilities and services that serve the public. Each is identified below:

Public:

1) County Buildings - The County Courthouse is located in the center of the City of Salmon. It houses several offices for conducting county business by the County Commissioners and other elected officials. An annex is located across the street. The shop facilities, located off of Hwy 93, house the Road and Bridge Department and all of their equipment. Currently the Brooklyn School is being refurbished to accommodate county offices and departments.

2) Water Resources – Water for city residents of Salmon is provided by surface water from Jesse Creek and from the Salmon River. Rural county residents rely on groundwater through the use of domestic wells. There are a few central water systems in larger subdivisions in the county.

Irrigation water is provided by both surface water, from the Salmon, Pahsimeroi and Lemhi rivers and multiple streams traversing the county, and ground water.

3) Sewer Systems – Most residents in rural Lemhi County rely on individual wells and on-site sewage disposal systems. There are central sewage systems Elk Bend and Williams Lake areas. The increasing number and density of these systems being installed in areas with high groundwater or rapidly permeable soils are in danger of groundwater contamination unless growth is carefully planned. There is great concern that the cumulative effects of the many individual wells and septic systems being installed are not being considered as a whole.

4) Library – The Salmon Library, located in Salmon, is operated as a not-for-profit organization by paid staff and volunteers. It is open throughout the week and provides both meetings rooms and programs to the public. Funding comes from a Lemhi County library taxing district, fundraising and local donations. The Leadore Public Library is operated by Lemhi County Library District in space leased from the City of Leadore. The libraries in the county share resources.

5) Cemeteries - There are several cemeteries in Lemhi County. Many are historical cemeteries but most still are active. These include:

Salmon Cemetery

May Cemetery

Gibbonsville Cemetery
Leadore Cemetery

There are many private burial plots located in the county as well.

6) Schools - The public school system and its needs are addressed in another component of the plan. In the county there is currently one charter school located in Carmen and one private school operated by the Seventh Day Adventist Church. Home schooling is allowed in the State of Idaho and some families take advantage of this option.

7) Road and Bridge System - These infrastructure needs are addressed in the Transportation section of this plan.

- 8) Utilities - currently there are outside utilities serving the County residents:
- a) Electric - Electrical power is currently the only power source available to residents of Lemhi County. The county is currently served by Idaho Power and Salmon River Electric. Transmission lines serve residential and commercial development in the county.
 - b) Propane - Propane is available and used widely in the county as a heating source.
 - c) Telephone - Telephone service is offered by Century Telephone, Custer Telephone and Rural Telephone depending upon the location within the county. Service is offered both through overhead telephone lines and underground lines, as circumstances dictate.
 - d) Natural Gas - Currently there are no natural gas services in the county.
 - e) Internet Providers - Currently there is internet accessibility from T-1 lines down to dial-up.

It is extremely important for the county to plan uses around utility lines that are safe and compatible. It is usual to prohibit any construction or other continuous activities under these lines. Major transmission facilities should be kept out of the residential areas of the community. Communication between the County, private landowners and the utility company are essential to mitigate negative impacts from occurring. Planning and coordination should take place so that as many utilities as possible can use the same corridors for transmission of their services.

e) Solid Waste Disposal - The County operates waste collection sites with the principal landfill located south of Salmon. The other collection sites are located near Leadore, Baker, Tower Creek, Maiers Lane (near Lemhi) Elk Bend, Salmon and May. Solid waste collection is provided by private haulers or hauled by individual county residents.

- f) Television and Radio - Television broadcasting is currently available to parts of the county, through a translator system, broadcasting from Idaho Falls, Boise, Pocatello and Missoula, Montana. Cable TV service is currently only available in Salmon.

Cable lines are placed on telephone poles or underground, as circumstances dictate. There are also direct TV and satellite services.

Radio stations include KBSU (public radio), KSRA and KRSC.

9) US Post Office - Postal service is offered to county residents through the delivery service and at the post offices located at Salmon, Leadore, Carmen, Lemhi, North Fork, Shoup and Tendoy.

Other mail and package delivery services include UPS, Federal Express, Salmon River Stage, Merchant Delivery, DHL and Melguard. All deliver throughout the county.

10) Public Safety

a) Law Enforcement - Law enforcement in Lemhi County is currently provided by the Lemhi County Sheriff Department, operating from the Lemhi County Courthouse. Response time is dependent upon the location of the officer on duty and could be anywhere from a few minutes to over an hour. It could be slower at times if the officer is on another call. Salmon has its own police department that works closely with the Sheriff. In addition the Idaho State Patrol has a resident officer based in Lemhi County as does the Forest Service. The Idaho Fish and Game have a presence with several officers in the area. Current crime rates indicate that the current level of enforcement is adequate but ability to serve the more rural areas of the county may be slow based upon circumstances. The county residents expect that increased levels of law enforcement services will be funded as they become necessary. Population growth, increased tourism, economic development and other growth factors will determine the rate of increased law enforcement services in the future.

Currently equipment is adequate, but care must be taken to keep all equipment up-to-date and maintained properly. Continual updating of this equipment will be essential to continue providing top quality law enforcement services in Lemhi County. Retention of trained officers is extremely important for continuity and cost saving law enforcement services. This often can be difficult for a rural county like Lemhi, due to the long hours on the job, lower pay, and high stress. Smaller counties and communities also serve as training grounds, after which a qualified officer may be enticed away by a larger, better paying department.

The county operates an Interagency Training Facility for all officers at the local rifle range.

b) County Jail - The Lemhi County jail is located in the county courthouse and can serve 16 adults (14 males, 2 females) and 8 juveniles.

c) Fire Protection - Fire protection is provided by fire protection districts in the

county – Elk Bend, Lemhi, North Custer (serving most of Custer County), Williams Lake and North Fork. There are also volunteer fire departments in Salmon and Leadore. However there still remain several remote areas in the county that do not have fire protection coverage.

Equipment for these districts and departments varies in age and capacity, but usually averages in the 10 to 20 year old range. All water used for fire protection must be brought on site or drafted from near-by rivers or streams.

The county is currently working on an ordinance addressing fire management.

d) Search and Rescue – The Search and Rescue teams are all volunteer and sponsored by the county and Salmon. Their highest activity time is usually around the fall hunting season when many hunters arrive from out of the area. There are serious concerns about this service because the majority of the funding comes from Lemhi County residents but the majority of the services are provided to non-residents. There has been an on-going discussion on how to capture revenues from visitors to assist in paying for this expensive duty.

e) Emergency Medical Services/Quick Response Units – EMT services are provided by the Leadore EMT unit, the Gibbonsville/North Fork/Shoup QRU, the Elk Bend QRS, and the Salmon EMT unit. All are staffed by volunteers and some receive partial funding comes from the county.

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

11) Health Facilities – Lemhi County currently is served by the Steele Memorial Medical Center which offers acute care and out-patient services. This new, modern facility built two years ago offers the region (including Challis residents) general care, surgery, orthopedics, urology, cardiology and other specialties (it does not offer care for Alzheimer's patients who have to travel to Hamilton, MT). Funding comes from a small tax levy and user fees. The hospital has a heliport and is served by the Idaho Falls, Boise, Pocatello and Montana hospitals.

The hospital has already found itself out of space and desires to expand. This expansion would allow for an outpatient clinic and a specialty clinic to better serve the citizens in the future. However funding issues will have to be addressed. The hospital would also like to do more outreach care in the future as other needs are met.

In addition the Eastern Idaho Public Health office provides services from a county office including physical, home and environmental health programs.

County residents are also served by the following regional facilities:

St. Patrick's and Community Hospitals – Missoula, Montana
Marcus Dailey – Hamilton, Montana
Eastern Idaho Regional Medical Center - Idaho Falls
Idaho Falls Recovery Center - Idaho Falls
St. Alphonsus – Boise
St. Luke's - Boise

12) Senior Centers – Lemhi County has two senior centers to serve the needs of its older citizens. They are the Salmon Valley and Lemhi Senior Centers. There is one senior assisted living facility, senior buses to assist older residents in their transportation needs and a Meals on Wheels service.

With the aging population there will be need in the near future to address expanding senior needs and facilities/services to meet those.

13) Other Public Facilities:

a) Airports – The Salmon/County airport is located in Salmon and the Leadore Airport is located in Leadore. Both are detailed in the Transportation element of this plan.

b) Industrial Parks – These parks, which serves as a business incubator, are located by the Salmon Airport and in the city limits.

c) County Fairgrounds – the County Fairgrounds are located north of Salmon and are county owned. The fairgrounds are home to the county fair as well as other activities throughout the year.

d) Animal Shelter – The animal shelter is located in Salmon and is owned by the city and operated by the Lemhi County Humane Society.

Quasi-Public:

Below is a list of quasi-public facilities in Lemhi County:

1) Churches – Religious facilities play an important role in providing for community meeting centers and gathering places

2) Meeting and Grange Halls ~~such as the Elks~~, and local hotels with meeting facilities.

3) Business and Innovation Center – This center, located in Salmon, serves as a community center and business incubator.

4) Lemhi County Museum – The historical museum is located in Salmon in a building owned by the Eagles and leased to the museum by agreement. The museum is operated by volunteers and is funded through donations and the county residents.

5) Rifle Range – The rifle range, located outside of Salmon is for public use and also serves as the Interagency Training Facility for law enforcement in the area.

6) Motocross track – This track is leased from and located on BLM land at Discovery Hill and maintained by volunteers for the public's use.

7) RC Airport – This "airport" also leased from and located on BLM land at Discovery Hill is a miniature airplane flying site and maintained by volunteers.

8) Sacajawea Center – This center, located in Salmon, is a 71 acre property with an interpretative center, outdoor amphitheatre, a barn that has been restored as a small theater, and other outbuildings. The center provides interpretation and education about Sacajawea and the Lemhi-Shoshone people who live in the area at the time of Lewis and Clark. The grounds are used for a number of purposes, including outdoor concerts and youth camps. A master plan is being completed to outline sustainable operations, funding and program for the long-term future of the city-owned center.

9) Whitewater Therapeutic Riding Association – This facility is open to the public and located behind the fairgrounds near Salmon.

Policy Statements

I Provide community services and facilities in an efficient and equitable manner; according to the county's needs and the ability to finance those needs.

Goals:

A) Recognize landscape diversity and provide for future planning efforts particularly as they relate to infrastructure and services needs, and provide for protection of water and groundwater resources

B) The county should develop a Public Facilities Cost plan that explores the capacities of public infrastructure and natural resources (water and sewer) in various areas to establish a development threshold that can be used to look at the cumulative effects as both large and small scale development applications are received.

