

# **City of Salmon Comprehensive Plan**

**August 4<sup>th</sup>, 2010**

**Ordinance No. 10-762  
Updated and Amended from 1992 Plan  
Repealing Ordinance No. 92-547**

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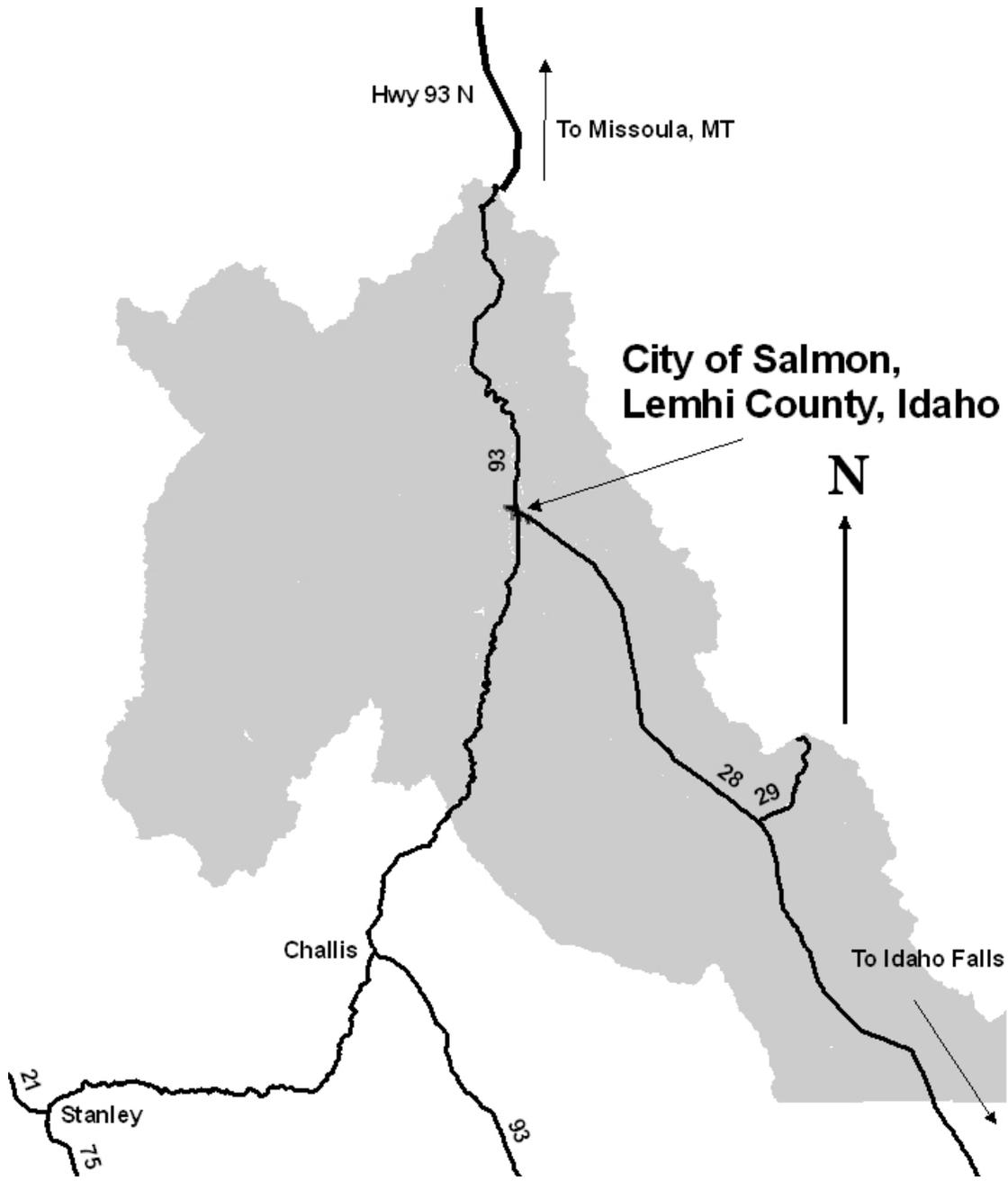
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## **City of Salmon**

Salmon, Idaho, is located approximately 140 miles south of Missoula, Montana, and 160 miles northwest of Idaho Falls, Idaho. The City is located in a wide mountain valley, at the confluence of the Salmon and Lemhi Rivers. The Salmon River Mountains ascend from its western edge, and rugged foothills rise northeast toward the impressive skyline of the Bitterroot Mountain Range and the Continental Divide. The Lemhi Range begins at Sal Mountain, on the southeastern horizon.

Salmon was incorporated in 1892 but traces its origin back into the 1860s, when it served as a supply center for the gold mines of Leesburg and other high country locations. Historically, mining, timber and agriculture were the bedrock of the City's economy. Recently, there has been an economic shift. Tourism, public health services and government have become important sources for employment and income. However, agriculture still represents the majority of the county's economic base (activities that, through added value, provide a base for employment in other sectors) and a significant portion of the tax base as well. Their economic impact will be increased as major mining operations are in the process of being resumed.

Salmon and Lemhi County lost population during the 1980s. The Year 2000 Census population data indicates a 6.2% increase in City population since 1990, due mostly to mining operations. An influx of retirement age people has since offset a net loss of young people from the region, a typical trend for small rural communities. The current population estimate for Salmon is 3,100 citizens. Revised population data will be available upon the completion of the 2010 Census.

## **A River Runs Through It**

Salmon is the gateway to the Frank Church River of No Return Wilderness. This is the largest unspoiled wilderness in the contiguous US, and it contains the Salmon River (the "River of No Return"), which is the longest free flowing river in the lower 48 states. It is truly a national treasure that flows through the heart of the City and into the wilderness.

The abundance of nearby public lands administered by the USDA Forest Service (the Salmon-Challis National Forest) and the Bureau of Land Management combine with the Salmon River to offer a sportsman's paradise with outstanding year-round outdoor recreational opportunities. Clean air, clean water, and unspoiled mountain vistas have been preserved by Salmon's relative, but appreciated, isolation. This isolation has served as a buffer from the unrestricted over-development which has plagued other communities throughout the state. Subsequently, this remoteness from other community centers has been positive for Salmon, which has enjoyed a high quality hospital, excellent community services, and adequate shopping opportunities for its residents and visitors.

## **What the Comprehensive Plan Does**

The Comprehensive Plan provides a set of goals and guidelines for future growth and development within the City. A framework to implement these goals is required in the Comprehensive Plan to accomplish the desired results.

This comprehensive plan provides the City with:

- a set of land use and related goals, guidelines and recommendations for the development of the City;
- a future land use plan map and land use policy statements that will be implemented with the Salmon Development Code;
- a guide for major public investments required to implement the Comprehensive Plan and for developing a Capital Improvements Plan and identifying funding sources; and
- a process for reviewing and updating the Comprehensive Plan.

## **The Legal Authority for Salmon's Comprehensive Plan**

The legal authority for the adoption of this comprehensive plan is found in Idaho's Local Planning Act. I.C. 67-6503 requires all Idaho cities to exercise the powers of comprehensive planning, zoning, and subdivision regulation. That general mandate is expanded in I.C. 67-6508, which states:

It shall be the duty of the planning or planning and zoning commission to conduct a comprehensive planning process designed to prepare, implement, and review and update a comprehensive plan . . .

This update of the Salmon Comprehensive Plan, as adopted in 1992, provides for consistency with the 1995 provisions of the Local Land Use Planning Act (*Idaho Statutes* 67-6508(a-o), Planning Duties). These fifteen elements must be included in all comprehensive plans, unless the plan includes a statement explaining why the community for which it is being adopted does not need a particular element.

## **Process To Adopt the Comprehensive Plan**

The process leading to the adoption of the original comprehensive plan actually began in 1987. A 1981 Growth Management Plan and the subsequently adopted zoning ordinance were not providing adequate direction or support for the City's land use decisions, causing the City and its citizens to revisit growth and planning goals and guidelines.

The previous comprehensive plan was supplemented by three background studies, which were produced in cooperation with Lemhi County. They provided a sound factual basis for the policies adopted in the comprehensive plan. These were:

A Social and Economic Profile: Lemhi County, City of Salmon (October 1990)  
Planning for Public Facilities and Services in Lemhi County and the City of Salmon  
(October 1991)

In 2008, the City again embarked upon an update of the Comprehensive Plan. This began with the adoption of a “Private Property Right” element, which had been required by state law since the adoption of the 1992 Comprehensive Plan. The Planning Director and a planning group began reviewing possible goals for the new comprehensive plan and public meetings began in early 2009. Adoption of the comprehensive plan followed a long public input process and careful review by the City of Salmon Planning and Zoning Commission and members of the City Council.

# **ELEMENT ONE – Private Property Rights**

The City of Salmon is charged with preparing and adopting an up-to-date Comprehensive Plan that provides for effective citizen involvement in an ongoing land use and development process. This element is required through a change in state law enacted in 1995. 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.

Protection of individual property rights is important to all residents of the City, but should go hand in hand with quality development that protects and respects private property rights. There is a belief that all new proposed uses should be studied carefully for the potential impact on current uses and that any potentially negative impact should be mitigated. The City of Salmon would like to see priority given to protecting the rights of uses that are currently in place, over those that might be proposed. In addition, the City of Salmon is charged with protecting private property from being taken for public use without payment of just compensation.

