

City

Of

Marsing

Comprehensive

Plan

ACKNOWLEDGMENTS

We would like to acknowledge the Planning and Zoning Commission, City Attorney, and City Engineer for their work putting this Comprehensive Plan together.

TABLE OF CONTENTS

	PAGE
▪ Acknowledgements	2
Table of Contents	3-4
List of Maps	5
▪ Forward and Introduction	6
Idaho Statute 67-6508 (Local land use planning)	7-8
Goals, Objectives and Implementation/ Policies	9
Elements of the Comprehensive Plan	9-10
Format for the Comprehensive Plan	10
Glossary	11-16
▪ Chapter One – The Planning Area in Prospective	17
History of Marsing	
▪ Chapter Two – Statement of Purpose	18
▪ Chapter Three – Property Rights	19
Federal Standards	19
State Requirements	19
Office of the Attorney General Checklist	19-21
Goals, Objectives, Policies	22
▪ Chapter Four – Population and Growth	23
Population History	23
Population Projection-Table 3.1	24
Goals, Objectives and Policies	24-25
▪ Chapter Five - Land Use	26
Current Land Use Patterns	26-27
Area of City Impact	27
Goals, Objectives and Policies	28-29
▪ Chapter Six – Transportation	30
Truck Routes(Agricultural Community)	30
Goals, Objectives and Policies	30-31

▪ Chapter Seven – Community Design	32
Narrative	32
Goals, Objectives and Policies	32-34
▪ Chapter Eight – Cultural and Historical Sites	35
Historic Sites	35
Goals, Objectives and Policies	35
▪ Chapter Nine – Economic Development	36
Goals, Objectives ,Policies ,Major Employers	36-37
▪ Chapter Ten – Hazardous Area	38
Flood Hazards	38
Air Quality and Noise	38
Goals, Objectives and Policies	38-39
▪ Chapter Eleven – Public Services & Utilities	40
Existing Conditions	40
Current Public Services	40
Administration	40
Public Safety	40
Public Works	40
Library	41
Senior Center	41
Other Public Services	41
Goals, Objectives and Policies	41-42
▪ Chapter Twelve – Parks and Recreation	43
Parks and Recreation Activities	43
Goals, Objectives and Policies	43-44
▪ Chapter Thirteen – School Facilities and Transportation	45
Goals, Objectives and Policies	45-46
▪ Chapter Fourteen – Natural Resources	47
Climate	47
Land Characteristics	47
Geology/Soils	47
Goals, Objectives and Policies	48
▪ Chapter Fifteen – Housing	49
Goals, Objectives and Policies	49

List of Maps

Maps

Vicinity

Population Projections

Future Land Use Map

FORWARD AND INTRODUCTION

Comprehensive Planning for the next 20 years is an involved process, which at best reflects the needs and desires of the community it is to benefit. A plan should give the public, business and government agencies a clear understanding of the City's goals and desires regarding its future development, thereby leading to greater cooperation, harmonious development and minimizing potential conflicts. The plan is intended to be a set of positive, rather than restrictive goals, objectives and policy, reflecting what Marsing wishes to be and accomplish. The plan is also intended to introduce long-range considerations into the formulation of short-range actions.

Although the year 2032 is used as a planning reference date in the plan, it is related more to circumstances than to a specific future date. Because of the incremental, gradual and often unpredictable nature of community development, it is difficult to apply a fixed date to the goals, policies and proposals expressed in a plan.

Planning is a continuous process. As conditions change and new information becomes available, objectives and priorities of the City may change, and goals and policies may be modified. This plan is intended to be the public growth policy of Marsing, and as such, must be responsive to change, forward-looking and publicly supported. It should be regularly reviewed and revised, if necessary, to reflect the community's changing attitudes and desires.

This comprehensive plan should not be viewed as a final statement of the City's vision. With time, the population will change, goals may be redefined, and the physical environment in which its residents live and work will be altered. As a result, it is recommended that the plan be periodically revised to respond to and reflect changing conditions.

This plan is intended to facilitate the land use decision making process by covering the major categories of physical development in relation to the needs and wants of the citizens.

The Goals, Objectives and Implementation (Policies) Strategies

GOALS: Goals usually are stated in broad terms to reflect the community wide values and needs. The ultimate purpose of a goal is stated in a way that is general in nature and immeasurable. Goals provide the community with a direction in which to travel, not a location to reach.

OBJECTIVES: The objectives statement defines the meaning of the goal; describes how to accomplish the goal, and suggests a method of accomplishing the goal. It advances a specific purpose, aim, ambition, or element of a goal. It can describe the end state of the goal, its purpose, or a course of action necessary to achieve the goal. It defines and keeps development in specific zones.

IMPLEMENTATION (POLICIES) STRATEGIES: Policies are specific statements that guide actions, imply clear commitment and express the manner in which future actions will be taken. They are, however, rules that can adapt to different situations and circumstances.

ELEMENTS OF THE COMPREHENSIVE PLAN

A Comprehensive Plan is the official statement of the jurisdiction, setting forth the major goals and policies concerning desirable future physical development. The broad scope of the plan is reflected in its various elements – population, land use, economic development, housing, natural and cultural resources, and many more – all combined into one planning document. The Comprehensive Plan includes the following elements as required by law:

Private Property Rights: The property rights interpretation of this element is that of a warning to government and property owners of private property rights.

Population and Growth: An analysis of past, present and future trends in population.

School Facilities and Transportation: This element requires cities and counties to consider school capacities, facilities and transportation needs.

Economic Development: Examines trends and presents policies for maintaining a positive growth rate, including employment, industry jobs and income levels.

Land Use: Encompasses the current and future mix of land uses.

Natural Resources: An analysis of the uses of natural resources such as water ranges and soils, fisheries and wild life.

Hazardous Areas: Analysis of known hazards as may result from seismic activity, landslides, mudslides, floodplain hazards and manmade hazards.

Public Services, Facility and Utilities: An analysis showing general plans for sewage, water supply, fire stations, public safety facilities, library, energy and related services.

Transportation: An analysis showing the community's transportation infrastructure which addresses efficient mobility of people, goods and services.

Parks and Recreation: Ensures the provision of permanent open and recreational spaces, and identifies future facilities.

Housing: Identifies housing needs and plans for improvement of housing standards and safe, sanitary and adequate housing.

Cultural and Historic Sites: An analysis of areas, sites or structures of historical, archaeological, architectural or scenic significance.

Community Design: An analysis of landscaping, site design, beautification, signage and uniformity in residential development.

Implementation / Policies: An analysis of specific actions needed to implement and support the Comprehensive Plan.

Format for Comprehensive Plan

For convenience, each of the elements is outlined as chapters; a glossary of terms is listed to further define words and descriptions as applied to the Marsing Comprehensive Plan.

GLOSSARY

DEFINITIONS:

Accommodate – The ability of the community to adapt to change; particularly the ability of the community to meet the needs of future populations.

Agriculture Land – Land primarily devoted to the commercial production of horticultural, viticulture, floricultural, dairy, apiary, vegetable, or animal products, or of berries, grain, hay, straw, turf, seed, or livestock and land that has long term commercial significance for agricultural production.

Annexation – The legal means of incorporating land into an existing city with a resulting change in the boundaries of that city.

