

# FRANKLIN COUNTY COMPREHENSIVE PLAN

February 7, 2022 2025 Update

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## Idaho Code Required Planning Elements

### Idaho Code (I.C. 67-65081...)

### Franklin County Comprehensive Plan Component

(A) Property Rights

Policies: All policies of this plan help create a framework in which property rights are cherished, but used responsibly. See specifically policy 1.

(B) Population

Background Studies: Population and Economic Profile

(C) School Facilities and Transportation

Background Studies: Policy 6.h

(D) Economic Development

Background Studies: Social and Economic Profile  
Policies: 4,5,6,8,10

(E) Land Use

Background Studies: All policies adopted in this plan address land use. Specifically, policies 4,5,6

(F) Natural Resources

Background Studies:  
Policies: 4,5

(G) Hazardous Areas

Policies: 4,5,6,12,13

(H) Public Services, Facilities and Utilities

Background Studies:  
Policies: 5,6,7,8

(I) Transportation

Policy: 7

(J) Recreation

Policy: 5

(K) Special Areas of Site

Policies 4,5,6,9,13

(L) Housing

Background information is provided in the Population and Economic Profile. No specific housing component is adopted at this time because Franklin County does not operate public housing assistance programs.

(M) Community Design

Background Information:  
Policies: 4,5,6,10

(N) Agriculture

Background Information & Policy 5

(O) Implementation

Development of the Franklin County Comprehensive Plan and the Franklin County Development Code are fully integrated to ensure plan / ordinance consistency.

(P) Electric Transmission Corridors

(Q) Airport Facilities

Policy 8

Franklin County Comprehensive Plan

Adopted Res. XXXX



## INTRODUCTION

This is the Franklin County Comprehensive Plan. It is adopted for the purpose of promoting the health, safety, and general welfare of the people of Franklin County and, specifically, to assure that future land development meets reasonable quality expectations and growth rate to not deplete natural resources. Those expectations are expressed in the policy statements of this plan and the standards of the accompanying Franklin County Development Code.

**AUTHORITY.** This comprehensive plan is adopted under the authority of Idaho's Local Planning Act, which requires counties to prepare comprehensive plans and regulate land development and land use in the public interest (see I.C. 67-6501, et seq.). The Local Planning Act further requires that all comprehensive plans include certain components or a specific statement explaining why a particular component is not needed (see I.C. 67-6508). Table 1 shows how the components of the Franklin County Comprehensive Plan fulfill the requirements of the Local Planning Act.

**PAST PLANS.** The first comprehensive plan for Franklin County (Optimum Land Use Plan) was adopted in 1976. That plan and subsequent updates are superseded by this Comprehensive Plan.

**PREVIEW.** The Franklin County Comprehensive Plan has two parts. Part I describes historical and relevant background information regarding Franklin County. Part II presents the policy statements adopted to provide general guidance for land development activities in the county and a defensible basis for the more specific requirements of the Franklin County Development Code.



## **PART I : BACKGROUND INFORMATION**

### **FRANKLIN COUNTY PLANNING AREA LOCATION**

The Franklin County area, about 90 miles north of Salt Lake City, Utah, and 60 miles southeast of Pocatello, Idaho, is located in the northern portion of Cache Valley, one of the most attractive and highly settled valleys of southeastern Idaho. Cache Valley extends some 50 miles from north the south and averages about 10 miles in width. The Idaho / Utah state line divides the valley approximately in half.

### **A BRIEF HISTORY OF FRANKLIN COUNTY**

The human history of Franklin County is important to land use because of the cultural values of its first Mormon settlers, the division of the land and resources, and the continued closeness of the community to this heritage.

On April 14, 1860, thirteen pioneer families arrived to settle the northern end of the Cache Valley, at which time the community of Franklin was established and is now designated as the first permanent settlement in the State of Idaho. One of the first projects was the building of an irrigation system to distribute water from Spring Creek. As more settlers arrived the land and water was divided and communities were established as follows: Oxford 1864, Clifton 1865, Weston 1865, Preston 1866, Dayton 1867, Whitney 1869, Fairview 1869, Mink Creek 1872, Mapleton 1874, Nashville 1875, Treasureton 1875, Riverdale 1875, Dunnville 1876 (abandoned in 1878 and resettled later as Banida), Battle Creek 1877, Glendale 1884, Winder 1890 and Banida 1906.

On February 15, 1872 an official survey conducted by the Department of the Interior placed these settlers, not in Utah Territory as they believed, but residents of the Territory of Idaho. The official county was named Oneida and extended from the Utah line north to Montana, east to Wyoming and west beyond American Falls, with the county seat first located in Soda Springs and later moved to Malad.

