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CITY OF SWAN VALLEY

COMPREHENSIVE PLAN

2022

A GUIDE FOR DEVELOPMENT

CITY OF SWAN VALLEY	1
CHAPTER 1 –PROPERTY RIGHTS.....	4
Analysis.....	4
Policy Goals:.....	4
Implementation:	5
CHAPTER 2 – POPULATION	6
Analysis:	6
Peak Population:	6
CHAPTER 3– SCHOOL FACILITIES AND TRANSPORTATION.....	7
Analysis:	7
Policy Goals:.....	8
Implementation:	8
CHAPTER 4 – ECONOMIC DEVELOPMENT.....	9
Analysis:	9
Policy Goals:.....	9
Implementation:	10
CHAPTER 5 – LAND USE.....	11
Analysis:	11
Policy Goals:.....	13
Implementation:	14
CHAPTER 6 – NATURAL RESOURCES	15
Analysis:	15
Policy Goals:.....	16
Implementation:	17
CHAPTER 7 – HAZARDOUS AREAS.....	18
Analysis:	18
Policy Goals:.....	18
Implementation:	19
Chapter 8 – Public Services, Facilities and Utilities	20
Analysis:	20
Policy Goals:.....	21
Implementation:	21
CHAPTER 9 TRANSPORTATION.....	23
Analysis:	23
Policy Goals:.....	24
Implementation:	25
CHAPTER 10 – RECREATION	27
Analysis:	27
Policy Goals:.....	28
Implementation:	28
CHAPTER 11 – SPECIAL AREAS OR SITES.....	29
Analysis:	29
Policy Goals:.....	29
Implementation:	29
CHAPTER 12 – HOUSING	30
Analysis:	30

Policy Goals:..... 30
Implementation: 31
CHAPTER 13 – COMMUNITY DESIGN..... 32
Analysis: 32
CHAPTER 14 – AGRICULTURE 33
Analysis: 33
Policy Goals:..... 33
Implementation: 33
CHAPTER 15 – IMPLEMENTATION..... 34
Analysis: 34
CHAPTER 16 – NATIONAL INTEREST ELECTRIC TRANSMISSION CORRIDOR
..... 35
Analysis: 35
Policy Goals:..... 35
Implementation: 35
CHAPTER 17 – PUBLIC AIRPORT FACILITIES..... 36
Analysis: 36
Policy Goals:..... 36
Implementation: 36

CHAPTER 1 –PROPERTY RIGHTS

Analysis

An analysis of provisions which may be necessary to ensure 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 and analysis as prescribed under declarations of purpose in Chapter 80, Title 67, Idaho Code.

Private property rights are protected by the State and Federal Constitutions, and by due process afforded through the Local Land Use Planning Act, Title 67, Chapter 65, (“LLUPA”) which provides various notices and opportunities to be heard regarding zoning actions and special or conditional use permits.

The extent to which a zoning action, or lack of action, could constitute a “taking” of private property is determined by the degree to which the City adheres to the notice and hearing requirements set forth in Title 67, Chapter 65, and provides due process for the action or property in question.

Should an interested party or citizen believe that a regulatory taking has occurred in the context of planning and zoning, said party may request a Regulatory Takings analysis pursuant to Chapter 80, Title 67, Idaho Code, as set forth below.

Policy Goals:

A list of policy goals that provide a vision with regard to property rights as outlined above.

Policy 1: The City of Swan Valley acknowledges private property rights are protected under the 5th and 14th amendments of the United States Constitution and Sections 13 & 14 of Article 1 of the Constitution of the State of Idaho.

Policy 2: The City of Swan Valley recognizes the right and responsibility of the City to reasonably regulate land use consistent with the Local Land Use Planning Act and other constitutional and statutory obligations and limitations.

Policy 3: The governing body should consider the Attorney General’s Regulatory Takings checklist when considering actions under LLUPA such as rezoning, land use table amendments, text amendments, definitions, conditional or special use permits, and other City ordinances regarding land use and zoning.

Policy 4: Any aggrieved real property owner may petition the City Council pursuant to Chapter 80, Title 67, of the Idaho Code as presently constituted or herein after amended. (See Idaho Regulatory Taking Guideline, Attorney General)

Implementation:

An analysis and list of implementations objectives to determine actions, programs, budgets, ordinances, or other methods including scheduling of public expenditures to provide for the timely execution of the various components of the plan.

Implementation 1: Any aggrieved real property owner may petition the City Council pursuant to Chapter 80, Title 67, of the Idaho Code as presently constituted or herein after amended. (See Idaho Regulatory Taking Guideline, Attorney General)

Implementation 2: If an owner of real property believes that an action by the Planning and Zoning Commission or City has constituted a regulatory taking, the owner may make a written request for a written analysis pursuant to the Act cited above.

CHAPTER 2 – POPULATION

Analysis:

A population analysis of past, present and future trends in population including such characteristics as total population, age, sex, and income.

The 2000 U.S. Census showed that Swan Valley has an estimated population of 213; The 2010 U.S. Census showed that Swan Valley has an estimated population of 204; and the 2020 U.S. Census showed that Swan Valley has an estimated population of 225.

Peak Population:

The peak population of the city may be estimated by adding the residents of its second homes and the visitors accommodated at local recreational vehicle parks, campgrounds and motels, to the year-round population. The 2020 Census identified 145 housing units second homes in the Region, presumably including second homes. This number seems conservative and likely does not capture all second home and similar type accommodations. If each housing unit averages a household of 3 persons during peak season, a conservative estimate of the peak season population of the city is approximately 435. The private sector recreational vehicle parks, motels, and youth camps add to the potential peak population, but a specific estimate of their capacity is currently unavailable.

The booming resort economy of the neighboring counties in Idaho and Wyoming, the continuing growth of the Idaho Falls urban area, the national fame of the South Fork as a fishery and scenic waterway, and recent investment in resort facilities have resulted in increased awareness of the area. From Memorial Day weekend through Labor Day weekend, the population in the greater valley often swells to over 4,000. It is difficult to make specific projections of population growth or economic activity in a small sub-county area with a recreation-based economy, but observable anecdotal evidence supports the conclusion that the local economy is growing and diversifying moderately to significantly in areas.

CHAPTER 3— SCHOOL FACILITIES AND TRANSPORTATION

Analysis:

Idaho Statute 67-6508 Paragraph (C) defines this chapter as, “An analysis of the public-school capacity and transportation considerations associated with future development.”

Student population:

Evidence shows that the population in the valley is growing, but much of that growth is from people that have retired or at least have raised their families and are not bringing many student age children to the valley. We think it is predictable that there will be some moderate growth in student age children as more families move into the Swan Valley area. The local school district headquarters (District 92) and facilities are located in Irwin, Idaho. We are reasonably confident that the present staff and facilities of the local school district will be adequate for the next three to five years.

Transportation:

The local school district presently maintains buses for student transportation. There are two local routes that pick up and deliver home the students at Swan Valley Elementary School. The third bus picks up and delivers the high school students from the valley to Ririe schools.

