

CITY OF KIMBERLY

PLANNING & ZONING COMMISSION
MEETING AGENDA

FEBRUARY 4, 2014
6:00PM

Planning & Zoning Commission meetings are televised, videotaped and/or recorded

Location: 242 Highway 30, Kimberly, Idaho 83341

CALL TO ORDER

WELCOME – PLEASE TURN OFF CELL PHONES – THANK YOU.

ROLL CALL OF COMMISSION MEMBERS

1. APPROVE -

- a. Minutes from January 7, 2014 Regular Meeting. Minutes for January 27, 2014 Special meeting will be considered at the next meeting.

2. PUBLIC HEARINGS

- a. No Public Hearings

3. NEW BUSINESS

- a. Consideration and action on the spacing and height requirements pertaining to a proposed LA Thomas Gymnasium addition/renovation.
- b. Consideration and action on the Findings of Fact for an update to the City of Kimberly Comprehensive Plan and the City of Kimberly Land Use Map and accompanying Resolution

5. UPCOMING MEETINGS: –

- a. Regular P&Z Meeting March 4, 2014 – 6 PM

5. ADJOURNMENT

Questions concerning items appearing on this Agenda or requests for accommodation of special needs to participate in the meeting should be addressed to the Office of the City Clerk, 242 Highway 30, Kimberly, Idaho 83341 or call 208-423-4151.

Ted Wasko	Leland Belin	Perry Dangerfield	Candy Weth	VACANT	Cindy Schmidt	Dan Shewmaker
		<i>Co-Chair</i>	<i>Chairperson</i>		<i>Area of Impact</i>	<i>Area of Impact</i>

Posted Jan. 7, 2013

KIMBERLY PLANNING AND ZONING
JANUARY 7, 2014

CALL TO ORDER:

The meeting was called to order at 6:03pm.

ROLL CALL OF COMMISSION MEMBERS:

Members present were Candy Weth, Perry Dangerfield, Ted Wasko and Leland Belin.

1. APPROVE:

a. Motion to approve the minutes from the December 2013 regular meeting was made by Leland Belin and seconded by Ted Wasko. The motion was carried unanimously.

2. PUBLIC HEARINGS:

a. A City of Kimberly initiated text amendment to the Kimberly City Code and Ordinance 605 for the amendment, the amendment being to Title 17, proposed to add under Chapter 17.17 Administration and Enforcement: Section 17:17.060 Processes and Procedures for Planning and Zoning Actions. The new section would show processes and procedures of planning and zoning actions and governing bodies responsible for consideration of the actions, as well as noticing requirements. Additionally the amendment would also remove/amend procedure items from Section 17.15.020 and a relating part in 17.15.030.

After working through a few applications involving the county, the staff concluded that the Twin Falls County Board of Commissioners review layer should be added to provide reference in the future for applications required to go before the county. The chart of such actions has been amended to show which actions will require review by County Board of Commissioners. The Commission discussed what types of applications should be sent to the County. The public hearing was opened for public comment. There was no Public input. The Public Hearing was closed.

Perry Dangerfield made a motion: "Motion to recommend the Council approve the application with the ordinance to amend Kimberly City Code Title 17, to add under Chapter 17.17 Administration and Enforcement: Section 17:17.060 Processes & Procedures for Planning and Zoning Actions. The new section would show and cover processes and procedures of planning and zoning actions, also removing/amending other procedure items from Section 17.15.020 and a relating part, finding that the amendments are in accordance with the Comprehensive Plan, that essential public facilities and services are available to support the full range of proposed uses without creating excessive additional requirements at public cost for the public facilities and services, and that the proposed amendment will promote the public health, safety and general welfare."
Leland Belin seconded the motion, which was carried unanimously.

b. Public Hearing and Consideration of a City of Kimberly initiated text amendment to the Kimberly City Code and an ordinance for the amendment, the amendment being to Title 17, proposed to amend Section 17.04.110: Agricultural – Residential (AR). The amendment would add language to the section stating no subdivisions are permitted within the AR zone. The amendment also proposes to amend Section 17.04.120 Agricultural (AG). The amendment adds language to the section stating no subdivisions are permitted within the AG zone and also adds language stating the AR zone may be applied so land both within the City and within the City's impact area may be zoned AG. The amendment would also remove the sentence "With exception to those parcels of land twenty (20) acres or larger used solely for agricultural purposes" as the AG zoning applies to all AG zoned land, not just land pieces smaller than twenty (20) acres.

Staff recommended that this Public Hearing be continued until a Special meeting Scheduled for Jan. 22, 2014. Ted Wasko moved that this Agenda item be continued to Jan. 22, 2014. Perry Dangerfield seconded the motion and it was carried unanimously.

3. NEW BUSINESS:

a. Consideration of an update to the City of Kimberly Comprehensive Plan and accompanying Resolution.

The Commission and staff discussed changes that will be necessary to update both the Comprehensive Plan and the Land Use Map as the City moves to include more land in the City's Impact Area. With the anticipated increase in economic activity in Twin Falls County, the City of Kimberly will need to protect its interests in the area around the City's current boundaries including the Impact Area. The City of Kimberly would like to re-acquire impact Area land that was ceded back to the County of Twin Falls. This area includes the land west of 3700 East to 3400 East and north past Addison. The staff also wants to extend the Commercial Gateway to 3300 East. Staff also wants to annex an area east of 3300 East to make the transition to Kimberly City under the city's control so that no large or intensive wet industry build next to City of Twin Falls Industrial Area. The City of Kimberly needs legal control over these areas to insure that the future development is consistent with values of Kimberly residents. Any area annexed by the City would require city services be extended on a timely basis. At present the city staff is making plans with input from local landowners for a gradual transition from the Twin Falls Industrial area near the Chobani factory to the City of Kimberly. It is important that we plan for any economic expansion in the County so that the interests of the residents are not affected adversely.

4. ADJOURNMENT:

The meeting was adjourned at 6:48pm.

Respectfully submitted,

Perry C. Dangerfield

STAFF REPORT

TO: Kimberly Planning and Zoning Commission

FROM: Bart Bingham, Community Development Director

RE: Applicant Kimberly School District requests a determination as to whether the proposed heights and setbacks for a proposed LA Thomas Gymnasium addition/renovation are adequate. This determination is to be made by the Commission based upon the “as to be determined by the Planning and Zoning Commission” requirement.

HEARING: February 4, 2014

On February 4, 2014, the Kimberly Planning and Zoning Commission considered an application by Kimberly School District to determine whether the proposed heights and setbacks for a proposed LA Thomas Gymnasium addition/renovation, as shown on submitted site plan and elevations, are adequate. The additions are proposed for the north and south facades of the existing building.

Background

Building Permit approval for the proposed LA Thomas Gymnasium renovation is contingent upon consideration and determination from the Planning and Zoning Commission.

Department Comments

The proposed north addition/renovation appears to be further than 40' from the north property line and the proposed south addition/renovation appears to be further than 10' from the line shown south of the LA Thomas Gymnasium on the plans. Submitted elevations are also provided to show the proposed height, which is slightly more than the existing building because the addition of architecture features on both the north and south ends of the building.

Standards of Evaluation:

Note: Standards are in darker type, staff analysis is in lighter type

17.04.100 SCHOOL(S): The purpose of this zoning subdistrict is to foster and promote the creation of educational institutions for the benefit of the community.

The proposed building addition is shown to be for educational purposes on the plans.

17.04.130: OFFICIAL HEIGHT AND AREA REGULATIONS:

MINIMUM YARD REQUIREMENTS

District	Maximum Height	Front	Rear	Interior Side	Street Side	Minimum Lot Area Per DU	Minimum Lot Width
R1	25'	25'	10'	7'	25'	4 x floor area of the principal building, but not less than 1 acre	100'
R2	25'	25'	10'	7'	25'	4 x floor area of the principal building, but not less than 8,000 sq. ft.	80'
R3	25'	25'	10'	7'	5'	4 x floor area of the principal building, but not less than 6,500 sq. ft.	65'
AG	35'	30'	30'	7'	30'	1 acre	80'



AR	35'	30'	30'	7'	30'	1 acre	60'
CB	35'	None	None	None	None	None	None
CG	35'	50'	None	None	None	None	None
RP	60'	25'	10'	5'	25'	4 x floor area of the principal building, but not less than 5,000 sq. ft.	50'
LI	60'	30'	10'	15'	30'	None	None
MH	25'	15'	10'	15' between units	15'	None	None
S	As determined by the planning and zoning commission						
P	As determined by the planning and zoning commission						

The Planning and Zoning Commission shall determine the height and setback requirements for proposed buildings to built upon School Zoning District property.

The Commission and applicant are hereby notified and advised of requirement.

Summary

The Commission is required to determine whether height and spacing for the proposed LA Thomas Gymnasium addition/renovation, as shown on the elevations dated July 12, 2013 and site plan dated December 6, 2013, are sufficient as shown.



DECISION

Based upon the above Requirements, the Commission makes the following Determination:

1. Upon compliance with the conditions as noted above, the application substantially meets the standards of the Kimberly Development Code.

Motion Language

Approval

Motion to approve the LA Thomas Building addition/renovation spacing distances from other buildings and property lines as shown on the site plan, as well as the height requirements as shown on the elevation sheet.

Denial

Motion to deny the LA Thomas Building addition/renovation spacing distances from other buildings and property lines as shown on the site plan, and/or the height requirements as shown the elevation sheet.