Area of City Impact – Required by state law (Idaho Code §67-6526) requires cities to specify an area outside the city limits which it expects to annex. In defining this area outside city limits, trade area, geographic factors and areas that can reasonably be expected to be annexed to the city in the future, shall be considered. Land use planning for this area is negotiated between the city and county.

Bikeway – A facility designed to accommodate bicycle travel for recreation or commuting purposes. This is not always a separate facility but can be designed to be compatible with other travel modes.

Buffer – An area designed to provide attractive space or distance or otherwise obstruct undesirable views or generally reduce the impact of adjacent development.

Capitol Improvement Program – A proposed timetable or schedule of all future capital improvements to be carried out during a specific period and listed in order of priority, together with cost estimates and the anticipated means of financing each project.

Central Business District – The major shopping center within a city usually containing, in addition to retail uses, governmental offices, service uses, hotels and motels, appropriate industrial activities, and transportation facilities. This area is located within the Downtown area of the City of Marsing.

Circulation – Systems, structures and physical improvements for the movement of people, goods, water, air, sewage, or power by such means as streets, highways, railways, waterways, towers, airways, pipes, and conduits, and the handling of people and goods by such means as terminals, stations, warehouses, and other storage buildings or transshipment points.

Commercial – The distribution, sale or rental of goods and the provision of other services.

Community – Used interchangeably to speak of the total planning area (verses the city or urban fringe) or an attitude, such as “...a sense of community...” which implies a common identification on an issue by a group of citizens.

Community Parks – Community parks are intended to provide facilities of general community interest. These parks should provide for active and passive recreation for all ages and for family and organized recreation. They should be centrally located and readily accessible with sufficient capacity to serve the public.

Compatible – The ability of different uses to exist in harmony with each other. “Making uses compatible with each other” implies site development standards which regulate the impact of one use on another.

Comprehensive Plan – A general policy statement of the city, including a general land use map which integrates all functions, natural systems and activities relating to the use of land, which is required by state law (Idaho Code §67-6508).

Density – A measure of the intensity of residential development, generally expressed in terms of dwelling units per acre. It can also be expressed in terms of population density (i.e., people per acre). Density is useful for establishing a balance between potential service needs and service capacity.

Development – A process of making a material change in the use or appearance of a structure or land, or dividing land into two or more parcels, creating or terminating a right of access.

Diversity – Difference. Diversity implies the mixture of land use and/or densities within a given area.

Economic Base – The production, distribution and consumption of goods and services within a planning area.

Comment: Economic base, as used in planning is commonly thought of as the sum of all activities that result in incomes for the area’s inhabitants. The definition, however, is significantly broad to include all geographic and functional elements, which may have an impact on the planning area, although not physically part of the area.

Economic Development – The addition of a new economic activity.

Environmental Protection Agency (EPA) – EPA is the federal source agency of air and water quality control regulations affecting the community.

Established Areas – An area where the pattern of development has been fixed and where this pattern is anticipated to be valid over the planning period. Generally all developed areas within the city limits, and which are considered to be established at this point in the planning process.

Floodplain – Lands, which are within the floodway and the floodway fringe, as defined by FEMA and NFIP.

Floodway - The channel of a river or other water course and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Flood, 100 Year – A flood with a 1% chance of occurring in any given year. This is the flood most commonly used for regulatory purposes.

Freeway – A divided arterial highway designed for the unimpeded flow of large traffic volumes. Access to a freeway is strictly controlled and intersection grade separations are required.

Goal – A statement of intention expressing community values and attitudes intended to provide a guide for action by the community.

Greenway / Greenbelt – An open area which may be cultivated or maintained in a natural state surrounding development or used as a buffer between land uses or to mark the edge of an urban or developed area.

Group Home – “Group Home” means a small homelike facility staffed by qualified professionals, and designed to fit into the neighborhood. The purpose of the facility is to provide living quarters and services for people having a particular disability or need.

Impact – The consequences of a course of action; the effect of a goal, guideline, plan or decision.

Impact Fees – A fee, levied by local government on new development, so that the new development pays a proportionate share of the cost of the facilities needed to service that development.

Implementation Programs – Actions, procedures, or techniques that carry out the Comprehensive Plan policy through implementing a standard. Each policy is linked to a specific action – oriented implementation program.

Infill Development – *See Odd-Lot Development(Boise City Definition)*

Infrastructure – Facilities and services needed to sustain industry, commercial and residential activities (e.g. water and sewer lines, streets, roads, fire stations, parks, etc.).

Land Development Regulations – Generally, all ordinances and other tools (policies) used by the city to manage land use.

Land Trust – Nonprofit organizations whose primary purpose is the preservation of undeveloped open land for conservation value to the community. Land trusts are concerned with all kinds of open space land, or they focus on specific resources, such as farmland, prairie, mountain ridges, watersheds, river corridors, lakes, parks, or community gardens. Land trusts can be rural, suburban, or urban, depending upon the geography they serve.

Land Use – A description of how land is occupied or utilized.

Land Use Map – A map showing the existing and proposed location extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, educational and other public and private purposes or combination of purposes.

Livability – Those aspects of the community, perceived by residents, which make Marsing a desirable place to live.

Long Range – Refers to a time span of more than five years.

Maintain – Support, keep, or continue in an existing state or condition without decline.

Manufactured Home – A double wide structure with a Department of Housing and Urban Development (HUD) label certifying that it was constructed in accordance with the National Manufactured Housing Construction and Safety Standards Act of 1974.

Master Plan – A comprehensive long-range plan intended to guide the growth and development of a community or region and one that includes analysis, recommendations and proposals for the community's population, economy, housing, transportation, community facilities and land use.

Mobile Home – A single wide structure which is constructed for movement on the public highways that has sleeping, cooking, and plumbing facilities, intended for human occupancy, which was constructed between January 1, 1962 and June 15, 1976.

Multi-Use Building – A building containing two or more distinct uses.

Natural Hazard – A natural characteristic of the land or combination of characteristics which, when developed without proper safeguards, could endanger the public health, safety, or general welfare.

Neighborhood – A local area whose residents are generally conscious of its existence as an entity. In planning literature, a “neighborhood unit” is a planned residential area organized on the principle that elementary schools, parks, playgrounds, churches and shopping are within walking distance of each residence.

Neighborhood Parks – A neighborhood park contains facilities primarily of interest to the immediate neighborhood. Facilities for a variety of activities should be provided.

Objective – The objective statement defines the meaning of the goal, describes how to accomplish the goal, and suggests a method of accomplishing it. It advances a specific purpose, aim, ambition or element of a goal. It can describe the end state of the goal, its purpose, or a course of action necessary to achieve the goal.

Odd-Lot Development – The development of new housing or other buildings on scattered vacant sites in a built up area.

Off-Street Parking – A temporary storage area for motor vehicles that is directly accessible to an access aisle and which is not located on a dedicated street right-of-way.

On-Street Parking – A temporary storage area for motor vehicles which is located on a dedicated street right-of-way.

Open Space – Any parcel of land or water essentially unimproved and set aside, dedicated, or reserved for public use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open spaces.

Pedestrian Walkway (Sidewalk) – A secured path for walking.

Planning Period – The period of time between 2013 and the year 2033 pertaining to the Comprehensive Plan.

Planned Unit Development (PUD) – An area of a minimum contiguous size, as specified by ordinance, to be planned and developed as a single entity and containing one or more residential clusters; appropriate commercial, public or quasi-public uses may be included if such uses are primarily for the benefit of the residential development.

