

THE CITY OF ALBION, IDAHO

# COMPREHENSIVE PLAN

REVISED 2010

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## 1.1 Preface

In review and update of the City of Albion's Comprehensive Plan, members of the Albion Planning and Zoning Commission have continued to study growth patterns, neighborhood development and overall community development in an effort to propose a view of the future that will reflect the feelings of most area residents.

Three major goals are at the center of the comprehensive planning update effort:

1. To remind the community of the need for land use planning and to develop a knowledge base for continuing and future efforts of this kind;
2. To continue to cultivate a view toward the future among as many citizens as possible, so that growth can be anticipated, understood, and managed; and
3. To provide a legal basis for the adoption of zoning ordinances.

During the review and update process of the Comprehensive Plan, meetings were held with citizens and local governmental officials to receive input and evaluate the existing plan and determine what changes needed to be made to the existing plan. The public has consistently been invited to all meetings of the Planning Commission and their input has been solicited and considered in the review process.

The proposed plan is organized to be useful to citizens and decision makers who need information about Albion. Section 2.0 discusses details about the plan, including definitions and directions on how to use it.

This plan recognizes and accommodates the unique character of the City of Albion. It provides a good foundation for growth, planning and zoning within the city boundaries. As changes and growth occur, future planning efforts can build upon this foundation.

## 1.2 Historical Background

Settlers came as early as 1868 to the future townsite of Albion. The area was part of Owyhee County, with the county seat at Silver City, over two hundred miles away. In 1879, Cassia County was created and Albion was designated as the county seat. The main stage and freight line between the railroad at Kelton and Boise City then passed through the settlement and was a source of growth and income.

Many nationalities and religions were represented among early settlers. The growing townsite was purchased by the firm of Bascomb and Robinson in 1880. A decade later, the town could boast two newspapers, a number of lawyers, doctors, businessmen, and a full slate of county officials.

In 1893, a bill sponsored by Albion resident Josiah E. Miller was passed in the Idaho Legislature, creating the Albion Normal School. The first building on campus had been built entirely at the expense of local residents. For fifty-eight years, the school provided higher education opportunities for students from throughout the West. It was a social and cultural focal point for the community. The closure of this school in 1951, presumably to control costs at the state level, diminished Albion's population and left the town in a state of shock and disappointment. In 2007, the City sold the Campus property and buildings in an effort to direct their use in a productive way in the private sector. Efforts of private investors to salvage the buildings of the campus and direct them to good use continue to the present day.

The railroad passed north of Albion and federal reclamation projects opened thousands of acres of land on the Snake River Plain to irrigated agriculture. This shift of population and economic energy to the Plain resulted in the Cassia County Seat being moved to Burley.

Despite these historical setbacks, Albion survived and remains a pleasant and promising place to live. Following sections of this Plan will describe city services and the many amenities of this enduring and colorful community. The history of Albion, one of Idaho's oldest cities, is told in greater detail in a number of books, many of which can be found at the City Library.

## 2.0 THE COMPREHENSIVE PLAN

### 2.1 What is a Comprehensive Plan?

The State Legislature passed the Local Planning Act in 1975, which required each county and city within the state to prepare a comprehensive plan as a basis for land use planning and future zoning regulations. Idaho Code §67-6508 specifies that the plan shall consider each of the following components, unless the plan describes why any particular component is unneeded:

**(a) Property Rights** - An analysis of provisions which may be necessary to insure that land use policies, restrictions, conditions and fees do not violate private property rights, adversely impact property values, or create unnecessary technical limitations on the use of property and analysis as prescribed under the declarations of purpose in Chapter 80, Title 67, Idaho Code.

**(b) Population** - A population analysis of past, present and future trends in population including such characteristics as total population, age, sex and income.

**(c) School Facilities and Transportation** - An analysis of public school capacity and transportation considerations associated with future development.

**(d) Economic Development** - An analysis of the economic base of the area including employment, industries, economies, jobs and income levels.

**(e) Land Use** - An analysis of natural land types, existing land covers and uses and the intrinsic suitability of lands for uses such as agriculture, forestry, mineral exploration and extraction, preservation, recreation, housing, commerce, industry and public facilities. A map shall be prepared indicating suitable projected land uses for the jurisdiction.

**(f) Natural Resources** - An analysis of the uses of rivers and other waters, forests, range, soils, harbors, fisheries, wildlife, minerals, thermal waters, beaches, watersheds and shorelines.

**(g) Hazardous Areas** - An analysis of known hazards as may result from susceptibility to surface ruptures from faulting, ground shaking, ground failure, landslides or mudslides; avalanche hazards resulting from development in the known or probable path of snow slides and avalanches and floodplain hazards.

**(h) Public Services, Facilities and Utilities** - An analysis showing general plans for sewage, drainage, power plant sites, utility transmission corridors, water supply, fire stations and firefighting equipment, health and welfare facilities, libraries, solid waste disposal sites, schools, public safety facilities and related services. The plan may also show locations of civic centers and public buildings.

**(i) Transportation** - An analysis, prepared in coordination with the local jurisdiction(s) having authority over the public highways and streets, showing the general locations and widths of a system of major traffic thoroughfares and other traffic ways and of streets and the recommended treatment thereof. This component may also make recommendations on building line setbacks, control of access, street naming and numbering and a proposed system of public or other transit lines and related facilities including rights-of-way, terminals, future corridors, viaducts and grade separations. The component may also include port, harbor, aviation and other related transportation facilities.

**(j) Recreation** - An analysis showing a system of recreation areas, including parks, parkways, trail ways, riverbank greenbelts, beaches, playgrounds and other recreation areas and programs.

**(k) Special Areas or Sites** - An analysis of areas, sites, or structures of historical, archeological, architectural, ecological, wildlife, or scenic significance.

**(l) Housing** - An analysis of housing conditions and needs; plans for improvement of housing standards; and plans for the provision of safe, sanitary and adequate housing, including the provision for low-cost conventional housing, the siting of manufactured housing and mobile homes in subdivisions and parks and on individual lots which are sufficient to maintain a competitive market for each of those housing types and to address the needs of the community.

**(m) Community Design** - An analysis of needs for governing landscaping, building design, tree planting, signs and suggested patterns and standards for community design, development and beautification.

**(n) Implementation** - An analysis to determine actions, programs, budgets, ordinances, or other methods including scheduling of public expenditures to provide for the timely execution of the various components of the plan.

**(o) National Interest Electric Transmission Corridors**- Only after notification by the public utilities commission concerning the likelihood of a federally designated national interest electric transmission corridor, a local entity must prepare an analysis showing the existing location and possible routing of high voltage transmission lines, including national interest electric transmission corridors based upon the United States department of energy's most recent national electric transmission congestion study pursuant to sections 368 and 1221 of the energy policy act of 2005. "High-voltage transmission lines" means lines with a capacity of one hundred fifteen thousand (115,000) volts or more supported by structures of forty (40) feet or more in height.

**The planning process for the City of Albion has addressed each of the above components.**

There are two separate and distinct parts to the Comprehensive Plan: the narrative text and projected land use maps. The narrative text presents a discussion of background information describing the community as it exists today, and then proceeds to a view of the future of Albion, with specific community goals and objectives. The land use maps visually represent the adopted goals and objectives of the narrative.

The planning process is ongoing and should ideally be the product of all forces within the community working together. The Planning and Zoning Commission carries out the planning process in response to citizen input and in an advisory capacity to the City Council.

It should be pointed out that a comprehensive plan is NOT a Zoning ordinance or a blueprint for the specific development of particular buildings, highways, etc. Instead, the plan presents a number of broad development guidelines to act as a flexible guide for specific decision-making.

## 2.2 Definitions

The following definitions are provided for terms that are used throughout the Comprehensive Plan:

Board:	Board of County Commissioners of Cassia County
Commission:	Planning and Zoning Commission of the City of Albion
Comprehensive Plan:	The official plan to be adopted by the Mayor and City Council of the City of Albion, as authorized by <u>Idaho Code</u> , to be used as a guide for the future growth of the City of Albion
Council:	City Council of the City of Albion
Goal:	A general statement indicating a name or purpose to be achieved
Objectives:	A specific statement in the Comprehensive Plan which relates to the methods for achieving a community goal

## 2.3 How to Use the Comprehensive Plan

The primary users of the Comprehensive Plan (the "Plan") are the Planning and Zoning Commission, the City Council, developers, citizens, public and private agencies, and other interested groups. A current copy of the Plan will be available for review in the Albion City Office. Copies of the Plan will also be available for purchase.

Regulations concerning zoning, special use permits, variances, and subdivisions will be based on provisions within the Plan or any ordinances which are later enacted in accordance with the Plan. Specific applications for permits, variances and subdivisions shall be made in reference to ordinances that are developed based upon this plan and enacted pursuant to directive of the Idaho's Local Land Use Planning Act (Idaho Code, Title 67, Chapter 65). Requests for zoning regulations or permits to conduct uses that are in conflict with the Plan will not be approved unless the Plan is amended.



### 3.0 COMPREHENSIVE PLAN COMPONENTS ANALYSIS WITH SUMMARY OF GOALS AND OBJECTIVES

#### 3.1 Property Rights

It is the intent of this plan to insure that the implementation of land use policies, restrictions, conditions and fees do not act so as to violate private property rights, adversely impact property values or create unnecessary technical limitations on the use of property. To accomplish this intent requires the balance of the interests and needs of the entire community and the property rights and individual needs of individuals when making land use and planning decisions.

It is the policy of the City of Albion to comply with the requirements and provisions of the Idaho Code in making land use decisions. In the 1994 Legislative Session, the Idaho Regulatory Takings Act (I.C. 67-8001, -8002 and -8003) was adopted to establish a process to better provide that land use policies, restrictions, conditions and fees do not violate private property rights, adversely impact property values, or create unnecessary technical limitations on the use of private property.

To comply with I.C. 67-6508 and 67-8003, agency or local government staff must use the following questions<sup>1</sup> in reviewing the potential impact of a regulatory or administrative action on specific property. The public review process used for evaluating proposed regulations is another tool that the agency or local government should use aggressively to safeguard rights of private property owners. If property is subject to regulatory jurisdiction of multiple governmental agencies, each agency or local government should be sensitive to the cumulative impacts of the various regulatory restrictions.