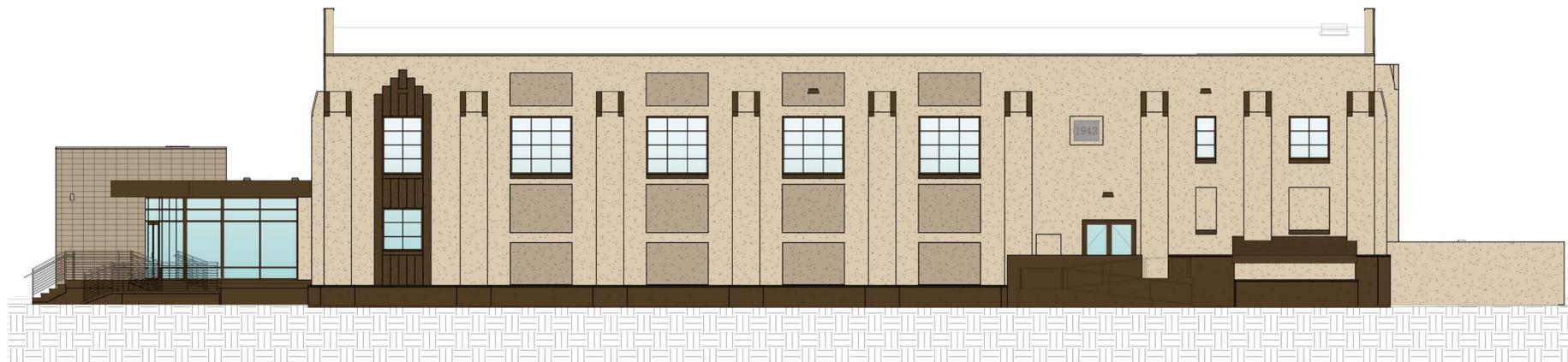
Signed this _____ day of _____, 2014

Candy Weth, Commission Chair City of Kimberly

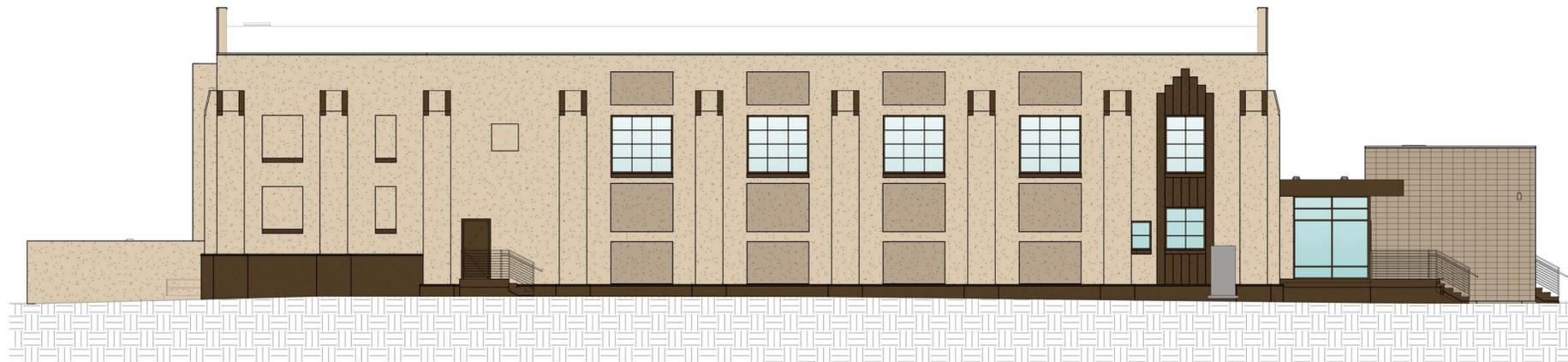
Attest:

Bart Bingham, Community Development Director, City of Kimberly





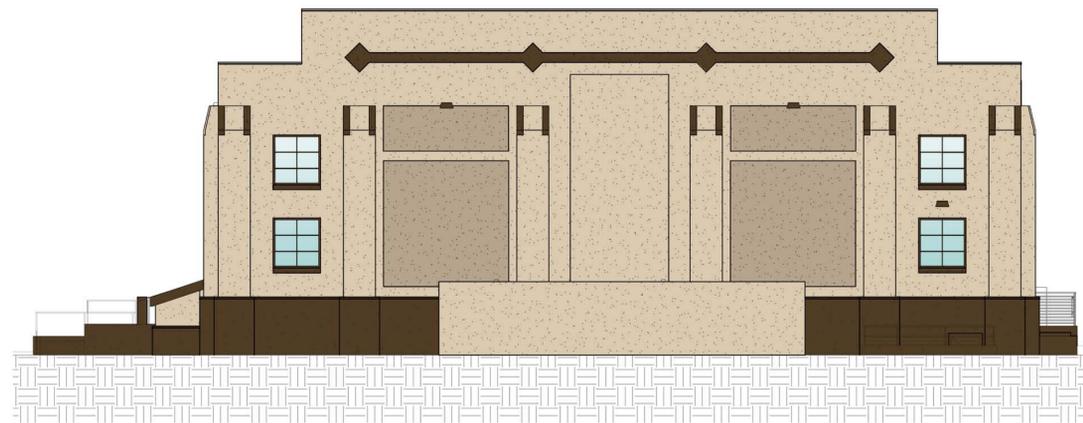
1 WEST ELEVATION
A201 1/8" = 1'-0"



2 EAST ELEVATION
A201 1/8" = 1'-0"



3 NORTH ELEVATION
A201 1/8" = 1'-0"



4 SOUTH ELEVATION
A201 1/8" = 1'-0"

GENERAL NOTES

- RE: FLOOR PLANS FOR EXTERIOR DOOR AND WINDOW IDENTIFICATION.
- PAINT ALL EXPOSED TO VIEW FERROUS METAL PER SPECIFICATION DIV. 9.
- THE MASONRY CONTRACTOR SHALL PROVIDE A MOCKUP PANEL SHOWING A REPEAT OF ALL BLOCK STYLES PRIOR TO COMMENCING WORK. THE MOCKUP SHALL BE APPROVED BY THE ARCHITECT AND DESIGN BUILD CONTRACTOR. GROUT COLOR TO MATCH EXISTING BUILDING. REVIEW SAMPLES ON SITE FOR APPROVAL AND ACCEPTANCE.
-

SHEET NOTES

- EXISTING BUILDING.

MATERIALS LEGEND

	MATERIAL 1		MATERIAL 2
	MATERIAL 3		

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

REVISIONS

LA THOMAS
GYMNASIUM RENOVATION
KIMBERLY, ID

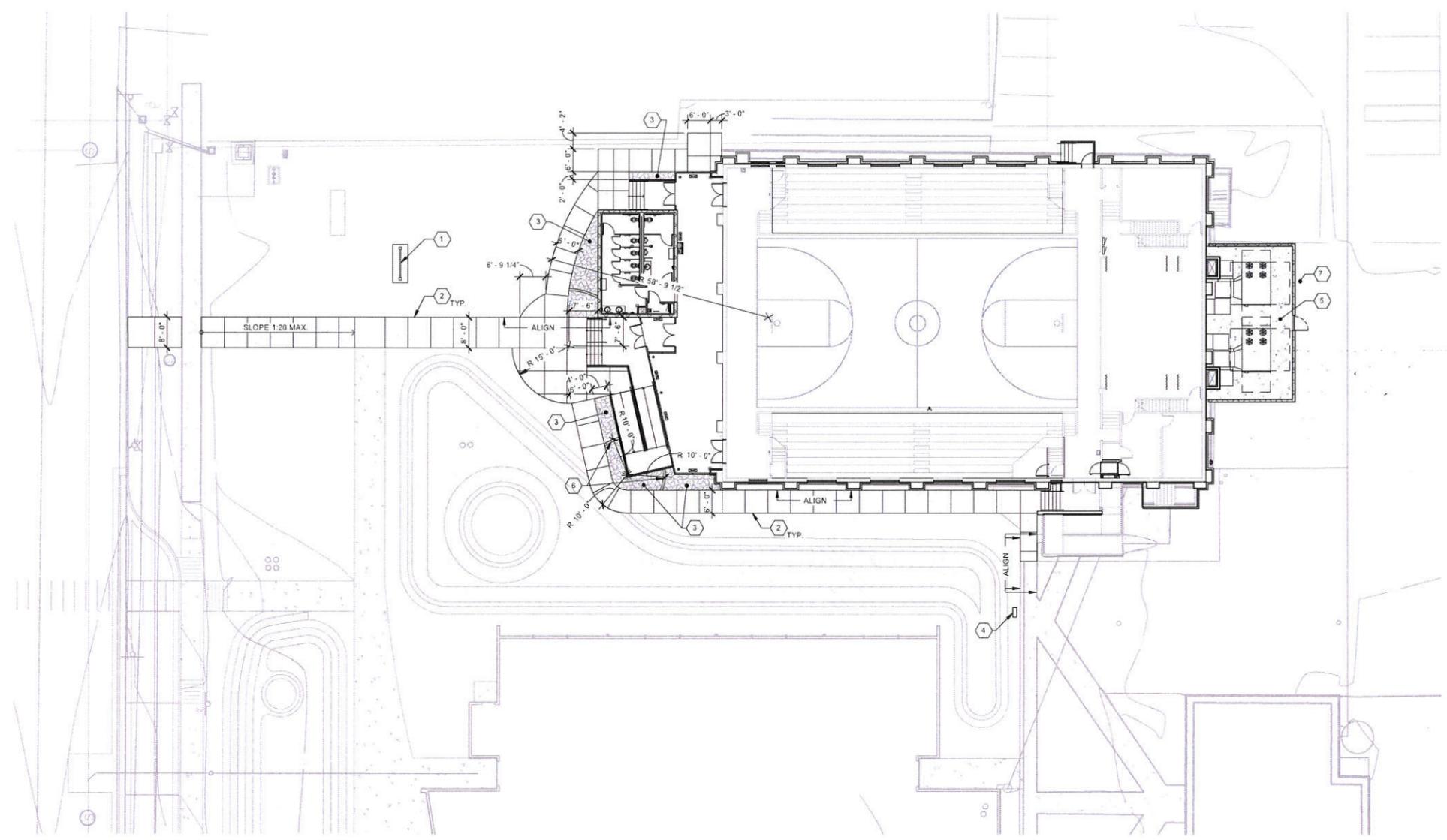
CONSTRUCTION
DOCUMENTS

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ALL RIGHTS RESERVED
DRAWN BY: SB
CHECKED BY: BM
DATE: 07/12/2013
CTA # KIMB13_LAT



SHEET
A201

Approved
 Division of Building Safety
 State of Idaho
 Building Code
 11-22-15
 Scott D. Roberts
 State of Idaho
 Licensed Architect
 AR 98475



1 SITE PLAN
 A010 1/16" = 1'-0"

GENERAL NOTES

- A. NOT ALL SITE CONDITIONS AFFECTED BY BUILDING ADDITION ARE INDICATED. FIELD VERIFY.
- B. RELOCATE EXISTING IRRIGATION LINE AND CONTROL WIRING AS REQUIRED TO AVOID ADDITION.

SHEET NOTES

- 1. RELOCATED SIGN.
- 2. CONCRETE SIDEWALK.
- 3. PLANTING BED. COORDINATE PLANTINGS WITH OWNER.
- 4. TIE INTO EXISTING IRRIGATION LINE AND EXTEND DRIP SYSTEM TO NEW PLANTING BED. FIELD VERIFY IRRIGATION BOX LOCATION AND CONTROLS.
- 5. CONCRETE SLAB. SLOPE AWAY FROM BUILDING TO DRAIN. RE. STRUCTURAL DRAWINGS.
- 6. 6" ROLLED CONCRETE CURB PLANTING BED SEPARATORS.
- 7. PATCH AND REPAIR ASPHALT AROUND NEW MECHANICAL YARD.

REVISIONS

LA THOMAS
 GYMNASIUM RENOVATION
 KIMBERLY, ID

BID SET

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 DRAWN BY: SB
 CHECKED BY: SR
 DATE: 12/6/2013
 CTA #: KIMB13_LAT

LICENSED
 ARCHITECT
 AR 98475
 11-22-15
 Scott D. Roberts
 STATE OF IDAHO



SITE PLAN

SHEET
 A010

FINDINGS OF FACT, CONCLUSIONS OF LAW AND RECOMMENDATION

On January 27, 2014, the Kimberly Planning and Zoning Commission considered City initiated amendments to the Kimberly Comprehensive Plan and Comprehensive Plan Land Use Map. The proposed amendments were brought to plan for growth in and around Kimberly. The Commission, having been presented with all information and testimony in favor and in opposition to the proposal, hereby makes the following Findings of Fact, Conclusions of Law and Recommendation.

FINDINGS OF FACT

Notice

Notice for the public hearing was published in the Times News on January 12, 2014 and mailed to political subdivisions on January 10, 2014.

Procedural History

The Kimberly Planning and Zoning Commission considered the amendments on January 27, 2014 and approved recommendation of their approval to the Council.