Evaluation of new ordinance proposals and development reviews subsequent to the adoption of this comprehensive plan ensure that land use policies, restrictions, conditions and fees do not violate private property rights.

## **I. Goal**

The City of Salmon should 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.

### **I.a. CITIZEN PARTICIPATION**

#### **Objectives:**

- a. Provide opportunities for the general public and private property owners to review, comment, and make recommendations on planning and development proposals.
- b. Keep citizens informed about the status of the City planning and development process by making public records available.
- c. Protect landowners from arbitrary and discriminatory actions.
- d. Provide for changing public needs and desires.
- e. Assist citizens in identifying and comprehending the issues.

#### **1. POLICY**

The City of Salmon should provide for a continued public participation process and citizen involvement in evaluating compatibility of planning and development proposals.

#### **2. POLICY**

The City of Salmon should assure that a public review process for all new development within the city provides for the health, safety and welfare of the citizens of Salmon.

### **3. POLICY**

The City of Salmon should assure that a public review process for all new development provides for adequate protection under the laws of the city, state, and federal government and mitigates negative impacts upon that may result in a public nuisance or in a public health hazard as defined in the Salmon Development Code, and respects the traditional land use patterns and mix of uses of the neighborhood.

## **I.b. PRIVATE PROPERTY RIGHTS**

### **Objectives:**

- a. Balance individual rights with a respect for the property rights of neighboring owners and the good of the community at large. Providing for an inclusive public participation process in order to identify competing public and private property rights.
- b. Prevent unconstitutional takings of private property.

### **1. POLICY**

The City of Salmon should protect, enhance, and insure that private property values and rights are within applicable requirements of federal, state, and local laws. This should be accomplished through the utilization of the Attorney General's checklist:

- Does the regulation or action result in the permanent or temporary physical occupation of the property?
- Does the regulation or action require a property owner to dedicate a portion of property or grant easement?
- Does the regulation deprive the owner of all economically viable uses of the property?
- Does the regulation have a significant impact on the landowner's economic interest?
- Does the regulation deny a fundamental attribute of ownership?
- 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?

### **2. POLICY**

The City of Salmon should evaluate each related land use and development action to protect private property values and rights.

### **3. POLICY:**

The Salmon Development Code should continue to make provisions allowing all legally existing land uses to continue as either conforming or nonconforming land uses to protect individual property rights and investments.

## **I. c. EMINENT DOMAIN**

**Objectives:**

- a. Provide opportunities for private property owners to review, comment, and participate in a process for the City to acquire private property for needed public use.
- b. Prevent unconstitutional takings of private property.
- c. Promptly identify private property needed for public use and promptly pay just compensation to acquire such property before resorting to a condemnation action.

**1. POLICY**

The City of Salmon should protect private property from being taken for public use without just compensation.

**2. POLICY**

The City of Salmon should inform affected property owners of the purpose and intent of any eminent domain action of private property for a needed public use.

## ELEMENT TWO – 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 may influence the type of services the City needs to consider.

This element contains the most current population forecast for the City and the Area of City Impact. This data is compiled by the State of Idaho Department of Labor from the most recent US Census, which was in 2000. The next Census count will be in 2010.

From January, 2000 to December, 2009 the City of Salmon annexed approximately 470 acres bringing the City’s total acreage to approximately 1,669 acres.

The following statistics for the City have been provided by the Idaho State Department of Labor and the U.S. Census Bureau:

<b>State Population</b>			
<b>2007</b>	<b>2006</b>	<b>2005</b>	<b>2004</b>
1,499,402	1,466,465	1,429,096	1,395,140

<b>City by County Population</b>								
	<b>July 1 2007</b>	<b>July 1 2006</b>	<b>July 1 2005</b>	<b>July 1 2004</b>	<b>July 1 2003</b>	<b>July 1 2002</b>	<b>July 1 2001</b>	<b>July 1 2000</b>
Lemhi County	7,808	7,692	7,731	7,706	7,662	7,602	7,599	7,603
City of Leadore	86	85	86	86	87	86	87	87
City of Salmon	2,986	2,952	2,982	2,993	2,995	2,986	3,002	3,017

<b>Historical Population of City</b>								
<b>Year</b>	<b>1940</b>	<b>1950</b>	<b>1960</b>	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	
<b>Population</b>	2,439	2,648	2,944	2,910	3,308	2,941	3,017	

### Idaho Per Capita Person Income (dollars)

<b>Area Name</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>
Idaho	24,077	25,024	25,221	25,524	27,361	28,301	29,920
<b>Counties</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>
Lemhi	19,696	21,186	20,662	21,441	23,101	23,212	24,636

<b>Age of population – All persons in Lemhi County 1990 - 2000</b>									
<b>1990 All Persons</b>	<b>&lt; 18 Yrs 1990</b>	<b>18 Yrs + 1990</b>	<b>2000 All Persons</b>	<b>&lt; 18 Yrs 2000</b>	<b>18 Yrs+ 2000</b>	<b># Change &lt; 18 1990- 2000</b>	<b>% Change &lt; 18 1990- 2000</b>	<b># Change 18+ 1990- 2000</b>	<b>% Change 18+ 1990- 2000</b>
6,899	1,898	5,001	7,806	1,991	5,815	93	4.9%	814	16.3%

<b>Lemhi County - Median Age, Population Age 5 through 17, Population age 65 and Over, 1990</b>				
<u>Lemhi County</u>	<u>Median Age</u>	<u>Percent Age Under 18</u>	<u>Percent Age 18-64</u>	<u>Percent Age 65 and over</u>
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%

**Community Development Profile - Race, Hispanic, Minority  
Data**

\*

Total Population	White alone (not Hispanic)	Percent of Population White alone (not Hispanic)	Black alone (not Hispanic)	American Indian alone (not Hispanic)	Asian alone (not Hispanic)	Hawaiian Nat. or Other Pacific Is. (not Hispanic)	American Indian/Alaska Native and White (not Hispanic)	Asian and White (not Hispanic)	Black/American American and White (not Hispanic)	Native and Black/African American (not Hispanic)	Other Multi-Racial	Hispanic	Total Minority	Percent Minority
7,806	7,452	95.5%	8	41	14	3	57	15	4	0	42	170	354	4.5%

\* Source – Idaho Department of Commerce

**Selected 1990 Census Data for Counties & Cities above 1,000 in Population, for Comparison with 2000 Demographic Profile Data.**

Area Name	Total Population	Median Age (Yrs)	Population 18+			Population 21+	Population 62+	Population 65+			Families w/ Own Children <18			Unmarried Partners
			Total Population	Males	Females			Total Population	Males	Females	Total	Married Couples	Female HH (no hsbnd present)	
<b>Lemhi</b>	6,899	38.3	5,001	2,447	2,554	4,808	1,438	1,205	560	645	880	705	139	50
<b>Salmon</b>	2,941	36.8	2,121	982	1,139	2,038	633	543	221	322	392	276	99	36

Source: US Bureau of the Census

<b>Annual Labor Force Data for Lemhi County. Updated April 2008</b>										
	1999	2000	2001	2002	2003	2004	2005	2006	2007	
Civilian Labor Force	3,852	3,841	3,886	3,807	3,813	3,955	4,035	3,964	4,006	
Unemployment	292	300	282	281	281	267	234	189	159	
% of Labor Force Unemployed	7.6	7.8	7.3	7.4	7.4	6.7	5.8	4.8	4.0	
Employment	3,560	3,541	3,604	3,526	3,531	3,688	3,802	3,775	3,847	

Source: Idaho Dept. of Labor

<b>Monthly Labor Force Data for Lemhi County March 12, 2009</b>							
SEASONALLY ADJUSTED				UNADJUSTED			
CIVILIAN LABOR FORCE	UNEMP	PERCENT UNEMP	TOTAL EMPLOY	CIVILIAN LABOR FORCE	UNEMP	PERCENT UNEMP	TOTAL EMPLOY
3,651	204	5.6	3,447	3,655	278	7.6	3,377

**Census Tract Population by County, April 1, 2000**

**Lemhi Co.**

Census Tract 9801	2,364
Census Tract 9802	2,991
Census Tract 9803	2,451

Source: US Bureau of the Census, March 2001

Thirty-three percent (or one-third) of the persons living in Lemhi County now did not live here ten years ago, according to the Idaho Department of Commerce. These new residents who have migrated into the county in the past ten years may potentially have great influence on changing ideas about quality of life and lifestyle preferences.

One area of concern is the continued decrease in the school age population. This could result in an aging population in Salmon, placing more burdens on health and social resources.

**I. Goal**

The City of Salmon should provide for an analysis of past, present, and future population trends, including such characteristics as total population, age, sex, and income.

**Objectives:**

a. Understand past and future population trends and characteristics essential to long range planning for the community.

**1. POLICY:**

The City of Salmon should periodically update its population data and utilize census block data to establish an accurate measure of the City population base.

## **ELEMENT THREE - School Facilities and Transportation**

This element requires the City to consider school capacity, facility, and transportation needs. The need for and location of school facilities can influence development and location.

### **School District:**

The offices and facilities of the Salmon School District #291 are located within the City of Salmon but serve children from all over the county, with the exception of the Leadore area, which is served by the Lemhi School District. Enrollment numbers for 2010 in the Salmon School District are:

Kindergarten = 65 students  
Grades 1 -- 4 = 230  
Grades 5 -- 8 = 258  
Grades 9 -- 12 = 315

Facilities of the School District include a high school building, alternative high school, middle school, and elementary school all located in the Salmon area. In addition, a transportation facility is located in Salmon to serve the students.