Issues of concern:

As growth occurs the demand for service in the subdivisions will increase. Planning should account for the safest possible transfer of students. That may limit the amount and type of service that is provided for developments, especially those located in areas with steep grades and tight corners. Maintenance and snow removal are also concerns that affect service to non-city or non-county roads.

The present policy evaluates each request for service on an established set of criteria. Planning and zoning should evaluate and address anticipated accesses and services that may be expected by new people that move to the area.

Facilities:

The Swan Valley School (District 92) in Irwin has approximately 60 to 80 student's grades K-8. The school can hold a maximum of 200 students. The facility is sometimes used for community events such as elections and fund raisers.

The present facilities are adequate but in need of continuous upkeep and maintenance. The majority of the school was constructed in the 1950's, which makes the structure about fifty years old. An area of expansion that needs addressing may be to increase the size and function of the gymnasium. There is a need for spectator seating and a stage area, which would require additional construction of the existing facility.

Policy Goals:

A list of policy goals that provide a vision with regard to school facilities and transportation as outlined above.

Policy 1: Planning decisions and efforts must emphasize providing infrastructure and services to the growing population and provide means for growth to pay its way.

Policy 2: Assure adequate school facilities for a growing student population.

Policy 3: Encourage school facilities be available to use for civic and recreational purposes.

Implementation:

An analysis and list of implementation objectives to determine actions, programs, budgets, ordinances, or other methods including scheduling of public expenditures to provide for the timely execution of the various components of the plan.

Implementation 1: Planning efforts should recognize that the school district may have to accommodate an enrollment increase in the next five years.

Implementation 2: The City shall monitor new developments for compliance to policies regarding road design, maintenance, turning radius, etc. to allow for school bus service.

Implementation 3: The city and school district should cooperate with, enter under appropriate contracts to, and help establish multi-use programs whereby civic and recreational opportunities are available to its students, and where viable to residents.

CHAPTER 4 – ECONOMIC DEVELOPMENT

Analysis:

An analysis of the economic base of the area including employment, industries, economies, jobs, and income levels.

Swan Valley is a small rural community. The powerful attraction of the scenic backdrop and recreational opportunities offered by the national forest lands of the Snake River Range, the Caribou Mountains, Palisades Reservoir, and by the South Fork of the Snake River set the stage for major changes in the local landscape and lifestyle. There are five major sources of income and employment in the Swan Valley area: agriculture, outdoor recreation, tourism, government employment (e.g., Bureau of Reclamation, Forest Service and State of Idaho Highway Department.) and retirement.

Homes and businesses use individual wells and on-site sewage disposal systems. Household refuse and solid waste can be deposited at the disposal site near Irwin where it is then transferred to the county landfill near Idaho Falls. Road maintenance is primarily provided by the Idaho Transportation Department for U.S. Highway 26 and 31, and Bonneville County maintains most main roads within the city at present. Volunteers of the Swan Valley Fire Protection District provide fire protection. Ambulance service is currently provided by the City of Idaho Falls under a contract with Bonneville County. Law enforcement is provided by the county sheriff's office with back county officers stationed in Swan Valley. Public education is provided by Swan Valley School District #92, which operates a school in Irwin with kindergarten through eighth grade. Local high school students are bussed to Ririe or transported alternative means to other high schools.

In order to maintain the unique rural character of the Valley, growth should be responsibly managed.

Policy Goals:

Policy 1: It is the intent of the City of Swan Valley to encourage moderate / sustainable growth, provided it is accomplished under proper guidance and control and located in appropriate districts within the City as directed by the Plan's land use policies.

Policy 2: One of the Valley's prime economic values is the attraction of a rural, small-town lifestyle, magnificent views, clean air and water, and an abundance of outdoor recreational opportunities. Development and land use proposals that threaten or impair these values will be prohibited. Zoning, building codes and other forms of regulation will support desirable commerce and land use.

Policy 3: Establish business retention activities that seek to aid and grow our existing local businesses. Encourage recruitment of those outside businesses whose philosophies, goals and objectives dovetail not only the parameters of the Swan Valley Comprehensive Plan, but also impact positively the existing local businesses, the local population and, most of all, our local natural environment.

Policy 4: Support projects that promote or improve the quality of life for residents such as bike paths, community center and cultural opportunities.

Policy 5: Establish an analysis of our current and future infrastructure needs such as sewer and water systems and research funding mechanisms to adequately address our future needs.

Policy 6: In the interest of scenic and character preservation, standards should be set for new construction that ensures that our unique rural character is preserved.

Policy 7: Develop a sense of pride in the community by encouraging beautification projects such as tree planting and clean-up projects.

Implementation:

Implementation 1: Open space and rural atmosphere are considered to be of economic importance to the valley. Agriculture is an integral part of this valley's history and is the principal contributor of the open spaces that make up its scenic landscape. This plan recognizes the need to protect farm operations from adverse impacts of residential development while still providing landowners with some flexibility in the disposition of their property. Strategies that address these issues will be discussed within the Land Use section.

Implementation 2: Encourage commercial and home businesses, providing they comply with State and local ordinances that apply to the location. All commercial development, except home occupations, shall be confined to designated commercial nodes.

Implementation 3: Develop tools to market the area for its recreational and scenic beauty while capitalizing on the tourism opportunities of the surrounding area.

Implementation 4: In the interest of character preservation, businesses and other developments will design buildings and other facilities that blend with the unique, rural setting.

Implementation 5: Encourage all jurisdictions to adopt similar comprehensive plans for the Swan Valley planning area since it offers the best chance of assuring that all of their planning goals are realized.

Implementation 6: Explore ideas that will provide more cultural opportunities, possibly by collaborating with neighboring communities, that have learning centers and cultural activities that could be available from time to time or by on-line technologies.

Implementation 7: Establish a committee to develop short and long-term goals for addressing infrastructure needs such as sewer and water systems and make recommendations to the cities of potential issues and possible funding sources.

Implementation 8: Establish a Gem Community Team that will be responsible for developing and implementing economic and community development projects and applying for relevant grant programs, as necessary, to sustain the communities economic and development efforts.

CHAPTER 5 — LAND USE

Analysis:

An analysis of natural land types, existing land covers and uses, and the intrinsic suitability of lands for uses such as agriculture, forestry, mineral exploration and extraction, preservation, recreation, housing, commerce, industry, and public facilities. A map shall be prepared indicating suitable projected land uses for the jurisdiction.

The Comprehensive Plan Map indicates suitable projected land uses for the jurisdiction.

The City of Swan Valley has historically had three building and development zones: Commercial General Purpose, Residential General Purpose, and Agricultural General Purpose.

These zoning districts have historically been defined as follows:

Commercial General Purpose (C): The intent and purposes of the commercial zoning districts are to establish areas within the City of Swan Valley that are primarily commercial in character and to set forth certain minimum standards for development within those areas. The intent of the (C) neighborhood business district is to provide for smaller scale retail and service activities frequently required by neighborhood residents on a day-to-day basis, as well as residential development as a secondary purpose, while still maintaining compatibility with adjacent residential land uses. Development scale and pedestrian orientation are important elements of this district.

