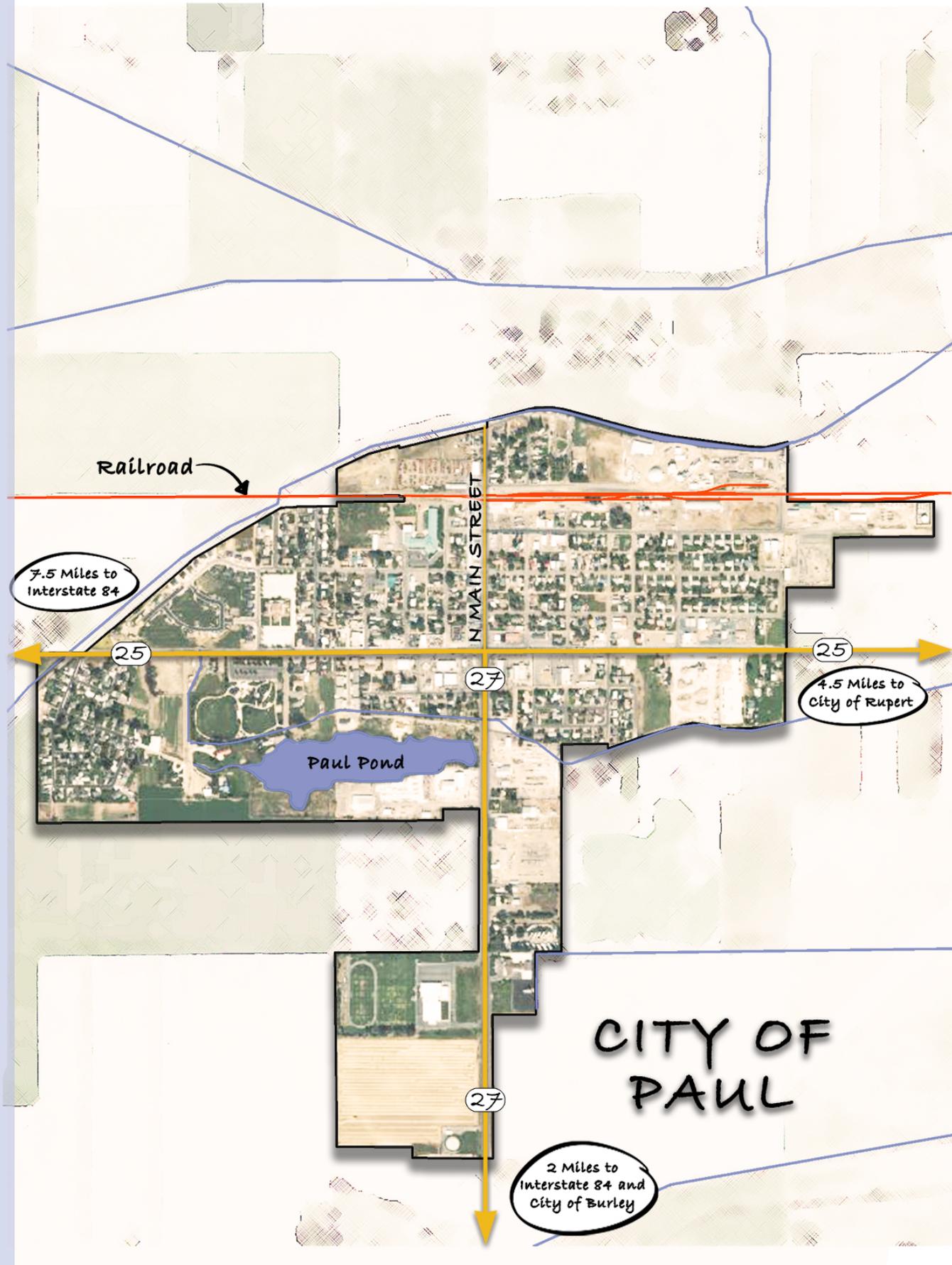


VOLUME IV: CITY OF PAUL
Draft Plan





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IV. City of Paul Comprehensive Plan

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IVA. Environment

1. City of Paul: Today

Natural Resources and Special Areas

The City of Paul is situated in the southwest corner of Minidoka County and shares the area's natural resources and special areas, most of which consist of various surface waters. Irrigation facilities and canals are a pivotal resource to the city, as farming and agricultural services are the area's primary economic drivers. The existing irrigation facilities include the Main Drain, DQ Drain, and Lateral 185. Additionally, there is a lake surrounded by private properties that is fed by the DQ Drain and Lateral 185.



Quick Facts

- Irrigation facilities and canals are a pivotal resource to the City.
- Notable hazards within the City of Paul include surface waters, such as irrigation facilities and open canals, as well as the sewer ponds located at the City's Wastewater Treatment Plant.

