



# **CITY OF MACKAY COMPREHENSIVE PLAN**



**Public Hearing, City Council, May 2022**

# CITY OF MACKAY COMPREHENSIVE PLAN

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## **CITY OF MACKAY COMPREHENSIVE PLAN**

### **“CHERISH YESTERDAY, ENJOY TODAY, EMBRACE TOMORROW”**



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The Local Land Use Planning Act (LLUPA), Idaho Code 67-6508, which was first adopted in 1975, mandated that all Idaho cities and counties develop a Comprehensive Plan. Other than requiring that certain planning components be placed in the plan the Act did not tell local governments how the plan ought to be developed, where their information and documentation ought to come from, or how the plan ought to be assembled. That would be the responsibility of each jurisdiction.

Idaho Code requires that the plan consider previous and existing conditions, trends, compatibility of land uses, desirable goals and objectives, or desirable future situations for each planning component identified within the Idaho Code.

Currently Idaho Code includes seventeen planning components to be considered, all of which are addressed within this plan.

Mackay's first comprehensive plan was adopted in 1981 in response to the Idaho State Local Planning Act that became effective in 1975. The plan was revised in 1996 and again in 2002.

It is time for a new plan.



# CITY OF MACKAY COMPREHENSIVE PLAN

## CHAPTER 1 INTRODUCTION

Founded by Wayne Darlington in 1901, Mackay is primarily a residential community with a population of 511 (2020 census). Nestled at the base of the towering Lost River Range and not far from Mt. Borah, Idaho's highest mountain peak (12,662 ft.), this old mining town is often called the "Top of Idaho" for good reason. Despite what its small population would suggest, this charming gateway community has a rich Western history as deep as the Lost River Valley that it calls home, and a truly special lifestyle that is hard not to fall in love with.



There was very little recent residential development within the City until 2019/2020. Since that time, property sales have increased along with property values. One long-standing development is nearing completion with two others being considered.



New houses are being built. Commercial development has increased in the past few years with the establishment of Proud Source Water, Inc. a water bottling plant, Natural Springs Ice, and revitalization of some long-established businesses. The long dormant Empire Copper Mine properties are being reestablished.

Tourism is at an all-time high. In 2019, the City Council declared the City of Mackay a Resort City under Idaho law and the community passed a 3% local option non-property (sales) tax.

As growth continues to expand, the community is aware that the Mackay area is experiencing growing pains. With this in mind, the City Council desires to prepare for the near- and long-term future, by taking a proactive approach to planning for growth, rather than being reactive. As development occurs the community wants to protect, preserve, and enhance open spaces, the Big Lost River, and the historic areas. The community wants to strive to retain its small-town family friendly character while growing a strong tourist base and vibrant economy



This Comprehensive Plan is to be the guiding document for our community to achieve its goals and objectives. A Comprehensive Plan is not an Ordinance and is therefore not a law to be obeyed. The guidance provided is to be used to formulate ordinances as the City Council sees fit to implement controls that may be suggested by the Plan. The Comprehensive Plan can provide an avenue to take various forms of information and place them in one concise comprehensive document. This plan should give the public, developers, businesses, and



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government agencies a strong understanding of the City's intentions and desires regarding its future development, which will help lead to greater cooperation and minimize potential conflicts. The plan is intended to be a set of positive, rather than restrictive, statements concerning what the City of Mackay wishes to be and to accomplish. The goal of the plan is to introduce long-term consideration into the determination of short-term actions.



This plan is related more to growth principles and circumstances within its entire planning area rather than to a specific horizon year. Because of the incremental, gradual, and often unpredictable nature of community development, no fixed date can apply to all the goals, policies, and proposals expressed in the plan and the entire planning area will extend significantly past a planning date for the plan's ultimate build out.

Planning is a continuous process. As conditions change and new information becomes available, objectives and priorities of the City may change and goals, objectives, and policies may be modified. This plan is intended to be the public growth policy for the City of Mackay and as such, must be responsive to change and forward-thinking. It should be reviewed and revised, when necessary, to reflect the community's changing population, attitudes, and desires. It is important to remember that the Comprehensive Plan is just that, a plan. Unlike ordinances, which it is subservient to, it is intended to be flexible and responsive to the community's changing conditions.