Policy – A decision-making guideline for actions to be taken in achieving goals. The policy is the official position of the City of Marsing related to a given land use issue. Policies guide actions in recurring situations.

Public Land – Land owned by local, state, or federal government, used for purposes which benefit public health, safety, general welfare and other needs of society.

Public Participation – The active and meaningful involvement of the public in the development of the Comprehensive Plan.

Public Facility and Utilities - Refers to key facilities, types and levels of the following:
fire protection, police protection, schools, libraries, sanitary facilities, storm drainage facilities, government administrative services, energy and other services, deemed necessary by the community for the enjoyment of urban life.

Residential Area – A given area of the community in which the predominant character is residential. Uses which support residential activity such as parks, churches, schools, fire stations, and utility substations, may also be permitted.

Review – An inspection or examination for the purpose of evaluation and the rendering of an opinion or decision. Review by the city may involve public hearings, formal approval, or denial of development proposals, etc., as provided for in city ordinances.

Right-of-Way (ROW) – The right to pass over property owned by another party.

Rural Lands – All lands, which are not within an urban growth area and are not designated as natural resource lands having long term commercial significance for production of agricultural products, timber, or the extraction of minerals.

Street, Arterial – A high capacity street, which functions primarily to move traffic from collector roads to highways. It secondarily supplies abutting properties with the same degree of service as a local street.

Street, Collector – A low to moderate capacity street, which functions primarily to move traffic from local streets to the arterial street system. It secondarily supplies abutting properties with the same degree of service as a local street.

Street, Local – A low capacity street, which functions primarily to allow access to properties bordering it.

Strip Commercial and Industrial – A development pattern characterized by lots in a continuous manner fronting on streets and resulting in numerous access points to the street.

Study Area- That area within the proposed Area of Impact Boundary.

Transfer Development of Rights Program- The removal of the right to develop or build, expressed in dwelling units per acre, from land in one zoning district to land in another district where such transfer is permitted.

Comment: Transfer of development rights, or transfer of development credits, is a relatively new land development control tool used to further a community's objectives such as preserving open space and farmland. Presently, the most common use of this method has been for historic preservation in urban areas

Urban Land- Land that is developed at urban densities or that has urban areas.

Urban Service Boundary- That area that can be served economically and efficiently by the City of Marsing.

CHAPTER ONE – PLANNING AREA IN PERSPECTIVE

The Planning Area in Perspective

The City of Marsing is located off Highway 55 and serves as a bedroom community for Canyon County and the larger Treasure Valley area. Many people commute to jobs in the Caldwell, Nampa and Boise area, though there is still an agricultural base in the surrounding Canyon and Owyhee Counties. As farmland surrounding Marsing is sold and developed, Owyhee County is growing fast. Marsing must anticipate and plan for the future in a way that maintains a small town atmosphere, yet have plenty of opportunities and services for citizens.

History

GENERAL PROJECT DESCRIPTION

Community Description: The City of Marsing is located in Owyhee County, Southwest Idaho. The community is nestled in a beautiful valley along the Snake River, with a spectacular view of the Owyhee Mountains to the south. To the east sits Lizard Butte, a unique lava outcropping. Several events played a part in the creation of the City of Marsing: First, an increase in the population, created by the development of the Gem Irrigation district, led the way to increased farm production. Second, the location of the Snake River Bridge at Marsing connected Owyhee County to Canyon County, opening the way for business development to serve the needs of the growing community. Third, the arrival of the railroad eased the burden of shipping local farm products to market. The City of Marsing has also been known by two other names, Erb and Butte. In June of 1922, the city was referred to as “Marsing” for the first time in the newspaper. The railroad continued to use the name Erb as their railroad destination until 1937.

Marsing is located 31 miles west of Boise on State Highway 55 and 2 miles east of the junction of U.S. Highway 95 and State Highway 55. The SH 55/SH 95 junction is a critical route to Jordan Valley, Oregon, northern Nevada and California. The closest route from U.S. 95 to the Boise industrial area is through Marsing on Highway 55. Murphy, the Owyhee County Seat, is accessible through Marsing on Highway 78. The average traffic volume for the month of March 2007 at the Highway 55/95 junction, two miles east of town was 47,499 vehicles.

The unincorporated communities of Sunny Slope, Knowlton Heights, Riverside, Lakeview, Jump Creek, Opaline, as well as the rural areas north and south of Marsing, and the City of Marsing, joined together to form the Marsing Fire and Ambulance district. This coalition was formed to meet the needs of fire and medical emergencies in the community.

The City of Marsing offers a variety of businesses, organizations, and recreational opportunities. The pride of the town is the two parks; City Park and Marsing Island Park, which features fishing in a naturally spring fed pond. Boating and fishing are enjoyed on the Snake River.

CHAPTER TWO – STATEMENT OF PURPOSE

City of Marsing Statement of Purpose

Based upon the Local Land Use Planning Act, Idaho Code §67-6501, et seq., the purpose of the Marsing Comprehensive Plan is to promote the health, safety, and general welfare of the people of the City of Marsing and its Impact Area as follows:

- To protect property rights and enhance property values.
- To ensure that adequate public facilities and services are provided to the people at a reasonable cost.
- To ensure that the economy of the City of Marsing and its Impact Area are protected.
- To ensure that the important environmental features of the City and its Impact Area are protected.
- To encourage urban and urban-type development.
- To avoid undue concentration of population and overcrowding of land.
- To ensure that the development of land is compatible with the physical characteristics of the land.
- To protect life and property in areas subject to natural hazards and disasters.
- To protect fish, wildlife, and recreation resources.
- To encourage the local school district to participate in the community planning and development process by addressing the needs of our public schools.

The Comprehensive Plan is divided into chapters that generally correspond to the requirements of the Local Land Use Planning Act.

CHAPTER THREE – PROPERTY RIGHTS

A land use regulation or action must not be unduly restrictive so that it causes a “taking” of landowners’ property without just compensation. The Fifth Amendment to the United States Constitution states “Nor shall private property be taken for public use, without just compensation.” In land-use control contests, the argument is that if the land-use ordinance, regulation or decision is so restrictive as to deprive the owner of all economically viable use of the property, then the property has for all practical purposes been taken by “inverse condemnation.”

Federal Standards

Whether or not a land-use decision amounts to a taking prohibited by the Fifth Amendment to the United States Constitution, has been a difficult task for the courts, including the U.S. Supreme Court, to resolve. Determining when a government action amounts to a taking, requiring either compensation or invalidation of the action for violation of due process, is not a simple undertaking. The U.S. Supreme Court itself has candidly admitted that it has never been able to develop a “set formula” to determine when “justice and fairness” require that economic injuries caused by public action be compensated by the government, rather than remain disproportionately concentrated on a few persons” (Penn Central Transportation Co. v. New York City, 436 U.S. 104 124 [1978]). Instead, the high court has observed that, “whether a particular restriction will be rendered invalid by the government’s failure to pay for any losses proximately caused by it depends largely upon the particular circumstances [in that] case” (*id.*, at 488). The question of whether a regulation has gone too far and a taking has occurred has been an ad hoc, factual inquiry (*id.*).

