



# *Soda Springs, Idaho*



*Adopted August 2008*

## *Comprehensive Plan*





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## *Soda Springs Comprehensive Plan*



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In accordance with Idaho Code 76-6509, a public hearing was held on May 13, 2008 to allow the public to make comment on this document. The document was submitted to the City Council and then adopted as the official 2008 Comprehensive Plan for the City of Soda Springs on August 6, 2008.



## Introduction

### Purpose

The Soda Springs Comprehensive Plan is written to serve as the primary planning document for the next five to ten years for the City of Soda Springs. Its purpose is to establish goals and policies regarding the management and use of land and resources within the City and the area of impact. 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 for land uses and zoning ordinances.

This Comprehensive Plan was written to build on the goals, policies, and information from the 1997 Comprehensive Plan. The Idaho Local Land Use Planning Act requires that a Comprehensive Plan consider “previous and existing conditions, trends, desirable goals, and objectives or desirable future situations for each planning component.”

### Components

In accordance with the Idaho Local Land Use Planning Act (Idaho Code 67-6508), the Comprehensive Plan shall include the following components:

- Property Rights
- Population
- School Facilities and Transportation
- Economic Development
- Land Use
- Natural Resources
- Hazardous Areas
- Public Services, Facilities, and Utilities
- Transportation
- Recreation
- Special Areas or Sites
- Housing
- Community Design
- Implementation

### Amendments

Comprehensive Plans are dynamic documents and Idaho Code allows the text to be updated at any time and the land use map to be amended every six months (Idaho Code 67-6509).

Additionally, any person may petition the planning commission at any time for an amendment of the Comprehensive Plan. The planning commission may then recommend amendments to the City Council of the text at any time and of the land use map every six months.





## Plan Organization

The majority of the sections in the Comprehensive Plan contain the following components: mission statement; general discussion; goals, objectives, and policies. The mission statement is a brief statement which gives the broad purpose and intention of the section. The general discussion section addresses the existing and future needs of the community and additional pertinent data. The goals, objectives, and policies section provides a direction for future decisions and growth.

## Authorization

In accordance with the Idaho Local Land Use Planning Act of 1975, a 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.



# *Soda Springs, Idaho*

## *Chapter 1 - Population*

### *Comprehensive Plan*



## Chapter 1 – Population

### Mission Statement

Anticipate and provide for the needs of the population of the City of Soda Springs and encourage active citizen participation.

### Discussion

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 2,980 that serves as the county seat of Caribou County. Currently, Soda Springs accounts for approximately one-half the population of Caribou County. 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. There was a large increase in population from 1970 to 1980 and a significant decrease from 1980 to 1990 and a continued downward trend reflected in the 2000 and 2010 census reports. In order to plan for future planning requirements, it is necessary to select a rate of population growth. Utilizing historical data the City has experienced a 2.6% decline since the 2010 census and total decline of 11.8% since the 2000 census.

Table 1.1  
Caribou County and Soda Springs Historical Growth

Year	Caribou County		Soda Springs	
	Population	% Growth	Population	% Growth
1920	2191		--	
1930	2121	-0.3%	--	
1940	2284	0.8%	1087	
1950	5576	9.5%	1329	2.0%
1960	5976	0.7%	2424	6.2%
1970	6534	0.9%	2977	2.1%
1980	8695	3.0%	4051	3.1%
1990	6963	-2.2%	3111	-2.6%
2000	7304	0.5%	3381	0.8%
2010	6963	-4.7%	3058	-9.6%
2014 Estimate	6837	-1.8%	2980	-2.6%





Table 1.2  
*Soda Springs Population Projections*

Year	Estimated Population
2004	3299
2005	3315
2010	3058
2015	2975
2020	2973
2025	3663
2030	3755
2035	3850

Demographic trends throughout the United States show that the median age is increasing. According to the 2010 census, the median age of the City of Soda Springs is ?, which is only slightly higher than that of the state's median age of ? and lower than that of the United States at ?. The census data shows that 15.5% of the population of Soda Springs is over the age of 65. It is important to identify this age group in order to accommodate the special needs of the elderly population. This group requires special attention in the areas of transportation, affordable housing, senior citizen centers, and medical facilities.

Another important group to consider is that under the age of 18. The census indicates that 27.4% of the population of Soda Springs is under the age of 18. This group places special demands on medical services, transportation, schools, and organized recreational programs.

The overall growing population of the City increases the need for housing facilities of all types. There is not a great abundance of good rental properties available and very few affordable homes for young families and senior citizens. 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 the expansion.

### *Goals, Objectives, Policies*

- Monitor population trends within the City and County in order to anticipate and provide for the needs of the citizens.
- Consider special needs for the specific population groups, such as the youth and the elderly.







## *City of Soda Springs, Idaho Comprehensive Plan*

- Develop affordable housing units to accommodate the increase in population.
- Expansion of utilities to accommodate and encourage new growth and development.



# *Soda Springs, Idaho*

## *Chapter 2- Land Use*

### *Comprehensive Plan*



## Chapter 2 – Land Use

### Mission Statement

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.

### Discussion

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 as they become 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 these subdivisions are well planned and kept within defined boundaries, they will facilitate the ease of growth which is characteristic of concentrically laid out communities.

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. Any developments outside the City limits, that require services, shall be required to fund the appropriate infrastructure upgrades.