The Goals, Objectives, and Implementation (Policies) Strategies of the planning components within this plan are generally defined as follows:

**GOAL:** Goals usually are stated in broad terms to reflect community wide values. The ultimate purpose of a goal is stated in a way that is general in nature and immeasurable. They provide the community a direction in which to travel, not a location to reach.

**OBJECTIVE:** The objectives statement defines the meaning of the goal, describes how to accomplish the goal, and suggests a method of accomplishing it. It advances a specific purpose, aim, ambition, or element of a goal. It can describe the end state of the goal, its purpose, or a course of action necessary to achieve the goal.

**IMPLEMENTATION (POLICIES) STRATEGIES:** Policies are specific statements that guide actions, imply clear commitment, and express the manner in which future actions should be taken. They are, however, flexible rules that can adapt to different situations and circumstances.

## **CHAPTER 2      HISTORY OF MACKAY**

Ore was first discovered in what is called the Alder Creek Mining District in 1879. However, the prospectors who discovered the ore were too poor to develop their claims. In 1884, additional discoveries including one in the area of what would become the Darlington Shaft of the Empire mine, created a boom in the area. Darlington



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persuaded some New York investors to help finance his experiment. A 50-ton capacity smelter was built on Cliff Creek at Cliff City by to determine if copper could be economically recovered by smelting the ore. The smelter began operations on November 23, 1884, with the initial test run producing a pure-looking product. Proving his theory to be profitable, Darlington sought and obtained control of the Empire Mine properties.

With the success of the Cliff Creek smelter, Darlington wanted to build a 600-ton capacity smelter. In order to accomplish this task, he had to raise a large amount of money. He sought the backing of a wealthy financier who had been one of the four members associated with the Comstock Silver mines in Nevada. This man's name was John William Mackay.



Not only did Mackay finance the mining operations, he also had the Oregon Short-line Railroad build a line from the Blackfoot area to a spot in the Big Lost River Valley at the foot of the mountains below the mine area. Since the new smelter would be built at the base of the mountains on the banks of the Big Lost River, and the end of the new railroad line would be a short distance from the smelter, it was only natural for people to want to locate in that area.

Darlington planned and platted a town

along the west edge of the railroad terminus. Showing loyalty to his benefactor, Darlington named the town Mackay in his honor.



In August of 1901, the town was dedicated and after gaining the signatures of 250 residents, petitioning for incorporation,

County Authorities appointed a Village Board with Darlington as the Chairman of the Board (Mayor). On October 14, 1901, the community was incorporated, and Mackay officially became a town. Establishment of this new town would be the demise of the town of Houston located several miles away as buildings began being moved to the new location.



By 1904, the town of Mackay boasted a brick schoolhouse, two major hotels, one bank, an opera house, two churches, a number of lodging houses, and dozens of company-owned houses. The total population of the Mackay Precinct was 1482 in 1930.

Population began declining in the late 1950's. Mining continued to be a major contributor to the town's economy along with logging, farming, and ranching. Mining continued until the mid-1970's. The last of the railroad tracks were



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removed about that same time. Since that time, the community has relied upon farming, ranching, the Idaho National Laboratory, and tourism as the main economic supports. Mackay's population taken from the 2020 census was 511.

## **CHAPTER 3**      **VISION**

As development occurs the community wants to protect, preserve, and enhance open spaces, the Big Lost River, and the historic areas. The community wants to strive to retain its small-town, family friendly, character while growing a strong tourist base and vibrant economy. Mackay acknowledges that it will continue to grow. The City will work to balance development with environmental stewardship.



## **CHAPTER 4**      **PROPERTY RIGHTS**

### **4.1 Idaho Code Regarding the Property Rights Component**

Requires an analysis of provisions which may be necessary to ensure 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, of the Idaho Code.



**4.2 Background and Analysis** Private property rights encompass not only the right to develop, invest, achieve, and profit from



property, but also the right to hold and enjoy property. As the population increases and a greater number of people live nearer to each other, the opportunities for land use conflicts become greater. Property rights must balance the individual's desire to "do whatever I want with my land" with a respect for the property rights of neighboring owners.