Although a question may be answered affirmatively, it does not mean that there has been a "taking." Rather, it means there could be a constitutional issue and that the proposed action should be carefully reviewed with legal counsel.

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

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<sup>1</sup> These questions are taken from the "Idaho Regulatory Takings Act Guidelines" published by the Office of the Attorney General, September 2002.

A regulation may go too far and may result in a "taking" claim where it does not substantially advance a legitimate government purpose. Likewise, regulatory actions that closely resemble, or have the effects of a physical invasion or occupation of property, are more likely to be found to be a "taking". As a general consideration, the greater the deprivation of use by regulation, then the greater the likelihood that a "taking" will be found.

It is also the policy of the City of Albion to encourage the protection of the property rights of landowners to the extent possible. Those protections should extend at least to the right to own property, to possess and use real property within bounds of local and state law, to invite others onto or exclude others from real property, the right to dispose of an interest in property and the right to enjoyment of real property. However, claims of absolute property rights may infringe on a neighbor's property rights. Infringements of property rights are a problem. Intrusions should be eliminated or mitigated.

Within a zoning classification, property rights allow for the highest and best use of the land. To achieve additional or different land uses, a landowner has the right to apply to rezone, i.e. change to a different zoning classification of the property.

There are two forms of land-use restrictions which are enforced differently. Covenants, conditions and restrictions (CC&Rs), which also are known as Protective Covenants, can be enforced by the property owner's association or owners of other lots within the subdivision and shall not be used as criteria in making zoning or permitting decisions by the local government. Further, local government does not enforce CC&Rs.

Zoning laws are different than CC&RS. CC&RS is a contract, usually between owners of subdivision lots, that is filed and recorded with the county recorder's office and encumbers the owner's property with land-use and building restrictions. Zoning laws are enforced by local government officials and can be enforced through criminal prosecution or civil lawsuits.

Laws and regulations governing private property should depend on the government's authority and responsibility to protect public health, safety, morals, and welfare. On this premise, courts have supported limitations on uses of private property through land use planning instruments such as comprehensive plans, zoning ordinances, and subdivision ordinances.

Both CC&Rs and zoning ordinances affect the legally permissible uses of the land. Both must be complied with but CC&R provisions do not provide an excuse for violating zoning regulations. Zoning regulations will take precedence over CC&R provisions, if they are in conflict.

PROPERTY RIGHTS GOAL AND OBJECTIVES:

GOAL: TO BALANCE PROPERTY RIGHTS OF ALL INDIVIDUALS WHEN MAKING LAND-USE AND PLANNING DECISIONS.

OBJECTIVES:

1. Comply with Idaho law in formulating land use planning and zoning ordinances.
2. Comply with Idaho law in making land use decisions, including but not necessarily limited to the Idaho Regulatory Takings Act.
3. Encourage the protection of the property rights of landowners, which include *at least* the following:
  - a. The right to own real property.
  - b. The right to possess and use real property (according to local and state law).
  - c. The right to invite others onto, or exclude others from the real property.
  - d. The right to dispose of an interest in the real property.
  - e. The right to enjoyment of the real property interest owned.
4. Recognize that within a zoning classification, property rights allow for the highest and best use of the land.
5. Understand that claims of absolute property rights may infringe on a neighbor's property rights.

### 3.2 Population

Albion is a small city situated in a beautiful mountain basin. Nearby are mountain lakes, the Pomerelle Ski Resort, City of Rocks National Reserve, the Snake River and many acres of public lands administered by the Sawtooth National Forest and the Burley District of the Bureau of Land Management. Residents of the city choose to live here because of the small town atmosphere and the attractive rural setting.

There are quite a few small business-type employers in and near the City. Most residents who are not involved in local small business pursuits or local agriculture commute to the nearby communities of Burley and Rupert, about eighteen miles away, where they work for food processing companies, agricultural support industries, or various private and government employers.

Most residents of Albion favor slow future growth, supported by visitors engaged in tourism, skiing, hunting and fishing, and other forms of outdoor recreation. Retail stores and services for visitors and the resident population are needed. Light industry, with limited water requirements and minimal liquid or gaseous waste disposal needs could conceivably thrive in the area. Persons interested in business opportunities along these lines are invited to come here, discuss potentials, and invest.

Attached as Appendix #1 is a population chart based on the latest available U.S. Census data summarizing growth in both Cassia County and the City of Albion. Based upon these figures, Albion has not grown, but has suffered a decline in population. It is believed that Albion will remain static in population or at very most grow slowly. Planning for the future must assess the impact of population at all times, particularly if the present trends change in response to economic development or the influx of residents.

#### POPULATION GOAL AND OBJECTIVES:

GOAL: ALBION'S ABILITY TO ABSORB GROWTH SHOULD BE CONSISTENT WITH POPULATION INCREASE.

#### OBJECTIVES:

1. Population growth should be consistent with all components of the Comprehensive Plan.
2. Population growth rate should be assessed at frequent intervals and used as a basis for evaluating the appropriateness of Comprehensive Plan components.
3. Encourage and facilitate wise land use planning which will help to ensure that projected growth in the City will be managed to provide satisfactory living, business and commercial environments.

### 3.3 School Facilities and Transportation

Cassia County School District #151 comprises nearly all of Cassia County and parts of Oneida, Twin Falls, and Box Elder, Utah Counties. There are approximately 2400 square miles within the district. Patrons are represented by a five-member Board of Trustees.

The educational program includes kindergarten through twelfth grade. Elementary curriculum emphasizes basic skills and development of a positive self-image among students. The Junior High and High School programs provide a wide experience in academic and vocational fields. .

An elementary school is located in Albion for grades kindergarten through 5<sup>th</sup> grade, while the Junior High and High Schools are located approximately nine (9) miles to the north in Declo. The City should plan and coordinate in cooperation with the school district to ensure that an elementary education facility remains in Albion. All of the Albion youth are eligible to be bused to school in Declo. There is no anticipation that these needs will change in the near future.

#### Higher Education

Post secondary education is available to Cassia County residents through the College of Southern Idaho located in Twin Falls, Boise State University located in Boise and Idaho State University located in Pocatello. In addition, courses from the University of Idaho, BSU and ISU are offered at the Twin Falls' CSI campus and on their campus extension, located in Burley. Degrees and technical prep credits can be earned from the Burley campus, part of which is the Cassia Regional Technical Center.

The University of Idaho, in cooperation with Cassia County, offers extension services, including educational programs. This office serves as the local gateway to the educational resources of the University. While extension education is an informal, out-of-school program, it is also delivered in cooperation with other agencies. The local program is designed to fit local needs and currently emphasizes irrigation management, farm financial management, crop management, master gardening, food preservation, clothing construction and the 4-H program.

Transportation for kindergarten through twelfth grade is provided by the school district's bus system. The bus routes have been set, currently run at about 50% capacity and are not expected to change significantly with future growth. All of the children living more than one and one half miles from their school, which may be outside of the city limits, are eligible to be bused to school, the remainder walk or are transported by private methods. As for transportation for higher education, there is no public transportation system available now or in the foreseeable future, leaving the sole current means being by private resource.

Additionally, with respect to school transportation planning, school zones present challenges for pedestrian safety and vehicular speed control. As traffic increases or other traffic changes take place, school zones need continual monitoring. This transportation element is addressed more fully in the Cassia County Transportation Plan, which has been adopted by the City of Albion.

SCHOOL FACILITIES AND TRANSPORTATION GOAL AND OBJECTIVES:

GOAL: MAINTAIN A VIABLE ELEMENTARY SCHOOL WITHIN THE CITY, ENSURE APPROPRIATE TRANSPORTATION FOR SECONDARY EDUCATION AND ENCOURAGE POST SECONDARY EDUCATION OPPORTUNITES WITHIN THE COUNTY

OBJECTIVES:

1. Work with Cassia County School District Officials to maintain and provide school facilities within the City.
2. Work with Cassia School District Officials to provide a quality elementary school educational program within the City.
3. Ensure the transportation by the school district's bus system continues to bus City children to Declo for post-elementary educational opportunities
4. Continue support and encouragement for post secondary education through the College of Southern Idaho and its extension and outreach programs.
5. Coordinate with school district on planning and zoning, as well as zoning for growth and transportation.

### **3.4 Economic Development**

Of Albion's population, the last survey shows 95 were in the labor force. The average commute time to work for these workers is 19.4 minutes according to the latest surveys for a community profile. This community profile can be found at Appendix #2.

Agriculture provides the main economic base for the area, with tourism and recreation contributing to the success of the local businesses. A significant number of other small local businesses contribute to the general welfare of the community. While none of these small businesses employ a great number of workers, the entrepreneurial and independent spirit that created Albion, lives on in these small operations that provide just reward for hard work.

Beneficial and appropriate development of additional employment opportunities and economic diversity in the City of Albion should be encouraged, which will ensure a benefit to the City, and more importantly, its residents. Primary employers that provide good wages, benefits, safe conditions, advancements and stability are a strength to the community.

The City should plan for economic growth that is consistent with and supports industry in the City. This policy recognizes that agriculture comprises a significant share of the local economy. With that recognition, it is in the City's best interests to also carry out a program on a continuing basis to fully explore commercial and industrial expansion potentials that are beneficial to the City.

The City recognizes that it should encourage industrial and commercial growth in the City but ensure it is not at the expense of the quality of life of its residents. The right to possess, use and enjoy property should be protected as specified in the Property Rights component of this plan.

The citizens of the City of Albion value their homes and their property rights. Many future controversies can be avoided through respect for one another's property rights and proven, consistent zoning standards.

Any industrial and commercial development should be accomplished in an organized, planned and attractive manner.

The City and those county residents bordering it will benefit from orderliness and attractive development. Property rights will be protected. Less controversy between residents, developers and City and County officials will be an asset to all concerned.

The City should encourage development of plans for future housing that provides quality housing that is safe, sanitary and affordable and that meets fair housing standards. It should also encourage the development of higher density housing where services and sufficient infrastructure are available.

