

Comprehensive Plan



Soda Springs, Idaho – May 6, 2020

City of Soda Springs
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Introduction

The Soda Springs Comprehensive Plan, hereafter referred to as The Plan, is written to serve as the primary planning document for approximately the next ten years for the City of Soda Springs. Its purpose is to establish objectives regarding the management and use of land and resources within the City. The Plan shall serve as a single statement of community consensus regarding the growth and development of the community. It shall be used as an official document for coordination between City officials, residents, and public agencies. The Plan shall also be utilized as a planning tool by the City Council and Planning and Zoning Commission, hereafter referred to as the Commission, for land use and zoning ordinances.

Plan Organization

The Research & Community Input section addresses the process and community input that was utilized to create The Plan. The second chapter specifically outlines the objectives that were chosen for each component of the comprehensive plan. These objectives outline the City's intentions for future decisions that affect the community. The remaining chapters are in depth reviews of all the components that make up the comprehensive plan. They provide a mission statement on the titling page followed by a discussion of that component and any pertinent research and information.

The Comprehensive Plan includes the following chapters:

- Community Character
- Strategic Growth
- Economic Development
- Stewardship
- Public Services
- Implementation

In accordance with the Idaho Local Land Use Planning Act of 1975, the City has the legal authority to create and adopt a Comprehensive Plan for the guidance and development of the community ([Idaho Code 67-6502](#)). The purpose of this Act shall be to promote the health, safety, and general welfare of the people of the State of Idaho as follows:

- (a) To protect property rights while making accommodations for other necessary types of development such as low-cost housing and mobile home parks.
- (b) To ensure that adequate public facilities and services are provided to the people at reasonable costs.
- (c) To ensure that the economy of the state and localities is protected.
- (d) To ensure that the important environmental features of the state and localities are protected.
- (e) To encourage the protection of prime agricultural, forestry, and mining lands for production of food, fiber, and minerals.

- (f) To encourage urban and urban-type development within incorporated cities.
- (g) To avoid undue concentration of population and overcrowding of land.
- (h) To ensure that the development on land is commensurate with the physical characteristics of the land.
- (i) To protect life and property in areas subject to natural hazards and disasters.
- (j) To protect fish, wildlife, and recreation resources.
- (k) To avoid undue water and air pollution.
- (l) To allow local school districts to participate in the community planning and development process so as to address public school needs and impacts on an ongoing basis.

Amendments

Comprehensive Plans are dynamic documents and Idaho Code allows a person or the Planning and Zoning Commission to recommend text and map amendments at any time. (Idaho Code 67-6509).

Research & Community Input



In an effort to create a true vision for the City of Soda Springs a considerable amount of research was conducted and community input was received through public meetings. The following is a summary of that research and input.

The purpose of the Comprehensive Plan is far reaching and a vital tool in shaping our community as it grows. The Mayor and Council in conjunction with the Commission recognized the importance of a Plan that was based in fact and further reflected the vision its own Citizens carried for the future of the City. It is with this in mind that the Commission set out to start learning, researching and communicating with the citizens of Soda Springs to make this a plan of the people.

The Commission began reviewing the 2008 adopted Comprehensive Plan in January of 2016. Initially the Commission began to research the purpose and use of the plan in order to make a Plan that was useable and truly benefited the community as a whole. As they began learning about the needs of the community they became aware of several portions of the City's Zoning Code in need of updating to make it applicable with the community's current needs. As a result the Commission embraced not only updating the Plan but also researching and implementing some changes to the City's Zoning Ordinances. The following is a timeline of the many meetings and actions that have been taken as part of this process:

Timeline of Events:


- March of 2016 the Commission held a public meeting to receive input and insight from many of the employers and service providers within the Community. This meeting was attended by the following:
 - Monsanto (currently Bayer)
 - 4CASI – Four County Alliance of Southeast Idaho
 - PRT – Pocatello Regional Transit
 - Soda Springs School District
 - Soda Springs Chamber of Commerce
 - Caribou Memorial Hospital
 - Greater Soda Springs Community Development Committee
 - Agrium (currently Itafos)

Each entity was given the opportunity to provide an overview of their services, scope of employment and wages, needs they felt should be addressed, future goals they had for their respective businesses and services offered and any concerns they had regarding the community. The findings of this meeting concluded that there was a housing shortage in Soda Springs and many of those employed locally were commuting from out of town to work in Soda Springs. Further it was expressed that many felt like there could be a better working relationship with the City in helping move goals forward in the community.

- May of 2016 the City Council, by recommendation of the Commission passed major updates to the City's zoning code. This brought updates to the uses allowed, added a variety of definitions and brought some of the code up to date with more current practices.

- June of 2016 the City of Soda Springs and Caribou County reached an agreement for the Soda Springs Area of Impact (AOI). The results of this agreement made the County responsible to govern the AOI, the County also adopted the City's current Zoning Map for the AOI which had governed it since the early 1980's and adopted the City's Zoning and Subdivision Code with a few minor adjustments. Additionally the agreement outlined the collaboration that would take place between the County and the City as permits and applications for zoning procedures were received.
- December 2016 the City Council, with recommendation of the Commission changed the rear-yard setback requirements in the residential zones from twenty-feet (20') for accessory buildings to only five-feet (5'). In addition definitions were added for "accessory buildings" and "prescriptive easements." The results of these changes gave residences more freedom to utilize their property as they wished.
- July 2017 the Commission recognized the need for an additional plan that would go more in-depth for short term goals and visions for the City. It was agreed that as the Comprehensive Plan was completed the City would create a Community Improvement Plan (CIP) which would allow the Mayor and Council to outline the short term, three to five year goals, for the City.
- September 2017 a proposal was made to contract with Idaho State University's Bengal Solution team to conduct research for a Market Analysis and Community Action Plan.
- November 2017 Bengal Solutions sent out a survey to dozens of small and large employers in and around Soda Springs to forward onto their employees; and received a few hundred responses. The scope of the survey addressed where they lived, if they would choose to live in Soda Springs, preference on housing, income range among other items.
- February 2018 Bengal Solutions held a Town Hall meeting where business owners and residents were invited to attend. This meeting was attended by approximately 50 members of the community and a great deal of feedback was received on needs, assets and concerns for the community. At the Commission meeting recommendations from the City's Recreation Commission for revisions to the recreation portion were reviewed.
- March 2018 the Commission began the review of the City's sign ordinance which they agreed was outdated and not supportive of modern technology. Further the Commission conducted an in depth review of the Plan, going page by page to review the accumulated recommendations and changes over the past two years. In late March, Bengal Solutions held a findings meeting for the Public, where approximately 35 members of the community attended to hear the results of their research and the recommendations they had to create solutions in the community.
- May 2018 Staff began incorporating the findings and recommendations from Bengal Solutions research into the Comprehensive Plan.
- July and August 2018 the Commission greatly refined and simplified the objectives for the Comprehensive Plan and prepared it for review by the Mayor and Council.

- September 2018 the Commission agreed a new and simplified format for the Comprehensive Plan would increase the usability of the Plan. As a result they merged the state required portions of the plan into the chapters now present in the plan.
- October 2018 the Commission conducted a thorough revision to the implementation and hazardous locations portions of the plan. The result was an implementation plan to ensure continual review and use of the Plan by the City Council and the Commission once adopted as well as simplifying the hazardous locations portion.
- November 2018 the Commission conducted a final review of all aspects of the plan and further simplified the objectives portion by combining some and eliminating others that were duplicated.
- December 2018 the Commission held a meeting where Dillon Liechty, President of the Rotary Club was asked to conduct a survey to help understand citizen perspective regarding strengths in the community and needs in the community. In addition to the Commission, the Mayor and two councilmen and approximately ten members from the community attended. The outcome of the meeting helped to clarify and affirm that the City has discovered the key aspects of the community. The Commission further agreed to hold another Town Hall style meeting to receive public input on the drafted plan.
- January 2019 the Commission held a Town Hall meeting where approximately 50 members of the community attended, while several others provided written feedback on the proposed Comprehensive Plan. The results of this meeting showed the Plan as drafted had done a good job of addressing several concerns in the community. New issues that were brought up dealt with a need for faster internet services in and around the community, more emphasis on urban forestry in the City, acknowledging the presence of agriculture endeavors within the City limits as well as touching on the issue of ground water contamination within the City due to area industries historic operations.
- March 2019 the City Council recognized the citizen organized Comprehensive Plan Advisory Committee (CPAC) to help with ongoing review and recommendations for the Plan after adoption. After City Council there was a meeting pertaining to the Future Land Use Map (FLUM) for the Plan. Lisa Bachman of J.U.B. Engineering and a specialist on the FLUM presented to the Council and the Commission for best practices to create and implement the FLUM.
- April 2019 the FLUM proposal was reviewed.
- May 2019 the City Council gave the Comp Plan Advisory Committee (CPAC) 120 days to gather information through a survey and compile recommendations for the Plan.
- July 2019 the CPAC completed a community survey with the help of Idaho Smart Growth.
- September 2019 the final analysis of the survey was presented to the City.
- November 2019 the CPAC forwarded their recommendations for changes to the proposed Comp Plan to the City Council.