The 5th Amendment of the United States Constitution as well as Article 1 Paragraph 14 of the Idaho State Constitution ensure that private property, whether it be land or intangible property rights, shall not be taken by the government absent just compensation. The Idaho State Legislature has also enacted statutory provisions requiring State and local governments to ensure that planning and zoning land use policies do not result in a taking of private property without just compensation. The statutory provisions include, among other things, a takings checklist generated by the Idaho Attorney General. The takings checklist must be used in reviewing the potential impact of regulatory or administrative actions on private property. Land use policies, restrictions, conditions, and fees of



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the City of Mackay are not to violate private property rights, adversely impact property values or create unnecessary technical limitations on the use of property as prescribed under the declarations of purpose in Idaho Code Chapter 80 Title 67 and its subsequent amendments.

**4.3 Goal** All land use decisions made by the City of Mackay pursuant to this Comprehensive Plan shall protect fundamental private property rights.

### **4.4 Objectives**

- A. Private property shall not be taken for public use without just compensation.
- B. Property rights of landowners shall be protected from arbitrary and discriminatory actions.
- C. No person shall be deprived of private property without due process of law.

### **4.5 Implementation Policies:**

- A. Land use development regulations are to be designed to protect the health, safety, and welfare of the community, and to avoid any unnecessary conditions, delays, and costs.
- B. The protection and preservation of private property rights are to be a strong consideration in the development of land use policies and implementation standards and regulations and as required by law.
- C. The Comprehensive Plan and implementing ordinances are to strive for stable and consistent policies regarding development densities and requirements.
- D. Ensure that all applicants, pursuant to Idaho Code Paragraph 67-8003, have notice of the right to request a regulatory taking analysis.
- E. All entitlements are to be reviewed in compliance with this plan.

## **CHAPTER 5      POPULATION**

**5.1 Idaho Code Regarding the Population Component** Requires a population analysis of past, present, and future trends in population, including such characteristics as total population, age, sex, and income.

**5.2 Background and Analysis** Beginning with the 1910 census which shows Mackay with a population of 638 and continuing to the 1970 (539) the City of Mackay has maintained through ups and downs an average population of 558 residents. The highest number being 869 in 1920, and the current population in 2020 the lowest at 511.

Over the past 30 years, the population of Mackay has decreased by 57 individuals. The community desires a stable population increase with a slow growth factor but understands that this is the ideal characteristic. A managed growth pattern helps to ensure the consistency of the essential City services such as water, sewer, ambulance, police, and fire protection. Expanding the potential for

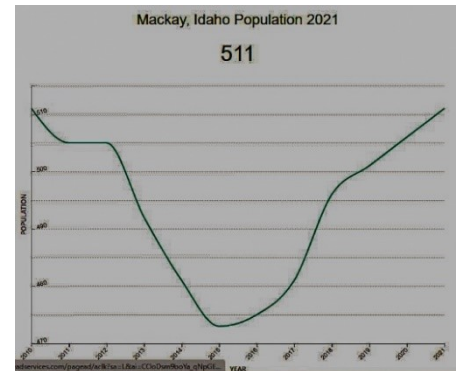


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| Historical population |      |        |
|-----------------------|------|--------|
| Census                | Pop. | %±     |
| 1910                  | 638  | —      |
| 1920                  | 869  | 36.2%  |
| 1930                  | 777  | -10.6% |
| 1940                  | 776  | -0.1%  |
| 1950                  | 760  | -2.1%  |
| 1960                  | 652  | -14.2% |
| 1970                  | 539  | -17.3% |
| 1980                  | 541  | 0.4%   |
| 1990                  | 574  | 6.1%   |
| 2000                  | 566  | -1.4%  |
| 2010                  | 517  | -8.7%  |

business and job creation, establishing a balance of housing for homeownership and housing rentals, and preparing for educational and the development of quality recreation. The normal factors which affect populations are births, death, and migration, where migration is defined as a movement of residents into or out of a community. One of the factors that has resulted in the decrease in population is the death rate within the City. During this period of declining population, the City has experienced an influx of retirement age individuals. This has resulted in an increased death rate with a decrease in the birth rate.