Agricultural General Purpose: (A) The purpose of the agricultural zone or district is to provide for and protect agricultural lands and uses. All other uses will be considered secondary and not allowed if they pose any interference or negative impacts upon the agricultural use of the land. The minimum lot size and building locations in this zone shall be of a size to allow for economically viable agricultural uses without affecting surrounding properties adversely. This zone allows for agricultural uses with the development of residential lots that are ten acres in size or larger per dwelling unit.

Residential General Purpose: (R): The purpose of this Residential Zones is to provide for and protect residential lands of a single-family residential environment, located conveniently near urban centers, by providing for an area of transition from agricultural to residential. To provide for gardening and family recreation opportunities, the keeping of a limited number of livestock and poultry as forth below, and similar rural activities on a limited scale. The minimum lot size and building location in this zone must be such that water and sewer facilities and locations for the same can be easily provided on an individual basis on each lot, without affecting surrounding properties adversely.

Some of the primary features of our community that appeal to residents, tourists and those purchasing second homes are the beautiful mountain views and the abundant wildlife. In order to preserve these features and given the valley's heritage of agriculture, open lands, and scenic resources, it is vital to the Swan Valley area's economic well-being to preserve open space.

Open space may be characterized as significant tracts of land not under residential, commercial, or industrial use. It may be in productive uses including agriculture or low-impact recreational amenities such as greenbelt pathways or it may include sensitive environmental areas such as wetlands, riparian areas, steep hillsides, and wildlife corridors.

In order to protect the valley's water resources, it is necessary to preserve opportunities for groundwater recharge and safeguard the community's water resources specifically the Snake River & Swan Valley area wetlands and riparian areas. Since wetlands have been shown to cleanse polluted waters, protecting wetlands provides for natural surface water purification areas. Most of the valley's residents rely on ground water for their culinary water supply. If ground water quality is not protected, the city or its residents and the residents of the County will need to build and maintain expensive water purification and distribution systems.

Outside the Highway 26/31 corridor, it is desirable to cluster homes in developments on multi-acre parcels and maintain substantial tracts of open space. Growth that is accommodated in an orderly, well-planned fashion increases the strength of the local economy by providing new jobs while limiting impacts that would harm vital components of the existing economy, such as the recreation, home building, and tourism industries.

Near and along the Highway 26/31 corridor, particularly in an approximate 1-mile distance east from the intersection along Highway 26, there is need for higher-density, mixed-use zones to accommodate growth.

Zoning is based upon the premise that communities are best served by reasonably separating different types of land uses. This is most important for those uses with the highest impacts in terms of noise, traffic, odor, and other consequences. It is desirable to separate areas of limited industrial use from areas with residential uses when possible.

A prudent review of new commercial and industrial uses is necessary as some industries are inappropriate in the Swan Valley Planning area because of their potential to cause air, water, or noise pollution. A commercial use is an occupation, employment, or enterprise that is carried on to facilitate an exchange of goods, services or ideas. An industrial use is a commercial use that is generally related to manufacturing or that has more substantial impacts—from noise, traffic, or aerial emissions—than a retail commercial use.

Commercial and industrial businesses often have more significant public service requirements than other types of development. Locating these businesses in appropriate areas will help facilitate efficient provision of services. Often, the most significant impact of a commercial or industrial enterprise relates to traffic. Accommodating these uses in areas with appropriate traffic control and roadways that can accommodate the weight and volume of industrial transportation will help protect public safety and promote efficient traffic movement.

Policy Goals:

Policy 1: Encourage the most appropriate use of land through the Swan Valley Planning area.

Policy 2: Encourage innovative, quality site design, architecture and landscaping.

Policy 3: Encourage new developments to compliment Swan Valley / Irwin historic development pattern.

Policy 4: Promote compact, well-defined, sustainable neighborhoods that enhance the Swan Valley Planning area's character.

Policy 5: Create livable neighborhoods that foster a sense of community and reduce dependency on private vehicles.

Policy 6: Encourage the proper arrangement of streets in relation to existing and planned streets and ensure that they facilitate safe, efficient and pleasant walking, biking and driving.

Policy 7: Provide a variety of lot sizes and housing types.

Policy 8: Protect sensitive natural and historic areas, as well as the area's environmental quality.

Policy 9: Integrate a high-quality natural environment into the developed portions of the community through landscaping.

Policy 10: Facilitate the adequate and efficient planning of all public services such as transportation, water, sewage, schools, parks, and other public requirements.

Policy 11: Provide protection from geologic, flood and fire hazards.

Policy 12: Promote the health, safety, and general welfare of the Swan Valley / Irwin residents.

Policy 13: Promote higher density uses in the core downtown area, which is generally in the area near the Highway 26/31 intersection.

Implementation:

Implementation 1: Modify the zoning ordinance as needed to provide for due and careful consideration to such factors of as suitability of land for particular use and the need to preserve the value of land and buildings and to encourage the most appropriate use of land within the Swan Valley.

Implementation 2: Establish a variety of zones and a zoning map to implement the goals and policies of the Comprehensive Plan.

Implementation 3: Amend current subdivision ordinances and other applicable ordinances so that natural, scenic and agricultural/residential conflicts are minimized.

Implementation 4: Encourage property owners to enhance the scenic corridor to demonstrate pride of ownership and clean up and fix up their properties. Administratively activate the nuisance ordinance and enforce it.

Implementation 5: Provide for creative open space ownership mechanisms and encourage responsible open space management and maintenance.

Implementation 6: Require that developments provide for open space, which may be accomplished through the creative use of landscaping.

Implementation 7: New development must be compatible with and not fundamentally change the character of the area. Consideration should be given to the area's unique mountainous high country rural setting.

Implementation 8: Establish reasonable ordinances that ensure the night sky can be viewed by citizens without the interference of unnecessary artificial light created by growth.

Implementation 9: Develop landscape design standards that encourages planting of trees and shrubs, etc. that enhance the natural features, drainage ways and environmental resources of the area.

Implementation 10: Amend the zoning code to add a new higher-density mixed use zone, with applicable permitted and conditional uses, in the Highway 26/31 intersection area.

CHAPTER 6 – NATURAL RESOURCES

Analysis:

An analysis of the uses of rivers and other waters, forests, range, soils, harbors, fisheries, wildlife, minerals, thermal waters, beaches, watersheds, and shorelines.

The Swan Valley planning area's natural physical attributes, such as the Snake River, its streams, mountains, the sky and its wildlife, create a unique ambience. Its communities are integrally tied to the natural environment. Situated alongside the Snake River and at the base of the Targhee/Caribou National Forests and the Big Hole Mountains, natural resources are key to the economy, quality of life and community spirit of the valley.

Swan Valley has a long heritage of farming and ranching. Agricultural land contributes heavily to the rural lifestyle, the conservation of open space, and fish and wildlife habitats, and are protected by Idaho's Right-to-Farm Regulations as enacted in the Idaho Code at 22-4501 et seq. (1995).