The City and County have separate ordinances that overlap in some areas of impact. In such circumstances, jurisdiction and which code is enforced is accomplished by mutual agreement. Currently, the City is in the process of modifying the area of impact.

The City has zoning ordinances that it utilizes as a guideline. They were last updated in 1978. The ordinances require that the land within the city limits be zoned for an appropriate use. The following is a brief description of the land use types:

Residential 1- Single-family area to preserve residential neighborhoods, prevent overcrowding of the land and encourage the development of low density





	areas which are best suited for residential purposes.
Residential 2-	This combined residential zone is to provide medium density residential developments, well designed and properly located in the community pattern.
Residential 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.
Commercial 1-	This neighborhood commercial zone is to provide Distinct zones regulated to provide local commercial service needs and to restrict incompatible uses which may be better located in community or highway-oriented shopping areas due to the size of the shopping center location within the community, residential neighborhood areas being served and other factors. Uses in this zone include retail stores, personal service shops, and clinics.
Commercial 2-	The community commercial zone is to establish distinct zones regulated to fulfill general shopping center retail needs and travel of highway related service requirements within the City.
Commercial 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.
Manufacturing 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.







- Manufacturing 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.

The City of Soda Springs currently has a committee which is actively involved in the beautification and renovation of the City.

## Goals, Objectives, Policies

Continue to enforce ordinances within the City limits which call for uniformity in development (including setbacks, height requirements, area requirements, parking, and conditional uses) so as to maintain the rural atmosphere that residents value.

- Promote establishment of R.V. parks and facilities in accordance with municipal code.
- Continue the concentric layout of the City:
  - Encourage infill of established commercial zones for new business.
  - Extend residential and commercial zones in keeping in accordance with the lay of the land or most beneficial use of the land.
- More strongly enforce ordinances which discourage buildup of machinery and equipment in residential areas where one property owner's value may be decreased by the proximity of another.
- Ensure the availability of manufacturing lands and infrastructure to promote influx.
- Review and update existing zoning ordinance (especially regarding subdivisions, recreational vehicles, mobile homes).
- Ensure the development of land is commensurate with the physical characteristics of the land.
- Ensure the protection of life and property in areas subject to natural hazards and disasters.



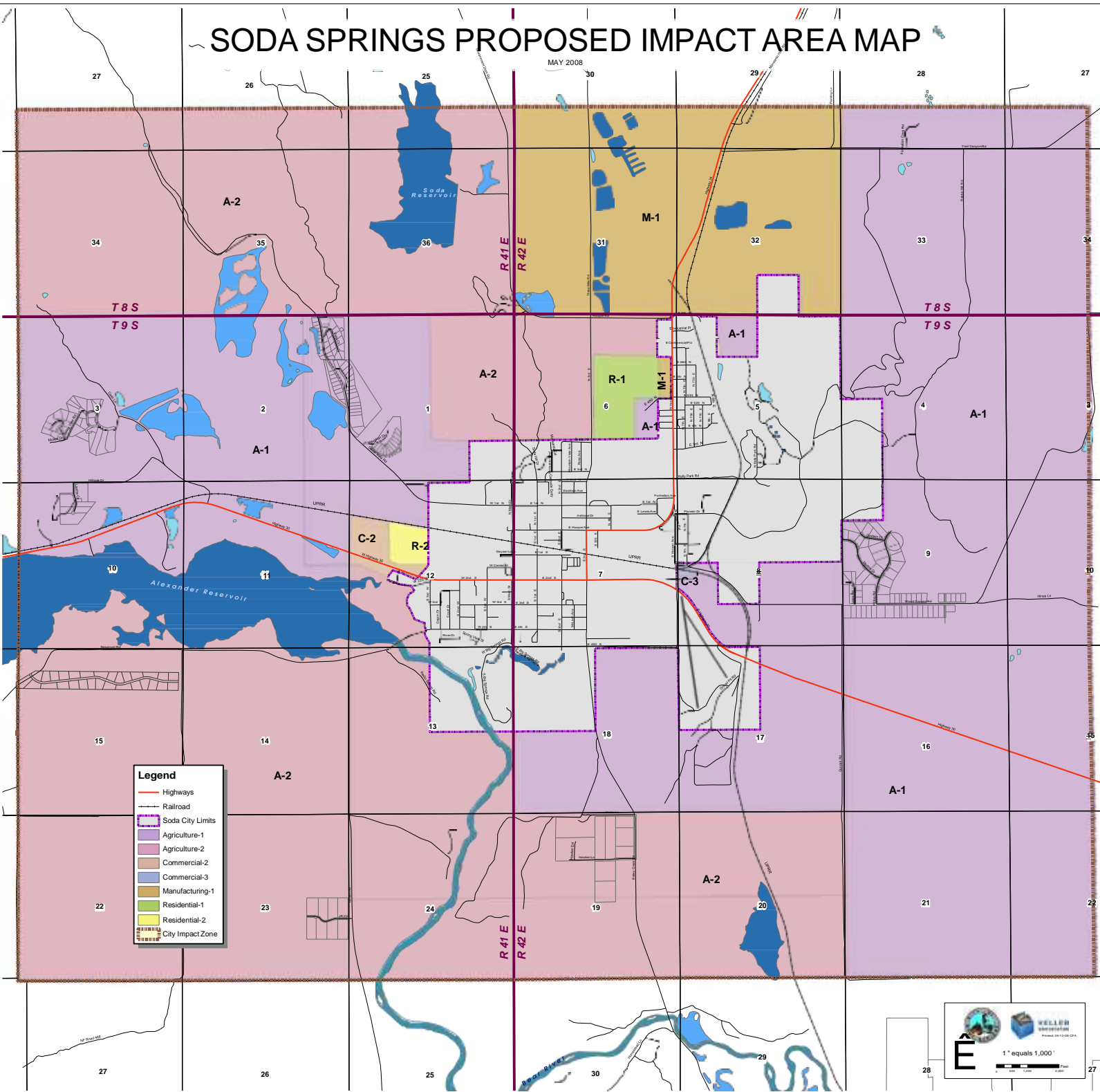


## *City of Soda Springs, Idaho Comprehensive Plan*

- Improve overall condition of sidewalks.
- Improve downtown parking situation.
- Obtain additional funding.
- Implement CIP list in maintenance schedule.