Large changes in population over a short time span (up to five years) can and will create many problems. This is why the land use plan should provide for the possibility of greater changes or fluctuations than would normally be expected.



Population forecasting is not an exact science. Economic conditions influence population levels. It is recommended that the demographic data be updated on an as needed basis. Based on population forecasts, significant additional infrastructure and community facilities and services will be required to maintain quality of life standards in the community. Projections for the future population can be a challenging task. Many factors such as subdivision platting, building lots purchased, home construction, in and out migration, and births and deaths will all determine the growth of the City of Mackay.

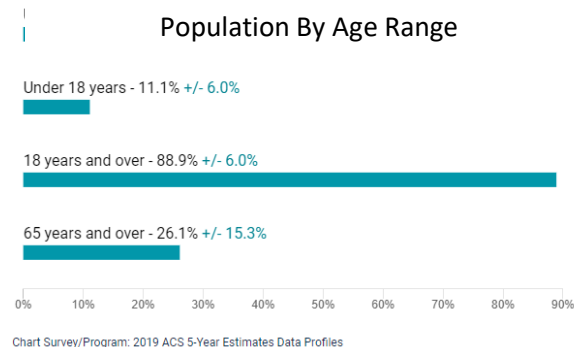


Chart Survey/Program: 2019 ACS 5-Year Estimates Data Profiles

The graph at the left shows the fluctuations in population from 2010 through 2021. In 2019, Mackay had a population of 467 people with a median age of 42.7 and a median household income of \$30,795. Between 2018 and 2019 the population of Mackay grew from 448 to 467, a 4.24% increase and its median household income declined from \$42,946 to \$30,795, a -28.3% decrease. The 5 largest ethnic groups in Mackay are White (Non-Hispanic) (96.6%), two+ (non-Hispanic) (3.43%), White (Hispanic) (0), Black or African American (Non-Hispanic) (0%), and Black or African American (Hispanic) (0%). 0% of the households in Mackay speak a non-English language at home as their primary language. 100% are U.S. Citizens.

In 2019, the median property value was \$145,100, and the home ownership rate was 67.4%. Most people drove alone to work with the average commute time of 16.5 minutes. The average car ownership was 2 cars per household.

With a 2020 population of 511, it is the 128th largest city in Idaho. Mackay is growing at a rate of 0.99% annually but its population has decreased by -1.16% since the most recent census, which recorded a



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population of 517 in 2010. Spanning over 1 mile, Mackay has a population density of 590 people per square mile.

The average household income in Mackay is \$47,938 with a poverty rate of 27.62%. The median rental costs in recent years comes to \$620 per month, and the median house value is \$145,100. The median age in Mackay is 42.7 years, 44 years for males, and 33.6 years for females.

### Mackay Adults

There are 415 adults, (122 of whom are seniors) in Mackay.

### Mackay Age Dependency

59.4 Age Dependency Ratio

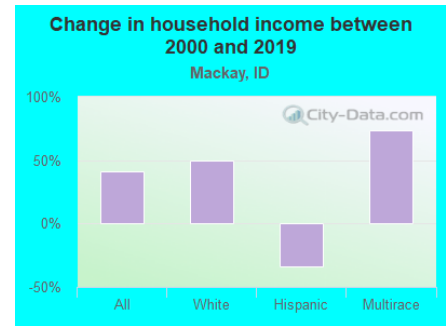
41.6 Old Age Dependency Ratio

17.7 Child Dependency Ratio

### Mackay Sex Ratio

Female 257 55.03%

Male 210 44.97%



**5.3 Goal:** Manage population growth consistent with community goals and objectives as expressed within this Comprehensive Plan. Enhance the quality and character of the community while maintaining our small-town values and providing and improving amenities and services.

### 5.4 Objectives:

A. The City of Mackay should coordinate with Custer County in establishing and revising the Area of City Impact to better plan for future growth patterns on an area wide basis, while supporting the Mackay Comprehensive Plan.

B. Review growth patterns within the City limits, Area of City Impact, and Comprehensive Plan boundary in order to curtail urban sprawl with low density housing and protect existing agriculture lands from unnecessary encroachment.