## ECONOMIC DEVELOPMENT GOAL AND OBJECTIVES:

**GOAL:** ENCOURAGE REASONABLE ECONOMIC GROWTH THAT IS CONSISTENT WITH THE MAINTENANCE OF THE ENVIRONMENTAL QUALITIES OF THE AREA. SEEK A FULL RANGE OF COMMERCIAL AND PUBLIC SERVICES WHEN THE POPULATION IS CAPABLE OF SUPPORTING THEM.

### **OBJECTIVES:**

1. Economic Values - The monetary value of property should be protected from devaluation and should in fact appreciate with proper land uses.
2. Employment - Provide equal employment opportunities for all residents and allow for reasonable population growth.
3. Commerce and Industry - Provide for orderly and efficient commercial and industrial growth at a minimum cost to the general public or individual property owners and in a manner consistent with the maintenance of environmental and social amenities. This might be accomplished by the following:
  - a) Encourage additional retail business in Albion
  - b) Identify and implement strategies to encourage travelers to stay in Albion overnight
  - c) Explore opportunities for the creation of a visitor's center.



### 3.5 Land Use

The Plan strives for consistency with state statutes regarding land use while offering citizens flexibility as provided under the Idaho Statutory scheme. The City of Albion recognizes Idaho Code Title 67, Chapter 65 which is known as the "Local Land Use Planning Act" as a primary source of guidance in local land use decisions, along with any and all other statutes within the State of Idaho pertaining to land use. The City's goal is to ensure orderly development within the scope outlined and to promote public health, welfare and safety.

Lands in Albion Valley are devoted mostly to livestock enterprises. Some crops are raised in the narrow irrigated corridor along Marsh, Howell and Land Creeks, and on farms where deep wells have been developed. The nearby mountains provide grazing for cattle and recreation for the general public.

#### Existing Vacant Land/Agricultural Uses

Vacant land around and within the City of Albion could be used for housing or other forms of development. The owners of these lands presently use them for agricultural purposes. Market forces will determine when, and if, these properties are directed to residential or other non-agricultural uses. Agricultural is a large part of the Albion way of life and the economy and care, through the administration of the Area of City Impact and other ordinances will be taken to preserve that way of life.

#### Land Use Categories

##### **Residential/Agricultural Land Use:**

The preservation of agricultural uses in and around Albion is a high priority. While agricultural uses in larger communities tends to become non-economical, Albion is still of the size and inclination to allow these related uses within the area of impact and around its borders. This use allows for the mixture of larger agricultural parcels and smaller parcels providing for a rural living atmosphere. However, agricultural uses will be allowed only if conditions are met that ensure the health and safety of its citizens, and the preservation of the value and aesthetics of surrounding properties.

The residential/agricultural land use is suitable for single family residential living, including manufactured homes meeting certain building requirements. Other uses allowed in this zone are agriculture that does not constitute a confined animal feeding operation, and accessory uses. Other uses can be considered with a special or conditional use permit, with which the local planning and zoning commission can impose those conditions and safeguards deemed necessary to protect the best interest of the surrounding properties and neighborhood from damage, hazard, nuisance or other detriment.

### **Commercial Land Use:**

Commercial use in Albion has traditionally been located along State Highway 77, with the primary uses serving travelers through the area and serving immediate local needs of the residents. It is the desire of the citizens of Albion to continue such uses along or within the area of this highway corridor. This would include such uses as retail establishments, or those which provide a service for a fee. Wholesale businesses shall be approved only upon submission of a special use permit and the review and approval of the City. Light industrial uses shall be confined to the commercial zone.

Such uses allowed shall be those which are highway related, such as gas stations, convenience stores, restaurants and lounges, grocery stores, motels and other related businesses. The zone shall also allow neighborhood related uses such as banking, laundries and dry cleaners and other related businesses. Public and semi-public facilities compatible to surrounding uses shall be allowed.

No commercial lot shall be developed without proper access to a public street. Should such street not be improved, it shall be the responsibility of the property owner of the property being developed to improve the street to City standards. Off street parking shall be adequate to meet the needs of the commercial use.

All new commercial uses shall connect onto the city water, sewer and electrical systems.

Landscaping to provide necessary functions as screening and aesthetic functions will enhance the rural appearance of Albion.

### **Industrial Land Use:**

There has been little industrial development within the City limits of the City of Albion, but it is the policy of the citizens to allow and encourage such development in the appropriate commercial zones. The citizens will encourage the recruitment of clean industries that will complement their community.

Industrial use shall include light industries, small manufacturing plants; processing plants and other related uses which are deemed compatible by the community.

No industrial lot shall be developed without the proper access to a public street. Should such street not be improved, it shall be the responsibility of the property owner of the property being developed to improve the street to City standards. Off street parking appropriate to the industrial use shall be required.

New industrial uses shall connect onto the City water, sewer and electrical systems.

The City will encourage the grouping of industrial uses in land developed as an industrial park.

**Public and Quasi-Public Land Use:**

This land use is to accommodate government buildings and parks, schools, churches and similar facilities. These uses shall connect to City water, sewer and electrical systems.

**Existing Uses:**

It is recognized that certain legal uses have existed prior to the establishment of zones, which may not conform to the requirements of the new zone. Such uses shall be allowed to continue to exist but will not be able to be expanded nor replaced if more than 40% of the building has been destroyed or the use has been discontinued for a period of one year or more.

**Areas of City Impact:**

In accordance with Idaho Code Section 67-6526, area of city impact agreements have been negotiated and adopted between the City of Albion and Cassia County. The purpose of defining an area of impact is to identify the land area surrounding the city limits of Albion which may be developed at a future time or for which specific development controls or limitations may be required to prevent unacceptable impacts on the city (airport areas, watersheds, floodplains, etc...).

The area of impact agreement would take the form of ordinances and resolutions providing for the application of an agreed upon comprehensive plan and implementing ordinances within the area of city impact, and which, as a result of negotiation, may be changed from time to time.

The governing boards of the City of Albion and Cassia County will also adopt maps identifying the boundaries of the areas of city impact within the unincorporated area of the county. Reference must be made to the Cassia County Comprehensive Plan Map located at the Cassia County Courthouse for the most current location of the boundaries of this area(s) of city impact for the City of Albion.

Cassia County holds legal jurisdiction over any areas of city impact. However, based upon the recognition that impact areas are those most likely to be annexed in a city's growth, the City should seek the County's deference to City directions regarding the substantive planning and regulations of the impact area. The City should strive for land use and density policies which will accommodate the future growth goals of the both the City and the County, as well as the other goals and objectives of this plan.

## **Land Use Map**

The Albion City land use map, Appendix # 3, is a graphic illustration of the community's desired future. It shows what land uses are desired and where the uses should take place. It is a guide for city officials as they evaluate development proposals and revisions to policy.

The City Land Use Map differs from the City Zoning Map in two ways:

1. Land use classifications in the comprehensive plan and its land use map may or may not match zoning classifications in the zoning ordinances and the city zoning map. Rather, in the comprehensive plan, classifications describe the character and type of land use that is desired, whereas in the City ordinances such classifications indicate what is permitted.
2. The comprehensive plan land use map does not legally entitle a landowner to develop property in a certain way, nor does it obligate owners of those lands to direct their property to a given use. Rather, development is legally restricted by zoning districts and land use schedules in the city ordinances and as portrayed and designated on the City's Official Zoning Map. The ordinances that determine zoning districts and zoning classifications require notice, hearing and an evaluation process quite separate from that of the Comprehensive Plan. The City zoning ordinances also allow landowners to apply for zone changes.

### **Use of Information:**

The City shall use data, expertise and other available information from all pertinent sources when considering land use change proposals.

This policy recognizes that there are numerous resources available from the public and private sectors to facilitate the presentation, analysis, deliberation and resolution of land use proposals where consideration is being given to changes in land use patterns away from agriculture.

This policy also recognizes that population growth and the resulting development activity should occur where public infrastructure, service and facilities are available or where they are planned and will be provided in the near future.

## LAND USE GOAL AND OBJECTIVES:

GOAL: ENSURE ORDERLY DEVELOPMENT AND PROMOTE PUBLIC HEALTH, WELFARE AND SAFETY.

### OBJECTIVES:

1. Assure the Comprehensive Plan is consistent with state statutes regarding land use, particularly Idaho Code Title 67, Chapter 65 which is known as the "Local Land Use Planning Act" as a primary source of guidance in local land use decisions.
2. Encourage residential growth and resulting development activity in areas where public infrastructure, service and facilities are available or where they are planned and will be provided in the near future.
3. Provide for residential living areas that are safe, convenient and attractive.
4. Ensure that business and commercial establishments have sufficient land to conduct orderly and well-planned development. The size and dimensions of such sites should be adequate for buildings, off-street parking, loading and on-site vehicular circulation that will permit street access at appropriate locations for safety purposes.
5. Provide for light industrial uses within the commercial zone that is suitable for industrial or manufacturing purposes that produce no appreciable impact on adjacent properties, and add a clean and attractive image to the neighboring area, as well as seeking public input on siting of such uses through the conditional use permit process.
6. Properly regulate light industrial development to ensure that environmental quality of the surrounding area is maintained and strengthened as light industry develops and evolves.
7. Heavy manufacturing or industrial uses with a potential for adverse environmental effects should not be permitted in the City or its area of impact.
8. Use data, expertise and other available information from all pertinent sources when considering land use change proposals. There are numerous resources available from the public and private sectors to facilitate presentation, analysis, deliberation and resolution of land use proposals.

### **3.6 Natural Resources**

This plan recognizes the importance of Natural Resources in the City of Albion and provides implementation tools necessary to utilize, conserve and protect them. The natural resources component of the plan consists of an analysis of the utilization of the natural resources that exist in or in connection to the City of Albion. One of the most important ongoing planning challenges, however, is to adequately conserve and balance the use of natural resources of the City of Albion with population growth and the protection of the lifestyle that makes the City an attractive place to live.

Suitable development will be encouraged to site residential building in and near the City to protect the vast recreational opportunities in the Albion Valley.

