



COMPREHENSIVE PLAN

CITY OF LAVA HOT SPRINGS, IDAHO

2013

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COMPREHENSIVE PLAN

August 2012



“HOME TOWN ATMOSPHERE”

The residents in and around the City of Lava Hot Springs consider the “hometown atmosphere” to be the most significant aspect of the City. It is the intent of this Comprehensive Plan to provide guidance that supports this value now and for the years ahead.



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HOME TOWN ATMOSPHERE

Lava Hot Springs Comprehensive Plan is presented with a basic description of the process because we simply cannot resist discussing how this plan came to be. An important aspect of this process involved time and thoughtfulness involved in this plan. The number of hours of meetings, filled with expressed caring and, often, with the excruciating pain of compromise, has been a huge aspect of defining the future needs of our community. This planning process cannot be expressed in mere words, but we can attempt it by throwing out a few numbers. These numbers are nine (9), sixteen (16), twenty (20) and seven (7). Please read on for more information about these special numbers.

In 2008 the City Leaders asked the local Council of Governments to help facilitate an update to the City's Comprehensive Plan of 1996. The Planning and Zoning Commission was asked to support the process. The Commission offered seats on the Comprehensive Plan Update Committee and received requests to serve. Selection was made to insure representation of all various viewpoints, needs and concerns. We knew the plan had to be more than a quick update because Lava Hot Springs is facing growth issues that must be carefully considered and well thought out. We knew our solutions needed to be supported and agreed upon even though we might have varying agendas and highly charged emotional concerns. We have been diligent, devoted and faithful.

The number of comprehensive plan committee meetings in 2008 is nine (9). In these meetings we, the committee, learned about participative decision making, evaluated three different ways to update a comprehensive plan and selected the 10-Step method because it seemed to best represent the needs of the community. True to the selected 10-step method, we first created a flow chart of the action steps we would take to update the plan.

In 2009 the comprehensive plan committee met sixteen (16) times. We collected and analyzed data, started educating ourselves on zoning issues, learned what elected officials and the zoning committee hoped to receive from the plan update and we organized and conducted our first community visioning meeting. A SWOT and Wish List were the results of that meeting. We used the knowledge gained to craft a vision statement and we even used



it to determine the chapters in the Comprehensive Plan. We also supported a great Horizon Project (funded and guided by the Northwest Area Foundation), that was a sophisticated visioning exercise involving over 100 residents. We incorporated the results of that exercise into this comprehensive plan.

Our next number is twenty (20). That is the number of times we met in 2010. Our work sessions were energetic to say the least. We discussed our differences of opinion and worked to understand one another, build trust, and find solutions that would work for everyone, especially the whole community. This year we worked through the chapters and put together a rough (Not an understandable term: straw-house) draft version to give us a framework for discussions on how the plan was starting to look.

Six (6) is the number of guests we invited to teach us and guide us as we made our way through our work. These included a local architect, a planner from Boise, the county planner, a fish and game representative, a planner from Pocatello and more.

In 2011 we conducted a very successful “mapping of the vision” workshop with the community members. The results were a great map showing the future wishes and dreams of the community. We completed our chapter work sessions and started to construct our first draft. We also sent a draft to the agency list for comments. Comments and recommendations relating to annexation were received and incorporated in to the Plan.

We now respectfully submit to you our leaders, citizens and friends this Lava Hot Springs Comprehensive Plan.

Visioning Work

The Vision Statement of the Lava Hot Springs Comprehensive plan is the result of two different Community Meetings that met for the purpose of creating a visioning statement. The first of these meetings was held in September 2009. The meeting was planned in advance and promoted by the comprehensive planning committee. It was attended by approximately 35 people and covered a range of citizens from business owners to senior



citizens and from artists to commuters. We used two tools in this meeting, a wish list to help the group express their hopes and dreams for the future and a SWOT analysis to assess the existing situation in Lava Hot Springs. The results were utilized in different ways throughout the work on the plan. The Compilation of each tool is attached.

The second Community Visioning meeting was conducted by a professional facilitator and paid for by a grant to the city from the Horizon Organization. This visioning event was attended by over one hundred (100) citizens and produced an excellent vision statement which is attached to this plan. The following comprehensive plan was created for the comprehensive plan by combining the major these of each of the two visioning meetings. We think it is an honest representation of the desired future for the Citizens of the City of Lava Hot Springs.



Comprehensive Plan Vision Statement

Lava Hot Springs is a vibrant yet small “mountain town” nestled in the Portneuf River Valley of southeast Idaho. Surrounded by natural beauty, Lava Hot Springs is bestowed with the rare resource of hot mineral waters. These unparalleled hot waters and soaking pools have been used by people throughout history. Today the hot waters are an attraction to visitors from all over the globe, as well as to a community of full-time residents.

The town supports a strong economic base with a bustling business district and flourishing entrepreneurial sector. Parks and public areas are host to special events that attract visitors and residents alike. Mountainous terrain, seasonal weather conditions, and natural beauty provide a foundation for year-round recreational activities. The community celebrates, respects, and protects the natural resources that make Lava Hot Springs an ideal place to visit, as well as a wonderful place to call home. The community welcomes diversity in business, tourism, and residential life.

Lava Hot Springs takes pride in providing quality infrastructure and city services along with excellent employment, educational, and cultural opportunities for people all ages. Neighborhoods in the town site are zoned to preserve a quiet, safe, and friendly atmosphere, featuring low density development and natural open spaces. The community treasures the quality of life afforded by the natural beauty and hometown feeling of Lava Hot Springs.

COMMUNITY UNITY

PURPOSE

Community Unity was identified in a visioning meeting as the most important goal of the Lava Hot Springs Community Development Plan. This Chapter is intended to provide an understanding of what creates the special community bond. It is the hope that this chapter will guide decision makers toward the preservation of this most important aspect of the City of Lava Hot Springs.



OVERVIEW OF SPECIFIC PLANNING ASSUMPTIONS

The City of Lava Hot Springs is comprised of not just the people and places located within the city limits. Community meetings have repeatedly shown that there are just as many participants that live outside the city limits as those that live inside the city limits. To acknowledge the wonderful people that contribute to the City and who make up the heart and soul of our community, we refer to the Greater Lava Hot Springs Area.

The City is both a destination site and a small community. Summer only business activity does not adequately serve the needs of the community as a whole. The special nature of the city and the interdependency of business and community must be addressed. Marketing the community as a place to live, as well as a place to visit, is an important aspect of the comprehensive plan. The community is committed to keeping Lava Hot Springs as a home town not a ghost town. In addition to our treasured visitors, we need jobs, employees and children to keep what we have.

The Community Unity of the city will be best maintained by making careful decisions about parking. Parking decisions have the potential to cut the town into sections that serve or hinder this highly valued concept.

GOAL 1

The Greater Lava Hot Springs area is committed to growth in a way that retains the existing community feel. The community wants to plan for growth and orchestrate this growth to keep the friendly atmosphere, the home town feel and the common caring that has made Lava Hot Springs special.

OBJECTIVE

Citizens would like to have a voice in decision making that directs the future. This comprehensive plan is a source of that voice. The citizens wish to be included and to give input through the planning process.

STRATEGY

Format the decision making process in a manner that gives a voice to the City of Lava and the Greater Lava Hot Springs Area.

STRATEGY

Continue to use opportunities like Horizons for visioning meetings and to address community issues. Citizens attend and appreciate meetings that identify Strengths, Weaknesses, Opportunities and Threats.



OBJECTIVE

Improve current forms of including citizens by using the local newsletter and communicate to those inside city limits by utilizing the water billing system.

STRATEGY

A little newsletter in the water bill about why decisions were made and what decisions are coming up is appreciated by the citizens. This can be used as a great way to initiate dialogue that will pull in the whole Greater Lava Hot Springs Area. Lots of people don't use high technology. We shouldn't forget about them.

GOAL 2

Visioning meetings have indicated the community interest in having a business incubator and encouraging cottage industries. These endeavors help the community live and work locally and maintain that home town atmosphere so highly prized.

GOAL 3

Parking is a particular concern when considering the development and maintaining the community of the City of Lava Hot Springs.

OBJECTIVE

Allow convenient short term parking for locals and businesses.

STRATEGY

Preserve small parking areas near existing motels and businesses to support the local feel of small town life.

OBJECTIVE

Create areas for larger parking needs that do not inhibit development and do not cut the town into uncomfortable sections.

STRATEGY

Explore and use planning tools or parking rules that allow all day and week-long visitors to safely store vehicles away from areas better utilized for walking traffic.

STRATEGY

In the quest for the preservation of a unified community, leaders should consider several questions:

What is more important, having a corner developed or having parking?

How do we let Main Street be nice for walking and have a place for the cars?

Other solutions and nontraditional solutions need to be considered. Look at other small destination cities and see what worked and what didn't work for off street



parking. Can people be encouraged to walk from day parking areas when visiting? Consider ideas like multilevel parking. Look at parking regulations in Jackson and Park City, Hailey and other cities that rely on tourism and seasonal interests.

GOAL 4

Maintain the hometown feeling by creating an environment that includes local youth.

OBJECTIVE

There should be kids playing basketball at the neighborhood park.

OBJECTIVE

Create an environment that supports many activities for local youth.

STRATEGY

When there are not enough kids for church ball, encourage recruiting in the greater Lava Hot Springs area.

STRATEGY

When school enrollment droops look into a charter school or grants that can boost interest.

STRATEGY

Replace playing surfaces that are not appropriate for the activity with appropriate surfaces.

OBJECTIVE

Create park policies that support appropriate materials for intended activities

STRATEGY

Strategy: Promote use of existing facilities for kids.

Strategy: support local swimming champion

GOAL 5

Keep the Home Town Feel by creating employers and by bringing employees here.

Market the city as a place to live and work

OBJECTIVE

Let people know this is a great place to raise a family.

One good thing with kids is that the City of Lava still has an “olden days” feel about it. The local citizens know all the local kids and just like “the olden days”



they talk to parents and let them know if the kids are messing up. It's great for a kid to grow up knowing neighbors and shop owners and knowing that all the local citizens are interested in their wellbeing and happiness. That's a lot of wonderful "home town feeling" that is alive and strong in Lava Hot Springs.

STRATEGY

Create on-line materials that show the welcome of cottage industries.

STRATEGY

Create on-line materials that support the development of a business park.

STRATEGY

Enact owner occupied zoning on a percentage of new annexing.

Note: See the housing and business chapters for important discussions and information related to marketing, neighborhoods and community supported business.

HOUSING CHAPTER

PURPOSE

The housing chapter seeks to provide housing opportunities that will contribute to the residential base and enhance the population in the local schools. The housing in the city should support fulltime family living without withdrawing support and opportunities for second home vacation dwellings and commercial overnight opportunities. This chapter is intended to help guide land use and zoning that balances residential, 2nd home owners, and commercial overnight rentals.

In support of the home town atmosphere, as we worked through the issues, needs and concerns related to housing, we found that a shared understanding of diversity was needed. One of the committee members has a teaching background and took us through an exercise that showed us all what diversity means to us as individuals, and as representatives of the many different types of citizens that make up Lava Hot Springs.

ASSUMPTIONS

The city wishes to make wise use of the somewhat limited usable land and space. Lava does not have a large inventory of buildable lots.

The increased commercialization of the C1 and C2 zones has converted residential housing to commercial use.

People are discovering Lava Hot Springs. Businesses are busier than ever (even in the winter), which has been reflected in pool usage and overnight visitors.



Lava Hot Springs has approximately five multiple housing units at this time. However, this is not sufficient to meet the needs of attracting new residents, retirees, and work force.

Some properties are used as a buffer between one use and another. Over time, situations or land uses could change beyond what exists in these buffered areas. These changes could create new opportunities to help with housing needs.

Some people would like to see things remain the same, while other people want growth. However, to keep the schools doing well and to provide a viable economy and work force, we must experience planned growth. The balance between growing and remaining as we are must maintain the integrity of the infrastructure.

Second home owners drive up property values. The local economy cannot support or compete with out-of-area influence on home values.

GOAL 1

Insure adequate housing to meet the needs of primary residences, second homes, rental homes and apartments.

GOAL 2

Ensure adequate affordable housing for families and other potential residents that are the base local economy.

GOAL 3

Control growth in both size and shape to enhance housing for full time residents, families, and also to enhance vacation home and rental needs.

OBJECTIVE

Explore possible new ways to get higher density in existing space.

OBJECTIVE

Research how other destination cities addressed the trend for more rentals and how they also accommodated full time residents.

OBJECTIVE

Analyze the potential of removing old buildings to accommodate denser housing.

OBJECTIVE

Catalogue grandfathered properties to identify and document these situations.



OBJECTIVE

Utilize opportunities to address housing issues.

STRATEGY

The county suggests two tools that are less controversial and difficult than annexation. They are cooperative planning agreements and changes to the area of impact

STRATEGY

Annexation

OBJECTIVE

Make it possible for residents to own homes.

STRATEGY

Consider governmental programs or partnerships with developers for assistance.

STRATEGY

Utilize the real estate professionals in town to explore these opportunities.

STRATEGY

Encourage new construction, and look for ways to encourage new housing for full time families such as waiving hook-up fees or other incentives.

GOAL 4

Owner occupied housing should be heavily encouraged. Residential owners tend to not want to live next to vacation rentals.

OBJECTIVE

It is important to preserve the existing residential areas to maintain the character of the city.

STRATEGY

Consider new residential areas that would not be available to buyers looking for a second home.

STRATEGY

Explore creative ways to maintain balances. Other resort/destination cities should be considered a resource.



GOAL 5

Create workable changes in the existing city structure that will overcome the barriers to allow new building. It is important to make changes in a way that do not displace long time residents.

OBJECTIVE

Explore ways to offer assistance such as reduced rates for owner occupied housing.

STRATEGY

Expand impact area.

STRATEGY this sentence

Find a way of making lots that will be conducive to new building.

STRATEGY

Petition County to annex so the City has say about where the sewers are going, Dempsey Creek and etc.

STRATEGY

Increase the impact area to protect and maintain the watershed for the city.

STRATEGY

Additional water sources may need to be identified and established for future housing, growth, and development.

STRATEGY

When expand existing city limits. This sentence doesn't make sense. Look for ways to work with potential developers to help meet city needs.

STRATEGY

Work with Planned Unit Developments in ways that preserve the balance between full time residents, vacation home owners, recreational needs, and business needs. Partnerships are a good resource.

STRATEGY

Create buffer zones and areas that will maintain and preserve open space.

Note: This housing chapter of the comprehensive plan should guide future decisions in the planning of our residential areas so they are affordable, cohesive, and attractive.



TRANSPORTATION

Lava Hot Springs and Transportation

The small City of Lava Hot Springs is uniquely situated in southeast Idaho. The City is cradled between steep hills with narrow openings at each end. For transportation, this presents both challenges and opportunities. This chapter of the Comprehensive Plan explores and discusses the transportation challenges and opportunities under the headings of Traffic, Parking, Trails, Winter Road Maintenance and Light Industrial. Many of the opportunities discussed offer strategies that include annexing areas into the City limits. A summary of the annexation recommendations and alternatives is provided at the end of the transportation chapter. This summary is provided for the convenience of the Planning and Zoning Commission, developers, interested community members, visitors, business owners and landowners.