Hazardous Areas

Notable hazards within the City of Paul include surface waters, such as irrigation facilities and open canals, as well as the sewer ponds located at the City's Wastewater Treatment Plant. Open surface waters not only can create natural hazards such as flooding, but all waterways should be approached with caution and treated as a potential safety hazard. The Eastern Idaho Railroad also traverses the City of Paul and can be viewed as a hazard if appropriate traffic measures are not installed. Minidoka County is considered a risk area for severe winter storms and flooding.⁵

2. City of Paul: Tomorrow

As the City of Paul will continue to be a community strongly rooted in agriculture and related industries, canals and surface waters will continue to be the primary natural resources present within the community. Protection of farmland and open space is important to retaining Paul's rural character. As these resources are pivotal to the community, they also pose the greatest hazard to the community as open surface waters create a drowning hazard, especially to younger children. The City of Paul will continue to protect surface waters and work with developers to consider the piping of irrigation facilities upon new development applications. This will allow for both the protection of the irrigation facility and improved safety.

⁵ Idaho 2023 Hazard Mitigation Plan





3. Goal, Objectives, and Implementation Strategies

Environment Goal: Conserve our natural resources so that future generations may continue to enjoy clean air and water, healthy and productive soils, as well as scenic open spaces.

Objective IVA.3.1: Preserve and improve the City’s natural resources and special sites.

Strategies:

IVA.3.1.a: Coordinate community cleanups (and other related group events).

Objective IVA.3.2: Protect surface waters and irrigation facilities.

Strategies:

IVA.3.2.a: Participate with the County and other organizations to ensure appropriate well monitoring and other water quality compliance.

IVA.3.2.b: Develop program to encourage tree planting.

IVA.3.2.c: Require Best Management Practices (BMP’s) for stormwater in all development proposals.

IVA.3.2.d: Ensure that irrigation canals are piped as development occurs.

Objective IVA.3.3: Protect the community from present and future hazards.

Strategies:

IVA.3.3.a: Implement land use compliance measures to regulate chemical manufacturers (fertilizers).

IVA.3.3.b: Update zoning ordinances to protect adjacent land uses from contamination.

Objective IVA.3.4: Ensure emergency response and disaster preparedness plans are in place.

Strategies:

IVA.3.4.a: Collaborate with the County to update the Wildland-Urban Interface Wildfire Mitigation Plan and develop a county-wide All Hazards Mitigation Plan.



Gazebo at a park in Paul





IVB. Economy

1. City of Paul: Today

Land Use/Housing/Community Design

The dominant land use within the City is single-family residential, surrounded by farmland and agricultural operations. With two state highways crossing city limits, there is commercial and office uses located along those corridors. The railroad also extends across the northern section of city limits and exhibits industrial uses along the northeast part of town.

The Future Land Use Map ([Figure IVB.1](#)) reflects the City's Area of Impact (AOI) that provides a buffer around the City in which the City may reasonably expect to serve in the decades ahead. The ACI boundaries are shared with Rupert to the East and Heyburn to the west.

The City of Paul and Minidoka County agreed on the current AOI (refer to [Figure IVB.1](#)) to define an area that the city may reasonably expect to serve in the decades ahead. Due to new State requirements, Minidoka County and the City of Rupert will need to review this existing area of impact and reestablish the areas in conformance with the provisions of amended State Statute 67-6526, by December 31, 2025.

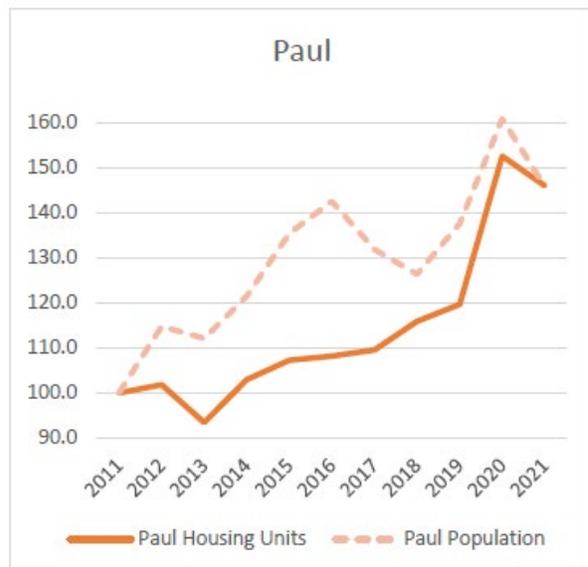
The City of Paul exhibits a mix of low and medium density single-family residential. There is currently no high density residential within City limits. Per City of Paul Code 8-4-11, the existing zoning designations allow for flexibility as Residential Low allows up to 8 units per acre and Residential Medium permits multi-family dwellings and the conversion of older neighborhoods to multi-family and apartments.