It was not until January 1913 that Franklin County was officially established with an eventual total land area of 425,880 acres or 670.1 square miles. The city of Preston was officially established as the county seat.

### **PHILOSOPHY OF THE PLAN**

The plan is a general statement of goals and policies relating to development of the community. The plan is long range and encompasses all aspects of development and its impact on the citizens of the community and its environment. Development policies are the basis of the plan and they will address natural resources, water conservation, housing and development, wildlife, recreation, industry and land use. All policies, regulations and standards as designated by the community will be in compliance with State and Federal law.

Future land uses are not precisely located with respect to individual properties or areas as would be the case in a zoning map. This is necessary to allow latitude in making specific day-to-day decisions, which are necessary for plan implementation. It is impossible to determine the location of all land uses in advance of need and development. Development policies facilitate the implementation of the plan.

Growth rate cannot be accurately predicted but will be governed by employment opportunities, availability of resources such as water, capacity of current infrastructure, and density as dictated by statute and health and sanitary code.



The plan must be continually re-evaluated against the concepts and goals of the ~~community, and~~ community and thus implement the achievement of those goals.

## FRANKLIN COUNTY GEOGRAPHY

When we consider the geological history, we begin to understand the significant variations of the geological formations in our county and their impact on future development.

Cache Valley is a high mountain valley surrounded by the Bear River Range of the Wasatch mountains on the east, with peaks rising to ten thousand feet, and the Wellsville and Malad Ranges on the west.

The Utah/Idaho border cuts the valley approximately in half with Franklin County, Idaho located in the north end. Preston, the county seat, has an elevation of 4710 feet, and average annual rainfall of 16.5 inches and a growing season of 123 frost-free days.

The mountain ranges bordering the west, east and north sides of our county have peaks reaching close to 10,000 feet in elevation. The valley floor ranges between 4500 feet to 5100 feet. Franklin County and most of Cache Valley came into its present form through structural faults and adjustments by the shifting and settling of the valley. The valley floor soon was below the drainage outlet of the valley, therefore, it filled with water even prior to the Lake Bonneville Era.

The Lake Bonneville Era occurred during the Pleistocene or Glacial Epoch when the climate was cooler with increased rainfall and decreased evaporation. The stream flows were greatly enhanced and this condition continued for thousands of years. The lake covered the entire Cache Valley, extending north to Red Rock Pass and Swan Lake and up through the Bear River Canyon nearly to Grace, Idaho. The surface of the lake reached an elevation of 5150 feet, had a maximum depth of 1,080 feet and at its highest level it covered 19,750 square miles with approximately 2500 miles of shoreline.

Due to the action of this large lake, peat beds were buried and sand deltas were formed. As the lake receded the natural streams flowing from the canyons deposited their loads of sand, gravel and soil to form the deltas at the mouth of each stream, the Dayton bench and the bench on the east side of the Bear River.

The formation of deltas, as described, has created geological conditions which must be addressed when considering locations for the construction of homes, industrial sites, domestic and irrigation water systems, septic or waste disposal systems and roads and bridges. Hazardous building conditions, high mineral content water sources and soil percolation factors must all be considered in the Franklin County Comprehensive Plan and its development code.

## LANDSCAPE AND OWNERSHIP

Franklin County consists of two major valleys. The largest valley portion is Cache Valley and it extends from the Idaho/Utah state border north to the Red Rock Pass. This area of the county supports the largest agricultural entity and includes both irrigated and dry farm crop production. It also has many dairy and beef cattle operations. A smaller valley lies on the east side of the county, sometimes known as Gentile Valley, where the city of Grace is located. This is a scenic valley that also supports dairy and beef cattle operations and agricultural production. The agricultural producing land in both of these major valleys produces mainly feed crops utilized by the livestock operations. The major crops are alfalfa, wheat, and barley. The county produced many cash or row crops which were processed locally: sugar beets, peas, beans, sweet corn and cabbage. These crops are virtually non-existent in the county at this time. This is due to the closure of local sugar processing plants and the canning plants operated



by Del Monte. The areas between the major valleys of the county consist of rolling hills and smaller valleys that also produce feed and some cash crops. The outer boundary on the East and West sides of the valley consists of foothills and mountains with forest and rangeland, much of which is owned by the U. S. Forest Service and B.L.M. The privately owned land on the mountainous county borders is used extensively for recreational purposes consisting of hunting, fishing, camping and summer or seasonal use residences. A large portion of the residences in the described borders are year-round residences and there are some agricultural and livestock operations in these areas.