It is important to the City of Lava Hot Springs that support be given to the Idaho Transportation Department's plans for the Lava Hot Springs area. Changes are currently being planned that will decrease traffic density and make additional paved, open space available to the community. The common approach to the City could also be altered to create desirable changes.

Lava Hot Springs commissioned a Transportation study that was completed in 2008. The study identifies characteristics and stresses related to transportation concerns. The study is available in office of the City of Lava Hot Springs

This chapter, along with other relevant parts of the Comprehensive Plan, should be used as a source of guidance. When developing the City's capital improvement projects, the Transportation Chapter can help address long term concerns related to roadways, sidewalks, crosswalks, drainage and safety.

It is important that the Lava Hot Springs Transportation Plan be utilized whenever annexation is being considered and when approval of development is under review.

Traffic

The City of Lava Hot Springs has seasonal traffic concerns. An influx of tourists starts in May and ends in September. As a popular summer destination site, the City takes on heavy loads of visitor traffic that includes cars, trucks, campers, trailers, occasional busses and lots of foot traffic.

In addition to the seasonal demand, weekends always mean more traffic to Lava Hot Springs. The City attracts people for three day weekends during all seasons of the year. Visitors start arriving in the late afternoon on Fridays and traffic gets difficult by 5:30 pm. A congestion of vehicles creates competition for on-street curb side parking, and



increased foot traffic adds to safety concerns. This congestion is more particularly prevalent in the summer season.

The street corners create visibility problems. The poor visibility makes turning vehicles very slow, blocking and slowing the traffic down the streets. Vehicles also drive too fast in the middle of the block and stop suddenly at the end of the block.

Not only is the downtown area impacted by the influx of visitors, the feeder roads to the outlying recreational areas are also negatively impacted. These traffic patterns need to be taken into account when considering future development and annexation.

When the new corridor diverts Highway 30 traffic away from the City, the area around Sunnyside or Maughan Road* may become an entry to the City. These roadways could be used to ease traffic conditions if the uses of the road are carefully considered and development is planned in advance.

The Portneuf River is a well known float tubing paradise. The river runs through the City; visitors are able to get in the river at one end of the City and get out at the other. These visitors create an enormous amount of foot traffic by carrying their large inflated tubes upstream so they can float down. Many times the tubes are loaded onto vehicles and transported through town. These oversized loads create additional hazards. There is not enough room on the sidewalks or streets for tubers, pedestrians and vehicles. The Main Street Bridge is particularly narrow and dangerous.

GOAL

Provide avenues for the safe movement of vehicular and pedestrian traffic.

OBJECTIVE

Consider the immediate and future needs of traffic flow.

OBJECTIVE

Provide float tube visitors a safe and interesting way to travel that gets them off the Main Street and away from vehicle traffic.

OBJECTIVE

Provide people with a safe and pleasant downtown experience.

OBJECTIVE

Create an alternative trail system.



OBJECTIVE

Carefully plan the development from the City to the Maughan Road and Sunnyside areas.

STRATEGY

Install signs or other markers to direct tubers away from Main Street.

STRATEGY

Construct a “walking bridge” to accompany the Main Street Bridge.

STRATEGY

Investigate the possibility of using a park and ride model in the Maughan and Sunnyside areas to reduce the number of vehicles driving in the downtown area.

STRATEGY

Annex areas around Sunnyside or Maughan Road.

STRATEGY

As an alternative to annexation, work with Bannock County to use Cooperative Planning and/or changes to the area of impact.

Parking

When the citizens analyzed the communities Strengths, Weaknesses, Opportunities and Threats (SWOT), the subject of parking came up repeatedly. Parking, Safety and Traffic are widespread concerns for the local residents. The citizenry is well aware that creative solutions are needed to address the parking and related safety concerns.

GOAL

Provide adequate parking for residents and visitors.

OBJECTIVE

Identify parking areas that are underutilized and explore options for making them available for general parking.

OBJECTIVE

Consider implementing a shuttle service to parking areas.

OBJECTIVE

Explore the possibility of creating parking areas that connect to trails.



OBJECTIVE

Explore parking solutions by using a new available roadway created by the bypass.

STRATEGY

Inventory all parking, both available and potential, and create a map for easy reference.

STRATEGY

Invite the Idaho Department of Transportation to assist with any resources.

STRATEGY

Research the possibility of using a park and ride model in the Maughan and/or Sunnyside areas.

Trails

Outdoor enthusiasts often find themselves vacationing in Idaho. Rock climbers, road bikers, hikers, cyclists, mountain climbers and horse riders are attracted to the multitude of beautiful places in Idaho, Wyoming and Yellowstone Park. Lava Hot Springs attracts many of these visitors that look for walking and biking trails. Although some trails do exist they are difficult to find and not marked. Visitors walking and biking often end up on private land or in areas not suitable to their recreational needs. We need a network of trails that provide for all levels of ability, would serve local citizens, and serve visitors. These trails would include greenway paths and other paths and trails of varying degrees of difficulty. This transportation option would help move activity and destination foot traffic off Main Street. Using trails would decrease congestion, lessen the safety concerns at the Main street corners, and improve safety for walkers, bikers and vehicles.

GOAL

Provide non-vehicle options for transportation.

OBJECTIVE

Utilize First Alley North behind the museum as a foot traffic connector for tubers.

OBJECTIVE

Connect greenway trails to more difficult trails.

OBJECTIVE

Provide visitors with information on area biking trails, equestrian trails, local fishing and camping areas.



STRATEGY

Partner with other organizations to connect trails to one another.

STRATEGY

Obtain rights-of-ways to connect trails, and mark trails to give access to hikers.

STRATEGY

Work with land owners for access.

STRATEGY

Consider using signs or other markers to direct tube traffic away from Main Street.

Winter Road Maintenance

Winter Road Maintenance is a challenge for the City. It is hard to find a good place to put the snow once it is removed from busy areas. The snowmelt causes problems with drainage because many of the streets are on a steep hill. There is a fair amount of melt that runs downhill through properties and streets.

GOAL

Keep streets and sidewalks clear of ice and snow.

OBJECTIVE

Utilize open space areas for snow removal storage.

OBJECTIVE

Find cost effective ways to address snow and ice removal.

STRATEGY

Look into the possibility of using naturally occurring hot water for snow removal.

STRATEGY

Negotiate use of sloped land or privately owned land for storage of snow.

STRATEGY

Contact other mountain cities to find new ideas.

STRATEGY

Consult with City maintenance staff for new ideas.



Light Industrial

An important part of the City's transportation is planning for potential industrial needs. The City of Lava Hot Springs welcomes light industry into our community. The new corridor that will bypass the City will significantly change the areas suitable to industry. These future changes, the 2010 improvements to Highway 30, and the nearby access to railway, will provide opportunities that few small cities enjoy. Transportation changes can open up areas of industrial possibilities for the City. With careful planning, the City can select a location that provides access to road and rail while carefully preserving the aesthetics of the drive into the City for visitors that are the lifeblood of the community.

Potential areas for light manufacturing include west of the City, east of the existing City limits, and north of the railroad tracks. If the leaders of Lava Hot Springs can guide future development of these potential industrial areas in a thoughtful, organized manner, the benefits to the community would be great.

GOAL

Provide space for light industrial interests.

OBJECTIVE

Use existing transportation resources to attract light industry.

OBJECTIVE

Provide living wage jobs to local residents.

OBJECTIVE

Preserve the view and ambiance in the approach of the City.

STRATEGY

Identify potential light industrial sites.

STRATEGY

Consider creating an industrial or business park.

STRATEGY

Annex, purchase or provide a memorandum of agreement with Bannock County, those key properties east and west of the City.

STRATEGY

Map allowable industrial sites and post on City Web Page.



Summary of Annexation Recommendations

The areas around Sunnyside or Maughan Road can be considered for annexation** or a Cooperative Agreement with the County. The Idaho Department of Transportation's planned corridor changes will make this area important to the City. This area will likely be an entry to the City and will be attractive to development. Annexation or cooperative agreement will allow the City to guide changes in a manner best suited to the needs of Lava Hot Springs.

There are other key areas that affect the future of the City and should be annexed over time. These include the Rodeo area, areas already receiving City services, and the area reaching from the Rail area to the mountain. These areas can be utilized to solve existing and future transportation needs such as traffic flow, parking and foot traffic moving from one area of town to another.

Sunnyside is that area from the towns' western border, north of the river to the railroad tracks and to the Sunnyside Road. Maughan Road area is the corridor along Maughan Road from City Limits to Highway 30 intersection.

**Sunnyside and Maughan areas are further defined in the attachments.*

*** There may be times when cooperative planning and/or changes to the Area of Impact could be used as an alternative to annexation. These tools are less controversial and less difficult.*

OPTIMIZING RESOURCES

- PEOPLE
- SMALL TOWN ATMOSPHERE
- MAIN STREET
- RECYCLE
- UTILIZE EXISTING RESOURCES
- WORK AT HOME

The six categories listed above are considered to be the most vital resources present in our City. They are each addressed individually and contain their own goals, objectives and strategies.

People

Our most important resource is our people. The City of Lava Hot Springs, and the greater Lava area that help make up the community, have a great number of talented people.



We will encourage and utilize the talents and abilities of existing citizens. As a citizenry, we want to foster support for and development of talent. It is a familiar saying in Business Development Organizations that it is less expensive to grow your own businesses than it is to attract other companies to the area. The community of Lava Hot Springs will work to encourage existing talent to spring forth and grow, in addition to welcoming and attracting new talent.

The city and residents in the surrounding area would like to keep the school in the city and efforts should be made to do so. Encouraging growth in existing businesses as well as welcoming new business will allow more opportunities for employment, export of product, and life style choices, which can potentially increase wages, and work opportunities. More work options and better pay will allow families to live in the city even as the destination business grows. We feel that livable wage jobs are an important element to local families and to student enrollment in the local school.

Encouraging the growth of our citizens should serve the community in many different forms. Some of these benefits are easily identifiable such as business opportunities, work/job choices, community pride, inclusive solutions of future problems, caring for citizens in need of services, and activities for youth. Some benefits will not be known until the results of the efforts are seen.

GOAL

Encourage and attract additional talent to bring more opportunities to the community:

OBJECTIVE

Support existing talent and attract new talent.

STRATEGY

Post relevant data on city web site. This would include areas appropriate for light industrial, referrals to organizations that support businesses, feature or provide links to community pride articles.

Main Street

Main Street is the face of Lava Hot Springs. The business district affects the mood of residents and visitors. An attractive and safe business district contributes to community health and wellbeing beyond the shopping and the restaurants and the activity level. The business district, the face of Lava, sets the tone for all work done and services provided. It is always evaluated by businesses and talents with an interest in moving to the area. The business district is also important to families considering a move to the area. Equally important, the business district is the life force for local talented individuals that want to grow and expand and offer more.



GOAL

Attractive, safe, and aesthetically pleasing business district

OBJECTIVE

Support pride and appearance

STRATEGY

Look for new ways to encourage and reward businesses that have well maintained property with curb appeal.

STRATEGY

Establish and adopt minimum acceptable standards of appearance and quality.

STRATEGY

Contact small destination cities and look into successful ways to reward or recognize business owners that contribute to making the business district attractive.

STRATEGY

Strategy: Develop mechanism to assist in upkeep and maintenance.

OBJECTIVE

Establish maintenance and safety standards.

STRATEGY

Encourage preventative maintenance.

STRATEGY

Adopt and enforce a safety code.

STRATEGY

Review and adopt relevant portions of International Maintenance Code.

OBJECTIVE

Encourage groups that work for beautification.

OBJECTIVE

Promote pride and integrity in business practices:

STRATEGY

Encourage fair employment practices.



STRATEGY

Encourage proactive, responsible, and transparent business practices.

Utilize Existing Resources

One of the most unusual resources of Lava is the natural, odor-free mineral, hot waters. Long before settlers arrived, the Bannock and Shoshone Indian tribes gathered here to bathe rest and worship the Great Spirit for the curative powers of these springs. The area became a neutral ground to be shared in peace by all tribes. Today, the hot waters attract people from all walks of life who consider the waters to be healing. It is accessible year-round. A winter delight, the 20,000 gallon stone-lined pool has a snow melt system built in the deck surrounding the natural occurring hot water.

The Portneuf River flows through town, providing a multitude of recreational and scenic opportunities. Bird watchers can enjoy western tanagers in the spring and nature lovers enjoy doves, deer, mink, and a multitude other animals.

A lot of new expensive infrastructure exists in the city and needs to be maintained and valued. Some broadband access is available in Lava but needs to be improved. Job opportunities and employment are an important part of the success of the City of Lava Hot Springs. By supporting a technological infrastructure, the City of Lava can welcome families who work from home. These are families that can send their children to our small, safe school and keep the Small Town Atmosphere alive.

GOAL

Promote the idea that infrastructure resources include the wastewater system, potable water system, and internet capacity.

OBJECTIVE

Educate citizens on the importance of upkeep and maintenance of infrastructure.

OBJECTIVE

Think about our natural hot water as more than a source of attraction for tourism.

OBJECTIVE

Consider and explore using the natural hot water for heating purposes.

OBJECTIVE

Keep the streets clear of plowed snow that impedes walking, driving, and parking.

OBJECTIVE



Shift to using hot water in new ways

STRATEGY

Discuss ways to cut manpower hours by using the hot water

STRATEGY

Begin the shift to using hot water by supporting business inquiries that are related to hot water use.

STRATEGY

Work with building industries and realtors about promoting healthy homes with hot water heating.

STRATEGY

Gather information about using hot water to keep the streets clear of snow. Utilize local university, towns that have been successful and alternative energy resources.

Small Town Atmosphere

The theme of the small town atmosphere surfaced over and over again when the community conducted an analysis of the Strengths, Weaknesses, Opportunities and Threats (SWOT). For this reason the Comprehensive Plan Committee members spent a significant amount of energy ensuring that this element be appropriately present in the future plan for the City. The subject of safety and ability to change the amount of protection as the volume of visitors changes, surfaced as the common theme of the Small Town Atmosphere.

GOAL 1

Maintain the small and quiet atmosphere that requires few police services during the typical Lava Hot Springs day and night.

OBJECTIVE

The city contracts police safety services from Bannock County. Add or decrease contract hours as needed to provide a safe environment for citizens and visitors:

STRATEGY

City officials will regularly review the hours of police safety provided and will arrange for changes as needed.

STRATEGY

Educate the public about the importance of services like police and safety. Help them understand the connection of maintaining schools and safety services.



OBJECTIVE

When needed, provide additional police safety services on weekends, particularly Friday nights and Holidays.

STRATEGY

Research funding mechanisms and include joint venture services with nearby communities. These communities may also need safety services and could share costs.

STRATEGY

Meet with existing provider and seek out ideas for low cost ways to provide a police presence on high profile days.

Recycle

Landfill and recycling issues will be coming up in the near future.

GOAL

Offer a recycling program

OBJECTIVE

Community members, elected officials and designated leaders need to be educated, groomed, and eased into making it easy for citizens and visitors to recycle:

OBJECTIVE

Consider and begin to address landfill and recycling issues by the year 2014.