There are several notable historic buildings in the old downtown area. The City does not



Quick Facts

- The City does not currently have design review provisions or enhanced design requirements
- Agriculture and related businesses are among one of the top employment sectors for the City of Paul.
- Paul is home to the second largest sugar beet factory in the United States.





currently have design review provisions or enhanced design requirements (materials, architectural style, color palettes, etc.) for special districts. Additionally, there are no plans or guidelines for entryway corridors.

[Table IVB.1](#) compares the supply of housing with population. If the population is falling faster than the housing stock, the resulting surplus of housing units can depress property values and result in increased vacancy, abandonment, and a general decline in the quality of the low-priced housing stock. In contrast, when the population is growing faster than the housing stock, generally the vacancy rate is declining, or crowding is increasing. Paul has kept pace with housing demand in recent years, but the housing stock is dated with the median house built approximately 50 years ago. This equates to more repair and strain on the continuous shortage of labor for skilled workers in the construction field.

Agriculture

Agriculture and related businesses are among the top employment sectors for citizens in and around the City of Paul. Agriculture related business can include seed production, harvesting, fertilizer production, dairy processing, etc. Agricultural operations are allowed in city limits and within the City's AOI.

Transportation

The City owns and maintains all roadways within City limits (with the exception of the state-owned Highway 27 and Highway 25). The City shares resources with Minidoka Highway District as they maintain all roadways within unincorporated Minidoka County. The City does not currently have a transportation plan detailing community priorities or capital projects.

Economic Development

Approximately 3% of the population within Minidoka County is employed within the City of Paul. The proportion of prime-wage earners declined from 39% to 31% from 2016 to 2021. Additionally, the labor force participation rate decreased by 2.5 percentage points during that period (from 65% to 62.5%), although it remains relatively close to the countywide rate of 63.6%. The major employment establishments include agriculture, governments, and manufacturing. Other key employment sectors in the region include food and beverage, plastics, and green energy.

Paul is home to the second largest sugar beet factory in the United States. Amalgamated Sugar produces 12% of the nation's sugar. Sugar beet farms are a critical component of the local economy. Farmers and farm workers throughout the County work hard to plant, grow, and harvest 50,351 acres of sugar beets every year.





The medium income in and around the City of Paul is \$56,140. While this is below the median statewide household income, the unemployment rate is lower than that of the State of Idaho.

While the City has experienced incremental growth over the past several years, the City is currently within a development moratorium that will remain in place until sewer capacity issues are resolved.

2. City of Paul: Tomorrow

A FLUM has been prepared for land areas inside City Limits. [Figure IVB.1](#) illustrates the types and distribution of land uses anticipated in years to come. [Table IVB.1](#) shows the land use categories that identify the types of development depicted in the FLUM. The City of Paul has considered reducing the size of the AOI along the western edge. Ultimately the city determined that the existing AOI reflects the area needed to address the City's anticipated growth area in the coming years. However, with the passage of the new State legislation the City and the County will be conferring over the impact area to ensure that it is based on the ability and likelihood of the city to annex lands within the near future.

The decline in prime-wage earners could indicate challenged that may impact the area's overall growth prospects and the composition of the workforce. Prime-age wage earners typically play a significant role in household income generation. While a decline in this demographic could result in lower household incomes, it could potentially lead to increased demand for social services and decreased tax revenues, which could impact the provision of essential services.