The Swan Valley area's surface and ground water are natural resources that affect the use and sustainability of all other resources. Towns, communities, residential users, commercial and agricultural operations depend directly upon sufficient availability of clean water. Protection of ground water and surface waters found in streams, rivers, lakes and irrigation delivery channels is critical to the future welfare of the natural environment and of all agricultural, commercial, and residential endeavors. The area features broad areas of diverse and ecologically important wetlands, floodplains and riparian corridors. These areas are integral to protection of water quality, ground water recharge, pollutant buffering, erosion control, and nutrient cycling that support agricultural operations such as ranching and haying, and support fish and wildlife populations.

Natural fish, wildlife and plant communities are abundant and diverse in the Swan Valley area and it is inherently important to conserve these resources to the extent possible.

Noxious weeds are defined as any designated plant that has the potential to cause injury to public health, crops, livestock, land or other property. Noxious weeds need to be controlled.

Extractable resources such as gravel and timber have been important resources for the area, but have not contributed substantially to the overall economic base of the area. It may be important that gravel sources are available in proximity to areas where gravel is needed, provided that the gravel can be mined in compliance with the goals and policies of the Comprehensive Plan. These goals and policies are important to the safety and welfare of the surrounding lands, water, wildlife and communities.

The Swan Valley area has many natural resources that do not fit into the other categories mentioned above and are less tangible. These include scenic open spaces, quiet communities, dark night skies, safe communities, and accessible public lands. These less material resources are valuable assets worthy of consideration and protection.

Policy Goals:

Policy 1: Protect the aesthetic values, wildlife and open space habitat and resources of the natural environment. Encourage incentives that work to conserve and protect open space and a rural sense of place recognizing that agriculture land contributes to a rural way of life that is valued by its residents.

Policy 2: Protect the area's surface and ground waters, wetlands and riparian areas through responsible development and explore ways to help landowners conserve important water resources.

Policy 3: It is important to conserve and protect plant, fish and wildlife habitats. The land provides vital habitat for many species of plants, fish and wildlife, some of which may be rare, sensitive, or threatened.

Policy 4: Conserve and protect aesthetic values including scenic open spaces, quiet and safe communities, dark night skies, and accessible public lands.

Policy 5: Ensure that noxious weeds are consistently and effectively eliminated in compliance with local and state regulations.

Policy 6: Responsible planning in the extraction of gravel and timely reclamation of gravel pits on private lands in Swan Valley is important and should be closely monitored. Gravel pits are currently not allowed on private lands within the Irwin city boundaries.

Implementation:

Implementation 1: Protect access to public lands by working closely with all agencies involved such as Forest Service, BLM, Idaho Fish and Game, and private land owners.

Implementation 2: Lessen interaction and interference with wildlife through education and awareness programs.

Implementation 3: Ensure the protection of wildlife migration and travel patterns through the development of migration easements or other means.

Implementation 4: Promote the use of native plants and natural landscaping in all new developments.

Implementation 5: Adopt ordinances on plant and weed control to ensure compliance with state regulations and guidelines. Make available a list of undesirable plants as defined by the State of Idaho Department of Agriculture.

Implementation 6: Protect the water quality in the aquifer. Provide guidance in water preservation techniques within the home, business and in the landscape. Development of an aquifer protection ordinance should be considered that would address such issues as:

- a) conduct a study of a wellhead protection plan;
- b) an analysis of potential groundwater impacts from a hazardous spill on a public or private roadway;
- c) analysis for the use of gray water in irrigation;
- d) conduct a study of private wells and septic systems to determine when the area should be required to provide public services.

Implementation 7: Formulate an ordinance to protect our valuable resource of dark skies.

Implementation 8: A local planning and zoning administrator is needed to conduct inspections on new construction and assess all water issues regarding surface and groundwater resources within the valley.

CHAPTER 7 – HAZARDOUS AREAS

Analysis:

An analysis of known hazards as may result from susceptibility to surface ruptures from faulting, ground shaking, ground failure, landslides or mudslides; avalanche hazards resulting from development in the known or probable path of snowslides and avalanches, and floodplain hazards.

An analysis of known hazards as may result from susceptibility to surface ruptures from faulting, ground shaking, ground failure, landslides or mudslides, volcanic activity in Yellowstone National Park and floodplain hazards.

Potentially hazardous conditions that may lead to human injury and property damage occur in parts of the Swan Valley area, and Bonneville County, and include: wildfire, earthquakes, landslides or mudslides, avalanches and floods.

Increasingly private land is being developed within the Wild Land Urban Interface Area of Bonneville County, which is land adjacent to or within forested or brush covered wild lands that are in close proximity to the boundary of Swan Valley. Natural and human caused wildfire is a growing concern because of the threat it poses to personal safety and private property. The potential hazard from wildfire in the Wild Land Urban Interface area is directly and dynamically influenced by a combination of fuels, topography, and weather.

The Swan Valley planning area lies within a general area of known risk of earthquakes and ground shaking.

The Swan Valley planning area has many areas where there is some probability of a flood during a high-water event. These areas are flood plains. Designation of flood plains with an estimated flood probability is determined by qualified experts and through the Federal Emergency Management Administration (FEMA). Development within such areas may create a risk to personal injury, death and property loss.

Policy Goals:

Policy 1: Encourage incentives to reduce the threat of wildfire to private property and human life within the Swan Valley area through appropriate regulations, standards, and procedures in planning ordinances and by encouraging cooperation between landowners in the Wild Land Urban Interface and federal and state agencies entrusted to protect the forest.

Policy 2: Encourage incentives and regulations that work to reduce the threat of personal injury, loss of life, and or damage to private property from flooding.

Implementation:

Implementation 1: The Swan Valley Fire Protection District, Bonneville County, and other related agencies have adopted a wildfire mitigation plan. These regulations will be the implementation guide for wildfire prevention and management.

Implementation 2: Development within areas identified as hazardous areas should be carefully designed and regulated so as to minimize the potential for human injury, damage to personal property, and natural resource damage.

Implementation 3: Bonneville County has adopted Federal Emergency Management Administration (FEMA) flood plain maps for administration of activities in floodplains. Encourage the education of landowners to the threats posed by flooding.

Implementation 4: Develop subdivision and zoning ordinances to address regulations and standards for areas with unstable slopes and landslide or avalanche hazards, and flooding hazards.

Chapter 8 – Public Services, Facilities and Utilities

Analysis:

Idaho Statute 67-6508 paragraph (h) defines this chapter as, “An analysis showing general plans for sewage, drainage, power plant sites, utility transmission corridors, water supply, fire stations, and firefighting equipment, health and welfare facilities, libraries, solid waste disposal sites, schools, public safety facilities and related services. The plan may also show locations of civic centers and public buildings.”