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- January 2020 the City Council recommended the Planning & Zoning proceed with the required public hearing and recommendation after which the City Council plans to further review and incorporate the recommendations of the CPAC.
 - February 2020 the public hearing was held regarding the proposed comprehensive plan and a recommendation for adoption was given to the City Council.

The statistical data provided throughout this document was gathered from the Economic Development Plan for Soda Springs, created by the Bengal Solutions team as well as the US Census Bureau and other resources as mentioned throughout the document.

The City recognizes the need for continual improvement and growth in our community. From supporting local businesses to improving the accessibility and lifestyle for its residents the City sees and embraces the opportunity for improvement. Further the City recognizes that things are ever changing and it will require our community to take a proactive approach to build our community together. The City sees the Comprehensive Plan and the City's Code as living documents that will be ever changing and will continue to look for ways to update and improve them to better serve the community. Soda Springs has a strong history of innovation, resourcefulness, tenacity and collaboration. It is these same strengths that will carry the City forward as all come together to bring the objectives of this Plan to life and make Soda Springs a place to call home we are all proud of.

Objectives



The City desires to embrace a vision and objectives for our community to create an enjoyable, prosperous and beautiful community, which is full of opportunity for those who choose Soda Springs as their home and/or place of business.

After much review of current data and information the City Council and Planning and Zoning Commission determined objectives for each facet of the Comprehensive Plan. The primary objectives chosen by the City were intended to promote a positive lifestyle for residents of the community and business owners. The purpose of the Plan is to provide guidance when making decisions regarding land use, planning and zoning, budgeting and how to prioritize the City's efforts; the following are the chosen objectives:

Community Character

Work in collaboration with developers, landowners and state sponsored programs to promote the creation of affordable housing units to accommodate the needs in the community.

Monitor population trends within the City and County and consider special needs of various population groups.

Continue to enforce ordinances within the City limits which call for uniformity in development (including wide street standards, setbacks, height requirements, area requirements, parking, and conditional uses) to maintain the rural atmosphere that resident's value.

Be proactive in updating the City's Municipal Code to make it reflective of current practices and address regulation changes as needed in the community.

Strategic Growth

Collaborate with other entities to expand utilities to accommodate and encourage new growth and development with emphasis on infilling established residential, commercial and industrial areas.

City officials will collaborate and encourage conversation with developers and area landowners to promote the development of housing in the boundaries of Soda Springs. Further, the City will work to create resources and documents that simplify and provide easier access to the City's ordinances regarding housing, zoning and development requirements.

Use a combination of zoning, development standards, site planning guidelines, and transportation to protect property rights.

Prioritize infrastructure projects that:

- Improve the condition of the roadways, sewer, water
- Maintain and improve the power systems
- Repair and install sidewalks and pathways to increase the safety and accessibility to the City's resources by pedestrians and bicyclists.

Continue to enhance the City's Fire and Police Departments by investing in community improvements and technologies that make them more capable and prepared to carry out their duties in a safe and efficient manner.

Economic Excellence

Promote and encourage the expansion and retention of existing businesses by collaborating on projects that bring education, funding and other critical resources to the community.

Provide an attractive business environment that encourages retention of current businesses and promotes new businesses to further diversify the economy.

Work with major local industries/businesses to encourage them to partner with local businesses and suppliers to “buy/source local” in support of current business retention and promotion of new businesses.

Improve signage, awareness and information that promote the many natural and historical sites in the community.

Develop the downtown area and main thoroughfares as attractive business and tourist districts.

Stewardship

Utilize the natural and economic resources of the area for both the pleasure of residents and visitors and for the sustained economic viability of the area.

Collaborate with area industries and regulatory agencies to encourage the continual compliance with current and future environmental regulations.

Protect and enhance the important historical sites and parks in and around Soda Springs for the benefit of both preservation of history and tourism within the City.

Public Services

Maintain a constructive working relationship with the school district and, where possible, collaborate on community-improvements that better the schools and community as a whole.

The City will remain knowledgeable of transportation issues affecting school children, collaborate with the school district to expand safe walking and biking routes to and from schools, enforce traffic laws around the schools and maintain police visibility to increase the safety of the facilities.

Maintain and enhance the existing parks and trails in Soda Springs, insuring lawns, sport fields, facilities and trails are kept clean, in good repair and free of weeds and debris.

Continue the City’s excellent recreation program and look for opportunities to expand its offerings, where possible, for all ages and abilities including pursuing upgrades to current recreation fields to enhance field quality and lighting and upgrade sports equipment when possible to encourage safe and productive play.



Implementation

Maintain the Comprehensive Plan as a current document by monitoring community progress with established objectives located therein.

Incorporate the Comprehensive Plan into establishment of City goals and zoning ordinances in the regulation of development.

Community Character



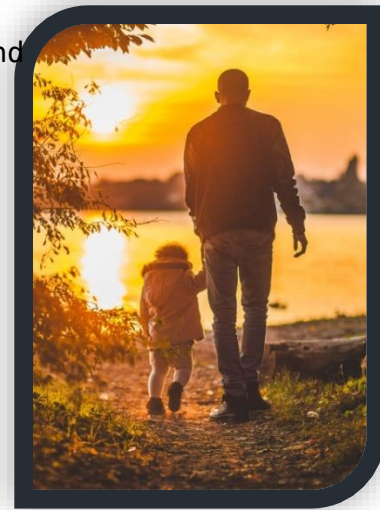
It is the City's hope to anticipate and provide for the needs of the population of the City of Soda Springs and encourage active citizen participation.

Population

Public development policies concerning the timing, location, and construction of facilities are based on population distribution and anticipated growth patterns. In addition, private market decisions for commercial and residential activities depend on projected growth and demographic factors. Consequently, adequate knowledge of the historic population growth and its characteristics are necessary to make informed decisions.

Soda Springs is a small community of about 3,034 residents that serves as the county seat of Caribou County. Currently, Soda Springs accounts for approximately one-half of the County's population. According to the U.S. Census, the population estimate for Caribou County in July of 2017 totaled 7,034, which is an increase from the 2010 census of 6,964. In Soda Springs alone, the population in 2010 was 3,058 and as of 2017 has an estimated population of 3,034. The population trends of Soda Springs closely mimic that of Caribou County which has experienced a series of rises and falls over the past few decades. The demographics of Soda Springs changed substantially between the 2000 and 2010 Census and is proving to have changed even more as the City approaches the 2020 Census. The proportion of the population in the following age groups have increased: 25-34, 45-64, and 75 and older, while the proportion of the population for ages 0-24, 35-44, and 65-39 have decreased. The age group that saw the greatest change from 2000 to 2010 is 35-44 – showing a substantial decrease. These statistics indicate that a notable portion of the working age population has migrated from the community, or are more inclined to commute in and out of town each day. Maintaining individuals within the community who will actively participate in the local workforce is important as the City attempts to retain and recruit new employers to Soda Springs.

Soda Springs' median age is similar to the median age of rural America suggesting that the population is "older" than the nation as a whole. The median age of men in Soda Springs is 35 years old and the median age of women is 40 years old. Compared to Pocatello, the median age of men is 29 years old and the median age of women is 31 years old. In comparison to Bear Lake County, which is a rural County like Caribou County the median age of men is 40 years old and the median age of women is 41 years old. Having a population that is considered aging requires special attention on the City's part in the areas of transportation, affordable housing, senior citizen centers, medical facilities and associated care.



Another important group to consider is that under the age of 18. The 2017 estimated Census indicates that 32.4% of the population of Soda Springs is under the age of 18, a 2.1% increase from the 2015 estimate Census. This group places special demands on medical services, transportation, schools, and organized recreational programs.

The City has had a significant increase in the demand for housing including rental properties and mid-grade housing. Housing will continue to be needed for all aspects of the population. Growth in the area is expected to occur at a gradual rate, which is ideal for allowing the City to plan for expansion. In addition, the cost of living in Soda Springs is below the National average providing its citizens with affordable housing and low cost utilities.

Community Design

The City of Soda Springs is, for the most part, laid out in a traditional concentric pattern of commercial areas surrounded by residential areas which become less dense further away from the “downtown” area, eventually leading out to agricultural holdings and open space. The diversion from this traditional pattern is the dense subdivisions which lie on the outskirts of the older residential neighborhoods. So long as future subdivisions and in-fill developments are well planned and kept within defined boundaries, they will facilitate the ease of growth which is characteristic of concentrically laid out communities.

In keeping with the rural setting of the community and the beauty of the valley in which Soda Springs lies, an effort has been made to include openness in the design of the community. Residents desire continuation of wide street standards and enforcement of required uniformity in frontage setbacks for new construction in established neighborhoods (currently 25 feet for a new residence).