Subdivisions and planned unit developments will be required to connect to central water, sewer, and where possible to the City's electrical system to protect scenic vistas, recreational opportunities, agricultural pursuits and to protect precious water quantity and quality.

Planning in the City will consider phasing out of the quartering of livestock in the City limits in order to reduce nuisance complaints and to enhance neighborhood unity.

All reasonable efforts will be expended to have land uses be reasonably harmonious with this plan and its various components. This is important to insure that proposed uses will not "be hazardous or result in disturbances of existing neighborhood uses; should not create excessive requirements at public cost for facilities and services; should not produce excessive traffic, smoke, noise, fumes, or odors; should not interfere with existing traffic on public thoroughfares; should not result in loss, or damage of natural, scenic, or historic features; and should meet other criteria deemed important by the City Council."

The City should have an objective to develop some high density housing to ensure adequate housing for local residents without need for expansion of City limits.

Water is the life-blood of the City of Albion and all efforts to protect, enhance, conserve and maintain the quality and quantity of ground and surface water resources of the City must be taken for the benefit of providing drinking water, fire suppression water, and irrigation water.

Wind and solar power generation are more in demand to offset rising power costs from more traditional sources. The City will plan and develop regulations to insure that wind and solar generation schemes will fit well with the City's infrastructure and will be done in a safe and prudent manner.

## NATURAL RESOURCES GOAL AND OBJECTIVES:

GOAL: PROTECT NATURAL RESOURCES AND ENCOURAGE THEIR WISE USE AND PROPER DEVELOPMENT.

### OBJECTIVES:

1. Plan for types of development suitable for a city located within a valley surrounded by mountains with recreational potential, attempting whenever possible to use presently vacant land that is within or near the city limits.
2. Subdivisions within the area of city impact should be connected to the central sewer system if it is economically feasible to do so. It is expensive to provide city services to low density housing (one acre or larger land parcels with on-site sewer and domestic well) that typically develop in the Area of City Impact. This difficulty can at least be minimized by cooperating with developers to encourage subdivisions that have smaller lots and are located near the city limits.
3. It may be desirable to phase out the practice of quartering livestock within the city limits. Experience in other communities indicates that this practice eventually causes friction among residents and generates a surplus of nuisance complaints.
4. Land uses should generally be harmonious with the components and provisions of the Comprehensive Plan. Proposed uses should not be hazardous or result in disturbances of existing neighboring uses; should not create excessive requirements at public cost for facilities and services; should not produce excessive traffic, smoke, noise, fumes, or odors; should not interfere with existing traffic on public thoroughfares; should not result in loss or damage of natural, scenic, or historic features; and should meet other criteria deemed important by the City Council.
5. Residential Objectives - Low density (0-4 dwellings per acre) should be encouraged. Proposed development of high density housing, such as condominiums or apartment complexes, would probably call for zoning ordinances dealing at a minimum with parking issues and grounds standards. The City presently has an intermingling of construction and architectural standards which is apparently acceptable to most residents.
6. Protect, enhance, conserve and maintain the quality and quantity of ground and surface water resources serving the City to provide drinking water and irrigation water.

7. Develop ordinances to govern standards for implementation of wind and solar generation facilities or accessories to create energy for self-use by residents and business establishments within the City.



### 3.7 Hazardous Areas

Floodways along the natural streams in the City are potentially hazardous to young children or to the population in general during rare precipitation or snow run-off events. The City has a floodway ordinance aimed at minimizing these risks.

The City floodway ordinance also identifies special construction requirements and limitations to provide safe development in flood prone areas. This regulation will also control building and development in potentially hazardous areas.

The Main Street of Albion, also being State Highway 77, poses risk to local pedestrians and local traffic. Some through travelling motorists fail to reduce speed from 55 mph highway speeds to the 25 mph urban speed limit. When through traffic exceeds posted speed limits it makes it difficult for pedestrians to cross the Main Street or for local motor vehicle traffic to enter or cross the Main Street. The differential in speed poses grave risk to local residents and visitors. The City should continue strong enforcement activity to provide safe crossing, entry and use of the City's Main Street.

Also, State Highway 77 poses risk from transportation of hazardous materials via truck along its route that traverses the City of Albion. Steady and adequate enforcement can aid in ensuring safe and proper transportation of such materials along the route. Therefore, in this respect strong enforcement activity should also be a key objective in regulating activity in and near the City.

#### HAZARDOUS AREAS GOAL AND OBJECTIVES:

GOAL: PERSONS AND PROPERTY SHOULD BE OFFERED PROTECTION FROM HAZARDOUS CONDITIONS OR AREAS.

#### OBJECTIVES:

1. The floodplain ordinance should identify special construction requirements and limitations on development in flood prone areas.
2. Control building and development in potentially hazardous areas.
3. Adhere to and enforce Federal Emergency Management Agency (FEMA) requirements in floodplain areas of the City.
4. Protect life and property from severe storm damage and run-off as much as is practical.
5. Enforce building codes to assure new construction meets currently accepted standards required to resist earthquake damage, or damage due to unstable geologic conditions, soil conditions or topography.
6. Limit public exposure to hazardous materials during transportation, storage and use as much as is reasonably practicable.

7. Enforce speed limits and other motor vehicle laws and regulations to provide safe and reasonable access and use of State Highway 77/Main Street.
8. Promote law enforcement activities that provide for public health, safety and the general welfare of the community.

### **3.8 Public Services, Facilities, and Utilities**

The City of Albion will provide the current level of service and plan for expanded public services, facilities and utilities to assure adequate capacities. First and foremost, planning efforts need to recognize that City infrastructure systems are aging and the need for maintenance and/or replacement of infrastructure for water, sewer and electrical needs. Secondly, in the event current levels of population change from static or decreasing to an increasing population, then efforts must be undertaken to meet the demand of such an increasing population.

This analysis and any following policy underscore the need to carefully consider both the site and the situation of new developments and their impact on public services, facilities and infrastructure. Also, this policy recognizes that development agreements will be needed on complex developments to assure that the project is completed as approved.

#### **Parks**

Albion has a small city park and the elementary school playground.

#### **City Library**

Albion's library is sponsored by the Four Leaf Clover Club, a part of the Federation of Women's clubs. The library has about 9,000 books and is a quality facility that would not ordinarily be expected in a small city.

#### **Hospital and Medical Facilities**

Hospitals are located in Burley and Rupert, at a distance of approximately 20 miles. Services available include general medicine; urology; ear, nose and throat; obstetrics; pediatrics; and orthopedics. The county has a "911" emergency dispatch system which provides prompt response to medical emergencies. Helicopter evacuation is available for acute patients whose needs are beyond the scope of local services.

#### **Law Enforcement**

The Cassia County Sheriff's Department provides law enforcement for Albion and vicinity. There is a resident deputy assigned to Albion who shares local law enforcement tasks with other members of the Department. Additionally, the City has hired a chief of police to enforce city ordinances and to encourage safe travel of through travelling public on the Main Street.

#### **Fire Protection**

Albion Fire Protection District generally serves the Albion Valley area. The fire station is located in the heart of the City of Albion at 120 East Market Street. The station is of recent construction, highlighting community and citizen involvement to bring this steel, four-bay building to fruition. The station houses the Albion Quick Response Unit and one ambulance, in addition to one structure fire truck, one wildland fire response truck, and a one ton truck with foam capabilities. The district also shares a 2000 gallon water tender with the Albion Highway District. The District is served by eleven volunteer

firefighters, who have been, and continue to be, trained in both structural and wildland fire fighting methods.

#### Recreation

Albion's City Park is a popular site for picnics and family reunions. Facilities are available for horseshoe pitching and playground equipment for children, with a large grassy area. The Park also has a nice water feature as a central focal point with bench seating for the public. The Elementary School grounds have basketball hoops, a baseball field, and a large grass area for play. Outdoor recreation, in the form of hunting, fishing, hiking, rock-climbing, snowmobiling, skiing, and other sports, is available just minutes from Albion in the surrounding mountains. Water sports are available in the Snake River.

#### Other Services

Several religious denominations meet regularly in the City, with numerous other churches represented in nearby communities. A senior citizens center is located by the elementary school in a building of recent construction. A meal is served at this facility each week. A local amateur theater group, The Albion Valley Players, performs plays with a historical flavor.

#### Public Utilities

Albion has a lagoon-type wastewater treatment system that was installed in 1974. It has the capacity to serve approximately 700 customers.

The City water system was completely rebuilt during 1992. The new system corrects past problems and provides room for expansion of service in the future. This major upgrade was funded by a combination of grants and loans approved by city residents in a bond election.

Albion purchases electricity from Bonneville Power Administration and markets it to residents.

Telephone service is provided by ATC Communications Services, with headquarters in the City of Albion.

#### State and Federal Agencies

State and Federal offices are located in Burley and Rupert.

## PUBLIC SERVICES, FACILITIES AND UTILITIES GOAL AND OBJECTIVES:

GOAL: DEVELOP ORDERLY AND EFFICIENT ARRANGEMENTS OF PUBLIC AND DEVELOPMENTAL SERVICES THAT ARE RESPONSIVE TO THE NEEDS OF CITIZENS AND CAN BE ACQUIRED AT MINIMUM COST TO TAXPAYERS.

### OBJECTIVES:

1. Upgrade and expand city utilities as necessary.
2. Fire Protection - Future construction shall provide access for firefighting equipment and personnel. Developing areas shall have an adequate supply of water for fire fighting.
3. Law Enforcement - Building or development designs that create hazards to the public safety or obstacles to law enforcement shall be avoided. Security standards of new construction will be considered by the Planning and Zoning Commission or City Council.
4. Private Utilities - Encourage burial of power and telephone lines to private facilities. Utility easements will be a matter of concern for Planning and Zoning or the City Council. Adjustments to existing easements will be coordinated with current planning.
5. Solid Waste - The City should cooperate in any way necessary with the development of a regional solid waste management strategy. Recycling programs should be encouraged and supported. Solid waste stockpiling outside of designated disposal sites will be prohibited without a special use permit.
6. Medical Service - Most medical services will continue to be centered in larger communities. Training and certification of local emergency personnel in lifesaving techniques should be encouraged.
7. Social Assistance - Elderly, handicapped, or displaced citizens should be integrated into a normal social environment. Schools in the City and nearby communities should be actively supported.
8. Maintain reasonably up-to-date hardware and software for a computerized office system.
9. Improve the city park system with American with Disabilities Act (ADA) improvements, design and construction and a regular maintenance schedule.