STRATEGY

Arrange tours of real landfills and/or films about landfills and what is done in other similar cities.

STRATEGY

Conduct research and determine how many pounds of trash can be identified as tourist created and community created.

Work at Home

The City feels keenly the need to provide work at home resources for the citizens. When jobs can be worked from a remote location, the opportunities for small desirable cities like Lava Hot Springs can be tremendous. Just like other small towns, our children become educated and seek good incomes at work that is interesting and relevant to their area of study. And, just like other small towns, these children have exited at an alarming rate. We see the potential for our children to return to Lava Hot Springs to raise their



children. The small town atmosphere is still a very desirable way to raise a family. We can offer that to our children if we can offer broadband access to support the remote work sites that are becoming more and more attractive to successful business.

GOAL

Work at home infrastructure

OBJECTIVE

Support infrastructure projects that keep pace with fiber optics, broadband and next generation technological advancements that will support working from home.

OBJECTIVE

Attract young families that love living in a small, beautiful town by supporting the potential to work for good wages from home.

OBJECTIVE

Families can enjoy the comfortable life style that comes from middle income and high income producing jobs. The children can play outside safely and enjoy clean air and lots of open space.

STRATEGY

Watch for opportunities to improve the broadband access in and around the City.

PROTECT NATURAL SURROUNDINGS

Protecting Natural Resources is a theme that is woven throughout the various chapters in the Lava Hot Springs Comprehensive Plan. This aspect of our City is very important to local citizens and our visitors. All development must protect the thermal resources. The major element distinguishing Lava Hot Springs from other small cities in southeast Idaho is the thermal waters. It is important there is no disruption to the delicate balance that delivers these waters to our City.

Some of our special sites include Chicken Soup Springs, Portneuf River, Olympic Swimming Pool and the Old Sanitarium. The river banks, hillsides, and large areas of undeveloped landscape are important to animal migration and the support of indigenous plants. This is a vitally important concern for bird watchers and hikers and nature enthusiasts; along with the preservation of the unique integrated atmosphere of the small town, ancient healing waters and recreation.

The view is beautiful here. It will be protected by controlling the height of buildings, encouraging infill and by annexing lands expected to attract development.



The river has always been important to the City of Lava Hot Springs. Hot springs surface on the banks of the river and create warm spots. Historically, the river has always been available and free to everyone. In order to honor those who founded the City, and maintain the original feel of the City, and manage resources economically, access to the river should remain free. It can, however, be improved upon by use of stairs, ramps and overlooks.

Clean fresh drinking water is an important natural resource for the City of Lava Hot Springs. The groundwater and aquifer system that supplies the drinking water to the City is unprotected and should be brought into the control of the City. The county recommends that Lava Hot Springs work with them to bring control of these areas to the City.

It is not possible to discuss the preservation of natural resources without discussing trash management. The City experiences influxes of people on holidays and weekends, which doubles, triples, and sometimes quadruples the amount of trash service required to keep the receptacles from overflowing and blowing into the surroundings. In the summer months this high volume commences at Memorial Day and continues into September. City crews and City funds must be adjusted to protect the environment from trash overflow. The high cost of trash management impacts the City's ability to address the hugely important concerns of weed management, care for parks, and provision of adequate public restroom services.

The local residents want to protect their current way of life. Community visioning meetings have made it clear that there is concern about Lava Hot Springs becoming another Park City or Jackson Hole. The community members want the small town feel of their day-to-day activities to remain separate from the destination-site element of the town. This includes having some privacy when working in their yards, walking from home to shop and visit friends, parking in front of their own homes and seeing familiar landmarks as they go about their day. Local residents consider their current way of life to be a natural resource. Visitors will also enjoy the small town feel and sense of safety.

Community members want to conserve and protect the natural surroundings through husbandry and stewardship.

The visioning meetings have indicated that citizens are embracing the concept of controlled, well planned growth.

GOAL

Controlled and Well Planned Community Growth

OBJECTIVE

Protect future access to fresh clean drinking water.



STRATEGY

Annex areas important to the water table and the aquifer.

STRATEGY

Create a storm water management plan

GOAL

Develop and Maintain access to the public lands and the river

OBJECTIVE

Control visitor ingress and egress to river.

OBJECTIVE

Conscientiously connect the public to greenbelt areas, birds and other wildlife.

STRATEGY

Create a Master Plan of Paths connecting existing and future paths to the river.

STRATEGY

Create landings along the river for scenic viewing.

STRATEGY

Work with private landowners to open and create more access to public lands.

GOAL

Embrace the roots of the community

OBJECTIVE

Honor the farming, mining and trapping ancestry of the City.

OBJECTIVE

Honor the townspeople who founded this community.

STRATEGY

Consider the viewpoint and their needs of founding families in planning meetings.

STRATEGY

Recognize community heritage in festivals and other events.



**A definition for infill is provided in the attachments*

BUSINESS AND ECONOMIC DEVELOPMENT

The City of Lava has an active Chamber of Commerce devoted to the prosperity of the greater Lava. The Chamber's mission is: "To promote the prosperity of the greater business community; as well as promote the general quality of life in the Greater Lava Hot Springs area." An active group called the Greater Lava Hot Springs Prosperity Group contributes time; money and effort to help both businesses and disadvantaged persons succeed.

This chapter is composed of six areas important to the Business and Economic Development of Lava Hot Springs: New Business, Local Labor Force, Complimentary Businesses, Year Round Business, What We Are and Preservation of Special Buildings.

The Zoning section of this comprehensive plan provides additional guidance related to planned growth and the unity of business and community.

NEW BUSINESS

The city would like to attract living wage, job creation businesses into the area. The local economy would benefit from a service industry business or export manufacturing business providing 100 to 300 full time jobs. Local access to natural hot water opens many possibilities for research and energy industries and businesses that would benefit from this excellent resource. An analysis of the local labor force creates a misleading picture. A small or medium sized business considering locating in Lava Hot Springs may not see the needed labor force when in fact; there are many people who would like to live in Lava Hot Springs if living wage jobs were available. The city has difficulty attracting the right business when the work force is not present.

LOCAL LABOR FORCE

The City economy is mainly a summer destination industry. There are great opportunities for youth and seasonal workers. Seasonal workers come to the area in the summer to work in restaurants, hotels, clean vacation rentals, make coffee in coffee shacks and work in the businesses associated with swimming and floating. While summer work is plentiful for youth and seasonal workers, full time jobs are less plentiful. Local owners work in their own shops and the children work for their parents. During the nine month off season, most motel and rental owners do their own cleaning and there are some part time local people that offer cleaning services on an as needed basis. Local business owners frequently have second incomes. Seventy percent (70%) of the clerks are local people and most have two or three part-time jobs to make it work. The available local work force is comprised of people working from home for companies or for themselves.



Other local residents drive to Soda Springs and Pocatello for access to professional work. Jobs providing local living wages are with the City and school district.

Greater Lava makes up the non-city individuals inside the zip code area shared by the City. Employment data for Greater Lava is unknown but a quick survey by local residents indicates that workers drive to Pocatello and a number of them are skilled workers at AMI. Many Greater Lava residents work in construction, architecture and engineering. Many people work out of their homes and a few work in local businesses like Shawn's Market, the Blue Moon tavern, and some of the hotels. The majority of residents who commute, drive to Pocatello and a smaller number drive to Soda Springs. A much smaller number of people drive to Utah for work each day.

The population in Lava has experienced small fluctuations while the County grew and even doubled. The population over 65 years of age is greater in Lava Hot Springs than the County. Some of these individuals want to work and some do not. Some donate their skills and some do not.

**Please see data attachment to see additional business and labor data.*

COMPLIMENTARY & YEAR ROUND BUSINESS

Complimentary business will be welcome and encouraged by community leaders and elected officials. Complimentary businesses include businesses that promote tourism in non-summer seasons. Such businesses are included in the list below...

Laundry services	Activity organizer	Hot water technology
Zip line	Catering	Geo-thermal technology
Dog shows	Sledding	Hot water use incubator
Equine show	Very clean restaurants	Univ. research-hot H ₂ O
Events	Massage therapy	Renewable business
Promotion company	Beauty Salon	related to hot water
Business incubator	Healing arts	Conservation aspect of
Convention center	Alternative healing	hot water
Community greenhouse	Herbal healing	Idaho based tourism
Drive in theatre	Alternative hospital	Adventure races
Go-cart	New age stuff	
Ski-loge or yurts	Animal clinics	



WHAT WE ARE

We are a melding of community and visitors in a variety of forms. Lava Hot Springs has more activities than the usual community of our size. Some of these activities include swimming pools, soaking pools, a plethora of recreation for kids, an attractive community center, annual city party, two rodeos and several large, groomed parks and grassy areas.

The city's physical structures are predominantly brick and wood. The new businesses coming should consider how building plans will complement the existing ambiance. The City is profuse with trees. The Portneuf River runs through the town providing an oasis of deciduous trees, reeds, and many other green plants in a semi desert land otherwise dominated by sagebrush and juniper trees. The streams, often referred to as "rivers" in this dry area, are home to many birds and insects, as well as other animals, such as beavers. Neighborhoods also contain a variety of trees that thrive in high mountain climates and short summer seasons.

It is important that all business and recreation ventures should protect the natural ecosystem within the city and surrounding the city. Any disturbance to the natural waters that surface in the city must be conscientiously prevented.

The city is surrounded by intermittent spaces of coniferous forests and areas filled with sagebrush and junipers. The coniferous forest areas have trees that are well adapted to cold climates and relatively low rainfall. These trees are largely Douglass-firs. They always have leaves on their branches and create an incredible beauty to anyone who ventures into the forest.

Junipers also grow here. They are hearty and beautiful to look at during any season of the year. These trees are adaptable to wind, cold, heat and a certain degree of drought. The area is famous for sagebrush. This plant has grey, hairy leaves an inch long or less and a crushed leaf will give off the characteristic odor of sagebrush.

The natural hot water springs that surface in Lava Hot Springs were used by Indians as healing waters for centuries. The mineral laden waters are a main attraction and the hot mineral baths are sulfur and odor free. Open year-round and operated by the State of Idaho, the Hot Springs Pool is a beautiful 20,000 gallon stone-lined hot pool with a snow melt system in the deck around it, a cold water deck shower and canopies to block the sun or rain. Over 2.5 million gallons a day course through the hot springs and are diverted into the Portneuf River keeping the springs ever changing and clean. The spring's temperatures range from approximately 102° to 112° degrees.

The City also boasts a fantastic Olympic size outdoor pool, tube slides and an indoor pool with rock climbing wall. An indoor kiddie pool, Portneuf Kiddie Cove, was built in 2013 for year round use. Walking paths and picnic areas connect the pools and city.



GOAL 1

PRESERVATION OF SPECIAL BUILDINGS

The city has “at risk” buildings that define the town, are of interest to visitors and are very dear to local residents. Many of these buildings are in disrepair. For some, the need is so great, if left unattended, they will be lost. This goal is to preserve special buildings so entire city gains not just downtown area

OBJECTIVE

Keep, in healthy condition, those physical structures that carry significant meaning to Lava Hot Springs.

STRATEGIES

Inventory all special buildings
Create a committee to find solutions
Prioritize the Needs
Pursue funding
Create a process for selection that rewards those owners that contribute to the successful preservation of their own buildings and to the successful preservation of other buildings. Consider sweat equity and other forms of match.
Investigate Habitat for Humanity and other organizations that might contribute resources or ideas.

GOAL 2

BUSINESS PLAN

Prepare a Business Development Plan that will Develop Year Round business and will also preserve and improve the Quality of Life for Residents

OBJECTIVE

Increase the number of year round jobs

STRATEGIES

Invite antique dealer to explore antique mall potential
Have a Community Review
Help local business groups expand advertising potential
Use Internet to promote on the city web page
Get brochures into convention folders
Help landowners partner with guides
Hire a professional Consultant to review the business district and make suggestions
Help create brochures for conventions i.e. “stay another day and visit” campaign

OBJECTIVE



Increase the number of businesses that operate year round. Increase the number of businesses that thrive in the fall, winter and/or spring.

STRATEGIES

- Promote Snow shoeing
- Promote Retreat Business
- Develop snowmobile trails
- Invite guides and outfitters to visit
- Have more events during the off seasons
- Invite fishing guide to visit city
- Promote Business Retreats
- Support business focus on off season attraction such as hot pools, cross country skiing, etc. Make Lava Hot Springs the place to be for this attraction.

GOAL 3

LIVABILITY

Improve the Standard of Living or Livability for City residents and residents in the surrounding area.

OBJECTIVE

Bring to the Residents, the pristine areas of nature surrounding the city. Create easy access to nearby areas of beauty and wonder. Increase the number of access opportunities from inside the city limits.

STRATEGIES

- Create a Greenway
- Develop well-marked trailheads
- Support local birds and birders

OBJECTIVE

Make improvements to the aesthetics of the City. Give the City a more pleasing appearance by developing standards and rewarding that which is beautiful, interesting and welcoming.

STRATEGIES

- Improve cleanliness of premises
- Reward businesses, restaurants, hotels for cleanliness
- Reward businesses, restaurants, hotels for other amenities
- Facilitate timely information to customers on feedback from others, i.e., Trip Advisor
- Create incentives to improve business
- Approval of new businesses should include review of impact on human, environmental and physical infrastructure.



A Special Note on Transportation

The Department of Transportation has a plan in place to create a corridor change that will divert Hi-way 30 traffic away from the City. Highway 30 will diverge to the new corridor in the area around Sunnyside or Maughan Road. The Transportation Plan changes in this area are expected to create a new entry avenue to the city. This access will create roadway that will be attractive to development. If managed with care, this area can also provide an attractive approach into the city. Please refer to the Transportation Chapter.



ZONING

PURPOSE

Zoning plays an integral part in balancing the needs of business development, local citizens, and tourism. Our Section, titled *Community Unity*, addresses why the synthesis of these seemingly unrelated issues is so important to the City of Lava Hot Springs.

The City of Lava is a destination site, so the needs and concerns of business development, as well as the needs and concerns for recreational opportunity/tourism and the needs of preserving natural resources and the environment, all tie in very closely with the housing issues that surround the successful growth of the City.

OVERVIEW OF ZONING ASSUMPTIONS

Some people like it quiet. Some people want to see growth. It is important that a balance be maintained.

Residential owners shy away from living next to vacation rentals. Consideration should be made to having new residential areas created that would not be available to buyers looking for a second home. It is also important to preserve the existing residential areas in order to maintain the character of the City. An example of this character is the walkability from home to the downtown shopping area.

Higher standards of care for existing structures could greatly enhance the future. The City should consider creating a friendly assessment of existing conditions. This would give the business owners, residents, and city leaders a frame of reference.

We want to keep full-time residential owners living in city limits. The City may consider ideas such as, but not limited to, waiving fees to help encourage ownership and development in areas that support both the privacy of neighborhoods and planned growth.

Owner occupied housing should be encouraged: it provides a strong base for the Lava community and creates an atmosphere that is attractive to business and visitors. Owner occupied housing must be protected and encouraged if it is to remain in place.