Residential street in Paul





Figure IVB.1 City of Paul FLUM

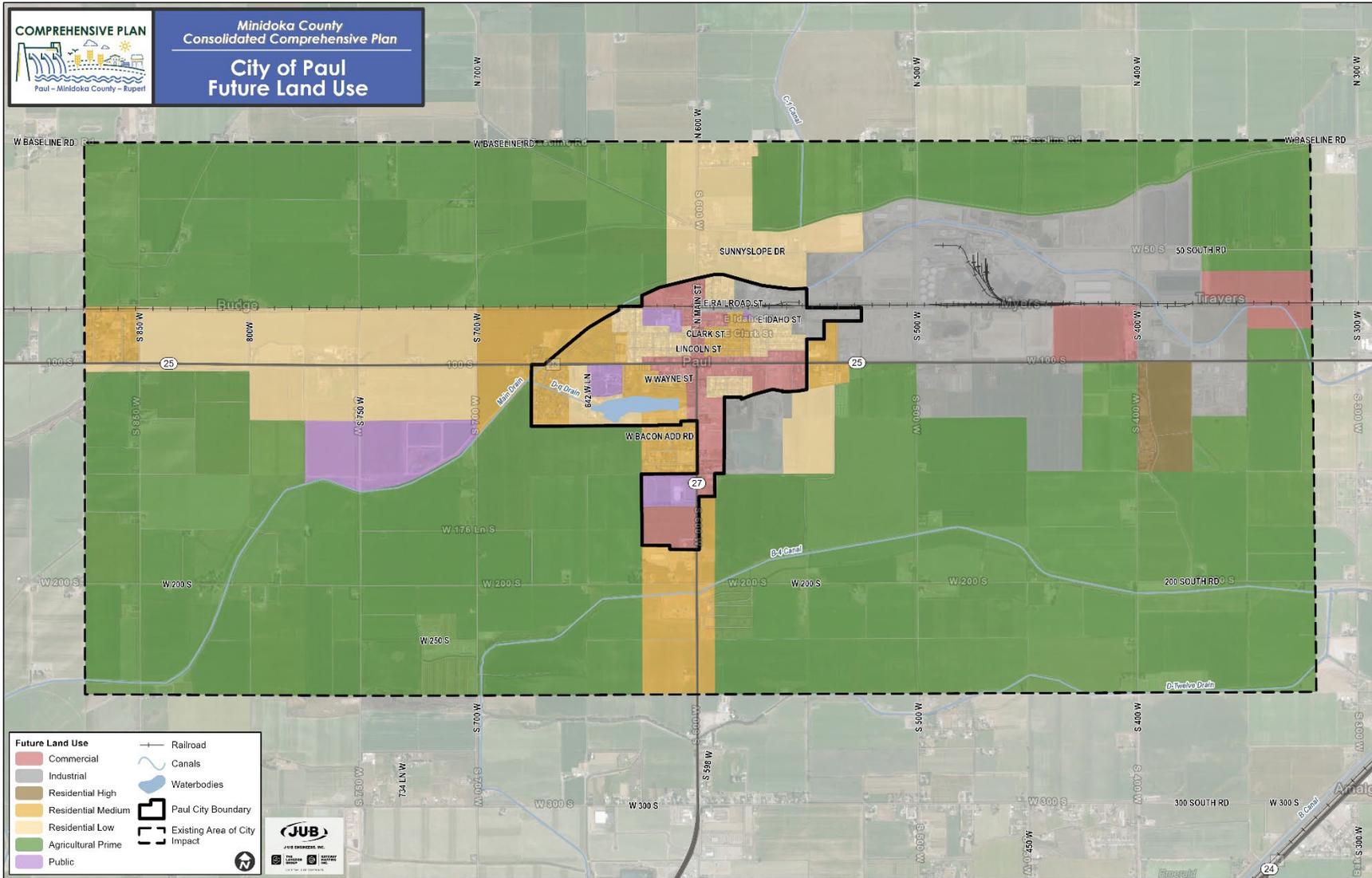




Table IVB.1 Land Use Categories

| | |
|---|---|
| Residential Low | |
| <p>Areas for single family dwellings, on a variety of lot sizes, located in established neighborhoods and on the town edges. Some other uses such as parks and recreational areas, and places of worship may be allowed by special permit. These areas are not suitable for the Agricultural Protection Area program, as the ensuing deed restrictions may impede the delivery of future urban services. It is anticipated that anyone desiring an urban subdivision would apply to the City for annexation, requiring a comprehensive plan and zoning ordinance amendment.</p> | |
| Residential Medium | Residential High |
| <p>Located adjacent to low density residential areas, these areas are intended for a mix of housing types, including small lot single family homes, duplexes, patio homes and townhouses. Other uses may be considered, including places of worship, public assembly and care facilities as well as incidental commercial or office uses.</p> | <p>Designated areas adjacent to commercial and some light industrial land use areas, as well as along major transportation corridors, to encourage multi-story condominiums and apartment buildings. Other uses may be considered by Planned Unit Developments (PUD), including public assembly and care facilities as well as incidental commercial or office uses.</p> |
| Commercial | Industrial |
| <p>Includes a variety of commercial land use areas, including downtown business, highway commercial and neighborhood service, that provide for and encourage the grouping together of business, retail, public, quasi-public, and other related uses. Special permits including PUD's, may be considered for more intense uses or to incorporate residential uses.</p> | <p>Areas that provide for manufacturing and other industrial uses which usually contain processing, assembling, storing, testing and similar industrial uses which generally include some office uses. Special Use permits would be required to ensure appropriate screening, hours of operation and other mitigations for impacts on surrounding uses.</p> |
| Public | Agriculture |
| <p>Designated on lands that are owned by governmental entities or intended principally for the use by the public, including government offices, public safety buildings, schools, parks, libraries, and post offices. Public areas often encourage recreation, education, interaction, and cultural events, that contribute to the quality of life of residents.</p> | <p>Areas that preserve productive lands for all agricultural purposes. Characterized by farms and ranches. May allow for single-family residential development that maintains a rural environment. Would allow for individual well and septic. Agricultural lands within Paul's impact area should not be considered for the Agricultural Protection Area program, as the ensuing deed restrictions may impede the delivery of future urban services.</p> |





3.Goal, Objectives, and Implementation Strategies

Economy Goal: Support a balanced economy that is derived from the tradition of agriculture, and includes access to enterprises that offer education, employment, and commerce.