Although there is not great concern over the establishment of businesses in compliance with commercial uniformity standards (for fear it will discourage influx), the issue of downtown beautification has been raised. Projects like store front facelifts, signage, trees, benches, and parking in the downtown could be accomplished with funds acquired, and projects constructed, in conjunction with pedestrian safety improvements like Community Development Block Grants (CDBG), Idaho Transportation Department (ITD), or Local Improvement District (LID) funds. The City of Soda Springs currently has the Greater Soda Springs Community Development Committee (GSSCDC) which is actively involved in the beautification and renovation of the City as well.

The City has drafted illustrations as basic community design visuals. These visuals serve as examples for certain allowed uses in various zones in the City. See the Appendix for copies of these visual examples.

Strategic Growth



We aim to preserve and enhance the quality of life in Soda Springs by creating a land use pattern that is orderly and has minimal impact on the environment.

Growth Potential

There is room for growth within the City limits. It is advisable for infill of this land to occur prior to any annexations being considered. Costs of extending infrastructure to properties proximal to those already receiving services is low when compared to extending to far reaches and pockets of development outside the City limits. Infill will serve to increase the tax base for the City at a relatively low cost.

The City and County have an area of impact agreement that was made in 2016. The result of the agreement gives the County authority in the Area of Impact and they have adopted the City's Zoning and Subdivision ordinances and Zoning Map to govern the Area of Impact. Further the agreement outlines the County will work in collaboration with the City in the development and growth of the Area of Impact.

The City has zoning ordinances that it utilizes to govern the development, updating and overall growth in the community.

These ordinances were originally adopted in 1978 and had a significant update in 2016. The following is a brief description of the land use types:

Single Family Residential

R-1 – Is meant to preserve residential neighborhoods by allowing only single-family residences and prevent overcrowding of the land and encourage the development of low density areas.

Combined Residential R-2 – This combined residential zone is to provide medium density residential developments, well designed and properly located in the community pattern.

Multiple Family Residential R-3 – Provides for medium to high density residential development. The type of zoning pattern is intended to create transition areas and buffer zones between commercial areas and low density residential development. It is also



intended to permit higher density activities adjacent to more intensive community use areas.

Neighborhood Commercial C-1 – This neighborhood commercial zone is meant to provide local commercial service needs and to restrict incompatible uses which may be better located in community or highway-oriented shopping areas. Uses in this zone include retail stores, personal service shops, and clinics.

Community Commercial C-2 – The community commercial zone is established to regulate and fulfill general shopping center retail needs and travel of highway related service requirements within the City.

Service Commercial C-3 – The purpose of the zone is to provide areas where activities of a service nature, which are more intensive in character than in other commercial zones and which may be semi-industrial in character, may be carried out.

Light Industrial M-1 – The light industrial district is established to provide for and encourage the grouping together of light industrial uses capable of being operated under such standards as to location and appearance of building and the treatment of the land about them, that they will be unobtrusive and not detrimental to surrounding commercial or residential uses.

Heavy Industrial M-2 – This is a heavy industrial district established to encourage and provide suitable areas in which heavy industrial uses may locate, substantially free from residential or retail commercial activities.

Agricultural 1 – This zone’s purpose is to set aside land to properly guide growth of the fringe areas of the community deemed to be important for preservation at rural standards.

Agricultural 2 – The purpose of this zone is to have land areas set aside by zoning procedure to guide growth in agricultural areas as well as to preserve those areas at rural standards.

For more information regarding the zoning code of the City see [Chapter 17 of the Municipal Code](#).

Housing Availability and Impact on Economic Growth

Proper housing availability is paramount to the economic success of a city or town, especially small towns like Soda Springs. A document written by the Office of Sustainable Communities with the U.S. Environmental Protection Agency suggests the housing of a small town or city heavily influences its ability to support businesses in the region. Moreover, adequate housing helps retain existing businesses and attract new businesses.

The same study suggests that small towns make housing availability a priority. It stated, “High quality, centrally located residential neighborhoods with homes priced for a range of income levels and family types make it possible for people to live near their jobs and let residents stay in the same neighborhood even if their income or lifestyle changes.” It would likely be beneficial for the City of Soda Springs to heed this advice and help itself accommodate the housing needs of the community.

To better understand the need for housing within the city limits a survey was conducted and showed there is a particular need in the City of Soda Springs for mid-range housing. What is currently available in the Soda Springs market are either extreme low-level (often degraded) or higher-level homes. (There are fluctuations in the market which change these circumstances.) The community has expressed a need for affordable housing that is well maintained.

Apartments can be vital in communities like Soda Springs. They provide affordable, low maintenance housing for young people and transitional residences for those new to the community. The City’s trailer courts are not fully utilized. Reestablishment of these areas could provide space for development of moderate income housing which is centrally located and has on-site parking for residents and guests. There is a need for apartments that are not low income or income based.

Transportation

The ease and methods which people and goods are able to carry out daily functions on safe and reliable transportation routes is of utmost importance to the City of Soda Springs. It is critically important to address the needs and demands of the City’s streets, sidewalks, and parking spaces.

[The City of Soda Springs Transportation Planning Study](#) was completed in 2016. It is a detailed transportation analysis of the Soda Springs area used to assess existing traffic conditions and forecast future conditions. As the City grows, it is important to develop and adopt standards for road improvement. A roadway inventory and pavement management program should be adopted by the City in order to assist with prioritizing projects and developing a complete maintenance program. The transportation study identifies projects and provides recommendations for future improvements. In order to improve the transportation system in Soda Springs, the recommendations outlined in the study should be followed.

In the study, several areas of concern were identified throughout the City. Drainage and underlying structure failures were two of the key items addressed in the study. A recommendation was given to place more funding into those streets that are in better condition than those that were in poor condition. The rationale behind this is, it will cost less to maintain what currently exists, instead of waiting to address it until it is deteriorating; reducing

the overall cost of long term maintenance. While the roadways that are significantly deteriorated currently may be eligible for grant funding to help repair or replace.

According to the study, there are approximately 28.5 miles of roads located in the Soda Springs City limits. In addition to the smaller City streets, US Highway 30 and State Highway 34 serve as major arteries for the City of Soda Springs. Both of the state highways are major truck routes, providing valuable economic opportunities. The state highways are maintained by the Idaho Department of Transportation (ITD) while the City streets are maintained by the City Public Works Department. Further the study showed there are 13.52 miles of sidewalk in Soda Springs, of which 22% is in excellent condition, 30% is in good condition, 25% is in fair condition, and 23% is in poor condition. This does not take into account the many areas of the City which do not have sidewalks at all.

One of the biggest transportation issues in the downtown area is insufficient parking spaces. Due to the lack of parking lots, business owners and employees tend to park on city streets. This leaves little parking spaces for the shoppers and tourists visiting the historical attractions in the downtown area.

Utilities

Water

The Soda Springs Water System is owned by the City. It receives input from five Ledge Creek Springs and the City's Formation Well, which was previously Formation Spring. Distribution is accomplished by gravity from Formation Well. Ledge Creek Springs is pumped to a 1 million gallon storage tank located on a hill above town, which allows it to gravity feed. The purpose of the tank is to provide adequate flow & pressure for fire protection. These two water sources provide an adequate supply of good quality water for our community.

The cost for a new residence to hook to the City system is established by resolution. Water is delivered through a distribution system which is well maintained by the City. Services are not metered, so billing is a flat monthly rate. There are a few remote locations within the City limits where service lines have not yet been extended. The water quality is very good and chlorinated to meet federal standards.

Sewer and Waste Water

The City constructed a new state of the art waste water treatment plant completed in 2014. The sewer system in place serves 99% of the City residences, with the remaining residences having private septic tanks. The cost for a new residence to hook to the sewer system is set by resolution. Monthly charges are on a flat fee depending on the type of service as well as the sewer bond fee which was established to pay for the Waste Water Treatment Plant.

Sanitation

The City has a private contractor for solid waste pick-up and this is accomplished on a weekly basis. Solid Waste is transported to the Caribou County landfill for disposal.

Power

The City of Soda Springs has owned and managed the power distribution system in the City since the early 1900s. The City owns and operates two small hydro power generators on Soda Creek at the North City boundary which produce enough electricity on average to cover the electrical usage for City owned buildings and facilities. The balance of power needs are purchased wholesale from Bonneville Power Administration where the City is a priority firm customer. Smooth operation of the power system helps the City supply power to customers at some of the lowest rates in the country.

Natural Gas – Transmission and Distribution

Soda Springs lies along the main Williams Pipeline (Pacific Northwest bound) natural gas transmission line. A large natural gas distribution line branches off the main transmission line to service the large industrial customers located just north of Soda Springs. Further the residents of Soda Springs are provided natural gas through Intermountain Gas which partners with Williams Pipeline.