The School District offers pre-K education at a Child Development Center and special education within the schools for special needs children. The District also offers education through an alternative high school for those with special circumstances that hinder their education through the traditional educational process. One charter school has been granted by the School District

School enrollment has decreased 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.

### **Other Educational Offerings:**

There is one private school in the city offered by the Seventh-Day Adventist Church and some students are home-schooled. The Eastern Idaho Community Action Partnership (EICAP) offers a Head Start program in the community and there are several small private daycare and pre-school services.

Education and training for developmentally disabled adults is offered by two private training centers in the community, offering adult job training and living skills.

Post secondary education is available to Salmon residents through long distance learning opportunities offered in the Salmon Innovation Building by the East Idaho Technical College and Idaho State University.

### **Transportation:**

Safe transportation of students is a serious concern for the district, parents and citizens. Assurance of safe, convenient transportation is crucial for community support of schools and bond proposals or

elections, should they become an issue. Transportation is provided by the School District's bus system for students. The bus routes have been set to meet current demand and allow for future growth. There are currently eight school bus routes involving twelve school buses. The system transports about 350 students.

## **I. Goal**

The City of Salmon should work closely with the Salmon School District and other educational providers to meet the mutual needs of the City, its businesses, and its young people.

### **Objectives:**

- a. Provide learning environments for children that facilitate positive, effective educational experiences and curriculum performance standards.
- b. Maintain positive, accessible relationships with the School District and other educational providers to work with them in meeting the needs of the City's children.
- c. Incorporate school master plan goals as applicable.
- d. Encourage and support efforts to coordinate resources to serve students at risk, such as access to a school resource officer on a regular basis and an alternative learning center.
- e. Promote efforts between industry and education to provide for industrial needs.
- f. Encourage youth who choose to leave the community to return after college or job training by providing living wage job opportunities.
- g. Work with the School District to increase safety for transporting children to school.

### **1. POLICY**

The City of Salmon should encourage higher education or job training opportunities. One goal should be to work towards the development of a community college, possibly tied to the Skilled Learning Center and industry needs (such as, but not limited to, mining, health care, environmental science, agriculture, wildlife, and technology).

### **2. POLICY**

The City of Salmon should do a needs analysis and develop, if need is determined, a "Safe Routes to School" plan.

### **3. POLICY**

The City of Salmon should recognize all opportunities to work with and encourage local businesses and industries to utilize their operations as a resource for education for high school and university extensions, such as the study of geology and mines, reclamation, and the mitigation of environmental impacts. The City should develop incentives for companies to explore such alternatives.

## **ELEMENT FOUR - Economic Development**

The City of Salmon is charged with preparing and adopting an up-to-date economic development plan that includes an analysis of the economic base of the area including employment, industries, economies, jobs, and income levels. 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 and retail (tied to tourism and ranch/farm activities), government, agriculture (ranching and mining), 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 Salmon because it brings tax revenues from the state and federal levels into the community.

Of the total number of jobs in all of Lemhi County (year 2000):

- Wage and salary jobs – 60%
- Agricultural jobs – 9%
- Non-farm proprietors – 31%
- Total – 100%

Lemhi County had a total of 4,330 jobs in 2001 with 308 businesses in the county with 60 retail establishments. The majority of these are located within the City of Salmon or within its area of impact.

Local economic development resources include the Chamber of Commerce and the Lemhi County Economic Development Council. In addition Salmon has Gem Community status, a designation given by the state once a community has met, planned for, and begun implementing economic development strategies. Also, such state agencies as the Idaho Department of Commerce can offer technical assistance and financial assistance in helping to seek out and locate businesses in the City of Salmon.

The Salmon Urban Renewal Agency impacts the downtown area in which some property taxes are returned to pay for public improvements. The downtown was revitalized several years ago with a downtown landscaping and parking plan to enhance the traffic flow and beautify the area for tourism.

Tourism has increasingly become a focus for the City of Salmon businesses. Visitors use the city as a base to participate in hunting, fishing and float trips on the Middle Fork and Main branches of the Salmon River, as well as general sightseeing and visits to historical sites. Another source of income is retirement and pension money coming into the county as retirees continue to choose the Salmon area as a place to retire. This income is not tracked by the state but should show a significant contribution to Salmon's economic picture when the 2010 census is completed.

The following table provided by the Idaho Department of Commerce showing tourism figures from 2005 for Lemhi County:

US\$ millions	Transportation	Food	Lodging	Entertainment	Shopping	Total	% of Total County Sales	% of State Tourism Sales
Visitor Spending	3.57	1.67	3.86	1.32	4.17	14.59	4%	0%
Direct			Indirect		Induced		Total	
Gross State Product (US\$)	8,831,990			2,337,036		2,429,736		13,598,762
Wages (US\$)	3,579,513			1,457,812		1,619,008		6,656,333
Employment	232			48		59		338
Federal Taxes (US\$)	State & Local (incl. lodging tax, US\$)				Total Tourism Taxes (US\$)			
1,288,936	856,707				2,145,642			

The Sacajawea Historic Byway runs through Lemhi County and the City. This byway is ranked in the top ten in the Rockies and has received national recognition. The Sacajawea Interpretive, Cultural and Educational Center also serves to bring and keep visitors in the community that extra critical day to enjoy what Salmon has to offer. The Bitterroot Scenic Byway was recently awarded on Lost Trail Pass.

### I. Goal

The City of Salmon should work with and through other federal, state and local agencies to support and stimulate economic development and growth that will diversify and strengthen the traditional mix of economic activity in the local marketplace and provide economic employment opportunities for local residents and to support timber, mining, agriculture, recreation, and other land uses that are compatible with existing uses and the lifestyles of the people of the area.

#### Objectives:

- a. Identify the needs for economic stability and diversity for the next five years.
- b. Recognize the potential challenges of transportation costs of both goods and people.
- c. Coordinate economic development strategies between public government and agencies and private business.
- d. Provide opportunities and incentives to attract new and innovative technologies to support living wage business.
- e. Encourage proactive training and recruitment programs with local educational organizations.
- f. Continue efforts to support economic opportunities related to the reestablishment of Native American cultural diversity and to promote and utilize existing resources, such as the Sacajawea Center.
- g. Examine the possible uses of alternate sources of revenue.
- h. Concentrate the focus of our local economy on agriculture, tourism, mining, timber, and light industry. Explore the impact and benefits on the influx of retirees and how they can be served.
- i. Work towards identifying and developing alternative sustainable energy resources such as biofuels.
- j. Identify vacant and underutilized commercial and industrial lands within the City and the Area of Impact that are not environmentally constrained (wetlands, high water table, flood zone, noise, air pollution, odor, lighting) that are suitable for development.

- k. Work to identify and provide signage to markets, transportation systems, public facilities, police, and fire protection.
- l. The City should recognize and encourage the economic opportunities and types of businesses that are best located within the city versus those best located out in the county.
- m. Develop an accurate measure of the impacts of visitors to the region.

**1. POLICY**

The City of Salmon should work with federal, state and local agencies to explore opportunities and incentives that will encourage value-added, living wage businesses to expand and locate in the community; to attract new and innovative technologies, and identify existing resources that support sustainable living wage business; to diversify the mix of commerce and industry and employment opportunities for local residents; and to capitalize on the changing opportunities in the local and regional marketplace.

**2. POLICY**

The City of Salmon should coordinate and cooperate with Lemhi County, Lemhi County Economic Development Association (LCEDA), the Association of Idaho Cities (AIC), the governor's office, and the federal government to promote biofuels development within the County. This will encourage the utilization of sustainable natural resources, promote energy conservation, promote a sustainable economy, and to provide a location for the containment and transfer of biofuels for a future use in a biofuels plant.

**3. POLICY**

The City of Salmon should encourage labor training programs that match the mix of skills and occupations with the employment requirements of businesses now operating in the community or that are suitable prospects for locating in Salmon to catch a skilled labor force and prevent leakage to communities outside the region. The City shall also continue to promote and enhance the utilization of the Salmon Valley Business Innovation Center (SVBIC), the Incubator and the Industrial Park at the Salmon Airport.

**4. POLICY**

The City of Salmon should monitor the City's land development requirements concerning commercial and industrial development and remove any unwieldy restrictions and requirements to encourage the development of project ready sites.

**5. POLICY**

The City of Salmon should continue to support completion of Salmon Urban Renewal projects and to explore the creation of an economic resiliency plan to document the lessons learned and plan for Salmon's economic future.

**6. POLICY**

The City of Salmon should actively support and promote the county's efforts to preserve productive agricultural lands as one of its most valuable natural resource based industries.

As part of this effort the City shall support and encourage the development of locally grown

farm products, support and promote name face value for the sales of farm products, provide suitable locations in the city for the processing and sale of farm products, encourage and promote the utilization of sustainable natural resources, promote a sustainable regional economy and the preservation of productive agricultural lands and valuable natural resource based industries.

**7. POLICY:**

For a diverse and sustainable economy and to promote Salmon as a center for the study of geological, agricultural, and environmental sciences, the City of Salmon should actively promote outdoor recreational opportunities and tourism as one of its most valuable natural resource based industries, encourage the development of a wildlife education center, and explore the possibilities of promoting Salmon as a wildlife education center for the region.

**8. POLICY**

The City of Salmon should continue to support, promote, and enhance the Sacajawea Center as a valuable resource tool for introducing new business and cultural diversity to the community. This effort should highlight the Center’s usefulness as a visitor information center and as an accurate measure of the impacts of tourism to the region, to prepare for the changing needs of the community and people passing through the area, and to promote Salmon as the regional multi-cultural, educational, tourism, and economic center.