Standards of Evaluation

When evaluating any proposed amendment, the Commission and Council shall make findings of fact on the following criteria:

67-6509. Recommendation and adoption, amendment, and repeal of the plan. (a) The planning or planning and zoning commission, prior to recommending the plan, amendment, or repeal of the plan to the governing board, shall conduct at least one (1) public hearing in which interested persons shall have an opportunity to be heard. At least fifteen (15) days prior to the hearing, notice of the time and place and a summary of the plan to be discussed shall be published in the official newspaper or paper of general circulation within the jurisdiction.

Notice was provided as noted above and the Kimberly Planning and Zoning Commission conducted a public hearing on January 27, 2014.

The commission shall also make available a notice to other papers, radio and television stations serving the jurisdiction for use as a public service announcement. Notice of intent to adopt, repeal or amend the plan shall be sent to all political subdivisions providing services within the planning jurisdiction, including school districts, at least fifteen (15) days prior to the public hearing scheduled by the commission.

Notice was provided and made available, and was sent to political subdivisions.

Notice of the planning and zoning commission recommendation shall be included in the notice of public hearing provided by the governing board. A record of the hearings, findings made, and actions taken by the commission shall be maintained by the city or county.

Notice of the Recommendation shall be provided in the notice noticing the City Council public hearing. It will also be provided in notice of any public hearing conducted by the County Commissioners on the matter.

No plan shall be effective unless adopted by resolution by the governing board. A resolution enacting or amending a plan or part of a plan may be adopted, amended, or repealed by definitive reference to the specific plan document. A copy of the adopted or amended plan shall accompany each adopting resolution and shall be kept on file with the city clerk or county clerk.

The Comprehensive Plan amendment and Land Use Map amendment is accompanied by a proposed resolution which was considered and recommended for approval by the Commission with the amendments.

CONCLUSIONS OF LAW

Based upon the above Findings of Fact, the Council makes the following Conclusions of Law:

1. Adequate notice for the public hearing, pursuant to Idaho Code, was provided.
2. The processes and procedures for amendment of a plan and land use map were appropriately and satisfactorily carried out.



RECOMMENDATION

The amendments to the Kimberly Comprehensive Plan and Kimberly Comprehensive Plan Land Use Map, as shown in the attached Comprehensive Plan and Comprehensive Plan Land Use Map, are hereby recommended for approval by the Kimberly Planning and Zoning Commission to the Kimberly City Council.

Signed this _____ day of _____, 2014

Candy Weth, Commission Chair City of Kimberly

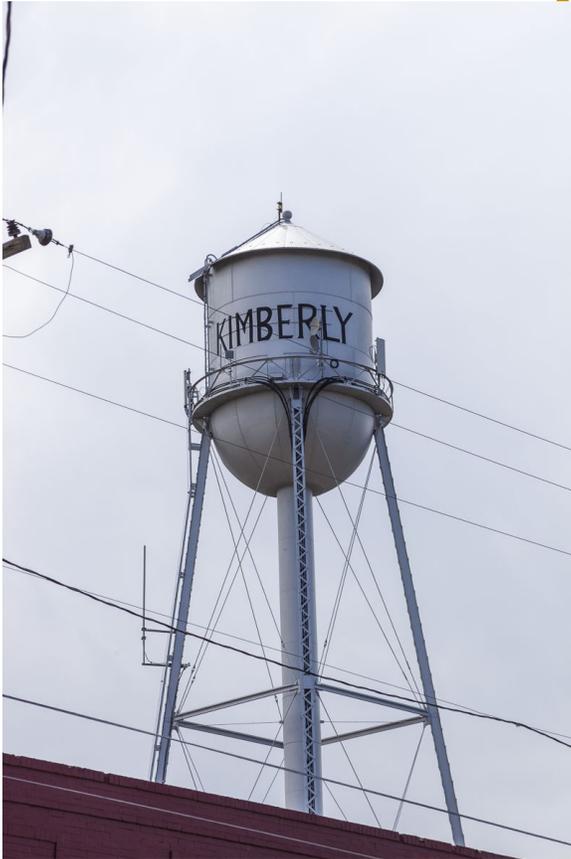
Attest:

Bart Bingham, Community Development Director, City of Kimberly



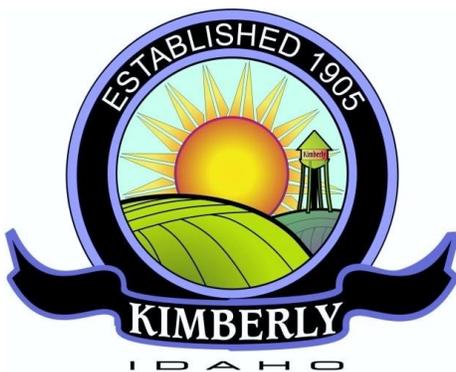
City of
Kimberly, Idaho
Comprehensive Plan
2013

INTRODUCTION



The City of Kimberly, Idaho Comprehensive Plan (“Plan”) serves as a guide for discharging objectives, orchestrating decisions, and establishing policies pertaining to Land Use and Community and Economic Development. In utilizing the plan, the essence of maintaining/expanding appropriate amenities and infrastructure becomes ever more evident.

Ultimate resources of Kimberly, besides its people, are its agricultural lands and already in place transportation arteries (Railroad and Interstate 84) – which are suitable for Industrial and Commercial Development as well as for other uses. Maintaining the agricultural lands, until it is agreed upon that they should become commercial, industrial, or other appropriate uses – is of utmost importance. Actions in this plan, including those pertaining to enlargement of Kimberly’s area through annexation and Kimberly’s area of impact, are incorporated to protect Kimberly lands identified as part of the community so they are not annexed by neighboring cities. Additionally so citizens of Kimberly may realize the benefits from maintaining these areas as part of their community .



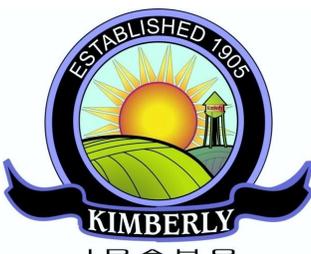
Kimberly’s high quality of life, outstanding school district, and overall safe, clean, and caring community are crown jewels of the region. Kimberly residents realize this, as do those striving to come. It’s important to have self-supporting recreational activities, sustainable cultural and art opportunities, and fun and positive park improvements, as well as other amenities.

To continue Kimberly’s vitality and quality of life, the City must grow. The desire is for Kimberly’s growth to be planned growth with consideration of land use and city services including sewer and water services, police, public works, community development, and the Library. Also, growth which fits the community, the design, and expectations.

TABLE OF CONTENTS

Statement of Purpose	Land Use
Goals and Policies	Area of Impact
History	Maps for Area of Impact
Comprehensive Plan Components	Annexation
Population	Maps for Annexation
Special Sites	Public Services
Natural Resources	Public Works
Hazardous Areas	Parks & Recreation
Economic and Community Development	Transportation
Housing	Water, Waste Water, and Sanitation
School Facilities	Community Design
	Property Rights
	Implementation

CITY OF KIMBERLY
Comprehensive Plan
2013



REFERENCES

The following documents indicating that the “current version is included by reference” are part of the City of Kimberly, Idaho Comprehensive Plan. The remaining documents are not included in this plan, but are referenced for information related to the content of the Plan. For each document, it is intended that the most up-to-date version is or is otherwise available. The City Kimberly will post this plan and these references on its website at www.cityofkimberly.org.

REFERENCES

City of Kimberly Planning Maps:

2013 - Current City of Kimberly Comprehensive Plan Land Use Map

2009 - Current City of Kimberly Zoning

2014 - Proposed City of Kimberly South Area Annexation Map

2014 - Proposed City of Kimberly Commercial Gateway Parcel Map

2014 - Proposed City of Kimberly Impact Area Map

2014 - Proposed City of Kimberly Impact Area Annexation Map

2014 - Proposed City of Kimberly Comprehensive Plan Land Use Map

2009 City of Kimberly Transportation Plan (current version is included by reference)

Idaho Local Mobility Management Network– Network 4B Mobility Plan– 2011 Revision—Coordinated Partnerships, Community Solutions

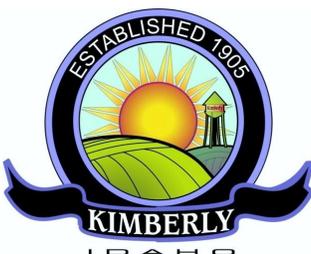
Five-Year Strategic Plan for Housing & Community Development Programs—April 1, 2010 through to March 31, 2014

2012 - Smart Growth America Planning Report

Twin Falls County Emergency Operations Plan (EOP)

Kimberly School District The Long Range Planning Document May 2011 – Reviewed June 2012

CITY OF KIMBERLY
Comprehensive Plan
2013



STATEMENT OF PURPOSE

The Comprehensive Plan (Plan) will allow the City of Kimberly to implement the proper land use decisions concerning the type and quality of services that will aid in the continued growth and economic development.

The Comprehensive Plan is a document that Kimberly can use to guide local community decision makers through a series of goals and the plans and policies necessary to reach those goals. The Plan will use maps and statements to describe the City's current status and the desired future growth. The Plan further establishes steps to reach future goals. It provides direction for land use regulation and other implementation methodologies.

The Idaho Code requires a comprehensive plan to discuss specific elements. These elements are:

- Population
- Special Sites
- Natural Resources
- Hazardous Areas
- Economic and Community Development
- Housing
- School Facilities
- Land Use
- Public Services
- Public Works
 - Parks & Recreation
 - Transportation
 - Water, Waste Water & Sanitation
- Community Design
- Property Rights
- Implementation

The City of Kimberly Comprehensive Plan is to serve as an effective guide for the development and implementation of methods to reach the goals to secure proper and sustainable growth while ensuring the desired goals of the citizens, business owners and property owners.

CITY OF KIMBERLY Comprehensive Plan 2013



GOALS AND POLICIES

Throughout this document, goals and policies are part of the structure. Goals and policies and how they are used are explained below.

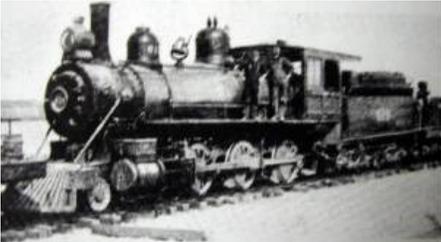
Goals are the explanation of the purpose and ideals of the community with respect to the future growth and management of Kimberly. The Policies are explanations of the course of action Kimberly intends to take in order to meet the goals the citizens and the city leaders actively pursue. Policies will provide for proper and sustainable growth through strategic city planning. The goals and policies in this Plan serve to enhance quality of life and services for the future of Kimberly.

These goals and policies should be reviewed and amended as necessary to comply with an ever-changing planning process to insure an open-ended process that meets the needs of the citizens, the City's business growth and economic development.

CITY OF KIMBERLY
Comprehensive Plan
2013



HISTORY OF KIMBERLY



The first train through Kimberly, 7 August 1905.



CITY OF KIMBERLY

Comprehensive Plan 2013



The Carey Act of 1901 is credited with commencing the development of more than a million acres of arid land, which eventually became the “Magic Valley”. This act, and the encouragement of I.B. Perrine, caused Peter L. Kimberly, Frank H. Buhl and Colonel Stanley Milner to form the Twin Falls Land and Water Company. In 1904 the company opened a land and irrigation project known as the Twin Falls tract. Irrigation water soon became available from the Milner Dam Reservoir. Development of the land followed the construction of irrigation canals.