New and creative ways should be explored to facilitate locals to continue to live within the city limits. City leaders should talk to other communities to gain insight as to what might help Lava Hot Springs with this important aspect of growth.

GOAL 1

Accommodate and balance the needs of full-time residents with business and recreational opportunities.



OBJECTIVE

The balance must maintain the integrity of the human, environmental, and physical infrastructures, while providing opportunities for businesses to be successful.

STRATEGIES

1. When considering the approval of new businesses or expansion of existing businesses, carefully consider the impact on the infrastructures named in the overview above.
2. The City and P&Z should adopt supporting ordinances for preserving the balance of business, recreation, and residences.
3. Implement partnerships to develop new ordinances to preserve the human, environmental, and physical infrastructure.

GOAL 3

Annexation is important to the city. It will allow for controlled neighborhoods. It allows for preplanning of full-time residency neighborhoods, combination full time residency and vacation homes neighborhoods or other combinations. Annexation will also allow the city to protect valuable resources like water.

OBJECTIVE

The City should start to aggressively schedule and plan for these annexations.

STRATEGIES

1. Areas that are adjacent to the city limits should be considered for annexation and zoned according a preplanned residential, vacation home and/or rental development.
2. Identify annexable properties that are more conducive to commercial and light industrial development.
3. Consider Cooperative Agreements and changes to the Area of Impact when annexation is controversial and difficult.

OBJECTIVE

Business and recreation options will be more palatable to local residents and more amenable to visitors if the city makes use of buffer zones.

STRATEGY

Any areas that are annexed should have open space buffers included in their design to preserve the visual open space now enjoyed.



OBJECTIVE

Look for ways to work with potential developers to help meet city needs. Encourage the City to work with Planned Unit Developments in ways that preserve the balance between full time residents and vacation homeowners, along with recreational needs and business needs. When working with planned unit developers, incorporate the city's need to preserve natural resources and the environment into the negotiations and agreements.

STRATEGIES

1. Plan to utilize and expand existing city limits.
2. Consider Partnerships for they are a good resource.

OBJECTIVE

Expanding the impact area will help the city grow in a controlled manner.

STRATEGY

The city should petition Bannock County to increase the impact area to include the watershed and land application sites for the city.

A Note on Zoning

In the past, the city has arbitrarily applied zoning in a straight line. This has worked well for many years for it has maintained a life style that is very attractive to non residents and residents alike. However, with the additional interest and opportunities that are now being presented, it is important to reevaluate existing zoning practices. Zoning should be looked at in a rational and logical manner.



DEFINITION OF TERMS

Buffer Zone

A **buffer zone** is generally an area that lies between two or more other areas but depending on the type of buffer zone, the reason for it may be to segregate regions or to conjoin them.

Infill

The use of vacant land and property within a built-up area for further construction or development, especially as part of a neighborhood preservation or limited growth program

Greater Lava

The area that includes both the City of Lava and the zip code area around the City of Lava



ATTACHMENTS



CITY OF LAVA HOT SPRINGS

SWOT

STRENGTHS

Natural Beauty of Valley Environment.
Home town atmosphere. Neighbors that care about neighbors.
Tourists-Promote and support.
Location, beauty, river, hot pools, tourism, progressive people wanting to move the city forward.
State Foundation #1, Mountain/Environment and close to I-15-Yellowstone.
Community spirit, walking distance to necessities and clean air.
Character of people living here, diversity of people here, natural resources, i.e. hot water/Portneuf and location.

WEAKNESSES

Tourist/visitor disregard for town and natural environment.
How to handle the influence of visitors.
Parking, main travel areas.
Appearance/image, people not wanting to change.
Commercial flow, seasonal economy and residential housing.
Parking and out of town property owners.
Character of people who move here, location, seasonality of business and
Constricted geographical location.

OPPORTUNITIES

Village/residential charm and maintain friendly clean environment and quiet neighborhoods.
Widen road will increase traffic and visitors.
Tourists-They support city through the year. We can capture revenues plus increase by offering services to them.
See strengths, we are sitting on a gold mine (per say) and are not making the most of it.
Employers, wilderness surroundings and aging population.
Affordable recreation.
Winter time growth of life opportunities, i.e. expanded job growth and
Increase in tourism during off peak times.

THREATS

Over development and infringement of tourists on residential neighborhoods.
When the road is completed, the traffic could by pass Lava.
Tourists infringe on quiet lifestyles. Moving forward causes people to be afraid-Progress!!
Negative thinking, complainers and not working together.
Gasoline, bus routes and second home owners/Sun Valley.
Infrastructure, Main street deteriorating and down town property over priced.
Potential Big Money investment changing the character of community.

CITY OF LAVA HOT SPRINGS

SWOT

STRENGTHS

1. Natural hot water resource, Simplicity of life, Nice small village surrounded by Mountains (2), River (4), many businesses, museum, library and school.
2. Small town (1), quality of life.
3. Friendly atmosphere.
4. Many amenities for such a small village.
5. Quiet life, good schools (1) and recreation (2).
6. Beauty (3), friendly people (7), family friendly, pools (4), and golf course (1).
7. Natural beauty (1), Wildlife, friendly neighborhoods and natural resources (2).
8. Beautiful surroundings, small friendly town (1), concerned for neighbors and Senior Center.
9. Seasonal attraction and quiet.
10. Small rural population, clean air (1) and diverse population.
11. Fun town, beautiful town, so much to do and wonderful place to live (1).
12. Water.
13. Scenery and hot pools (2).
14. Friendliness (1).
15. Tourists (1) and Green space.
16. Scenic and businesses are easily accessible.
17. Location (1).
18. Beautiful setting.
19. Proximity to transportation.
20. Close distance to Wasatch Front, Southeastern Idaho, Geo thermal, mineral water, Historical significance, rich history, parks (1), motels and restaurants.
21. Stability of businesses (most) and people willing to work together to accomplish goals.
22. Mineral baths.
23. Beauty of city and swimming.
24. 4th of July.
25. Hot water, history of healing and close to population centers.
26. Good for public.

WEAKNESSES

1. Lack of leadership and cooperation, limited participation from citizens, resistance to change, deterioration of property and vacancy.
2. Full time employment with benefits and affordable housing (2).
3. Not enough winter time activities (1).
4. No real place to expand.
5. Lack of planning for future infrastructure.
6. Conflicts and not enough students to keep school open.
7. No housing for employees.
8. Lack of good paying jobs and citations given to violators of ordinances.
9. No growth in jobs and run down look on Main Street.
10. Unregulated growth potential, infrastructure issues and lack of employment opportunities.
11. We need better quality, healthy food in restaurants, we need to beautify Main Street, lights in trees, flower boxes and better lighting in parks.
12. No recycling and no litter control.
13. People not wanting to change and trashy looking downtown.
14. More dining, more activities for kids (2) and more motels.
15. We won't work with others for common good.
16. Filled with tourists in the summer.
17. Changing of laws during summer and not knowing business high and lows for consumers, never consistent.
18. School attendance, homes for families, restaurants and closed minds.
19. Main Street could look more prosperous and lack updated housing.
20. No major business or Hub.
21. City workers attitudes, ones of authority not wanting to work with residents to make our town better.
22. No public transportation, no expansion mentality and poor vision for growth.
23. Town is dated and tired.
24. Inadequate health care, need an R.N. and doctor practicing here full-time, Lack of part time jobs for youth and no health food restaurant.
25. High property taxes, lack of local employment and 35 miles from major businesses and stores.
26. Wanting to grow too fast and lose everything people have stayed here for and also new people have moved here for.
27. Not enough houses for the working class.
28. More hotels.
29. Lack of activities, poor financial back for businesses and few jobs.

OPPORTUNITIES

1. Retreat for health and healing, spa services, many outdoor recreation opportunities nearby and managed growth.
2. Recreation.
3. Wind, solar and geothermal energy.
4. Keep small village atmosphere.
5. Able to be involved in services.

6. Lots of land for housing (new), conventions and retreats at new convention center and more commercial growth.
7. Early planning for growth.
8. Frequent art in park or sidewalk art displays and monthly activity, music, bike race, art in the park with music performance and fun activities for kids.
9. Relocate future development and caution in any rezoning.
10. Affordable housing, more shops and hotels and more development.
11. Outdoor activities (1).
12. Need hotel/motel with meeting rooms.
13. To create a close-knit community.
14. Summer time fun and family opportunities.
15. Condos, convention centers, growth to become a stronger community.
16. Growth.
17. To contracted growth but not at the Jackson pace.
18. Growth for job opportunities.
19. Location, large population within 3 hours, space, room and real estate for growth.
20. Conduct events if willing to do the work.
21. Grow but still keep a small town atmosphere.
22. Volunteering.
23. Hot water and vacation destination.

THREATS

1. Becoming too large, another Park City or Jackson and being overcome by tourists change.
2. Rising fuel prices and decreasing tourism.
3. Railroad to close to hot pools.
4. Allow businesses in residential areas.
5. Too much growth (1).
6. Developers, outdated infrastructure, inconsiderate tourists, loud noise and trains.
7. Too many vacation rentals, Bed and Breakfast moving into residential area, outsiders trying to run community/Gay festival.
8. Stagnation, schools closing, shrinking economy, poverty, no new construction of affordable homes and no off season week day attraction of visitors.
9. Population and habitat destruction potential.
10. Over development, loss of Green Space, open space, loss of community character, loss of elementary school (1), loss of affordable housing, and preoccupation with tourist needs over needs of residents.
11. Closed mindedness (1).
12. That we stay the same.
13. Encroachment and unplanned growth/sprawl.
14. Big growth.
15. Only a four month town need to grow to a yearly town and old school thinking.
16. A lot of outside money trying to control the local and business wishes.
17. Impacts of growth on small town atmosphere "Cali fornication" and inflated property values.
18. Other destination towns, more proactive, better organized, educated and funded.

19. The tourists outside of town who ride their ATV's on the main roads and throw trash all over.
20. Can't keep golf course management (probably an ownership problem).
21. Over development (rampant).
22. Big business.
23. Lack of unity.
24. Keeping it a good place for families to come and enjoy good clean recreation.

Lava Hot Springs Wish List

Bring back the trains.

Cat and dog control.

Bike paths outside city, Police officer (part-time), winter cross country grooming, theme for downtown, heated sidewalks, development of "Chicken Soup Springs", Skateboard park, addition of commercial area to entice new development outside current downtown.

Make a list of people to talk to Mitt.

Diverse Economic Base.

Cultural opportunities.

One hundred new families in new affordable condos and town homes.

Affordable housing.

Low income housing.

More affordable/mid-income housing.

Affordable housing.

Horse show.

More advertising for the City of Lava Hot Springs such as billboards.

One way Main Street.

Take the closed minds and educate them.

More winter activities.

New restaurants.

More shops, restaurants in empty lots.

Better restaurants.

To see the business on Main Street improve the look of their buildings.

An updated look.

Attractive downtown with face lift on businesses.

Remodel and face lift all Main Street businesses.

Main Street to be cleaned up, painted and brought to this century.

Street lights near drug houses.

White Christmas lights on Main Street trees.

Clean streets with flowers in summer and lights in winter.

More students for schools.

Annex more land from county for new home construction.

More commercial land.

Promote special events.

More public friendly features along the river to access the river (tubing, birding, nature viewing and fishing).

Easy access to river for the tubers.

A better understanding of what the 3% city tax is used for and possible that money to be used more effectively.

Easier excess to river in and out. Would keep tubers in on places.

See better accommodations for tourists with public services like tubing the river, how tourists get around with their tubes.

First class golf course.

Year around activities.

Need recycling center.

Better weed control.

Hotel, Convention Center.

Full service Convention Center with Motel and rest rooms with 80 rooms and liquor services.

Weekly retreats and conventions at a facility with rooms, rest rooms and center.

Motel with Convention Center.

No Convention/Condo Center.

Control dumping on vacant lots.

Better garbage control downtown.

Litter patrol.

Ski Resort.

Better transportation system needed between Lava and Pocatello, etc.

Transportation to/from Pocatello.

Parking for trucks.

Let's be more "Trucker friendly" remember this is not apple juice deal.

Let's be trucker friendly to city.

Home Health Care (located in Lava).

Better control of ATV's on private and public lands.

Roads being better maintained.

Hospice (located in Lava).

Weekly movies.

A public rest room at each end of town.

Beautify what we already have.

Beautification bring what's here to its potential.

Beautify Main Street (more of a romantic feel) twinkle lights and flower pots.

Don't become Jackson Hole.

Green Belt.

I would like to see their current way of life preserved.

I would like to see growth limited.
I would like to see Development of the Geo Thermal resources.
Daily/weekly tours to local attractions. Transportation system.
Bike and pedestrian trails around town.
Longer walking bike path, connect path up by rodeo grounds to state hot pools.
More bike and walking paths.
Clean River with pathways along it.
Updated museum, exterior and interior.
Main Street building fronts updated, Require Main Street buildings to keep storefronts clean (and updated) or fined.
More garbage cans along Main Street.
Ski, snowshoe area for kids.
Healthier food in restaurants.
Monthly art, music, plays and fun activity.
More help for the seniors.
Not to lose the small town that people live here for.
Transportation to Lava Hot Springs.
Man and stores.
More parking.
More parking.
Better streets.
More wildlife areas.
Gas stations in town.
More gas stations.
Bigger airport.
More trash containers for the summer.
Artist colony.
More retail businesses.
Legislation to make Lava a quiet zone to prohibit train whistles blowing.
Railroad moved to other side of mountain.
More activities.
More admittitys (motels and hotels).
More recreational areas.
A mall.
Controlled/well planned growth.
Publicize history and museum.
Method/signage to route persons through the rewindeer of town along with business opportunities/zoning in more of town.

Hiking trails into the hills behind town.
Keep the river free/open.
Improved traffic flow.
Extend the river walk.
No Park City or the likes.
Have an elementary school.
No overdevelopment, no more condos or townhouses.
Greenspace-The triangle at entry to Lava remain green.
Public year around restrooms.
Garbage pick-up centrally for tourists and campers.
Extensive hiking, biking and walking trails interconnected around town through golf course across highway, etc.
Less traffic (I know the impossible).
More teachers at our school.
Recreation center, blowing, videos, movies and clean fun time.
Less building in mountains.
More community's events that bring people together.
Fun business on Main Street.
More work for adults.
No major growth some, but leaving Lava small town.
Nice place to stay, fun for families.
Need a beauty shop, barber shop.
Beauty shop.
Beauty shop.
Barber shop.
More activities for young people in winter time such as blowing lanes.
Blowing alley.
Blowing alley
Need a good dry-good store.
Dry-good store.
Dry-good store.
Drug Store.
Drug store.
Drug store.
More families to have school kids.
Always have our school.
Keep our small town friendliness.
Fix sidewalks.
Storefronts appealing theme.
Variety store.

Variety store.

Open spaces.

More off street parking.

Empty lots kept mowed.

Junky vehicles removed.

Street and alley kept paved.

Organized tubers.

More kids to keep school.

Curb and cutter sidewalks.

Bike and walking path.