**II. Goal**

The City of Salmon should maintain a healthy central business district which has few vacancies, and is attractive, clean and user friendly.

**1. POLICY**

The City of Salmon should continue to preserve the Historic District potential of downtown Salmon. The historic significance of several of the buildings has been recognized by their placement on the National Register of Historic Places. These buildings are all in the central part of Salmon and, along with a number of “contributing” structures, may form the nucleus of an historic district. The City should continue to support and promote publications on the downtown buildings and the businesses in them, and to support proper signage to recognize these facts.

**2. POLICY**

The City of Salmon should continue to update and implement the Downtown Plan, including reviewing urban renewal opportunities. The downtown development plan should continue to guide Salmon in capitalizing on this asset as a joint responsibility of city government and downtown property owners and tenants. The plan addresses circulation, parking, design, and management issues.

## **ELEMENT FIVE - Land Use**

The Land Use Element examines natural land types, existing uses, and the suitability of lands for uses such as housing, commerce, industry, agriculture, forestry, and recreation. The Comprehensive Plan Future Land Use Plan map identifies various land use types within the city. The amount of land set aside for each use is based upon growing and identified needs of the community.

Zoning classifications are then identified in the City based upon the land use map and are used to guide development compatible with surrounding businesses and neighborhoods. A zoning classification must match the land use type on the Comprehensive Plan map, although it is important to note that the lines of the land use map are used for guidance only, while the lines on the zoning map are distinct and follow lot or street lines as much as possible. The land uses currently in place within the City are:

### **Agricultural:**

This land use provides a “holding” zone in which continuing agriculture use is permitted until the area is ready for development.

### **Residential:**

The residential land use provides areas within the community for many types of housing from single family to multi-family units. Residential areas are suitable for single-family residential living, including manufactured homes (as allowed and defined by state law) meeting certain building requirements, and some areas are appropriate for higher density housing, as identified in the zoning code.

### **Commercial:**

Commercial use serves the needs of the residents, persons passing through the area, and surrounding agricultural needs, including those establishments that provide retail or wholesale goods and services, some light processing, warehousing, distribution, and manufacturing.

### **Industrial:**

Industrial use may include heavy warehousing and distribution, manufacturing plants, processing plants and other heavier industrial uses which are deemed compatible. Wholesale and some retail may be permitted in conjunction with the primary use. Heavy industrial uses shall be confined to the industrial zones within the City.

### **Public Purpose:**

Public purpose includes land dedicated to governmental uses such as city, county, state, and federal property.

### **Areas of City Impact:**

Idaho's Local Planning Act of 1975 requires Lemhi County and the City of Salmon to negotiate an Area of City Impact agreement and a map of the Area of City Impact boundaries (I.C. § 67-6526). In general terms, Area of City Impact agreements seek to outline the potential uses of lands around a city and establish an area in which the city envisions its growth through the annexing of county lands.

### **Other Land Uses:**

The City may establish special land use categories to address unique characteristics of the land or environment. This may include identifying other lands such as recreational areas, floodplain areas, and areas of critical concern such as historical sites, geographic features, wildlife areas, and natural resource areas. These are discussed more fully in the Natural Resources, Recreation, Hazardous Areas, and Special Areas and Sites Elements of the comprehensive plan.

### **I. Goal**

The City of Salmon should provide for natural land types, existing land covers and uses, and the intrinsic suitability of lands for uses such as recreation, housing, commerce, industry, agriculture, preservation, and public facilities.

#### **Objectives**

- a. Develop detailed plans or specific programs to implement the recommendations and proposals of the Comprehensive Plan.
- b. Keep the Comprehensive Plan current through annual minor revisions and a major review and update.
- c. Develop the necessary management measures (update the Area of City Impact agreements and boundaries, zoning and subdivision ordinances, codes, etc.) to ensure the implementation of the adopted Comprehensive Plan.
- d. Be continually sensitive to the needs of its people, in activities of work, education, health facilities, and recreation, so that they may gain the most from the potential of land use planning.

#### **1. POLICY**

The City of Salmon should explore non-traditional zoning methods, such as planned unit developments (PUD's), to encourage development on buildable lots within the city and innovative design and development strategies. This should be done to encourage diversity in the economy, connectivity of transportation systems, pedestrian access, and to respect traditional land use patterns that predominate in the area.

#### **2. POLICY**

A map and inventory should be prepared indicating suitable future projected uses for lands within the city limits. A Buildable Lands Inventory (BLI) should be developed quantifying available land suitable for development within the geographic or political boundary of the city limits and the Area of City Impact. The land element of a BLI would be utilized to assess whether the Area of City Impact contains enough land to satisfy the community's 10 year housing and commercial land needs.

#### **3. POLICY**

The City of Salmon should periodically review its future land use categories and Future Land Use Plan map.

#### **4. POLICY**

The City of Salmon should ensure the zoning ordinance is enforced to maintain order in business expansion that impacts residential life as little as possible and direct land uses to areas where they are planned.

**5. POLICY**

The City of Salmon should continue to utilize the Future Land Use Plan Map. The map provides space sufficient for all reasonably anticipated development within the city limits. The future land use designations reflect the surrounding land use pattern, public input, and the research and discussion of the Salmon Planning and Zoning Commission.

**6. POLICY**

The City of Salmon should continue to provide for public participation in evaluating the compatibility of major developments. The public hearing process should include explicit consideration of the compatibility of the proposed development or use. Compatibility should be evaluated using lot coverage, building height and bulk, activity levels, and similar comparative indicators.

**7. POLICY**

The City of Salmon should continue to utilize performance standards requiring the mitigation of potential land use conflicts. The Salmon Development Code should continue to contain performance standards that require the effective mitigation of potential land use conflicts.

**8. POLICY**

The City should work with the appropriate agencies to encourage open space, including that land already designated as open space that provides fish and wildlife habitat, paying particular attention to waterways and wetland areas.

**II. Goal**

The City of Salmon should continue to expand cooperation with Lemhi County in its planning efforts. This cooperation will include the negotiation and adoption of an Area of City Impact agreement and Area of City Impact map. This will be important in providing for future extension of city services, for the orderly development of lands outside of the city limits and to ensure that city residents are represented in the review of development proposals that are not within the city limits that may affect homes or business interests within the city.

**1. POLICY:**

Annexations should be in the best interests of the City. The City should closely examine annexations for positive impacts where city services are a needed solution for existing problems resulting from insufficient sanitation, water and/or sanitary services, other urban service problems, or due to a safety concern. Small area annexations may be considered where special circumstances warrant. All annexations shall be in conformance with the Comprehensive Plan and annexation criteria and procedures to provide for the orderly allocation of land into the city limits.

**2. POLICY**

To accommodate growth in the near future, the City should encourage development on existing,

buildable city lots within the city limits and impact areas first over expansion into the rural areas to accommodate growth in the near future.

**3. POLICY**

As required by I.C. § 67-6526, the City of Salmon should negotiate with Lemhi County to enter into an updated Area of City Impact (ACI) agreement that designates boundaries of growth and rules and regulations applied within these boundaries.

**III. Goal**

The City of Salmon should assure an adequate commercial and industrial land base to accommodate the types and amount of economic development and growth anticipated in the future, while encouraging efficient use of land and public facilities within the City.

**1. POLICY**

The City of Salmon should identify commercial and industrial land that is currently served or readily serviceable with a full range of urban public facilities and services to assure an adequate supply of developable land.

**2. POLICY**

The City of Salmon should continue to use appropriate zoning to assure that commercial and industrial activity is compatible with adjacent uses to protect adjacent and nearby property from incompatible development and uses.

**3. POLICY**

The City of Salmon should continue to control industrial uses allowed in commercial zones to reduce conflict between neighboring uses.

**4. POLICY**

The Salmon Development Code should continue to recognize and allow for appropriate home based businesses (home occupations).

**5. POLICY**

Appropriate infrastructure should be in place to allow for development to occur in densities as designated in the comprehensive plan.

**IV. Goal**

The City of Salmon should develop site development standards and criteria for the location of commercial and industrial development, to encourage efficient use of public facilities and transportation systems in accordance with the City Comprehensive Plan Element Nine – Transportation.

**1. POLICY**

The City of Salmon should periodically update the future land use map and zoning map.

**2. POLICY**

The Salmon Development Code should continue to provide criteria for mixed use development where appropriate, particularly the use of residential in commercial areas.

**3. POLICY**

The City of Salmon should continue to encourage mixed use developments through the Planned Unit Development (PUD) standards of the Salmon Development Code.

**4. POLICY**

The City of Salmon should encourage cohesive, integrated residential, commercial, and industrial centers rather than traditional, unrelated development patterns. This should include the continued promotion of the downtown business core with planned development growth from the center of town while maintaining the livability of the community. Livability for the citizens of Salmon includes maintaining the rural and environmental character of the community and surrounding area.

## **ELEMENT SIX – 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. The natural resources in and around Salmon not only provide the pristine, outdoor lifestyle which generations of residents have appreciated, but are also greatly intertwined with the current and future economies of the area.

### **Soils:**

The natural resources in the survey area include soil, water, timber, and minerals. The farmland along the major rivers and their tributaries is used for pasture or crops. Because of the extremely mountainous topography, gravelly soils, and low precipitation, most of the land in the area is used as rangeland. The area has rich gold, silver, copper, and lead mines. Cobalt and molybdenum have also been mined.