Shortly after the irrigation tract was developed in 1905, Peter Kimberly died. His partner, James McMillan, took control of the Twin Falls Land and Water Company and the Twin Falls tract. History records James McMillan as Kimberly’s Founding Father.

Mr. McMillan saw to it that the town quickly progressed. He personally supervised many of the activities involved in assuring Kimberly’s growth. Passenger trains soon began running regular service to the area, bringing needed commerce to build the City of Kimberly.

Kimberly grew like most farming communities. The first and major community organization was the Kimberly Farmers Association, organized June 7, 1905. By 1906 the Main Street consisted of stores, a meat market, a saloon and a bank with two-story false fronts and board sidewalks. The houses were mainly constructed of tarpaper with dirt roofs. People came to town only when absolutely necessary for supplies and to deliver crops and livestock to the railroad. Farmers grew grain, alfalfa, clover, sugar beets, potatoes and fruit.

As private individuals bought and sold the rich irrigated farmland, the town continued to develop. Early population statistics show Kimberly’s population to be approximately 400 in 1920 and 963 in 1940. Census figures show the population dropped from 1,347 in 1950 to 1,298 in 1960, which was typical of farm communities during that period of time. The population increased to 1,557 in 1970, 2,307 in 1980, and 2,367 in 1990. It stood at 2,614 in the year 2000. The population was approximately 3,264 in 2010.

POPULATION

The City of Kimberly has experienced a slow, consistent increase in the population base over the past twenty-five years. The population base is expected to increase significantly in the next ten years, along with the County of Twin Falls.

GOALS

- Plan for expected growth to achieve and maintain a stable population
- Plan for quality, managed growth within Kimberly
- Encourage housing opportunities for all segments of the population to include multi-family/PUD housing as well as 55+ housing.

POLICY

- Develop land use criteria based on the physical, social, economic and aesthetic qualities of the community
- Require development that is compatible with a planned development model as adopted by the City of Kimberly Planning & Zoning Commission
- Manage future development to promote and attract retail, commercial, and industrial businesses that support the activities of the City and other businesses in Kimberly
- Promote opportunities and a quality of life to encourage citizens of all ages to remain in Kimberly

CITY OF KIMBERLY
Comprehensive Plan
2013

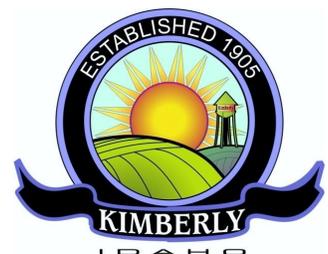


POPULATION

POLICY

- Promote high quality development for residential, commercial and light and heavy industrial uses. Development to include the necessary public facilities and services to meet the needs of the development without compromising the City's infrastructure planning.
- Maintain and improve the public facilities for current residents to enjoy the quality of life that they are accustomed to
- Develop and maintain appropriate zoning and management policies in coordination with the wellhead protection program to protect the water quality of existing and future municipal wells within the City and the impact area
- Develop zoning and management policies that fit with Kimberly's growth targets
- Implement and / or maintain appropriate zoning and management policies to protect the air quality and quiet ambiance in the City and Impact Area

CITY OF KIMBERLY
Comprehensive Plan
2013



SPECIAL SITES

The following special historical sites are unique to Kimberly and the surrounding areas: Big (Shoshone) and Little (Twin) Falls, China Mining Sites, Oregon Trail Historical Site, Stricker Store, Savage/Nutting House, Larsen/Hodge House, Corner of Main and Center, Gill's Garage, Old Bank and others.

GOAL

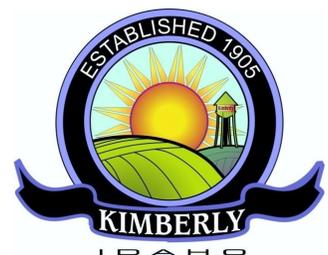
- Preservation and protection of historical sites unique to Kimberly and the surrounding area.

POLICY

- Promote and preserve historical sites for the benefit of current and future residents
- Identify any additional sites
- Consider protection of sites in Ordinances



CITY OF KIMBERLY
Comprehensive Plan
2013



NATURAL RESOURCES

The existing natural resources within the City and the surrounding area are water, air, the rim of the Snake River Canyon, quality portneuf loam soil of varying depths and the Goose Creek Mountains (aka the South Hills) beginning approximately 8 miles south of town and the Snake River, which flows in a 400-foot gorge north of town.

GOAL

- Preserve the natural resources within the City and impact area.
- Utilize resources effectively

POLICY

- Protect the quality, availability and quantity of these natural resources by promoting clean industry in the City
- Promote orderly development to insure the quality, quantity and accessibility of these resources



CITY OF KIMBERLY
Comprehensive Plan
2013



HAZARDOUS AREAS

Hazardous areas within the City and the impact area include chemical storage sites, dump sites, research areas, evaporation and/or leach ponds relating to agricultural industry. Other hazardous conditions that exist are: some traffic conditions and attractive nuisances, such as canals, ditches, towers and cellars.

GOALS

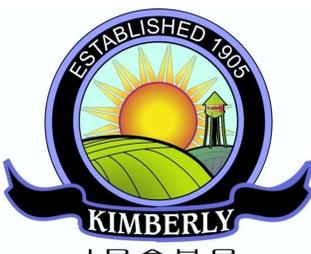
- To protect the public health, safety and general welfare from hazardous areas
- To control the locations of hazardous sites and areas.

POLICY

- Develop a plan to minimize hazardous conditions and protect citizens within the City
- Direct private and commercial property owners to maintain their property to promote safety and reduce hazards of all types
- Develop traffic controls and sidewalks in identified hazardous areas and maintain sidewalks to control access and insure the safe movement of citizens within Kimberly

CITY OF KIMBERLY

Comprehensive Plan
2013



ECONOMIC AND COMMUNITY DEVELOPMENT

It is the desire of the citizens of Kimberly to provide proper economic and community planning to maintain and/or improve the economic stability and vitality of Kimberly. This is partially accomplished through the assistance local, regional and state organizations with a focus on economic development. Their careful analysis and evaluation of the information provided by the Idaho Department of Commerce and other organizations will promote sustainable economic development in Kimberly over time.

GOALS

- Promote and develop new and improved employment opportunities
- Support retention and expansion efforts of businesses
- Keep tax rates and city utility service fees competitive to be attractive to new businesses
- Promote economic growth in the City as opportunities arise that are fitting with its goals and objectives
- The City should encourage the activities of business organizations that support business growth and drive business revenue

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ECONOMIC AND COMMUNITY DEVELOPMENT

POLICY

- ❑ Identify and zone areas for economic growth and development for commercial, light and heavy industrial
- ❑ Develop a plan to monitor and eliminate conflicting land uses
- ❑ Work with economic development organizations to attract and encourage private commercial, light, and heavy industry
- ❑ Organize a Ready Team in order to act when economic development opportunities arise
- ❑ Identify land for annexation and Urban Renewal Areas and implement these activities
- ❑ Develop a plan to promote and encourage local, new and existing businesses in concert with economic development organizations and business organizations that support or are part of the City
- ❑ The City will oversee the efforts of the Kimberly Urban Renewal Agency “KURA” in order to increase the effectiveness of this economic development tool

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HOUSING

HOUSING

In 2001 the total housing units have increased to approximately 975. For year-end 2012, there were approximately 1,325 housing units. These consist of single-family dwellings, multi-family dwellings, mobile homes and manufactured homes.

GOALS

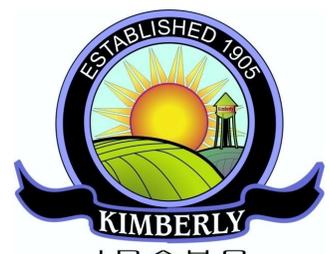
- Promote the development of multi-residential housing in specific locations within the City and impact area
- Enforce landscaping, fence and sign ordinances to enhance the aesthetics of the City
- Encourage development of housing that will accommodate all economic groups
- Ensure that housing is safe through adoption and enforcement of current Building Code and partnership with the Idaho Association of Building Officials
- Require the installation of curb, gutter, and sidewalk when older properties are updated or when the use of the property changes



POLICY

- Maintain zoning plans to eliminate spot zoning within the city and impact area
- Encourage and promote housing development including the development of multi-unit buildings in such a manner as to accommodate the City's desire for controlled growth
- Enforce codes that protect the public health, safety and welfare

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SCHOOL FACILITIES

CURRENT CONDITIONS

The Kimberly School District #414 currently has four schools: Kimberly High School, Kimberly Middle School, Kimberly Elementary School, and Kimberly Intermediate School. The original High School Annex, was built in 1918, and was torn down in 2008 to make way for the Intermediate School.

The L.A. Thomas Building was built in 1942. The Round Building which houses the District Office was built in 1968. The vocational facilities, built in the 1960's, now house the transportation and maintenance departments.



- ❑ The new Kimberly High School complex was completed in 2001. In 2009 a new wing was added to the east side.
- ❑ The Middle School was completed in 1992 and meets all of the District's current needs. In 2009 new additions were added on to the east and west wings.
- ❑ The Elementary School has been built over several years with the last add-on in the early 1980's.
- ❑ The Intermediate School was built in 2009.
- ❑ A new Ag building was built behind the high school in 2009.
- ❑ City asphalted and marked with paint and reflectors a walk path from Oak Street South to the West along Center Street West.
- ❑ Boy Scout Troop 42 installed high visibility pedestrian flags at major crosswalks throughout the city.

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SCHOOL FACILITIES



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GOALS

- Assist the school district in providing strategic planning for the future to deal with these specific concerns
- Encourage the School Board and School District to establish one, two, five and ten year plans reflecting the Citizen's wishes
- Ensure that facilities are safe and have good access, particularly pedestrian access
- Encourage sufficient utilization of facilities
- Have the school be the hub for the bike/walk path

POLICY

- Support and promote school growth and construction of new schools within the close proximity of the existing schools
- Direct the School Board and School District to establish plans and/or programs to provide public use of school facilities such as public recreation and Citizen Meetings
- Lead the School Board and School District to develop a plan to upgrade the buildings and grounds to comply with ADA standards of accessibility

SCHOOL FACILITIES

FUTURE TRENDS

- Assuming a growth rate of approximately 2%, future trends for the next five years will be to continue to repair and maintain the current buildings.

ISSUES AND CONCERNS

- The immediate concern is to renovate/complete the L.A. Thomas Gymnasium, complete the Sports Complex, and construct the Technology Facility.
- Reconstruction of buildings and designated areas to comply with ADA standards.
- If growth increases more than two percent per year in Twin Falls County and/or the City of Kimberly, programs to deal with such increases will be implemented.