State Requirements

In 1994, the Idaho State Legislature amended Section 67-6508 of the Idaho Code to include “an analysis of provisions which may be necessary to insure that land-use policies, restrictions, conditions and fees do not violate private property rights, adversely impact values or create unnecessary technical limitations on the use of property...” [Idaho Code §67-6805(a)]. Although a comprehensive plan that contains such language does not provide an absolute defense to a taking claim, some courts give weight to comprehensive plans when they consider taking problems. They are impressed by a City’s efforts to plan, and the usual planning process that strives to comprehensively balance land-use opportunities throughout a given community.

Office of the Attorney General Checklist

In an effort to provide guidance with regards to “takings,” the Office of the Attorney General of the State of Idaho has prepared the following checklist in reviewing the potential impact of regulatory or administrative actions upon specific property.

1. Does the regulation or action result in a permanent/temporary physical occupation of private property?

Regulation or action resulting in a permanent or temporary physical occupation of all or a portion of private property will generally constitute a “taking.” For example, a regulation that required landlords to allow the installation of cable television boxes in their apartments was found to constitute a “taking” (see Loretto v. Teleprompter Manhattan CATV Corp., 458 U.S. 419 [1982]).

2. Does the regulation or action require a property owner to dedicate a portion of property or to grant an easement?

Carefully review all regulations requiring the dedication of property or granting of an easement. The dedication of property must be reasonably and specifically designed to prevent or compensate, for adverse impacts of the proposed development. Likewise, the magnitude of the burden placed on the proposed development should be reasonably related to the adverse impacts created by the development. The court will also consider whether the action in question substantially advances a legitimate state interest. For example, the United States Supreme Court determined in Nollan v. California Coastal Commission, 483 U.S. 825 (1987), that compelling an owner of waterfront property to grant a public easement across his property that does not substantially advance the public’s interest in beach access, constitutes a “taking.” Likewise, the United States Supreme Court held that compelling a property owner to leave a public green way, as opposed to a private one, did not substantially advance protection of a floodplain, and was a “taking” (Dolan v. City Tigard, 114 U.S. 2309 [1994]).

3. Does the regulation deprive the owner of all economically viable uses of property?

If regulations prohibit all economically viable or beneficial uses of the land, it will likely constitute a “taking.” In this section, the agency can avoid liability for just compensation only if it can demonstrate that the proposed uses are prohibited by the laws of nuances or other pre-existing limitation on the use of the property (See Lucas v. South Carolina Coastal Council, 112 S. Ct. 2886 [1992]).

It is important to analyze the regulation’s impact on the property as a whole, and not just the impact on a portion of the property. It is also important to assess whether there is any profitable use of the remaining property available. (See Florida Rock Industries, Inc. v. United States, 18 F.3d 1560 [Fed. Cir. 1994]). The remaining use does not necessarily have to be the owner’s planned use, a prior use, or the highest and best use of the property. One factor in this assessment is the degree to which the regulatory action interferes with a property owner’s reasonable investment-backed expectations.

Carefully review regulations requiring that the entire particular parcel of land be left substantially in its natural state. A prohibition of all economically viable uses of the property is vulnerable to a takings challenge. In some situations, however, there may be pre-existing limitations on the use of property that could insulate the government from takings liability.

4. Does the regulation have a significant impact on the landowner's economic interest?

Carefully review regulations that have a significant impact on the owner's economic interest. Courts will often compare the value of property before and after the impact of the challenged. Although a reduction in property value alone may not be a "taking," a severe reduction in property value often indicates a reduction or elimination of reasonably profitable uses. Another economic factor courts will consider is the degree to which the challenged regulation impacts any development rights of the owner. These economic factors are normally applied to the property as a whole.

5. Does the regulation deny a fundamental attribute of ownership?

Regulations that deny the landowner a fundamental attribute of ownership – including the right to possess, exclude others and dispose of all or a portion of the property – are potential takings.

The United States Supreme Court recently held that requiring a public easement for recreation purposes where the harm to be prevented was to flood plain was a "taking." In finding this to be a "taking," the court stated:

"The city never demonstrated why a public greenway, as opposed to a private one, was required in the interest of flood control. The difference to the petitioner, of course, is the loss of the ability to exclude others. This right to exclude others is "one of the most essential sticks in the bundle of right that is commonly characterized as property." Dolan v. City of Tigard, 114 U.S. 2309 (1994). The United States Supreme court has also held that barring inheritance (an essential attribute of ownership) of certain interest in land held by individual by members of and Indian tribe constituted a "taking." (See Hodel v. Irving, 481 U.S. 704 [1987]).

6. Does the regulation serve the same purpose that would be served by directly prohibiting the use or action; and does the condition imposed substantially advance the purpose?

Our regulations may go too far and may result in a takings claim where it does not substantially advance a legitimate governmental purpose. (Nollan v. California Coastal Commission, 107 S.Ct. 3141 [1987]; Dolan v. City of Tigard, 114 U.S. 2309 [1994]).

In Nollan, the United States Supreme Court held that it was an unconstitutional "taking" to condition the issuance of a permit to landowners on the grant of an easement to the public to use their beach. The Court found that since there was no indication that the Nollan's house plans interfered in any way with the public's ability to walk up and down the beach, there was no "nexus" between any public interest that might be harmed by the construction of the house, and the permit condition. Taking this connection, the required easement was just as unconstitutional as it would be if imposed outside the permit context. Likewise, regulatory actions that closely resemble, or have effects of a physical invasion or

occupation of property, are more likely to be found to be takings. The greater the deprivation of use, the greater the likelihood that a “taking” will be found.

GOALS

Preserve and protect private property rights as required per the provision of Idaho Code §67-6508A.

OBJECTIVES

Ensure that all land use regulations and review procedures pertain to the protection of public health, safety and welfare and do not constitute a violation of due process of law.

POLICIES

1. The City should conduct a periodic review of all applicable land use regulations or ordinances.
2. Ensure that all review of development and/or land use proposals are in accordance with the Attorney General’s checklist.

CHAPTER FOUR – POPULATION AND GROWTH

POPULATION AND DESIGN PERIOD

One of the most critical aspects of long range planning is the projection, and anticipated geographic location, of future population growth. Improvements such as pumping facilities, storage facilities, and wells can be developed in units that allow additional levels of service as the population increases. The components are typically developed for a projected population period of 20 years. Improvements such as pumps and reservoirs have a finite use and technology lifetime, and should not be designed with a projected life of greater than 20 years. The development of these facilities can place an economic burden on the present population and may become obsolete before sufficient population growth allows the improvements to be fully utilized.

Past records (1960 – current) indicate very modest growth for both the City of Marsing and Owyhee County. Growth was conservative (< 1.5%) for the bulk of the period from 1960 to present, with a decade of negative growth in the 1950's. The decade of the 1990's saw modest, positive growth, and it is anticipated growth in the first decade of the 21st century will also be positive.

The growth rate of Canyon County, as prepared by COMPASS, estimates that the population will increase by 50% from 2000 to 2025 following the general trend in population growth of the 1990-2000 decade. Marsing is located on the border of Canyon County, has a similar demographic makeup to other Canyon County communities, and enjoys a proximity to Nampa/Caldwell and Ada County areas that can be attractive to residents willing to commute. It is anticipated access to Marsing has been improved by the construction of the Karcher Interchange in Nampa, and the reconstruction of Highway 55 between Nampa and Marsing, and this improved access will contribute to increased growth in Marsing.

The population of the community in 2000, according to the Census Bureau, was 890 residents. The population for the year 2010 is 1031.