# SODA SPRINGS PROPOSED IMPACT AREA MAP

MAY 2008





# SODA SPRINGS TRAILS MAP

MAY 2008

Soda  
Res.

Alexander Reservoir

Bear River

## Legend

-  Trail Parking
-  Connector
-  Trails Possible
-  Trails Proposed
-  Trails Existing
-  Soda City Limits



Printed: 5-21-08 CFA



1" equals 2,000'

Feet





# *Soda Springs, Idaho*

## *Chapter 3- Economic Development*





## Chapter 3 – Economic Development

### Mission Statement

To maintain and improve economic development opportunities that improve the standard of living and the quality of life for the residents of Soda Springs through the creation of a diverse economy, business retention and expansion, the provision of adequate infrastructure, and a positive business climate.

### Discussion

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 nearby challenge of the quiet golf course, and refreshing outdoor recreational opportunities.

### Population

According to the U.S. Census, the population in the Caribou County area in 2010, totaled 6,993, which is a decline from the 2000 census which was 7,304. In Soda Springs alone, the population in 2000 was 3,381 and declined to 3,058 ten years later and now has a current estimated population of 2,980.

### Businesses

The City of Soda Springs has remained small over the years, yet the businesses and services are modern and complete. The weekly newspaper covers the local events and news of the City, the radio broadcast station entertains a wide variety of listeners, and the



Soda Springs City Hall



In 2014, the population of Soda Springs was about 2,980 people.

The businesses and services in Soda Springs are modern and complete.



## City of Soda Springs, Idaho Comprehensive Plan

Cable/CATV/Satellite TV Companies keep the television audience watching. There are numerous restaurants and fast food businesses, florists, grocery stores, hotels, gas stations, new and used car sales, hardware stores, and all the amenities needed for an active community. The movie theatre, exercise facility, golf course, bowling alley, and shooting range provide a variety of recreation for all ages.

There is one local hospital that also houses an elderly living facility. Other medical care offices include dentists, optometrists, and orthopedic clinics. Professional services are easily accessible within the City.

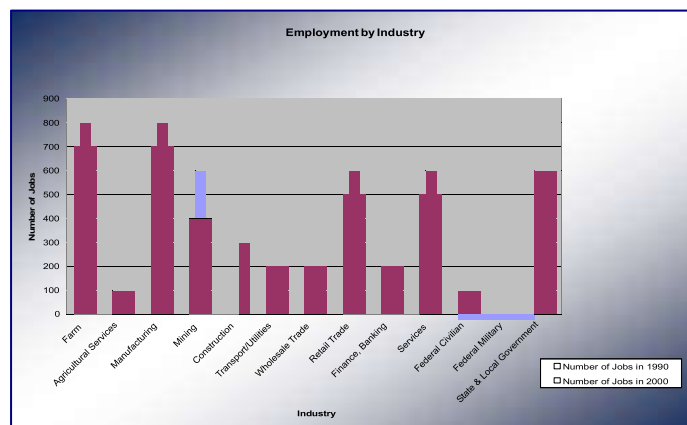
### Employment

In 2005, the largest employment sector in the Soda Springs area was the Manufacturing sector. Farming was the second largest employment sector. Retail Trade, Services, and State and Local Government were close as the third largest employers.

The largest employers/manufacturers in the Soda Springs area, as of 2005, 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
Monsanto	Phosphorous Manufacture	387
Agrium	Fertilizer Manufacture	363
Soda Springs School #150	Education	150
Caribou Memorial Hospital	Health Care Services	140
Agrium Dry Valley Mine	Phosphate Shale	70
Caribou County	Government Services	52
City of Soda Springs	Government Services	32

The table to the right shows a comparison of employment numbers by industry sectors between 1990 and 2000.



Caribou Memorial  
Hospital and Living  
Center



The Manufacturing  
Sector is the largest  
employer.

In 2005, according to Idaho Commerce and Labor, Monsanto was the largest employer in Soda Springs.

The Manufacturing  
Industry employs  
almost 800 people in  
the Soda Springs area.



## City of Soda Springs, Idaho Comprehensive Plan

### Household Income

Household income distribution in Caribou County has shown positive growth since 1989. According to Idaho Commerce and Labor, the Median Household Income in Soda Springs, in 2013, was \$51,476. In 2014, 3.5% of the labor force was unemployed. The per capita personal income in Caribou County in 2014 was \$40,316 or 111% of the State average of \$36,146. Overall, the average income is continuously increasing, which reflects a steadily improving economy. The cost of living is relatively low, with the median price of a home being about \$101,521, and the median rent is about \$558 per month.

The average income is continuously increasing, which reflects a steadily improving economy.