The Idaho Department of Commerce county profile report gives the following statistics pertaining to land ownership within the county:

Federal:	32.6 % or 138,994 acres
State:	3.1 % or 13,250 acres
Private:	64.2% or 273,636 acres
Total:	425,880 acres

## POPULATION

The following statistics were gathered from the US Census Bureau: ~~report dated May 2020.~~

~~The population of Franklin County grew from 12,494 in 2007 to 14,194 in 2020. In 2020, the US Census estimated the population of Franklin County at 14,194. In July of 2024 the US Census Bureau estimated that the population has increased to 15,638. That is an increase of 10.2% over 4 years. – That is an average growth of eleven percent (11%).~~ The number of building permits issued on a yearly basis rose from 12 in 1995 to an average of 100 in recent years in the unincorporated areas of the county. This indicates that building and development within the county are continuing to increase due to the population increase. There is a noticeable increase in the number of retirement age individuals and also an increase in the number of individuals who commute between Northern Utah and Franklin County due to employment in Utah while residing in Franklin County. The fact that these trends continue necessitates county planning based on continued growth.

**Note:** The building permit numbers are for the unincorporated county areas only. The incorporated areas issue their own building permits.

## ECONOMY

There is a reasonably stable agriculture base supported mainly by the dairy, beef, and poultry industries. There are a limited number of small to medium sized animal confinement operations, which also contribute to the local economy. Ritewood Eggs, Nyoplast America, Lundal Mfg., Trails West and Franklin County Medical Center have continued to expand and are providing a substantial labor base and contribution to the community. Franklin County supports two school districts, Preston School District 201 and Westside School district 202, both providing a sizeable labor base for the county. Part of the Grace School District 148 lies in the northeastern part of the county.

Pioneer Newspapers located in the county in the year 2000 and prints the newspapers for the Herald Journal of Logan, Utah and the Idaho State Journal of Pocatello, Idaho, increasing the labor force by an estimated 40 employees. The unemployment rate in the county at this time is 3.7%, indicating a reasonably stable labor base within the area.



## PART II: POLICY STATEMENTS

The policy statements of this comprehensive plan offer general guidance for land use decision making in Franklin County. They also provide direction and goals for the Franklin County Development Code, most sections of which may be traced directly back to one or more of the policy statements of this plan. Policies are adopted for the unincorporated county, each city adopts and -asmaintains their own plan. -a whole, as one planning area.

### POLICY 1: PROPERTY RIGHTS

Franklin county recognizes the importance of property rights established by the federal and state constitutions. One purpose of this plan, as authorized by I. C. 67-6502 (a) is to protect property rights and enhance property values. Franklin County recognizes that major changes in the use of property inevitably affect the entire community. The freedom to make such changes is meaningful only when land owners accept responsibility for the consequences of their actions, and avoid or mitigate adverse impacts. This plan and the accompanying development code provide guidance for land owners seeking a change in land use and to fulfill that their mitigation responsibility.

The 1995 legislature amended Idaho's Local Planning Act to require that a property rights element be added to local comprehensive plans. The legislature also expanded the state's regulatory takings statute to cover local governments. These two implementation strategies respond to the direction provided by the legislature.

- A. —The Franklin County Planning and Zoning Commission and the Franklin County Commissioners will consider the potential impact of this plan or the Franklin County Development Code on property rights. In doing so, they will use the guidelines prepared by the Idaho Attorney General.
- B. —The Franklin County Development Code will include a procedure for the review of claims that a county decision has affected a taking of property without compensation, as prohibited by the Fifth Amendment of the U.S. Constitution.

### POLICY 2: CITIZEN PARTICIPATION

Franklin County will actively encourage citizen participation in the planning process. Franklin County's commitment to citizen participation is affirmed by the extensive program of participation used to develop this comprehensive plan. The strategies for continuing implementation of this policy are:

- B-A. Provide notice of public hearings on proposals for the amendment of this plan or the development code.
- C-B. Adopt a formal public hearing procedure, as required by the Local Planning Act. See I. C.67-6534 for the requirement.
- D-C. Use of the advisory committee structure whenever significant plan or development code amendments are proposed, or seem to be indicated by changing conditions

### POLICY 3: COMPREHENSIVE PLAN MAINTENANCE

It shall be Franklin County's policy to maintain this comprehensive plan with regular updates of the background



studies and amendments reflecting changing conditions. Strategies are:

- A. Budget for the update of social and economic profiles and public facilities inventory.
- B. The planning and zoning commission will dedicate one meeting each year to a review of the plan and code.

#### POLICY 4: NATURAL RESOURCES

It ~~is shall be~~ the policy of Franklin County to maintain, protect and enhance the natural assets of the planning area. The county's ~~plan and development code~~ will should direct development away from naturally hazardous sites or, where feasible, require site planning or construction techniques that mitigate the hazard. The following regulatory strategies may be used to implement this policy.