Past population growth for the City of Marsing and Owyhee County, as well as future population projections for the City of Marsing are summarized in Table 3.1 following:

**TABLE 3.1
POPULATION PROJECTIONS**

Population	Canyon County	Owyhee County	City of Marsing	% Change Marsing
1960			555	10% ²
1970		6422 1.28%	610	28% ²
1980	83,756	8272 1.01%	786	1.52% ²
1990	90,076 4.28%	8392 1.27%	798	11.53% ^{1[2]}
2000	128,580 2.85%	10644 1.02%	890	0.90%
2001		10862 1.1%	898	3.78%
2002		11008	932	1%
2003			942	2%
2004			961	2%
2005	146,896 1.81%		980	2%
2010	160,163 1.67%		1084	2%
2015	173,547 1.58%		1198	2%
2020	187,296 1.51%		1323	2%
2025	201,438		1463	

Using a growth rate of 2%, it is anticipated the City of Marsing will be serving at least 1463 people, plus the Labor Camp and Idaho Housing Authority residents.

GOAL

Provide for the population growth, which is consistent with community goals and objectives, as expressed in the Comprehensive Plan and enhance the quality and character of the community while providing and improving amenities and services.

OBJECTIVES

1. Coordinate with Owyhee County regarding planning for areas within area of City impact, addressing regional growth, and supporting the Marsing Comprehensive Plan.
2. Unimproved and land not utilized within Marsing City limits area should be developed prior to land in the impact area to curtail urban sprawl and protect existing agriculture land from unnecessary encroachment.

POLICIES

1. Population forecasts from the Idaho Department of Commerce, which is based upon the U.S. Census, should be one of the tools to guide the development of service needs.
 - a. Other tools, which are available, are utility company projections, growth patterns within the County (Owyhee and Canyon)
2. Monitor changes in population demographics by regularly reviewing relevant indicators (building permits, census data, and school registration numbers) and provide an annual report to City Council.

CHAPTER FIVE – LAND USE

The land use element describes the existing and the projected land use patterns for the City. The future land use changes will occur as existing infrastructure is expanded, or modified and will be based upon future annexations and zone changes. The purpose of land use planning can include reducing land use conflicts, reducing costs of providing services, and control of development in and around the City. Managing growth and channeling growth into orderly community development is the key element of land use planning. Unplanned growth results in undesirable land use patterns.

Land use is an integral part of every other element in a comprehensive plan. Effective land use planning is essential for numerous reasons:

- Reserves areas well-suited for types of business or industry that may require special access;
- Allows for special site conditions; and
- Provides efficient movement of goods and people among interdependent land uses (e.g., employees to work, resources to industry, and children to school).

A well-integrated and coordinated mixture of residential, commercial and other types of land uses create a more dynamic and compact community. The Comprehensive Plan is a multifaceted document designed to serve as the City of Marsing's guide for future growth and development, as well as making decisions that relate to livability issues. The analysis of existing land use is an important process in developing a basis for the Comprehensive Plan. This is particularly significant in the urban and fringe area of the City. It is also significant in the agricultural areas, where agriculture versus urbanization becomes pertinent.

CURRENT LAND USE PATTERNS

Land uses in Marsing include residential, commercial, agricultural, and industrial. Consideration for agricultural land uses and businesses are paramount to the City's current and future economic base.

These land use patterns make a major impact to the development of the City in the following ways:

RESIDENTIAL USES

Within cities there should be a mixture of various housing units for families seniors, empty-nesters, single persons and low, moderate and upper income families. Communities should include various housing styles as part of their housing stock. The range of housing type could include, but not be limited to, attached and detached single family and multi-family dwelling units, manufactured homes, town homes, and patio homes. In smaller communities like Marsing, the housing types described may not be appropriate at the development of this document, but as the community grows, the public may demand more choice in housing options.

COMMERCIAL, CIVIC AND RELIGIOUS USES

Housing is the foundation of a community, while commercial, civic and religious land uses are the backbone. Civic and religious uses can provide a sense of community for the residents. Commercial development, especially the downtown corridor, has been known as the heart of the community. The condition of the downtown core could be a barometer to the condition of the remaining part of the City. The downtown corridor can also serve as a measure of the resident's commitment to its community. Spin-off developments, like mini-storage units, are being considered for development in Marsing to meet the storage needs in the community. The Comprehensive Plan is geared to identify issues and concerns of the community, as well as actions needed to meet the challenges.

INDUSTRIAL USES

Marsing's industrial land uses can be identified as agricultural and manufacturing. Amvac Corporation has a chemical production facility near the north boundary of the City, and there is a molding manufacturing plant in the downtown area.

GENERAL

The orderly development and expansion of land for agricultural, residential, commercial, civic, religious, and recreational facilities are necessary to maintain a stable and diverse economy, which is important to the City of Marsing. With relatively inexpensive land and an easy commute to the Treasure Valley, Marsing will grow.

LAND USE REGULATIONS

Land use zoning regulations generally state that no building or structure shall be erected, structurally altered or used, unless the uses meet the local ordinances.

AREA OF CITY IMPACT

Pursuant to Idaho Code Section 67-6526, Area of Impact – Negotiation Procedures: a separate ordinance providing for application of plans and ordinances of the area of city impact shall be adopted. Subject to the provisions of Section 50-222, Idaho Code, an area of city impact must be established before a city may annex adjacent territory. In defining an area of city impact, the following factors should be considered:

- (1) Trade Areas;
- (2) Geographic factors and
- (3) Areas that can reasonably be expected to be annexed to the city in the future

LAND USE COMPONENT

The Mayor, City Council, Planning and Zoning Commission, citizens and developers are involved in questions of physical development. During City Council and Planning and Zoning Commission meetings, development decisions are made concerning annexation, rezones, subdivision development, conditional use permits and variances. Due to this responsibility, it is necessary for the City to adopt policies and guidelines which provide a framework for making these decisions and resolving issues. It is the comprehensive plan, which provides this framework.

It is important to keep in mind the Comprehensive Plan is a representation of the future of Marsing. It must also be emphasized that while the land use component may represent a combination of other components within this plan, it is only one of the components to be considered when determining whether a particular proposal is consistent with the comprehensive plan. When determining what the Comprehensive Plan requires or permits, each component must be considered and a decision can be made.

It is the responsibility of the Planning and Zoning, the Mayor and City Council to review new development proposals to insure compatibility with the zoning and development ordinances and the Comprehensive Plan, and then make the recommendation to the City Council on a particular development issue. Subdivision regulations establish various standards for the subdivision of property in conformance with the Comprehensive Plan.

GOAL

Managing land uses by making sound land use decisions based upon this plan, and other land use ordinances. It is the intent to establish proper relationships between residential, office, commercial, industrial, public, and high-tech land uses, thereby fostering a development pattern that is compact and will discourage sprawl, reduce the cost of public services, and preserve open space.

OBJECTIVES

1. The land use map and Comprehensive Plan should be a guide for development, planning, and implementation through zoning, subdivision and other development ordinances.
2. Provide for planned and orderly development of land within Marsing and its impact area.
3. Maintain, enhance and develop diverse building types and land uses.
4. Encourage the development of commercial and industrial land uses which is not averse to neighboring land uses and which will have minimal adverse effects on the physical and social environment.