The area has been used for ranching since the early 1870's. On January 27, 1953, the Custer Soil and Water Conservation District was formed with its headquarters at Mackay. On July 24, 1962, the Lemhi Soil and Water Conservation District was organized. The main goal of these districts is to control water erosion in the area.

### **Fisheries and Wildlife:**

The foothills, floodplains, and rivers within the Salmon city limits support diverse fish and wildlife. Prominent fish species include the Chinook salmon, the namesake for the city and river, and the steelhead, whose hatchery adult returns provide significant recreational benefits to the anglers and economic benefits to the greater community. The sections of the Salmon and Lemhi Rivers within the city limits provide important migration corridors for these ocean-going fish, which navigate over 800 river miles to spawning grounds in the upper tributary streams.

Habitats within the city seasonally support about 150 species of birds, including several included in the *Idaho Species of Greatest Conservation Need*, such as the Bald Eagle, Peregrine Falcon, Sandhill Crane, and Lewis's Woodpecker. Three sites within the City – the Sacajawea Center, Island Park, and the Salmon River - are officially designated Idaho Birding Trail sites for their superior watching opportunities. Nearly 40 mammal species occur within Salmon, from the secretive Northern Flying Squirrel to the semi-aquatic River Otter and American Mink, to the more visible red fox and mule deer (for which a management need within the city limits exists). Relatively few reptiles and amphibians inhabit the City, given the severity of the winters, but the few species that are found are generally associated with the river.

### **Hydrology**

The City of Salmon has a national treasure running through it – the Salmon River. The Salmon River is used heavily for recreation, including fishing, boating, and wildlife viewing. Developing and maintaining popular recreation access sites draws in more visitors 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 must, however, be done in a sustainable manner which does not degrade the natural landscape of the region.

Surface water is used primarily for irrigation, livestock, and recreation. The Salmon and Lemhi Rivers provide water for these uses as well as being a secondary domestic water source for city residents. City domestic water use is mainly provided by Jesse, Chipps, and Pollard Creeks, which flow together above the city.

## **I. Goal**

The City of Salmon should utilize the many natural resources the county and the city have to offer, especially as it will encourage growth in the economy, while protecting and preserving the rugged qualities inherent to the region.

### **1. POLICY**

The City of Salmon should require development to take into account the following in considering site location and ultimate development standards:

- protection of natural vegetation as much as possible;
- minimizing soil disturbance;
- wildfire mitigation standards;
- noxious weeds;
- water quality;
- noise consideration;
- possible pollution impacts; and
- lighting impacts and concerns.

### **2. POLICY**

The City of Salmon should support an appropriately scaled biofuels project that will take advantage of the natural resources in the area.

### **3. POLICY**

The City of Salmon should conduct activities to encourage use of recreational resources in Salmon to enhance the natural resources and the use of the river within the area.

### **4. POLICY**

The City of Salmon should monitor, manage, and protect the watershed area in and around the city.

### **5. POLICY**

The City of Salmon should continue to work with the Idaho Department of Fish and Game to monitor and manage the deer herd activities within the city limits

### **6. POLICY**

The City of Salmon's fish and wildlife resources are a local and national treasure, and the community recognizes a stewardship responsibility for their protection. Future development in the city limits will take place in this context. Therefore, the City of Salmon should encourage the protection, conservation, and enhancement of the fish and wildlife resources and habitats of the City.

### **7. POLICY**

The City of Salmon should encourage the protection, preservation, and enhancement of native vegetation within the City of Salmon.

## ELEMENT SEVEN – Hazardous Areas

Areas of natural disasters and hazards are areas that are subject to natural events known to result in death or endanger the works of man, such as flooding, groundwater, erosion and deposition, landslides, earthquakes, weak foundation soils, and other hazards unique to local or regional areas.

**Flooding:** The city is susceptible to catastrophic flood events due to ice jams and spring runoff from snowmelt. Under the authority of the Army Corps of Engineers, dikes and levies have been installed along the Salmon and Lemhi Rivers. However, in the event of a serious breach, flood damage to homes, property, and city infrastructure could be substantial.

The City participates in the National Flood Insurance Program. This floodplain boundary is defined by the FEMA Flood Insurance Rate Map (FIRM).

**Ice Jamming:** In the winter months flooding caused by ice jams frequently occurs in the Salmon River, which historically has risen up to 15 feet to overflow the banks. The many creeks and ditches running through the city are also prone to icing and run-off.

**Erosion:** Erosion along some of the streams and riverbanks could be 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.

**City Watershed:** The City's watershed is located west of the city on lands administered by the U.S. Forest Service and is highly susceptible to fire, landslides, and other natural disasters. An accumulation of unmanaged fuel on the forest floor and beetle kill deadfall on steep slopes has created the potential for catastrophic conditions resulting in potential contamination of the City's watershed. It is considered a threat to public health and safety and to the economy of the entire community.

**Stormwater:** Runoff has become an important issue since the U.S. Environmental Protection Agency has become more involved with rules and regulations. Runoff from man-made endeavors will be of most concern -- especially roads, parking areas, and buildings. Stormwater policies will require city/county cooperation.

**Forest:** Forest and rangelands outside the city limits creates concern over wildland fire hazards. The City and County have developed a Wildland Urban Interface (WUI) plan to deal with fire concerns if they should happen. Additionally, the Lemhi County Forest Restoration Group, a consortium of agencies and citizens, looks at forest issues around the city and makes recommendations for preventative actions.

**Man-made:** The following present possible manmade hazards in Salmon:

1. Storage and transport of potentially volatile materials and chemicals, including, but not limited to, the storage of chlorine and three propane companies within the city.
2. Above ground or underground storage tanks that have not been removed or do not meet

the new federal requirements to prevent leakage and/or contamination into the groundwater.

3. Storage of grains and other agricultural products.
4. Storage and use of chemicals in residential, commercial or industrial operations.
5. Transportation of hazardous materials through the City.
6. Site disturbance due to construction.

## **I. Goal**

The City of Salmon should prepare for natural and man-made hazards that 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 snow slides and avalanches; floodplain hazards; the accumulation of unmanaged fuel in the forest which creates the potential for catastrophic fires; and other natural hazards that threaten the City watershed.

### **1. POLICY**

The City of Salmon should seek cooperation with federal and state agencies to mitigate the potential for a catastrophic event affecting the watershed.

### **2. POLICY**

The City of Salmon should continue to participate in the Federal Emergency Management Agency's National Flood Insurance Program and will continue to monitor and update its ordinance as appropriate. The City of Salmon should also periodically review the Salmon Development Code per floodplain development polices.

Low intensity and open space uses that are least subject to loss of life or property damage such as open storage, agriculture and recreation should be preferred in floodplains, especially the floodway portion. The floodway portion shall be given special attention to avoid development that is likely to cause an impediment to the flow of floodwaters.

### **3. POLICY**

When locating developments in areas of known natural hazards, the density or intensity of the development should be limited by the degree of the natural hazard.

Natural hazards that could result from developments, such as runoff from paving projects and soil slippage due to weak foundation soils, should be considered, evaluated, and provided for.

### **4. POLICY**

The City of Salmon should actively promote compatible development along the Salmon and Lemhi Rivers as a valuable natural resource to assure quality development and public access to the Salmon and Lemhi Rivers. They should encourage recreational and sportsmen use of the Salmon and Lemhi Rivers.

### **5. POLICY**

The City and County should work together on addressing stormwater monitoring and retention

issues through a management plan to avoid public safety problems and to stay compliant with state and federal laws.

**6. POLICY**

The City of Salmon should continue to monitor and upgrade the joint City-County hazmat response plans.

**7. POLICY**

The City of Salmon should protect slopes from abusive development. There are small areas of steep slopes in Salmon and the Area of City Impact. The City should work on the creation of a Hillside Ordinance to be incorporated within the Salmon Development Code. The Salmon Development Code should include performance standards requiring that any development affecting these slopes be guided by a runoff and erosion control plan.

## **ELEMENT EIGHT - Public Services, Utilities & Facilities**

This element of the Local Land Use Planning Act provides guidance for the City to prepare and adopt an up-to-date comprehensive plan that provides for sewage, drainage, power plant sites, utility transmission corridors, water supply, fire stations and fire fighting equipment, health and welfare facilities, libraries, solid waste disposal sites, schools, public safety facilities, and related services. The comprehensive plan may also show locations of civic centers and public buildings.

### **County Buildings**

The County building is located west of the Salmon River on Fulton Street. Formerly the old Brooklyn School, it contains offices of the Board of County Commissioners, the Lemhi County Building Official/Zoning Administrator, office of emergency management, probation, and other county officials and departments. The Lemhi County Courthouse is located on Courthouse Drive and contains the Courtroom, offices of the County Clerk, Recorder and Assessor, DMV, and the Sheriff's office.

### **City**

City Hall is located at 200 Main Street and contains the offices of the Mayor, City Administrator, City Clerk, City Zoning Administrator, Community Recreation Coordinator, Chamber of Commerce, and the Salmon City Arts Council. The building also contains the City Council chambers where City Council and City Planning and Zoning Commission meetings and public hearings are held. The Chambers also function as a community gathering place for other meetings and functions. Additionally, the building holds the Salmon Senior Center, which provides meals and entertainment for senior citizens.