Future Land Use Map

The City has created a Future Land Use Map (FLUM) to direct the growth of the City. The purpose of the FLUM is to provide a vision for how the City intends the infill and growth of the community to develop. Where changes to residential or commercial areas are appropriate and preferred. It also addresses areas that the community feels need preserved due to the natural or historic characteristics of the land. The map takes these items into consideration and creates a vision for how best the City would grow. The following designation definitions apply to the future land use map:

Agricultural

The Agricultural designation indicates areas where the retention of agricultural endeavors is a priority. Such areas have land characteristics supportive of such endeavors. Further their continued presence in and around the City supports the rural feel and character of the community.

Airport

This designation is for the preservation of the Airport facilities and the land directly surrounding the airport to accommodate for future expansions of the airport.

Buffer Zone

There is a manufacturing process that takes place directly north of the City. They have been mandated by regulatory agencies to maintain a buffer zone between residences and the facility. This land has institutional controls in place to prevent future land-use that could result in exposure to hazardous constituents. As a result land designated in the buffer zone cannot be considered for development, other than those uses related to the existing manufacturing process and approved by the appropriate regulatory agencies.

Commercial

The Commercial designation is intended to support zoning districts that allow commercial uses. The “C” designation also allows for second story residential uses, most community service uses, public and quasi-public uses such as parks or schools, and some public facilities.

Industrial/Manufacturing

These areas are set apart from residential areas and have characteristics supportive of Industrial and Manufacturing endeavors. These areas have immediate access to area highways, railways and utilities to support these uses.

Mixed Use

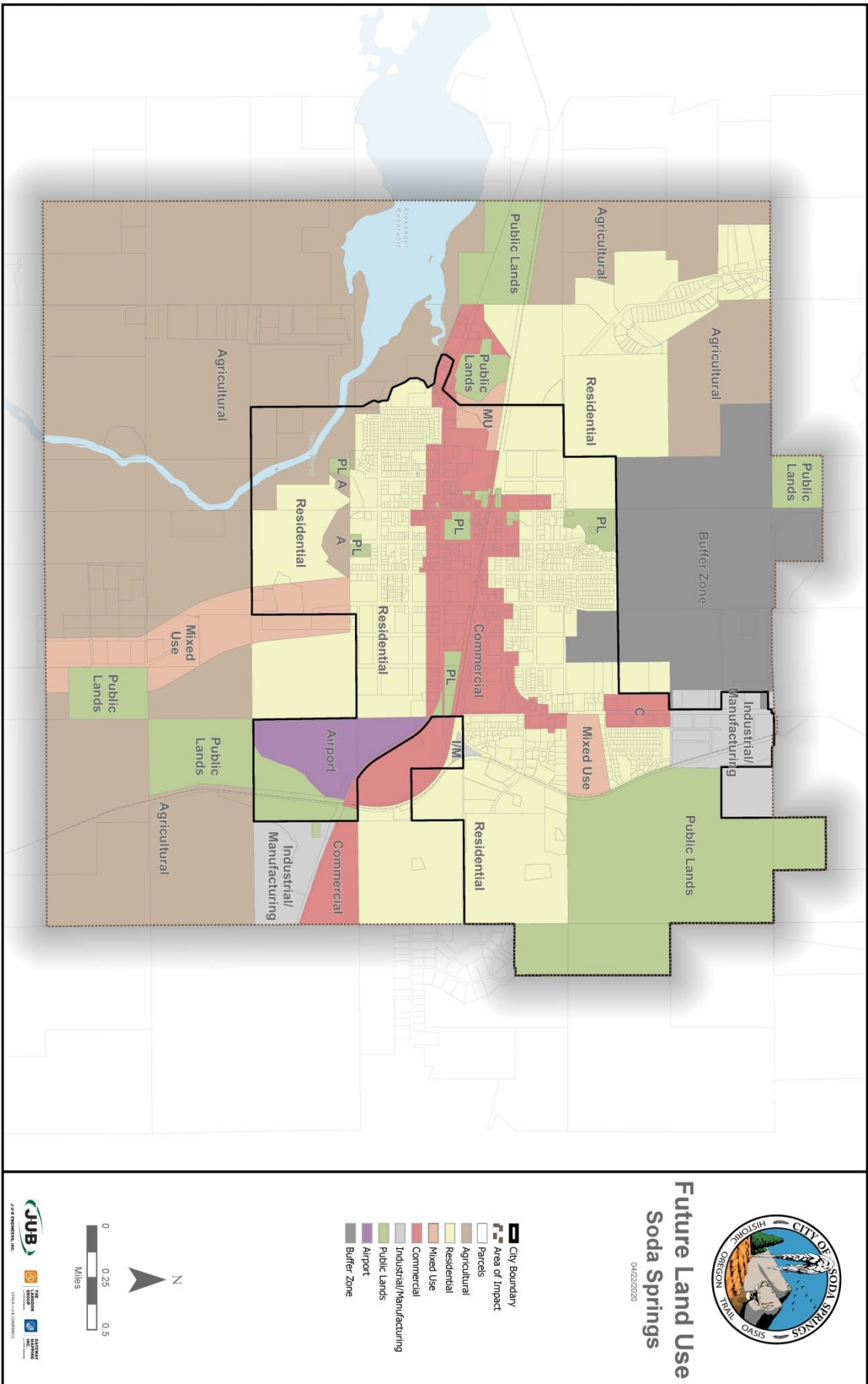
The Mixed Use designation is intended to support zoning districts that allow a mixture of compatible and/or inter-related uses including the side-by-side and two story buildings with complimentary or integrated uses within a structure or development. Further it allows the zoning designations for both Residential and Commercial. The “MU” designation also allows for public and quasi-public uses such as parks, schools, and some public facilities.

Public Lands

The Public Lands designations is intended for land owned by State, County and City government and the preservation or development of these lands as these agencies best see fit.

Residential

The Residential designation is intended to support zoning districts allowing a range of housing types and densities. The “R” designation also allows for public and quasi-public uses such as parks, schools, and some public facilities.



Economic Excellence



It is the City's intent to support and encourage economic development opportunities that improve the standard of living and the quality of life for the residents of Soda Springs. The creation of a diverse economy, business retention and expansion, the provision of adequate infrastructure, and a positive business climate are all crucial elements in the City's success.

A strong economy is vital for a vigorous community. The City of Soda Springs actively engages in economic development to promote a healthy economy with abundant job opportunities and commercial services for members of the community. The Soda Springs Chamber of Commerce also promotes local business interests and provides beneficial service to community businesses.

Soda Springs and the surrounding region of Caribou County offer quality of life attributes such as access to outdoor recreation, good neighborhoods, and excellent schools. Employers as well as employees seek out these characteristics. Soda Springs is a clean and modern community that is inviting to those that are drawn by the surrounding mountainous areas, the rich history, and refreshing outdoor recreational opportunities.

Businesses

The City of Soda Springs has remained small over the years, and there are some cornerstones in the community, such as Lallatin Food Town which has been in business over hundred years. The potential for retail in Soda Springs exists due to high per-capita income, and with a continuation of public effort to buy locally, retail could grow. However, the need to connect to the



online market for businesses in Soda Springs may be crucial to the success of Main Street since profitability without a connection to an online vendor will be difficult. Some of the businesses have made major renovations or improvements to modernize their facilities, while others have not. The downtown area of the City has building vacancies and many of the store fronts have not been updated in the last four decades. The weekly newspaper covers the local events and news of the City, and the Cable/CATV/Satellite TV Companies keep the television audience watching. There are various restaurants and fast food businesses however there has been complaints from residents that several of these locations do not have hours that cater to the needs of the community. There are florists, grocery stores, hotels, gas stations, new and used car sales, hardware stores, and many recreational facilities and various other amenities that contribute to a successful community. However, there still are needs in our community. The local hospital, Caribou Memorial Hospital houses an elderly living facility and several other specialized clinics or services to serve the people of Caribou County. Other medical care offices include dentists, optometrists, and orthopedic clinics. Professional services are accessible within the City such as engineering, accounting, counseling, lawyers and more.

Manufacturing & Technology Companies

Manufacturing and Technology companies can have a significant positive economic impact and many cities compete to bring those companies and facilities to their towns. To be an appealing location to manufacturing businesses, cities must have their own series of distinct advantages. Gratefully Soda Springs has many of the transportation and technical aspects that make it an appealing area for consideration in building manufacturing or technology based facilities. Key factors that make Soda Springs competitive for new facilities include fiber optic lines, low utility costs and land available for development. These assets make our community appealing for future development

Area Industry

Bayer (formerly Monsanto) – This is the only elemental phosphorus plant of this nature in the western hemisphere. Bayer mines phosphate ore and quartzite that supplies the raw materials to their Soda Springs, Idaho plant. The ore is currently supplied from their local mine which is operated by N.A. Degerstrom.

Itafos (formerly Agrium) – This is a phosphate fertilizer plant producing high quality liquid and granular phosphate based fertilizer. Itafos mines phosphate ore to supply their Soda Springs, Idaho fertilizer plant. The ore is currently supplied from their local mines which are operated by Kiewit.

Simplot – This Company operates a booster pump station north of Soda Springs to slurry phosphate ore 90 miles to the west near Pocatello, Idaho from their Smoky Canyon Mine located in Caribou County near the Idaho-Wyoming border.