Homes and businesses use individual wells and on-site sewage disposal systems. Household refuse and solid waste can be deposited at the disposal site near Irwin where it is then transferred to the county landfill near Idaho Falls. Road maintenance is provided by the Idaho Transportation Department for U.S. Highway 26 and 31, and Bonneville County maintains most main roads within the valley. The Swan Valley Fire Protection District provides fire protection. EMS service are currently provided by Idaho Falls pursuant to contract with Bonneville County. Law enforcement is provided by the county sheriff's office, with back country officers stationed in Swan Valley. Public education is provided by Swan Valley School District #92, which operates a school in Irwin with kindergarten through eighth grade. Local high school students are bussed to Idaho Falls and Ririe or arrange transportation to other high schools on their own.

The public services and utilities in the Swan Valley area must grow in correlation with the increase in population to ensure that the public's welfare is not compromised by outdated, over-worked or non-existent facilities. The city of Swan Valley has contributed to the Emergency Services building in Swan Valley and occupies an office within that building. The city has a public park that is well maintained and landscaped. The Bonneville County Sheriff's office occupies half of the Emergency Services building in Swan Valley and staffs it with at least two officers at all times.

Bonneville County operates a transfer station located in Swan Valley adjacent to the Irwin city border and is designed for household garbage and refuse. It has been enlarged to provide for disposal of landscape debris such as tree limbs and branches that will then be shredded and left for residential use for composting. The relatively high-water table throughout the Valley prohibits the development of a landfill for the area. The maintenance of the current transfer station should be monitored to ensure it is providing the necessary needs of the residents.

Ensuring clean, safe drinking water now and in the future is a serious responsibility. The City and Bonneville County must ensure that development and population growth do not have a significant negative impact on the quality and quantity of domestic water. Changes in land use should be monitored to observe and protect the aquifer and the watershed of the Valley.

Significant large-scale, higher density developments that could adversely impact ground or surface water supplies may be required to implement central water treatment systems. Larger minimum lot sizes outside of higher density developments also contribute to protecting overall water availability.

Public utilities such as electric utilities, telephone and cell phone service must be expanded to accommodate the citizens. Whenever possible, all efforts should be made to ensure minimal impact on the environment, wildlife and scenery.

Nothing is more important than the health and safety of the citizenry. The City and County should support the efforts of the Fire District to provide quality fire protection and emergency medical services. The Cities should also encourage the establishment of health care providers or clinics within the area.

Policy Goals:

A list of policy goals that provide a vision with regard to public services, facilities, and utilities as outlined above.

Policy 1: Support quality emergency medical services and fire protection in the Valley to improve safety throughout the area.

Policy 2: Ensure that public utility expansion does not have a significant negative impact on the area's scenic views or individual property rights.

Policy 3: The City should encourage health care providers to become an integral part of available services for intermediate health care within the community.

Policy 4: Encourage continued study of domestic water systems in conjunction with the state departments and agencies that monitor them.

Policy 5: Investigate methods for disposing of solid waste such as recycling and alternative uses.

Implementation:

An analysis and list of implementation goals to determine actions, programs, budgets, ordinances, or other methods including scheduling of public expenditures to provide for timely execution of the various components of the plan.

Implementation 1: Endorse Fire District's plan to provide quality fire services throughout the Valley.

Implementation 2: New communication and distribution lines should be encouraged with broadband, DSL, and other services of the latest technology on an ongoing basis. Communication towers must be constructed and should be placed to minimize visual impacts.

Implementation 3: New electric utility and telephone services must be provided to new developments and should be coordinated with utility provider's long-term plans. The use of underground lines is encouraged and will be required within new developments. Substation expansion is encouraged to be confined to existing substation locations.

Implementation 4: Upgrade Road signs and address numbers at all residential home sites that are consistent with those throughout the County.

Implementation 5: Request that Swan Valley begin collaborative efforts with Bonneville County to determine specific service needs of the Valley and to then establish a capital development and improvement plan including costs for infrastructure and services not covered by dedicated resources.

Implementation 6: Bonneville County and Swan Valley should plan for handling the disposing of household, commercial and industrial waste by examining all alternatives for disposal including recycling and new technologies for biomass disposal.

Implementation 7: Provide incentives for new developments to provide central water systems for household and fire protection use. Plan these systems, where possible, in conjunction with other nearby developments and consolidate into a regional water supply and distribution system.

Implementation 8: Conduct a study of existing individual septic systems and evaluate other wastewater collection and treatment systems to determine future needs for the Valley.

Implementation 9: Conduct a study of health care needs of residents of the Valley in order to attract medical providers to establish a clinic or intermediate care facility in the area.

CHAPTER 9 TRANSPORTATION

Analysis:

An analysis, prepared in coordination with the local jurisdiction(s) having authority over the public highways and streets, showing the general locations and widths of a system of major traffic thoroughfares and other traffic ways, and of streets and the recommended treatment thereof. This component may also make recommendations on building line setbacks, control of access, street naming and numbering, and a proposed system of public or other transit lines and related facilities including rights-of-way, terminals, future corridors, viaducts and grade separations. The component may also include port, harbor and other related transportation facilities.

As residential development continues in the greater Swan Valley region, additional demands will be placed on the valley's major roadways (Highways 26 and 31) that already serve as primary intrastate and interstate arteries for eastern Idaho and western Wyoming residents. In addition, these surfaces are heavily trafficked year-round and at all hours by commercial entities that utilize these roads to transport raw materials and products within and across state lines.

Numerous seasonal outdoor recreation and adventure opportunities abound in this region and continue to draw more sportsmen, campers and tourists/vacationers, many of whom are either driving or towing oversized vehicles and/or trailers with off-road equipment. Traffic from these individuals, who provide a significant contribution to this region's economy, also impacts other local Bonneville County roads as well as roadways controlled and maintained by the Bureau of Land and the U.S. Forest Service.

Furthermore, the spawning of significant subdivision development in this region has and will continue to contribute additional traffic not only on the major arteries but also on what traditionally have been lesser-traveled roads, thus making the maintenance and expansion of county roadways a greater concern. Connectivity between subdivisions, building out roads to boundaries of subdivisions currently adjacent to undeveloped tracts of land and multiple entrances and exits are necessary to ease the burdens of ingress and egress not only for residential vehicles but also for emergency service vehicles.

Data from Idaho Transportation Department indicates that the total traffic volume at the junction of Highway 26 and Highway 31 has consistently increased over the past several years. It is reasonable to assume consistently increasing use in the foreseeable future.

Policy Goals:

The following policy goals should provide a vision with regard to transportation as outlined above.

Policy 1: Greater Swan Valley region roads should be examined by certified officials to ensure that improvements and maintenance standards are current with Bonneville County regulations.

Policy 2: In light of the aforementioned increases in traffic, continued reviews of average daily traffic volume patterns, especially in “peak season” and on holiday 3-day weekends, at the junction of Highway 26 and Highway 31 are essential.

Policy 3: For community safety, health and welfare, Swan Valley city officials should require more stringent enforcement of speed limits throughout the greater Swan Valley region.

Policy 4: All road improvements or road construction in the greater Swan Valley region should occur in compliance with all Bonneville County Road dedication standards or private road development agreements, as well as with a consideration of projected traffic volume patterns.