10. Develop a plan to address a combined City Hall and Community Center.
11. Develop a plan to address a new city maintenance shop-equipment storage facility.
12. Develop a plan to work with the Albion Highway District and the Idaho Transportation Department regarding road maintenance and winter snow removal.
13. Conserve all sources of energy and encourage the wise use of those resources. Development proposals should be encouraged to implement the use of solar, wind, geothermal and other alternative energy resources.
14. Design and locate public buildings and facilities that have capacities needed for the future, have ample land for expansion that has been adequately evaluated for potential environmental impacts at the location involved.

### 3.9 Transportation

State Highway 77 passes through Albion and is the only public access to Albion Valley. A gravel road enters the valley from the north, but is closed to the public. Interstate 84, a major east-west transcontinental route, passes about ten miles north of the City. Attached are maps showing the state highway system in relation to the Albion street system. The majority of Albion street are paved and minor maintenance is completed by the City crews.

Albion is not presently served by airline or bus. United Parcel Service and Fed Ex make deliveries to the Albion Valley and the U.S. Postal Service has parcel post services. Burley and Rupert, about 20 miles away, have Greyhound Bus service, numerous truck lines, and the Eastern Idaho Railroad. Regional air service, with connections to international airports at Salt Lake City and Boise, is available 50 miles away at Twin Falls.

The City of Albion has provided for the present and future transportation needs of its citizens and businesses through adoption and implementation of the Cassia County Transportation Plan. The County Transportation plan analyzed transportation needs county-wide and included an analysis of the City of Albion. The City should implement the goals, objectives and policies specified in the most current revision of the Cassia County Transportation Plan,(said plan is found as Appendix #4 hereto) which was developed in coordination with Cassia County and other local jurisdictions having authority over the public highways and streets in, and throughout Cassia County. A map delineating streets under the City's jurisdiction is found in the appendices of the plan, at Appendix #5 and a map showing Albion in relation to state and interstate roads is attached as Appendix #6.

#### TRANSPORTATION GOAL AND OBJECTIVES:

GOAL: WORK FOR A COMPLETE, SAFE, AND EFFICIENT TRAFFIC SYSTEM FOR MOVING GOODS AND PEOPLE THROUGH THE CITY THROUGH IMPLEMENTATION OF THE CASSIA COUNTY TRANSPORTATION PLAN.

#### OBJECTIVES:

1. Motor Vehicles - The major traffic flow is on State Highway 77. Speed and safety should be carefully regulated.
2. Pedestrians - Consideration should be given to the safe and convenient movement of pedestrians within the City. Controlled crossings may be required if a growing business district develops.
3. Bicycles - All new development should take into account the use of roadways by bicycles. A bicycle trail system should be studied and implemented within the City.

4. Safety - An active and consistent plan shall be instigated to promote safety. Visual obstructions should be from city streets and public rights of way. Speed limits shall be posted and enforced. Traffic regulating devices shall be installed where needed.
5. Streets - Improve the city streets within budget limitations, including the development of a street inventory and maintenance schedule. Address the issue of curb, gutter and sidewalks in this plan.
6. Implement the goals, objectives and policies specified in the most current revision of the Cassia County Transportation Plan, which was developed in coordination with the local jurisdictions having authority over the public highways and streets in, and throughout Cassia County, including the City of Albion. The Cassia County Transportation Plan is located on CD in the appendices of this plan. (See Appendix #4).



### 3.10 Recreation and Special Areas or Sites

Recreation and leisure activities are growing increasingly more important in enhancing quality of life. While the City does not provide any significant recreational area or sites, the City should strive to encourage maintenance and upgrading recreational facilities and programs, as well as special areas or sites throughout Cassia County. Many such sites or areas exist and are within short travelling distance from the City.

The City should provide an environment that offers a source of historic, cultural, or civic pride, as well as maintain its identity as a community of special interest in Cassia County.

Land uses which are destructive to or incompatible with the preservation of historical and unique geological sites will be reviewed in order to determine what steps may be needed to remove, reduce or prevent the negative impacts on the identified special site or area.

#### LIST OF HISTORICAL, GEOLOGICAL AND RECREATIONAL SITES:

1. California Trail Sites
2. Castle Rocks State Park
3. City of Rocks National Reserve
4. Milner Dam
5. Minidoka Dam
6. Oakley Dam – Goose Creek Reservoir
7. Oregon Trail
8. Pomerelle Ski Resort
9. Snake River
10. Starrh's Ferry Site
11. Lake Cleveland

Numerous local recreation sites have previously been mentioned. The cities of Boise and Salt Lake City are within a three-hour driving radius of Albion. Sun Valley Ski Resort, Sawtooth National Recreation Area, Craters of the Moon National Monument, and many other features of interest are also within reasonable driving distance of Albion residents.

## RECREATION AND SPECIAL AREAS OR SITES GOALS AND OBJECTIVES:

### Recreation

GOAL: MOST RECREATION TAKES PLACE OUTSIDE THE CITY. EXISTING CITY PARKS AND PLAYGROUNDS SHOULD BE MAINTAINED OR UPGRADED.

#### OBJECTIVES:

1. Evaluate the benefits of the present park system and explore options for upgrade.
2. Consider development of overnight facilities for recreational vehicles including a dump station for recreational vehicles.

### Special Areas or Sites

GOAL: PROMOTE USE OF AREAS OF HISTORICAL INTEREST. PRESERVE STRUCTURES OF KNOWN HISTORICAL OR ARCHITECTURAL IMPORTANCE AND SEEK PROFESSIONAL ASSISTANCE IN THE EVENT OF AN ARCHAEOLOGICAL DISCOVERY.

#### OBJECTIVES:

1. Preserve the cultural and physical history of Albion when possible. Cooperation with the Cassia County Historical Society should be encouraged. Older citizens should be interviewed to gather an oral history of the area.
2. Encourage preservation of structurally sound buildings more than sixty years of age. New buildings should be architecturally compatible with existing ones.
3. Encourage the preservation and improvement of areas of special interests or uses within the City.
4. Provide an environment that offers a source of historic, cultural, or civic pride.
5. Review land uses to ensure that steps are taken to remove, reduce or prevent uses that are destructive or incompatible with the preservation of historical and unique geological sites.

### 3.11 Housing

Housing in Albion consists of single family residences, including single and double-wide mobile homes scattered throughout the City.

By review of City records in January, 2010, there were 125 residences in Albion. Of these, 86 units are owner occupied and 29 are rental units. 10 residential units are unoccupied at the time. Most homes are of older construction.

Housing density is rather low. Sixty percent of homes are on lots of 1/4 acre or larger. About one in five homes have pasture for livestock.

The City of Albion should strive to provide safe, sanitary and adequate housing through application of international building and related codes.

The homes in the City of Albion are the refuge for their residents. These homes hold their most valuable assets: their children and loved ones. To most these homes represent one of their greatest financial assets.

#### HOUSING GOAL AND OBJECTIVES:

GOAL: PROVIDE A SELECTION OF ADEQUATE HOUSING ALTERNATIVES FOR ALL ECONOMIC LEVELS AND AGE GROUPS.

#### OBJECTIVES:

1. Encourage single-family and multiple-family residential units. There is a significant need for rental properties in Albion.
2. Give special consideration to the housing needs of senior citizens. Review residential areas periodically to determine if neighborhood patterns are developing and zoning changes would be appropriate.
3. Strive to provide safe, sanitary and adequate housing according to the needs of city residents.
4. Support an open housing market free from discrimination as required by the Fair Housing Act.
5. Enact ordinance protections that delay approval of development until property conditions are upgraded to be in compliance with city ordinances.
6. Limit housing in areas that are hazardous.

### **3.12 Community Design**

Community design relates to the visual appearance and physical relationship of both the natural and man-made environments within the City. Community Design plays a significant role when addressing "quality of life" issues of its citizens. Community design focuses on landscaping, building design, tree planting and suggested patterns and standards for community design, development and beautification.

The goal of Community Design is to enhance social, historical, cultural, economic and physical aspects of the City to meet the needs of City residents.

The City will encourage innovation and excellence in design for all new developments. Encourage visually attractive and aesthetically pleasing development in the community. Adequately landscape and buffer agriculture, commercial and industrial operations, as well as residential developments, thus making a positive contribution to a well-planned place to live. Improve the visual characteristics of the City by establishing and enforcing location standards and setback requirements. Protect the visual character of the City through the location of cell phone towers, wind generation towers, power transformers and telephone facilities to less visible areas whenever possible. Institute other community design features that promote the health, safety and welfare efforts among the citizens of the City.

This policy recognizes that certain land use activities with proper buffering and screening can add significantly to the appearance of the community and that there are also detractions that occur when proper controls are not in place. This policy encourages improvement to the conditions that detract from the vitality and appearance of the community including control of signs and billboards.

The overall appearance of the City is important to area residents. A well-planned and appealing appearance enhances property values.

The City recognizes that population growth and the resulting development activity should occur, but with minimum added expense to the existing taxpayers. New growth and development should require that the developers cover the added expense of expansion of existing City infrastructure. Therefore, it is important that development and expansion be orderly so as to not overwhelm public services, nor destroy the unique character of the City.

## COMMUNITY DESIGN GOAL AND OBJECTIVES:

**GOAL:** IMPROVE THE AESTHETIC QUALITY AND CONSISTENCY OF THE ALBION AREA. ALBION IS ONE OF IDAHO'S OLDER CITIES. THIS GOAL IS TO ENHANCE SOCIAL, HISTORICAL, CULTURAL, ECONOMIC AND PHYSICAL ASPECTS OF THE CITY TO MEET THE NEEDS OF CITY RESIDENTS.