Lava Hot Springs

Community Vision Statement

Lava Hot Springs is a diverse, safe, close knit community that nurtures locals and tourists alike. Our open street based lifestyle is valued and a key feature of our community. Events held in our public spaces bring people to our area and also provide lifestyle and recreation opportunities for our locals. We value our youth who are offered experiences to grow and develop throughout their life. We embrace our diversity, celebrate our culture and use our differences to ferment creative and original discussion.

Lava Hot Springs is a vibrant small 'mountain town' with a bustling village center. We have a flourishing small entrepreneurial business sector that focuses on diverse new economic dimensions. We have built on our existing natural resources, such as our water, and beautiful landscape. We are renowned for our famous hot springs and our unique recreational opportunities, and have maintained our rich small town experience.

Created by over 84 community residents at a Community Visioning Session held on Saturday 16 May 2009.

Ten Steps in Preparing a Comprehensive Plan

by Michael Chandler

The primary job responsibility shared by planning commissions across the nation involves the design and development of the comprehensive plan. Whether the plan is labeled comprehensive, master, or general, we are describing the same thing: putting down on paper the hopes, dreams, and aspirations a community holds for itself.

Capturing in words and pictures what a community hopes to become is a daunting challenge. The task is made simpler, however, when the planning commission chooses to systematically organize the process.

While there is no universally accepted "one best way" to develop a plan, this column will describe one "typical" sequence of steps that can be followed in developing a comprehensive plan.

PLANNING'S BUILDING BLOCKS

Preparing a comprehensive plan involves a number of technical, political, legal, and managerial considerations that will vary from one community to the next. There are, however, three phases common to the planning process. The first involves planning the process; the second centers on plan preparation; and,

the third focuses on plan implementation. Bear in mind, however, that effective comprehensive planning is actually more like a continuous loop, since feedback from monitoring implementation of the plan's recommendations ideally should be used to initiate needed changes to the plan itself.

Step One: Plan to Plan.

No, this is not a typographical error! The first step in the comprehensive planning process must be a plan for planning. Key factors associated with this step include the allocation of time, human resources, money, and energy to the effort. This step is too often overlooked or short changed. Some planning commissions seem to assume the preceding factors will manage themselves or can be dealt with as problems arise. This logic is faulty and potentially fatal to the planning process.

Step Two: Structure and Schedule the Process.

The answers uncovered during Step One will enable the commission to structure and schedule the actual planning process. It is not uncommon for a planning commission or planning staff to prepare a flow chart featuring discrete planning activities, the party(s) responsible for each activity, and the due date.

Other actions associated with the second step include:

- Determining what role the public will play in the plan development process.
- Identifying "key stakeholders" who need to be involved.
- Deciding if the plan will be developed as a "top-down staff/consultant effort," a "bottom-up/citizen-driven effort," or some combination.

- Deciding whether the plan will be organized or formatted by chapters, sections, or themes.

- Deciding what role the governing body will play. *Keeping the Governing Body Informed*, p. 10

Step Three: Gather and Analyze Data.

To be relevant, a comprehensive plan must address not only issues and concerns of the present, but also what will likely face the community in the future. To accomplish this, the commission must gather and analyze a wide array of data.

Common to most planning efforts is mapping the community's natural features, such as soil types, topographic and geologic formations, and surface and groundwater resources. Of equal importance is mapping existing land uses and development patterns.

A solid plan needs quantitative data as well. Data on demographic and socio-economic characteristics such as population and age distribution, levels of educational attainment, and employment patterns is typically collected. Likewise, data related to transportation usage, housing and economic growth trends, school enrollment, and local building and development activity is often examined. And these are just a few examples. Some observers have suggested that everything associated with humankind's interaction with land should be considered and studied!

Investing the time and resources to

continued on page 10

Begin with questions

Solid comprehensive planning begins with the end in mind. Before initiating the planning process, answers need to be given to several questions:

- How long will the planning process last in weeks or months?
- What future time horizon will the plan address; i.e. ten years, twenty years, fifty years?
- What subject matter will be included in the plan? Does it cover elements required to be included under the state planning enabling law?

- How much money will be earmarked for the planning process? Will the monies be linked to a particular time frame such as a fiscal year? Will contingency funds be available?
- What mix of human resources will be available to work on the planning process? Will local staff planners be given the day-to-day responsibility for developing the plan?
- Will some or all of the plan be developed by outside consultants?
- What time commitment are planning commissioners willing to make?



Keeping the Governing Body Informed

All of the planning commission's hard work will go for naught if the governing body fails to enact the commission's recommended plan. In order to minimize this possibility, the planning commission should be dealing with the governing body well in advance of when it formally transmits a recommended plan to that body for adoption. The following strategies will help achieve this objective:

1. Commitment to Communication. Plans are rejected by governing bodies for many reasons. Unfortunately, the lack of communication between the planning commission and the governing body, especially while the plan is being developed, is a primary reason plans are ignored or set aside by local legislatures. The planning commission can avoid this by reaching out to the governing body and opening lines of communication.

Early on, the commission needs to provide members of the governing body with an opportunity to share their perspective and vision relative to the plan development process. The commission also needs to share with the governing body how the plan will be developed, what its contents will include, and why it will be of value to the community. Expending time educating the governing body about the planning process will yield dividends during plan adoption.

2. Develop a Timeline. The planning commission should develop a timeline that will guide the plan development process. The timeline, with targeted milestones or completion dates, should be shared with the governing body. This action will provide elected officials with a clear picture of how the comprehensive plan will actually be assembled and by what time. No one should be in a position to complain later on that the proposed plan has taken them by "surprise."

3. Involve & Inform the Governing Body. The planning commission should seek to involve the governing body at various stages of the plan development process. For example, the elected body might be asked to participate in the development of the plan's goals and objectives. If the commission intends to involve the general public in

continued on page 11 sidebar

Ten Steps...

continued from page 9


gather and analyze data represents the heart of the planning process. A significant challenge, however, involves deciding how to manage the data gathering process. Experience shows that having too much data can be as much of a problem as not having enough. Clearly defining in advance the scope of the planning process should help minimize the potential for information overload.

Step Four: Identify Problems, Issues, and Concerns (PIC's).

The planning commission, in partnership with the local planning staff, will need to sift through the data accumulated with the goal of identifying the significant problems (and opportunities), issues, and concerns facing the community. This step is crucial because the resulting PIC's will function as the foundation for the comprehensive plan.

Determining what PIC's to include in the comprehensive plan will require decision making on the part of the planning commission. It is during this step that many commissions engage the public through community meetings, surveys, focus groups, or advisory committees. Securing the public's perspective regarding the range of problems, opportunities, and issues facing the community is critical not just to developing a sound plan, but to building a constituency that can help ensure the plan's ultimate adoption and implementation.

Step Five: Develop a "Vision" for the Plan.

Once community problems and opportunities have been identified, many planning commissions prepare a "vision statement," capturing in words what the community intends or wishes to become at some point in the future.  *Burlington's Vision.* The vision statement will give direction to the development of plan goals and objectives, the next step in the process. Preparation of a vision statement also offers another opportunity for involving the public. In some communities "visioning" or "futuring" forums have produced exciting results.

Step Six: Develop Plan Goals and Objectives.

Once the plan's vision statement is completed, the next step is to establish specific plan goals and objectives. If the locality is fairly homogeneous and there is general agreement and support for the vision statement, the selection of goals and objectives can be accomplished within a reasonable time frame. On the other hand, if the vision statement took time and effort to reach consensus on, it is likely that developing goals and objectives will require even greater diligence.

Step Seven: Generate and Evaluate Plan Options.

Finally, it's time to start drafting the plan! One common approach involves the development of a draft plan featuring a series of chapters or elements focusing on selected topics. For example, the draft plan might include chapters on the community's natural environment, transportation system, community facilities, as well as residential, commercial, and industrial uses. An alternative approach is to organize the plan around broad themes such as balanced growth, the preservation of rural character, enhanced economic vitality, and so on.

Each chapter or element featured in the plan should provide the reader with an explanation of its purpose, as well as an overview of the specific planning assumptions and goals and objectives contained in the element.

The various plan elements or chapters, once drafted, should next be used to formulate a series of possible land use futures for the locality. Each possible future would be a function of planning assumptions tied to the plan's vision statement, specific community goals and objectives, as well as different growth scenarios. The generation and evaluation of selected plan options presents the planning commission with one more opportunity to involve the public.

Step Eight: Select and Develop a Preferred Plan.

Once the various plan options have been reviewed and studied, the planning commission will need to select a


preferred option or approach. The final draft plan can then be prepared and formally received and considered for adoption by the planning commission.

Step Nine: Adopt the Plan, Set an Implementation Schedule.

Depending on your state code requirements one or more public hearings will likely be required before the draft plan can be adopted. Once adopted by the commission, the plan is forwarded to the governing body for consideration and final adoption.

The plan development process should be considered incomplete if a plan implementation strategy and schedule is not included in the document. This is critical, since a plan will make a difference only if it is implemented.

Step Ten: Monitor for Results and Impact.

Once a plan is adopted, the real work begins. Implementation requires commitment. It also implies accountability. Increasingly, plans are being written with the goal of fostering change. In order to do so, plans must be written in a manner that allows a locality to measure the impact the plan is having in the life of a community.  *Priorities for Plan Implementation.*

Plans also need to be regularly updated. In some states, state law prescribes this review. In Virginia, for example, a locality must review its comprehensive plan at least every five years. However, even without such a requirement, it makes sense periodically to review your plan. ♦

Michael Chandler is Professor and Community Planning Extension Specialist at Virginia Tech in Blacksburg, Virginia. Chandler also conducts planning commissioner training programs across the country, and is a frequent speaker at workshops. He is currently a member of the Blacksburg Town Council and the American Planning Ass'n Board of Directors.



the planning process through community meetings or public forums, members of the governing body should be invited to such events. As milestones are reached, written and oral status reports should be given to the governing body. If appropriate, the planning commission may decide to seek formal feedback from the governing body. Such efforts will help build the lines of communication between the commission and the governing body.

4. *Schedule Joint Work Sessions.* During the plan development process, the planning commission and the governing body might consider meeting in formal work sessions. Through discussion of the various elements and phases of the plan development process, the planning commission can both inform and learn from the governing body.

The key word to bear in mind when considering any plan adoption strategy is communication. Designing a strategy that places a premium on communicating with the governing body will substantially enhance the likelihood that the plan will be adopted.

The preceding is excerpted from Michael Chandler's "Developing the Comprehensive Plan: Part III," PCJ #12 (Fall 1993).



Burlington's Vision

An Editor's Note

The Burlington, Vermont comprehensive plan contains a series of vision statements which provide an overarching direction to the plan's more detailed policies and action recommendations. Our plan is organized in a fairly traditional manner, with chapters on land use; the natural environment; the built environment; transportation systems; economic development; community facilities; and so on. Each chapter starts with a vision statement. Here, for example, is the vision statement for the transportation chapter:

Burlington maintains a diverse transportation system that is safe, affordable, efficient and accessible for residents and visitors alike. Land use and transportation policy decisions are considered in relation to one another, and the various modes are linked together as part of a system. The city is focused towards improving linkages between adjacent communities and neighborhoods, making the best use of existing infrastructure, and expanding alternatives to the single-occupant vehicle. —WMS



Priorities for Plan Implementation

by Bernie Jones

Your plan has several dozen, or maybe several hundred, specific recommendations. So where do you start on the morning after it's been adopted? Here are several alternative strategies:

- *Early quick victories:* Start with some actions that are non-controversial, and thus most likely to be quickly adopted, thereby boosting morale, establishing momentum, and building a track record.

- *Importance:* Start with the plan's most important recommendation, regardless of its ease or difficulty.

- *Linchpin:* Start by addressing recommendations which pave the way for yet other recommendations to get implemented.

- *High profile:* Take some actions that are very visible and draw attention to the plan.

- *Maximize implementers:* Work to maximize the number of different parties each actively addressing at least one recommendation.

- *Multiple fronts:* Simultaneously address at least one recommendation from each of the plan's major sections.

It also makes sense to prepare an annual action agenda of recommendations you hope to see implemented that year. The idea here is to bite off a manageable chunk of the plan, involving the necessary implementers in that decision. That makes it their plan as well as yours.

Similarly, prepare an annual status report of what's been done. Keep on top of what's being implemented and let all the relevant audiences know each year what's been done, what has not – and why not. This helps to keep everyone's feet to the fire.

Excerpted from "A Primer on the Politics of Plan Implementation," PCJ #12 (Fall 1993). Bernie Jones has served as a member of the Denver, Colorado, Planning Board, and is the author of Neighborhood Planning: A Guide for Citizens and Planners (APA 1990).

DEFINITIONS

Goal: A general statement of a future condition which is considered desirable for the community

Objective: A statement of a measurable activity to be accomplished in pursuit of the goal.

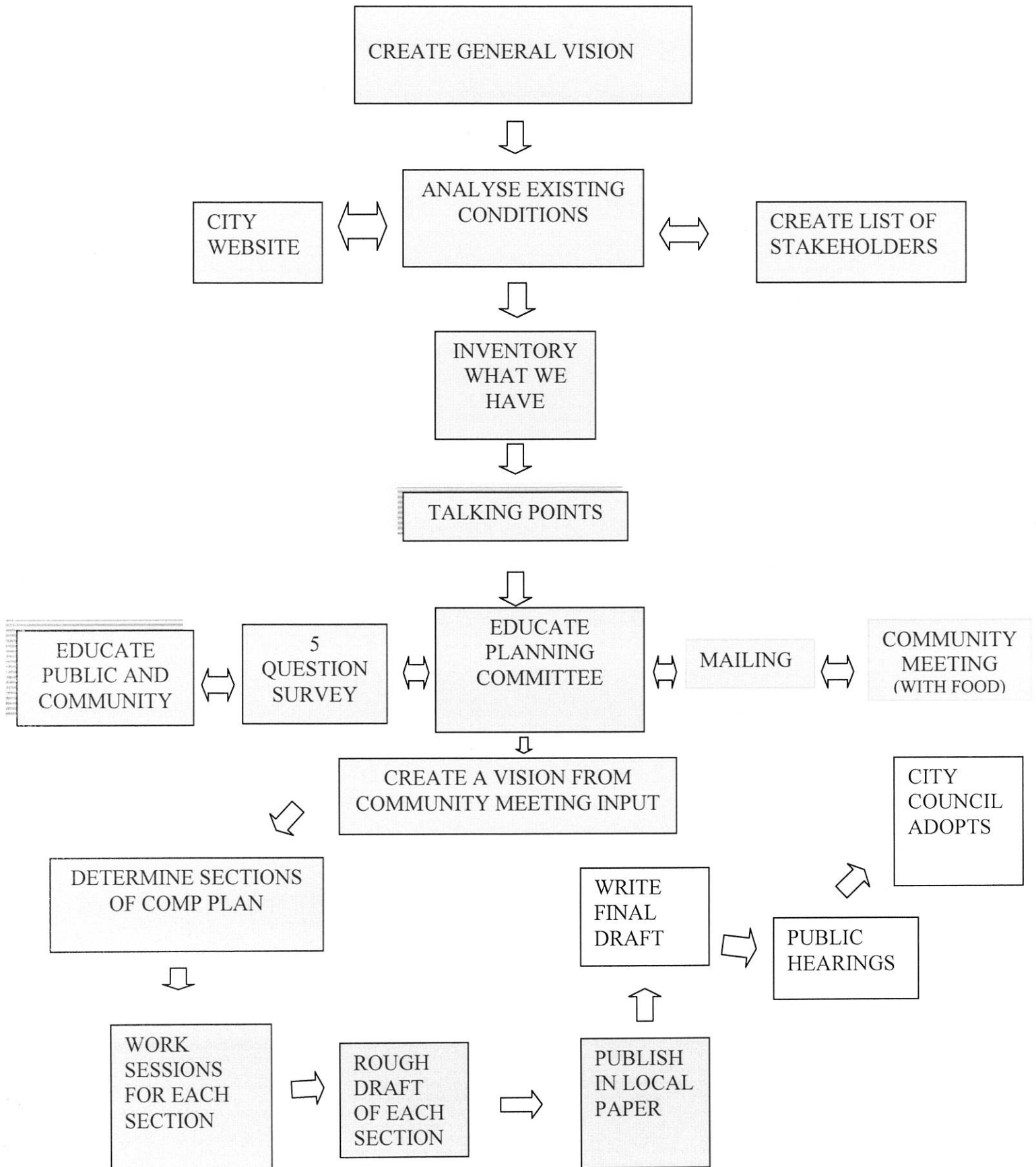
Strategy: A specific proposal to do something that relates directly to accomplishing the objective.