- A. Culinary or domestic water resources may be conserved by a county wide or development wide water distribution management system. Underground aquifers must be protected from depletion and contamination.
- B. The county will use its development code to protect surface water resources. Stream corridor protection will be addressed in the development code. The county will adopt development code standards that require or encourage water quality protection, runoff and erosion control, wetlands protection, and development setbacks along stream beds and lake or reservoir shores.
- C. The county will use its development code to direct development away from flood hazard areas and steep slopes. The code will also require or encourage development and construction techniques that mitigate such natural hazards as accelerated soil erosion, flooding, slope failure and wildfire.
- D. Rural developments in Franklin County are vulnerable to destruction by wildfire. In these areas, the county will use its development code to encourage fire controlling lot planning and encourage the provision of a water supply adequate for fire fighting. Protection of existing forest and other vegetation will be accomplished through the designation of open space or preservation areas where development is conducted.
- E. Development should be encouraged that is sensitive to the needs of wildlife. Note that habitat protection is also one objective of the wetlands and stream corridor protection strategies. Wildlife habitat maps have been prepared to aid in implementation of this strategy.
- F. The county will use its development code to encourage development that protects scenic views.

~~F.G.~~ Surface and subsurface irrigation are a vital resource to the county in the groundwater protection area. Irrigation rights should be retained with the land and reallocated/repurposed to serve any proposed change in use/development before being transferred or sold.

#### POLICY 5: LAND USE

To address the orderly and coordinated development of the County, Franklin County establishes the following future land use designation and policies. These future land designations apply to all lands located within unincorporated Franklin County. These land use designations are also depicted on the Future LandUse Map adopted as part of this



plan.

The Franklin County Zoning and Development Code and zoning designations will be used to implement these land use designations. Lands located within an adopted Area of City Impact under Idaho Code 67-65 shall be subject to the City's plans and zoning only upon annexation pursuant to I.C.67-6529.

Issues to be addressed within Franklin County will include agricultural, industrial, commercial and recreational uses, and development limitations.

### Agriculture

Due to the economic value and cultural significance of agriculture to the County, Franklin County will encourage preservation of prime agricultural land. However, preservation of agricultural land should not override the option of the land owner to determine the use of his property.

It ~~shall be~~ is the policy of Franklin County to recognize the economic importance of agriculture in Franklin County by discouraging development that may conflict with existing farm operations, requiring future rural residents to acknowledge the right of neighboring agricultural operations to continue, and discourage the conversion of productive croplands to other uses.

This policy recognizes both the importance of agriculture and the possibility of conflict between agricultural and other land uses. These implementation strategies are designed to minimize that conflict:

- A. Franklin County will enforce I.C.31-3805, a state statute that requires participation of potentially affected irrigators in reviewing proposed subdivisions, and requires developers to either transfer the water rights away from a parcel before it is subdivided or provide a central irrigation system. The county will also use its development code to require the explicit permission of an irrigation entity for any additional discharge of surface runoff into its system.
- B. Developers or individual land owners will be required to present development plans, subdivision applications, and building permit applications to irrigation entities for review and comment when service, distribution, or storage facilities are adjacent to or within the property boundaries of the proposed development or building side. When safety, water quality, maintenance easements, and other issues are a concern, it will be the responsibility of the developing entity to prove suitability of the proposed development or building site or sites.
- C. Franklin County will attempt to minimize friction between rural residential development and existing agriculture operations. Wherever rural residential development is permitted, the county may require an easement or buffer in favor of the continuation of normal farm operations.
- D. Franklin County will also discourage industrial or commercial development within areas that conflict with or adversely affect established agricultural operations.
- E. Large agricultural enterprises (dairies, feedlots, animal solid waste composting, handling of agricultural chemicals, etc.) can have an adverse impact on nearby developments or dwellings. All animal confinement operations regardless of size require application, review and compliance with the Franklin County ordinances prior to issuance of a building or operating permit.
- F. The same scrutiny will be applied to proposed residential developments that may be incompatible with existing agricultural industries.



~~H.~~ ~~G.~~ The development code will require mitigation of potential nuisances as the result of improper handling of solid waste, and the odor, insects, etc. generated by the improper keeping of livestock on residential lots.

~~I.~~ Franklin County will implement the Idaho Right to Farm Act, I.C.22-4501.... to support, protect and maintain existing agricultural uses from encroachment by development.

#### Commercial

Franklin County will encourage commercial development within areas that do not conflict with, or adversely affect, established agricultural, industrial or residential developments.