Policy 5: As roads in the greater Swan Valley region are updated to meet the needs of a growing population and additional tourist and outdoor recreation enthusiasts, wherever terrain permits, view vistas and pullouts should be expanded and enhanced.

Policy 6: Swan Valley city officials and the region’s Gem team as well as other interested entities should investigate funding opportunities for pedestrian and bike paths wherever feasible along current community roads. A design for construction of future roadways in the region definitely needs to take into consideration a plan to incorporate these pathways.

Policy 7: Swan Valley city officials should promote and encourage a higher level of maintenance and a greater usage for the public of roads, trails and surfaces designated for recreational purposes throughout the greater Swan Valley region.

Policy 8: Swan Valley city officials, through subdivision ordinances and other legal means, should require connectivity between all subdivisions and the building out of all roads within a subdivision to its boundaries in addition to encouraging multiple ingress and egress within subdivisions not only to ease the flow of traffic on the major arteries but also to provide easy access for emergency vehicle services as well as safe exit for residents in event of emergency.

Implementation:

The following implementation objectives should assist in determining actions, programs, budgets, ordinances and other methods to provide for the timely execution of the various components of the plan.

Implementation 1: A representative, or representatives, of Swan Valley city officials should visit periodically for review with a member of the Bonneville County Road and Bridge Department to ensure that current maintenance standards and road conditions, including those within areas of impact of the two cities, meet with Bonneville County regulations.

Implementation 2: The City of Swan Valley should help provide an avenue of communication whereby local residents within the region can express issues or concerns with regard to roadways, trails and surfaces within the city of Swan Valley or the areas of impact in the region.

Implementation 3: Since the junction of Highway 26 and Highway 31 has been identified as an area of note by the Idaho Transportation Department, lines of communication with its traffic engineer and its planning division staff should be maintained to ensure that the recommended roadway improvements at the intersection of the two highways are implemented in a timely and safe fashion.

Implementation 4: Seek support for more stringent enforcement from the Bonneville County Sheriff's Department and the Idaho State Police with regard to current speed limits throughout the greater Swan Valley region, especially on Highway 26.

Implementation 5: The existing scenic corridor throughout the greater Swan Valley region, where terrain permits, should be embellished with vista zones and pullouts. Exploration of funding opportunities should include applications for grants and communication of intent with ECIPDA and Grow Idaho, Inc. among other potential funding avenues. Additionally, designs for any construction or reconstruction of roadways in the greater Swan Valley region need to take into consideration such opportunities.

Implementation 6: Require a written road improvement and maintenance priority plan to be published on a regular basis. Said plan should include a broader use of blading and dust control to serve better developing areas. Where traffic patterns demand, paving and/or chip seal should be used.

Implementation 7: Encourage the development of multi-use pathways and/or pedestrian and bike pathways and the potential for grant procurement or private sources as a means of subsidizing construction costs.

Implementation 8: Encourage developments that are adjacent to or in the area of a planned pathway to participate in building a section or contributing to the costs of development and maintenance.

Implementation 9: A representative, or representatives, of Swan Valley city officials should represent the outdoor recreational interests of the greater Swan Valley region to the private or government agencies and/or sectors that regulate trails, paths or surfaces of non-public lands that provide recreational opportunities not only for the greater Swan Valley region residents but also for those tourists and out-of-the region adventurers who contribute to the economy of local business owners.

Implementation 10: Objectives that should be reviewed before development on any existing or new road includes, but are not limited to:

1. Ensure that road and other transportation systems have the capacity for expansion and extension to serve adequately current as well as future needs.
2. Provide protected routes for pedestrians, bicycles and equestrian usage.
3. Develop an adequate integrated system of major and minor streets and roads that give adequate access not only to residents and casual traffic but also to emergency service vehicles.
4. Protect future arterial rights-of-way as needed until they can be acquired.
5. Require that all newly established streets and highways, including those within subdivisions, are of proper width, alignment, design and construction and are in conformance with this plan as well as with current Bonneville County Road dedication standards.
6. Regulate and restrict development, including commercial, within areas required for future widening of rights-of-way.
7. Control or eliminate hazards and traffic conflicts along road rights-of-way through building setbacks, dedications, constructing frontage roads or regulation of access at the time of subdivision, zone change or construction.
8. Provide for expanding and extending the transportation network as the population grows in the greater Swan Valley region.

Implementation 11: If commercial and mixed-use zones are expanded and extended along the Highway 26 corridor or north on Highway 31, encourage and promote the construction of acceleration zones or turn lanes so that interruption of normal flows of traffic are minimized and driver safety is optimized.

CHAPTER 10 – RECREATION

Analysis:

An analysis showing a system of recreation areas, including parks, parkways, trailways, river bank greenbelts, beaches, playgrounds, and other recreation areas and programs.

Recreational activities abound in Swan Valley, Idaho. The scenic community is home to the South Fork of the Snake River with some of the best trout fishing in the lower 48 states. Palisades Reservoir which is known for its boating, fishing and recreational activities was developed by the Bureau of Reclamation in 1957. Recreation on this 25 square mile (16,100 acre) reservoir, with 70 miles of limited access shoreline, is administered by the Caribou-Targhee National Forest.

The Caribou Mountains to the south, the Palisades Range to the east, and the Big Hole Range to the north make Swan Valley a spectacular place to live. Splendid panoramas abound and year-round outdoor activities are a magnet for sports enthusiasts and adventurers.

With access to hundreds of miles of trails in the surrounding mountain areas, hiking, camping, hunting, fishing, horseback, motorcycle, and four-wheeler riding are popular activities for locals and tourists alike.

The Swan Valley area also offers incredible recreation opportunities in the winter season. The area has over 400 miles of groomed trails for snowmobiling. Other winter activities include cross country skiing, ice fishing on Palisades Reservoir, and year-round fishing on the South Fork. It is essential that continued backcountry and snowmobile use be allowed on public lands.

The area is home to abundant wildlife such as elk, deer, moose, bear, mountain lions, fox, coyote, bald eagle, golden eagles, blue heron, sand hill cranes, several species of song birds, ducks, grouse, and several flocks of wintering trumpeter swans numbering in the hundreds. Protecting the natural habitats of these animals is vital to preserving the valley's character and way of life.

The city of Swan Valley has a city park. The Swan Valley Park has picnic tables and restrooms available.

Planning for recreation in the Swan Valley area is an important, sensitive and potentially emotional issue. Community character is changing because of population growth and diversification. Economic advantages and quiet lifestyle need to be reconciled.

The population of the area represents a diverse set of recreational needs for all ages, many of which are not provided by the school and other organizations. These needs require facilities, organizers, and equipment that have historically been provided by volunteers.

Citizens have traditionally had access to the public land that surrounds the private lands in the area. Access should be considered and preserved so that future generations may participate in recreational uses of public land.

A network of summer and winter trails and pathways for non-motorized and motorized sports, transportation alternatives, and access to areas for fishing, hiking, biking and other such sports should be encouraged when feasible. Fishing opportunities and the use of waterways should be preserved.