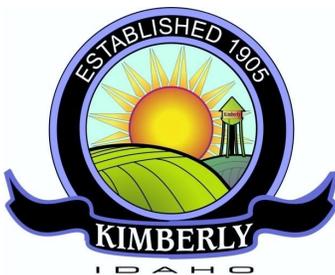
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LAND USE OVERVIEW

The City has initiated and taken necessary steps to implement strategy to manage future growth. In conjunction, past essential development land use patterns have been built upon. The following are land use types applicable to areas in Kimberly:

1. Agricultural: should include lands that are used for crop cultivation, irrigation, livestock grazing, food and feed production, horse stables and others;
2. Residential: should include single family residential low, medium and high densities in appropriate areas;
3. Public/Quasi-Public land uses: Public lands include parks, city hall, police, fire and EMS facilities, utility facilities, libraries, institutes for higher learning and other public land uses;
4. Mixed used development: May have a combination of land uses: residential and commercial land uses;
5. Commercial: Consider the proper location of retail establishments, such as food markets, restaurants, office, medical and other professional business: Some categories could be neighborhood, general, and highway commercial;
6. Light industrial: Small high-tech business, machine shop, warehouse and other industries;
7. Heavy Industrial: Land uses which create potential hazardous impacts to the community, and
8. Open Space: Conservation areas for wildlife reserve, scenic vistas and recreational uses.



AGRICULTURAL GENERAL (AG)

The Agricultural General (AG) would include: single-family dwelling units, open space, stables, boarding/riding facilities, accessory structures, irrigated lands and other agricultural related activities. Issues that will be resolved are lot sizes (preservation of older, large lot areas that were established in the county), existing on-site septic tanks, drain fields, as well as managing grandfather/preexisting rights of livestock.

AGRICULTURAL RESIDENTIAL (AR)

Agricultural Residential (AR) – 1 unit per acre; Agricultural Residential land uses are characterized by low densities of single-family housing units. These are sensitive areas due to long-standing familial property ownership where sewer and water is not available within a reasonable investment.

LOW DENSITY RESIDENTIAL (LDR)

Low Density Residential (LDR) – 1.01 - 3.9 units per acre. Low Density Residential land uses are characterized by low densities and single-family housing types. Large apartment buildings or apartment complexes should not be allowed.

MEDIUM DENSITY RESIDENTIAL (MDR)

Medium Density Residential (MDR) – 4 - 9 units per acre. Single family, duplexes would be an allowed use, while three and four units would be allowed if they are compatible with the other densities. Large apartment buildings or apartment complexes should not be allowed.

HIGH DENSITY RESIDENTIAL (HDR)

High Density Residential (HDR) greater than 9 units per acre; - Residential dwelling unit developments comes in all shape, sizes and densities. The City expects creative designs and diverse types of housing units in all its new housing stock.

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PUBLIC / QUASI-PUBLIC (PQ)

The Public/Quasi-Public designation describes areas with unique uses and functions. These areas host community services and/or educational, cultural, administrative, and recreational facilities often located within a well-landscaped setting. It should be noted that many Public/Quasi-Public uses are also allowed and are located in other land uses.

Public/Quasi-Public uses can include the following: government buildings, public and private schools, schools/colleges, hospitals, cemeteries, airports, transportation and utility facilities and other compatible public, quasi-public uses.

RESIDENTIAL NEIGHBORHOOD MIXED USE (RNMU)

Residential Neighborhood Mixed Use (RNMU) in the City of Kimberly should be innovative in design and placement; have design review and non-tin buildings. Incorporate usable open space; and provide pedestrian and street connectivity

Housing development in residential areas can be developed as:

Manufactured Homes;

Attached and Detached Residences;

Single Family Attached Homes;

Cluster Housing;

Patio Homes;

Townhomes; Duplexes;

Row Houses; Condominiums;

Apartments and other types of Multi-Family Residential Units, such as, group homes, homeless shelters, senior housing, assistance living facilities and others.

In addition, Master Planned Communities and Planned Unit Developments can combine residential development along with commercial development. Special requirements such as development agreements, special area plans, and design review may be implemented. These developments will be dependent on the final development agreement, and should be designed with the idea and projects that are modern and innovative, fol-



MIXED USE DEVELOPMENT (MUD)

The Mixed-Use Development area should be a work, play, shop, and pedestrian oriented place with some living spaces available. These should include different uses that work together and share infrastructure, public amenities and are generally higher density. Retail can share parking facilities with residential uses because their peak hours do not overlap substantially. Design standards and design review (including non-tin exterior buildings with the area) will assist to make these areas identifiable, unique, and planned destination areas. These areas are along major transportation corridors.

BUSINESS PARKS MIXED USE (BPMU)

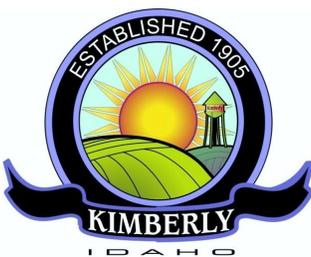
These areas as business office parks located where many office buildings are grouped together. All of the work that goes on is commercial and business-orientated and may be high-tech industrial. These parks are pedestrian friendly, non-tin buildings, and are encouraged to be master-planned, and have employee and patrons amenities. They are:

- a. Forty (40) acre minimum sites;
- b. Individual development projects in mixed-use areas should follow defined design standards;
- c. Create compact development patterns; and provide
- d. Open space and; infrastructure and city services are available.

NEIGHBORHOOD COMMERCIAL (NC)

Neighborhood Commercial land uses should have some supporting uses to adjacent neighborhoods, and also have attractive convenient pedestrian connections with adjacent residential areas. Design Standards, non-tin buildings, and design review will assist to make these areas attractive and sustainable.

Examples of Neighborhood Commercial include retail and service business establishments, business offices and professional services (administrative, accounting, clerical, insurance and real estate sales offices and similar uses), banks, smaller grocery stores, service stations, mini markets, car washes, drive-through facilities, coffee shops, restaurants, entertainment



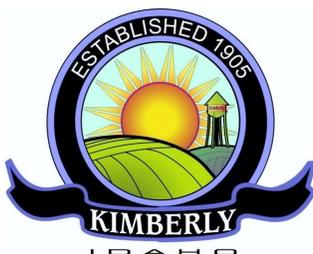
COMMERCIAL – GATEWAY (CG)

This land use might include a commercial neighborhood district focusing on specialized retail, restaurant, and service retail for surrounding residences, general commercial district and highway commercial focusing on service retail for travelers including restaurant, and office due to the access to transportation corridors, hotel/motel, general office, retail stores and services when in addition to other highway commercial uses, big box stores, Convenience/Gas Station combinations. In addition, standards for signs, screening, landscaping, design review, non-tin buildings, parking, and access will need to be developed and implemented.

All uses in this use area must have approved landscaping plans. The landscaping shall be designed to enhance the aesthetic qualities of the Gateway area.

HIGHWAY COMMERCIAL(HC)

This land use would be located off of highway interchanges, major arterials and some collectors, based upon design and function, which provide access to major commercial development that accommodates large volumes of traffic (traffic ordinate business). These land uses will be more intense than other commercial land uses, have design review, and maybe uses such as Big Box projects, major shopping centers, hospitals, retail, services, drive-in restaurants, office complexes, institutes of higher learning and other



LIGHT INDUSTRIAL (LI)

This district is intended to provide for light non-polluting and major traffic producing industries. All uses must have approved site plans including lighting, parking, infrastructure uses, drainage, and landscaping plans. The landscaping shall be designed to enhance the aesthetic qualities of the area and provide for quality transition between uses. Light industry is a "manufacturing activity that uses moderate amounts of partially processed materials to produce items of relatively high value per unit weight."

These activities could include the manufacturing of clothes, shoes, furniture, consumer electronics and home appliances.

HEAVY INDUSTRIAL (HI)

Heavy industrial businesses typically mean production of products which are either heavy in weight or in the processes leading to their production. Projects include the construction of large buildings, chemical plants, and production of construction equipment such as cranes and bulldozers.

Heavy industry projects can be generalized as more capital intensive, requiring greater or more advanced resources, facilities or management. These uses should be located away from residential development and designed where they will have minimum impact to surrounding land uses.

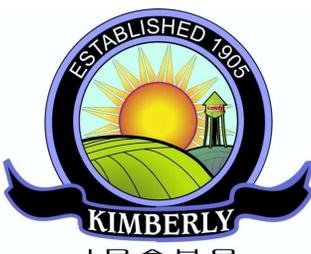
Heavy industrial land uses have a potential to affect the public health and safety due to sound, odors, vibrations. All business types must be approved by a Special Use Permit through the legislative process. In all cases, standards for screening, landscaping and adequate access should be developed and implemented.

OPEN SPACES (OS)

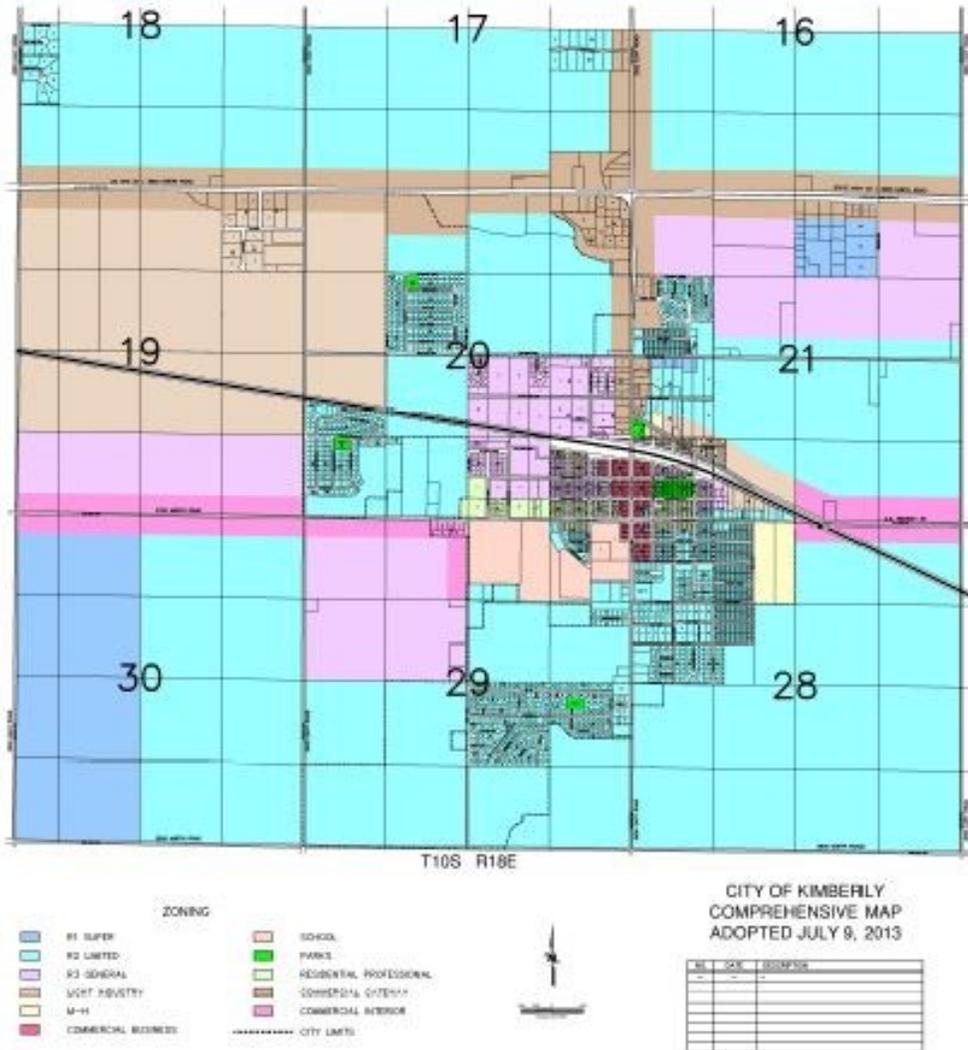
Open Spaces are lands that are publicly (or privately owned but used by the public). Located throughout the community there are various destinations that are classified as open spaces such as schools, parks, green spaces, and plazas.