- A. The Franklin County Development Code will require mitigation of potential nuisances including noise, glare, building height and bulk, activity levels and other relevant measures. Retention or installation of landscaped buffers between potentially incompatible uses may be required.
- B. Home occupations will be permitted in Franklin County, subject to conditions that assure their compatibility with neighboring uses
- ~~C.~~ ~~There are extensive mineral resources in Franklin County, the development of which may conflict with nearby land use. The Franklin County Development Code will include performance standards designed to assure that new or expanded mineral extraction does not adversely affect neighboring uses nor water quality.~~
- ~~C.~~ The County will direct commercial development into areas that are already transitioning from agriculture to commercial and/or residential, to areas where commercial growth serves the greatest good- cross roads of state highways and/or arterials, areas of city impact, and areas of historic townsites & unincorporated communities.
- D. The county will use its development code to encourage cooperative site planning, including shared access drives and parking, and shared buffers and open space.

#### Industrial/Extraction

Franklin County will encourage industrial development within areas that do not conflict with, or adversely affect, the established agricultural, commercial or residential developments.

- A. The Franklin County Development Code will require mitigation of potential nuisances including noise, glare, building height and bulk, activity levels and other relevant measures. Retention or installation of landscaped buffers between potentially incompatible uses may be required.
- ~~B.~~ "State Land Use Code" will be used to determine industrial classification.
- ~~A-C.~~ There are extensive mineral resources in Franklin County, the development of which may conflict with nearby land use. The Franklin County Development Code will include performance standards designed to ensure that new or expanded mineral extraction does not adversely affect neighboring uses nor water quality.

#### Public/Semi-Public

It is the policy of Franklin County to protect and maintain public lands owned and lands owned/operated by the local



state or federal governments for their legislative purposes and expressed needs. The County includes within this land use public utilities, facility, and service providers that are necessary to ensure the provision of essential public services to the citizens of Franklin County in efficient and cost-effective. Additional requirements and implementation strategies are:

- A. The Franklin County Development Code will require mitigation of potential nuisances including noise, glare, building height and bulk, activity levels and other relevant measures. Retention or installation of landscaped buffers between potentially incompatible uses may be required.

#### Recreational

It shall be the policy of Franklin County to maintain the natural assets of the recreational areas within the county. Recreational areas are lands that are not suitable for agricultural production and that have limited seasonal roadway access and/or central services. These are areas used seasonally for recreational uses (i.e. camping, hunting, fishing and/or access to reservoirs and lakes but are privately owned. These areas will be subjected to the same requirements as set forth in policy number 4, Natural Resources. Additional requirements and implementation strategies are:

- A. Development density affects water quality where individual wells are used in lieu of a central water system. Southeast District Health Department standards will provide density guidelines pertaining to acceptable sewage systems.
- B. Recreational developments must prepare a fire protection plan that will delineate fire-wise construction, design and materials, defensible space, fuel load assessments, etc.
- C. Visual sensitivity will be addressed by the standards for recreational development. Density levels will be set to protect the pristine environment desired by those who reside on a full or part time basis in forest, meadow, waterfront, riverside, streamside, or view enhanced areas.
- D. Commercial development, home occupations, isolated lodges and stores may be permitted in recreational areas subject to conditions assuring compatibility with neighboring uses.
- E. Industrial development may be prohibited in recreational areas.
- F. Compatibility of proposed developments will be evaluated on the basis of building height, environmental factors, proposed uses, activity levels, and similar measures. Retention or installation of landscaped buffers between potentially incompatible uses may also be required.
- G. The County will encourage cooperative site planning, including shared access drives and parking, and shared buffers and open space.
- G.H. Seasonal/recreational residential uses may be considered in the Recreational Land Use Designation but may be limited in areas where central services (water and sewer) and seasonal road closures/regular road maintenance are not available or provided by the landowner

#### Residential

It is the policy of Franklin County to plan for residential growth that provides opportunities for continued prosperity of the county without impacting the agricultural viability of Franklin County. Additional requirements and implementation strategies are:



- A. Consistent with the Local Land Use Planning Act, new residential uses should be directed to areas of city impact and where central services are available.
- B. Direct new residential growth into areas that are already transitioning from agriculture to residential, to areas in which the year-round road access is available, and where road capacity is sufficient to withstand additional vehicle trips without degrading the current (or adopted) level of service.
- C. Direct new residential growth to areas that are laid out or adjacent to existing compact lots and commercial uses i.e. historic townsites & unincorporated communities.
- D. Residential lot sizes should be increased, and densities should be limited where central services (sewer and water) and all-season roads are not available.
- E. The County reserves the right to limit densities and intensities of use within overlay areas identified in this section of the plan for the protection of the health, safety, and welfare of the community.
- F. Develop a farm development right that allows for minor splits of agricultural lands for generational and farm employee housing.
  - 1) Farm development rights should have minimal impact on the overall productivity of the farm.
  - 2) Farm development rights should be located in areas that can utilize shared water and wastewater facilities.
  - 3) Farm development rights should be located to limit impacts on the county roadway system by utilize shared driveway easements or have approval from the County Road and Bridge Department to take access from the public road.