### **OBJECTIVES:**

1. Develop ordinances to govern building standards. Old West and Victorian style buildings were the original pattern in the City. New construction that adheres to these styles should be encouraged.
2. Encouragement and assistance should be given when possible to those wishing to improve landscaping and include art in their decor.
3. The use of colors, electric lighting, and sounds are community concerns and are subject to control.
4. The community shall have the authority to regulate areas that are neglected and create safety hazards or visual disturbances. The visual effects of new construction should be considered in planning decisions.
5. Develop an ordinance to direct the naming and numbering of roadways and residences in the City. Naming of streets and numbering of houses should be in a logical sequence that makes for ease in locating properties, especially for emergency service's purposes.
6. Home owners should be encouraged to display recognizable house numbers.
7. Encourage development that minimizes City infrastructure and maintenance costs and requires the development to support itself.

### 3.13 Implementation of the Comprehensive Plan

This section outlines anticipated actions, programs, or potential ordinances needed to carry out the provisions of the Comprehensive Plan. City officials and residents must maintain a commitment to the provisions of the Plan if the document is to be useful in shaping the future development of Albion.

Idaho Code Section 67-6508(n) lists implementation as a component of a comprehensive plan:

“Implementation – An analysis to determine actions, programs, budgets, ordinances, or other methods including scheduling of public expenditures to provide for timely execution of the various components of the plan.”

However, implementation is different from the other components of the plan in that it applies to all of them, with separate conditions, trends, goals, and objectives not formulated for it. Rather, its purpose is “the timely execution” of other components.

Implementation is a dynamically ongoing process, which poses tension between the dynamic change function and the nature of a comprehensive plan seeking relative stability in the City’s operations, planning and growth. Therefore, to accomplish relative stability, and yet remain abreast of City planning, this plan uses appendices to set forth reports, studies and voluminous plans that support, but are not an integral part of, the plan. With the concurrence of the City Council, material in the appendices may be altered, added, or removed without amending the plan. The primary value of the documents in the appendices is to document City actions.

Primary tools for implementation will be:

1. The Albion City Code;
2. City Application Forms; and
3. Administrative actions through the City Clerk’s Office.

#### Future Acquisitions and Zoning Activities

In the event that a landowner or developer wishes to create a subdivision adjacent to the existing City limits, the City Council and Planning and Zoning Commission should work closely with the developer to investigate the possibility of annexing the subdivision.

### **3.14 National Interest Electric Transmission Corridors**

1. This is a mandated component by Idaho Code. Idaho Code 67-6508(o) states:

"National Interest Electric Transmission Corridors -- After notification by the public utilities commission concerning the likelihood of a federally designated national interest electric transmission corridor, prepare an analysis showing the existing location and possible routing of high voltage transmission lines, including national interest electric transmission corridors based upon the United States department of energy's most recent national electric transmission congestion study pursuant to sections 368 and 1221 of the energy policy act of 2005. "High-voltage transmission lines" means lines with a capacity of one hundred fifteen thousand (115,000) volts or more supported by structures of forty (40) feet or more in height."

2. As the City of Albion City has received no notification by the public utilities commission in this regard, no action is needed with regard to this component.

## **4.0 REVIEW, UPDATE AND REVISION OF THE COMPREHENSIVE PLAN**

### **4.1 Continuing Process**

Planning is an ongoing process. Revision of this plan should take place whenever substantial changes in the actual conditions in the community occur. Idaho law provides that any person may petition the commission for a plan amendment at any time. The commission, on its own, may recommend amendments to the text of the comprehensive plan at any time. However, the commission may recommend amendments to the land use map component of this plan to the City Council not more frequently than once every six (6) months. Give the cumbersome nature of working proposed amendments through the system of hearings, evaluations and findings as is required by Idaho law; it is clearly advantageous to prepare a plan that is not subject to frequent change.

Revision of the plan could address the text of component analysis, text and/or nature of goals and objectives, or the land use map component. Citizen involvement is crucial at every step in the process.

### **4.2 Amendment Procedure**

Any person may petition the Albion City Council or Planning and Zoning Commission for a plan amendment at any time. With very few exceptions as set forth in Idaho law, zoning ordinances based upon this plan may be amended at any time.

Proposed amendments shall be submitted on an application as required by the Commission and as approved by the Council. The following procedures will be followed when amending this Comprehensive Plan:

1. The person or entity petitioning for Plan amendments shall pay, simultaneously with the filing of the petition, a fee to offset the costs of publication, notice and other administrative expenses in an amount to be determined by the City Council.
2. The Commission, prior to recommending the plan, amendment, or repeal of the plan to the Council, shall conduct at least one (1) public hearing in which interested persons shall have an opportunity to be heard.
3. At least fifteen (15) days prior to the hearing, notice of the time and place and a summary of the plan to be discussed shall be published in the official newspaper or paper of general circulation within the City of Albion. The Commission shall also make available a notice to other papers, radio and television stations serving the jurisdiction for use as a public service announcement. Notice of intent to adopt, repeal or amend the plan shall be sent to all political subdivisions providing services within the planning



jurisdiction, including school districts, at least fifteen (15) days prior to the public hearing scheduled by the Commission.

4. Following the Commission hearing, the Commission shall give notice of its proposed recommendation concerning the petition to the Council. A record of the hearings, findings made, and actions taken by the Commission shall be maintained by the City of Albion.

5. The Council, as provided by local ordinance, prior to adoption, amendment, or repeal of the plan, will conduct at least one (1) public hearing, in addition to the public hearing(s) conducted by the Commission, using the same notice and hearing procedures as the Commission.

6. The Council shall not hold a public hearing, give notice of a proposed hearing, nor take action upon the plan, amendments, or repeal until recommendations have been received from the commission. Notice of the Commission's recommendation shall be included in the notice of public hearing provided by the Council.

7. Following hearing and consideration by the Council, if the Council makes a material change in the recommendation or alternative options contained in the recommendation by the Commission concerning adoption, amendment or repeal of a plan, further notice and hearing shall be provided before the Council adopts, amends or repeals the plan.

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

**5.0 PROPOSED RESOLUTION FOR ADOPTION  
OF COMPREHENSIVE PLAN**

**BEFORE THE MAYOR AND CITY COUNCIL  
OF THE CITY OF ALBION, CASSIA COUNTY IDAHO**

**RESOLUTION NO. 2010-05-01  
A RESOLUTION ADOPTING THE CITY OF ALBION COMPREHENSIVE  
PLAN, REVISED 2010.**

The Mayor and City Council for the City of Albion, Cassia County, Idaho, having reviewed the City of Albion Comprehensive Plan, Revised 2010, and having received recommendations from the City of Albion Planning and Zoning Commission, and after each said Commission and Council have held public hearings as required by Idaho law, and now based upon the foregoing hereby adopts for application within the jurisdiction of the City of Albion, Cassia County, Idaho the attached City of Albion Comprehensive Plan, Revised 2010

**WHEREAS**, the Planning and Zoning Commission held a public hearing on the foregoing City of Albion Comprehensive Plan, Revised 2010 on the 23rd day of March, 2010; and

**WHEREAS**, notice of that hearing was published in the Times News on Thursday, the 4<sup>th</sup> day of March, 2010, at least fifteen (15) days prior to the hearing and notice of intent to adopt the City of Albion Comprehensive Plan, Revised 2010 was mailed to all political subdivisions within the County's jurisdiction at least fifteen (15) days prior to hearing as required by Idaho Code Section 67-6509; and

**WHEREAS**, the City Council of the City of Albion, Idaho have received a recommendation from the City of Albion Planning and Zoning Commission that said proposed comprehensive plan, as revised, be adopted as the City of Albion Comprehensive Plan; and

**WHEREAS**, the City Council for the City of Albion, Idaho held a public hearing on the 4<sup>th</sup> day of May, 2010, following the giving of notice of intent to adopt the City of Albion Comprehensive Plan, Revised 2010, which notice was published in the Times News on the 15<sup>th</sup> day of April, 2010, and having considered the recommendations of the City of Albion Planning and Zoning

Commission and the testimony provided at hearing before this Board has determined to act upon the matter presented.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Albion, Idaho that the foregoing City of Albion Comprehensive Plan, Revised 2010 be, and hereby is, adopted within the planning jurisdiction of the City of Albion, Cassia County, Idaho.

This resolution shall take effect and be in force from and after its passage and approval.

This resolution is duly approved and adopted by the City Council for the City of Albion, Idaho on the 4<sup>th</sup> day of May, 2010, by a vote of 4 in favor and 0 opposed.

CITY OF ALBION, IDAHO

BY: /s/ Don H. Bowden  
Don H. Bowden, Mayor

ATTEST:

/s/ Mary Yeaman  
Mary Yeaman, City Clerk

## 6.0 APPENDICES

<b>Appendix #1</b>	<b>Population Comparison Chart</b>
<b>Appendix #2</b>	<b>Community Profile Information</b>
<b>Appendix #3</b>	<b>Land Use Map – City of Albion</b>
<b>Appendix #4</b>	<b>Cassia County Transportation Plan</b>
<b>Appendix #5</b>	<b>City of Albion Street Map</b>
<b>Appendix #6</b>	<b>Albion in relation to state and interstate roads</b>

POPULATION COMPARISION CHART

APPENDIX #1

CITY OF ALBION COMPARED TO CASSIA COUNTY  
FOR YEARS 1970, 1980, 1990, and 2000 - 2008

Year	Albion City	Cassia County
1970	229	17,017
1980	286	19,427
1990	305	19,532
2000	262	21,416
2001	262	21,467
2002	260	21,320
2003	257	21,171
2004	254	20,937
2005	252	20,883
2006	250	20,725
2007	251	20,915
2008	255	21,348

# IDAHO COMMUNITY PROFILES



## ALBION

### Cassia County

#### POPULATION

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2004</u>
CITY	229	286	305	259
	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2005</u>
COUNTY	17,017	19,427	19,532	21,324

#### COMMUNITY AGE GROUPS

	<u>1980</u>	<u>1990</u>	<u>2000</u>
Under 5 years	31	25	13
5 to 19 years	70	102	64
20 to 44 years	87	85	62
45 to 64 years	60	61	74
65+ years	38	57	49
Median age	31.8	35.3	43.2