5. Designating ample land for residential and commercial expansion in appropriate areas.

POLICIES

1. Encourage orderly and logical development of land which is adequate for expansion of residential, commercial, agricultural, and recreational uses necessary to maintain a stable and diverse economy.
2. Encourage mixed-use development including housing, office and commercial development to assist in reducing traffic.
3. Actively coordinate planning and development within Marsing and its impact area.
4. Encourage public participation in the planning process.
5. Continue updates of the zoning ordinance and subdivision ordinance and establish appropriate development standards.
6. Transition areas should be placed between commercial and residential zones to reduce noise, lights and traffic impacts caused by commercial activity.
7. Renegotiate area of city impact agreement with Owyhee County.
8. Review, monitor and update land uses within the Area of City Impact.
9. Update the zoning and subdivision ordinances to be in conformance with the adopted Comprehensive Plan as required by state law.
10. Charge the City Council as the agency responsible for reviewing the status of the implementation actions and critique the relevance of the Comprehensive Plan, including making any amendments on an as needed basis.
11. Develop an industrial park.

CHAPTER SIX – TRANSPORTATION

Truck Routes (Agricultural Community)

Moving agricultural products via truck has been, and will continue to be, the main source of moving produce products.

GOAL

Cooperate in the development of a balanced multi-model (all transportation) transportation system that enhances the area's land use, environmental, social, economic and energy needs.

OBJECTIVES

1. Require developers to provide sufficient space for off street parking of both commercial and private vehicles. Designs of parking areas should provide for snow storage and adequate means of handling runoff.
2. Promote ease of access to and through all portions of the City.
3. Pedestrians and bicycle should be accommodated with special facilities to keep them away from automobiles.
4. Promote various modes of alternative transportation, which will reduce air pollution, noise and fuel consumption and congestion.
5. Provide adequate off street parking and good traffic circulation in areas designated for light industry.
6. Encourage the repair and/or installation of ADA compliant sidewalks throughout the City.
7. Enhancement and beautification of Highway 55 downtown corridor.
8. Incorporate materials and design to enhance gateways and downtown corridors.
9. Maintain traffic flow on Highway 55 while enhancing safe and well-lit pedestrian movements within the core area.
10. Improve access to downtown services for pedestrians and vehicles.

POLICIES

1. Restrict commercial development to those areas where commercial activity now exists and areas which provide good access to major transportation systems. It is critical to maintain access and circulation to the areas designated commercial and industrial
2. Develop a street circulation master plan
 - a. Prepare and maintain an operations maintenance program
3. Develop turn lanes and pedestrian crosswalks within the highway system.
4. Review, monitor and analyze local and regional transportation systems.
5. Develop a sidewalk program.
6. All new streets and roads and those which are reconstructed should be designed and built in accordance with adopted standards. The costs of new streets and roads should be required to be borne by developers.
7. Finalize and adopt transportation Master Plan.

CHAPTER SEVEN – COMMUNITY DESIGN

Community design is used to describe the image and character of a city's natural and developed environment. There are two distinct perspectives to the character of community design. First, community design encompasses all of the physical elements that make up the city and its natural settings. On this scale community design deals with the visual qualities of the city as a whole, as well as its relationship to the surrounding countryside. Height of structures, the type of exterior materials, greenbelts, open space, trails and pathways, controls of noxious weeds, location of sidewalks and protecting historic structures, are some of the issues considered as visual qualities of the city.

Secondly, community design deals with the development patterns of specific areas, such as business districts, industrial areas, residential neighborhoods and future development areas. Protecting gateways into the City, landscaping, setbacks, on-street and off-street lighting, traffic access, sign standards, beautification of streets, parking lots, public land, and state highways are some of the issues considered as design features.

The type, intensity and arrangement of buildings in a city reflect the social and cultural values of its citizens, the state of its technological development and its economic base. Both concepts of community design interrelate and both are a key component of the Comprehensive Plan.

The objective in designing communities for rural areas is to establish residential areas adjacent to main service centers, thereby providing easy access to necessary goods and services. Neighborhoods should be encouraged to develop in a manner that expresses concern and appreciation for the aesthetic quality of the physical environment, while retaining their unique characteristics.

Marsing currently has design standards as it relates to infrastructure, such as, street improvements, sidewalk, curb and gutter. In addition, paved off-street parking allows for the reduction of dust, which increases air quality and the removal of weeds enhances the community.

GOAL

Ensure through community design a rich variety of unique and identifiable structures and land uses, which express the City's functions, history, technology, culture and natural setting and which are not disruptive to its inhabitants or adjacent land uses.

OBJECTIVES

1. Strive to create an aesthetically pleasing community which will protect the unique natural beauty and small town character of the City.
2. Maintain and create visual and functional links between City parks and open space.

3. Stress City maintenance and upkeep of public and private property to enhance the attractiveness and characteristics of the community.
4. Encourage the screening or fencing of all salvage and junkyards.
5. Develop a commercial sign ordinance that assures an attractive commercial area.
6. Develop a visual gateway into the City to improve citywide identity.
7. Encourage the creation and enhancement of landscaping throughout the City.
8. Discourage proliferation of visual clutter along public rights-of-way, such as billboards, signs and dumpsters.
9. Encourage development design that is aesthetically pleasing and that will reduce the impact on neighboring properties.
10. Support design review to promote quality land development.
11. Discourage proliferation of trash on public and private property in the City limits.

POLICIES

1. Require buffering of light industrial uses from adjacent land uses devoted to other uses.
2. Develop exterior lighting guidelines.
3. Establish a tree planting program.
4. Develop a sidewalk, curb and gutter program.
5. Develop a landscape ordinance.
6. New residential, commercial, and industrial development shall be required to meet minimum design standards as specified by City Ordinance.
7. Buffer and transition zones shall be developed between conflicting types of land use.
8. Prepare and adopt design guidelines and development standards to be the basis for design review of architectural, landscaping, signage and other visual impacts of development projects.
9. Encourage the planting of trees and bushes that will create beauty and add to the healthy environment of the City.

10. Encourage guidelines and design techniques for development in conservation areas or natural resource areas.
11. Require the overall design and development of light industrial sites to be appropriate for the location selected.
12. Develop a commercial sign and lighting program that will assure an attractive commercial area and promote safe traffic circulation.
13. Encourage open space in residential developments.
14. Preserve existing trees wherever practicable and establish appropriate landscaping as part of new developments.
15. Have a Code Enforcement Officer for the City.
16. Develop standards for removal of weeds, abandoned vehicles, trash and sanitation issues, and encourage prompt enforcement of the City code.
17. Establish a tree ordinance.

CHAPTER EIGHT-CULTURAL and HISTORICAL SITES

One of the most unique and noticeable things when first arriving is Lizard Butte, a lava rock formation east of Marsing, looking over the City and its residents. Givens Hot Springs is a popular spot that once attracted visitors from around the world.

This is a popular area for rock hounding, hunting, camping, snowmobiling and four-wheeling. Silver City, the old county seat, is a place full of history. It was an old mining town also. There are also numerous fruit orchards, vineyards and wineries in the area. Island Park is a most inviting area for fishing, boating, picnicking and gatherings.

GOAL

Preserve, maintain and enhance the quality of local cultural and historic resources through preservation, conservation and efficient management.