### 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 of Soda Springs has convenient access to Union Pacific rail freight service and freeway transportation systems.

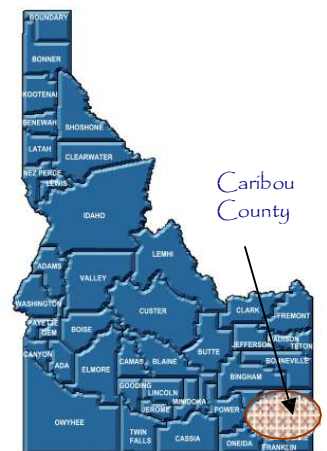
The City of Soda Springs has convenient access to Union Pacific rail freight service and freeway transportation systems. Major highways that are routed in and around Soda Springs are listed below:

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

### Goals, Objectives, Policies

#### Goals

Maintain and improve economic development opportunities for the residents of Soda Springs through the creation of a diverse economy, business retention and expansion, the provision of adequate infrastructure, and a positive business climate.







## Objectives

Promote a supportive environment for local business.

## Policies

Encourage programs that provide assistance for businesses.

1. Promote and encourage the expansion or retention of existing businesses:
  - Work with economic development official to identify and develop new markets for existing products or the expansion of existing markets.
  - Investigate tax increment financing programs as a tool to revitalize deteriorated areas and build infrastructure.
2. Identify and recruit appropriate new businesses into the City and County that are clean, safe and pay fair wages:
  - Market Soda Springs as a desirable place to live and do business
  - Improve development areas to attract businesses
  - Encourage local economic development officials to improve and maintain a database pertinent to prospective businesses
3. Encourage the infill and development of established industrial and commercial areas:
  - Offer special incentives and standards to encourage infill and development.
4. Provide an attractive business environment:
  - Continue active participation in regional associations, planning efforts, and economic development activities.



# *Soda Springs, Idaho*

## *Chapter 4- Public Services, Facilities and Utilities*

### *Comprehensive Plan*



**KELER**  
associates



## Chapter 4 – Public Services, Facilities, and Utilities

### Mission Statement

Provide for the general health, safety and welfare of the citizens by the effective and efficient delivery of public services, facilities and utilities.

### Discussion

The Soda Springs Water system is owned by the City. It receives input from 5 Ledge Creek Springs and Formation Spring. Distribution is accomplished by gravity from Formation Spring and Ledge Creek, pumped to a 1 million gallon storage tank. The tank is on a hill at ground level. The City has water rights at Formation for 10.5 cubic feet/second and at Ledge Creek for 5.5 cubic feet/second. This is an adequate supply of good quality water for our community. The flow to town has peaked at 7 MGD.

The cost for a new residence to hook to the City system is currently \$1,500. Water is delivered through a distribution system which is well maintained by the City. Services are not metered, so billing is at a flat monthly rate. There are a few remote locations within the City limits where service lines have not yet been extended.

Water quality is very good and the City has been awarded prizes in taste test competitions. The water is chlorinated and Formation is aerated to remove some trace carbon dioxide.

The City has a sewer system in place and serves 99% of the City residences.

The cost for a new residence to hook to the sewer system is currently \$1,500.00. Monthly charges are on a flat fee depending on the type of service as well as the sewer bond fee.



Soda Springs Water  
Storage Tank



## *City of Soda Springs, Idaho Comprehensive Plan*

The City has a private contractor for solid waste pick-up and this is accomplished on a weekly basis. Waste is transported to a disposal site 8 miles west of Soda Springs.

The City of Soda Springs has been in the power business since the early 1900's and owns the power distribution system in the City. The City owns and operates 2 small hydro power generators on Soda Creek at the North City boundary. 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.

The City has a volunteer fire department with 15 firefighters and a Chief. Large equipment includes 3 pumpers and a foam 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 County sponsors the volunteer EMT service for the entire County including Soda Springs. The City has received a fire rating of 5 from the Idaho Surveying and Rating Bureau. They also have 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 within the same block as the Court House.

Medical emergencies are handled in Soda Springs at Caribou Memorial Hospital (CMH) Emergency Room, which is staffed 24/7 and employs about 140 people. The facility is a critical access hospital with twenty-five (25) acute care beds, in-patient and out-patient surgery (with a general surgeon and two orthopedic surgeons on staff), radiology, including X-ray, CT, MRI, nuclear medicine, ultrasound, mammography, a Clinical Laboratory and a full-time pharmacist. The facility also has a separately licensed thirty-seven (37) bed nursing home, called the "Living Center". Caribou Memorial Hospital owns and operates four physician clinics including one in Grace, Idaho and the Dredge Rehabilitation Clinic in Soda Springs. The organization is owned by Caribou County.

The Community's overall strengths are deeply rooted in safety and low crime rate, which is attributable, in large part to the eight full-time police officers employed by the City and a part-time animal control officer. A pound for dogs and cats is located within the City limits and is in compliance with all Humane Society regulations.



Soda Springs Fire  
Department



Caribou Memorial  
Hospital and Living  
Center



Soda Springs Police  
Department





## Goals, Objectives, Policies

Provide municipal services to all residents which will maintain health and safety.

- Continue to heed DEQ/EPA recommendations in meeting compliance standards for safe drinking water.
- Work toward a better City fire rating.
- Maintain and improve current levels of emergency service protection ensuring growth with respect to population increases.
- Work with communications companies to provide modern technology to customers including telecommuting capabilities.