AGENCY LIST FOR LAVA HOT SPRINGS

- 1. Superintendent of Schools**
Marvin Hansen
40 School Street
Arimo, ID 83214
- 2. Idaho Fish and Game**
Atten: Jim Mende
1345 Barton Road
Pocatello, ID 83204
- 3. Bannock County Highway District**
5500 South 5th
Pocatello, ID 83204
- 4. Southeast District Health Department**
Atten: Craig Madsen EHS
1901 Alvin Ricken Drive
Pocatello, ID 83201
- 5. Idaho Department of Water Resources**
Eastern Region
900 North Skyline Drive
Idaho Falls, ID 83401-3653
- 6. Lava Volunteer Fire Department**
Responding Fire Department
PO Box 187
Lava Hot Springs, ID 83246
- 7. Lava Health West Clinic**
PO Box 178, 85 South 5th West
Lava Hot Springs, ID 83246
or
Portneuf Medical Center West
651 Memorial Drive
Pocatello, ID 83201

- 8. City Council**
PO Box 187
Lava Hot Springs, ID 83246
- 9. Environmental Protection Agency (EPA)**
Idaho Operations Office
1435 North Orchard Street
Boise, ID 83706
Or
Region 10
1200 6th Avenue Suite 900
CEC-124
Seattle, WA 98101
- 10. Bannock County Sheriff Department**
5800 South 5th Avenue, PO Box 4666
Pocatello, ID 83205
- 11. State Highway Department**
PO Box 4700
Pocatello, ID 83205
- 12. Bureau of Reclamation**
Atten: Yvonne Daniels SRA
1359 Hansen
Burley, ID 83318-1821
- 13. Department of Environmental Quality (DEQ)**
224 South Arthur
Pocatello, ID 83204
- 14. Linda Tigert**
Planning and Zoning
Bannock County
550 South Fifth
Pocatello, Idaho 83201

CITY OF LAVA HOT SPRINGS
COMPRHENSIVE PLAN
FLOW CHART



DATA ANALYSIS

DEMOGRAPHICS

Infrastructure

The city's water capacity is adequate for the currently plated property within the city. The new sewer capacity will be 1/3 full in winter and 2/3 full in summer; therefore there is room for expansion.

The trailer park is currently the lower housing cost area for the city. It is currently full. Presently there are 0-2 school age children and 1 infant living in the trailer park. Some discussion followed concerning the need for affordable housing. Susan mentioned location concerns when your affordable housing is on the other side of a main roadway there can become issues with traffic and community inclusion, etc. Some possible solutions for creating affordable housing were suggested including; HUD, Habitat for Humanity, Pocatello Neighborhood Housing and Idaho Housing.

Discussion of what is needed to attract young families with school age children; encourage business to locate here, jobs, market our town to industries as a great place for their employees to live, etc. Possible commuting solutions were also discussed; busing, telecommuting, car pooling, etc.

Analysis and impressions:

The Department of Commerce data lists 522 citizens of Lava in 2004

Lava population fluctuates...down from 1970 to 1980, down from 1980 to 1990, up from 1990 to 2000 and appears to be on a downward trend from 2000-2006.

Sex

The population of Lava is roughly 50% male and 50% female. This is not changing as time passes.

Age

There are not enough young people. That affects Lava in many ways.

Schools

It is a problem finding ways to make Lava affordable to families with young children. The population of school age children is dropping. They are combining grades in the schools.

Homes

Lava is attracting second home and is more of a tourist town. There is not enough of a supply of homes affordable to young families. They are moving away.

The following is an excerpt from a Wikipedia definition of affordable housing:

A community might track the percentage of its housing that is affordable to households earning 60% of median income. In addition to the distress it causes families who cannot easily find a place to live, lack of affordable housing is considered by many [urban planners](#) to have negative effects on a community's overall health. For example, lack of affordable housing can make low-cost labor more scarce, and increase demands on transportation systems (as workers travel longer distances between jobs and affordable housing). A number of [studies](#) and articles focused on U.S. cities ([Los Angeles, CA](#), [Sarasota, FL](#)) seek to link housing cost increases and declines in enrollment at local schools.

Renter occupied units increased considerably in the 1990s in both Lava and Bannock County even though the number of units built weren't much. That may mean that owner-occupied homes are being turned into rentals.

PLEASE help us by answering the following questions.

8. Are you self-employed? Yes – 26 No - 46
Labor or Technical or Professional
(11) (3) (2)

9. Why do you live in Lava Hot Springs?

Small community/caring people- III III III I
Beautiful / Nature/Mountains – III III III
Easy - I
Family & friends in Lava/home/ Lived here most of my life/grew up here - III III III III III
To poor to leave/cheap- III
Have Livestock- I
Peace/Quite/Privacy place to live/charm III III
Work/Job/Close to work- III III
Great place to raise children – III
Like/love Lava/area – III III III
Hot springs – III I
Little traffic
Can walk to everything
All basic services are available - II
Lifestyle
Recreational opportunities/Freedom to ride - IIII
Quality of life (air quality) – I
Property was affordable - II
Retirement
Safe
Own ground/business - III

10. What is important to you in the life style of Lava?

Doing together- I
Senior Center- I
Community Church & New Pastor- I
Small community/peaceful/family town/rural area- III III III III III IIII
Friendship/ caring people- III III III III
Small Businesses- I
Nice place to raise children/ family style- III
Have fun things to do for our children- II
There is a lot of variety of things to do - III
Children's future - I
Peace/Quiet/solitude/lack of congestion/laid back living
Stop promoting gay and lesbian retreats – II
Natural beauty/ outdoor activities / open spaces/river – III III III
Diversity of restaurants, entertainment & other venues
Honesty/ being treated fairly/respecting other people - II
Have many amenities (store, bank, post office, library, gym, education, churches, medical, grocery store, etc.) – III I
Employment - III
Education
Expand common facilities (medical/ pharmacy, etc.) - IIII
Hot baths - II
Control growth/well planned - II
Diversity - II
Low crime - IIII
More parking

Close to SLC
Clean air & water - II
Calm working atmosphere
Keeping our residents safe
Keeping tourist downtown. That's why we live away from downtown
Keeping our City Clean and saving our old buildings - III
The people
Rural & City getting together on fire and other services
Quality of life
Lava is a tourist community and the tourists are so nice and pleasant
Utilities
Golf Course

11. How could Lava better facilitate your life style?

I'm satisfied/Great the way it is- III I
More for children to do/family oriented (skating, bowling, show house) – III I
Car wash- I
More variety/good quality- Fast Food /Restaurant- III
Business owners to improve their lodging/more lodging – III
More parking – I
Recycle options – I
Housing/ Condo-type housing with garages - II
More businesses (clothing, hardware, dollar store) – III II
Marked trails for walking/ hiking/ biking – III III
Downtown could be more inviting, incorporate river area, clean-up, beautification – III III
More art galleries – II
Better winter street maintenance
Better city planning/Protection of residential areas/Controlled growth – III II
Focus on locals not so much on tourists
Enforcement of laws to keep peace & beauty – III
Taxes getting high for retired people
More sidewalks
Give residents break at hot pools
Local pharmacy
Cut trash trees
Better facilitate the working poor
RV dump station
Discounts for residents & seniors at pools/golf course/
Teach tourist what trespass means
Cut back on antagonism and greed
Protect private property rights – II
Keep the small town quality of life - II
City Fathers & employees develop a positive approach when working with the residents. A
good positive working relationship will encourage people to move into town instead of out
of city limits
Attract more tourists
More senior activities
Not allow additional commercialization

12. If you could improve 3 things about Lava Hot Springs, what would they be?

Recycling- 1
Litter Control – III
Better parking- III II
Control the tubers in the summer- I
Business competition/ more variety - II
Less taxes in town for locals – I
Reasonable housing (buying or renting) - III I
Growth & preparation for growth- II
Education opportunities- II
More Employment/higher wages with benefits – III III I
Eliminate 90% of police force- I
Car wash- I
More recreational facilities for families (skate park, bowling, movie theater, etc.) - III III
Pharmacy/Medical Emergency Facility – III
Hardware store – I
Less emphasis on drinking – I
No more houses becoming vacation rentals/don't want another Jackson Hole/ Keep residential area residential– III II
Bring more families here to live – II
Business/property owners clean-up & beautification of property – III III
Better streets including curbs - II
More participation from more people on local interests
Snow Removal - II
Keep costs of water & sewer affordable
Get rid of Animal Control – waste of money
Better motels/larger hotel with convention center - III
Better golf course
Create bicycle path - II
Better restaurants - II
More shops/ art galleries/ specialty/Retail/Drug Store/ Hardware - II
Benches along walkways
More Public Restrooms - II
City following through on promises
Money spent w/ more concern to all inhabitants
Pool should stay open later in the year
“Don't blow \$27,000 on a statue when other things need attention”
Keep bingo at bar
Less Back Biting
Add warm & cold water pools to state pools
Regular Portneuf River clean up
Get more of the drugs & drinking out of town
Better advertizing of upcoming events
Get tubers off Main Street
Compliance with the city ordinances
Slow down subdivisions – have them grow with demand
Find solution to increase population up to sufficient level to support Elementary School, Medical Care facility and other related services – I

Destroying river & surrounding forest area
 Improve alleys & streets - II
 Discounts for year round residents at hot pools
 Update Main Street
 Assistance for snow removal
 More winter activities
 Better youth activities
 Downtown blight

13. Rank the following items in order of importance to you (1 be most important).

Offering things to the active retired.

1	2	3	4	5	6	7	8
IIII	III II	III	III I	III II	III I	IIII	III III IIII

Medical facilities

III I	III IIII	III III I	III I	III III	II	IIII	II
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Recreation

III I	III I	III -III	III III	IIII	III III	III	IIII
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Education

III- II	III III IIII	III II	III II	III I	III	III II	I
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Nature

III III II	III III	III -III II	III I	III II	III	III	III
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Employment opportunities

III III	III III	III IIII	III II	III	II	III	III
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Housing

III III I	III III	IIII	I	III III	III I	III IIII	III
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Opportunities for community involvement

II	I	IIII	III I	III I	III III IIII	III II	III IIII
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14. List 3 important concerns you have about Lava Hot Springs and your suggestion for resolving the concerns.

Bring more Families w/children to live here/Elementary School drop in enrollment – III I
 Housing/updated housing/all homes being bought and turned into rentals/High market values – III
 More Businesses - Alco, lumberyard, drug store, etc - IIII
 Community support for pool attendance
 Everyone needs to work together /the business people need to work with town's people - III
 NO MORE house rentals/Too many rentals/keep in commercial zone – III III
 90% less police eliminate all cops, especially county
 Population growth too much - II
 Employment/ better paying jobs/ year round employment – III
 More things for children to do/ family oriented – III
 Less expensive tourist housing so more families can stay – II
 Cleaner town/river - III
 Lava is becoming a party village/underage drinking & drugs – III
 Vandalism
 Lack of theme for downtown area/ more inviting - II
 Renovation of downtown buildings/ better architecture review/Clean up empty lots/abandon buildings - IIII

Develop downtown next to river/ walking on both sides of river
 Outdoor dining
 Develop Four Season tourism - snowmobile trails - cross country ski trails - bike/walk path –
 III
 Concentrate efforts on overall beauty is the most important (get trash cans out of front yards,
 control street trash, weed abatement, repair sidewalks)
 Lack of good zoning ordinances/ rezone include R1 areas - III
 Safety of visitors & residents - III
 Regulations of tubes hanging out cars/trucks/tourist walking in middle of street – III
 Feeling like city hall is treating everyone the same.
 Recycling access – curbside
 Sewer System upgrade – apply for grants – keep affordable - II
 Sidewalks – safe routes to school on primary routes
 Paying for services we don't need (animal control-enforcement officer)
 Recreation – we are not meeting the immense volume of profits/limited quality of commerce.
 Affordability of maintaining property
 City Council more aware of small business concerns/less influence by businesses with money
 Support systems in addition to Loins/Lioness/City/Rural Fire Dept/ EMS
 Basic medical service & supplies
 Snow Removal
 Love the town – no concerns
 Cars speeding on Main street
 Trying to keep side walks free of snow/ there is now where to put the snow
 Public needs to be notified that there is no public access to any public lands within 3 miles of
 the city without Trespassing on private property.
 Infrastructure – Council is working on it
 Education
 Absentee property owners – II
 Lack of public restrooms
 Need a theme to the down town businesses/beautification of Main Street/City
 Stagnation in the town limits
 Continue to produce an informative newsletter
 Bring in features such as “Art in the Park”
 Bannock County treats Lava like a stepchild, need greater political involvement in county
 government
 More senior activities
 Leadership Training

15. Please use the space below for additional comments that you would like the Comprehensive Plan Committee to consider.

Thank you for asking my opinion - II
 More business people involved with other committees. - II
 Need ways to encourage people to come in the winter/activities - III
 Skate park/ movie theater, etc - II
 Lava is friendly
 Most yards are kept up nice.
 Recycling – very important/ keep the planet green. - II
 Enforce the leash law for dogs - II
 Cut back on vacation rentals – no housing available - III

Street lights that all work/add lights where in new housing areas - II
Restroom at east end of town -II
Mow empty lots more than once a summer - II
Growth needs to be carefully controlled/Not a Park City or Sun Valley - III II
Everyone loves on “uniqueness” but if they move here the first thing they do is want to change things and we lose the “uniqueness”
Evaluate environmental & quality of life impacts when considering future development - II
Walking and bicycle path
Get businesses in the vacant stores.
Don’t like noisy neighbors coming and going all hours
“Appreciate, respect & listen to what Canda Dimick, city clerk, has to say & not just the statistical info.”
Do not let this beautiful town turn commercial
Lava is, first & foremost, a vacation destination. The more this is improved & prioritized, the more wealth & value will flow into this town.
Tourist having open fires in residential areas, our houses are in danger.
Consider Private Property rights
Consider Native citizens of Lava being disrespected
Zoning remains important
Litter control/keep glass and litter out of river
Laws to prevent chain stores (McDonalds, etc.) to protect the Mom & Pop operations
Convention Center

Lava Hot Springs - Comprehensive Plan Data

Trends in Census Data from 1990 and 2000, and what we've seen since then.