Objective IVB.3.1: Promote land uses that enhance the City's quality of life by encouraging compatible adjacent development.

Strategies:

IVB.3.1.a: Implement the Future Land Use Map through amendments to the zoning ordinance and development of specific standards, guidelines, or policies.

IVB.3.1.b: Collaborate with Minidoka County to prepare an Area of Impact agreement and map in accordance with the new State Statute.

IVB.3.1.c: Establish design and development standards as part of the zoning code to maintain and enhance the small town, rural community aesthetic.

Objective IVB.3.2: Establish designated areas for infill development or revitalization projects.

Strategies:

IVB.3.2.a: Establish standards within zoning code for development agreements in new developments to provide amenities that contribute to the livability of neighborhoods (such as sidewalks and open spaces).

Objective IVB.3.3: Provide opportunities for a variety of housing types to meet current and future needs.

Strategies:

IVB.3.3.a: Provide for a variety of housing types within the zoning code and map, to include accessory dwelling units, duplex, triplex, townhouses, and apartment buildings.

Objective IVB.3.4: Preserve agricultural operations and identify opportunities for expansion.

Strategies:

IVB.3.4.a: Continue to coordinate with the County on Area of Impact boundaries and appropriate land use processes to protect productive farmland.

IVB.3.4.b: Work with the Natural Resources Conservation Service to identify prime farmland soils.

IVB.3.4.c: Explore potential for enhanced training opportunities for agricultural and related trades.

IVB.3.4.d: Encourage design and site plans that minimize impact to canals, riparian habitats and stands of large trees.





Objective IVB.3.5: Ensure prime farmland areas are protected for agricultural purposes.

Strategies:

IVB.3.5.a: Continue to coordinate with the County on Area of Impact boundaries and appropriate land use processes to protect productive farmland and discourage one-acre lot subdivisions on well and septic.

IVB.3.5.b: Implement the Future Land Use Map to ensure that future residential development does not encroach on productive farmlands.

IVB.3.5.c: Ensure recreational and open space areas are compatible with agricultural and natural resource areas.

Objective IVB.3.6: Prioritize the development of a city-wide transportation plan.

Strategies:

IVB.3.6.a: Identify funding sources for a city transportation master plan.

IVB.3.6.b: Conduct traffic evaluation along State Highway 27 to identify and address areas of congestion, potential safety concerns for vehicles and pedestrians.

IVB.3.6.c: Encourage sidewalk connectivity by ensuring facilities are installed with new development/ redevelopment.

Objective IVB.3.7: Participate in regional discussions regarding improved Municipal/County Airport

Strategies:

IVB.3.7.a: Establish a partnership with other area governments to discuss feasibility of airport relocation to serve needs for freight.

Objective IVB.3.8: Support local businesses and attract new business, while preserving the identity of Paul.

Strategies:

IVB.3.8.b: Explore the viability of a Main Street program in cooperation with Department of Commerce.

Objective IVB.3.9: Prioritize areas for redevelopment or revitalization.

Strategies:

IVB.3.9.a: Identify potential incentives for infill development.





IVC. Community

1. City of Paul: Today

Schools and Transportation

Two schools are located within the City of Paul-- West Minico Middle School and Paul Elementary School. These schools are part of the Minidoka County School District that serves the entirety of Minidoka County. The Minidoka County School District manages its own transportation and bus service for students as the district's transportation department is located at 311 7th Street, Rupert, ID.



Quick Facts

- Minidoka County school district serves the students in Paul.
- The City is currently under a development moratorium as there are sewer capacity issues.
- The City of Paul has two public parks.