#### Overlays & Areas of Special Concern

It is the policy of Franklin County to protect and plan for areas of special concern through the implementation of land use overlays in addition to the future land use designations. These overlay designations are intended to identify areas for increased review to safeguard the health safety and welfare of the public based on current information. A landowner has the right to complete site-specific studies and analysis as part of a development application to demonstrate actual on-site conditions as part of the zoning and development process. Overlays are implemented for the following:

- A. FEMA Floodplain/Floodway Hazard Areas (FEMA Flood Risk Areas)
- B. Groundwater/Wellhead Protection Areas (All of Franklin County)
- C. High Nitrate Areas: (As delineated in study)
- D. Preston City Airport Overlays (Preston Airport Master Plan)
- E. The County reserves the right to limit densities and intensities of use within overlay areas for the protection of the health, safety, and welfare of the community.



## POLICY 6. DEVELOPMENT

It ~~shall be~~ the policy of Franklin County to limit development appropriate for the site and area's rural character, and to encourage a development pattern that discourages conversion of productive cropland to other uses, respect environmental limitations, and provide open space. The county will encourage a pattern of development on suitable sites that avoid areas with limited or restricted access to public facilities and services and environmentally sensitive areas. A lower density of development may be required in areas where there is a potential hazards of ground water contamination, ~~(high nitrates)~~, potential aquifer depletion, or contamination as determined by countywide water availability research. Each development should be required to assess their impacts on the County as part of the development process. All Development must pay for itself. Franklin County tax dollars shall not be used for the development of Residential, Commercial, or Industrial Developments.

Franklin County is unable to subsidize or provide infrastructure for new, expanded or changed use developments. To protect the general taxpayer and future occupants of developments in the county, developers will be required to provide safe adequate roads and other essential facilities. The county will implement this policy using the following strategies:

- A. Provision of state-approved central water systems, including water systems that produce adequate fire flows are encouraged. Where reliance on individual wells is proposed, the county may require evidence that a sufficient potable water supply is available.
- B. On-site sewage disposal systems are required to comply with all applicable state standards.
- C. ~~Power, telephone, and other private u~~Utilities, including irrigation, -must be provided in all developments, with the ~~exception of recreational properties.~~
- D. All uses must provide the off-street parking and loading areas needed to help prevent local traffic congestion.
- E. Developers must take access from an approved county or state road or construct safe, adequate roads, ~~ready for m~~Maintenance and ownership by Franklin County is not guaranteed and will be evaluated at the time of development.
- F. Access to public lands and waters is an important part of the recreational experience available to the residents of Franklin County. New developments must not block historically existing access roads or trails. The code will also encourage the provision of new or improved public access by developers.
- G. In addition to encouraging the provision of water supplies adequate for firefighting purposes, building heights must be restricted to that which can be effectively protected by the Franklin County Fire Protection District.
- G-J. Idaho law (I.C. 67-6508(c), I.C. 67-6511(a), and I.C. 67-6513) specifically requires that the county consider the potential impacts of proposed developments on local schools. This requirement will be implemented by referring all applications for permits to the Franklin County School Districts for review and comment.



## POLICY 7: COUNTY ROAD SYSTEMS

Franklin County will protect the efficient functioning of existing roads by limiting access where necessary, protecting rights-of-way from unnecessary encroachments, and ensuring that utility work and other necessary encroachments do not create safety hazards or result in added maintenance costs.

A description of Franklin County's Road network will be provided by the County Road Department. These strategies apply to both county roads and public roads that are not maintained by the county.

- A. Safe, adequate access to new developments will be required in Franklin County.
- B. Franklin County will clarify the status of existing county and public roads, and adopt permit requirements and standards for encroachment.
- C. The Franklin County Road Department will provide an annually updated road inventory map with classes of all roads within the county clearly coded.
- D. If a Development increases the amount of daily traffic on a county road which requires improvements to said road, the cost for reconstruction to be paid by the developer based on the traffic study.
- E. Maintenance and ownership by Franklin County is not guaranteed and will be evaluated at the time of development.
- d.F. Seasonal Recreational uses may be limited in areas where seasonal road closures and regular road maintenance are not available or provided by the landowner.

## POLICY 8: AIRPORTS

It shall be Franklin County's policy to protect the public investment in local airports and the safety of air travelers by adopting airport area height limitations and safety restrictions, as recommended by the Federal Aviation Administration.