Encourage private individuals, conservation groups and government agencies to develop and implement preservation programs for river and creek areas, such as enhancing vegetation, stream bank sloping, conservation easements, and general reclamation efforts, etc.

Policy Goals:

Policy 1: Protect and allow use of the natural recreational assets of the Swan Valley Planning Area.

Policy 2: Support responsible plans to develop a network of additional trails and pathway systems, for diverse uses, to the extent feasible.

Policy 3: Encourage the development of both motorized and non-motorized trails and pathways when economically feasible.

Policy 4: Encourage the preservation of the serene environment of the Snake River and other streams and access to them.

Policy 5: Encourage development of signage to assist travelers in identifying public facilities and attractions along Highway 26 in the Swan Valley area.

Implementation:

Implementation 1: Develop a trails and pathways plan for multiple shared and non-shared, motorized and non-motorized uses.

Implementation 2: Cooperate with the National Forest and Bureau of Land Management for public access and recreational use of public lands.

Implementation 3: Require large setbacks and low-density development along Highway 26 to maintain their pristine character and provide public access for future trails.

Implementation 4: Preserve and maintain public access to public lands, rivers, streams, and other recreational amenities.

Implementation 5: Work with the State and Idaho Transportation Department to identify and develop signage for public facilities, rest areas and special attractions in Swan Valley.

CHAPTER 11 – SPECIAL AREAS OR SITES

Analysis:

An analysis of areas, sites, structures of historical, archeological, architectural, ecological, wildlife, or scenic significance.

The settlement of the area is a rather recent history with the era of trappers and Native Americans not that remote. The vestiges of some of the first farmers and homesteaders remain visible. Preservation of the sites of these early county inhabitants provides a way to retain stories that photographs and artifacts cannot. A few attempts have been made at preservation.

The city should encourage the reasonable preservation of sites that may provide value to future generations but may fall below the interest of the Federal or State programs. Residents should be encouraged to identify these sites and structures. The City should then assist in the preservation by encouraging the use of Federal, State, and private preservation programs and funds.

The Valley should look into becoming a Certified Local Government by the State of Idaho by adopting an ordinance and establishing a Valley Historical Commission to advise and administer the program.

Policy Goals:

A list of policy goals that provide a vision with regard to special areas or sites as outlined above.

Policy 1: Identify and encourage preservation of the area's historic sites and buildings.

Policy 2: Encourage all new commercial construction and remodeling to replicate historic or western type architecture.

Implementation:

An analysis and list of implementation objectives to determine actions, programs, budgets, ordinances, or other methods including scheduling of public expenditures to provide for timely execution of the various components of the plan.

Implementation 1: Assist in the identification and preservation of historic sites and structures by encouraging the use of the Federal and State historic preservation programs and any private resources available.

Implementation 2: Development of ordinances that address commercial construction and remodeling that adhere to an architectural design that is more western, mountainous, high country, and rural.

CHAPTER 12 – HOUSING

Analysis:

Idaho Statute 67-6508 paragraph (1) defines this chapter as an “analysis of housing conditions and needs; plans for improvement of housing standards; plans for the provisions of safe, sanitary, and adequate housing, including provision for low-cost conventional housing, the siting of manufactured housing and mobile homes in subdivisions and parks on individual lots which are sufficient to maintain a competitive market for each of those types and to address the needs of the community.”

The relatively recent development of higher-cost housing in the Swan Valley area may contribute to an increase demand for more affordable or community housing. Community housing includes all types of housing – home for purchase and rent in the high-end, moderate, and affordable categories. Affordable housing refers to housing for rent or purchase that exists at the lower end of the price spectrum. Whether there is a housing affordability problem is hard to determine and subject to interpretation, but given recent and rapidly rising land and home values, the City may find it increasingly difficult to address those needs. Planning policies and implementation strategies should consider affordability.

Selected mixed-use zones that allow for a higher residential density should be considered and adopted to provide for affordable housing in certain areas in Swan Valley.

This plan encourages housing opportunities for residents of all socio-economic backgrounds and age levels. This will preserve and ensure the long-term health, safety, and welfare of our cities.

Policy Goals:

A list of policy goals that provide a vision with regard to housing outlined above.

Policy 1: Establish and encourage community and neighborhood character through the use of innovative design, diversity of housing types, and individuality of homes.

Policy 2: Encourage opportunities for diversity in housing choices and affordable housing availability.

Policy 3: Encourage owners to upgrade substandard housing conditions where such conditions exist.

Policy 4: Take steps to examine the fiscal and economic relationship between housing and other types of land use.

Policy 5: Explore alternatives to offset the cost of services for all new development.

Implementation:

Implementation 1: Encourage the use of innovative design by builders, and developers that is compatible with the requirements of the land use section, and that will produce desirable housing at all cost levels.

Implementation 2: Require effective enforcement and review of building codes and zoning regulations for new construction and remodels, to assure quality in housing units.

Implementation 3: Ordinances and codes should encourage the use of energy conservation in new residential and commercial construction and in rehabilitation of older homes.

Implementation 4: Provide for a City tree program to promote and maintain trees as a part of any neighborhood.

Implementation 5: Establish higher-density mixed use zones to enable construction and availability of affordable housing in certain areas, such as the Highway 26/31 intersection area.

CHAPTER 13 – COMMUNITY DESIGN

Analysis:

An analysis of needs for governing landscaping, building design, tree planting, signs, and suggested patterns and standards for community design, development, and beautification.

Previous and Existing Conditions, Trends

Entryway corridors are the first view one has upon arriving in the City. As such, they merit special attention to design and aesthetic attributes. Properly designed and attractive entry or gateway areas will send a positive message to visitors and prospective business and property owners. Conversely, these areas have the potential to impede economic development if not maintained in a visually appealing way.

Compatibility of Land Uses

Community design standards and requirements should be evaluated for their usefulness or efficiency in areas transitioning from agricultural to more urban uses. Design or beautification standards that have the potential to adversely impact economic growth and development should be evaluated to minimize such impacts and maximize beautification goals, predominately in entryway corridors.

Desirable Goals

- Encourage redevelopment of commercial core as community activity center.
- Foster growth that enhances the hometown/small town identity of the Swan Valley community.
- Aesthetically pleasing entryway corridors, downtown streets and buildings that show a sense of pride, well-being, and exude confidence in visitors and prospective owners and residents.

Implementation

- Encourage community volunteer urban clean-up and beautification programs.
- Enhance character and sense of place of the downtown by providing amenities such as sidewalks, outdoor furniture, lighting, etc.

Develop standards by ordinance that preserve and enhance the downtown area.

CHAPTER 14 – AGRICULTURE

Analysis:

An analysis of the agricultural base of the area including agricultural lands, farming activities, farming-related businesses and the role of agriculture and agricultural uses in the community.

Swan Valley has had a long heritage of farming and ranching, however, agriculture. Agricultural land does contribute heavily to the rural lifestyle, the conservation of open space, and fish and wildlife habitats, and are protected by Idaho's Right-to-Farm Regulations as enacted in the Idaho Code at 22-4501 et seq. (1995).