Greenfield Environmental Trust (formerly Kerr-McGee and Tronox, LLC) – The facility has ceased operations and is now classified as an EPA Superfund Site and is currently undergoing environmental remediation measures.

Historic Phosphate Mines – Under current and anticipated Consent Orders from various regulatory agencies, five companies (Bayer, FMC, Nutrien, Simplot and Solvay) will continue to address certain environmental matters related to historic or legacy mining activities. Over the next decade or more, significant actions will be taken to remediate these issues. This will drive the increase of seasonal contract laborers working in the community during the warmer months of the year.

Agricultural Resources

Soda Springs serves as the primary commercial center for the area agricultural industry which produces:

- High quality wheat and barley for the consumer, and agricultural and malting industries

- Cattle and sheep
- Potatoes

Soda Springs has some agricultural endeavors taking place within City limits. Clear Springs Foods is located on the southern end of Soda Springs and operates a commercial trout farm. Several families own and operate small farming and ranching operations with a total of approximately 534 acres in Soda Springs. In addition the City of Soda Springs owns approximately 250 acres which are enrolled in the Conservation Reserve Program. The presence of these lands contributes to the rural feeling of Soda Springs.

Just outside its boundaries farming expands significantly and is abundant throughout Caribou County. The 2012 Census of Agriculture reported that there were 436 farms operating 394,581 acres of farmland in the County with a market value of \$88,043,000; of which 77% was crop sales and 23% in livestock sales. Soda Springs serves as a vital hub for these farms by providing an abundance of services such as mechanical and farming supplies.

Employment

Today the largest employment sector in the Soda Springs area is the Manufacturing sector. Healthcare was the second largest employment sector followed by education. The largest employers/manufacturers in the Soda Springs area, as of 2017, are listed in the following table. The product or service provided by the employer is listed, along with the number of employees:

Name of Employer	Product or Service	Employees
Bayer & Mine	Phosphorous Manufacturer	700
Itafos & Mine	Fertilizer Manufacturer	500
Caribou Memorial Hospital	Health Care Services	180
Soda Springs School #150	Education	145
Agriculture	Agriculture Products	127*
Caribou County	Government Services	52
City of Soda Springs	Government Services	34

*this figure is for employees only and does not include the farmers themselves of which the 2012 Agriculture Census reported 436 farms

Household Income

Household income distribution in Caribou County has shown positive growth since 1989. According to the Census, the Median Household Income in Soda Springs, in 2016, was \$57,957. This is 118% of the State of Idaho's 2016 median income of \$49,174. Overall, the average income is continuously increasing in Caribou County and Soda Springs, which reflects a steadily improving economy. The cost of living is relatively low, with the median price of a home being about \$160,000, and the median rent is approximately \$650 per month.

Tourism

Soda Springs is in an excellent position to take advantage of already existing landmarks and outdoor activities for tourism revenue. The newly completed Cobblestone Inn as well as the community mainstays such as Enders Hotel and Museum, JR Inn, Caribou Lodge and Trail Motel provides an abundance of accommodations for all budgets when visiting the area. Unique to Soda Springs is Geyser Park which has the largest man made geyser in the United States. It is also the world's only captive geyser. All tourism sites say it is worth a visit. In addition to Geyser Park, Hooper Springs, with its natural “soda” spring is the reason behind the City being named “Soda Springs.” One travel critic said of the spring, “We took a cup to the Hooper Springs to sample it. Not bad, it tastes like lightly carbonated bottled water, a bit sweeter and more mineralized.” Furthermore, Camp Connor – a historical site for pioneers who traveled the Oregon Trail is close by as well as Formation Springs Cave – an already frequented stop on the Pioneer Historic National Scenic Byway. Soda Springs has significant history behind it and exploiting that history can bring increased tourism revenues to the area.

In addition to the aforementioned sites that are unique to Soda Springs, there are many natural outdoor activities available for enthusiasts to enjoy. Alexander Reservoir and Sulphur Springs offer perfect alternatives to other tourist destinations like Bear Lake and Yellowstone National Park. There are also many wonderful opportunities to experience the area’s many bike and ATV trails, river fishing and floats, and great camping opportunities.

If a family is looking for a less crowded venue to take their boat, do some trail riding, or explore nature’s beauty, Soda Springs offers just that. Tourism trends are often measured by regional hotel and motel revenues. This information is only available at the county level; however, the lodging data still has significant implications for the City of Soda Springs. In 2011, there were 88 jobs in Caribou County associated with tourism which included traveler accommodations, entertainment, sports and recreation among other things. The County tourism industry earned total wages of \$2,846,650 and the total gross sales receipts was \$13,972,692.

Transportation

Transportation planning is an essential element in providing necessary services to a community and is the basis for decisions on when and where future improvements to the transportation system should be made. Planning for the future promotes travel, economic development, and land development patterns to achieve community goals, objectives, and overall quality of life.

The City boasts easy access to both a main transportation line of the Union Pacific Railroad as well as being located on the US Highway 30 corridor which makes for easier transportation of goods. Major highways that are routed in and around Soda Springs are listed below:

Jurisdiction	Route Designation	Direction (Route)	Miles to Access
Federal Interstate	I-15	N-S	33
Federal Highway	30	E-W	0
Federal Highway	89	N-S	30
State Highway	34	N-S	0

Stewardship



It is the City's desire to provide and encourage parks, open spaces, walking/biking trails and recreational facilities and activities for the community of Soda Springs, as its surrounding areas provide incredibly diverse recreational opportunities for all residents.

History

Soda Springs is located in the more than mile high Bear River Valley, 50 miles north of the Utah border and 30 miles west of the Wyoming State line. Mountains of the Caribou and Cache National Forests overlook the City, which is bordered on the South by the cool, clear Bear River.

Early explorers and trappers visited the valley to drink water from the effervescing Soda Springs for which the City was named. Early Oregon Trail visitors referred to the area as an oasis on the Oregon Trail, where they could refresh themselves before traveling onward.

Commonly called “Beer Springs” by early explorers and settlers, the town was officially incorporated as the City of Soda Springs in 1896. Early day gold mining on Caribou Mountain, a large sheep and cattle livestock grazing industry, and farming in the valleys, helped build the town.

Phosphate mining that began in the early 1900’s has become the dominant industry. Large phosphate mines and processing plants, and the farming/livestock industry continue to be the mainstay of the local economy.

Today, Soda Springs is a beautiful town with a very high quality of life for adults and youth. It is still like what America used to be. Soda Springs is a close-knit community with a friendly neighborhood feeling. The community is dedicated to providing youth a supportive atmosphere for growth and learning.

Historical Resources

Scenic By-Ways

Soda Springs is at the cross-roads of the Oregon Trail-Bear Lake Scenic Byway and the Nationally Designated Pioneer Historic Byway.

Springs

Today, clear artesian soda water is free for the taking at bubbling springs located in three of the City’s five public parks: Hooper Springs, Octagon Springs and Lover’s Delight. The water is enjoyable just as it bubbles up from the springs, or it can be mixed with powdered punch, fruit juice, or sweeteners to replicate flavors similar to commercial carbonated beverages. A lot of people bring a glass and add Kool-Aid to the water, for a cool refreshing drink. It was used as medicine by Indians and Trappers in the 1800’s. It was called “Tosoiba” by them, which means sparkling waters. Many trappers thought the water tasted like beer. These naturally effervescent springs contain no alcohol; however history stories tell of trappers and Indians acting “drunk” after a day of rest and relaxation while camped next to our “beer springs”. In the late part of the 1800’s a tavern was many days travel, so their imaginations certainly got the best of them.

Geyser

Another unusual geological feature in Soda Springs is the Geyser which erupts to heights of nearly 100 feet every hour on the hour. It was created accidentally in 1937 when well drillers were attempting to find hot water for a swimming pool. When they dug 315 feet deep, the drill broke through the shell of an underground chamber and unleashed a geyser of lukewarm water and carbon dioxide gas. The well now has a timer and valve that allows the naturally pressurized stream of water to shoot into the air on demand.

Wagon Box Grave

This was the first grave in the Fairview Cemetery. In the summer of 1861, a family of seven, while on their way to Oregon decided to camp at Bear River near Soda Creek. Their horses had strayed, so they were a little separated from the main part of the wagon train. Sometime during the night they were killed by Indians. The next morning they were found by a group that came back to look for them. This group decided the best way to bury them was in their wagon box. They covered the family with their quilts and covered the box with cut willows and more quilts. They then buried the box and set four rocks at the corners.

“Cariboo Jack’s” Grave

In 1870, Jesse “Cariboo Jack” Fairchild, along with some other miners found gold near Soda Springs. He was a colorful personality and somewhat of a braggart and prone to exaggeration of his exploits. On September 15, 1881, he was enjoying himself in G.W. Gorton’s Saloon in Soda Springs when J.J. Call came in asking for help in finishing off a grizzly bear he had wounded near Bear River. Having a few drinks under his belt, Jesse rushed to where the grizzly was last seen and went into some willows after the bear. The bear severely mauled Jesse and was finally killed by his partners. Jesse died a few days later of blood poisoning and was buried in the Fairview Cemetery. Later, he had a Mountain, a Forest, and a County all named after him.