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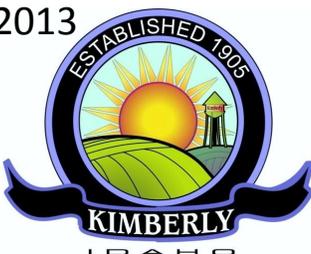
Comprehensive Plan Map Current



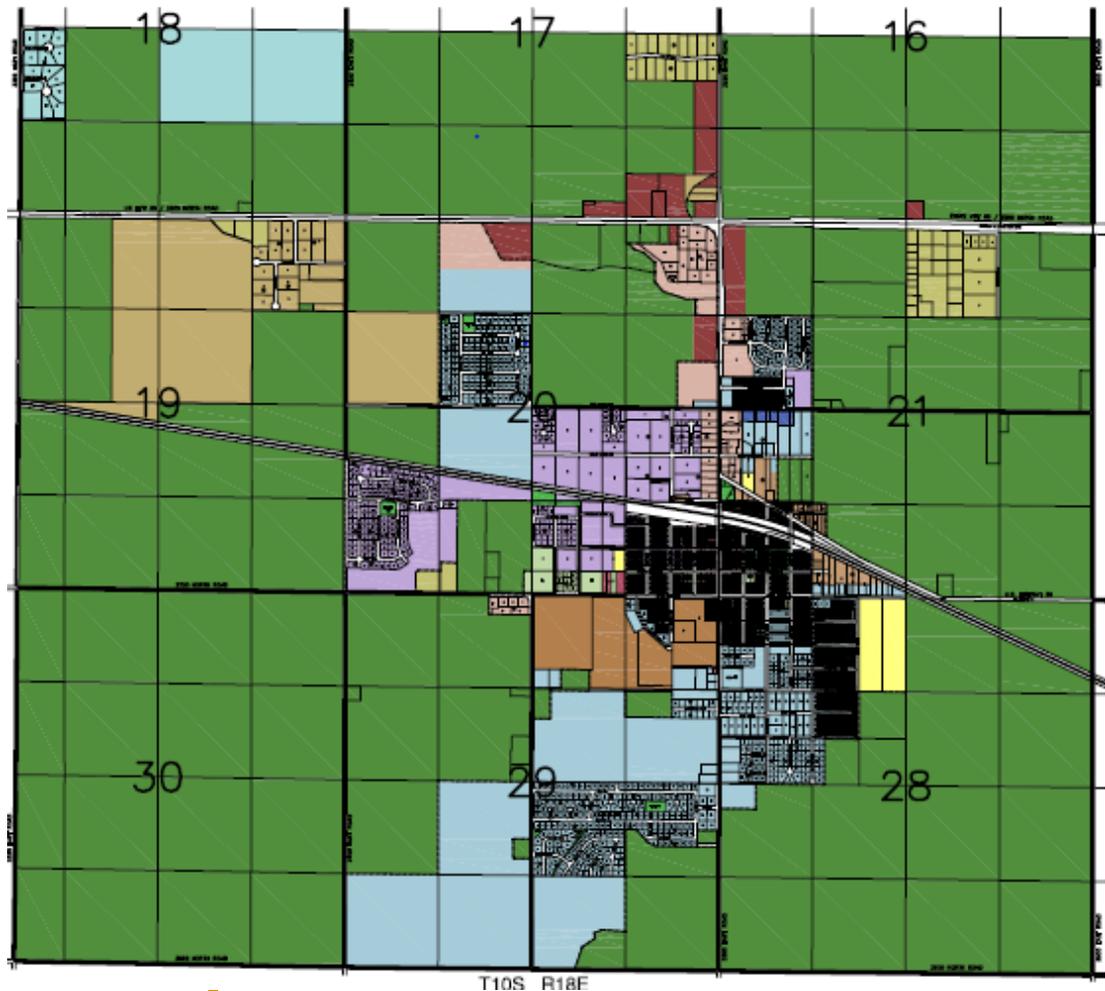
Attached to the left is the Comprehensive Plan Land Use Map adopted July 9, 2013; the primary intent of this Land Use Map was to establish the Commercial Gateway and annexation areas as well as land use changes and annexation areas just south of Kimberly Road and east of 3300 E. Rd.

The Commercial Gateway zoning as described on page 22, provides for a variety of commercial businesses within the planned area along the Kimberly Road corridor. Landscaping, design review and color palette ordinances will help guide the attractiveness of this business area for years to come..

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CURRENT ZONING MAP



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The Zoning Map that accompanies the 2013 Comprehensive Plan reflects present zoning only, and is included to show existing zoning.

ANNEXATION OVERVIEW

ANNEXATION

- Annexation is a priority for development within the area of Impact—both present and proposed.
- To be able to offer the tax based services of Highways & Streets, Sidewalks, Park Management, Planning & Zoning, Building Department, Police Protection and the Library, a broader tax base is required.
- In order to add and / or update needed infrastructure in the fee based services of Water, Sewer, and Sanitation, a larger population of residences, commercial operations and industrial sites are crucial.
- Much of the land that will be annexed is Agricultural. It is intended that the present use and zoning will continue until a time in the future that the land is purchased or used as part of a commercial or industrial development.
- Other areas presently used as residential will also remain as they presently are without change in the zoning until the land is sold or used for development.
- The annexation plan for 2014 will add a significant amount of acres to the City limits from the available land within the impact area. This annexation is strategic given interest in the property by developers. Also, to help it remain part of the Kimberly community and not be annexed by neighboring cities.

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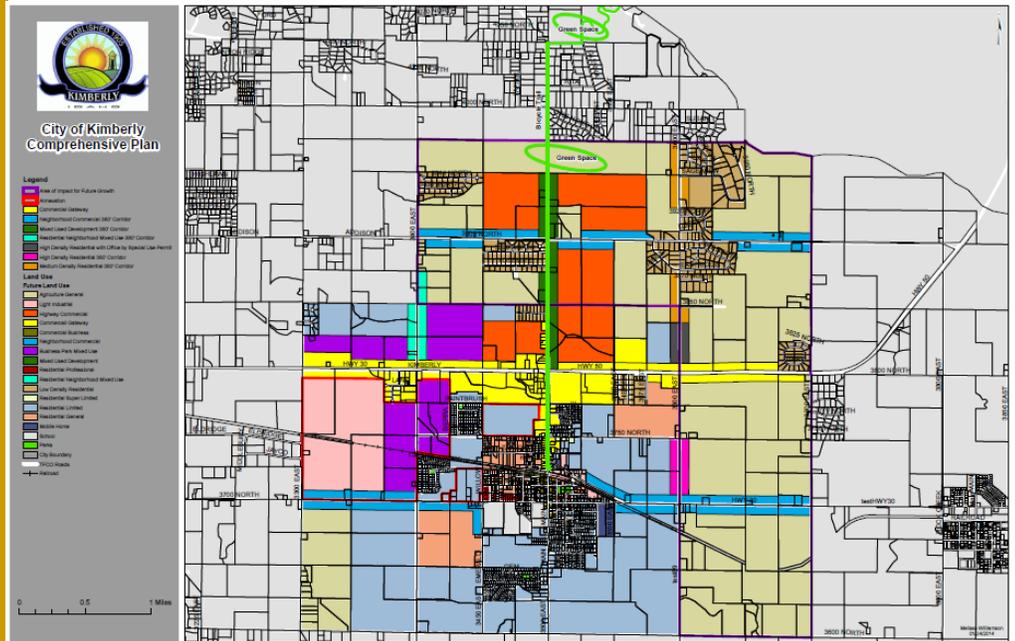
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COMPREHENSIVE PLAN LAND USE MAP & COMMERCIAL GATEWAY ANNEXATION

Shown in Yellow:

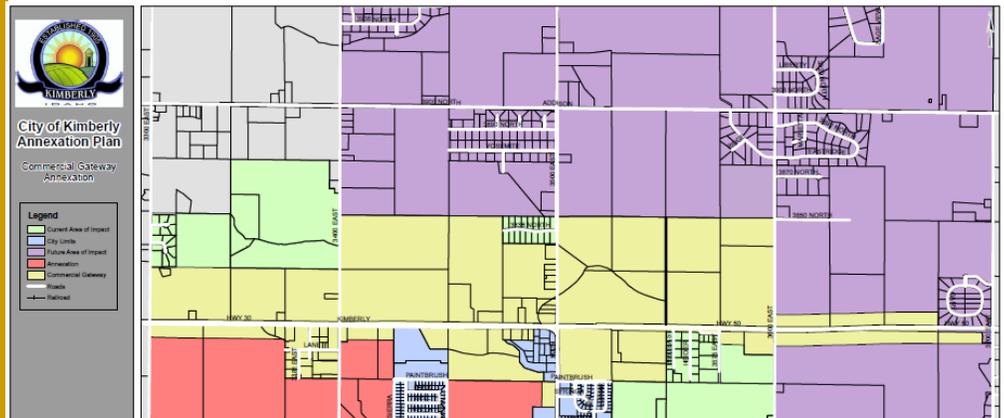
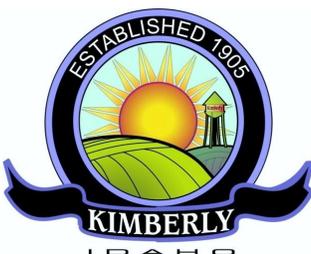
The Commercial Gateway Land Use area shown in the top map and the annexation area shown in the below map.



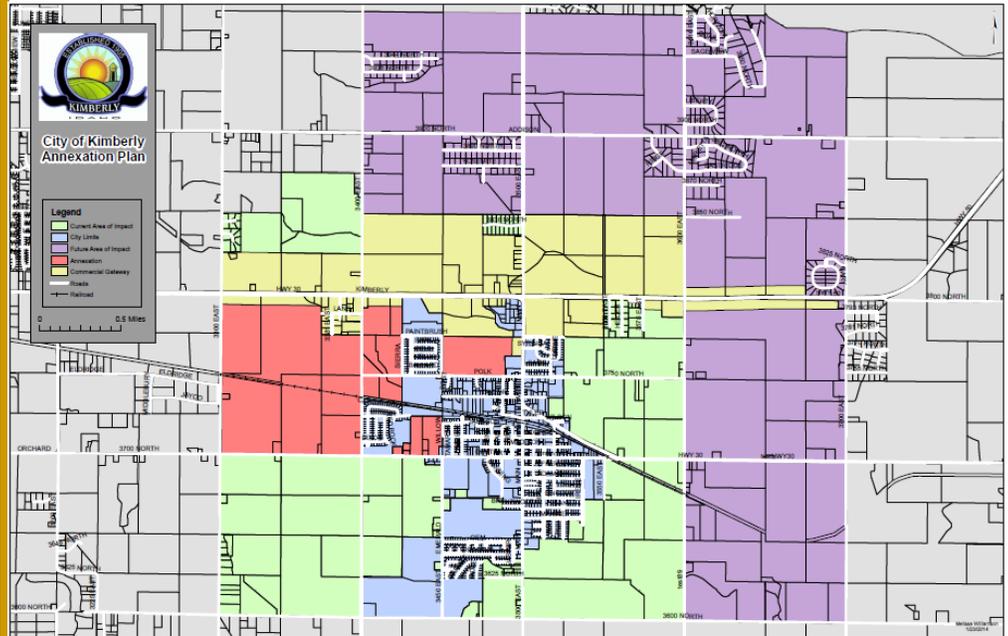
The Commercial Gateway area provides for a variety of commercial businesses uses within a high traffic area nearby to the Kimberly Road corridor. Landscaping, design review (including attractive buildings with no tin exteriors), and color palette ordinances will make this an attractive business area for years to come. Annexing the property in yellow below allows the City to assist in management of available land uses of the Gateway properties for planning & zoning, code compliance and building code enforcement, as well as law enforcement and more.