### **Water**

Domestic water in the city limits is supplied by the water treatment plant located on Roosevelt Street at the west end of town, with two sediment basins that will hold approximately 1.5 million gallons each. The treated water holding tank is also 1.5 million gallons. The City treats 1.1 million gallons per day (MGD) in the winter and a high 2.6 MGD in the summer. The plant capacity is 4 MGD with the ability to expand to 5 MGD without construction. By 2026, the maximum daily demand is estimated to be 3.8 MGD. The membrane filter treatment facility, completed in May 2006, replaced an existing facility on the site. Additional supplies are available from the Salmon River during stages of low inflow to the plant. Approximately 31 miles of distribution lines provide a high quality domestic drinking water supply to the City. The watershed is highly susceptible to catastrophic fire, landslides, and other natural disasters which can cause contamination.

### **Sewage Treatment**

A primary waste water treatment plant treats approximately 1 to 2.4 MGD of domestic wastewater. It is located on the northern edge of the city, on the west side of the Salmon River, and discharges directly into the Salmon River. The plant consists of pretreatment screening and lagoons with ultra violet (UV) disinfection. Approximately 32 miles of collection lines direct discharge to the plant inflow.

A Wastewater Facility Planning study was completed in 2009. The study identifies existing and potential problems associated with Inflow and Infiltration (I/I) into the collection system and the wastewater treatment plant.

**Stormwater:**

Storm water and snow melt runoff discharges from streets and alleys directly to the Salmon River. There still exist certain properties within the city limits that are not, or cannot, hook up to the City system. These will need to be addressed in the Salmon Development Code.

**Library**

The Salmon Library, located next to City Hall in downtown 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 library taxing district, fundraising and local donations.

**Cemeteries**

There are several cemeteries in Lemhi County. Many are historical cemeteries but most are still active. The primary cemetery serving Salmon is the Salmon Cemetery, which is not located within the city limits but is operated and maintained by the City of Salmon.

**Schools**

The public school system and its needs are addressed in Element Three – Schools Facilities and Transportation of the comprehensive plan.

**Road and Bridge System**

These infrastructure needs are addressed in Element Nine - Transportation of this comprehensive plan.

**Utilities**

Currently there are several outside utilities serving the City residents:

- a) Electric - Electrical power is currently the only power source available to residents of Salmon. The city is currently served by Idaho Power. Transmission lines serve residential and commercial development in the county.
- b) Propane - Propane is available and used widely in the city as a heating source.
- c) Cable TV and Satellite Service - Cable TV service is available in limited areas. Cable lines are placed on telephone poles or underground, as circumstances dictate. Satellite is available throughout the city.
- d) Telephone - Service is offered both through overhead telephone lines and underground lines, as circumstances dictate. Cellular service is available in some areas of the county.
- e) Natural Gas - Currently there are no natural gas services in the city or county.

It is extremely important for the City to plan uses around utility lines that are safe and compatible. Planning and coordination should take place so that as many utilities as possible can use the same corridors for transmission of their services.

**Solid Waste Disposal**

The County operates six waste collection sites with the principal landfill located southeast of Salmon. Solid waste collection within the city is provided by private haulers. There is a transfer station serving the city.

### **Television**

Direct television broadcasting is currently available to parts of the county, and a translator system serves the rest of the county, broadcasting from Idaho Falls and Missoula, Montana. With the change to digital television, the translators in the area have chosen to continue broadcasting in analog for the benefit of the citizens.

### **Public Safety**

- a. Law Enforcement - Salmon has its own police department, located in the Sacajawea Center that works closely with the County Sheriff. In addition, the Idaho State Police has a resident officer based in Salmon, as do the Bureau of Land Management, the Idaho Department of Fish and Game, and the U.S. Forest Service. The City residents expect that increased levels of police protection 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.
- b. County Jail – The Lemhi County jail, located in the county courthouse, can serve 16 adults (14 males, 2 females) and 8 juveniles.
- c. Fire Protection – Fire protection is provided by the Salmon Volunteer Fire Department located in Salmon.
- d. Search and Rescue – The Search and Rescue teams are all volunteer and are sponsored jointly by the County and the City of Salmon. They are located across the street from the courthouse in Salmon.
- e. Emergency Medical Services/Ambulance – EMT services are provided by the Lemhi County Emergency Services, and staffed by volunteers.

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

### **Health Facilities**

The residents of Salmon are currently served by the Steele Memorial Medical Center which offers acute care and out-patient services. This modern facility, built in 2004, is county owned and offers critical access to general care, surgery, orthopedics, and other specialties. Funding comes from a small tax levy and user fees. The hospital has a heliport and is served by hospitals in Idaho Falls, Boise, Pocatello, and Missoula, Montana. Additionally, the Eastern Idaho District Health office provides services from a county office including physical, home, and environmental health programs. There is also an active Hospice program and a private assisted care facility.

City residents are also served by the following regional hospital facilities:

- St. Patrick’s Hospital – Missoula, Montana

- Community Hospital – Missoula, Montana
- Marcus Dailey – Hamilton, Montana
- Eastern Idaho Regional Medical Center – Idaho Falls
- Idaho Falls Recovery Center – Idaho Falls
- Portneuf Medical Center – Pocatello
- St. Alphonsus – Boise
- St. Luke’s – Boise
- Veterans Affairs Facilities – Boise, Missoula, and Pocatello

**Senior Services**

City of Salmon seniors are served by the Salmon Valley Senior Center. The Center is located at City Hall and provides limited meals, some social services, and socializing opportunities. The retiree population is growing in the area because of both an aging population and the attractiveness of the area and its services to seniors who relocate here.

**Airport**

The City of Salmon is served by the Lemhi County airport, located five miles south of Salmon. This facility is discussed in more detail in Element Nine-Transportation.

**I. Goal**

The City of Salmon should continue to upgrade its municipal facilities and services, while requiring that new developments provide all infrastructure needed to serve the occupants of that development.

**1. POLICY**

The City of Salmon should continue to remedy existing public service deficiencies.

**2. POLICY**

The City of Salmon should maintain or improve services as the demand for them increases to provide for public health and safety and to assure that development complies with all City specifications and requirements.

**3. POLICY**

The City of Salmon should continue the policy of not authorizing the establishment or extension of the City water or sewer system to lands outside of the city without consent to annex in the future.

**4. POLICY**

The City of Salmon should continue to require large scale developments (as defined in the Salmon Development Code) to participate in the provision of off-site facilities to assure that adequate services are available to protect public health and safety and maintain the local quality of life.

The Salmon Development Code should continue to require an independent evaluation of the facilities and service needs generated by any large scale development. That evaluation can serve as a basis for requiring developer participation in off-site facilities, such as a traffic impact analysis, installation of water and wastewater distribution and collection lines and pump stations, and

neighborhood parks or open space.

#### **5. POLICY**

The City of Salmon should look into the creation of a Capital Improvements Plan, other than the already completed water and sewer plan that will help guide and prioritize improvements to all public infrastructure under the City's charge. A priority should be the update of the Transportation Plan.

The City of Salmon should continue to update its wastewater treatment facilities and correct deficiencies to assure compliance with Federal NPDES (National Pollutant Discharge Elimination System), Federal EPA and Clean Water Act (CWA), and State of Idaho DEQ requirements; to mitigate the potential for an adverse impact to surface and subsurface water quality and the beneficial use of surface water; and to prevent the discharge of wastewater effluent that violates these standards into the Salmon River.

#### **6. POLICY**

The City of Salmon should explore possible implementation of development impact or annexation fees and additional revenue sources and planning techniques to invest in infrastructure capacity and public amenities needed to attract visitors, appeal to potential investors, and enhance the quality of life enjoyed by the community.

#### **7. POLICY**

The City of Salmon should continue to explore the possibilities of consolidation of services with the County and various service districts, such as the fire services.

#### **8. POLICY**

The City of Salmon should explore the development of additional hospital services, including a VA facility, to further attract professionals and residents to Salmon.

#### **9. POLICY**

The City of Salmon should place an emphasis on public safety when developing growth plans. These considerations should include such details as addressing systems, 911 response, transportation safety issues, and the effective franchising of private services using the public right-of-ways.

#### **10. POLICY**

The City should work with the County on a regular basis to address mutual issues affecting the entire area. Such issues might include the exploration of the cost effectiveness of a recycling program, options in the maintenance and expansion of the cemetery including a cemetery district, and the consolidation of City and County fire services which is currently in progress.

## **ELEMENT NINE - Transportation**

The City of Salmon is charged with preparing and adopting an up-to-date plan that provides for safe and efficient traffic circulation that addresses the future needs of the City. This element provides an analysis of the systems of major traffic thoroughfares and other traffic ways and/or streets within the city.

### **Major Roadways**

The main mode of transportation in the City of Salmon and Lemhi County is the automobile. There are two major roadways running through the city, Highways U.S. 93 and 28. U.S. Highway 93 enters the city on a north/south route that runs from Challis to the Montana border. This international highway extends from Alaska and through Mexico. Highway 28 intersects with Highway 93 from the east part of the county, connecting Salmon with Idaho Falls and the Snake River Plain.

The Idaho Transportation Department Rural Functional Classification Map identifies arterial and collector streets within the County. The county has jurisdiction over approximately 32 miles of paved roads and 5 miles of unpaved roads, with the exception of state and federal highways. Maintenance of roadways is done on an as-needed basis throughout the year. The Idaho Transportation Department has an access control policy that helps to limit accesses onto the state highways. Improvement of city streets is a continuing process.