Oregon Trail Wagon Ruts

The route through Soda Springs was established in 1842 and was used for more than 40 years. Visible ruts can still be seen near the Oregon Trail Park just west of Soda Springs.

Natural and Recreational Resources

Corrigan (City) Park

Almost a city block in size, Corrigan Park has many activities to offer: it has new state of the art kids playground that caters to children of all ages and abilities, two baseball/softball diamonds, outdoor basketball court, two sand volleyball courts, horseshoe pits, a beautiful pavilion for family reunions, etc. and seasonal restrooms. The park also hosts several historical items which include the following:

- The Conda Bus which is a rail mounted bus that was used in the early 1900's for transportation to and from Conda, a historical phosphate mining town located six miles northeast of Soda Springs.
- The Dinky Engine which was used to haul supplies to build the Alexander dam in 1924 and then abandoned, it was later pulled from the Alexander Reservoir and restored.
- The Yellowstone Coach which carried President Teddy Roosevelt as he toured Yellowstone.

Geyser Park

In the heart of downtown Soda Springs, a beautiful small park with some interesting historic displays, picnic tables, an adult size swing, the World's Only Captive Geyser (you've got to see it to believe it, we are told by visitors that it is better than Old Faithful), a remodeled building serves as a modern handicap accessible restroom facility. This building has two additional rooms which contain large interpretive signs telling of our natural wonders and great history.

Soda Springs Pathway

Soda Springs Pathway, also known as Hooper Springs Walking Trail runs from Geyser Park to Hooper Springs winding along Soda Creek and the City's Hydro Plant Canals. It's a great walk for someone wanting to stretch their legs after a long ride. The walk is 1.7 miles long. There are a couple of places you can access the pathway without walking the full distance. Packed sand makes for easy walking, with six sit-down rest areas along the way. Along the pathway are various interpretive signs describing area farming, industry, big game, and other interesting subjects. At certain times of the year many birds, insects and animals are seen along this pathway including some big game early in the morning. Motorized vehicles are prohibited from using the pathway with the exception of City maintenance vehicles which are required to maintain the City's Hydro Plants which are located on the pathway.

Hooper Springs Park

Just North of Town – The Hooper Springs Park contains volleyball and basketball courts, seasonal restrooms, a large pavilion, barbecue grills, horseshoes, and a wonderful naturally carbonated spring. The use of Hooper Spring's carbonated water dates back to pre-1900 and the pavilion was built over the spring in the 1930's.

Kelly Park

Kelly Park sits at the base of Rabbit Hill and has a rural setting with lots of room to stretch. Facilities include two baseball/softball diamonds, two tennis courts, a large pavilion with beautiful fireplace, an 18-hole disc golf course, playground, seasonal restrooms, and two youth fishing ponds which the upper pond is stocked annually by Idaho Fish and Game. In addition Kelly Park has an extensive system of summer walking and biking paths, which are also used as groomed winter cross country ski trails.

Octagon Park

Corner of Hooper Avenue and Main Street – Here again is a “soda spring” in an octagon shaped kiosk built in the 1890’s. This kiosk was restored through a grant from the Idaho Heritage Trust. A parking lot has been built and many trees planted. An octagon-shaped pavilion was built with funds from the Chamber of Commerce. Boardwalks take you across the wetlands to the spring and a beautiful area next to Soda Creek. Lamp posts designed after 1890 style lamp posts light up the area at night. Restroom facilities are seasonally available in the Park.

Trees

The City of Soda Springs has a desire to utilize trees for their functional value in addressing critical issues such as storm water, air and water quality, and energy conservation. The surrounding forests in nearby mountains identify the style of the City, and remind the citizens of Soda Springs of the need to create conditions favorable for a healthy community forest and green landscape to benefit the City. Future development of a tree inventory is being considered to more strategically address infrastructure issues and maximize the benefits of a community forest. Quantifiable benefits of a community forest may include:

- Reduction in the amount of storm water that is necessary to treat
- Prolonged life of asphalt by shading
- Decreased energy consumption
- Infrastructure cost savings
- Environmental and economic improvements

Hazardous Locations

Locations within Soda Springs city limits and impact area have been identified that could be considered more “hazardous” than the average residential or retail location. The sites may be hazardous because of the activities or processes and/or the materials stored or used on the premises. A complete list of these locations can be requested at City Hall. Such sites include gas stations, bulk chemical storage for agricultural and resale purposes, utility lines and more. Overall, the City strives to utilize its comprehensive plan and zoning ordinances to create buffers between residential areas and the commercial businesses need for such potentially hazardous locations. Further, Federal and State standards govern the storage and use of such things to insure the safety of the public.

The City has been in collaboration with Idaho Department of Environmental Quality (IDEQ), the Environmental Protection Agency (EPA) and area entities to address ground water contamination concerns. The contamination is a result of previous industrial processes near the City. The contamination does not affect the City’s water resources for the public water supply. However, the contamination is within a water plume that runs under part of the City and does call for caution if domestic wells are being installed within the area of the plume. The City

continues to collaborate with all the involved parties to insure that the citizens of Soda Springs can have a future where the community and resources are whole and healthy.

Public Services



It is the City's purpose to provide for the general health, safety and welfare of the citizens by the effective and efficient delivery of public services, facilities and utilities.

Public Services

Library

The Soda Springs Public Library is a treasure in the community. Being owned by the City it's able to offer an array of services and resources. The services offered at the Library include the standard books, magazines, digital and computer resources, etc. In addition, our Library offers educational and learning opportunities to the youth and adults through clubs, classes and one-on-one instruction. Further, the Library is certified to offer test proctoring so those in distance learning situations have a local avenue to do their tests.

Fire Department & Emergency Medical Services

The City has a volunteer fire department with 15 firefighters and a Fire Chief. Large equipment includes two structure/foam/crash/spill trucks, one cleanup/foam truck and one brush truck. There is a HAZMAT team associated with the department which receives updated response training for the purpose of handling industrial hazards. These teams can also be used to supplement emergency teams at the major manufacturing plants in the area. Their teams are also available to assist the City through mutual aid agreements. The City has received a fire rating of 5 from the Idaho Surveying and Rating Bureau. It also has a Mutual Aid Agreement with the County to fight structural fires within 5 miles of the City limits. The fire station is located on First South Street within the same block as the Court House. Caribou County sponsors the Emergency Medical services for the entire County and Soda Springs which consists of a volunteer ambulance and Emergency Medical Technician (EMT) service.

Police Department

The Soda Springs Police Department consists of the Chief of Police, seven police officers, a secretary, animal control officer and a trained drug detecting K-9 dog unit. The City's Police Department provides 24-hour services in the City and is dispatched via the County's dispatch center. The safety and low crime rate in the City is attributable in large part to the full-time police department. There is an animal pound for dogs and cats located within the City limits and it is in compliance with all Humane Society regulations.

Hospital

Medical emergencies and healthcare services are managed in Soda Springs at Caribou Memorial Hospital (CMH) which employs approximately two hundred twenty (220) people. This critical access hospital provides a 24/7 staffed emergency room, twenty-five (25) acute care patient beds, in-patient and out-patient surgical services with a general surgeon and multiple specialty physicians, radiology (including X-ray, CT, MRI, nuclear medicine, ultrasound, and mammography) a clinical laboratory, physical, speech, and occupational therapies, and full time pharmacy / tele-pharmacy services. The facility also houses a separately licensed thirty (30) bed

nursing home, called the “Living Center”. Caribou Memorial Hospital owns and operates five physician clinics including one in Grace, Idaho. The organization is owned by Caribou County.

Communication Services

Soda Springs, Idaho serves as a hub of high speed, cable and fiber optic based broadband communication capability, including the following:

- Fiber Optic – Wyoming-based Silverstar Communications and Idaho-based Independent Cable Systems’ offer cable based internet for the majority of location in Soda Springs. It however does have a fiber optic line through Soda Springs, which can be extended at owner’s expense.
- T1 –quality lines service the large industrial and mining industries in the area for both phone and internet.
- DSL – Century Link provides DSL service for residences and businesses.

Transportation

Highways

Soda Springs lies at the crossroads of Highways 30 and 34. Highway 34, north out of Soda Springs, is a scenic gateway to Jackson Hole, Wyoming, Grand Teton National Park and Yellowstone National Park. Highway 30 runs east and west through town as a major transportation corridor and a “trucker’s shortcut”, connecting Interstates 15 and 80, which shortens the connection between the two Interstates by over 150 miles. Per the Idaho Transportation Department, Soda Springs has an average daily traffic of 5600 vehicles; a large portion of which are tractor-trailer rigs.