Public Services, Facilities, and Utilities

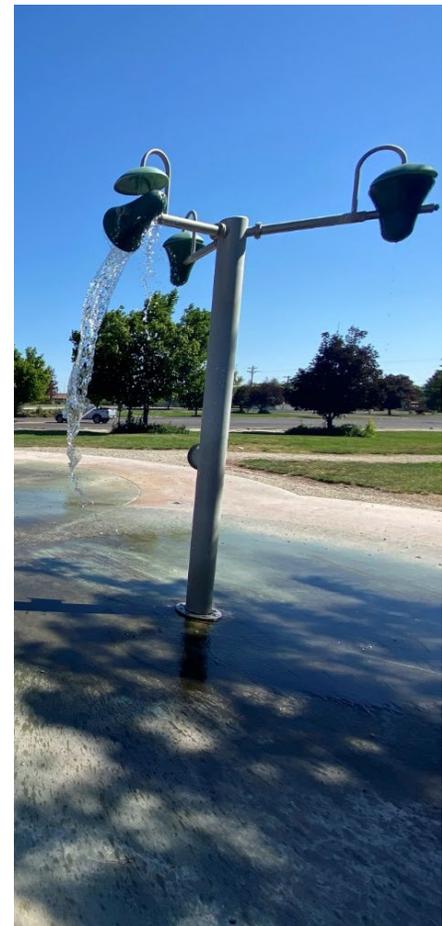
Minidoka Emergency Response Ambulance services and West End Fire Department serve the City of Paul and are located adjacent to city hall, located at 152 S 600 W, Paul, ID. The Minidoka County Sheriff's Department, located in Rupert, ID, also serve the City of Paul and work to provide a safe and secure environment for residents.

The City of Paul has a wastewater treatment facility located off of S 700 West Road. The City is currently under a development moratorium as there are sewer capacity issues.

PMT is the main provider for internet and phone services within the City. PMT provides fiber made the City of Paul the first community in the state to receive high speed fiber internet. CenturyLink is also available to residents, along with various services requiring cell phone tower connection.

Recreation

The City of Paul has two public parks, the Paul Community Park (splash park) and the Larsen-McLean Memorial Park (water tower park). Refer to [Figure IVC.1](#), *Amenities Map*. The splash park is approximately nine acres in size and hosts community events as it contains a splash pad, playground, picnic



Paul's splash pad park





shelters, soccer fields, horseshoe pits, and walking paths. The water tower park is a little over half an acre in size and has a small playground and picnic tables.

2. City of Paul: Tomorrow

Much like many small, rural towns within Idaho, City of Paul will continue to experience growth once the moratorium on development is lifted. As growth and development occurs, increased public services and facilities will be required to protect and accommodate the increase in population. The Larsen-McClearn park is currently underutilized and could be redeveloped to provide another destination for the community, much like the splash park.