The city is bisected by the Salmon River, which is crossed only by the Main Street (U.S. 93) bridge. The lack of a second river crossing does not cause traffic congestion, but there would be no fire department or ambulance access to the western half of the city if the single bridge were blocked by an accident or construction during an emergency. A second bridge might also be proposed as part of a U.S. Highway 93 “by-pass.”

On April 7, 2004, a completed 2003 – 2023 Transportation Master Plan was ratified by the City Council and provides background studies to identify and recommend collector streets within the city. On December 16, 2009, the City adopted Resolution 2009-7, which officially adopted a Functional Classification Map designating collectors within the city limits.

The plan sets goals out to 2023 and discusses goals, objectives, and policies in the following areas:

- overall transportation network,
- pathways and sidewalks, and
- public transportation.

It provides a suggested Capital Improvements Plan setting out schedules for existing and future streets. This plan, as adopted and updated, shall serve, by adoption of the Comprehensive Plan update, as the official element of the Salmon Comprehensive Plan.

In 2009, the revised Idaho Local Mobility Management Network 6A Mobility Plan was adopted by the governmental jurisdictions in Lemhi County. This plan addresses public and human services transportation, bicycle/pedestrian services, vanpool and rideshare programs, and Park and Ride lots.

### **Public and Commercial Transportation**

There is a public transportation service available to the area through TRPTA out of Salmon which provides service to Idaho Falls. Funding for this service is provided by Idaho Mobility Access Transportation funding. In addition, negotiations for a national bus system to serve the Salmon area are underway.

There are several commercial entities that provide transportation within and out of the City, mostly in the form of shipping, including both Federal Express and UPS.

### **Commercial and Private Air Service**

The Lemhi County Airport, located five miles south of Salmon, serves the city and county residents. Charter flights are offered at all times by a private service and commercial flights are offered in the summer to Boise and McCall and in the winter to Boise. Many of the completed and planned improvements at the airport are partially funded by the Federal Aviation Administration.

### **I. Goal**

The City of Salmon should update the 2003 City of Salmon's Transportation Plan's recommendations and goals and have the plan accepted by the state so that funding can follow. The City should also review that plan, in conjunction with the County's transportation planning efforts, to ensure that an analysis be 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.

The City of Salmon should also ensure, through the Salmon Development Code, adequate 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 element should include aviation, bridges, emergency evacuation routes, and other related transportation facilities.

#### **Objectives:**

- a. Coordinate street and highway development so as to enhance overall development of the City and ensure an efficient transportation system for the movement of people and goods.
- b. Coordinate with all affected agencies to plan, construct, and maintain the transportation network.
- c. Encourage proper design and transportation facilities to ensure maximum safety.
- d. Encourage connectivity of street and highway systems.
- e. Develop a pathways plan for bicycles, pedestrians, and the disabled, including safe routes to schools.
- f. Coordinate evacuation routes with the hospital and emergency services.
- g. Ensure unrestricted access for emergency vehicles.
- h. Implement the Wildland Urban Interface plan, such as the evacuation routes, addressing catastrophic events such as a major fire.

- i. Work to provide better transportation services to the area.

### **1. POLICY**

The City of Salmon should adhere to Element One - Private Property Rights whenever the City seeks to acquire private property for a public right-of-way to prevent unconstitutional takings of private property for public use.

### **2. POLICY**

The City of Salmon should coordinate with Lemhi County in adopting a major transportation plan linking major traffic thoroughfares and other traffic ways within the city limits to major transportation corridors and other traffic ways within the Area of City Impact.

A transportation facilities plan and an official map for highways, arterials, and collectors within the city limits and within the Area of City Impact should be prepared in coordination with the regional state highway district, Lemhi County, and other affected federal and state agencies.

This should be done to prepare for future growth in the City and the Area of City Impact and to reserve sufficient rights-of-way for future construction and widening of highways, arterials, and collectors.

Requests for street vacations should consider future pedestrian or traffic needs and concerns.

### **3. POLICY**

A safe, convenient, and economical transportation system, adequate to serve anticipated growth in the city limits and within the Area of City Impact should be developed to minimize adverse social, economic, and environmental impacts and costs of the transportation systems to assure that development does not overburden roads or bring about excessive costs to the City or individuals.

### **4. POLICY**

The City of Salmon should continue to require performance standards of all new development that requires clear vision at all points of access to a public street, including new intersecting streets and private driveways, to provide safe points of ingress and egress from a right-of-way or intersecting public or private streets, and to assure the safe distance of structures from rights-of-way.

The City should encourage development agreements to specify when and where certain on- and off-site transportation improvements, including curbs, gutters, and sidewalks, will be required. Maintenance needs should also be addressed.

### **5. POLICY**

The City of Salmon should develop an access control plan that addresses the width and spacing of driveways along arterial roads and turning lanes, if necessary, to reduce acceleration, deceleration, and turning movements that reduce the efficiency and safety of arterials.

### **6. POLICY**

The City of Salmon should work with the appropriate agencies to plan and provide for the safe and

convenient transportation of pedestrians, bicyclists, equestrians, the disabled and seniors, and motorized and non-motorized recreational vehicles.

**7. POLICY**

The City of Salmon should work with the Salmon School District to facilitate safe and efficient pedestrian routes for students to and from schools.

**8. POLICY**

The City of Salmon should coordinate with Lemhi County, Idaho Department of Transportation, and other affected state and federal agencies to assure emergency service and/or evacuation routes in and through the City and the Area of City Impact, including to and from schools and medical facilities, to protect human life and property, to protect the city watershed, and to protect those natural resources that may be viable to the economic well-being of the city.

This should include the continued exploration of the need for a second bridge across the Salmon River. Cooperation with the Idaho Transportation Department will be an essential part of the implementation of this strategy.

**9. POLICY**

The City of Salmon should coordinate with Lemhi County to avoid new road alignments, whenever reasonably feasible, that negatively impact farm lands within the Area Of City Impact.

**10. POLICY**

The City of Salmon should coordinate with Lemhi County to protect the approach and departure zones designated for the Salmon Airport and to protect the clearance areas needed for the hospital helicopter pad.

**11. POLICY**

The City of Salmon should encourage efforts to study public transportation options for its citizens, particularly for seniors and the disabled, as well as its visitors. This should include improving local services and researching funding options.

**12. POLICY**

The City of Salmon adopts the goals of the 2009 Idaho Local Mobility Management Network 6A Mobility Plan to address public transportation, pathways and other alternate transportation methods.

## **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.

Popular seasonal recreational activities which both residents and visitors partake in include:

- Hunting and fishing
- Cross country ski trails and skiing
- Sledding and snow machining
- Floating and boating
- 4x4 trails utilization (ATV/motorcycles)
- Baseball/Softball
- Hockey
- Golf
- Horseback riding
- Mountain biking
- Hiking
- Swimming and pool related activities
- Soccer
- Skateboarding
- Wildlife and bird watching
- Tennis
- Kayaking

The potential for the expansion of these and the development of other recreational activities is great. All of these activities add to the tourism that Salmon experiences.

One aspect of Lemhi County's economy is continued development of recreation and tourism to stimulate the economy. The City of Salmon should continue to support the efforts to establish safe, environmentally-friendly recreational opportunities to promote increased prosperity for the City's citizens, new jobs for young people, and high quality community growth that emphasizes better pay, better public facilities, and a more diverse business community.

An inventory of Salmon recreation areas includes:

- 1) Island Park – This 16 acre park is located between channels of the Salmon River within the city limits. The park provides opportunities to explore natural areas, picnic locations, a six station fitness circuit, two boat ramps, a skateboard park, and more. The site has a pedestrian bridge that connects it to the Town Square Park on the other side of the Salmon River. A kayak park is planned for this site, to be built when funding becomes available.
- 2) Kid's Creek Park – This 7 acre park provides a small developed area with a playground and a pond for recreational activities. It is located along Highway 93 as a gateway to the city.
- 3) Town Square Park – This small park provides a green area in downtown and next to the Salmon River. The one acre park has landscaping and picnic areas for use by downtown employees, city residents and tourists alike.
- 4) Salmon City Park – Located east on Highway 28 is a 20 acre park providing ball fields and

parking areas. It also has facilities for horseshoe pits, tennis, basketball, volleyball, baseball and softball. The park is also the location of the only public swimming pool in Salmon. The pool is opened during the summer months and offers lessons, water aerobics, and open swim time.

- 5) Sacajawea Interpretive, Cultural and Education Center – This facility sits on 71 acres on Highway 28 just east of the city. It is dedicated to honoring and providing education about Sacajawea, an Agai Dike Lemhi Shoshone, and her role in the Corps of Discovery. It offers a museum, classrooms for public use, gardening programs, access to the Lemhi River, a nature trail, and other educational and recreational amenities.
- 6) Golf Course – The Salmon Valley Golf Course lies adjacent to the City Park and is a nine hole course. It is the site of many tournaments.
- 7) History Park – This small pocket park is located downtown and provides a compact local history lesson for the observer.
- 8) Hockey Rink – This hockey rink is owned by the City and leased to the hockey association. It is located a short distance off Highway 93 North, on the “Bar.”

In addition to facilities, the local leagues offer many organized sports outside of the school system including:

- Baseball/Softball
- Basketball
- Football
- Soccer
- Hockey
- Bowling

The City of Salmon maintains a part-time staff to run recreational programs and facilities. These programs include tennis, golf, swimming, and horseback riding. Through fund raising efforts the City also offers scholarships to children who cannot afford to pay for programs. There is also a senior recreation program offered at the Senior Center involving various exercise and recreation programs for the seniors.