#### HOUSING

##### COMMUNITY

	<u>1980 &amp; 1990 Census</u>	<u>1990 &amp; 2000 Census</u>	
Percent Built Between	6.3%	9.9%	
	<u>1980</u>	<u>1990</u>	<u>2000</u>
Total Housing Units	113	135	120
Median Value of Owner-Occupied Housing	34,100	35,400	76,900
Median Rent	127	194	458

##### COUNTY

	<u>1980</u>	<u>1990</u>	<u>2000</u>
Total Housing Units	7,010	7,212	7,862
Median Value of Owner-Occupied Housing	39,900	46,100	83,100

#### COUNTY INCOME/PAYROLL (In Dollars)

	<u>1969</u>	<u>1979</u>	<u>1989</u>	<u>1999</u>
Median Household Income	7,852	13,740	23,381	33,322
	<u>1969</u>	<u>1979</u>	<u>1989</u>	<u>2003</u>
Per Capita Income	3,318	6,707	14,736	23,551
Personal Income Total (000)	56,129	130,383	286,580	507,218
	<u>1969</u>	<u>1979</u>	<u>1989</u>	<u>2004</u>
Avg. Monthly Wage	415	808	1,303	1,972
Annual Payroll (000)	19,460	63,009	99,026	203,750



Idaho Commerce & Labor

P.O. Box 83720, Boise, ID 83720-0093

(208) 334-2470

<http://www.idahoworks.com>

**COUNTY LABOR FORCE DATA**

<b>Nonfarm Employment</b>	<b>2004</b>	<b>Civilian Labor Force</b>	<b>2004</b>	<b>2005</b>
Total Nonfarm Employment	7,505	Total Labor Force	8,524	9,725
Manufacturing	924	Total Employment	7,949	9,256
Food Products Mfg	600	Total Unemployed	575	469
Wood Products Mfg	0	Percent Unemployed	6.7%	4.8%
Computer & Electronics Mfg	0	Farm Employment	1,708	1,784
Construction	347			
Information	59			
Trade, Utilities & Trnsp.	2,258			
Retail & Wholesale Trade	1,716			
Transportation	500			
Financial Activities	274			
Professional & Business Services	187			
Educational & Health Services	948			
Leisure & Hospitality	542			
Other Services	158			
Government	1,656			

\* -- indicates no employment or suppressed data

**REGIONAL LABOR COSTS \***

Average Hourly	1st Quart.	Median	3rd Quart.
Business & Financial	\$ 11.32	\$ 18.96	\$ 27.18
Computer & Math	10.08	19.55	26.43
Architecture & Engineering	14.22	24.56	33.70
Healthcare Practitioners & Technical	13.31	21.47	28.17
Sales & Related	7.04	10.04	15.17
Office & Administrative Support	7.95	11.39	15.27
Construction & Extraction	10.58	15.22	19.73
Production	7.88	11.48	14.61

\* Idaho contains six wage survey regions.

Community specific wages may differ from regional averages.

**LARGEST EMPLOYERS/MANUFACTURERS**

<u>Name</u>	<u>Product or Service</u>	<u>Employees</u>
Albion Telephone Company	Telecommunications Services	15
Albion Social Club	Restaurant Services	9
D.L. Evans Bank	Financial Services	9
City of Albion	Government Services	3

## TRANSPORTATION

### MAJOR HIGHWAYS

<u>Jurisdiction</u>	<u>Route Designation</u>	<u>Direction (Route)</u>	<u>Miles To Access</u>
Federal Interstate	I-84	E-W	20
Federal Interstate	I-86	E-W	20
State Highway	81	N-S	9
State Highway	77	N-S	0
State Highway	27	N-S	14

### AIR SERVICE

	<u>Navigation Equipment</u>	<u>Runway Length</u>	<u>Miles To Downtown</u>
Not in service	none	4,500	1

	<u>Scheduled Passenger Flights</u>		<u>Freight Flights</u>		<u>Local Charter Service Available?</u>
	<u>Carriers</u>	<u>Flights per day</u>	<u>Carriers</u>	<u>Flights per day</u>	
Not in service	0	0	0	0	no

### RAIL SERVICE

Railroads Serving the Community	none		
Freight Service Available	no	Distance to Nearest	18 mi
Passenger Service Available	no		

## COMMUNICATIONS

	<u>Yes</u>	<u>No</u>	<u>Distance to nearest</u>		<u>Yes</u>	<u>No</u>	
Radio Broadcast Station (local)		X	18 mi	<u>Telephone Systems:</u>			
Television Broadcast Stations (local)		X	52 mi		Digital Switching Available	X	
Cable/CATV/Satellite TV Companies		X	52 mi		Electronic Analog Switching Available	X	
Number of Local Daily Newspapers	0				Universal One-Party Service	X	
Number of Local Weekly Newspapers	2						

## MEETING & LODGING FACILITIES

	<u>Public Owned</u>	<u>Private Owned</u>
Number of Meeting Facilities	1	1
Number of Meeting Rooms	1	1
Total Seating Capacity	900	300
Seating Capacity of Largest Room	700	300
Number of Lodging Rooms		17

## HEALTH CARE FACILITIES

Number of Hospitals	0
Distance to Nearest	18 mi
Number of Beds	0
Ambulance Service Available	yes
Number of General Clinics	0



**MUNICIPAL SERVICES**

**Water System**

Maximum Plant Daily Production	.770	mgd
Maximum Daily Usage	.763	mgd
Average Daily Usage	.387	mgd
Storage Capacity	.075	mg

Regulatory System	<u>Yes</u>	<u>No</u>
Comprehensive Plan		X
Zoning Ordinance		X
Building Permit System	X	
Subdivision Ordinance	X	
Territory Covered by Zoning		
Municipality		X
County		X
Number of Public Libraries	1	

**Sewer System**

Treatment Plant Design Capacity	.180	mgd
Average Daily Usage (% of capacity)	30	%
Largest Main Line Capacity (diameter)	8	inches

**Fire Protection System**

Rating by Idaho Surveying & Rating Bureau	6
(1 = best; 10 = worst)	
Number of Paid and Volunteer Firefighters	10

**Police Protection**

Number of Full-Time Officers	NA
Part One Crimes* Per 100,000 Population	3,748 ** (2004)

\* Part One crimes are the 8 most serious crimes as defined by the FBI.  
\*\* county rate

**COMMUNITY GOVERNMENT REVENUE**

Typical Property Tax Rate	1.353493800 %
Total Net Market Value 2005	6,279,409

**EDUCATIONAL FACILITIES**

**PUBLIC SCHOOLS**

District Name

- Cassia County Joint District #151
- Minidoka County Joint District #331

**PROFESSIONAL-TECHNICAL SCHOOLS**

Public Secondary Programs (by District)

- Cassia County Joint District #151
- Minidoka County Joint District #331

**PRIVATE SCHOOLS**

(all grades)

Number of Schools in County	1
(*Not all private schools report)	

Post-Secondary

Distance (in miles)

College of Southern Idaho Professional-Technical	56
Idaho State University Professional-Technical	74

**COMMUNITY COLLEGES**

Distance (in miles)

College of Southern Idaho	56
---------------------------	----

**FOUR-YEAR COLLEGES OR UNIVERSITIES**

Distance (in miles)

Idaho State University	78
Boise State University	177

**ENERGY**

	<b>RESIDENTIAL</b>	<b>COMMERCIAL</b>	<b>INDUSTRIAL</b>	<b>CUSTOMER-OWNED GAS TRANSPORT FEE</b>
<b>NATURAL GAS</b>	\$ N/A (75 therms/mo.)	\$ N/A (400 therms/mo.)	\$ N/A (100,000 therms/mo. Direct Sale)	\$ N/A (100,000 therms/mo.)
<b>ELECTRICITY</b>	\$ 64.00 (1,000 KWH/Mo.)	\$ 4,959 (300 KW, 90,000 KWH/Mo.)	\$ 22,009 (1 MW, 400,000 KWH/Mo.)	

**WEATHER/CLIMATE**

<b>TEMPERATURE</b>	<u>Degree</u>	<u>Month</u>	<b>ELEVATION</b>
Lowest Average Daily Minimum Temperature	17.2	January	4,730 feet
Highest Average Daily Maximum Temperature	86.1	July	
Hottest Month	July	Coldest Month	January
Driest Month	August	Wettest Month	January
<b>PRECIPITATION</b>		<b>HUMIDITY</b>	
Average Annual Total Precipitation	13.9 inches	Average July Afternoon Humidity	NA %
Average Annual Snowfall	50.0 inches	Average January Afternoon Humidity	NA %

**RECREATIONAL OPPORTUNITIES**

	<u>Distance (miles)</u>		<u>Number</u>	<u>Acres</u>
State Parks (within 50 miles)		City Parks	1	2
Lake Walcott	35			
Massacre Rocks	38			

	<u>Distance (miles)</u>	<u>Number</u>
National Forests (within 50 miles)		
Sawtooth	1	Golf Courses 0

	<u>Distance (miles)</u>		<u>Distance (miles)</u>
National Parks, Monuments, Recreation Areas and Major Natural Amenities (within 100 miles)		Downhill Ski Areas (within 100 miles)	
City of Rocks	27	Pomerelle	5
Minidoka Natural Wildlife Refuge	48	Magic Mountain	78

**LOCAL & REGIONAL ECONOMIC DEVELOPMENT ORGANIZATIONS**

<u>Name</u>	<u>Contact</u>	<u>Phone (208)</u>	<u>E-Mail Address</u>
City of Albion	Don Bowden, Mayor	673-5352	<a href="mailto:albioncty@atcnet.net">albioncty@atcnet.net</a>
Mini-Cassia Development Commission	Bob Shepard	878-0576	<a href="mailto:bobshep@pmt.org">bobshep@pmt.org</a>
Region IV Development Association	Joseph Herring, Exec. Director	732-5727	<a href="mailto:joe@rivda.org">joe@rivda.org</a>

ALBION CENSUS DATA CENTER from AmericanTowns.com

## ALBION GENERAL POPULATION

### Total Population in Albion, ID

At the time of the most recent United States Census Survey, the number of people in Albion, ID was 262.