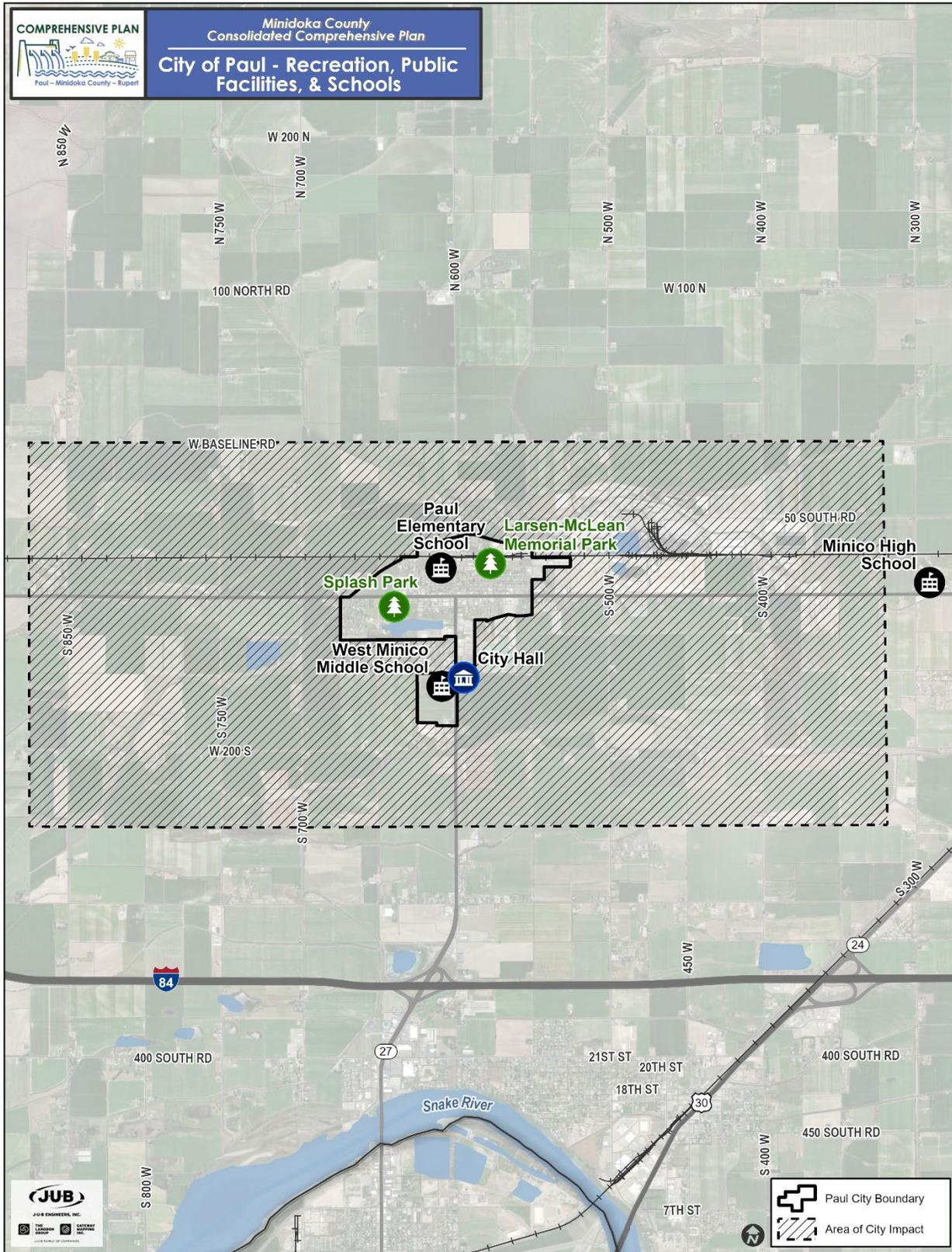


City of Paul's CAC members in discussion





Figure IVC.1: City of Paul Amenities Map





3. Goal, Objectives, and Implementation Strategies

Community Goal: Provide public facilities and services that enable residents and visitors to thrive and benefit from the historic small-town character and quality of life, including access to recreation and other amenities.

Objective IVC.3.1: Prioritize community educational opportunities.

Strategies:

IVC.3.1.a: Meet with School District officials to ensure that safe access to public schools and other safety concerns are being addressed.

IVC.3.1.b: Collaborate with School District identify opportunities to obtain funding (bond, grants, etc.) to increase school funding.

IVC.3.1.c: Explore potential for enhanced training opportunities for agricultural and related trades.

IVC.3.2 Objective: Continue to provide adequate public services, and address need for increased wastewater treatment capacity.

Strategies:

IVC.3.2.a: Implement recommendations provided in the Proposed Wastewater Facility Plan.

IVC.3.2.b: Collaborate with County, special districts, and other municipal entities to ensure responsiveness to public needs.

IVC.3.2.c: Address concerns for community safety related to pedestrian facilities.

IVC.3.2.d: Consider adding options for childcare & senior care in cooperation with local schools and private enterprises.

IVC3.2.e: Continue land application process for the City's wastewater lagoons

Objective IVC.3.3: Maintain and enhance existing recreation facilities and identify future opportunities for expansion of parks, recreation, and open space.

Strategies:

IVC.3.3.a: Evaluate existing parks and recreation areas and develop plan to reconsider underutilized park areas.

IVC.3.3.b: Collaborate with Minidoka County and City of Rupert to develop plan for community trails and pathways to connect with neighboring communities, parks and other destinations.

IVC.3.3.c: Collaborate with School District to expand options for youth sports and other activities.





IVD. Implementation

This section consists of a table that lists all strategies presented in Sections A, B and C by assigned priorities (high, medium, and low). Each strategy lists a lead City Department or responsible party as well as potential partners to accomplish implementation. The strategies requiring continued collaboration for successful implementation are listed under a separate section below.

| Number | Strategies | Partners |
|----------------------|--|---|
| HIGH PRIORITY | | |
| IVA.3.2.a | Participate with the County and other organizations to ensure appropriate well monitoring and other water quality compliance. | IDEQ, IDWR, Public Works |
| IVA.3.2.d | Ensure that irrigation is piped as development occurs. | Irrigation Districts, Public Works |
| IVA.3.3.a | Implement land use compliance measures to regulate chemical manufacturers (fertilizers). | City Planner, Public Works |
| IVA.3.3.b | Update zoning ordinances to protect adjacent land uses from contamination. | City Planner |
| IVB.3.1.a | Implement the Future Land Use Map through amendments to the zoning ordinance and development of specific standards, guidelines, or policies. | City Planner |
| IVB.3.1.b | Collaborate with Minidoka County to prepare an Area of Impact agreement and map in accordance with the new State Statute. | City Planner, Minidoka County Planning and Zoning |
| IVB.3.1.c | Establish design and development standards as part of the zoning code to maintain and enhance the small town, rural community aesthetic. | City Planner, Public Works |
| IVB.3.2.a | Establish standards within zoning code for development agreements in new developments to provide amenities that contribute to the livability of neighborhoods (such as sidewalks and open spaces). | City Planner, Public Works |
| IVB.3.3.a | Provide for a variety of housing types within the zoning code and map, to include accessory dwelling units, duplex, triplex, and townhouses. | City Planner |
| IVB.3.5.b | Implement the Future Land Use Map to ensure that future residential development does not encroach on productive farmlands. | City Planner |