Railroad

Soda Springs lies on the East-West mainline of the Union Pacific Railroad. A heavy industrial rail spur branches north off the mainline of the Union Pacific Railroad to service the large phosphorus, fertilizer and phosphate industries in the area. Further, the City owns a rail spur in the Industrial Park.

Airport

East of Soda Springs and located at 5837 feet above sea level is the City- owned airport consisting of two runways.

- Runway 16/34 is 3700 feet long and 50 feet wide. It can serve private, corporate and commercial airplanes.
- Runway 13/31 is 2500 feet long and 50 feet wide.

The airport has aviation fuel available for purchase, a courtesy car to get around town and multiple hangars that are leased. In addition the airport houses an air medical base for Air Idaho Rescue, whose parent company is Air Methods. It provides life flight and search and rescue services via helicopter for all of southeastern Idaho and the Star Valley area in Wyoming.

Community Resources

There is an abundance of resources located in Soda Springs that support the community and area industries. While the list below is quite long, it is not all inclusive:

- Grocery, Department and Sporting Goods Stores
- Industrial and Agricultural Supplies
- Hotels and Motels
- Restaurants
- Repair and Fabrication shops
- Gas Stations and Convenience Stores
- Doctors
- Pharmacies
- Senior Center
- Pocatello Regional Transit
- Veterinary Clinics
- Farming and Agriculture Supply
- Banks and Credit Union
- Indoor and Drive-in Movie Theatres
- Idaho State University and University of Idaho Extension offices
- County Courthouse
- DMV and Driver License services
- Sherriff's Office and County Jail
- City Police Department
- Caribou Memorial Hospital
- Cable and Satellite TV
- Trucking
- Electrical
- Plumbing
- Personal Service Shops (hairdressers, barbers, salons)

Recreational Sports

The City Recreation Department sponsors a year-round recreation program which includes:

- For adults the City offers:
 - Basketball

- Flag Football
- Softball
- Volleyball
- For youth the City offers:
 - Baseball
 - Basketball
 - Flag Football
 - Itty Bitty Ball
 - Soccer
 - Softball
 - Volleyball

In addition to the City’s recreational offerings, there are several other entities in the community offering an array of recreational events throughout the year including running, walking, snow machines, fishing and more.

City Industrial Park

On the northern boundaries of Soda Springs, lies the City’s Industrial Park that serves as an affordable location for support businesses, construction, manufacturing, and industry.

Schools

Soda Springs Joint District #150 serves the educational needs of the community’s young people, as well as serving other communities within the County. Schools included in the district are Thirkill Elementary, Tigert Middle School and Soda Springs High School. There are no private schools. The District strives to provide high quality teachers with great experience and diverse backgrounds to better connect with the students.

The school district is experiencing quite a bit of growth, particularly in the elementary age students. For the 2018-2019 school year Thirkill Elementary hosted Kindergarten through 4th grade with a student population of 375; Tigert Middle hosted 5th through 8th grade with a population of 272; Soda Springs High School hosted 9th through 12th grade with a population of 259. If the amount of students continues to grow in such a fashion special attention will need to be given on how to accommodate such a large student population.

Most of the young people who attend schools in the district ride buses to and from school or receive rides from their parents. Of paramount importance is the safety of children waiting at bus stops, those walking to and from bus stops, as well as those who get to school by walking. Ensuring their safety by providing clearly marked pedestrian routes, low speed limits and controlled intersections equipped with flashing lights are especially important.

The district offers limited adult education programs, mostly computer related, and has vocational programs available in the high school. Technical schools and universities within a two-hour drive of Soda Springs include Idaho State University (Pocatello), ITEC (Idaho Falls), Brigham Young University-Idaho (Rexburg), Utah State University (Logan, UT) and Weber State (Ogden, UT). There is also an ISU Outreach facility in Soda Springs. Further, the Soda Springs High School, in collaboration with the State of Idaho, offers students the opportunity of no cost dual-enrollment college classes which fulfill both high school and college credits from a variety of colleges and universities.

Implementation



It is the City's mission to implement the goals, objectives, and policies located in the Comprehensive Plan to promote economic stability, manage and regulate development, conserve natural resources, protect the environment and promote public health, safety, and the general welfare of the entire community.

Property Rights

Protection of individual property rights is important to Soda Springs' residents, as is encouraging quality development that protects and respects private property rights

Evaluation of new ordinance proposals and development reviews subsequent to the adoption of this plan ensure that land use policies, restrictions, conditions and fees do not violate private property rights. In accordance with the attorney general's checklist criteria, the City of Soda Springs will ask the following questions prior to any land use action:

1. Does the regulation or action result in the permanent or temporary physical occupation of the property?
2. Does the regulation or action require a property owner to dedicate a portion of property or grant an easement?
3. Does the regulation deprive the owner of all economically viable uses of the property?
4. Does the regulation have a significant impact on the landowner's economic interest?
5. Does the regulation deny a fundamental attribute of ownership?
6. Does the regulation serve the same purpose that would be served by directly prohibiting the use or action; and does the condition imposed substantially advance that purpose?

Implementation of the Comprehensive Plan

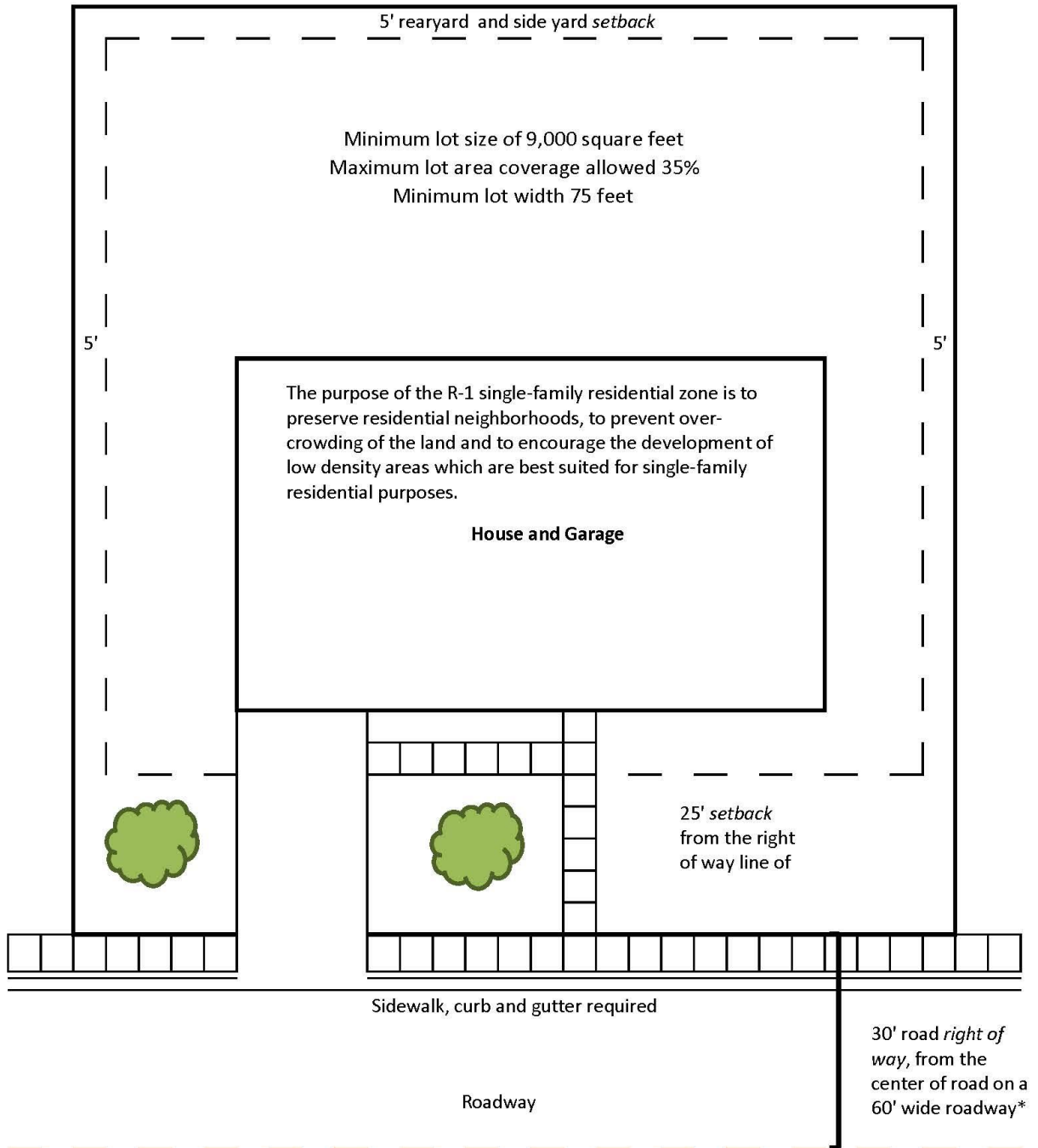
Comprehensive Plans are designed to address present and future needs of a community. The Plan shall serve as a guide for future development and creation of policies. It is essential that the Comprehensive Plan be reviewed, updated, and revised as necessary. The City should create programs, budgets, ordinances, and other methods to provide effective implementation of the Comprehensive Plan.