Policy Goals:

Protection of ground water and surface waters found in streams, rivers, lakes and irrigation delivery channels is critical to the future welfare of the natural environment and of all agricultural, commercial, and residential endeavors. The Valley features broad areas of diverse and ecologically important wetlands, floodplains and riparian corridors. These areas are integral to protection of water quality, ground water recharge, pollutant buffering, erosion control, and nutrient cycling that support agricultural operations such as ranching and haying, and support fish and wildlife populations.

Encourage incentives that work to conserve and protect open space and a rural sense of place recognizing that agriculture land contributes to a rural way of life that is valued by its residents.

Implementation:

Implementation 1: Open space and rural atmosphere are considered to be of economic importance to the valley. Agriculture is an integral part of this valley's history and is the principal contributor of the open spaces that make up its scenic landscape. This plan recognizes the need to protect farm operations from adverse impacts of residential development while still providing landowners with some flexibility in the disposition of their property. Strategies that address these issues will be discussed within the Land Use section.

CHAPTER 15 – IMPLEMENTATION

Analysis:

This component is included as a subsection in each of the other required components and is addressed as “Implementation” in each of those individual components.

CHAPTER 16 – NATIONAL INTEREST ELECTRIC TRANSMISSION CORRIDOR

NATIONAL INTEREST ELECTRIC TRANSMISSION CORRIDOR

After notification by the public utilities commission concerning the likelihood of a federally designated national interest electric transmission corridor, prepare an analysis showing the existing location and possible routing of high voltage transmission lines....

Analysis:

Because the City of Swan Valley has not been notified by the Public Utilities Commission regarding the likelihood of a federally designated national interest electric transmission corridor within or near the City of Swan Valley, no analysis has been prepared and this component is omitted from the Plan.

Policy Goals:

Implementation:

None

CHAPTER 17 – PUBLIC AIRPORT FACILITIES

PUBLIC AIRPORT FACILITIES

An analysis prepared with assistance from the Idaho transportation department division of aeronautics, if requested by the planning and zoning commission, and the manager or person in charge of the local public airport identifying, but not limited to, facility locations, the scope and type of airport operations, existing and future planned airport development and infrastructure needs, and the economic impact to the community.

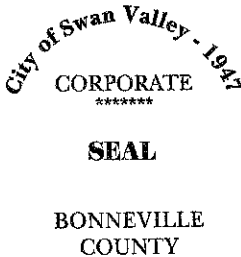
Analysis:

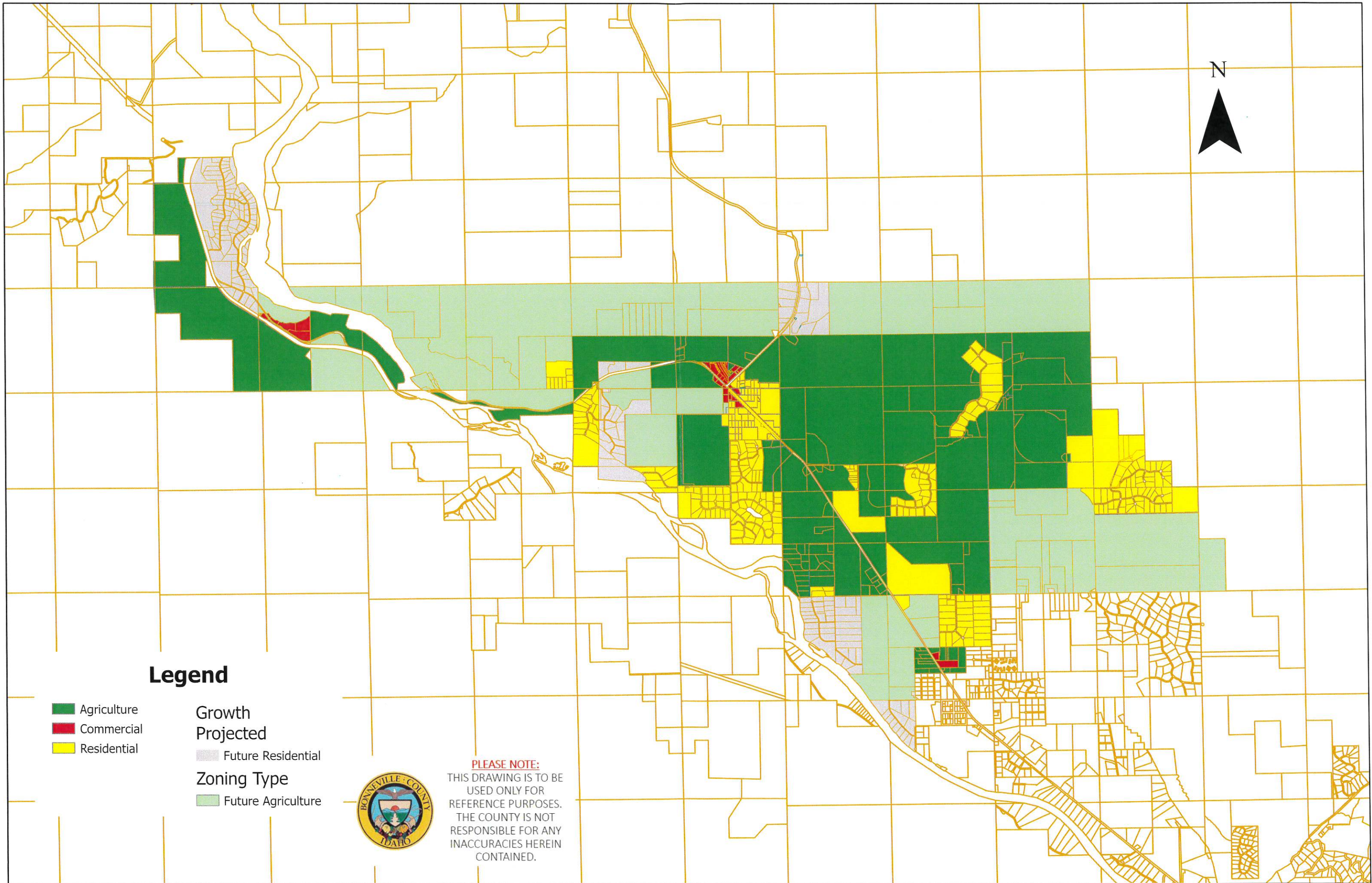
Because there are no local public airports within or near the City of Swan Valley, this component is omitted from the Plan and no analysis has been prepared.

Policy Goals:

Implementation:

N/A





Legend

- Agriculture
- Commercial
- Residential

- Growth Projected**
- Future Residential
 - Zoning Type**
 - Future Agriculture



PLEASE NOTE:
 THIS DRAWING IS TO BE
 USED ONLY FOR
 REFERENCE PURPOSES.
 THE COUNTY IS NOT
 RESPONSIBLE FOR ANY
 INACCURACIES HEREIN
 CONTAINED.