# *Soda Springs, Idaho*

## *Chapter 5 - Area Resources*





## Chapter 5 – Area Resources

### Mission Statement

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. Much of this opportunity may be capitalized on in the future for the diversification of the economy.

### Discussion

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 of about 2,980 people, 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.

### 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 is 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.



Main Street  
Soda Springs, Idaho



Soda Springs provides  
youth with a supportive  
atmosphere.



Connecting  
Interstates allow for  
“trucker’s shortcut”.



## Railroad

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

## Natural Gas

### 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.

## Communication

### High Speed Communications

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

- Fiber Optic – Wyoming-based Silverstar Communications and Idaho-based Independent Cable Systems' fiber optic lines and networks
- T1 – T1 quality lines service the large industrial and mining industries in the area
- DSL – Qwest DSL residential and business service

## Industry

### Large Industrial Companies and Mines

Located outside the City, Monsanto elemental phosphorus plant is the only remaining elemental phosphorus plant in the western hemisphere. Monsanto mines phosphate ore and quartzite that supplies the raw materials to their Soda Springs, Idaho plant.

Agrium – Phosphate fertilizer plant producing high quality liquid and granular phosphate based fertilizer. Agrium mines phosphate ore to supply their Soda Springs, Idaho fertilizer plant.



Union Pacific  
Railroad



Agrium Phosphate  
Fertilizer Plant



Monsanto Elemental  
Phosphorus Plant





## *City of Soda Springs, Idaho Comprehensive Plan*

Simplot – Simplot operates a booster pump station north of Soda Springs to slurry phosphate ore from their mine located on the Idaho-Wyoming border 90 miles to the west near Pocatello, Idaho.

Tronox, LLC (formerly Kerr-McGee) – The facility has ceased operations and is only

### *Agricultural Resources*

Soda spring serves as the commercial center for the area agricultural industry which includes:

- High quality wheat and barley for the consumer, agricultural and malting industries
- Cattle and sheep
- Potatoes to the west and southwest

### *Community Resources*

Resources that support the community and area industries:

- Grocery and Department Stores
- Industrial and Agricultural Supplies
- Motels
- Restaurants
- Repair and Fabrication shops
- Gas Stations and Convenience Stores
- Doctors
- Hospital and Pharmacies
- Medical Supply
- Banking and Credit Union
- Movie Theatre
- Idaho State University Extension



Farmers inspecting fields



Idaho State University has an Extension Service in Soda Springs



Caribou Memorial Hospital in Soda Springs



- Cable TV and Radio Stations
- Trucking
- Electrical
- Plumbing

## Workforce

The workforce in Soda Springs is highly skilled and trained with a long history of dependability and low turnover.

## Cost of Living

The cost of living in Soda Springs is below the National average providing its citizens with affordable housing and low cost utilities.

## City Industrial Park

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

## City 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 3500 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.

## Area Natural 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.

The cost of living in Soda Springs is below the National average.

The Soda Springs Airport can serve private, corporate and commercial airplanes.





## Trees

The City of Soda Springs has a desire to utilize trees for their functional value in addressing critical issues such as stormwater, air and water quality, and energy conservation. The surrounding forests in the nearby mountains, identify the style of the City and remind citizens of Soda Springs of the need to create conditions favorable for a healthy community forest and “green hardscape” 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 stormwater that is necessary to treat
- Prolonged life of asphalt by shading
- Decreased energy consumption
- Infrastructure cost savings
- Environmental and economic improvements

## Attractions

Area attractions include:

- Geyser – Soda Springs boasts the largest captive geyser in the world and was featured in “Ripley’s Believe It or Not”. The geyser, in downtown Soda Springs, erupts every hour on the hour.
- Springs – Natural soda springs continually bubble at various locations in and around Soda Springs. The springs were a welcome rest stop in the 1800’s for travelers along the Oregon Trail.
- Trails – Soda Springs has an extensive area trail system for walking in the summer and cross country skiing in the winter.
- Golf – Home of the Oregon Trail Country Club in which the wagon ruts are still visible along the fairways.
- Parks – Soda Springs is a “city of parks” that affords many recreational opportunities for the adults and youth of the community.

## Goals, Objectives, Policies

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.



Pine covered hills  
along Alexander  
Reservoir



Geyser



Octagon Spring



Big Spring



# *Soda Springs, Idaho*

## *Chapter 6 - Housing*







## Chapter 6 – Housing

### Mission Statement

Anticipate and plan for the housing needs of the City of Soda Springs and encourage business growth, which in turn promotes housing growth.

The Mission is to anticipate and plan for housing needs in Soda Springs.

### Discussion

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.

### General Policy Statement

Support maintenance of a safe, sanitary housing stock, including entry level and mid-range housing vital to keeping young people with families in the area.

- Promote development of apartments and townhouses, exploring incentives which will encourage developers to invest in the area.
- Work local banks in trying to establish lending programs dedicated to meeting the needs of local residents. If local lenders are not accommodating, work toward forming deals with extra-local banks.
- Work with SICOG and the Idaho Housing and Finance Association's HOME program in exploring development alternatives which will meet the needs of the community, considering local demographics.



- Examine the potential of abandoned trailer courts as sites for neighborhoods made up of affordable, quality manufactured housing (again, enticing developers to invest).
- Work with County in the impact zone for subdivisions.
- Protect residential property values.
- Use a combination of zoning, development standards, site planning guidelines, and transportation routes to protect residential property values. They will be used to create the highest level of compatibility between adjacent uses possible while retaining a synergistic mix of uses within neighborhoods and communities.