| | | |
|---------------------------------|--|--|
| IVB.3.6.b | Conduct traffic evaluation along State Highway 27 to identify and address areas of congestion, potential safety concerns for vehicles and pedestrians. | Public Works, ITD, Minidoka Highway District, Minidoka School District, Fire |
| IVB.3.6.c | Encourage sidewalk connectivity by ensuring facilities are installed with new development/ redevelopment. | Public Works, Minidoka Highway District |
| IVC.3.1.a | Meet with School District officials to ensure that safe access to public schools and other safety concerns are being addressed. | Minidoka County School District, Public Works, Minidoka School District, ITD |
| IVC.3.1.b | Collaborate with School District identify opportunities to obtain funding (bond, grants, etc.) to increase school funding. | Minidoka County School District, City Planner |
| IVC.3.2.a | Implement recommendations provided in the Wastewater Facility Plan. | Public Works, City Planner, City Council |
| IVC.3.2.c | Address concerns for community safety related to pedestrian facilities. | Public Works, Minidoka Highway District |
| MEDIUM PRIORITY | | |
| IVA.3.4.a | Collaborate with the County to update the Wildland-Urban Interface Wildfire Mitigation Plan and develop a county-wide All Hazards Mitigation Plan. | Minidoka County Planning and Zoning, West End Fire Department, City Planner |
| IVB.3.4.c/ IVC.3.1.c | Explore potential for enhanced training opportunities for agricultural and related trades. | Minidoka County School District, Chamber of Commerce, City Planner |
| IVB.3.4.d | Encourage design and site plans that minimize impact to canals, riparian habitats and stands of large trees. | Public Works, City Planner, Irrigation District |
| IVB.3.5.c | Ensure recreational and open space areas are compatible with agricultural and natural resource areas. | City Planner |
| IVB.3.9.a | Identify potential incentives for infill development. | Public Works, City Planner, Chamber of Commerce |
| IVC.3.2.d | Consider adding options for childcare & senior care in cooperation with local schools and private enterprises. | Minidoka County School District, Chamber of |





| | | |
|---|--|---|
| | | Commerce, Planning and Zoning |
| IVC.3.3.c | Collaborate with School District to expand options for youth sports and other activities. | Minidoka County School District, Chamber of Commerce |
| LOW PRIORITY | | |
| IVA.3.1.a | Coordinate community cleanups (and other related group events). | City Planner, City Clerk, City Council, Minidoka County School District |
| IVA.3.2.b | Develop program to encourage tree planting. | Public Works, City Clerk, Minidoka County School District |
| IVB.3.4.b | Work with the Natural Resources Conservation Service to identify prime farmland soils. | NRCS, City Planner |
| IVB.3.6.a | Identify funding sources for a city transportation master plan. | City Planner, Public Works |
| IVB.3.7.a | Establish a partnership with other area governments to discuss feasibility of airport relocation to serve needs for freight. | Cities of Rupert, Heyburn, Burley, and Minidoka County |
| IVB.3.8.b | Explore the viability of a Main Street program in cooperation with the Chamber of Commerce. | Public Works, City Planner, Chamber of Commerce |
| IVC.3.3.a | Evaluate existing parks and recreation areas and develop plan to reconsider underutilized park areas. | Public Works, City Planner, MiniCassia Economic Development |
| CONTINUED COLLABORATION AND REGULATION | | |
| IVA.3.2.c | Require Best Management Practices (BMP's) for stormwater in all development proposals. | IDEQ, City Planner, Public Works |
| IVB.3.4.a | Continue to coordinate with the County on Area of Impact boundaries and appropriate land use processes to protect productive farmland. | Minidoka County Planning and Zoning, City Planner |
| IVB.3.5.a | Continue to coordinate with the County on Area of Impact boundaries and appropriate land use processes to protect productive farmland and discourage one-acre lot subdivisions on well and septic. | City Planner, Minidoka County Planning and Zoning |





| | | |
|------------------|--|---|
| IVB.3.8.a | Collaborate with Mini-Cassia Chamber of Commerce to improve community economic development connections. | City Clerk, City Planner |
| IVC.3.2.b | Collaborate with County, special districts, and other municipal entities to ensure responsiveness to public needs. | West End Fire Department, Minidoka County Emergency Response, Minidoka County School District |
| IVC.3.2.e | Continue land application process for the City's wastewater lagoons | IDEQ, Public Works |
| IVC.3.3.b | Collaborate with Minidoka County and City of Rupert to develop plan for community trails and pathways to connect with neighboring communities, parks and other destinations. | Public Works, City Planner, Minidoka County Planning and Zoning |