There is one airport in Franklin County: The Preston Municipal Airport. The county's strategy for implementation of this policy will be to prevent any conflict with the operation of Preston's Municipal Airport and assure the integrity of the airport by adopting, and enforcing the relevant portions of the Federal Aviation Administration regulations for "Objects Affecting Navigable Airspace".

- A. Franklin County will implement an airport overlay designation to review and limit conflicts between the Preston Municipal airport and potential development. —
- B. The County reserves the right to limit the density and intensity of uses within the airport overlays in order to protect the health, safety and welfare of the public.

## POLICY 9: WASTE DISPOSAL

Solid waste disposal, salvage waste handling, and recyclable waste handling require constant surveillance and compliance with applicable federal, state and local authority.



- A. Franklin County will maintain a central landfill that is in compliance with EPA, DEQ, Southeastern District Health Department and Idaho Code requirements at all times.
- B. Franklin County may provide and maintain an EPA, DEQ and State approved recycling facility at the designated county landfill. Recycling of materials that are economically sustainable is encouraged.
- C. Franklin County unlicensed or abandoned vehicle ordinance will be enforced to establish and control salvaged and/or storage of wrecked, abandoned or unlicensed vehicles and equipment.
- D. Hazardous waste materials may be stored or disposed of in county facilities which are in compliance with applicable state and federal regulations.

#### POLICY 10:- MANUFACTURED HOMES

It ~~shall be~~ the policy of Franklin County that manufactured housing shall be treated as stick built housing when it complies with I.C. 39-41, Idaho Building Code. Uses will be regulated in the same manner as a site-build structure within the to use its Manufactured Home Ordinance and/or Franklin County development code as it applies to to set forth the use, size and location requirements ~~for manufactured homes~~ within the county.

#### POLICY 11. HERD DISTRICTS

Franklin County has designated herd districts. These districts are created by authority of I.C. 25-2401 and compliance with those requirements will be enforced by local authority. A map designating the established herd districts will be provided, stored, and kept available by the County Clerk. All uses not designated as herd districts will be open range areas. Movement of livestock on county roads or established routes will be permitted. It is recommended that the Franklin County Sheriff's Office be notified prior to movement of livestock on these routes to insure safety and/or assistance.

#### POLICY 12. NATIONAL FLOOD INSURANCE PROGRAM

It ~~shall be~~ Franklin County's policy to continue participation in the National Flood Insurance Program. Participation in this program allows local residents potentially affected by flooding to purchase insurance. Development planning policies will require the protection of stream corridors with construction standards for any development that is permitted within the flood plain.

Detailed maps prepared by the Federal Emergency Management Agency (FEMA) may be reviewed at the County Clerk's Office. Development in these areas not only exposes its occupants to a natural hazard, but may increase flood damages downstream.

- A. All development will be evaluated as to its location within the National Flood insurance program prior to approval.
- B. The County reserves the right to limit the density and intensity of uses within the floodplain and floodway.
- C. Franklin County will implement an Floodplain/Floodway overlay designation to review and limit conflicts between development and health and safety of the public



### POLICY 13. EXCHANGE OR SALE OF FEDERAL AND STATE LANDS

It shall be Franklin County's policy to encourage land exchanges that place stream and lakeshore corridors, wetlands, wildlife habitat, and other sensitive areas in public ownership, while placing state and federal lands that are suitable for development in private ownership. The county also recognizes the possibility that state lands may be leased or sold for development. Development resulting from state or federal land exchanges, leases, or sales must comply with this plan and the Franklin County Development Code. This policy does not apply to land exchanges between public agencies, for instance an exchange between the Bureau of Land Management and the Idaho Department of Lands.








More than 35% of Franklin County's land area is in public ownership, but the public/private boundary can change. The exchange, lease or sale of public lands for development can benefit the people of Franklin County, but only where the transition to private control is made in compliance with the following strategies, which must be cooperatively implemented by the county, state and federal agencies.

- A. Federal/private land exchanges should result in the protection of sensitive areas in Franklin County.
- B. Federal/private land exchanges, public land leases and sales should be based on specific proposals for the development of suitable sites, and not finalized until the proposed development has been approved by Franklin County. Implementation of this strategy will require the federal agency to have the beneficiary of the exchange retain a design firm, prepare a site plan, and follow the county's application procedures, just as that person would do if developing private land.
- C. Franklin County believes there is an opportunity for an innovative combination of the federal environmental assessment, state and county planning and zoning review processes on proposed land exchanges. All agencies should use the county plan as a scoping document and the hearing held by the planning and zoning commission as its forum for public input. State of Idaho, Bureau of Land Management and Forest Service representatives are encouraged to discuss this possibility with the commission the next time an exchange is proposed.