### Goals, Objectives, Policies

- Encourage the development of a variety of housing types, responsive to the demands of special populations within the community.
- Encourage development of high-quality housing that is safe, sanitary, attractive, and affordable.
- Encourage development of housing for households of all income levels.
- Support existing and new partnerships that encourage and provide for affordable housing as appropriate.
- Continue supporting programs (beautification committee) that promote repair and maintenance of existing housing.
- Diligently enforce city codes and ordinances on junk, property maintenance, and other nuisance situations.
- Assure an adequate supply of land for residential development.

The goals to develop, maintain, and fund a variety of housing types are a priority to the City of Soda Springs.



# *Soda Springs, Idaho*

## *Chapter 7 - Transportation*





## Chapter 7 – Transportation

### Mission Statement

Provide for the safe and efficient movement of people and goods throughout the City and region.

### Discussion

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 2006. 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 of higher standard than those that were in poor condition. In addition, a Capitol Improvements Plan (CIP) was developed for the next ten years along with potential funding scenarios.

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 arterials 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 Idaho Department of Transportation (ITD) while the City streets are maintained by the City Road and Bridge crew.







## *City of Soda Springs, Idaho Comprehensive Plan*

According to the study, there are 13.52 miles of sidewalk in Soda springs. Of that, 22% is in excellent condition, 30% is in good condition, 25% is in fair condition, and 23% is in poor condition.

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 to no parking spaces for the shoppers.

### *Goals, Objectives, Policies*

- Improve overall condition of sidewalks
- Improve downtown parking situation
- Obtain additional funding
- Implement CIP list in maintenance schedule





# *Soda Springs, Idaho*

## *Chapter 8 - Community Design*



**KEL-ER**  
associates



## Chapter 8 – Community Design

### Mission Statement

To ensure that future design and layout within Soda Springs is in keeping with the open, rural atmosphere of the community and the sites of historical importance are preserved for generations to come.

### Discussion

Soda Springs is rich in the history of the Oregon Trail. Local history can be explored at the Pioneer Historic Museum. The City also has the only captive geyser in the world housed in Geyser Park. Other parks and attractions in the City or closely surrounding it include Thomas Corrigan Park and its locomotive display, Kelly Park with three miles of walking and jogging paths, Hooper Springs, Formation Springs and Cave, a State-owned natural area off of Highway 30, and the Oregon Trail Park on the shore of Alexander Reservoir. Information on all of these sites is available at the Visitor Information Center.

The system of parks and paths in Soda Springs is a valuable asset to residents. The City is continuing to develop the already extensive path system at Kelly Park, which is more than 3.0 miles long. Within the Greater Soda Springs Community Development Board and Committee (Formerly Gem Community Committee), members set forth goals for continuation and completion of projects. These will be included in the goals and objectives stated below.

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 an 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 CDBG, ITD, or LID funds, as suggested in the Transportation element).



Oregon Trail Sign



Geyser Park



Wide streets create  
openness



## Goals, Objectives, Policies

- Continue with efforts to develop the downtown area as an attractive business and tourist district.
  - Including continued beautification of Main Street, main highways, and all entrances to the community
  - Including tree planting
- Protect and enhance the important Oregon Trail sites in and around Soda Springs for the benefit of both western history and tourism within Soda Springs.
  - Including conducting an Oregon Trail study to identify trail features in both the City and County, plan interpretive stops, and plan a brochure for self-guided tours
  - Maintain positive working relationships with regional councils which are active in preserving Oregon Trail sites
- Explore the possibility of a paint-fest to assist residents and businesses in beautification efforts.
- Continue to enforce wide street standards and frontage setbacks in residential neighborhoods to maintain the openness that is prevalent throughout the community.
- Update and amend both the Gem Community Plan and the Comprehensive Plan, as needed, to maintain them both as living documents.
- Planning and Zoning shall begin to require sidewalks in new and established developments, bringing the entire City into compliance with a uniform standard, by way of:
  - Requiring sidewalks be constructed with all new development
  - Assistance funds, i.e., Local Improvement District bonds
  - Surveying the City in terms of how many lots/home owners are affected, costs associated with creating uniformity, and defining time lines for improvements
- Update the City's Zoning Ordinance.



Octagon Park



Wagon Ruts



Kelly Park





# *Soda Springs, Idaho*

## *Chapter 9 - Schools, Facilities, and Transportation*



## Chapter 9 – Schools, Facilities, and Transportation

### Mission Statement

Effectively utilize the available schools, facilities and transportation for the benefit and education of the students in the area.

### Discussion

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 Grays Lake Elementary, Thirkill Elementary, Tigert Middle School, Soda Springs High School, and Caribou High School. There are no private schools.

Enrollment in the district's schools has been diminishing. Enrollment for 2006-2007 year is approximately 902. The downward trend is expected to continue. The adequacy of present public school facilities is good.

The district does offer 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.

Most of the young people who attend schools in the district ride busses to and from school. 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.

### Goals, Objectives, Policies

Provide educational environments conducive to learning and a safe means of traveling to and from these centers of learning.