OBJECTIVES

1. Conduct a reconnaissance survey and determine the location of historic structures.
2. Identify structures that should be on the National Register for Historic Structures

POLICIES

1. Develop policies for the preservation of historic areas and architecturally significant structures.
2. Develop an oral, written and pictorial history of Marsing.
3. Identify and establish an inventory of historical, architectural, scenic and ecological sites.
4. Form a citizen committee to review and make recommendations to the City Council, regarding the identification of historic structures and sites.
5. Refine and adopt a Marsing Historical, Architectural, Archeological, Scenic and Ecological Sites Master Plan.
6. With property owner's assistance, register appropriate structures that need to be on the National Register for Historic Structures.

CHAPTER NINE – ECONOMIC DEVELOPMENT

GOAL

Protect the economic base of businesses and industries by creating an environment that is conducive to business retention and expansion with a range of business types, as needed to establish a broad economic base for the City.

OBJECTIVES

1. Establish an economic task force to provide assistance in developing economic opportunities to the City.
2. To encourage business and industry that have limited environmental impact.
3. To encourage an economic base complementary to Marsing's identity.
4. Actively promote economic growth in the community on a selective basis, rather than for the sake of becoming larger.
5. Enhancement of downtown to promote economic vitality.
6. Encourage the ITD and the City to upgrade the Hwy. 55 corridor with ADA compliant sidewalks, curbs, and gutters.
7. To establish a continuous network of ADA accessible sidewalks throughout the City utilizing both refurbishment and expansion of existing and future sidewalks.
8. To continue to work toward providing the residents of Marsing with adequate levels of all the components of economic development, such as housing, business, jobs, schools, recreational opportunities, infrastructure systems, public utilities and facilities, and public service.
9. To promote revitalization of the downtown area through the use of local incentives and grant funding.
10. To preserve and protect the downtown and to create a distinct identity by encouraging uses that traditionally locate downtown, including offices, specialty shops, and restaurants.

POLICIES

1. Enlarge on the variety and quality of business enterprises within the community.

2. Encourage those industries and commercial endeavors that will require additional labor.
3. Maintain and expand existing businesses and recruit new businesses in Marsing.

Major Employers

Marsing School District
AMVAC Chemical
Bureau of Land Management
Logan's Market
Marsing Hardware
US Bank
NRCS

CHAPTER TEN-HAZARDOUS AREAS

LAND CHARACTERISTICS:

RIVERS AND CANALS—The Snake River flows along the eastern edge of town. It provides irrigation and recreation opportunities.

The “C” Canal flows through the middle of town. It also provides irrigation for the area.

FLOOD HAZARDS AND SNOW LOADS

Due to the limited amount of accumulation of snow in Marsing, snow loads do not impact Marsing.

FLOOD PLAIN—There are no identified floodplain areas within the City of Marsing.

AIR QUALITY AND NOISE

Air Quality: Good. Impacted by inversions during the winter.

Noise: Due to large amounts of traffic, this is a concern.

The U.S. Department of Housing and Urban Development (HUD) has developed criteria to monitor or analyze noise levels and their degree of undesirability. The three components of noise are frequency, intensity and duration. For analysis purposes, HUD uses the day-night average sound level system which is denoted as LDN. The LDN is an average noise level of a 24-hour period and weighting it by the addition of 10 decibels for noises occurring between 10:00 p.m. and 7:00 a.m. Any areas with noise levels below 65 LDN are considered acceptable.

GOALS

Preserve the environment for future generations by ensuring that the highest level of safety and security that is reasonably possible does not diminish quality or quantity of life.

OBJECTIVES

1. Ensure that new structures and development sites are designed to minimize negative impact, either through noise pollution, air pollution or other identifiable hazard.
2. Educate City officials and citizens as to the various man-made hazards associated with certain types of businesses and to encourage mitigation of such hazards.
3. Maintain healthy air quality.

4. Ensure as much as possible that all drainage remains on development sites.

POLICIES

1. Join with county and state disaster services to develop and maintain an emergency response plan.
2. Enhance emergency preparedness through public education, training, drills and exercises and develop a contingency plan.
3. Provide information regarding environmental problems or hazard areas to citizens.
4. Protect the Snake River from pollutants.
5. Discourage open burning in Marsing to help to protect air quality.
6. Protect the aquifer underlying Marsing.

CHAPTER ELEVEN – PUBLIC SERVICES AND UTILITIES

Growth in Marsing and its impact area will require expansion of public facilities and services. All land use planning decisions should evaluate the effects of new development on the delivery of public services. Policies concerning the manner in which public utilities and services are expanded play an important role in the location and density of future housing, commercial and industrial development. Marsing provides residents with water, sewer, and trash pick up. Also, Marsing maintains a city wide irrigation system.

EXISTING SERVICES AND CONDITIONS

Administration:

Mayor- Chief Administrator with the assistance of City staff.

City Clerk/Treasurer - Includes utility billing services, treasury and accounting services.

City Shop – Responsible for all City maintenance.

Legal – Includes the contracted services of either a city attorney or the county prosecutor to provide civil and criminal prosecution.

City Engineer – Includes the contracted services of a city engineer providing capital facilities planning for the city in the areas of sewer, water and street improvements (see Public Works).

Parks and Recreation – Maintenance of City parks, including Island Park and City Park

PUBLIC SAFETY

Police –Owyhee County Sheriff’s office.

Fire Protection - Fire protection is an important public service. Marsing has a volunteer fire department, supported by a taxing district, Marsing Rural Fire Protection District.

Emergency Medical Service – Marsing has a volunteer ambulance service provided by a taxing district.

PUBLIC WORKS

Public Works is responsible for all aspects of engineering, storm drainage, water works, wastewater and the maintenance of all of the public streets and right-of-ways.

WATER SYSTEM— The City has a new upgraded system which includes a 450,000 gallon water tank and an automated system. The distribution system was also upgraded eliminating most of the old distribution system of varying pipe sizes and types.

SEWER SYSTEM –Marsing has a lagoon system that provides sewer treatment. The collection and conveyance system is gravity only with one pump station at the lagoons.

STORM WATER DRAINAGE—Marsing has a limited storm drainage system and infrastructure.

LIBRARY – The library is operated by the Lizard Butte Library District.

SENIOR CENTER – A Senior Center is located on Main Street.

AIRPORT – N/A

OTHER SERVICES AND UTILITIES

Electricity

Idaho Power provides electrical service throughout the City and Area of Impact. The provision of electrical service by Idaho Power is subject to regulation by the Idaho Public Utilities Commission (IPUC) and electric facilities cannot be utilized to separate urban growth areas from rural areas.

Gas – Natural gas is not available in Marsing.

Solid Waste – Solid waste services are provided through a franchise provider, which is currently Westown Disposal.

Telephone, Telecommunications and Cable – Frontier Communications and Cable One are currently providing these utilities.

Cemetery – A cemetery is located three miles west of town and is maintained by a district.

Health Services –Terry Reilly Health Clinic is located in Marsing.

GOAL

Plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban development.

OBJECTIVES

1. Encourage the reduction of overlapping service areas and/or illogical service boundaries. Strive for continued cooperation between service and utility providers and the City.
2. Strive to prevent criminal activity and reduce the incidence of crime.
3. Encourage library services that meet the community needs.

4. Maintain a high standard for the delivery of law enforcement services and evaluate the quality of police service and programs on a periodic basis.