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NORTH & EAST ANNEXATION

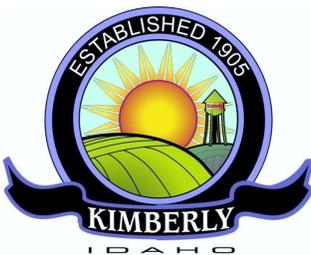


Annexation of properties south of 4000 North in impact areas and future impact areas is a significant endeavor, especially as growth from neighboring cities expands outward. The above map sheds light on this area.

Annexation to the north protects land use for the City while immediately providing tax based service such as Police protection, Public Works (Street Repair, Park Maintenance, Snow Removal), and Library availability.

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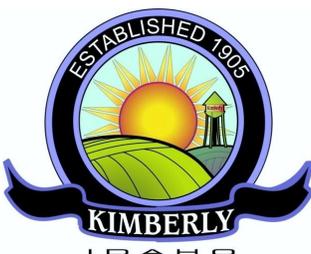
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PUBLIC SERVICES

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LAW ENFORCEMENT

- Provide police services for the City and maintain sufficient law enforcement to meet the needs of the Citizens of Kimberly. The present personnel include one Chief of Police, Patrol Officers, and a School Resource Officer.
 - Protection and public service is provided on a continuous period of twenty-four hours per day.
 - Assist the Quick Response Unit to meet the emergency medical needs of the Citizens of Kimberly.

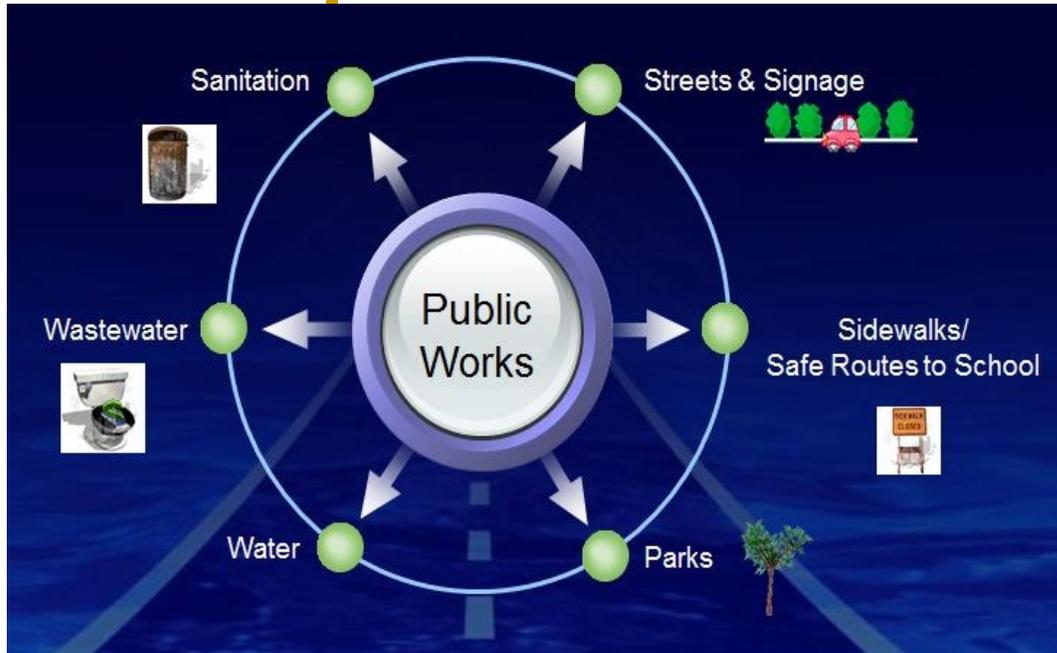
FIRE PROTECTION

- Provide the Citizens of Kimberly with a fire department consistent with the growth of the City and its neighboring communities. The present fire department consists of:
 - The Rock Creek Fire District was formed in 1993 and provides fire protection in the Area of Impact.
 - The District consists of four stations, one in Kimberly, one in Murtaugh, one in Hansen and one south of Hansen at the foothills.
 - The Rock Creek Fire Department provides fire protection within the City limits

LIBRARY

- Provide the Citizens of Kimberly with library and a librarian with a ever-increasing supply of books for all ages. The Library will be open Monday—Saturday for our Citizens convenience.

PUBLIC WORKS



The public facilities and utilities provided by the City and various private enterprises allow economic development to take place. These facilities and utilities also tend to control where development happens. Without access to utilities it may be impractical to develop a given parcel of ground. Therefore, it is important in planning for the future of the city to give proper consideration to where these services are located, how adequate the services are, and how the services may be realistically and economically expanded. Responsibilities for the Public Works Department include:

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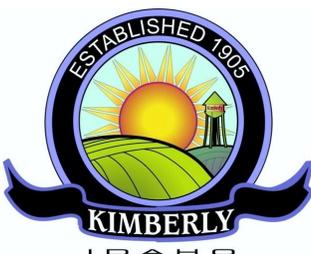


- Water
- Waste Water / Sanitation
- Transportation
 - Streets & Signage (Transportation)
 - Side walks, Walking Paths, Safe Routes to Schools
- Parks & Recreation

PARKS & RECREATION



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The City of Kimberly has five existing parks: City Park, Centennial Park, South Meadows Park, Kimberly Meadows Park, and Ballards Park. City Park has picnic tables, tennis courts, a basketball facility, two baseball diamonds, children's outdoor gyms, horseshoe pits, a volleyball pit, a covered patio and a covered band shell. Centennial Park has picnic facilities. South Meadows Park has an outdoor gym, and picnic tables. Kimberly Meadows Park has children's outdoor gym.

The Kimberly Youth Association, with help from the Kimberly School District and the City of Kimberly, has developed a baseball facility located south of the middle school.

GOALS

- The City would like to implement a recreation district. This would be for children and adults to stay physically active. The City would like to have donated property to build an athletic complex to support activities to include but not limited to football, softball, soccer, a skate park, and baseball fields
- To put in bike/walk paths throughout the city limits. Have developers add bike/walk paths throughout their new development

POLICY

- Require developers to widen roads for bike path in their development. Require developers to put 10' minimum wide walk path meandering through their development, whether residential, commercial or industrial
- Solicit donations and pursue grants and other assistance to improve facilities
- Develop a plan for the growth of existing parks and recreation areas, adding new equipment
- Provide protection for existing parks and future sites

TRANSPORTATION

TRANSPORTATION

Motor vehicle transportation is the primary mode of transportation in and to Kimberly. State Highway 30 is the main highway through town. By way of Highway 50, Interstate 84 is just six miles from the City to the east. Highway 30 is heavily used by beet hauling trucks, transport trucks and recreational vehicles, as well as regular through traffic. Center Street extends east and west as the cross county road, as designated by the Twin Falls County Highway Department.

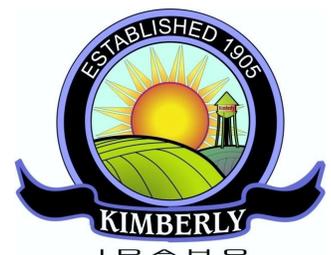
A Master Transportation Plan was adopted on June 9, 2009 and has since been amended. It is and will be used for guidance for the development of an efficient transportation system to meet existing and future travel needs of the community and the adjacent regions. It will outline a recommended policy and financial plan for how transportation funds need to be spent, and what projects or programs the City and Highway District should focus on to provide transportation services for their citizens. This plan is good through the year 2030. Improvements include roadways, sidewalks, pedestrian trails, bicycle lanes, and other needed improvements. This plan can be viewed at City Hall or on the City's Website: <http://www.cityofkimberly.org/>. These improvements are outlined in the Capital Improvement Plan which is part of the Transportation Plan.

- Rail Service in the area is for freight only and is maintained by Eastern Idaho Railroad EIRR. The EIRR runs from Buhl to Minidoka. The primary product being shipped is grain, various food commodities and other goods, both perishable and non-perishable.

- The nearest air service is Joslin Field (TWF) in Twin Falls. This Airport serves as the main airport for both commercial and general aviation for the region. Bus service to TWF is provided by TRANS IV on a demand response basis. Taxi companies based out of Twin Falls can also be used to access the airport.

- Short and Long-haul Truck service is available for freight, overnight express parcel and mail service.

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TRANSPORTATION

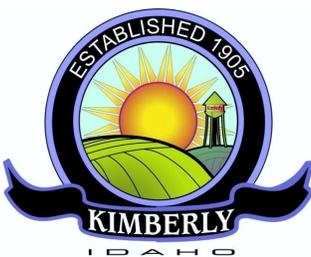
GOALS

- All components of the transportation system should be coordinated with neighboring jurisdictions and comply with state and federal programs.
- Provide safe, efficient and affordable transportation options to, from and within the city, together with a plan to insure the care and maintenance of existing streets.
- Provide standards and plans to insure adequate drainage of excess water run off.
- Provide a plan to eliminate existing and future dead end streets to allow first responders better access in cases of emergency.
- Develop an arterial system of sidewalks and non-motorized-vehicle paths to promote the safe movement of those using alternate travel methods.
- Adopt a Traffic Impact Ordinance.
- Utilize the Railroad and its sidings to promote economic development.
- Enhance opportunities for pedestrian and bicycle movement.



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POLICY

- For any new development, all developers, where and/or when appropriate, are to provide and bear the cost of construction of new streets, curbs, sidewalks, streetlights, bicycle/walking paths and other improvements to insure orderly development and the safety of the citizens in their travels to, from, and within the City.
- Improvements for certain of the items indicated above will be in compliance with the Manual for Uniform Traffic Control Devices (MUTCD).

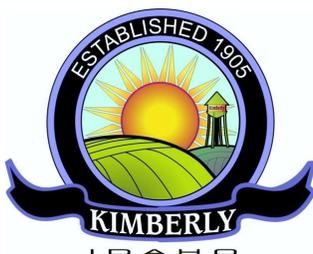
WATER, WASTE WATER & SEWER

GOALS

- Promote and encourage essential public facilities and utilities of the highest quality at the most economical cost.
 - Sewer system for Kimberly is contracted through the City of Twin Falls. Kimberly does not have a waste water treatment plant.
 - Provide maintenance for existing sewer lines.
 - All new residential, commercial and industrial developments must purchase sewer capacity for their development from the City of Kimberly.
 - Develop plans for future waste water availability and capacity related to the potential growth in residential, commercial and industrial development.
 - Explore regional wastewater treatment and disposal options with neighboring communities.
- Provide sufficient water system for the community that complies with the health and safety standards of the community and the state. The Public Works Department is responsible for street, water and sewer maintenance.
 - Maintain and service the wells that provide water to the community.
 - Insure that the water rights of the City are protected.
- Provide continual efficient solid waste removal with independent contract services.
 - A contract is maintained for solid waste disposal service.
- Provide appropriate parcels of land to support the recreation needs of the community in Kimberly's city parks.