### Albion Male Population

At the time of the last full census survey, the number of men in Albion was 133, which represents 50.8 percent of the total for the community (The national average is 49.10%).

### Male Population, Married in Albion, ID

There are an estimated 60 married men in the town. 64.5 percent of men over 15 years old in Albion are married, compared to the national average of 56.70%.

### Female Population

The estimated female population in Albion is 129 which is 49.2 of the total population (Compared to the national average of 50.90%).

### Female Population, Married in Albion, Idaho

There are an estimated 60 married women in the community. 72.3 percent of females over the age of 15 are married, compared to the national average of 52.10%.

## AGE

### Median Age in Albion, ID

The median age of people living in Albion, ID was 43.2 at the time of the last full census survey. (The United States average at the time was 35.3)

At that time, the number of people under the age of 5 living in Albion was 13. There were 187 people above the age of 18, which represents 71.4 percent of the entire population (compared to the national average of 74.30% ). 18.7 percent of the population (49) in the community was 65 years and over, compared to 12.40% nationally.

## RACE

### One Race Percent in Albion, ID

At the time of the last census survey, the number of people of one race in Albion, ID was 262.

### White Population in Albion, ID

The estimated White population in the Albion community is 260, which is 99.2 percent of the total population (The U.S. average is 75.10%).

**Black Population in Albion, Idaho**

The estimated Black/African American population is 0, which is 0 percent of the total population in town (The U.S. average is 12.30%).

**American Indian and Alaska Native Population in Albion, ID**

In 2000, the number of American Indians or Alaska Natives in Albion, ID was 0.

**Asian Population in Albion, Idaho**

At the last survey, the total Asian population in the community was 0.

**Native Hawaiian and other Pacific Islander Population in Albion, ID**

The number of Native Hawaiian/Pacific Islanders living in Albion was an estimated 0.

**Other/Multiple Races**

The number of residents identified as "some other race" was 2, while those of "two or more races" was 0 at the time of the last census.

**Hispanic Population**

The Hispanic population in the Albion community was 7, or 2.7 percent of the total population (compared to the national average of 12.50% percent).

**HOUSEHOLD CHARACTERISTICS****Household Population in Albion, ID**

The household population number in Albion was 262.

**Group Quarters Population in Albion, ID**

Group Quarters population in the community was 0.

**Average Household Size in Albion, ID**

The average household size in Albion is 2.43 (The average household size in the United States is 2.59).

**Average Family Size**

The average family size in the community is 3.12 (The average family size in the United States is 3.14).

**HOUSING****Total Housing Units in Albion, ID**

At the time of the last census survey, there were 120 total housing units in Albion.

The number of occupied housing units was 108, or 90 of the total units in town. Of these, 88 were owner-occupied (81.5), and 20 were renter-occupied (18.5, compared to the national average of 33.80%). There were also 12 vacant homes in Albion at the time of the last complete survey.

**Median Home Values in Albion, Idaho**

The total number of single family, owner occupied homes in the community was 49, with a median value in dollars of 76,900.

**Monthly Owner Costs in Albion, ID**

For homes with a mortgage, average monthly owner costs were \$740 (national average was \$1,088). For homes without a mortgage in Albion, average costs per month were \$273 (national average was \$295).

**EDUCATION****High School Graduate or higher**

At the time of the last survey, 146 people in the community had a high school degree, or 89.6 of the population (compared to the national average of 80.40%).

**Bachelor's Degree or Higher in Albion, Idaho**

26 people in Albion also had a Bachelor's degree or higher, which represented 16 of the total population (National average was 24.40%).

**MISCELLANEOUS****Civilian Veterans in Albion, ID**

The number of Civilian Veterans in Albion was 32, or 19.3 percent of the total population (National average is 12.70%).

**Disability Status in Albion, ID**

In 2000, there were 43 people in Albion, ID listed as disabled.

**Foreign Born in Albion, ID**

At the time of the last complete survey, there were 2 people in Albion who spoke a language other than English at home. This represented 0.9 of the total population, compared to the national average of 17.90%.

**LABOR STATISTICS****Percentage In Labor Force in Albion, Idaho**

There were 95 in the labor force in Albion at the time of the last complete survey. This represented 55.9 of the total population, compared to the national average of 63.90%.

**Mean Travel Time to Work in minutes**

From the most recent complete survey, the average commute time to work for local residents in Albion was 19.4 minutes, compared to the national average of 25.5 minutes.

**Median Household Income in Albion, ID**

The median household income in the community at the time of the last survey was \$42,375. The median household income in the U.S. was \$41,994.

**Median Family Income in Albion, ID**

In the last complete census survey, the median family income in the community was \$40,000. Median family income in the U.S. was 50,046.

**Per Capita Income in Albion, Idaho**

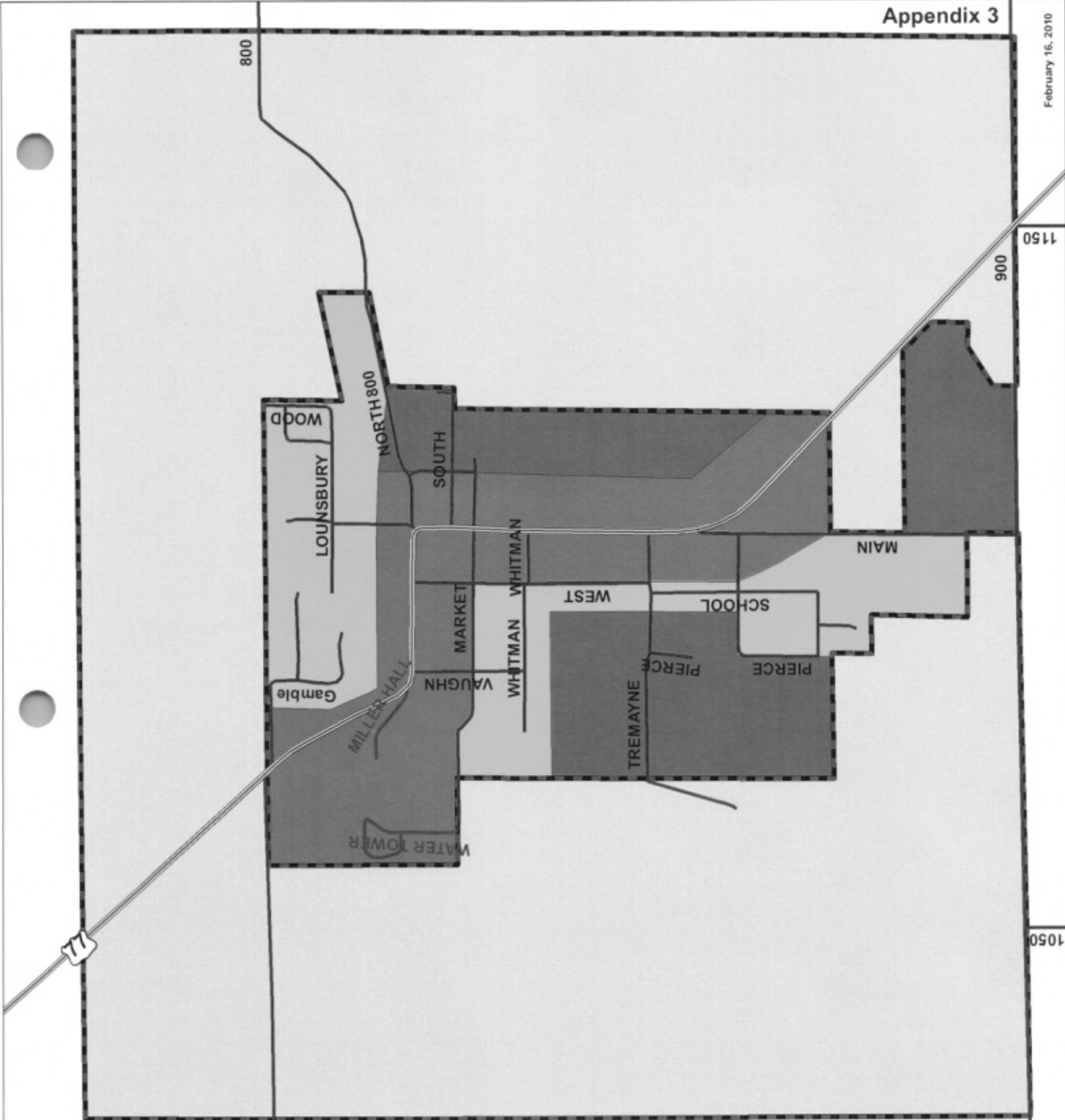
Per capita income in Albion in the last full census was 24,259. Per capita income in the U.S. was 21,587.

**Families below poverty level**

According to the most recent survey, families living below the poverty line in Albion numbered 7, or 10.3 percent of the population. The percentage of families in America living below the poverty line was 9.20%.

**Individuals below the poverty level in Albion, ID**

Individuals living below the poverty line in the community was 24, or 10.2 percent . The percentage of individuals living beneath the poverty level in the country was 12.40%.



City of Albion  
**LAND USE MAP**  
 for Comprehensive Plan

800



**Legend**

- Albion Buffer Zone
- Commercial
- Residential
- Res-Ag
- Highway
- Public Street
- Private Street

1050

1150

800

900

**CD OF CASSIA COUNTY  
TRANSPORTATION PLAN**



800

WATER TOWER

MILLER HALL

Gamble

Mountain View

LOUNSBURY

AXLINE

WOOD

NORTH 800

EAST SOUTH

LIBERTY

MARKET

VAUGHN

WHITMAN

WHITMAN

WEST

TREMAYNE

PIERCE

SCHOOL


CENTRAL

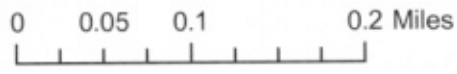
PIERCE

MORNING DAWN

MAIN

**Legend**

-  Interstate
-  Highway
-  Ramps
-  Public Street
-  Secondary
-  Private Street
-  Other
-  AlbionCity2010



900