# Franklin County Future Land Use Map

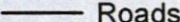
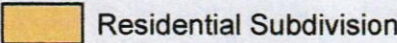
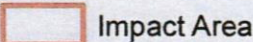
## Land Use Designation

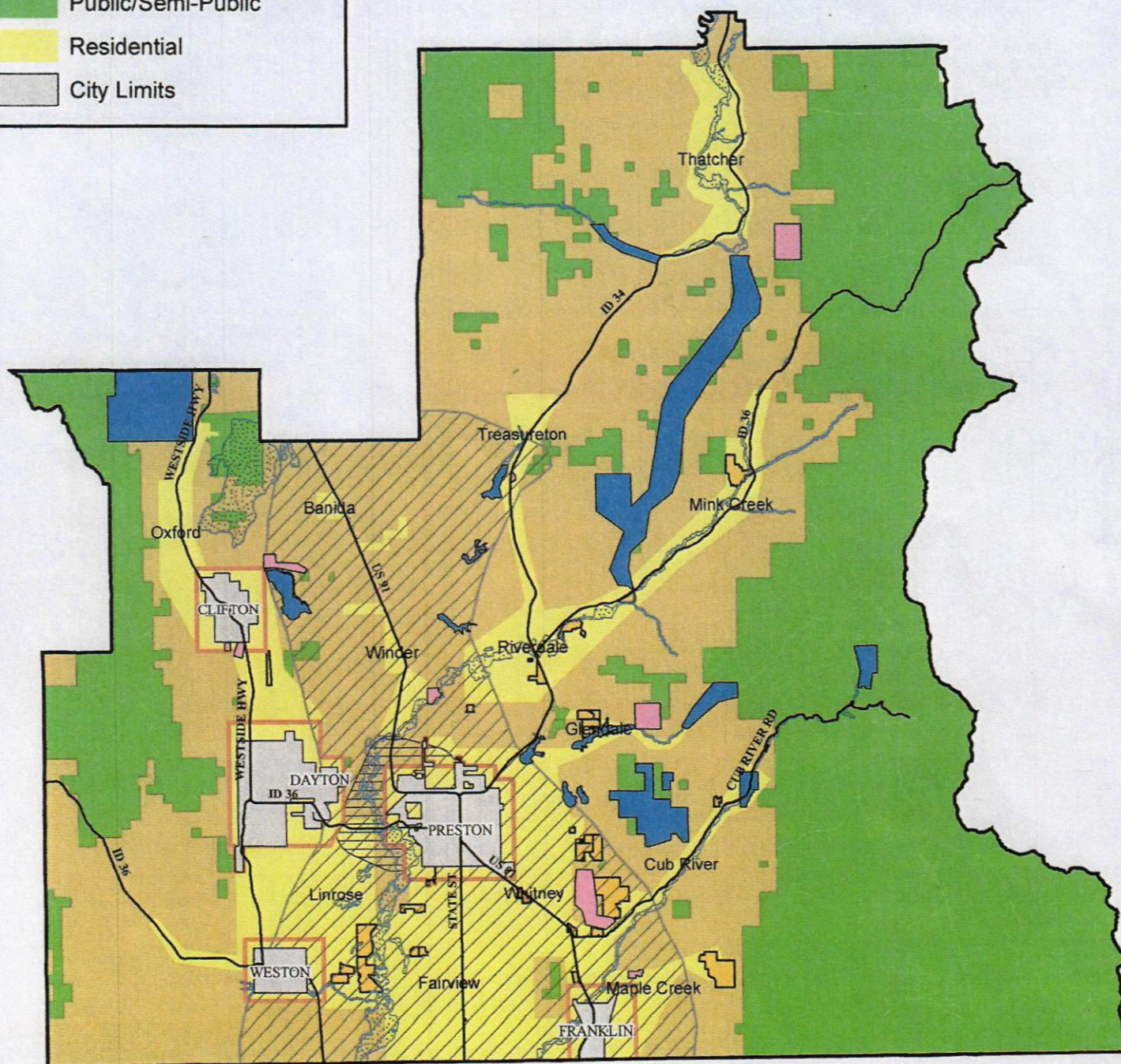
-  Agriculture
-  Commercial
-  Industrial and Extraction
-  Recreation
-  Public/Semi-Public
-  Residential
-  City Limits

## Overlays

-  Floodplain/Floodway
-  High Nitrate Overlay
-  Airport Overlay

## Symbols

-  Roads
-  Residential Subdivision
-  Impact Area



\* Entire County is in Groundwater Protection Overlay