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COMMUNITY DESIGN



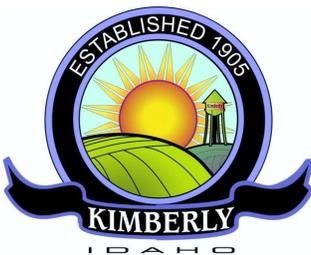
Community design involves the City's physical layout, landscaping, building design and parks. This section will concentrate on the visual aspects of Kimberly, its role in creating visual identity and a pleasant environment within the City.

GOALS

- Provide an aesthetically pleasing business center on Main and Center Streets as well as Kimberly Road to attract and promote business growth.
- Beautify and enhance the entrances to Kimberly on Highway 30, Main Street South, and Center Street East and West.
- Continue to protect the parks and park systems within the City.
- Operation Facelift significantly improved the "aesthetics" of downtown Kimberly. Additional work by the KBOA or Chamber of Commerce can include signage, awnings, and minor landscaping.
- To construct and install signage welcoming drivers and pedestrians to Kimberly at the City entrances.

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POLICY

- Develop ordinances that will establish building requirements that will enhance the appearance of the City.
- Develop landscaping and sign ordinances to better enhance the aesthetic quality of the City.
- Develop plans and establish, with citizen and business owner input, locations for a City-wide walk/bike path that provides connectivity with neighboring communities' paths.

COMMUNITY DESIGN

POLICY

- Develop the gateway and beautify all entrances to Kimberly.
- Eliminate spot zones and reduce the number of zones and land use conflicts.
- Develop additional open space areas within the City and Area of Impact.
- Develop plans for additional park lands to accommodate the projected increase in use and demand of the park system.
- Develop plans and ordinances to protect the parks and recreation facilities within the City.
- Develop a plan and associated map for the walk/bike path throughout the city and all new developments.
- Develop a plan to require developers to put bike/walk paths in new developments. Such plans shall be approved by the Planning & Zoning Commission and by the City Council.
- Develop plans and ordinances to protect transportation corridors.

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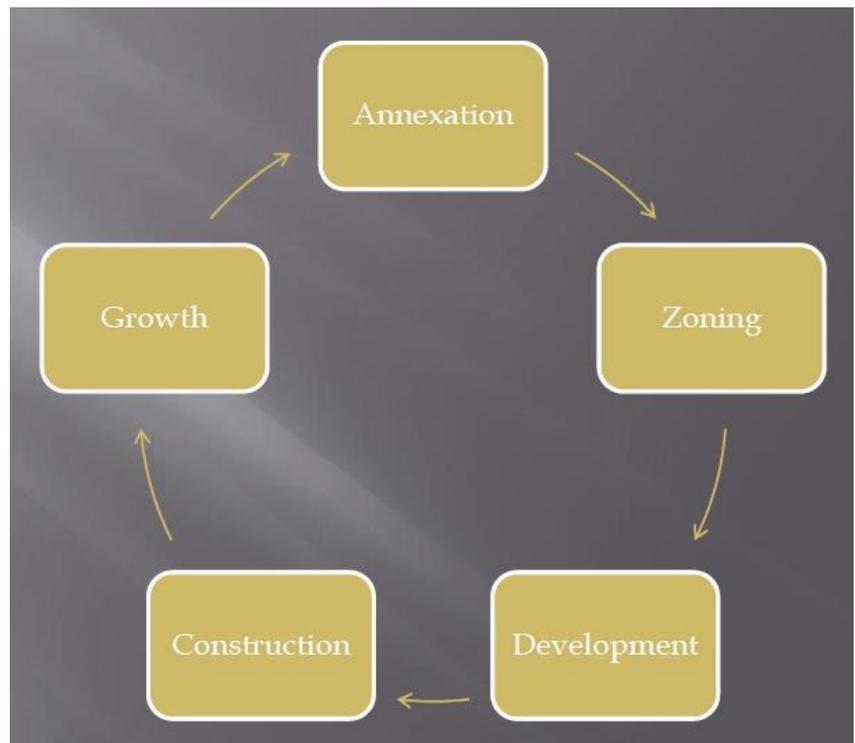


PROPERTY RIGHTS

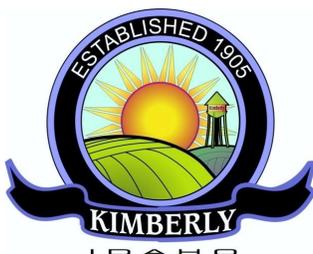
“No person shall...be deprived of life, liberty, or property, without due process of law, nor shall private property be taken for public use, without just compensation.” – Fifth Amendment of the U.S. Constitution.

The U.S. Constitution and the Idaho State Constitution mandate protection of property rights. Property rights will be considered and protected at every level in evaluating land use decisions within the City of Kimberly.

The Planning and Zoning Commission and the City Council will respect the rights of property owners who desire to put their property to its highest and best use, but will always consider the rights of other property owners and residents to the continued peaceful enjoyment and use of their property, and the long term public interest, in making land use decisions. In making decisions, Kimberly will consider the real costs of development and may control uses that are a detriment or expense to other property owners in the City.



CITY OF KIMBERLY
Comprehensive Plan
2013

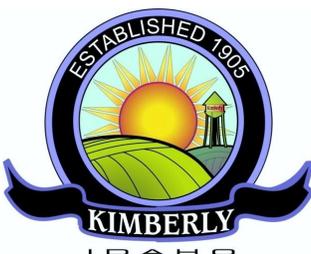


PROPERTY RIGHTS

The Comprehensive Plan and subsequent amendments thereto is updated the date of execution hereof, together with the zoning, subdivision ordinances, overlay map and subsequent amendments thereto, as officially adopted by the City and all national and state uniform codes so adopted, shall apply to the agreed upon area of City impact. Projects within the area of impact may be subject to accessing City services.

Within the area of impact, City ordinances, rules and regulations shall not apply to any parcel of land twenty (20) acres or larger used solely for agricultural purposes.

CITY OF KIMBERLY
Comprehensive Plan
2013



IMPLEMENTATION

ADOPT AND IMPLEMENT COMPREHENSIVE PLAN

The comprehensive plan will help the City cope with change. Comprehensive planning is necessary in a fast-growing community as it is in areas facing continuing employment and population losses. To better serve the Citizens and Business needs, the City shall adopt and implement the Comprehensive Plan. Citizen and Business Owner input is especially important to the development and implementation of the plan.



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

UPDATE COMPREHENSIVE PLAN

It is occasionally necessary to update the goals and policies of the citizens of Kimberly. As growth continues and additional data emerges, it is important that the comprehensive plan is subject to review and amendment to assure that it will reflect the current values of the City's leaders, Business Owners and Citizens.

ADOPT NEW UPDATED ZONING ORDINANCE

The Idaho Code #67-6511 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 provides for the adoption of the regulations such as building codes and subdivision ordinances to assist in plan implementation.

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

CITY OF KIMBERLY
Comprehensive Plan
2013



IMPLEMENTATION

REFLECT THE GOALS AND POLICIES OF THE CITY OF KIMBERLY

The Comprehensive Plan of the City of Kimberly reflects the goals and the methodology to accomplish those goals of the Citizens Business Owners and Property Owners as a whole. The Comprehensive Plan has been developed with those goals as the primary objective. The Comprehensive Plan, along with the implementing ordinances, is the process by which the City will meet the anticipated needs of the Citizens Business Owners and Property Owners.

PASSED BY THE CITY COUNCIL of the City of Kimberly, Idaho this _____ day of _____, 2013.

APPROVED BY THE MAYOR of the City of Kimberly, Idaho this _____ day of _____, 2013

Attest:

Mayor Tracy Armstrong

CITY OF KIMBERLY
Comprehensive Plan
2013



CITY OF KIMBERLY
RESOLUTION NO. 302

Comprehensive Plan Amendment Update to the 2013 Comprehensive Plan

A RESOLUTION REPEALING THE 2013 CITY OF KIMBERLY, IDAHO COMPREHENSIVE PLAN AS AMENDED AND ADOPTING THE NEW AMENDMENTS AS SHOWN IN THE UPDATED COMPREHENSIVE PLAN AND ON THE UPDATED COMPREHENSIVE PLAN LAND USE MAP.

WHEREAS, the Local Land Use Planning Act as enacted by the Idaho Legislature, and codified within the Idaho Code, requires counties and municipalities to update their comprehensive plans; and

WHEREAS, the Kimberly Planning and Zoning Commission undertook a public review of the current City of Kimberly, Idaho Comprehensive Plan; and determined amendments to the plan were warranted; and

Whereas, the Kimberly Planning and Zoning Commission held a duly noticed public hearing on the amendments on January 27, 2014 and recommended approval of the amendments to the Kimberly City Council, and

The Kimberly City Council held a duly notice public hearing on the amendments in 2014 and recommended approval of the amendments to the Twin Falls County Board of Commissioners,

WHEREAS, a resolution is required for amendment to the comprehensive plan;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF KIMBERLY, IDAHO:

SECTION 1: INCORPORATION INTO THE KIMBERLY, IDAHO COMPREHENSIVE PLAN

That the Kimberly Comprehensive Plan shall show and reflect the changes shown on the City of Kimberly January 2014 City of Kimberly Comprehensive Land Use Map



Resolution for Comp Plan Amendment – Comprehensive Plan Amendment Update to the 2013
Comprehensive Plan

SECTION 2: ADOPTION OF THE AMENDED 2013 CITY OF KIMBERLY, IDAHO
COMPREHENSIVE PLAN

That the Updated City of Kimberly, Idaho Comprehensive Plan be adopted as follows:

See Exhibits “A” and Exhibit “B” and Exhibit “C) as attached hereto and incorporated herein by this reference.

SECTION 3: SEVERABILITY

Should any work, clause, phrase, sentence, paragraph, subsection, or other part of this resolution or any particular application thereof be declared unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this resolution.

SECTION 4: EFFECTIVE DATE

This resolution shall be in full force and effect from and after its passage, approval, and publication according to law.

This Resolution is RECOMMENDED FOR APPROVAL TO THE TWIN FALLS COUNTY BOARD OF COUNTY COMMISSIONERS BY THE KIMBERLY CITY COUNCIL AND APPROVED BY THE MAYOR THIS ____ DAY OF _____, 2014.

TRACY ARMSTRONG, MAYOR, CITY OF KIMBERLY

Attest:

SHOSHONIE HEITMANN, CITY CLERK



Resolution for Comp Plan Amendment – Comprehensive Plan Amendment Update to the 2013
Comprehensive Plan

This Resolution is PASSED AND ADOPTED BY THE TWIN FALLS COUNTY BOARD OF COMMISSIONERS AND APPROVED BY THE CHAIRMAN OF THE BOARD THIS _____ DAY OF _____, 2014

TERRY RAY KRAMER, CHAIRMAN, TWIN FALLS COUNTY BOARD OF COUNTY COMMISSIONERS

Attest:

KRISTINA GLASCOCK, CITY CLERK



Resolution for Comp Plan Amendment – Comprehensive Plan Amendment Update to the 2013
Comprehensive Plan