POLICIES

1. A Comprehensive Capitol Improvement Program should be developed to assist decision makers and guide capital investments, make the best use of limited resources and provide community facilities that function well and contribute to the attractiveness, public health, and safety of the City.
2. New developments should provide emergency access points.
3. Encourage fire support systems on private land and the cooperation of such systems with the City of Marsing and Marsing Rural Fire.
4. Investigate alternative financing approaches to reduce the tax burden and provide quality public utilities and services.
5. Capital improvement programming is a multi-year scheduling of public improvements based on studies of available fiscal resources and the choice of specific improvements. It is enacted as a guideline for spending and each year a capital improvement budget may be authorized by ordinance.

CHAPTER TWELVE - PARKS AND RECREATION

Planning for parks, playgrounds, and open space should be based on conservation needs, recreation requirements and aesthetics of community design. It is desirable to incorporate required open space into parks and playgrounds. Careful planning of open space enhances public health, safety, and welfare.

GOALS

Provide and encourage the development of parks, open space, trails, and recreation facilities for Marsing residents by offering safe and efficient recreation programs and activities that meet needs and desires, while enhancing the appearance and environment through landscaping, trees and open space.

OBJECTIVES

1. Provide a park system that includes varied indoor and outdoor uses.
2. Create public recreation opportunities by developing and expanding parks and indoor recreational facilities that meet the needs of all citizens.
3. Provide and encourage open space to meet passive and active recreational needs.

POLICIES

1. Encourage the City to develop working relationships with other agencies/entities to develop parks and recreational opportunities within and around the community.
2. Seek to acquire and develop parks through a variety of sources, including but not limited to general taxes, utility franchise fees, park impact fees, general obligation bonds, local option taxes, public and private partnerships, certificates of participation, and private grants and foundations.
3. For cost efficiency, develop multi-use facilities by implementing maintenance agreements.
4. Develop maintenance and operations manual for the park system.
5. Develop a park master plan to site future parks and open space.
6. As new subdivisions are developed, highways are expanded, or other land use changes occur, the City should use these opportunities to:

- a. Provide greenways, bicycle paths and pedestrian walkways which will provide access to public parks.
 - b. Acquire park sites and encourage parks and open space as part of new development by either donation or placing cash in a park fund.
7. Incorporate bikeways, walkways and other trails within and outside of the City.
8. Encourage public involvement in park planning and development.
9. Encourage pathway systems that provides interconnectivity of neighborhood, and adjoining areas to meet public needs.
10. Encourage the preservation of open spaces and natural features.
11. Park lands should be accessible for all segments of the community.

CHAPTER THIRTEEN – SCHOOL FACILITIES AND PUBLIC TRANSPORTATION

In addition to the standard curriculum, the Marsing School District is part of the Canyon – Owyhee School Service Area (COSSA). COSSA is a cooperative effort of five small schools in Southwest Idaho, who pool and coordinate efforts in special education programs and vocational training to broaden the scope of courses offered by the schools. Current offerings are in health occupations, auto and diesel mechanics, welding and building trades. Fourteen percent of the total school population is served by COSSA. Twelve percent of the high school population is served by the Vocational Education Program. Another service of the COSSA program is the alternative school for 7th to 12th grades.

GOAL

The Marsing community is dependent upon the quality of education for its citizens. The learning environment for each student shall be safe, functional and one that optimizes and enhances academic, social, emotional and physical development

OBJECTIVES

1. Protect the integrity of school sites and educational functions from incompatible adjacent land uses whenever possible.
 - a. Develop schools that are not only safe and accessible to students, but located and designed to function as focal points for family and community activity.
2. Continue community support of school activities from day to day activities and extra curricular activities.
3. Continue to build on the relationship with the Marsing School District.
 - a. Support school and public library relations.
 - b. Cooperation in school open house and public awareness events.
 - c. Inviting school and student participation in City events.
 - d. Urging support by local businesses for of extracurricular academic and sports programs of the school.
4. Expand and develop fiber optics services for distance learning at the high school.
5. Work to build a residential base that will support future school enrollment.
6. Provide the ongoing opportunity for the Marsing School District to participate in the planning process.

POLICIES

1. Coordinate with the school district regarding school locations, which will use existing or future City infrastructure.
2. Where appropriate, the City and School District should cooperatively share facilities.
 - a. Continue to develop and maintain a dialogue with the School District to arrange joint use of public facilities.
 - b. Develop a cooperative program to expand the use of public schools, and school lands by the general public as well as students.

CHAPTER FOURTEEN – NATURAL RESOURCES

CLIMATE, PRECIPITATION, AND TEMPERATURES

Climate

The City of Marsing is located approximately 2280 feet above sea level, and enjoys a mild climate.

Precipitation

Average Annual Total Precipitation	10.9
Average Annual Snowfall	13.7

Temperatures	Degree	Month
Lowest average daily minimum temperature	22.1	January
Highest average daily maximum temperature	93.0	July

LAND CHARACTERISTICS

Geology

Idaho is a geologically “active” region and that gives an extra depth to Idaho’s landscapes. There are many gems in the area. Marsing sits along the Snake River Plain, which contains one of the largest fresh-water aquifers in the world.

Geological and seismological studies show that earthquakes are likely to happen in any of several active zones in Idaho and adjacent states. Idaho is ranked fifth highest in the nation for earthquake hazard.

Soils and Slopes- See next page.

GOALS

Retain the existing high quality environment for future generations by ensuring that land, air, water and wildlife are not diminished in quality or quantity. Provide a safe living environment for residents, which minimize the loss of life and property from natural disasters and hazard and protects natural resources from degradation.

OBJECTIVES

1. Protect and improve natural and man-made waterways.
2. Develop partnerships between the City and private industry to plan for future development that utilizes our natural resources at their highest potential without creating undue environmental degradation.
3. Preserve and manage the natural resources of the community for the use and benefit of present and future generations.
4. Preserve natural resources and wildlife habitat.

POLICIES

1. Develop guidelines and/or regulations that would mitigate any adverse impact to land and water.
2. Identify natural resources and wildlife habitats and develop a program to preserve these areas through public/private partnerships.
3. Encourage development around natural resources in the community designating such as open space.
4. Develop a checklist to review development proposals that will consider the impact to the natural environment and encourage their preservation and use as open space.

CHAPTER FIFTEEN – HOUSING

GOAL

Residents of the City of Marsing and the Area of City Impact should have the opportunity to seek housing in a neighborhood of their choice.

OBJECTIVES

1. Maintain and/or improve the quality and value of housing and residential development.
2. Provide for areas of different residential densities and uses.
3. Encourage residential developments that are well-planned.
4. Improve low income/affordable residential living conditions.
5. Encourage the development of various housing types to meet the needs of the citizens of Marsing.
6. Housing policies should be developed to assure that the upgrading and rehabilitation of homes is encouraged.
7. Encourage the development of affordable housing.

POLICIES

1. When multi-family dwellings are to be located adjacent to single-family dwellings, consideration must be given to the amenities of the single-family uses so that the higher densities will not adversely affect the existing uses.
2. Establish standards concerning the placement of manufactured homes within the City. All manufactured homes proposed for siting should comply with applicable Federal Manufactured Housing Standards and City ordinances.
3. Support such projects as Habitat for Humanity and Paint the Town, which can serve to educate and promote community reinvestment in the housing stock.
4. Develop a housing needs assessment.
5. Encourage and allow fair and affordable housing through private development.
6. Complete a general by study of housing conditions in Marsing.