C) Require large scale developments (definition to be determined by Planning and Zoning after review of current standards) to develop a master plan for their entire proposed development that addresses not only the impact of their development, and the rest of their holdings, on water, sewer, density, public facilities, community services, infrastructure and more, but the cumulative effects of the developments (existing and planned) around them.

D) Assign the Costs of Infrastructure to the Developer to Protect Public Investments - Given the possibility of having to provide and maintain at least a primitive infrastructure for several thousand existing lots, a limited tax base, and the finding that the cost of providing services to the average new home in Lemhi County is greater than the revenue that home will generate it is essential that new development provide or bear the cost of the facilities, both on and off site, its residents will demand.

1. Require Provision of Adequate On-Site Infrastructure. The Lemhi County Development Code requires that all new developments provide roads built to county standards and any other improvements that are required to protect the

environment or ensure compatibility with neighboring land uses. Subdivisions will also be required to provide power and telephone lines, and manufactured/mobile home parks will be required to provide central utilities (water, sewer, power, telephone), sidewalks), and street lights (in large scale developments).

2. Require Provision of Off-Site Infrastructure, As Needed. The Lemhi County Development Code requires that the planning and zoning commission evaluate the off-site infrastructure needs of large-scale developments, and that projects beyond a certain size be required to finance a "facilities needs study". Large scale developments may be required to construct or install central water and/or sewer systems, fire stations, solid waste transfer stations, parks, or other facilities.

3. Establish Standards and Procedures for Infrastructure Development. The Lemhi County Development Code provides standards for new roads and other improvements, including safety standards, like requirements for the proper design of new road intersections. It also establishes procedures for the inspection and acceptance of improvements, including the phased construction of improvements in large projects.

4. Protect Airport Airspace. The regulations recommended by the Federal Aviation Administration for the protection of airspace around the Lemhi County Airport and other smaller airports in the county are incorporated into the Lemhi County Development Code. There is a need for a mechanism to educate and warn future residents about issues such as noise, building restrictions and operational hours when developing in or near an airport zone.

Establish guidelines for the development of private air strips to address safe approaches and take-offs, noise for surrounding uses, development restrictions.

5. Explore the use of tools such as impact fees to accomplish the goals of this element.

E) Address the cost of community services, especially for services like Search and Rescue, that primarily serve visitors to the county. Funding alternatives should be studied and implemented.

F). Address the growth in the senior population and the infrastructure and service needs that will be necessary, including housing, health care, and senior services.

G) Resist any efforts to site a state prison in Lemhi County.

H) Encourage placing utility towers (cellular phone, microwave, electrical transformers, radio, etc.) and wind turbines away from environmentally sensitive areas (i.e., migratory flyways, waterways, areas of high bird concentrations), and marking the facilities in accordance with federal, state, and local requirements, to minimize migratory bird and bat collisions

I) Work with the State Legislature on impact fee legislative changes to make implementation easier for rural cities and counties.

ELEMENT 9: Transportation

With the creation and adoption of the Lemhi County Comprehensive Plan a general plan was established to guide development of the county's transportation systems. Anticipated limits to growth and development were still concepts. Currently there is still much work to be done in planning for growth and the connectivity of the transportation system. This will include identifying areas best suited for growth including transportation routes and alternatives such as trail systems; that can provide more connections within and between developments, community centers and the county's cities.

A newly developed Transportation Plan will review and define open space policies, access policies and standards, as well as limits of the resulting transportation systems. Cities in Lemhi County have also begun to recognize potential limits on access to public land within their jurisdictions. This recognition requires the planning in Lemhi County to reach a new level of maturity, from a level that establishes general guidelines for growth, to a level that defines specific magnitudes and locations for an anticipated finite level of future growth without loss of access to public land. The update to the Transportation Element of the *Lemhi County Comprehensive Plan* reflects this maturation, and recognizes the efforts to develop a more detailed Transportation Plan that will help to guide governmental agencies, developers and citizens in planning for future use of the transportation system in the county. To that end, this plan contains the transportation goals and objectives, as well as a plan for developing policies and projects that address specific transportation needs and challenges facing Lemhi County.

There are approximately four-hundred miles of county maintained roads within the county and over 3,500 miles of un-maintained roads on federal and state lands. The county is ninety-two percent public land and eight percent private land. Because of this, Lemhi County is at a disadvantage for lack of a large taxable base to support programs involving paved walking and bike trails, etc.

Major Roadways

The main mode of transportation in Lemhi County is the automobile. There are three major roadways running through the county; Highways 93, 29 and 28. Highway 93 enters the county on a north/south route from Challis to the Montana border. Highway 28 intersects with Highway 93 from the east part of the county connecting Salmon with Idaho Falls and the Snake River Plain. Highway 29 goes from Leadore to the Montana State line.

The county has jurisdiction over almost 400 miles of roads outside of the incorporated cities of the county, with the exception of state and federal highways. Maintenance of roadways is done on an as needed basis throughout the year. Reciprocal agreements for limited work do exist between the county and municipalities and the U.S. Forest Service. Large-scale projects of repair and maintenance are scheduled and allocated for; the county maintains county roads and the state maintains state thoroughfares. The Idaho Transportation Department has an access control policy that helps to limit accesses onto the state highways. Improvement of county roads is a

continuing process with many remaining unpaved.

Public and Commercial Transportation

None of the communities in Lemhi County have public transportation systems of their own. There is a public transportation service available to the area through CART out of Salmon, Idaho which provides service to Idaho Falls.

There are several commercial entities that provide transportation within and out of the county, mostly in the form of shipping, provided by both four major shipping companies.

Commercial Bus Service

The nearest commercial bus service is located in Idaho Falls and Missoula, Montana.

Commercial and Private Air Service

The Lemhi County Airport, located five miles south of Salmon, serves the county. Flights are offered twice a day in the summer to Boise and McCall and once a day in the winter to Boise. There are also air charter services to the surrounding communities and cities. Many of the built and planned improvements at the airport are partially funded by the Federal Aviation Administration. There is also a small airport in Leadore.

Policy Statements

To coordinate the transportation policies with desired growth and development patterns in the county and with in the regional context.

I. To develop an efficient, safe and cost-effective public road and trail network which separates traffic by function.

Goals:

- A. Transportation planning shall be relevant to the county's social and economic land use. The Transportation Plan, when finalized, shall be implemented through a capital improvement program which shall be updated as needed, as well as through such other mechanisms such as site plan and development reviews.
- B. The county shall coordinate with local residents; other city, county, federal and state agencies in the development and implementation of the transportation plan.
- C. All new developments shall be encouraged to locate near appropriate transportation corridors and shall dedicate their share of right-of-way for any county or state road or highway shown on the transportation plan on which the right-of-way widths specified in the county road

requirements and public access to bordering public lands. Current specifications and design standards for county road needs should be met where existing roads and trails are in existence.

D. Consideration shall be given to pedestrian, bicycle and/or other uses of road rights-of-way during the design and construction of all road improvements.

E. To improve, maintain, and insure the integrity of the transportation system, the county shall pursue, to the extent possible, alternative funding sources.

F. Safety shall be addressed with the improvement of highway segments and by a concerted effort where possible to separate modes of transport. Safety improvements, including appropriate signing, shall be made in anticipation of problems rather than reaction to them.

G. The control of access shall be implemented by discouraging driveway cuts on all classifications higher than local access, developing access control plans for classifications higher than minor arterial, the use of turning lanes where appropriate, and requiring new developments to minimize the number and dictate the spacing of access points to the highway system.

H. Public access and private roads through all proposed developments shall be designed and constructed to *Lemhi County Road Standards and Specifications*, and shall be sufficient for egress by emergency vehicles, and public access shall be considered and reviewed by the Lemhi County Transportation Committee and/or county commission board. Private roads shall be maintained by private owners through road user agreements and other tools.

I. When funds are available, roads with highest identified needs will be considered first for paving or dust abatement at the county's discretion.

J. All new developments shall mitigate impacts directly related to new access, historical uses, current and total use.

K. All new development shall construct roads and driveways to adopted standards that permit emergency vehicle access.

L. Support the promotion of the Salmon River Scenic and Sacajawea Historic Byways.

II. To maintain a Level of Service on the county's road network, to ensure a stable flow of traffic without significant delays.

Goals:

A. Public or private roadway capacity improvements will be developed in a manner that considers alternative modes of transportation, such as bicycles, and pedestrians, in the

improvement to add “people carrying” capacity to the roadway and not just vehicular capacity where possible.

B. Access control standards shall be enforced concerning access to any public road.

III. To maintain the facilities at the highest level of quality, commensurate with available resources.

Goals:

A. The county’s investment in the existing roadway system shall be protected by emphasizing maintenance of existing facilities over the provision of new facilities. All new county facilities and developments should be designed to minimize future maintenance costs.

B. Priority shall be given to the rehabilitation of the county’s arterial and collector roadways through the use of Road and Bridge Fund revenues. Local access roadways, within developed areas or roadways that serve special interests such as industrial development, shall be rehabilitated through special assessments or other funding mechanisms. Primary funding responsibilities shall be assigned to the users benefiting from these improvements.

C. A roadway management system shall be implemented and comprehensive inventories of roadways and bridges shall be maintained to assist in prioritization of projects.

IV. To provide the necessary infrastructure improvements to accommodate alternative modes, such as transit, air traffic, and non-motorized methods of travel, or managing the demand for travel.

Goals:

A. The county shall encourage the planning and construction of bikeways and pedestrian walkways which shall be an integral part of the transportation system. Bikeways and sidewalks shall be provided in new large scale developments where warranted.

B. Lemhi County is a critical access area; therefore, airport facilities will be maintained accordingly.

C. A county-wide trails plan, serving both transportation and recreation purposes, shall be developed as part of the Transportation Plan. Trails shall provide for pedestrian, bicycle, and/or other uses where each is warranted. New development shall provide for designated trails which run through or adjacent to their properties where appropriate.

D. With all new development areas, as well as in existing developments, where existing roads or trails on public land abut to private land, access will be provided to preserve historical use.

V. To provide for the safe and convenient accommodation of special mobility requirements of the county's elderly and physically challenged population.

Goals:

A. Viable transportation services for elderly and physically handicapped persons shall be supported.

B. Access shall be improved through the construction or improvement of key links in the roadway and bikeway systems, including the disabled, and by encouraging improved transit service and access to existing transportation systems commiserate with available resources.

VI. To seek and support measures in the planning, design, construction, operation, and maintenance of the transportation facilities to minimize air and noise pollution impacts.

Goals:

A. New developments shall use site planning techniques, such as setbacks, screening, berming, and landscaping to mitigate potential negative impacts and to add visibility to roadway.

B. The county shall monitor any visibility hazard such as landscaping, signage or fencing that limits line of sight at intersections or right-of-way. Dangerously high overhanging trees or limbs will be eliminated. (Refer to VII. D)

VII. To preserve and enhance public enjoyment of such facilities as mountain roads, bridges, scenic overlooks, and landscape plantings.

Goals:

A. Preserving access, especially access on public lands that has been motorized, will be a high priority in Lemhi County.

B. High priority will be given to preserving all historical accesses across private land to public lands.

C. In mountainous and other scenic areas, road, bridge, and other transportation improvements will be designed to meet and protect natural environment where transportation hazards do not exist.

D. Standards for planning for and reserving areas along public roads for turn-outs or other identified safety needs will be encouraged. These will take into consideration future transportation safety and expansion needs for these corridors.

VIII. To continue to systematically plan for future transportation needs within the context of minimizing impacts to fish and wildlife resources.

Goals:

- A. Continue to ensure fish passage in the design and construction of transportation infrastructure.
- B. Encourage wildlife-friendly fence specifications along public highways and streets to facilitate safe movement of wildlife across roads where appropriate.
- C. Identify and warn motorists of wildlife crossings and coordinate with the Idaho Transportation Department and Idaho Department of Fish and Game to install appropriate signage and driving restrictions to mitigate wildlife-vehicle collisions.
- D. Identify and warn motorists of wildlife crossings and coordinate with the Idaho Transportation Department and Idaho Department of Fish and Game to install appropriate signage and wildlife passage structures to mitigate wildlife-vehicle collisions.
- E. Provide education to accomplish the tasks above.

ELEMENT 10: Recreation

The key component to the recreation element is a description and interpretation of current recreation facilities and sites and future facilities and sites. These sites are intertwined with natural resources of the area; preservation and low-impact enhancement of one is critical to the other.

Access to public lands and waterways, and the recreational opportunities they offer, is one of the foremost benefits of life in Lemhi County. The Salmon National Forest and the Salmon District of the Bureau of Land Management provide campgrounds, picnic grounds, trailheads, boat landings, and other developed recreational facilities, as well as the public lands on which local outdoor recreation occurs. The state also provides outdoor recreation activities and facilities through the Idaho Fish and Game Department.

Recreation is a huge part of the lifestyle in Lemhi County providing both economic and recreational benefits to the residents. It provides four seasons of activities that is part of a \$100 million industry in Idaho. Hunting alone brings over \$14 million to Lemhi County, with related sales topping \$23 million.

Lemhi County has involvement in recreation programs through waterways (boating) and snowmobile programs funded by rebates of license fees and fuel taxes. These rather limited funds are used primarily to assist land management agencies or volunteer groups in the provision of facilities.

The most popular recreation activities which both residents and visitors partake in are:

- Wildlife and game bird hunting and viewing
- Cross country ski trails
- Fishing (primarily salmon, trout and steelhead)
- Sledding, ice skating, horseback riding trails and pack trips
- Cross-country and downhill skiing and trails
- Snow machining
- OHV/ATV trails utilization
- Whitewater rafting, floating and boating
- Jet boat tours
- Kayaking
- Ice Hockey
- Skateboarding
- Golf
- Mountain biking
- Airplane sightseeing trips
- Lewis and Clark van tours
- Trapping
- Hiking

- Gold Panning/Rock Hounds
- Geo-caching

The potential for the expansion of these and the development of others is great.

Recreation and tourism represent an important segment of Lemhi County's economy by bringing in millions of dollars from outside the County by people who wish to recreate and enjoy the natural resources found in Lemhi County. Lemhi County should continue to support efforts to promote its abundant recreational opportunities, and to develop an expanded tourism and recreational infrastructure, which will promote increased prosperity for the County's citizens, create new jobs, and allow for long term sustainable use of the County's recreational natural resources, especially those found on public land."

The county is home to several public and quasi-public recreational facilities and activities. These include:

- County Fairgrounds – the County Fairgrounds are located north of Salmon and are county owned. The fairgrounds are home to the county fair as well as other activities throughout the year.
- Rifle Range – the rifle range, located outside of Salmon is for public use and also serves as the Interagency Training Facility for law enforcement in the area.
- Motocross track – This track is on BLM land at Discovery Hill and maintained by volunteers for the public's use.
- RC Airport – this "airport" also located on BLM land at Discovery Hill is a miniature airplane flying site and maintained by volunteers.
- Sacajawea Center
- Salmon City Park – located on county owned land including a community baseball field
- Lemhi County Museum – The historical museum is located in Salmon in a building owned by the Eagles and leased to the museum by agreement. The museum is operated by volunteers and is funded through donations and the county residents.
- Island Park – Located under the Main Street Bridge and includes a skate park and boat ramps
- Hockey Park
- Cavaness Park
- Leadore Outdoor Event Center
- Whitewater Therapeutic Riding Association
- Various trails

The county currently is the recipient of a grant to help to inventory all of the recreational opportunities in Lemhi County and to develop a brochure that will assist tourists in finding activities.

Policy Statements

- I. Enhance accessibility to the many recreation sites and opportunities in the area and promote these as both short and long-term attractions as well as those business that provide these services. Provide diversity in recreational opportunities to citizens and tourists alike.**

Goals:

- A. Enhance visitor services that emphasize and interpret Lemhi County's unique fish and wildlife-based recreational attributes. Promote Lemhi County as a destination location for visitors and develop meeting and lodge facilities to bolster this image. Seek funding to accomplish these goals.
- B. Promote increased tourism and the improvement of local services to tourists to encourage them to spend their dollars in Lemhi County. Use this promotion to encourage tourism in all four seasons.
- C. Encourage county and city parks, recreation departments and local school districts to work together in program development and coordination so as not to compete with one another or overlap expenditures. The county should work with the cities and other agencies to accomplish the maintenance and improvements of local parks and recreation facilities, including the local rifle range. Explore the possibilities of a county-wide recreation district to help fund these and other improvements.
- D. Work with federal and state agencies to maintain diversity of use on their lands
- E. Encourage the use of voluntary conservation easements to protection recreational areas in the county.
- F. Support maintaining of existing trails and roads on federal lands, but especially in order to access and maintain natural resources. Retain a balance between motorized and non-motorized trails. Encourage enforcement of regulations concerning trail abuses.
- G. Explore the possibilities of a trail system along the county's main highways.
- H. Work to develop more parking along access to federal lands to avoid parking on private lands.
- I. Support the restoration of wild salmon and steelhead populations.
- J. Maintain historical and traditional access to public grounds through both public and private lands in ways that maintain current resource values and not at the expense of the private property owners. Accomplish this through the following methods:
 - Provide education to those crossing private lands for access on their responsibilities to respect the private property
 - Provide education to new property owners on their responsibilities of preserving and maintaining access

Use tools such as land trades, formal access agreements, subdivision dedications and voluntary conservation easements to provide incentives to owners to provide or maintain access.

ELEMENT 11: Special Areas and Sites

This element concentrates on the historical and cultural areas of the county. While recognizing that natural resources falls within this category, these areas and sites are addressed in the “Natural Resources” component of this plan.

Communities define themselves by their cultural heritage; in other words, they are products of their past - a past that entails family, work, and sense of place. Cultural identity provides much of the community cohesion that enables stability as well as reasoned growth and development. As Lemhi County faces the difficult transition from Old West to New, that sense of place and community must be maintained. If it is not, we will be overwhelmed by unfettered growth that will subsume our definition of our home and will eventually destroy our sense of place. It is critical for those who shape the future of this county to consider our heritage and remember that others are drawn here because of it. The fascination with the disappearing “West” of the nineteenth century provides us with an important tool in determining our future. We can use our past to educate, to entertain, and to help determine development policy. We can maintain our identity by highlighting and protecting our history, including historic vistas, the rivers, archaeological sites, residential districts, mining communities, ranches, historic buildings, and the historic Main Streets of our various communities. This portion of the Comprehensive Plan offers a brief overview of the history of the county and identifies many of the aspects that define our sense of place and community identity.

The importance of Lemhi County’s mining, timber and agricultural past to its future tourism-related economic development is self-evident. The County hopes to preserve and protect certain unique entities with appropriate land use guidelines. A group of concerned county residents has prepared an inventory of areas, sites, and structures that have historical or archaeological importance and that consequently define our sense of place and community identity. With this information, the County should be able to protect certain areas or sites, create educational programs, and establish special development review procedures.

The purpose of protecting special sites is to maintain and enhance the unique character of Lemhi County for the benefit of its residents as the region experiences more growth and development. The recognition and protection of special sites is linked to all aspects of the Comprehensive Plan and will facilitate the County’s realization of its economic goals while preserving its scenic and rural qualities. The attached inventories of special sites have been provided to assist in the planning process. This portion of the plan should enable the practical combination of historic and cultural protection with cultural tourism and opportunities for recreation and community use/enjoyment.

Beautiful and historic vistas characterize Lemhi County, offering views of the mountains, water, trees, pastoral scenes, and current interpretive sites. Such amenities draw visitors and potential

residents to the county almost daily. Policies need to be developed to preserve this character, perhaps using zoning of cultural, historic and scenic sites as a component for managing growth.

Cultural Property Definition: A definite location of past human activity, occupation, or use identifiable through field inventory, historical documentation, or oral evidence. Includes archaeological, historic, or architectural sites, structures, or places with important public and scientific uses, and possible religious importance to specified social and/or cultural groups. Concrete materials, places, and things that are classified, ranked, and managed through a system of inventory, evaluation, planning, protection, and utilization.

Historic Property: A term used in the National Historic Preservation Act that refers to a cultural property which is considered eligible to be listed or is listed on the National Register of Historic Places.

HISTORIC PRESERVATION:

As time passes, Lemhi County faces the loss of more and more of one of its truly non-renewable resources. These resources are the historic sites that give the county's modern day residents a tie to the past. Many of these cultural resources are being purposefully demolished or destroyed while others face the natural elements and slowly erode away. Encroaching development and modernization lend urgency to the need for preservation of archaeologically and historically significant sites.

Incentives for historical preservation can include special tax credits, relaxation and relief from strict building code requirements, façade and roofline easements, conditional use permits, and honoring local properties with plaques or markers. Landowners can register sites without giving up any control of their land. The County could encourage donations or exchanges of historic parcels to the County or federal agencies.

NATIONAL REGISTER OF HISTORIC PLACES:

The process of listing an historic place on the register can be lengthy and expensive. However, a site only has to be listed as eligible for nomination to the register (a process requiring less time and money) in order to qualify for protection and perhaps funding. If the County adopts some form of "land-marking" of historic buildings, these sites should be periodically monitored to ensure the terms of their listing are being met.

"Historic properties may be thought of as the built environment of large and diverse artifacts such as buildings, bridges, dams, statues, fences and grave markers. Historic properties also encompass large geographic areas of concentrated human activity that result in a specific use or modification of the landscape. Examples of culturally defined landscapes are: emigrant trails, mine tailings, timber cuts, gardens and plantings, Native American food-gathering areas, ceremonial grounds, all of which create patterns of human activity. A repetition of certain types of buildings and structures in a geographical region may also constitute a cultural landscape."

(*Idaho Historic Sites Inventory Manual, Idaho State Historical Society*). In this definition, we would include schools, churches, government buildings, ranches, or any site that may once have been important to the commerce of Lemhi County.

Sites currently listed on the Register are:

Birch Creek Charcoal Kilns
Shoup Rock Shelters
Episcopal Church
Fort Lemhi
Lars Geertson House
Leesburg
Lemhi County Courthouse
Socrates Myers Home
Odd Fellows Hall
Salmon City Hall and Library
Salmon Odd Fellows Hall
Shoup Building
First Flag Unfurling Site, Lewis and Clark Trail
Lemhi Pass
Lemhi Boarding School Girls' Dormitory

A partial list of sites for potential listing or other form of protection follows. Some of these sites are already on the National Historic Register, but we believe that additional protection should be encouraged by the County. This list should be considered open as the public has the opportunity to comment and recommend other listing. This list should not preclude the consideration of other sites included in the inventories provided in the appendix.

Mining Towns and Camps:

Gilmore Townsite and Cemetery
Nicholia Cemetery
Yellow Jacket and Yellow Jacket Cemetery
Leesburg and Leesburg Cemetery
Cobalt—preserve/protect what little remains, but also protect as an historic vista
Gibbonsville and Gibbonsville Cemetery

Additional sites and structures in the County:

Catholic Church of Leadore
Remaining buildings at the Viola Mine site
Bannister Cemetery
Nez Perce Rifle Pits
Leadore's Main Street
Leadore area cemeteries: McCrae, Yearian, etc.
Lars Geertson House

Yearian house and barn—now owned by the Shiners
Shenon Ranch house
LDS Fort Limhi Wall
Tendoy School
Kirtley Creek School—in LaMar Cockrell's pasture
Plum School—on Birch Creek near Blue Dome—was in Leadore
Iron Creek School
Shoup School
Baker School—now a residence
Sandy Creek School—now a residence
Lee Creek School—was moved to Leadore
Ellis School—now the residence of Jack and Nancy Furey
Lemhi Store
-Carmen Grange/Carmen School
Original Peter McKinney home and stage stop on Carmen Creek
Hughes Creek Ranger Station
Iron Bridge near Wagonhammer
Jakovac Barn south of town near the Shoup Bridge (property now owned by Dahle and Hoffman)
Panther Creek Inn
Forney
May Grange
Patterson/Ima Mine

Salmon City:

Brooklyn School
Courthouse
Anderson House on S. St. Charles Street
Brown Building
Rock Wall
Salmon Grange
Shoup Building
Episcopal Church
Presbyterian Church
Catholic Church
Old High School—the pink one
Original Odd Fellows Hall
Rose Hospital/Shady Nook
Original Frank Havemann house, just below Broadway
Fryes' home on Broadway: was the old hospital
Owl Club
Shenon Hotel
McNutt Building

Historic Neighborhoods in Salmon City:

North and South St. Charles Street (and Road)
The Brooklyn District
Main Street—from Daisy to the Salmon River
Water and River Streets
Terrace
Front Street

Historic Vistas—Visual Integrity: This is one of our greatest gifts and it is what draws people to the region to live and to recreate. We cannot afford to destroy it. Below is a list of these locations:

- Continental Divide Front
- Lewis and Clark and Nez Perce Trail corridors
- Lemhi Range
- Open Ranch Land—i.e. Upper Lemhi, Big Eight Mile, Hayden Creek, Lemhi Valley, at least some portion of the Big Flat
- K Mountain
- Sal Mountain
- Salmon River Canyon
- Pahsimeroi Valley
- Main Street in Salmon City - encourage restoration of buildings--linked in many places to urban revitalization

LEGISLATION

Idaho State Code, Chapter 46: Preservation of Historic Sites

"Purpose -- Whereas the legislature of this state has determined that the historical, archeological, architectural and cultural heritage of the state is among the most important environmental assets of the state and furthermore that the rapid social and economic development of contemporary society threatens to destroy the remaining vestiges of this heritage, it is hereby declared to be the public policy and in the public interest of this state to engage in a comprehensive program of historic preservation, undertaken at all levels of the government of this state and its political subdivisions, to promote the use and conservation of such property for the education, inspiration, pleasure and enrichment of the citizens of this state. It is hereby declared to be the purpose of this act to authorize the local governing bodies of this state to engage in a comprehensive program of historic preservation".

Other provisions in the Code define exemptions from health or building codes, and allow for the creation of a Historic Preservation Commission.

Additionally, a significant portion of Lemhi County is federally owned lands, which are governed by federal mandates to protect or preserve cultural and historic sites. Such legislation includes:

- **The Antiquities Act of 1906.**
- **Historic Sites Act of 1935.**
- **National Historic Preservation Act of 1966, as amended.**
- **National Environmental Policy Act of 1969.**
- **Archaeological Resources Protection Act of 1979, as amended.**
- **Native American Graves Protection and Repatriation Act of 1990.**

Such federal legislation has resulted in the Forest Service and Bureau of Land Management completing comprehensive inventories of special sites on public lands in the county. However, not all sites on private or state lands have been inventoried. The list supplied in this text not all-inclusive and should allow for listing of additional sites as needed.

The County should be concerned for those sites on non-federal lands for which protection is limited. Such sites have the potential for listing on the National Register of Historic Sites or preservation through some form of planning and zoning.

The Lemhi County Museum is the predominant historical and archeological record-keeper for the entire area, and could function as a useful resource in helping coordinate the research and preservation efforts of communities or groups in Lemhi County.

List of Resource Organizations

Lemhi County Historical Society and Museum
Idaho Association of Museums
Forest Fire Lookout Association
Idaho Heritage Trust
Idaho State Historical Society
State Archeological Historian, Idaho Preservation Office
Lemhi County Preservation Committee
USDA Forest Service
USDOI Bureau of Land Management
Idaho Certified Local Government Program

A full history, prepared by the Historical and Cultural Sites committee for the Comprehensive Plan can be found in Appendix 1, Archaeological Site Inventory entitled *A Whirlwind Tour Through Time and Culture In Lemhi County and East-Central Idaho*

Policy Statements

I. Promote and encourage the protection of historic and cultural sites in Lemhi County.

Goals:

- A. Encourage owners to participate in the Idaho Certified Local Government Program. See Appendix 1.8 for further information.
- B. Promote the listing of priority sites on the National Historic Register. Encourage county residents to participate in listing sites on the National Register of Historic Sites and assist in the recognition of existing sites. Encourage owners to seek assistance, if needed, from local organizations created to preserve the county's history.
- C. Maintain recognition of Lemhi County Historic Preservation Committee for Buildings and Sites as a referral organization for all land-use proposals where a possible impact to an historic or archaeological site has been identified. List the Lemhi County Historic Preservation Committee as one of the entities to receive, review and comment on development applications
- D. The Lemhi County Historic Preservation Committee and the Lemhi County Historical Society will suggest methods to preserve the historic and scenic character and integrity of the region. Growth cannot be avoided; therefore it must be managed in predetermined areas, while other areas are protected. If this is achieved, it will inspire cultural tourism and enhance economic benefit.
- E. The county should work with the Lemhi County Historic Preservation Committee and the Historical Society to identify and establish incentives for historic preservation as described above.
- F. Support the establishment of educational programs, such as historic walking or driving tours. Celebrate Lemhi County's heritage in festivals and other community events.
- G. Support the development of recommendations and partnerships that encourage the preservation of working farms and ranches.
- H. Foster coordination between communities and state and federal agencies within the county and encourage cooperation to further the goals of historic, cultural, and scenic preservation.
- I. Continue to identify and add historical and cultural sites to the list above

- J. Recognize the importance of historical patterns of settlement and use during the planning process while recognizing private property rights as well.
- K. Seek out funding resources for the goals listed above.

ELEMENT 12: Housing

This section of the comprehensive plan calls for an analysis of housing conditions and needs, improvement of housing standards, and for the provision of safe, sanitary, and adequate housing. This includes lands for low-cost conventional housing, manufactured housing and mobile homes in subdivisions and parks on individual lots which are sufficient to maintain a competitive market for each of those housing types, including provision for the siting of manufactured homes on individual lots in single-family residential areas or in mobile home parks, as appropriate to address the needs of the county.

It also should address a diversity of housing types for all income levels in the county.

In accordance with the 2000 census figures, Lemhi County has 4,154 housing units. At that time 67.9% of the counties population lived in 1 to 2 person households, 28.6% lived in 3 to 5 person households and 3.4% lived in households with six or more people.

The county has a high “vacant” housing rate of slightly over 20%. This has been due to a high number of vacation homes and seasonal residents. In Lemhi County, 76% of homes are owner occupied and 24% are rentals.

The age of the housing stock is as follows:

1939	14%
1940-59	16%
1960-69	9%
1970-79	29%
1980-89	17%
1990-1994	6%
1995-2000	9%

Recently citizens of the county met to discuss issues affecting their citizens. High on the list of concerns coming from that meeting were the lack of affordable housing for many portions of the population and the fact that wage increases are not matching housing cost increases in the area. These included the growing number of seniors and some of their special housing needs, the low income, and the impact of vacation homes on the county’s ability to provide services. This appears to be similar to trends in the region.

Senior Housing – The growing elderly population has special housing needs that will need to be addressed. These include:

- Assisted living facilities – Lemhi County currently has only one such facility.
- Aging in place – services to allow a senior to remain in their home as long as possible such as transportation, home health care, home services and meal delivery. This can also include the physical adaptation of the home to meet needs such as better accessibility.

- Smaller town home living – to assist the senior with shared services such as yard care.
- Nursing homes – with specialized care such as an Alzheimer’s unit...

Affordable Housing – There is a need for opportunities for lower income citizens of the county to rent or buy a home within their means. HUD describes “within means” as a rent or house payment less than 30% of the gross income. Some thoughts to meet this demand included:

- Self help (sweat equity) housing – project designed to allow groups of low income families to come together and build each other’s home. With the sweat equity, their house payment is kept low and they can afford a new home.
- Zoning regulations that may require large scale developments to provide a certain percentage of homes in the affordable range.
- Energy efficiency homes

Vacation Homes – There has been much speculation on the impact of large, unoccupied vacation homes on the county’s services and whether the taxes earned from these homes is sufficient to cover the costs of serving them. Lemhi County has a growing percentage of these types of homes.

Other housing issues facing the county include:

- Energy efficiency standards for new home construction – Lemhi County currently has adopted the International Energy Conservation Code which applies energy standards to new construction. These standards are below Energy Star requirements.
- Home placement near fire sensitive areas and standards for “fireproofing” these – Lemhi County has an active wildland/urban interface program that sets standards for protection of homes in wildfire areas. The county is currently working on a Fire Defensible Plan/Firewise ordinance.
- Homes placed within a floodplain and the impact on the area – Lemhi County has adopted the federal floodplain requirements and enforces these.
- Homes placed on poor or sliding soils - Can any mitigation take place to minimize the impact on the home and surrounding areas?
- Clustering of homes – This involves the protection of open space by encouraging or requiring the clustering of homes in a smaller area on a larger piece of ground to preserve the open space for the rest of the property.
- Impact fees – There has been great concern on development paying for itself and the implementation of impact fees.
- Emergency vehicle access to homes – Placement of homes and standards to allow emergency equipment to serve it.

Policy Statements

I. To provide all citizens of Lemhi County, regardless of their economic status, a decent and safe place to live.

Goals:

- A. Enforce the county development ordinance concerning infrastructure standards for new subdivisions and encourage existing subdivisions to bring their public infrastructure up to code particularly as it applies to emergency access.
- B. Encourage the placement of subdivisions in the area of impact and cities where they have access to public services and roads, and do not significantly or adversely impact existing surrounding uses.
- C. Study, and if feasible, implement impact fees on new residential and commercial development.
- D. Address affordable housing for all levels of income in the county and address how this can best be provided.
- E. Preserve historical buildings and houses as much as possible and work with the municipalities on this goal.
- F. Adopt and/or enforce compliance with strategies in the Lemhi County Development Code that set development standards and evaluation criteria designed to direct development away from hazardous lands and help protect the county's natural assets.
- G. Work with large employers to address worker housing needs and concerns.

ELEMENT 13 – Community Design

The community design element discusses the need to govern landscaping, building design, tree planting, signs, and suggested patterns and standards for community design, development, and beautification.

The objective in designing communities in rural areas is to establish residences around main service center, providing easy access to necessary goods and services. Traditionally, as the communities reach capacity through infill and the need to grow outward from city centers becomes apparent, residential lots will ideally become larger and larger as they reach out towards the large farms/ranches and public lands which are so prevalent in the county. By planning community development in this manner there is preservation of rural living for those who choose it and a concentration of services in a small area for those wanting or needing easier access.

The abundance of recreational sites throughout the county is an integral part of many aspects of the Comprehensive Plan and community design is no exception.

Design of the entire county community around the many natural and historical attributes it has to offer, in a way that preserves the lifestyle, beauty and open space is the way growth will need to occur in order to increase the quality of life and fill gaps residents perceive within their community.

To date, Lemhi County has adopted the following ordinances and guidelines for design standards in the County:

- 1) Lemhi County Development Code
- 2) International Building and Energy Codes
- 3) Historic Building guidelines

Policy Statements

I. Preserve and enhance the existing character that defines the entire Lemhi County community.

Goals:

- A. Provide a balance between beautification and practical use when making decisions on community design criteria. Encourage the development of guidelines for beautification.
- B. Continue to improve tourist attractions and promote those features to attract more tourists to the area.
- C. Work within the Lemhi County Development Code to set development standards for:
 - Areas of critical concern – Standards to discourage development that will have significant impacts on surrounding natural resources

- Areas best suited for residential, commercial and industrial uses – Standards that will allow decision makers to judge the best places for these uses in the county
 - Signs – Provide for better enforcement of sign regulations, lighting and placement of signs
 - Buffering and Landscape – Encourage strategies that aid economic development
 - Junk or Salvage Yards – Regulation and enforcement on the placement and operation of such uses
 - Setbacks – Review use of setbacks, particularly along transportation corridors or areas that have scenic or visual value
 - Nuisances – Give the county full authority to clean up attractive nuisances or those posing health and safety issues
 - Abandoned Vehicles – Set standards as to the number and duration that unlicensed or abandoned vehicles can remain on property.
- D. Continue to work within the historic building guidelines to encourage preservation and maintenance of our cultural heritage.
- E. Continue to enforce and strengthen the “Dark Sky” portion of the Development Code which will assist in the protection of the night sky views from intrusive glare and compromises to public safety. Apply these standards to all government buildings as well. This ordinance should be amended to include such exterior lights as pivots, agricultural lights and more.
- F. Utilize the transportation planning process as part of the design criteria for the county, especially within the areas of city impact.
- G. Encourage more tree planting in our county and continue the standards for landscaping for commercial and industrial developments. Support Arbor Day to celebrate the beauty of Lemhi County. Encourage planting and preservation of native plants on private property to minimize water use and loss of wildlife habitat. Discourage landscape plantings that use highly palatable, non-native plants.
- H. Protect Lemhi County’s fish and wildlife resources as important elements of community character, culture, and heritage.
- I. Promote private property owner incentives to protect open space, natural areas, and wildlife corridors.
- J. Promote the use of wildlife-friendly fencing (with exception of agricultural fencing for livestock) in rural settings, exclusionary fencing when needed for residences, or no fencing when appropriate.

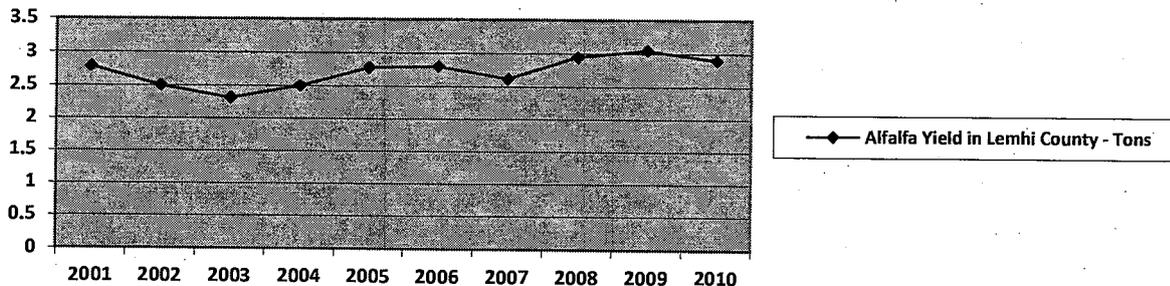
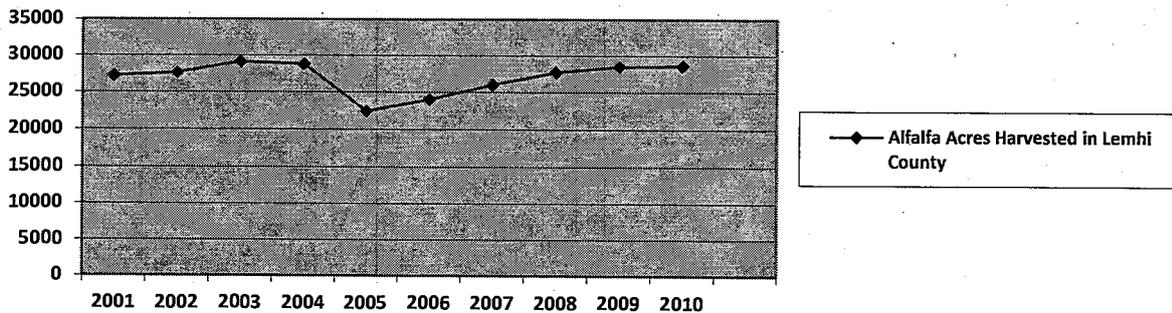
Element 14: Agricultural

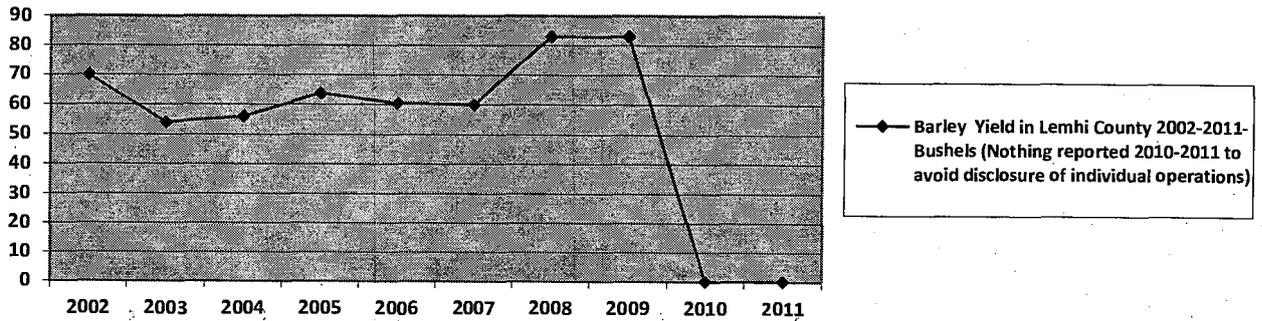
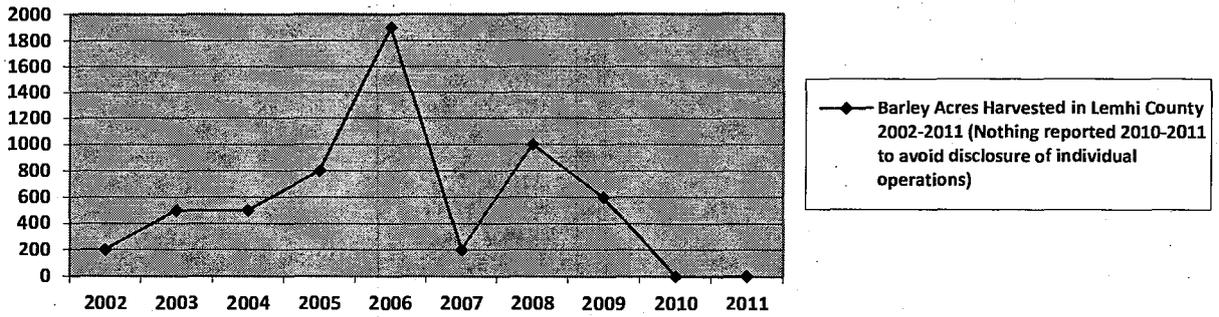
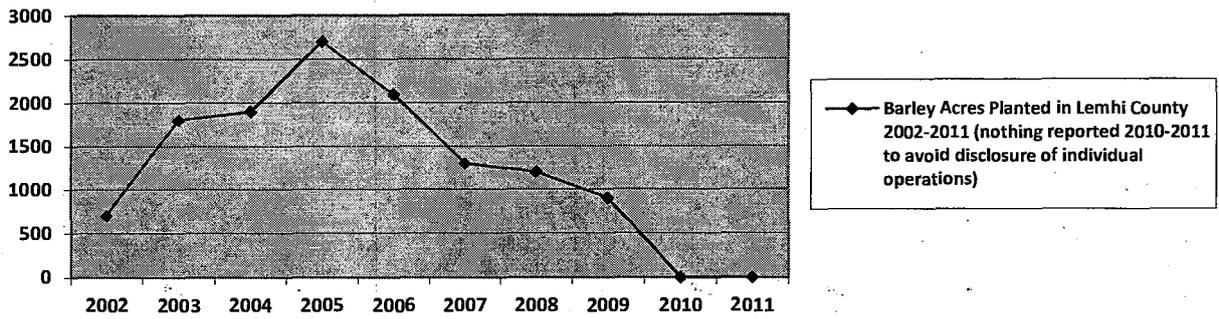
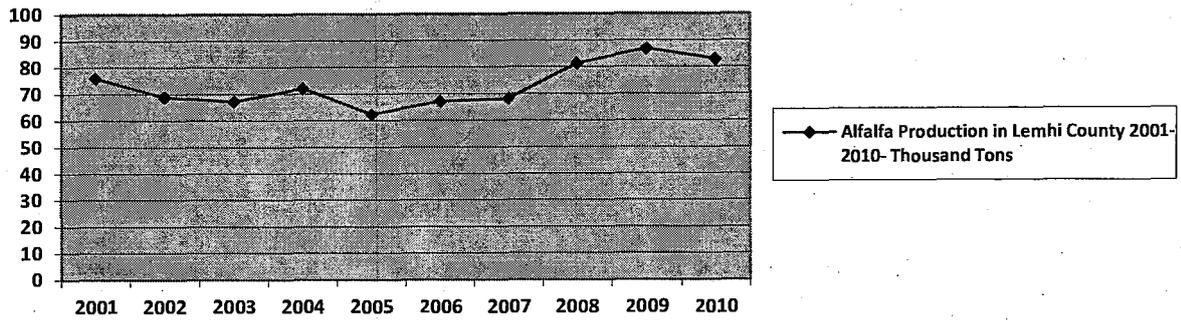
This section is meant to be an analysis of the agricultural base of the area including agricultural lands, farming activities, farming-related business and the role of agricultural uses in the community.

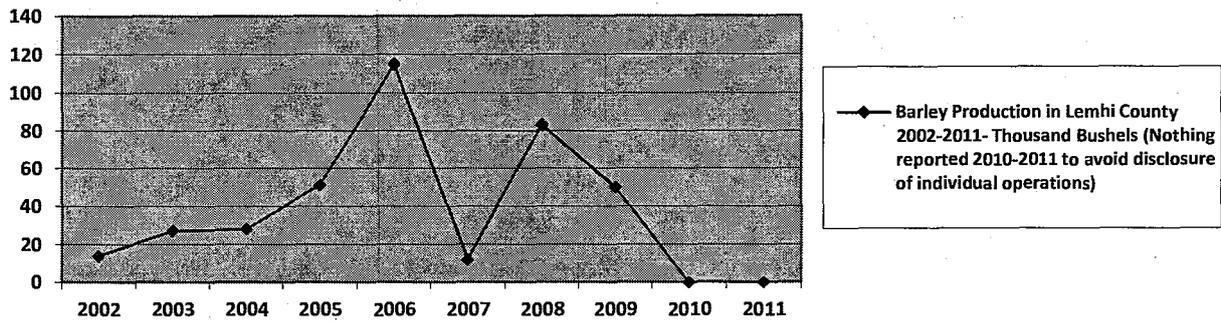
According to the 2007 Census of Agriculture (www.agcensus.usda.gov) in 2002 Lemhi County had 173,578 acres of land in farms, in 2007 there was a recorded 189,644 acres of land devoted to farm which is a 9% increase.

The same Census provided that in 2002 the average farm size in Lemhi county was 573 and in 2007 had decreased by 3% resulting in only 555 acres being the average farm size
 May 24, 2012 the United States Department of Agriculture National Agricultural Statistics Service, published estimates that Lemhi County had a reported 37,000 head of cattle and calves and 26,000 head of that were beef cows. They also reported that Lemhi County had 1,100 Sheep and lambs.

Cropland in Lemhi County was reported to consist of Barley and Alfalfa Hay.







Policy Statement

I. Support and acknowledge the “Right to Farm” laws and encourage protection of agriculture and other uses within the county.

Goals:

- A. Provide for public education to inform citizens of the “Right to Farm” laws, Irrigation and Fencing Laws as outlined in the Idaho State Statute
- B. Protect and sustain agricultural resources within the county

II. Protect Agricultural Activity

Goals:

- A. Efforts should be taken to identify productive agriculture areas in the county
- B. Consider the cumulative effect of proposed developments or associated improvements that predominately border land defined as agricultural.
- C. Protect the Open Range. The Lemhi County Development code recommends all new development consider the need to fence free-roaming livestock out of the development with legal fences and cattle guards per Idaho Code.
- D. Protect Irrigation Systems. The Lemhi County Code refers to Idaho code 31-3805 to protect irrigation systems from disruption as a result of nearby development.

ELEMENT 15: Implementation

The purpose of a comprehensive plan is to offer general guidance for the land use decisions that must be made by the Lemhi County Planning and Zoning Commission and the Lemhi County Board of Commissioners. This *Lemhi County Comprehensive Plan* has done that through a series of policy statements that also provide a basis for the *Lemhi County Development Code*.

The policies adopted here emphasize planning basics, including protecting economically important activities, like ranching, from land use conflict; providing adequate infrastructure for new developments without added public expense; respect for the environment; and cooperation with other jurisdictions. These policies also establish a geographic framework for the more detailed planning that will be needed when land development pressure in Lemhi County escalates.

General Policy Statement: Execute this Comprehensive Plan as a vital working document as it guides future growth of the Lemhi County community.

The Lemhi County Comprehensive Plan anticipates five to ten years into the future, which allows time for implementing land use patterns, transportation networks and facility plans.

Implementation of the phase of the planning process that makes the goals and policies, as stated in the Comprehensive Plan, become reality. The Plan, no matter how good it may be, is a useless document if it is never used or implemented. Formal adoption of the plan is the first step in implementation.

The following chart lays out a plan for implementation. It lists the task, the priority, the responsible party and the timeline.

Priority Rating:

While all goals identified in the Comprehensive Plan are important, it is necessary to rank them by priority to guide the citizens, elected and appointed officials on those that should be approached first for implementation.

The rating shall be interpreted as such:

High – Shall mean a level of importance that has priority for completion

Medium – Shall mean a level of importance that needs to be addressed but without urgency.

Low – Shall mean a level of importance that requires attention.

Timelines:

One – Tasks that should be completed within a one year period.

Two – Tasks that should be completed within one to three years

Three – Tasks that should be completed within three to seven years

On-going – Delineates those tasks that need to be performed on a continuing basis.

Task	Priority	Responsibility	Approximate Completion Date
<i>General</i>			
Define Area of Critical Concern (identify and map)	High	Planning and Zoning Commission and Department	One (as part of Development Code revision)
Explore ways for the development to pay for itself (impact fees)	High	Planning and Zoning Commission and Department	Ongoing
Enforce Lemhi County Development Code	High	County Prosecutor	Ongoing
Re-define “large scale developments (residential and commercial) through the subdivision and special use permit processes	High	Planning and Zoning Commission and Department	One (as part of Development Code revision)
Develop methods to consider the cumulative affect of each development on surround uses, environment, wildlife, transportation and county services	High	Planning and Zoning Commission and Department	One (as part of Development Code revision)
<i>Private Property Rights</i>			
It shall be the policy of Lemhi County to protect, enhance and ensure private property values and rights within the accepted confines of national, state and local laws.	High	Planning and Zoning Commission and Department	Ongoing
To avoid a net loss of taxable acres in	High	Board of	Ongoing

Lemhi County and to explore sale of state and federal lands for private use.		County Commissioners	
Adopt the Attorney General's checklist, answering the six questions stated above, to insure that all actions concerning private property are within the confines of the law.	High	Planning and Zoning Commission and Department	One (as part of Development Code revision)
To support and acknowledge the "Right to Farm" laws and encourage protection of agriculture and other uses within the county.	High	Planning and Zoning Commission and Department	Ongoing
To consider all tools and funding resources that can be effectively utilized when an action affects private property such as voluntary conservation easements, public and private land trades, trusts and more.	Low	Land Trust	Two
To provide education on private property rights to citizens and visitors in Lemhi County.	Medium	Planning and Zoning Commission and Department and Department	Ongoing
Population			
Encourage infill of existing city or community centers and impact areas first over expansion into the rural areas to accommodate growth in the near future.	Low	City and County Planning and Zoning Commission	Three
Ensure that infrastructure be in place to support an increase in population. Use caution in approving any large residential scale development in areas where services cannot be provided, or cannot easily and economically be provided and maintained.	Low	Planning and Zoning Department	Ongoing
Schools			
The county shall maintain positive, accessible relationships with all school districts and work with each of them in meeting the needs of the county's children.	Medium	County and School Districts	Ongoing

Incorporate school facilities plan and capital improvements plan goals as applicable when making county decisions. Encourage the school district to identify new school sites as the population grows so the county can consider planning for new school sites and bus barns sites as development applications are received.	Low	Planning and Zoning Commission and Department	Ongoing
Work with the school districts on new development applications to determine fiscal impacts upon both the county and the school districts.	High	Planning and Zoning Commission and Department and Schools	Ongoing
Encourage and support efforts to coordinate resources to serve students at risk such as School Resource Officer's	Medium	Schools	Two
Support the Business and Innovative Center	High	Schools	One
Promote efforts between industry and education to provide for student needs as well as encouraging the youth to remain in the county after schooling, including the possibility of a vocational training program geared to the needs of Lemhi County businesses.	High	Schools and Economic development Council	Two
Work with the school districts to increase safety for transporting children to school including a bike route plan within the city and in the area of city impact including their "Safe Routes to School" and trail programs. Work with the City, County Road and Bridge, and the Idaho Transportation Department to seek funding for this endeavor.	High	City and County and Schools	Two
<i>Economic Development</i>			
Support the Lemhi County Economic Development Association's plan to promote business retention and expansion efforts throughout the county and assist them in seeking funding resources to accomplish these goals including the continuation of training for the county	High	Economic Development Council	One

businesses.			
Work toward diversification of the existing economy, again through marketing and small business assistance programs	Medium	Economic Development Council	Two
Promote the local industrial park at the Lemhi County Airport and ensure that they are ready to receive tenants; utility extensions are in place, as well as information pertaining to code enforcement, building permit information, and workforce and population statistics	Medium	Economic Development Council and County	Two
Work with home occupations to determine the optimum time to move them from their home base into an incubator or other business location. Review the home occupation ordinance language to make sure home occupations do move when they begin to affect the surrounding neighborhood because of their growth and size	High	Planning and Zoning Commission and Department	One (as part of Development Code revision)
Further the development of existing tourist activities and development of businesses that naturally follow those activities, including working with guides and outfitters to better serve their clients needs. Work to expand the recreational time period at each end of the season to get and keep tourists here longer.	Medium	Economic Development Council	Two
The county should coordinate with all municipalities, rural communities and federal and state agencies for development of a tourism network that is easy to follow and stay on throughout the county, leading visitors from one site to the next.	Medium	Historical organizations	Two
Protect and sustain natural resources critical to the continuation of important economic activities such as agriculture and recreation	High	Planning and Zoning Commission and Department	One (as part of Development Code revision)One
Review the Lemhi County Development Code to work with large developments on the siting of their businesses, adaptive reuse of existing buildings and mitigation	High	Planning and Zoning Commission and	One (as part of Development Code revision)

of negative impacts on surrounding properties		Department	
Diversification of the economy should be encouraged not only to lessen the existing wage gap, but also to provide a wider variety of employment opportunities for young adults, especially those just out of high school, which would increase the number of young families permanently settled in the community.	Medium	Economic Development Council	Two
Continue to improve infrastructure capacity in the cities and county.	High	City Councils and Board of County Commissioners	Ongoing
Promote an economic development effort to diversify agricultural opportunities to assist in retaining both small and large farms/ranches in the county. Help to protect these operations by providing education to new residents on the issues faced when moving next to an agricultural operation (such as the "Code of the New West").	High	Economic Development Council and County Extension and Salmon Valley Stewardship and Realtors	Ongoing
Continue a strong network of communication between all agencies in Lemhi County that deal with development applications and establish understanding on location of these development opportunities. Increase coordination between the cities and the county in the Area of City Impact	High	All Planning and Zoning Commissions	Ongoing
Recognize the economic value of clean water, open space, and fish and wildlife habitat to property values and the community's quality of life	High	Planning and Zoning Commission and Department	One (as part of Development Code revision)
Encourage the location of any "box" stores (large retail facilities) to locate where city services are available. Develop standards for placement of these facilities.	High	Planning and Zoning Commission and Department	One (as part of Development Code revision)
Land Use			
Limited, low density residential			On-going

development that is accessible from existing public roads, and on a suitable site, should be permitted with only a simple administrative review			
Set criteria for small scale developments that should be considered are the cumulative effect that the development has on the surrounding areas.	High	Planning and Zoning Commission and Department	One (as part of Development Code revision)
The county should work with the health district to map areas by water and sewage capacity, and to enforce appropriate densities for development	High	Planning and Zoning Commission and Department	One (as part of Development Code revision)
Encourage Home Occupations. Lemhi County should continue to encourage the development of "cottage industry" by providing for the administrative approval of such enterprises based on compliance with simple performance standards that are designed to maintain the residential appearance of the area and prevent nuisances. Require a business to relocate or file a development application if negative impacts are noted.	High	Planning and Zoning Commission and Department	One (as part of Development Code revision)
Proposed residential subdivisions and industrial and commercial projects should be subject to a public review, conducted by the Lemhi County Planning and Zoning Commission, for compliance with performance standards that protect the county's natural assets, ensure compatibility with the neighboring uses, and require the provision of any infrastructure necessitated by the development.			On-going
The county should liberally use the "development agreement" tool that they have developed to ensure that the developer understands his/her responsibility and consequences for not following through. Use development agreements to encourage investment in infrastructure in a way to			On-going

direct growth			
Develop a capital improvements plan for future development and seek funding resources to pay for these improvements. The county will explore the use of impact fees to move the costs of development from the county taxpayers to the developers of the project	One		By 2010
Criteria for large scale developments that should be considered should take into account the cumulative effect that the development has on the surrounding areas. Developers of large scale projects should be required to provide the cumulative information described above at their cost including, if appropriate, a facility needs study.	High	Planning and Zoning Commission and Department	One (as part of Development Code revision)
Carefully consider natural site characteristics (slope, soil type, proximity to surface water, etc.) in evaluating proposed land uses and densities to prevent degradation of the County's base soil and water resources	High	Planning and Zoning Commission and Department	One (as part of Development Code revision)
Encourage community recognition of stewardship responsibility for the protection of fish and wildlife resources.	High	Planning and Zoning Commission and Department	One (as part of Development Code revision)
Protect the open range	High	Planning and Zoning Commission and Department	One (as part of Development Code revision)
The Lemhi County Development Code should also build on the existing provisions of state law (see I.C. 31-3805) to protect irrigation systems from disruption as a result of nearby development.	High	Planning and Zoning Commission and Department	One (as part of Development Code revision)
The transfer of development rights from irrigated or highly productive lands to suitable sites will be allowed	High	Planning and Zoning Commission and Department	One (as part of Development Code revision)

Efforts should be undertaken to identify the most historically productive agriculture areas in the county as the lands that should have the highest priority for preservation.	High	Planning and Zoning Commission and Department	One (as part of Development Code revision)
Protect riparian areas	High	Planning and Zoning Commission and Department	One (as part of Development Code revision)
Limit the number and size of signs. Lighting of signs should be in compliance with the adopted "Dark Sky" portion of the Development Code, designed to protect view of the night sky and reduce unwelcome and/or unsafe glare.	High	Planning and Zoning Commission and Department	One (as part of Development Code revision)
Explore the use of the Transfer of Development Rights to guide development to appropriate areas	High	Planning and Zoning Commission and Department	One (as part of Development Code revision)
Identify necessary but intrusive uses such as gravel pits and junk/salvage yards and where these businesses will have to meet strict conditions to mitigate their impact on surrounding uses.	High	Planning and Zoning Commission and Department	One (as part of Development Code revision)
Continue to cooperate in planning administration.	High	Planning and Zoning Department	Ongoing
Adopt CAFO standards, at a minimum, at the state level and establish a standard for animal units per acre.	High	Planning and Zoning Commission and Department	One (as part of Development Code revision)
<i>Natural Resources</i>			
Encourage development of the tourism industry as it applies to natural resources to attract visitors to the area including recreational facilities, overnight accommodations and activities to keep visitors in the area longer.	Medium	Chamber of Commerce and State and federal natural resource agencies	Two
Ensure multiple and sustainable use of all natural areas in a way that does not degrade	High	Planning and Zoning	One (as part of

the environmental qualities that make the area so appealing, including discouraging use in fragile areas.		Commission and Department	Development Code revision)
Encourage use of the best management practices in grazing of lands for protection of the habitat and water resources, both surface and wellhead	Medium	County Extension and Cattle and Farm organizations	Ongoing
Encourage the protection of habitat and wildlife migration areas and other areas of critical concern (such as floodplains, streams, mitigation trails and ranges, and avalanche areas) by identifying these and adopting performance standards	High	Planning and Zoning Commission and Department	One (as part of Development Code revision)
Set development standards in the Lemhi County Development Code to address development within areas of critical concern. These standards should mitigate impacts of development on surrounding areas and consider costs to the taxpayer of building in remote areas	High	Planning and Zoning Commission and Department	One (as part of Development Code revision)
Work with federal and state agencies to discourage unfunded mandates and encourage compensation or remuneration for mandates on private property owners	High	Board of County Commissioners	One
Continue to promote the involvement of citizens and elected officials in the management of the national forest to ensure sustainability	High	Board of County Commissioners	Ongoing
Encourage innovative and collaborative methods to work effectively together	High	All agencies	Ongoing
Coordinate with federal and state agencies on development permits and uses allowed within sensitive areas or areas of critical concern	High	Board of County Commissioners and Planning and Zoning	Ongoing
Preserve and maintain access to public lands for multiple uses while respecting private property owners	High	Board of County Commissioners and Planning and Zoning and emergency services, road	One (as part of Development Code revision)

		and bridge and wildfire/urban interface	
Measure the cumulative affects of all development along stream corridors, not one at a time, especially in areas of critical concern	High	Planning and Zoning Commission and Department	One (as part of Development Code revision)
Recognize and implement land use performance standards that protect critical fish and wildlife resource areas	High	Planning and Zoning Commission and Department	One (as part of Development Code revision)
Work with government entities, public interest groups, and private landowners to support collaborative and voluntary management of fish and wildlife resources	High	Wildlife agencies, Planning and Zoning Department	One
Encourage the protection, preservation, and enhancement of native vegetation in Lemhi County	High	Natural resource agencies	One
<i>Hazardous Areas</i>			
Adopt the County All Hazard Mitigation Plan and identify the necessary resources for its implementation	Medium	Board of County Commissioners	One
Adopt and/or enforce compliance with strategies in the Lemhi County Development Code that set development standards and evaluation criteria designed to direct development away from hazardous lands and help protect the county's natural assets	High	Planning and Zoning Commission and Department	One (as part of Development Code revision)
Review current emergency vehicle needs from the standpoint of access, review process and capacity when considering any development in an identified hazardous areas	High	Planning and Zoning Commission and Department	One (as part of Development Code revision)
Develop standards for maintaining the Fire Defensive Space/Firewise Standards in the Lemhi County Development Code.	High	Planning and Zoning Commission and Department	One (as part of Development Code revision)
Continue participation in the National			Ongoing

Flood Insurance Program.			
Protect water quality	High	Planning and Zoning Commission and Department	One (as part of Development Code revision)
The county should work with the federal and state governments to educate homeowners/developers of the laws concerning the modification or changing of streambeds and rivers and assist in enforcing violations of this law and to watch for and enforce the noxious weeds ordinance when the soil is disturbed	Medium	County , federal agencies	One
Provide for a public education campaign to inform citizens on the county's natural and man-made hazards	Low	Emergency services	Two
Study the impact of various existing policies and explore alternate methods to manage hazards.	Low	County and emergency services	Two
<i>Public Facilities</i>			
Recognize landscape diversity and provide for future planning efforts particularly as they relate to infrastructure and services needs, and provide for protection of water and groundwater resources	High	Planning and Zoning Commission and Department	One (as part of Development Code revision)
Require large scale developments to develop a master plan for their entire proposed development that addresses not only the impact of their development, and the rest of their holdings, on water, sewer, density, public facilities, community services, infrastructure and more, but the cumulative effects of the developments (existing and planned) around them	High	Planning and Zoning Commission and Department	One (as part of Development Code revision)
Require provision of adequate on-site infrastructure	High	Planning and Zoning Commission and Department	One (as part of Development Code revision)
Require provision of off-site infrastructure, as needed	High	Planning and Zoning Commission	One (as part of Development

		and Department	Code revision)
Protect airport airspace	High	Planning and Zoning Commission and Department	One (as part of Development Code revision)
Address the growth in the senior population and the infrastructure and service needs that will be necessary, including housing, health care, and senior services	Medium	EICAP, senior organizations, county, economic development council	Three
Resist any efforts to site a state prison in Lemhi County	High	Planning and Zoning Commission and Department	One (as part of Development Code revision)
Encourage placing utility towers and wind turbines away from environmentally sensitive areas	High	Planning and Zoning Commission and Department	One (as part of Development Code revision)
Work with the State Legislature on impact fee legislative changes to make implementation easier for rural cities and counties.	High	Board of County Commissioners	One
<i>Transportation</i>			
The Transportation Plan, when finalized, shall be implemented through a capital improvement program which shall be updated as needed, as well as through such other mechanisms such as site plan and development reviews.	High	Road and Bridge, Planning and Zoning Commission and Department	One
The county shall coordinate with local residents; other city, county, federal and state agencies in the development and implementation of the transportation plan	High	County	Two
All new developments shall be encouraged to locate near appropriate transportation corridors and shall dedicate their share of right-of-way for any county or state road or	High	Planning and Zoning Commission and	One (as part of Development Code revision)

highway shown on the transportation plan on which the right-of-way widths specified in the county road requirements and public access to bordering public lands. Current specifications and design standards for county road needs should be met where existing roads and trails are in existence.		Department	
Consideration shall be given to pedestrian, bicycle and/or other uses of road rights-of-way during the design and construction of all road improvements	High	Road and Bridge, Planning and Zoning, ITD	One
To improve, maintain, and insure the integrity of the transportation system, the county shall pursue, to the extent possible, alternative funding sources.	High	Road and Bridge, ITD	One
Safety shall be addressed with the improvement of highway segments and by a concerted effort where possible to separate modes of transport. Safety improvements, including appropriate signing, shall be made in anticipation of problems rather than reaction to them	High	Road and Bridge, ITD	One
The control of access shall be implemented by discouraging driveway cuts on all classifications higher than local access, developing access control plans for classifications higher than minor arterial, the use of turning lanes where appropriate, and requiring new developments to minimize the number and dictate the spacing of access points to the highway system.	High	Road and Bridge, ITD	One
Public access and private roads through all proposed developments shall be designed and constructed to <i>Lemhi County Road Standards and Specifications</i> , and shall be sufficient for egress by emergency vehicles, and public access shall be considered and reviewed by the Lemhi County Transportation Committee and/or county commission board. Private roads shall be maintained by private owners through road user agreements and other	High	Planning and Zoning Commission and Department	One (as part of Development Code revision)

tools			
When funds are available, roads with highest identified needs will be considered first for paving or dust abatement at the county's discretion.			Ongoing
All new developments shall mitigate impacts directly related to new access, historical uses, current and total use.	High	Planning and Zoning Commission and Department	One (as part of Development Code revision)
Support the promotion of the Salmon River Scenic and Sacajawea Historic Byways	Medium	Chamber, historical organizations, economic development council	Three
The county's investment in the existing roadway system shall be protected by emphasizing maintenance of existing facilities over the provision of new facilities. Priority shall be given to the rehabilitation of the county's arterial and collector roadways through the use of Road and Bridge Fund revenues.		Road and Bridge	Ongoing
A roadway management system shall be implemented and comprehensive inventories of roadways and bridges shall be maintained to assist in prioritization of projects.	One	Road and Bridge	Medium
Lemhi County is a critical access area; therefore, airport facilities will be maintained accordingly.	One	Airport Committee	Ongoing
A county-wide trails plan, serving both transportation and recreation purposes, shall be developed as part of the Transportation Plan.	Medium	Road and Bridge, Planning and Zoning	Ongoing
With all new development areas, as well as in existing developments, where existing roads or trails on public land abut to private land, access will be provided to preserve historical use.	High	Planning and Zoning Commission and Department	One (as part of Development Code revision)
Viable transportation services for elderly and physically handicapped persons shall	Medium	EICAP, senior organizations,	Two

be supported.		transportation providers	
New developments shall use site planning techniques, such as setbacks, screening, berming, and landscaping to mitigate potential negative impacts and to add visibility to roadway.	High	Planning and Zoning Commission and Department	One (as part of Development Code revision)
The county shall monitor any visibility hazard such as landscaping, signage or fencing that limits line of sight at intersections or right-of-way		Road and Bridge, Planning and Zoning	Ongoing
In mountainous and other scenic areas, road, bridge, and other transportation improvements will be designed to meet and protect natural environment where transportation hazards do not exist.	Medium	Road and Bridge	Two
Standards for planning for and reserving areas along public roads for turn-outs or other identified safety needs will be encouraged. These will take into consideration future transportation safety and expansion needs for these corridors.	High	Road and Bridge, ITD, BLM, Forest Service	Two
Continue to ensure fish passage in the design and construction of transportation infrastructure	Low	Road and Bridge	Three
Encourage wildlife-friendly fence specifications along public highways and streets to facilitate safe movement of wildlife across roads where appropriate.	Low	Road and Bridge	Three
Identify and warn motorists of wildlife crossings and coordinate with the Idaho Transportation Department and Idaho Department of Fish and Game to install appropriate signage and wildlife passage structures to mitigate wildlife-vehicle collisions.		Wildlife agencies, ITD	Ongoing
Provide education to accomplish the tasks above	Low	Road and Bridge, ITD	Three
Recreation			
Enhance visitor services that emphasize and interpret Lemhi County's unique fish and wildlife-based recreational attributes. Encourage tourism in all four seasons.	Medium	Economic development, Chamber	Ongoing

Encourage county and city parks, recreation departments and local school districts to work together in program development and coordination so as not to compete with one another or overlap expenditures. The county should work with the cities and other agencies to accomplish the maintenance and improvements of local parks and recreation facilities, including the local rifle range.		All agencies	Ongoing
Explore the possibilities of a county-wide recreation district to help fund these and other improvements	Medium	City Recreation, County	Two
Support maintaining of existing trails and roads on federal lands especially in order to access and maintain natural resources. Retain a balance between motorized and non-motorized trails. Encourage enforcement of regulations concerning trail abuses.	Medium	Federal agencies	Ongoing
Work to develop more parking along access to federal lands to avoid parking on private lands.	High	Federal agencies	Ongoing
Support the restoration of wild salmon and steelhead populations	Low	Federal and state agencies	Ongoing
<i>Special Areas and Sites</i>			
Encourage owners to participate in the Idaho Certified Local Government Program.	Medium	Historical organizations	Ongoing
Promote the listing of priority sites on the National Historic Register. Encourage county residents to participate in listing sites on the National Register of Historic Sites and assist in the recognition of existing sites. Encourage owners to seek assistance, if needed, from local organizations created to preserve the county's history	Medium	Historical organizations	Ongoing
Maintain recognition of Lemhi County Historic Preservation Committee for Buildings and Sites as a referral organization for all land-use proposals where a possible impact to an historic or	High	Planning and Zoning Commission and Department	One (as part of Development Code revision)

archaeological site has been identified			
The Lemhi County Historic Commission will suggest methods to preserve the historic and scenic character and integrity of the region	Medium	Historical organizations	Ongoing
The county should work with the Lemhi County Historic Preservation Committee and the Historical Society to identify and establish incentives for historic preservation	Medium	Historical organizations	Ongoing
Support the establishment of educational programs, such as historic walking or driving tours. Celebrate Lemhi County's heritage in festivals and other community events	Medium	Historical organizations	Ongoing
Support the development of recommendations and partnerships that encourage the preservation of working farms and ranches	Medium	Historical organizations, Stewardship, farm organizations	Ongoing
Foster coordination between communities and state and federal agencies within the county and encourage cooperation to further the goals of historic, cultural, and scenic preservation.	Medium	Historical organizations	Ongoing
Recognize the importance of historical patterns during the planning process while recognizing private property rights as well.	Medium	Historical organizations	Ongoing
Seek out funding resources	Medium	Historical organizations	Ongoing
<i>Housing</i>			
Encourage the placement of subdivisions in the area of impact and cities where they have access to public services and roads, and do not significantly or adversely impact existing surrounding uses.	High	Planning and Zoning Commission and Department	One (as part of Development Code revision)
Address affordable housing for all levels of income in the county and address how this can best be provided		EICAP, senior organizations, IHFA, Planning and Zoning	Ongoing
Work with large employers to address worker housing needs and concerns.		Economic development	Ongoing

		council	
<i>Community Design</i>			
Provide a balance between beautification and practical use when making decisions on community design criteria. Encourage the development of guidelines for beautification. Continue the standards for landscaping for commercial and industrial developments. Support Arbor Day to celebrate the beauty of Lemhi County.	High	Planning and Zoning Commission and Department and Board of County Commissioners	One (as part of Development Code revision)
Work within the Lemhi County Development Code to set development standards for areas of critical concern; areas best suited for residential, commercial and industrial uses; signs; buffering and landscape; junk or salvage yards; setbacks; nuisances; and abandoned vehicles.	High	Planning and Zoning Commission and Department	One (as part of Development Code revision)

ELEMENT 16- National Interest Electric Transmission Corridors

After notification by the public utilities commission concerning the likelihood of a federally designated national interest electric transmission corridor, the county will 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.