The City Council will utilize this plan as a guiding force for budgeting future projects and all aspects of the City's functions. As a foundation, the City Council will review the Comprehensive Plan, particularly the Objectives, in one of the April meetings each year, as they begin discussions for the next budget year; and another review of the plan at either the last meeting in October or first meeting in November of each year to further assure alignment with the vision for the City as the budget year begins. More frequent review is encouraged as the City grows or deals with complex decisions.

As noted in the "Research & Community Input" section a Community Improvement Plan (CIP) will be created as a more in-depth guide for implementing short-term goals to be used in conjunction with this plan.

Appendix

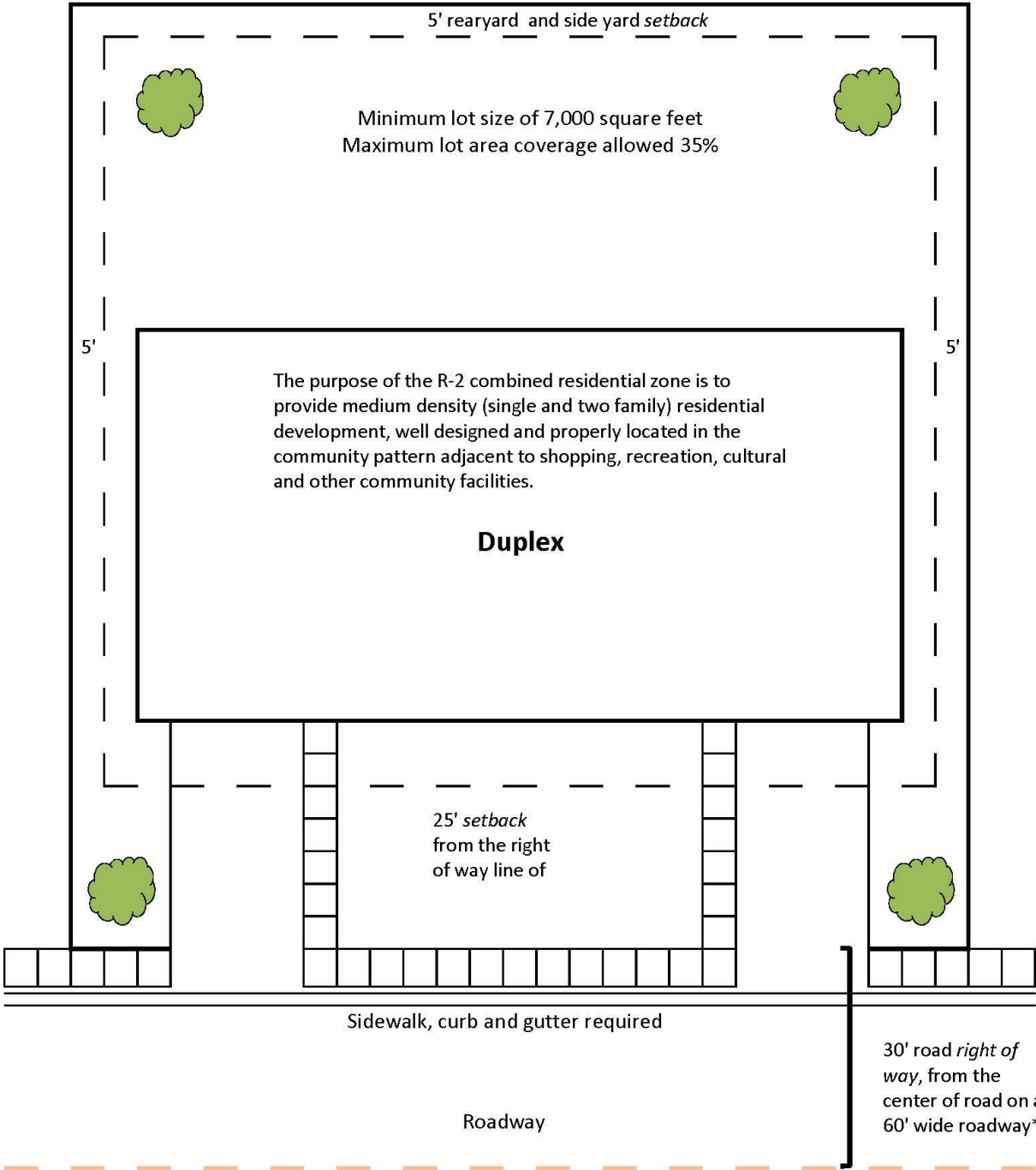
R-1 Residential Zone



FOR EXAMPLE ONLY - See Municipal Code Chapter 17.20 for full zoning details

*Roadway widths vary - please review the official town or subdivision plat

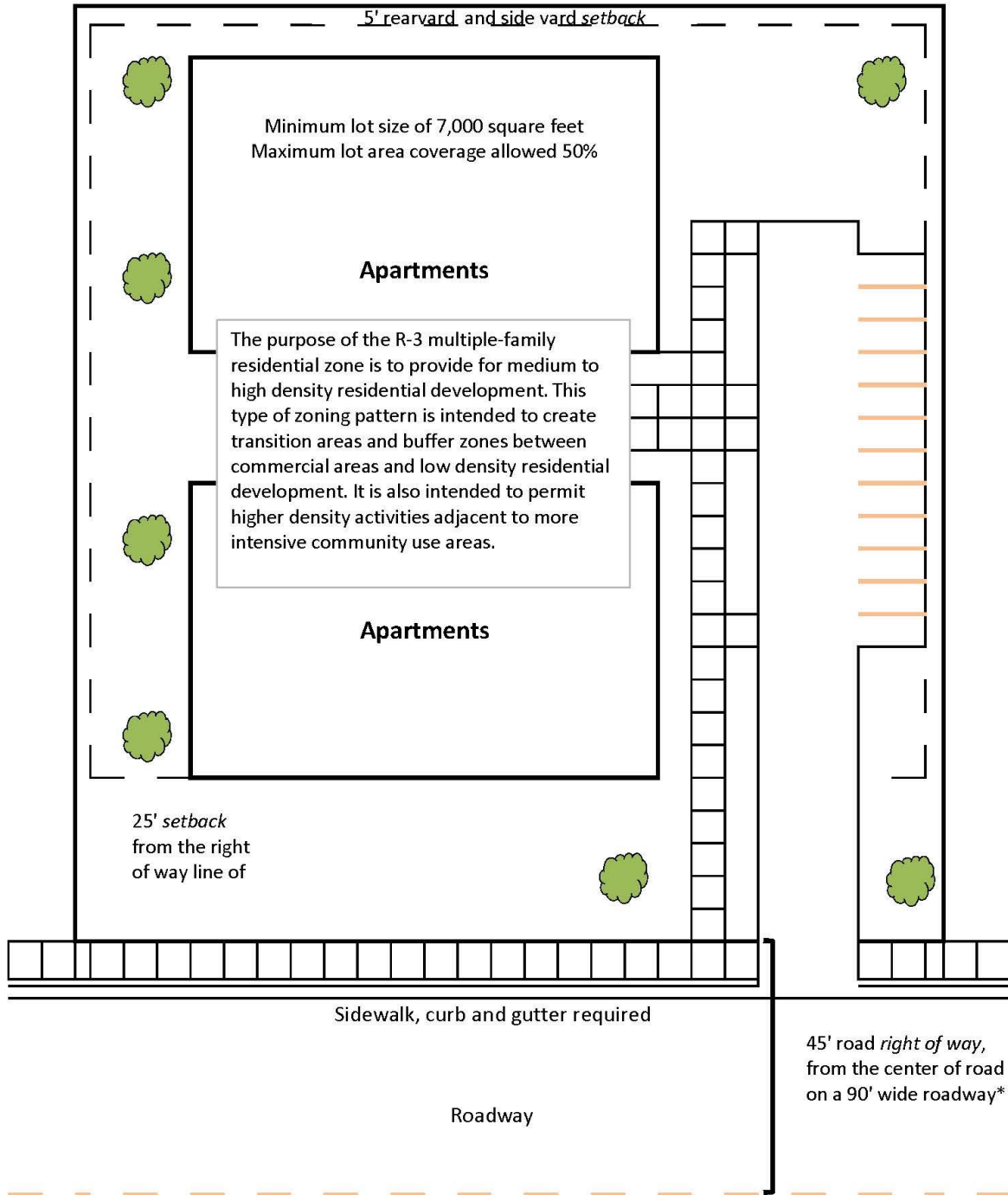
R-2 Combined Residential Zone



FOR EXAMPLE ONLY - See Municipal Code Chapter 17.24 for full zoning details

*Roadway widths vary - please review the official town or subdivision plat

R-3 Multi-Family Residential Zone



FOR EXAMPLE ONLY - See Municipal Code Chapter 17.28 for full zoning details

*Roadway widths vary - please review the official town or subdivision plat