### **Tourism and Wildlife:**

A 2001 National Survey of Fishing, Hunting and Wildlife-Associated Recreation for Idaho revealed that 868,000 Idaho residents and nonresidents 16 years and older fished, hunted, or wildlife-watched in Idaho in 2001, logging an astounding 9.8 million recreationist days. This translated to an annual statewide expenditure totaling \$982 million.

Fish and wildlife recreation is a cornerstone of the conservation ethic and heritage of the nation, Idaho, and Lemhi County. The public’s ability to access the lands and waterways that are the source of fish and wildlife-based recreation is key to fostering a conservation ethic for future generations. The City should continue to work with federal and state governments, developers, and private property owners to ensure that permanent public access is available to public lands and opportunities for new, environmentally-compatible access are encouraged.

## **I. Goal**

The City of Salmon should provide and maintain sufficient parks and open space for the enjoyment of its residents and visitors.

**Objectives**

- a. Continue to reevaluate City park and recreation plans to ensure that facilities and services meet existing and changing needs.
- b. Continue to encourage a variety of recreational activities.
- c. Encourage accessibility and availability of varied recreation activities to people of all ages including the disabled.
- d. Encourage bicycle paths and walkways within the city.

**1. POLICY**

The City of Salmon should continue to develop Island Park as a major attraction. Salmon should take advantage of the location, size, and visibility of this site to provide a recreational amenity, such as a kayaking or water park, for residents and an attraction that will encourage travelers to linger in downtown Salmon.

**2. POLICY**

The City of Salmon should continue to work with Lemhi County Waterways on developing and improving boat ramps.

**3. POLICY**

The City of Salmon should continue efforts to maintain and improve Kid’s Creek Park including better signage.

**4. POLICY**

The City of Salmon should work with the appropriate agencies and public groups to explore the future creation of a recreation district.

**5. POLICY**

The City of Salmon should actively promote compatible development along the Salmon and Lemhi Rivers as a valuable natural resource in order to:

- Assure quality development and public access to the Salmon and Lemhi Rivers,
- Encourage recreational and sportsmen use of Salmon and Lemhi Rivers, and
- Encourage tourism use of the rivers.

**6. POLICY**

The City of Salmon should continue to maintain and enhance the senior recreation program.

**7. POLICY**

The City of Salmon should continue to support the County and organizations that bring in multi-recreational events, such as equine, motorcycle, kayaking, biking, running, and arts events, and to likewise promote such events.

**8. POLICY**

The City of Salmon should continue to address needs of the physically challenged and increase both recreational programs and accessibility capacities for this population group.

**9. POLICY**

The City of Salmon should continue to explore, with other organizations and the private sector, the possibility of a kayaking park.

**10. POLICY**

The City of Salmon should continue to support the outdoor recreational industry.

**11. POLICY**

The City of Salmon should utilize the Development Code to encourage development of overnight accommodations in areas within the city to encourage visitors to the area to stop and remain for a time, to include camping sites and picnic areas, overnight restroom facilities, RV parks, and dump stations.

**12. POLICY**

Support fish and wildlife resource protection, restoration, and management that supports fish and wildlife-based recreation by:

- Maintaining and managing traditional public accesses and develop new public access in a manner consistent with fish and wildlife resource protection goals.
- Encourage private land owners to offer public access to recreational opportunities on public lands.
- Enhancing visitor services that emphasize and interpret the City of Salmon’s unique fish and wildlife-based recreational attributes.

**13. POLICY**

The City should support a study of exploration of mixed use on the river within the city limits for safety and appropriateness and proper actions taken from recommendations of that study.

## **ELEMENT ELEVEN - Special Areas and Sites**

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.

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. 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.

A group of concerned city and county residents 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. The purpose of protecting special sites is to maintain and enhance the unique character of the City 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 City's realization of its economic goals while preserving its scenic and rural qualities.

**Cultural Property Definition:** A definite location of past human activity, occupation, or use identifiable through field inventory, historical documentation, or oral evidence. This 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, the City faces the loss of more and more of one of its truly non-renewable resources. 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 the honoring of local properties with plaques or markers. Landowners can register sites without giving up any control of their land. The City could encourage donations or exchanges of historic parcels to the City or federal agencies.

### **NATIONAL REGISTER OF HISTORIC PLACES:**

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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.

"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.

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### **SALMON BUILDINGS ON THE NATIONAL REGISTER OF HISTORIC PLACES**

- Socrates A. Myers Residence - 300 Hall Street
- [First] Odd Fellows Hall - 516 Main
- Lemhi County Courthouse - 206 Courthouse Drive
- Shoup Building - 415 Main
- [Second] Odd Fellows Hall - 510-514 Main
- Episcopal Church of the Redeemer - 204 Courthouse Drive
- Salmon City Hall and Library - 200 Main
- Downtown History Park – Downtown Salmon

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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
- Sacajawea Interpretative, Cultural and Education Center

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

**I. Goal**

The City of Salmon should promote and encourage the protection of historic and cultural sites in and around the City.

**1. POLICY**

The City of Salmon should encourage participation in the Idaho Certified Local Government Program.

**2. POLICY**

The City of Salmon should promote the listing of priority sites (listed on previous page) on the National Historic Register as long as this listing does not violate private property rights in any way.

**3. POLICY**

The City of Salmon should continue to recognize the 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. The City should seek this committee's recommendation if development is taking place near an identified historical site.

**4. POLICY**

The City of Salmon should delineate methods to preserve the historic and scenic character and integrity of the community. If this is achieved, it will inspire cultural tourism and enhance economic benefit.

**5. POLICY**

The City of Salmon should establish incentives for historic preservation.

**6. POLICY**

The City of Salmon should support and encourage educational programs, such as historic walking or driving tours and celebrating the City's and the County's heritage in festivals and other community events.

**7. POLICY**

The City of Salmon should recognize the importance of historical sites during the planning process. The City should adopt an identification system for historical buildings and support a downtown walking tour to highlight the history of the area.

## **ELEMENT TWELVE – Housing**

The City of Salmon is charged with preparing and adopting an up-to-date development plan that includes an analysis of housing conditions and needs, plans for improvement of housing standards, and plans for the provision of safe, sanitary, and adequate housing.

This element 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 including 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 City.

In accordance with the 2000 census figures, Salmon has 1,576 housing units. The average age of the housing stock is as follows:

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

### **I. Goal**

The City of Salmon should work to develop, through zoning tools, adequate housing, including the provision for low-cost conventional housing, the siting of manufactured housing on individual lots which are sufficient to maintain a competitive market for each of those housing types, and addressing the needs of the community.

#### **Objectives:**

- a. Utilize good design in the development to conform to existing land use.
- b. Preserve and promote the quality of community living.
- c. Encourage diversified housing at prices suitable to all income levels.
- d. Plan and develop a better relationship between living and working areas in the City.
- e. Promote and encourage financial assistance from partnerships in housing development.
- f. Continue implementation of the Fair Housing Act.

### **1. POLICY**

The City of Salmon should complete a housing needs analysis.

### **2. POLICY**

The City of Salmon should make provisions that allow for affordable housing in Salmon in all residential areas of the community, to include the use of manufactured and multi-family housing in compatible zones of the community.

**3. POLICY**

The City of Salmon should continue to implement and update provisions of the Fair Housing Act.

**4. POLICY**

Explore the possibility of creating a Housing Authority.

## **ELEMENT THIRTEEN - 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 a main service center, providing easy access to necessary goods and services. 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 farming and ranching plots 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.

Design of the entire 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.

### **I. Goal**

The City of Salmon should encourage a well-maintained and beautiful community by providing and protecting the open space and the rural and environmental aspects of the community.

#### **1. POLICY**

The City of Salmon should continue to maintain and enhance the appearance of the entrances to the City. Attractive entrances are essential in making a good first impression on visitors and potential investors. They are even more important as an element in local civic pride. The City of Salmon should find ways to invest in the appearance of its entrances.

#### **2. POLICY**

The City of Salmon should continue to regulate signs and require landscaping in certain circumstances. The Salmon Development Code currently regulates the number and size of signs permitted in highway commercial areas and requires that all new highway commercial uses install and maintain a planting strip along their highway frontage.

#### **3. POLICY**

The City of Salmon should continue to encourage the removal of public nuisances on private property.

#### **4. POLICY**

The Salmon Development Code should be updated to provide specific criteria for landscape and buffering in commercial, industrial and residential zones to aid in preserving the beauty of the community, the control of weeds, and the potential creation of nuisances.

**5. POLICY**

The City of Salmon should consider adoption of a “dark sky” ordinance similar to Lemhi County’s to protect the night sky from unnecessary light pollution.

**6. POLICY**

The City should consider developing standards for cell tower placement.

**7. POLICY**

The City should promote and practice the professional art and science of arboriculture for the social, communal, environmental, aesthetic, and safety benefits provided to the community.

## **ELEMENT FOURTEEN - 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 City 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. The Federal government has not designated any such corridor in Idaho at the time of adoption.

## **ELEMENT FIFTEEN – Implementation**

### **In Conclusion**

The policies adopted in this Comprehensive Plan supply Salmon’s elected and appointed officials with sound general directions for future land use and public investment decisions. Implementation of these policies will require a substantial commitment of energy and municipal funds. It will also be the most effective way of putting an exclamation point on the statement, “Salmon is someplace special!”

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 community.**

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

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

# Appendices:

