

**CITY OF FILER**

**AND AREA OF IMPACT**

**Comprehensive Plan**

*updated last  
12-15-2014*

## INTRODUCTION

The City of Filer is located approximately 7 miles west of Twin Falls, in Twin Falls County, Idaho. The U.S. Census estimated 2140 residents in the City of Filer in 2008.

Continued growth and economic development in Filer will be dependent upon land use decisions made by the community and the type and quality of services available in Filer.

The Comprehensive Plan for Filer will serve as a guide for local decision makers to use to assure that decisions are made in the best interest of the community. It contains statements of the citizens in the form of Goals and Policies, and the application of the Goals and Policies in the form of a Comprehensive Plan.

This document is only a part of the comprehensive planning process. To serve as an effective guide for development, implementation methods must be developed, adopted, and administered in a fair manner. The adoption of zoning, subdivision, and the building regulation ordinances by the City will assure continuity in development through proper enforcement.

### I. GOALS AND POLICIES

Goals are explanations of purpose - ideals of, and for the future. Policies are explanations of the course of action the City intends to take in order to meet those goals. Goals and Policies are developed by citizens because it is the right and responsibility of citizens to set their future course. The citizens of Filer can, in an orderly and rational manner, determine their future and assure that future generations will be able to do the same.

Goals and Policies should be reviewed and adjusted through time to allow for the inevitability of change. Another comprehensive plan addressed this need for flexibility as follows:

"Different goals will in time conflict with one another. The community will then have to weigh one goal against the other. This ongoing process of establishing, applying, weighing and evaluating community direction constitutes the planning process. The planning process is an open-ended process, one which never ends. The goals, policies, and proposed land use found herein, along with the detailed studies which remain to be done, should be continually evaluated and updated - together they provide the framework for community decision making."

The following Goals and Policies reflect the desires of the people of the City of Filer and its impact area to have "the best of possible worlds" here in our own community.

#### A. GENERAL

GOAL: To preserve the quality of the land, air and water environment in the City of Filer.

POLICIES:

1. The capability of the land, air, and water resources to sustain human activity should be a determining factor in land use decision.
2. Generally, land use in areas subject to seasonal high water table should be limited to agricultural or public recreation.
3. Proposed subdivision and commercial site plans should include provisions to protect the natural drainage system. Where the natural system is not adequate, supplemental drainage facilities should be required.
4. Areas with limited groundwater quantity or quality should be restricted to low density unless adequate domestic water supplies are available.
5. The City will provide adequate water supply, pumping, and distribution facilities to meet projected population needs. The City will also provide adequate sewage collection and treatment facilities to meet projected population needs.
6. Standards for air quality, noise, and odors as determined by the Idaho Department of Environmental Quality shall be adhered to and enforced.

7. Buffers between noise-generating and odor-generating uses and other uses should be provided through zoning and subdivision ordinances.

8. The City shall by ordinance, adopted, amended, or repealed, in accordance with Section 67-6526 Idaho Code, define the boundary the area of city impact. Within this area, the city and county shall adopt and the City shall administer the City's plan and ordinances adopted, amended, or repealed.

B. LAND USE

GOAL: The physical development of the City of Filer should be accomplished in an orderly fashion by rational and objective land use decisions.

POLICIES:

1. Land use decisions shall be based upon findings of fact and efforts should be made to determine the effects and alternatives of any land use decision.
2. The entire Comprehensive Plan shall serve as a guide for development.
3. Ordinances, traditionally zoning and subdivision ordinances, shall be amended, if necessary, to implement the Comprehensive Plan.
4. The Comprehensive Plan; and land use regulations shall be monitored continually and updated when necessary to reflect current community goals and values.
5. Input from citizens should be requested at every level of land use decision-making.
6. The protection and enhancement of the general public safety, health, and welfare shall be tantamount to all other factors guiding land use decisions.

GOAL: The City of Filer should encourage, but not be limited to, the development of land within the corporate limits of Filer prior to annexation of undeveloped fringe areas.

POLICIES:

1. The City should refrain from extending public services to areas outside the corporate limits, unless such property is annexable and the request for services is accompanied by a request for annexation.
2. Areas proposed for annexation should be considered only if they are contiguous to the corporate limits.
3. Annexations should occur only after a determination has been made that the City can provide those public services necessary to promote the health, safety, and general welfare of the citizens of Filer.
4. Areas adjacent to the corporate limits and within the area of City impact should be developed in conformance to City regulations to assure continuity of development.
5. Annexation of areas to the City shall be concurrently accompanied with a land use plan and zoning designated for the annexed area.

C. HOUSING AND RESIDENTIAL DEVELOPMENT

GOAL: Encourage housing that meets the needs of all socio-economic groups of citizens in the Filer area.

POLICIES:

1. Decent housing and a suitable housing environment should be available to all socio-economic levels.
2. Cooperate with and encourage private efforts to provide adequate housing.

GOAL: Maintain and/or improve the quality of housing and residential development.

POLICIES:

1. Rehabilitation of substandard housing should be encouraged.

2. Housing policies should be developed to assure that the upgrading and rehabilitation of home is encouraged rather than discouraged.

3. Assure safe and long-lasting housing construction by utilizing building, zoning, and housing regulations.

4. The City of Filer and its impact area should promote traffic safety in all residential areas by adopting a parking ordinance requiring that all vehicles other than passenger cars and pick-ups under 10,000 g.v.w. be parked off the street. The offstreet requirement should include all large vehicles, such as motor homes, travel trailers, and large trucks, that might potentially create traffic hazards through reduced visibility and congestion.

5. Encourage increased housing satisfaction through residential "clean-up" programs. All weed ordinances will be strictly enforced in the City of Filer.

GOAL: Provide all areas of different residential densities and uses.

POLICIES:

1. Densities and uses should conform to existing pattern of development.

2. A further definition of these densities should be made in the zoning ordinance to allow for multi-family dwellings at increased densities.

3. Higher densities and more intensive residential uses should occur nearer to similar uses than to less intensive uses.

4. When multi-family dwellings are to be located adjacent so single-family dwellings, consideration must be given to density and design of the more intensive use to protect the amenities of the single family uses.

5. In areas where applicable the allowable density of housing will be determined by the South Central District Health.

POLICIES:

1. Developers should be required to maximize the variety of attractive neighborhood settings in terms of price range, amenities, natural settings, and proximity to other areas of activity.

2. Adequate public access shall be provided to all lots.

3. Streets and roads shall be designed and constructed in compliance with adopted standards. The costs of new streets and roads will be borne by the developer.

4. An adequate system for connection to the municipal water system must be provided by the developer.

5. Availability of other utilities such as power, gas, telephone, cable T.V., and street lights are the responsibility of the developer.

6. Sewage disposal will be provided for by the developer in accordance with the standards of the South Central District Health In areas where public sewer disposal is not yet available, sewage disposal will be provided for by the developer in accordance with the standards of South Central District Health. The developer shall also be required to install a "dry system" to ease the eventual connections to a public collection system. The plans for this must be submitted to the Department of Environmental Quality for approval before installation.

7. Developers will be required to upgrade or add to city water and sewer services as necessary to accommodate the needs of their projects.

8. Buffering of non-residential uses that are adjacent to residential areas will be required for the protection of both parties.

9. Developers will be required to pay all the costs involved in complying with ordinances adopted by the City of Filer.

10. Land use regulations, zoning and subdivision ordinances, and the applicable building codes will be adhered to, to assure responsible, well-planned development.

D. COMMERCIAL AND GENERAL BUSINESS

GOAL: Commercial and general business development should occur in those areas where there is an established pattern of commercial and general business development.

POLICIES:

1. Encourage commercial and general business development in the area where commercial and general business activity now exists.

2. Commercial and general business development should occur in areas with good ingress and egress to major arterials to minimize traffic conflicts and maintain smooth circulation.

GOAL: Commercial and general business development should occur in a responsible and complimentary manner, and should be compatible with other land uses, as much as possible.

POLICIES:

1. Provide adequate traffic circulation in commercial and general business areas.

2. Require developers to provide sufficient area for off-street parking of both commercial and private vehicles and an area for snow storage on commercial and general business sites.

3. Require developers to provide adequate means of handling increased runoff caused by introduction of impervious surfaces.

4. Require developers to upgrade or add to city water and sewer services as necessary to accommodate the needs of their projects.

5. Require developers to provide for proper lighting and signage, as provided in the City Code and current International Energy Code, that assures an attractive commercial and general business area and promotes safe traffic circulation.

6. Buffer commercial and general business development to protect adjacent areas of different uses.

7. Encourage aesthetic designs for physical structures.

E. INDUSTRIAL

GOAL: Provide an area for the location of light industrial uses.

POLICIES:

1. Encourage the development of light industrial uses which will have minimal adverse effects on the physical and social environment.

2. Encourage the location of light industrial uses which utilize the area's existing human and material resources.

3. Require the buffering of light industrial uses which locate adjacent to other land uses.

4. Require developers to upgrade or add to city water and sewer services as necessary to accommodate the needs of their projects.

5. Require developers to provide for proper lighting and signage, as provided in the City Code and the current International Energy Code, that assures attractive and safe siting.

6. Provide adequate traffic circulation in light industrial areas to assure safety and smooth transition.

7. Ensure appropriate overall design of light industrial sites.

GOAL: Industrial development should occur in a responsible and complimentary manner, and should be compatible with other land uses, as much as possible.

POLICIES:

1. Encourage industrial development in the area where industrial activity now exists.
2. Industrial development should occur in areas with good ingress and egress to major arterials to minimize traffic conflicts and maintain smooth circulation.

F. PUBLIC SERVICES

GOAL: Encourage essential public services at the lowest possible cost.

POLICIES:

1. Development patterns should be consistent with the availability of services and utilities as well as with land capability and development goals.
2. Coordinate public improvements and programs within the city.
3. Explore the alternative methods of financing public projects to relieve the cost burden to individual residents.
4. The City should refrain from extending public services to areas outside the corporate limits of the City of Filer.

GOAL: Promote the provision of utilities sufficient to protect the public health and welfare.

POLICIES:

1. Continue to implement a Wastewater and Sewer Management Plan.
2. Methods of financing extensions of the sewage and water systems and storm sewers should be sought.
3. Decisions regarding sewage disposal should conform to and support optimal land uses.
4. Developers will be required to provide interim systems that can be tied into future sewer lines.
5. Gravity flow sewage systems are to be encouraged.
6. Utilities should be placed underground whenever possible.
7. Adequate water pressure, quantity, and quality of supplies shall be required for domestic uses and for fire protection purposes.
8. Consolidation of power transmission lines with other utility corridors (pipelines, etc.) and transportation rights-of-way should be encouraged.
9. Power substations should be screened with mature plantings or be designed to blend visually with their surroundings.
10. Energy conservation should be encouraged in the City of Filer.
11. Alternative sources of energy should be encouraged and examined.

GOAL: Support adequate and effective police and fire services to all residents in the City.

POLICIES:

1. Coordinate with fire protection officials to assure that development is designed and located so fire protection can be effectively provided.
2. Coordinate with law enforcement officials to assure that development is designed and located so that hazards are minimized and law enforcement and protection can be effectively provided.

G. TRANSPORTATION

GOAL: Provide an efficient transportation system in the City of Filer.

POLICIES:

1. All components of the transportation system should be coordinated with neighboring jurisdictions and with state and federal programs.
2. Maintenance and improvement of existing streets should have priority over construction of new streets.
3. The City should discourage private streets that serve developments, particularly residential areas. Half-width streets will also be prohibited.
4. Standards for the construction of new streets should be developed, adopted, and adhered to.

5. Developers will be required to bear the cost of improvement of new streets dedicated to the City for the purpose of serving new developments.

6. Developers will be required to put in streets, curbs, sidewalks, street lights, storm drainage, and other appropriate improvements.

7. Truck routes should be designated.

GOAL: Land use decisions should consider the impact of the decision on the transportation system and transportation improvements should be reviewed for their impact on land use.

POLICIES:

1. New development shall be reviewed to determine the effect on existing streets.

2. Development proposals shall include plans for circulation to assure compatibility and conformance with existing and proposed transportation systems.

3. The construction of major arterials through new or existing residential developments should be discouraged.

4. Developers should be required to provide for a minimum of two off-street parking spaces per housing unit in all new developments.

5. Careful consideration of the use of traffic controls and regulations should be made to assure the safety of all traffic and pedestrians.

H. PARKS, RECREATION AND OPEN SPACE

GOAL: Maintain and/or improve recreation areas within Filer.

POLICIES:

1. Encourage coordinated recreational activities and needs with local agencies, e.g., school district.

2. Seek alternative financial sources for the development, expansion and acquisition of park lands.

3. Expand facilities when and where demand necessitates.

4. A plan that inventories the demand and makes need projections should be developed to assure a continuing commitment to recreational opportunities in the City.

5. All parks shall be maintained either by the City or a responsible association.

GOAL: Encourage new recreational development within the City of Filer.

POLICIES:

1. Allow for development that will enhance the recreational opportunities of the area.

I. GOVERNMENT

GOAL: Encourage full citizen participation in public decision making.

POLICIES:

1. Citizens' opinions on major issues should be ascertained in advance of decision making.

2. The best interests of the whole should be given priority over the special interests of a small group.

3. An effective system to assure continued participation by individuals and groups in planning and decision-making should be maintained.

4. Local planning by residents should be encouraged.

GOAL: Promote regional awareness and cooperation.

POLICIES:

1. The City of Filer will negotiate zoning ordinances, regulations and obligations for an area of city impact with Twin Falls County.

2. Land use decisions concerning conflicts between jurisdictions should take into consideration the current land use and the long range goals of both jurisdictions.

3. Regional and local goals should, where possible, be coordinated to insure continuity of development.

GOAL: Develop and maintain a comprehensive plan and planning process that is: adaptable to changing conditions.

POLICIES:

1. Land use decisions shall conform to the adopted comprehensive plan.
2. The comprehensive plan will be reviewed periodically by the Planning and Zoning Board to ensure that plan goals and objectives continue to reflect community desires and circumstances. The plan can be updated or amended every six months if sufficient new data becomes available or unforeseen changes take place.
3. City officials should be familiar with the comprehensive plan and planning process to answer questions and assist in the plan implementation. The Planning and Zoning Board should attend seminars as is necessary.
4. The granting of variances should be minimized.
5. Non-conforming uses should not be expanded or converted into other non-conforming uses.
6. Flexible land use regulations should be developed that are specifically suited and applicable to Filer to implement the comprehensive plan and development policies.

II. LAND USE PLAN

A. RESIDENTIAL

This plan provides for two types of residential densities to accommodate the wide range of residential uses.

Residential. Limited to one family dwellings, and duplex and multiple-family housing by special use permit.

Low Density Residential. Low Density Residential provides for minimum one acre parcels with single family dwelling in those area where access to City utility services will be impractical.

When considering amendments to this plan and/or zone changes that concern residential uses, the following factors should be considered:

1. Has a need for the change been established?
2. Does the proposal conform with the goals, policies, and intent of the comprehensive plan?
3. Does the proposal meet all of the requirements of the zoning and subdivision ordinances?
4. Is the proposed density and use compatible with the surrounding area?

B. COMMERCIAL

Commercial development should be encouraged to develop in the established general business and commercial areas.

The City of Filer should discourage commercial development outside of this area to minimize adverse effects on residential areas.

Though this plan and the zoning ordinances there must be sufficient area provided for general business and commercial development so that the rezoning of residential areas will not be necessary.

A buffer area will be required between general business, commercial and residential areas.

When considering amendments to the plan and/or zone changes to expand the general business and commercial area, the following factors should be considered with primary concern being given to number one:

1. Is the proposal compatible with surrounding uses and have acceptable measures been taken to assure compatibility?
2. Has a need for the change been established?
3. Does the proposal conform with the goals, policies, and intent of the comprehensive plan?
4. Does the proposal meet all of the requirements of the zoning and subdivision ordinance?

C. INDUSTRIAL

The goals and policies of the plan encourage the provision for an industrial area.



The general character of an industrial area is defined as those areas being suitable for non-polluting types of industries and utilities. These types of industries include machine shops and light manufacturing. These are the heaviest types of uses allowed within the industrial category. The lightest (lightest being the least amount of impact on surrounding uses) which would locate within an industrial area include general commercial types of uses which refer to such things as cabinet shops, electrical and plumbing contractors, public and semi-public facilities, welding and metal fabricating jobs.

After the establishment of industrial areas on the land use plan map, the zoning and subdivision ordinances will be used to implement the plan.

The administration of these ordinances should, therefore, take special types of consideration into account when considering a proposed plat for rezone within an area designated for industrial use in the Land Use Plan. Generally, these considerations should take these factors into account:

1. The proposed use will be compatible with the industrial area as defined.
2. That the proposal meets the goals and policies as defined in the Land Use Plan. These factors should include considerations of conflict with surrounding uses and the location criteria.
3. Proposed industrial uses shall be required to hook up to city sewer.
4. Will the proposal meet the use and performance standards as required in the subdivision and zoning ordinance?
5. If the proposal for an industrial zone of subdivision is not located within an area designated for industry, the question should be asked, does the site:
  - a. Meet all of the above criteria for location and the impact of surrounding uses.
  - b. Establish a precedent whereby a new area is established for industrial growth (which should not be encouraged unless areas currently designated for industrial use are near or have reached capacity) and
  - c. If a new area for industrial use is deemed acceptable, then an amendment to the land use plan should be adopted prior to rezoning.

D. AGRICULTURAL

It is the goal of the plan to preserve agricultural land from encroachment by other uses, and to discourage subdivision or development of these lands.

III. COMPONENT STUDIES

A. PROPERTY RIGHTS

The plan should establish an orderly, consistent review process that better enables the City of Filer to evaluate whether proposed regulatory or administrative actions may result in a taking of private property without due process of law. It is not the purpose of this policy to expand or reduce the scope of private property protections provided in the state and federal constitutions.

B. POPULATION

Historically, Filer has exhibited a slow but steady growth in population since 1930 that is typical of Twin Falls County as a whole. The City's historic population data show that the population increased by approximately 405 people between 1960 and 1980, which is a 40 percent increase over the 20 year period. Population decreased by approximately eight percent between 1980 and 1990. The population was estimated by the U.S. Census Bureau to be 1701 between 1995-2000. The 2000 Census, however, showed a decrease in population to 1620, but the City experienced an increase of approximately 75 (seventy-five) new homes being built during the period of 1994 and 2000. The increase in new homes isn't reflected in the estimate done by the 2000 U.S. Census Bureau. Since the 2000 Census, approximately 120 (one hundred twenty) more new homes have been built. By 2008, the U.S. Census Bureau estimated the City of Filer's population to be 2,140. This is a better

representation of the growth the City has experienced over the past fifteen years.

C. SCHOOL FACILITIES AND TRANSPORTATION

Public education and administration in the community is provided by Public School District No. 413. Public School District No. 413 serves primary and secondary education needs with a primary school, middle school and high school. These facilities appear to be at or over capacity. Based upon student growth in Filer, additional facilities or expansions will be necessary to accommodate increasing enrollment. A new high school was built in 1995. The middle school moved to the former high school.

D. ECONOMIC DEVELOPMENT

In the City of Filer there are several agricultural supported businesses which also provide employment for local and area residents. Businesses include, but not limited to, a manufacturer of agricultural products, seed research facilities, feed mill, lumber yard, and an agricultural trucking company.

In the area surrounding Filer are a variety of agricultural uses.

The Filer area is known to be one of the leading areas in the world for growing garden seed beans. This is because of its dry and disease free climate. The area also contains a large acreage of sugar beets, seed peas, edible commercial beans, alfalfa hay, wheat and feed grains. It also has many small plots of irrigated pastures. There are several established dairies around Filer and also numerous small beef herds. The area is also home to several fish hatcheries.

All of the land surrounding Filer is irrigated with water from the Twin Falls Canal Co.

Most of the land is locally owned and about 50% is owner operated, with the other 50% under tenant lease.

As it extends farther south, the climate becomes a little colder, and this limits the growing season from perishable crops to such crops as feed grains, hay, etc. It also has, to the far south, a large acreage of dry range land.

To the west, close to the city limits, is Cedar Draw. It runs angle across the country and is a natural barrier that separates the agricultural land to the west of it. This draw has provided a natural location for fish ponds and related industry.

To the north-west corner of Filer on old Highway 30 is the Filer Wastewater Treatment Facility.

Directly north of the city lies some of the better farm land in Magic Valley. This area is known as "Sucker Flats." It has land value as high as any district in Twin Falls County. To the north of this farm land is the Snake River Canyon which divides Twin Falls and Jerome Counties. This canyon has new economic value because of several hydro-power plants being built to supply energy needs for the area.

To the east of Filer is agricultural land that borders the city limits but because of Highway 30 joining Twin Falls and Highway 93 crossing, it has showed future development that will eventually join the city limits of Twin Falls and Filer.

E. LAND USE

A Comprehensive Plan Land Use Map has been prepared indicating suitable projected land uses for the City of Filer and the Area of Impact.

INDUSTRIAL:

Most industrial businesses are located along the railroad in the center of the City, with some to the north past the city limits.

COMMERCIAL:

Most of the commercial and general business areas are located in the downtown area and along Highway 30.

RESIDENTIAL:

Residential areas are primarily located within the original townsite area. There are scattered residential developments along each boundary within the Area of Impact.

F. NATURAL RESOURCES

WIND:

Wind velocity in the Filer area can be considered a natural resource. Through testing it has been determined that wind velocities in this area are sufficient for the generation of power during a period of not less than 300 days a year.

Wind generation has been under consideration as an alternate power source for this area. With power costs on the increase continually in this area, it may soon become an economic reality.

G. HAZARDOUS AREAS

IRRIGATION:

A hazard that exists in Filer and the surrounding planning area is open irrigation ditches. This is a problem that plagues a large number of towns in Southern Idaho.

TRAFFIC:

Traffic hazards exist in several areas of the City. The first being State Highway 30 running east and west through the City of Filer, separating the school from the major portion of the townsite. Pedestrian traffic to and from the school must cross this artery without the aid of traffic signals.

There are several possible solutions to the traffic problem which exists on Highway 30.

A solution which was pursued at one time is traffic stop lights with a controlled crosswalk. At the time this possibility was pursued, the state was not receptive to the idea of placing stop lights on a major highway. Since that time there have been a number of such installations and could easily become a reality at this location. Caution lights have been installed at the east and west entrances on Highway 30 and a caution light was installed at the crosswalk at Yakima Avenue and Highway 30. The City has petitioned for traffic lights at the following intersections: 2300 East (Wildcat Way) & Highway 30, 2250 East (Fair Avenue) and Highway 30 and 2200 East (Stevens Avenue) & Highway 30.

PUBLIC SERVICES AND UTILITIES

The Filer Police Department moved to the old library in 1988. As the City has grown, so has the Police Department and the need for larger facilities for offices, a meeting room, secure garage and holding area.

There now is a staff consisting of 1 chief, 4 officers, 8 reserves and 1 matron.

LIBRARY:

The Filer Library was founded over 60 years ago and since that time considerable progress has been made.

In 1988 it was moved from the small facility behind the city office to across and down the street in the former lumber yard after many improvements.

The library now has the capacity to handle many more books and people with room for special activities for the public to enjoy, with plenty of off street parking.

QUICK RESPONSE UNIT:

The Filer Quick Response Unit was started in 1984 with a (14) fourteen volunteer member team and one used ambulance. During the first few years the call volume was about forty-four calls per year. In 2005, the call volume had increased to over four hundred. It is still a (14) fourteen member volunteer team highly trained in First Responder, Basic and Advanced Emergency Medical Technical Pre-Hospital Training.

We now have (3) three ambulances complete with the latest equipment and housed in the City Fire Station, ready for 24 hour a day service. Members are all equipped with radios and pagers for faster and more efficient response.

The QRU is funded by monies from the City of Filer, Filer Rural Fire District, grants, donations and recently formed Twin Falls County EMS District. A County-wide EMS Training Program is a goal the members are working towards. Challenges in the future are to get more people to become EMT's and volunteer for the Filer Quick Response Unit.

#### FIRE DEPARTMENT:

The Filer City Fire Department was established in 1927 with the members being local business men. They were summoned to a fire by a triangle dinner bell, then a bell and in the early 40's, a siren. A 1942 American La France fire truck was purchased around the time the siren was added. The siren and telephones were the means used to contact the firemen for fires until the late 80's. In the late 80's, pagers were purchased and used by the firemen for emergency situations. The City Filer Department is still in the same location as it has been for over 75 years and has been joined by the Filer Rural Fire District. The Departments consist of (28) twenty eight professional firefighters who have dual roles with the City Fire Department and Rural Fire District. Each Fire Department is commanded by a fire chief, assistant fire chief, two captains, two lieutenants, safety officer, training officer and a fire prevention bureau. Each firefighter carries a pages and/or radio for 24/7 communication and quick response. Firefighters are training in the 21<sup>st</sup> Century Firefighting Techniques, where safety and training are the top priorities.

During the 40's and 50's the City had (21) twenty one fire hydrants and (64) sixty four fire hydrants in the 70's and 80's. In 2005, the City of Filer has 152 fire hydrants, all with spaces of 400 feet apart with steamer ports and two 2 ½ " outlets. The City Fire Department operates with three fire trucks, the newest bought in 2004. The City has a ISO rating of (4) four.

A new station will be needed in the near future to house a much needed 100' ladder truck Keeping up with growth is, and will continue to be a challenge

Fire Mission Statement: Save lives, property, teach fire safety and be role models.

#### SEWER:

The City of Filer's installed collection system has nearly 9 miles (47,520 lineal feet) of sewer mainline. Most of this consists of 8" sewer pipe which was installed in the mid-1930's

The City's current Treatment Plant is located northwest of the City, and was last upgraded in the 1970's. It consists of (4) four facultative lagoons (two of which are aerated), a chlorine disinfection system, and a 75-acre farm which is used to land apply treated effluent from the treatment plant. The current approved Plan is to construct a Membrane Bioreactor (MBR) wastewater treatment plant designed to produce Class B reclaimed wastewater. It is expected that Filer's drinking water supply should be sufficient for at least the next 10 to 15 years. Therefore, it is recommended that the City not construct fully redundant Class A facilities or a secondary irrigation system at this time. Instead, the site will be master planned so that redundant components (e.g., an MBR process train) can be added to the site at a later date. Over the coming 10 to 15 years the City can monitor the arsenic issues and determine the best use of the high quality effluent. The anticipated treatment facility would include: plant headworks including screening, membrane bioreactor treatment that includes phosphorus and nitrogen removal, UV disinfection, effluent pump station, sludge holding/digestion tank, dewatering, landfill or land application of solids and effluent disposal initially at the existing land application site or year round disposal to Cedar Draw with the ultimate goal of water reuse.

The City rotates crops on approximately 40 acres of the farm ground raising hay, grain, corn or wheat. These crops aid in the treatment process by providing additional nutrient uptake from the applied wastewater. The City also has a National Pollutant Discharge Elimination System (NPDES) permit, which allows the City to discharge to Cedar Draw Creek during the non-growing season.

During the next few years the City will be in the process of replacing nearly (6) six miles of deteriorating, 70

year-old sewer pipe.

#### WATER:

The water distribution system in the City of Filer has come a long way from the wooden mainlines originally installed in the City. Cast iron, lead gasket pipe was used in the 1930's & 40's, then cast iron pipe with rubber gaskets in the 50's & 60's. Ductile iron pipe was introduced to the City in the 1970's and used extensively until the mid 90's. From the mid 90's until present, the City has adopted the use of plastic, Poly Vinyl Chloride (PVC) pipe as the standard for the water distribution system.

The last of the wooden pipe was removed in 1982 and the last of the old cast iron pipe was removed in 2005. In addition, the City also has a 650,000 gallon storage tank that was constructed in the early 1980's.

In 2003, the City was able to finance a major upgrade improvement project to the existing water system. The financial support for the project resulted in part from the gracious approval by the citizens of Filer of a bond election of one million dollars. The passing of the bond allowed the City to leverage additional grant funds from USDA-RD, EPA and the Idaho Department of Commerce, for a total project cost of 2.3 million dollars. The upgrade improvements included a new deep-well, a one million gallon storage tank, and automated booster pump station with a chlorine disinfection system and replacement of approximately four miles of distribution and dedicated water main. This project allows those within the City of Filer to enjoy consistent water pressure and volume which was not possible with the previous system.

The City of Filer is continually looking for ways to maintain, upgrade and improve the water system in areas that still need to be addressed. Although currently no quality problems exist, arsenic and nitrates levels are always a concern, and the City constantly monitors these levels and looks for cost effective technologies of treatment. The City of Filer is committed to be proactive in delivering clean pure water to the well deserving people who live here.

#### DRAINAGE:

Storm drains within the City are at this time adequate for present conditions and are continually being upgraded to meet the community growth.

#### SOLID WASTE:

The City is currently using facilities provided through the County for solid waste disposal.

The City is presently using a contractor solid waste disposal company, which is provided once a week.

Commercial solid waste disposal is available to the businesses in the City by several disposal companies.

#### I. TRANSPORTATION

The future of transportation around the Filer area is going to become an important, controversial subject within a few years, one of the primary reasons being energy costs and the distances to surrounding communities. Other facets of City management come into play also, such as streets, truck routes, intersections, building set-backs, parking, right-of-way acquisition, and other related problems.

Due to the ever increasing truck traffic, the City Council has enacted a truck route for our City.

The primary commercial transportation is that of agricultural commodities and supplies being shipped into Filer. Trucking is a major concern in Filer.

Private cars and car pooling make up the major portion of the travel and commuting to and from the surrounding areas. A company bus is provided for residents that work in Jackpot, Nevada.

Another form of transportation available in Filer is the railroad which runs through the Industrial District.

Major transportation problems lie on Highway 30 in front of the schools and South Stevens Street where children must

cross the streets in order to attend schools.

West Midway is currently experiencing an influx of pedestrians and high traffic on a narrow street. Plans are in progress for widening the road and providing sidewalks for pedestrians along that street.

The City adopted a Transportation Plan in April 2009. The purpose of a Transportation Plan is to provide guidance for the development of an existing and future travel needs of the community and adjacent regions.

J. RECREATION

The Filer Community Park provides facilities for swimming, tennis, horse shoes, picnics, baseball and softball. The Filer Recreation District provides organized baseball and softball programs for boys and girls ages six to fifteen. Swimming and tennis instruction are offered to participants of all ages.

This park plays host to numerous invitational softball and baseball tournaments each year, drawing teams from many Magic Valley communities.

The Community Park is receiving some pressure from various softball associations since the sport has grown tremendously in popularity. In addition to more playing area, an indoor facility for use during inclement weather is needed. Such a facility could accommodate handball, racquetball, basketball and other recreational activities.

The City is requiring developers to plan and provide for parks in new developments. Future plans for bicycle paths and walkways are being studied. The City is currently partnering with the Filer Highway District, the Twin Falls County Fairgrounds and the Filer School District for this project.

The Twin Falls County Fairgrounds also serve as a source of recreation for the Filer area. This facility is the home of the Twin Falls County Fair & Rodeo, said to be one of the largest and best in the state, however, this facility is well used the year round. Events such as livestock sales, circuses, high school district and state rodeos, political rallies, gem and antique shows as well as family reunions take advantage of the fine grounds and buildings.

Cedar Draw Park is a developed rest area with parking, picnic tables, restrooms, RV parking, water and electrical hookups on the State's Thousand Spring Scenic Byway. It was built and maintained by the State when Highway 30 was constructed. In 1999, Cedar Draw Park was on the State surplus lands list and was available for purchase. The City of Filer and Twin Falls County purchased the rest area from the State with grant money. City and County officials visualized the potential with the park being located at the west entrance to Filer as a gateway to the community. Cedar Draw Creek runs through the center of the park with native vegetation along creek banks providing excellent wildlife habitat, large grassy areas and several trees. This park is the only natural park rest area between Twin Falls and the Wildlife Management Area a few miles before arriving in the City of Hagerman. Twin Falls County granted the City of Filer their interest in the park in 2004.

K. SPECIAL AREAS OR SITES

Filer was an area of several square miles of potential farmland, so named by the local farmer's organization. The Filer Townsite came into being when the Lorain, Duquesne, and Rettig families pooled land to form the nucleus of the present town. The early Townsite was cleared and mapped, and it was formally opened April 14, 1906.

Buildings were erected both at the west end of the townsite in the area of Union and Midway and also farther east on Midway at its junction with Fair Avenue. Within a short time the eastern settlement started calling itself East Filer; each of the two tiny towns tried unsuccessfully to entice each other to join one with the other. To complicate matters a Twin Falls clothing merchant bought land a half mile northeast of East Filer and platted it as the Eldridge Townsite, named after the owner, W. H. Eldridge, thus forming a third small community to add to the squabble.

The communities were united into one when Coffin Brothers, owners of the Idaho Store Company, bought the three townsites in 1907 as an investment. With Henry H. Schildman and William P. Shinn as local directors, the businesses of all

three places moved to sites along Main Street and Yakima Avenue; Filer then became the town we now know.

Filer has always maintained individual groups, usually forming their social nucleus in one of Filer's many churches. Two unifying elements, the school system and local government, bring everyone together in a common goal.

The oldest building in Filer is the Lorain home, north across the tracks on Stevens Street. The Duquesne homes on the northeast and northwest corners of Stevens and Midway and another built along similar lines by Achille Duquesne on Stevens and Fifth Streets are the oldest homes of a sturdy, permanent quality within the Townsite. Mr. Duquesne made the stone blocks and pillars, acted as architect, and was building supervisor.

Achille Duquesne also built the oldest business building still in Filer, the Elliott Building on Main Street, which has been, among other things, a Real Estate Office, a grocery, a furniture store, and a mortuary.

The Odd Fellows Hall on Main and Yakima was built in 1911 for the Beem Brother's Grocery and General Store. It is one of the oldest buildings still in use.

#### L. HOUSING

City policies relating to land use patterns, transportation, public facilities and economic developments regulate to a certain degree the availability of housing and the cost of housing. Effective urbanization and zoning policies help to utilize land and city facilities, urbanization and zoning policies help to utilize land and city facilities without causing unnecessary inflationary land costs.

#### MOBILE HOMES:

There are currently mobile home parks in and around the City of Filer. Reports show more crime occurs within mobile home parks and therefore new mobile home parks are being discouraged.

#### HOUSEHOLD SIZE:

Size of the average household has decreased in the last several years down to approximately four persons per household.

#### HOUSING COSTS:

Housing costs have increased and this has been a tendency to increase the value of homes already built and to increase the value of the property on which they rest.

#### RENTAL HOUSING

There are two housing units in the City which provide rental housing. One complex on the south side of the City, and the other near the center of the City.

#### M. COMMUNITY DESIGN

The City should eliminate the many "spot zones" that exist throughout the City, reduce the number of zones and specify special uses which may be permitted after public hearing and examination of surrounding uses. The City should also determine whether landscaping and sign ordinances should be adopted especially on the main thoroughfares through the City.

#### N. IMPLEMENTATION

Section 67-6511 of the Idaho Code requires the adoption and amendment of zoning ordinances by local governments. This section further requires that such ordinances must be commensurate with an adopted Comprehensive Plan. The Idaho Code also provides for the adoption of the regulations such as building codes and subdivision ordinances to assist in plan implementation.

The Comprehensive Plan and associated ordinances are not effective unless they are used in conjunction with each other. Therefore, it is necessary that implementing ordinances be developed, adopted, and enforced to assure a responsible, effective and efficient planning process.

These land use regulations must be prepared and adopted in compliance with the Idaho Code and shall be relevant to the character of Filer in order to realize the goals set forth in this plan.

As stated earlier, it is sometimes necessary to update the goals and policies of the citizens of Filer. Since the Comprehensive Plan for Filer was developed to meet statutory requirements of the State Planning Act, research studies were confined in scope and depth. Over time, new growth will occur, additional data will emerge, and public values will change. Therefore, it is important that the Comprehensive Plan be subject to review and modification to assure that it will continue to reflect the current values of the citizens of Filer.

As changes in the Comprehensive Plan are made, the implementation procedures and ordinances must also be reviewed and updated to ensure efficient administration.