- The district and the City shall maintain a constructive working relationship:





- Including forwarding copies of plans and subdivision proposals to the school district for their review
- To communicate clearly to the school Districts' planning, zoning and other land use concerns directly or indirectly related to the district
- Remain knowledgeable of transportation issues affecting school children:
  - Identify and designate safe walking and biking routes to and from school within radius around facilities that are not serviced by bus routes.
    - i. Cross walks should be well marked and crossing guards should be in place in the busier intersections.
    - ii. School zone speed enforcement is especially important during the early morning hours when traffic volumes are high.
    - iii. The City and district should continue working together in the design of a community center, working as partners in filling the gaps which exist in current programs.
    - iv. Work with ISU in continuing transportation services to the university, providing educational opportunities to those who may otherwise go without.





# *Soda Springs, Idaho*

## *Chapter 10 – Recreation*







## Chapter 10 – Recreation

### Mission Statement

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. Much of this opportunity may be capitalized on in the future for the diversification of the economy.

### Discussion

The City has an extensive park system including four pavilions and picnic areas which are able to be reserved (and which are usually booked well in advance).

- Hooper Park – Pavilion, playground and picnic area, basketball court and sparkling natural soda water.
- Kelly Park – Pavilion, picnic, playground area, baseball diamonds and tennis court, two small fishing ponds for kids under 13 years of age, approximately 10 miles of walking/biking trails which are also used for winter cross-country skiing.
- Thomas Corrigan Park – Pavilion, playground and picnic area and baseball fields, basketball court, skateboard park and historical sites.
- Octagon Park – Pavilion, picnic area and a covered carbonated water spring.
- Soda Springs Shooting Complex – Rifle range up to 300 yards and pistol range.

Aside from the natural recreation offerings of the area, the City Recreation Department sponsors a year-round recreation program which includes programs such as:

- Adult Baseball
- Co-Ed Baseball
- Youth Baseball
- Softball
- Basketball



Hooper Park



Volleyball game  
in Soda Springs



- Volleyball
- Soccer
- Disc Golf

Numerous events throughout the year draw hundreds of people at a time to the area.

## Goals, Objectives, Policies

Establish and maintain parks and recreation services that contribute to the health and the quality of life of the residents and visitors.

- Continue extension of the community park system:
  - Encourage volunteers and participation in local recreation programs.
  - Continue to maintain and develop Kelly Park as a premier community park. A lighted softball/baseball field facility should be considered as part of this park's development with the possibility of community center coordination in mind.
  - Develop and maintain access to the public lands surrounding the City.
  - Landscape public spaces in a manner that improves community image where feasible.
- Create a Park and Recreation System Master Plan that would include standards for the following:
  - Develop a Park Master Plan that locates path systems, park locations, bicycle routes and other facilities.
  - Establish multi-use paths, bike routes and bike lanes to connect existing and future parks with schools, residential and commercial areas, and transit stops.
  - Develop a Walking/Biking trail connecting Constitution Bridge to Garner Bridge (proposed in the Transportation Master Plan, May 2006).
  - Connecting new trails to old ones and add new trails on the South side of town.
  - Support development of a regional trail system within major and minor watershed of the Bear River.



The Bus at Corrigan Park



Kelly Park



Octagon Park



- Include recreational bicycle ways in parklands wherever feasible.
  - Develop parks to be versatile and flexible to accommodate diverse and changing user groups over time.
  - Research and develop park design, maintenance, and landscaping practices to assure the development of parks that are inexpensive to develop and maintain.
- Coordinate development of Soda Springs Parks and recreational facilities with other jurisdictions and members of the community.
  - Develop support for the Soda Springs Parks and Recreation within the Community.
  - Involve the community in the development of Parks and Recreation Policy and provision and development of the parks and recreation program.
  - Encourage park adoption by neighborhood or group (i.e. Lions, a business) and/or encourage park clean-up days, one in the spring and one in the fall.
- Integrate Soda Springs Parks and Recreational facilities with those of surrounding communities as a part of a regional system.
  - Investigate linking the Hydro walking path to the Kelly Park trail system.
  - Explore possibilities for a joint development of an outdoor recreation and/or a cultural facility with the city of Soda Springs, Caribou County, School District #150 and other entities.



# *Soda Springs, Idaho*

## *Chapter 11 - Hazardous Locations*







## Chapter 11 – Inventory of Hazardous Locations

### Mission Statement

Identification of hazardous areas and potential elimination or regulation of identified sites; thereby, minimizing the risk to the public.

### Discussion

Locations, with the Soda Springs 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 done there, the materials stored or used on the premises, or both. We make no claim that this list is all-inclusive, but it represents a reasonably diligent effort by those involved to identify such locations. This information is for the use of the Soda Springs Planning and Zoning personnel and those assisting them with the Comprehensive Plan Review only, and should be disseminated only to those with a legitimate “need to know”.

1. Gasoline stations, public:
  - Maverik store at the corner of Main Street and 2<sup>nd</sup> South
  - Soda Springs Chevron at 2<sup>nd</sup> East and 3<sup>rd</sup> South
  - Quik Stop Phillips 66 on North Hooper Avenue
  - Three locations in the City
2. Non-public petroleum bulk plants:
  - PPS Co. Inc. and Hansen Oil Company, both on east Second South
  - Vaughn Smith Construction, with locations on East Hooper Avenue and in the City Industrial Park
  - There is a total of four locations
3. City Wastewater Treatment Plant, on the south edge of town. Chlorine and biohazards are present there.
4. Soda Springs Elevator, located along the railroad track between Main Street and 1<sup>st</sup> East. Used for storage and transfer of anhydrous ammonia.