- higher 65+ age bracket than Bannock County;
- trend is gradually getting younger;
- greater number of female households;
- increase in citizens with higher education;
- downward population in city limits, but may be holding in view of 5 mile radius;
- dramatic increase in vacation rental homes and 2nd homes;
- aging downtown buildings, as well as homes in city limits;
- aging and deteriorating infrastructure;
- increased assessed home values outpaced county (89% vs 69%);
- project a significant increase in median monthly rent from year 2000 to now (due to loss of low cost rental trailers);
- continued downward trend in school enrollment, since 1999;
- income brackets? (too many unknowns to determine the current trend);
- increased trend in commuters and those working at home (fuel prices and improved highways may have an affect);
- work force is a microcosm of the area;
- number of full time residents is decreasing; and
- increased demand on lodging and dining.

DEMOGRAPHICS, LAVA HOT SPRINGS, IDAHO

POPULATION BY SEX

	Total Population		Male Population				Female Population			
Location	2000	1990	2000	%	1990	%	2000	%	1990	%
Lava Hot Springs	521	420	259	49.7%	196	46.7%	262	50.3	224	53.3
Bannock County	75,565	66,026	37,339	49.4%	32,739	49.6%	38,226	50.6	33,287	50.4

U.S. Bureau of the Census

POPULATION BY MEDIAN AGE & HISPANIC

	Total Population		Median Age		Hispanic	
Location	2000	1990	2000	1990	2000	1990
Lava Hot Springs	521	420	40.3	38.4	12	15
Bannock County	75,565	66,026	29.8	29.5	3,540	2,740

Bannock County Hispanics have increased 30%; Lava's Hispanics have decreased 20%.

U.S. Bureau of the Census

POPULATION BY RACE

	Total Population		White		Hispanic		American Indian		Asian		Black	
Location	2000	1990	2000	1990	2000	1990	2000	1990	2000	1999	2000	1990
Lava Hot Springs	521	420	505	402	12	15	6	0	1	0	0	0
Bannock County	75,565	66,026	68,987	60,626	3,540	2,740	2,198	169	748	15	446	415

U.S. Bureau of the Census

note: some Hispanics are also listed under white

POPULATION, YOUNGEST & OLDEST

	Total Population		65+ Population				Population Under 5 yrs			
Location	2000	1990	2000	%	1990	%	2000	%	1990	%
Lava Hot Springs	521	420	98	18.8	93	22.1	34	8.1%	9	2.1%
Bannock County	75,565	66,026	7,662	10.1	6,685	10.1	6,115	8.1%	1,193	1.8%

U.S. Bureau of the Census

HOUSEHOLDS

	Average Family Size		# Households		Households w/ Individuals under age 18		Female Households			
Location	2000	1990	2000	1990	2000	1990	2000	%	1990	%
Lava Hot Springs	3.06	2.99	232	191	60	54	18	7.8%	14	6.1%
Bannock County	3.20	3.35	27,192	23,412	10,454	9,762	2,724	10.0%	2,057	8.8%

U.S. Bureau of the Census

HIGHER EDUCATION				
	High School Graduates & Higher Age 25 and Over		Bachelor's Degrees & Higher Age 25 and Over	
Location	2000	1990	2000	1990
Lava Hot Springs	309	178	43	20
Bannock County	37,894	30,982	10,799	7,419

U.S. Bureau of the Census

POPULATION ESTIMATES & ESTIMATED POPULATION CHANGE									
Location	7-1-06	7-1-05	7-1-04	7-1-03	7-1-02	7-1-01	7-1-00	2000-2006	
								Pop chg #	Pop Chg %
Lava Hot Springs	481	497	519	524	532	533	521	(40)	(7.7%)
Bannock County	78,443	77,794	77,785	77,023	76,917	76,539	75,565	2,878	3.8%

www.jobservice.ws/population

HISTORICAL POPULATION CHANGES BY DECADE								
Location	2000		1990		1980		1970	
	Population	% Inc	Population	% inc	Population	% Inc	Population	% inc
Lava Hot Springs	521	24.1	420	(10.1)	467	(9.5)	516	
Bannock County	78,443	18.8	66,026	1.0	65,421	25.3	52,200	

Idaho; Community Profiles, community.idaho.gov/profiles

Lava population fluctuates...down from 1970 to 1980, down from 1980 to 1990, up from 1990 to 2000 and appears to be on a downward trend from 2000-2006.

NUMBER OF HOUSING UNITS BY YEAR BUILT								
Year Structure Built	Lava Hot Springs				Bannock County			
	Owner Occupied		Renter-Occupied		Owner Occupied		Renter-Occupied	
	# Units	%	# Units	%	# Units	%	# Units	%
1999 to March 2000	5	3.6	0	0	291	1.5	101	1.3
1995 to 1998	6	4.3	7	7.8	1461	7.6	517	6.5
1990 to 1994	4	2.9	4	4.4	1367	7.1	221	2.8
1980 to 1989	16	11.4	11	12.2	2054	10.7	792	9.9
1970 to 1979	36	25.7	12	13.3	5154	26.8	2174	27.4
1960 to 1969	17	12.1	7	7.8	2205	11.5	1148	14.4
1940 to 1959	31	22.1	24	26.6	4540	23.6	1956	24.5
1939 or earlier	25	17.9	25	27.8	2135	11.1	1076	13.5
Total Units	140	100.0	90	100.0	19207	100.0	7985	100.0
Median Year Built	1968		1957		1971		1968	

U.S. Bureau of the Census

TENURE BY YEAR HOUSEHOLDER MOVED INTO UNIT

Year Structure Built	Lava Hot Springs				Bannock County			
	Owner Occupied		Renter-Occupied		Owner Occupied		Renter-Occupied	
	# Units	%	# Units	%	# Units	%	# Units	%
Moved in 1999 to 3-2000	9	6.4	47	52.2	2230	11.6	4340	54.4
Moved in 1995 to 1998	32	22.9	18	20.0	5022	26.1	2635	33.0
Moved in 1990 to 1994	22	15.7	18	20.0	3813	19.9	472	5.9
Moved in 1980 to 1989	30	21.4	7	7.8	3277	17.1	415	5.2
Moved in 1970 to 1979	30	21.4	0	0	2514	13.1	49	.6
Moved in 1969 or earlier	17	12.1	0	0	2351	12.2	74	.9
Total Units	140	100.0	90	100.0	19207	100.0	7985	100.0
Median Year Moved In	1988		1999		1992		1999	

U.S. Bureau of the Census

Renter occupied units increased considerably in the 1990s in both Lava and Bannock County even though the number of units built weren't much. That may mean that owner-occupied homes are being turned into rentals.

HOUSING

	2000				1990			
	Lava Hot Springs		Bannock Co		Lava Hot Springs		Bannock Co.	
	#	%	#	%	#	%	#	%
Total Units	309	100.0	29,102	100.0	303	100.0	25,694	100.0
Occupied Units	232	75.1	27,192	93.4	1901	63.0	23,412	91.1
Owner Occupied*	144	62.1	19,215	70.7	126	41.67	16,082	68.7
Renter Occupied*	88	38.0	7,977	29.3	65	21.5	7,330	31.3
Vacant Units	77	24.9	1,9010	6.6	112	37.0	2,282	8.9
Avail for rent**	23	29.9	728	38.1	21	18.7	843	36.9
Avail for sale**	6	7.8	413	21.6	11	9.8	396	17.3
Avail for seasonal, recreational or occasional use**	44	57.1	260	13.6	36	32.1	188	8.2
Value of Owner Occupied Housing	86,300		90,000		45,600		53,300	
Median Monthly Rent	416		443		210		237	

U.S. Bureau of the Census

*percentage calculated on total occupied units

** percentage calculated on total vacant units

SCHOOL ENROLLMENT		
School Year	Lava Elementary School	Marsh Valley School District
2007-2008	72	1252
2006-2007-	78	1275
2005-2006	94	1292
2004-2005	99	1351
2003-2004	94	1363
2002-2003	91	1421
2001-2002	95	1471
2000-2001	102	1537
1999-2000	128	1599
1998-1999	132	1620
1997-1998	123	1614
1996-1997	115	1679
1995-1996	150	1744
Change in # students	(52%)	(28.2%)

www.sde.idaho.gov/statistics (Idaho State Department of Education)

INCOME								
	Lava Hot Springs		Bannock County		Idaho		U.S.	
	2000	1990	2000	1990	2000	1990	2000	1990
Median Income, Household	23,472	17,344	36,683	26,275	37,572	33,935	41,994	40,383
Median Income, Family	38,750	31,071	44,192	31,724	43,490	39,599	50,046	47,328
Mean Income			46,751					
Per Capita	16,242	9,840	17,148	10,976	17,841	15,394	21,587	19,375

U.S. Bureau of the Census

Income is in 1999 dollars

WORK COMMUTE								
	Lava Hot Springs				Bannock County			
	2000		1990		2000		1990	
Workers, Age 16 and over	#	%	#	%	#	%	#	%
Numbers of Workers, 16+	182	100%	130	100%	35,122	100%	28,603	100%
Worked at Home	5	2.7%	0	0%	1,013	2.9%	782	2.7%
Mean Travel Time to Work (minutes)	25.9				17.2			
Worked In County of Residence	118	64.8%	104	80%	30,566	87.0%	24,807	86.7%
Worked Outside County of Residence	64	35.2%	26	20%	4,089	13.0%	3,397	12.3%

U.S. Bureau of the Census

CLASS OF WORKER				
	Lava Hot Springs		Bannock County	
	2000	1990	2000	1990
Employed Civilian Population 16 & over	182	130	35,641	29,061
Private for-profit wage & salary workers	131	73	23,357	19,733
Employees of own corporation	5		904	
Private not-for-profit wage & salary workers	10	6	2,141	1,585
Local government workers	8	14	3,515	1,927
State government workers	15	17	3,839	2,743
Federal government workers	0	0	1,156	974
Self-employed workers	18	20	2,544	1,992
Unpaid family workers	0	0	89	107

As part of preparing the Comprehensive Plan for the future of the Lava Hot Springs, there are several questions we would like to ask that would help us as we consider the future growth and needs of Lava Hot Springs and its citizens:

1. Age range

18 - 25 25 - 45 45 - 65 65 - 85 85 - Over

2. Employment:

Full-time Part-time Retired Unemployed

3. Income Levels per year

0 - \$10,000 \$10,000 - \$20,000 \$20,000 - \$30,000
\$30,000 - \$50,000 \$50,000 - Over

4. Education Level

< 12 High School College Degrees

5. How long have you been a Resident of Lava Hot Springs?

- A. Are you a full time resident?
- B. Do you own or rent?
- C. Or are you a resident of the area surrounding the City of Lava Hot Springs?

6. Do you have children under 18 at home?

How many?

7. Do you work outside of Lava Hot Springs?

If so how many miles do you drive daily.

8. Are you self-employed?

Labor or Technical

9. Why do you live in Lava Hot Springs?

10. What is important to you in the life style in Lava?

11. How could Lava facilitate your life style?
12. If you could improve 3 things about Lava Hot Springs, what would they be?
13. Rank the following items in order of importance to you (1 be most important).
- ☐ Offering things to the active retired.
 - ☐ Medical facilities
 - ☐ Recreation
 - ☐ Education
 - ☐ Nature
 - ☐ Employment opportunities
 - ☐ Housing
 - ☐ Opportunities for community involvement
14. List 3 important concerns you have about Lava Hot Springs and your suggestion for resolving the concerns.
15. Please use the space below for additional comments that you would like the Comprehensive Plan Committee to consider.



Get Google Maps on your phone



Text the word "GMAPS" to 466453



Definition of

Sunnyside is that area from the towns' western border, north of the river to the railroad tracks and to the Sunnyside Road. Maughn Road area is the corridor along Maughn Road from City Limits to Highway 30 intersection.

Public · 0 views

Created on Aug 15 · By · Updated < 1 minute ago



Sunnyside Area



Maughn Road

US-30

G13

McCammon to Soda Springs (approximately 13 miles) – This series of projects would complete a 33-mile, four-lane roadway from I-15 at McCammon to Soda Springs. The first segment runs from the interstate to the railroad crossing and Portneuf River west of Lava Hot Springs. The second segment would go from west of Lava Hot Springs to the bottom of Fish Creek grade, and would realign the road around Lava Hot Springs. It would include a major bridge over a wetland between McCammon and Lava Hot Springs, and reestablish the original channel of the Portneuf River as it existed nearly 60 years ago.

Key # 7749	TOPAZ TO LAVA HOT SPRINGS	2007	\$18,082
Key # H545	TOPAZ BRIDGES N&S	2008	\$19,000
Key # H548	LAVA TO FISH CR STG 1	2008	\$56,000
Key # H546	PORTNEUF CROSSINGS	2009	\$17,000
Key # H549	BLAZER HWY CROSSING	2009	\$13,500
Key # H547	McCAMMON TO TOPAZ PH 1	2010	\$33,000
Key # H539	McCAMMON TO TOPAZ PH 2	PREL	\$13,000
Key # H551	LAVA E IC & RRX	PREL	\$13,000
Key # H540	LAVA TO FISH CR	PREL	\$10,500



ACKNOWLEDGEMENTS

This Study is the product of a concerted effort by a team of committed individuals to work in the best interests of the City of Lava Hot Springs. It has truly been a collaborative process that has reached beyond the consultant's team of experts to include; City Administration and General public input. This broad based approach has used public input to prioritize technical expertise and build on local knowledge. The end result is a document that explores unique and practical solutions to satisfy the specific needs of Lava Hot Springs.

Forsgren has drawn from the insight and experience of many sources and wants to acknowledge that the success of this Study is a direct result of that broad base of contribution. The commitment and input of the entire list of participants has molded this Study into a useful document that will be useful for many years.

Forsgren Associates expresses sincere appreciation to the following organizations and individuals for their valuable assistance in the completion of this Study.

STUDY PARTICIPANTS

City Council

- Marshall Burgin, Mayor
- Phil Beeson, City Council
- Newton Lowe, City Council
- Michael Vice, City Council
- Katherine Smith, City Council
- Canda Dimick, Clerk-Treasurer

Local Highway Technical Assistance Council (LHTAC)

Consulting Team

- Husk Crowther – Project Manager
- Brandon Harris – Field Engineer
- Aaron Swenson – Field Engineer

Technical Advisory Committee

- Marshall Burgin
- Michael Vice
- Mark Lowe
- Amy Pike
- Nathleen Rife
- Dave Sanders
- Phillip Beeson



EXECUTIVE SUMMARY

This document contains an explanation of the processes, alternatives, and conclusions resulting from Lava Hot Springs's Transportation Planning Study (Study). This Summary has been generated to provide decision makers with a concise way to learn the results of this Study.