5. PPS Co., Inc., 375 East 2<sup>nd</sup> South, Storage and transfer of liquified petroleum gas.
6. Power Lines are, of course, present throughout the City.
7. Natural gas distribution lines are ubiquitous as well. A large high-pressure natural gas transmission line crosses the southwest part of town.
8. The old Pioneer Cedars Cemetery for possible epidemic pathogens.
9. Soda Springs Shooting Sports complex, should somebody (likely motor sports enthusiasts) get downrange during shooting activities.
10. Gas House welding supplies for storage and handling of welding and industrial gases.
11. Planned future nuclear medicine activities at the Caribou Memorial Hospital.



# *Soda Springs, Idaho*

## *Chapter 12 - Special Areas and Sites*





## Chapter 12 – Special Areas and Sites

### Mission Statement

Identification and preservation of special areas and sites throughout the area.

### Discussion

Soda Springs is located in the 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.

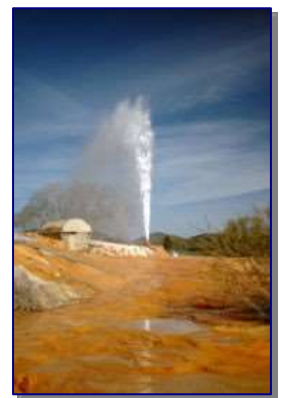
Native Americans once called the Bear River Valley “tosoiba”, which means, “the land of sparkling waters.” Early explorers and trappers visited the valley to drink water from the effervescing Soda Springs for which the City was named. “Early Oregon trail visitors referred to the area as an oasis on the Oregon Trail, where they could refresh themselves before traveling onward.

### 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 streams 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 single geyser that blows about 100 feet high every hour on the hour. It was created accidentally in 1937, when well drillers were attempting to find hot



The geyser in Soda Springs spouts water 100 feet high at regular 1-hour intervals.





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. The valve has broken several times and the “geyser” has continued to spout for as long as 30 days without losing any strength.

## *Parks*

### *- Corrigan Park - City Center*

Almost a city block in size, Corrigan Park has many activities to offer: two baseball/softball diamonds, outdoor basketball court, two tennis courts, two sand volleyball courts, horseshoe pits, a beautiful pavilion for family reunions, etc., restroom a railroad engine, and a rail mounted bus used in the early 1900's for transportation to and from Conda, a phosphate mining company town, owned by Anaconda Mining Company and later J.R. Simplot Company, located six miles north of Soda Springs. Also a brand new state of the art kids playground. All are night lighted for convenience.

### *- Geyser Park - Corner of 1<sup>st</sup> South and Main Street*

In the heart of downtown Soda Springs, a beautiful small park with some interesting historic displays, picnic tables, an adult size swing, the Worlds 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 historic downtown 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 our great history.

### *- Hooper Springs Pathway*

The Hooper Springs Pathway running from Geyser Park to Hooper Springs winds along Soda Creek and our 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. In the recent past, along the greenbelt pathway, were nine interpretive signs describing area farming, industry, area big game, and other interesting subjects. Several of these have been destroyed by vandals and need to be replaced. At certain times of the year many birds, insects and animals are seen along this pathway including some big game early in the



Thomas Corrigan  
Park



Soda Springs  
Pathway



Hooper Spring  
Park



morning. Visitors are welcome to give it a try. Motorized vehicles are however prohibited except for City maintenance vehicles.

### *- Hooper Spring Park*

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

### *- Kelly Park*

1100 East Kelly Park Road – In a rural setting with lots of room to stretch is Kelly Park. Facilities include two baseball/softball diamonds, two tennis courts, a large pavilion with beautiful fireplace, kids playground, restroom, nature pathways, and two youth fishing ponds which are stocked by Idaho Fish and Game and the Industrial Plants in the area that have summer picnics at Kelly Park. A system of summer walking paths, which are also used as a groomed winter cross country ski trail, are located in and around Kelly Park.



Kelly Park

### *- 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 recently restored through a grant from the Idaho Heritage Trust. A parking lot has been built and many trees planted. Curb, gutter and sidewalks have been installed to make the whole area more attractive. An octagon-shaped pavilion has been 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 available in the Park.



Octagon Park

### *Fairview Cemetery*

#### *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 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.





# *Soda Springs, Idaho*

## *Chapter 13 - Implementation*







## Chapter 13 – Implementation

### Mission Statement

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.

### Discussion

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, ordinance, and other methods to provide effective implementation of the Comprehensive Plan. The community should solicit public and departmental input regarding the Comprehensive Plan.

### Goals, Objectives, Policies

- Maintain the Comprehensive Plan as a current document.
- Accomplish periodic updates of the Plan as required to incorporate public and departmental input.
- Monitor community progress with established goals and objectives located in the Comprehensive Plan.
- Incorporate the Comprehensive Plan into establishment of City department goals.
- Incorporate the Comprehensive Plan goals, objectives, and policies into the establishment of zoning and other ordinances.
- Utilize the Comprehensive Plan to guide the regulation of development.



# *Soda Springs, Idaho*

## *Chapter 14 - Private Property*





## Chapter 14 – Property Rights

### Mission Statement

To protect and maintain the private property rights as established by the United States Constitution and Idaho laws.

### Discussion

Protection of individual property rights is important to Soda Springs' residents, as well as 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 checklist criteria, the City of Soda Springs will ask the following questions prior to any land use action within the law:

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?