Located on the accompanying disk is an appendix that complements the Study. The Appendix contains the bulk supporting data that was needed to gain an in-depth understanding of the facts. Much of the data in the Appendix was used to generate the maps and report.

In order for this Study to be considered a success, it needs to become a living document. The information and recommendations presented in this Study should be analyzed and implemented. Sadly, the majority of Transportation Planning Studies are not implemented well and fail in the 3rd or 4th year. We do not want Lava Hot Springs to fall into this statistic. The leading cause of failure has been identified as management atrophy. After the flurry of activity to set up this system, management assumes all is done and slowly withdraws support. By the fourth year waning support has all but choked the chance of success from the maintenance crew. We recommend that long term support be given to this investment. This Study, and Forsgren's continuing support, will arm Lava Hot Springs with the information needed to meet this challenge.

"Making wise use of limited public funds requires that transportation maintenance improvements be systematically identified and prioritized..."

*"There is no better tool to do this than a comprehensive **Transportation Planning Study**"*

ITD "Transportation in your Local Comprehensive Plan"

DATA COLLECTION

To develop this Study, significant efforts have been made to inventory and analyze the current roadway network. Eight major items were identified and certain characteristics were inspected and recorded for each item in the data collection process. The eight items that were analyzed are: roadways, intersections, sidewalks, crosswalks, drainage structures, posts, signs, and bridges.



Currently there are 8.12 miles of roadways maintained and 7.96 miles owned by the City. Of these 8.12 miles of roads, 5.25 miles are paved streets, 0.48 miles are paved alleys, 0.52 miles are unpaved streets, and 1.87 miles are unpaved alleys. To aid in the data collection process, each road was divided up into segments. These segments start at one intersection and end at the next. There are a total of 167 road segments throughout the City of Lava Hot Springs. In total, over 20,000 data items were recorded and entered into a database which will be used for mapping and data analysis.

To aid the City in their efforts to improve their road network, Forsgren Associates has developed a Pavement/Sidewalk/Sign Management System computer program that will enable personnel in Lava Hot Springs to keep accurate and up-to-date records of the street network. This computer program is an Excel based program named *SIMPLE* and is included with this Study.

MAPPING

For this Study, 68 maps were produced from the data that was obtained during the data collection process. These maps were generated to act as a visual aid for the decision makers of the City of Lava Hot Springs and can be seen throughout this document.

RESULTS

Roadways: Throughout the data collection process it was evident that **each roadway and intersection demonstrated different characteristics and distresses.** The data collected differed for the roadway surface (paved or unpaved), the roadway width, and the roadway distress (fatigue cracking, transverse/longitudinal cracking, potholes, patching, trenching, rutting, and ride deficiencies). The purpose of data collection is to obtain enough data to calculate a number value known as the Pavement Condition Index (PCI) for each road segment. This PCI value is the condition of the road represented by a number between 0 and 100; 100 being a perfect road and 0 a failed road. Overall, the roadways for the City of Lava Hot Springs received a PCI of 74 per square foot of roadway and 69 per square foot of intersection; which gives a PCR of good and fair respectively.

Sidewalks: Currently there is **1.51 miles of sidewalk that accompany the 8.12 miles of City maintained roads** resulting in total sidewalk area of 59,000 square feet. The **majority of the sidewalks are along the businesses on Main Street.** This Study reports



68% (1.61 miles) of the sidewalks in excellent condition, 2% (0.04 miles) in good condition, 25% (0.59 miles) in fair condition, 2% (0.05 miles) in poor condition, and 3% (0.06 miles) of sidewalk in failed condition. Sidewalk construction, maintenance, and repair are performed by the adjacent property owner.

Crosswalks: A number of factors are linked to crosswalk locations. Some of these factors are: number of pedestrian that will be served, the function of the adjacent road, the volume and speed of vehicles, the width of the road, the typical abilities of the pedestrians that would use the crosswalks, etc... This Study identifies 15 crosswalk locations throughout the City that would improve safety.

Drainage Structure: There is 2.72 miles of drainage structures that accompany the 8.12 miles of City maintained roads. The majority of the drainage structures are located on each side of Main Street. This Study reports 71% (1.93 miles) of the drainage structures in excellent condition, 1% (0.03 miles) in good condition, 24% (0.66 miles) in fair condition, 2% (0.07 miles) in poor condition, and 1% (0.04 miles) of drainage structures in failed condition

Posts: There are 177 posts within the City limits that are maintained by the City. There are 54 posts in excellent condition, 122 posts in acceptable condition, and 1 post in failed condition.

Signs: There are 284 signs maintained by the City. Analysis shows that 80 signs are in excellent condition, 188 signs in acceptable condition, and 16 signs in failed condition. These conditions were evaluated by analyzing the reflectivity (the ability of a material to reflect light back towards its source) and major distress (vandalism, bullet holes, peeling, rusting, and aged) of each sign.

MAINTENANCE PROGRAM

Creating a maintenance program is one of the most important programs a City can implement. One of the city's largest, if not the largest, investments is in the road infrastructure. The quality of preservation work performed on this road infrastructure directly determines the surface life, future maintenance cost, ride quality, and ultimately user costs. It is the responsibility of those who are involved to insure that the tax-payers are getting their moneys worth. This study outlines the steps and procedures used to develop a Maintenance Program.



Each one of the before mentioned entities associated with roadways has different maintenance needs. For roads, the basic maintenance options are: pothole repair, crack seal, chip seal, overlay, and reconstruct. The maintenance needed for sidewalks are mainly replacement and grinding trip hazards. The maintenance needed for signs are: sign replacement, straightening, cleaning, and vegetation upkeep in the sign sight line. Each of the individual sections of this study outlines maintenance and upkeep methodology.

CAPITAL IMPROVEMENT PROGRAM (CIP)

To assist the Maintenance Program, the Capital Improvement Program was developed in this Study. The main goal of the Capital Improvement Program is to be the construction of improvement projects to existing roadways to provide safe, efficient and environmentally sound transportation facilities for the movement of goods, services, and the general public. In order to develop priorities, a public survey was performed. The following are goals established from the public involvement survey.

GOAL #1 – PAVEMENT CONDITIONS: "The City of Lava Hot Springs will strive to provide adequate support and funding to improve the pavement conditions throughout the City"

GOAL #2 – SIDEWALK CONDITIONS: "The City of Lava Hot Springs will strive to improve the sidewalk conditions for children and all pedestrians"

GOAL #3 – SAFETY: "The City of Lava Hot Springs will strive to improve safety through balancing vehicles with pedestrian, local and through traveler needs"

GOAL #4 – DRAINAGE: "The City of Lava Hot Springs will strive to improve drainage throughout the City"

GOAL #5 – ROADWAY CONDITIONS: "The City of Lava Hot Springs will strive to improve all issues related to roads (ROW boundary, street lighting, etc...)"



Using these goals, a ranking system was developed to determine the priority of each project. The following is a list of projects with their overall ranking:

- 1. Center Street and Fife Street Reconstruct (61)**
- 2. 1st W, 1st E, and Main Street Reconstruct (60)**
- 3. 1st E, 2nd E, and River Street Reconstruct (59)**
- 4. Bridge Improvement Project (50)**
- 5. Drainage Improvement Project (49)**
- 6. Sidewalk Improvement Project (44)**
- 7. Trails and Bikeway Improvement Project (43)**
- 8. Sign/Safety Improvement Project (20)**
- 9. Parking Improvement Project (18)**

Overall a total of nearly \$2,500,000 in capital improvement projects was outlined. These projects were considered the most important by the citizens of Lava Hot Springs and the Technical Advisory Committee. Reference Chapter 12 in the following study for more details on these projects.

RECOMMENDATIONS

Throughout the course of this study, various methods and techniques are discussed for the analysis of Lava Hot Springs road network. The street analysis showed that there are many of the City's street surfaces that are in need of improvement. In order to maintain the road network in the condition that is in right now, the City would need to invest \$82,750/year in maintenance. Ultimately, the City staff has the task of deciding what condition they want their roads to be in.

The basic pavement preservation program recommended for Lava Hot Springs is to concentrate on preserving the good roads until funding can be secured to pave as many of the poor/failed roads as possible. Using the recommended maintenance plan will improve the service life of the individual roads, gradually stabilizing the basic maintenance needs and costs.

Future funding needs will likely increase due to inflation, increased pavement surface areas, increased traffic volumes, and increased material costs. The City should plan on an increase of \$14,500 to their roadway maintenance budget for every addition mile constructed in the future.



All HUR Fund monies should be allocated to pavement preservation. The funds that would be required for capital improvements and capacity improvements would need to come from other funding sources. It is recommended that the City approach their goal of re-paving all streets in a modest way. Stabilize what you have, replace or strengthen the inferior materials and pave roads in a specific order.

“Fix what you have, before reaching for more to take care of”

To maximize benefit and minimize cost, repair streets that have multiple needs and will satisfy the multiple goals outlined; (i.e. compounding benefit). Fix the existing problems prior to paving anymore streets. Eventually the goal of paving all streets will manifest in three ways: 1) thin coating of chip seal on stable base, 2) A series of surface coatings over questionable base, topped off with a chip seal, 3) the use of traditional 2.5" of asphalt paving over 6" of road base with 18" of pit run for road reconstructs.

Not all Pavement Management Systems are implemented well; many fail in the 3rd or 4th year. We do not want Lava Hot Springs to fall into this statistic. The leading cause of failure has been identified as management atrophy. We recommend that long term support be given to this investment. The street network should be reviewed annually with a comprehensive review every three years. A mentor or champion on the council needs to be assigned oversight responsibilities and be able to measure progress toward the Cities Transportation System Goals. The City Council should take an active role in finding ways to increase funding and allocating a portion of maintenance budget for updating the Transportation Network.

As the population of the City increases, the traffic volume will increase and make traffic conditions worse. For future development, the City should require each development to perform a traffic impact study. The current road network has a level-of-service A and will decrease with every new development. It is recommended that the City set a level-of-service limit of C as their minimum level. In other words, when the level-of-service falls from a C to a D, improvements to the road network is warranted and is the responsibility of the new development.

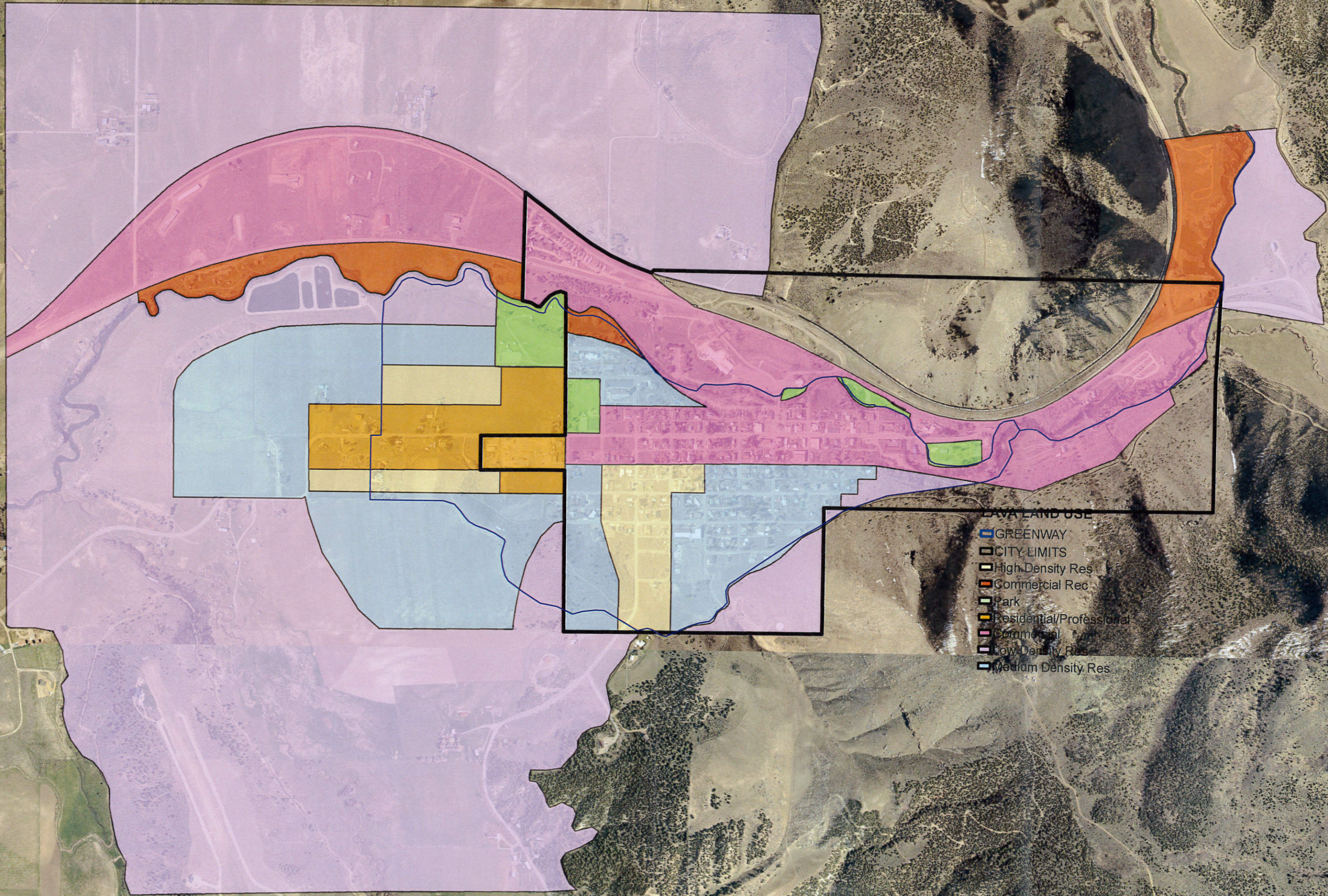
In order to support the implementation of the Transportation Planning Study, a series of policy recommendations were developed. These policy recommendations are:

- Provide for and maintain pedestrian safety



- Discourage un-safe truck access
- Include drainage improvements in street renovations
- Incorporate plan into City budget planning
- Seek partnerships for project development
- Maintain parking control and management
- Acquire right of way as needed
- Reduce speed limits as needed
- Increase enforcement of speed limits
- Coordinate projects with ITD
- Address safety concerns before upgrades
- Have development mitigate their impacts through a traffic impact study

Lastly, it is recommended that this Study be analyzed and adjusted regularly. Forsgren will periodically check in with the City to insure the study stays current and remains useful. Technical support is available to answer questions and help produce practical results. Adjusting for unexpected changes can be a useful opportunity to review how adjustments can be made quickly. A goal of this Study is to create a satisfied customer, fluent in their new ability to make informed decisions using information from this Transportation Planning Study. Forsgren is committed to maintaining long term relationships and appreciate the opportunity to serve as a seamless extension of your staff.



- LAVA LAND USE**
- GREENWAY
 - CITY LIMITS
 - High Density Res
 - Commercial Rec
 - Park
 - Residential/Professional
 - Commercial
 - Low Density Res
 - Medium Density Res