### 5.5 Implementation Policies:

A. Monitor population growth and employment data to detect significant trends that will affect the Comprehensive Plan goals, objectives, and policies.

B. Monitor changes in population demographics by regularly reviewing relevant indicators (building permits, census data) in order to estimate future impact on City services.

C. Work with the Fire District to assure maintenance of adequate fire protection facilities and fire protection services.

D. Provide a variety of housing opportunities for differing population needs ranging from large-lot residential to multi-family apartment uses.



## CHAPTER 6 SCHOOL FACILITIES AND TRANSPORTATION

**6.1 Idaho Code Regarding the School Facilities and School Transportation Component** Requires an analysis of public-school capacity and transportation considerations associated with future development.

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## 6.2 Background and

**Analysis** Students in Mackay currently attend schools in Joint School District 182. The school facilities and transportation element of the Comprehensive Plan is meant to coordinate efforts of the City and the School District

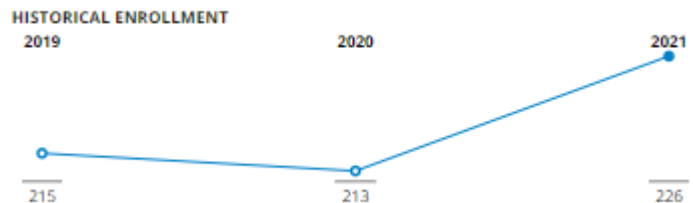
when considering school capacities, facilities, and transportation needs. When new development and subdivisions are reviewed, it is important for the School Districts to consider the impact on school areas and provide input to the City.



When additional facilities are planned, the following should be considered:

- A. Are there adequate municipal services to accommodate the land use?
- B. Are there any special considerations needed for construction at the proposed site?
- C. Will the future school site be located in an area that is currently developed or in the direction of the City's natural growth?
- D. Where is the best location for the new school to accommodate the most students?

Small communities such as Mackay, have local activities that can take advantage of school sites. Examples are community events, Saturday bazaars and carnivals, and high school sports events.

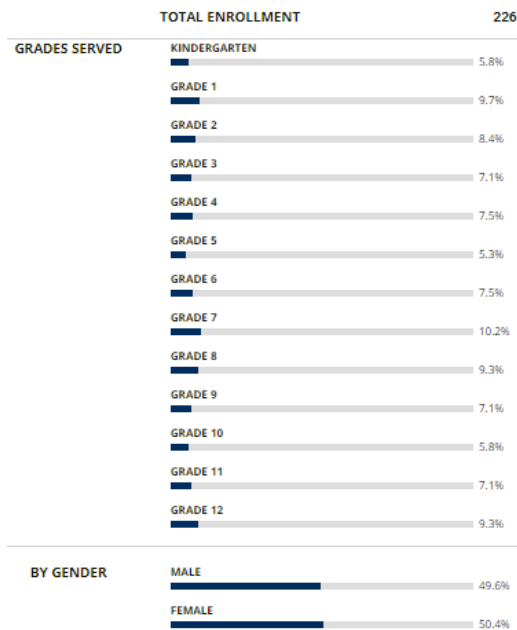


As the City grows, the City should, to the best of their ability, work with the District to preserve this tradition. Joint locations for parks and open space are important. Strong communities are built around their education system. Schools should be in locations where City services currently exist and where vehicle and pedestrian access provided is safe and convenient.

District 182 has 2 school buildings, an elementary school for grades K through 6 and a combined Junior/Senior High School for grades 7 through 12. In 2020, the senior class consisted of 7 students with 21 students in 2021. Total enrollment for school year 2021/2022 was 245.

Transportation related impacts include school buses being driven through neighborhoods to pick up children as well as parents picking up and dropping off children, and older high school students and teachers driving themselves to school.

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Traffic at both schools is typically similar, being in the morning and the afternoon. Major traffic impacts for high schools are in the mornings, lunchtime, and afternoon. Additional impacts consist of high school students attending or traveling to sporting events, such as football or basketball games, track meets, and other extracurricular activities. This would also include community members who support those events.

There are major issues confronting most school districts. The first is the establishment of safe school routes. This would include the location of safe walking routes (such as, sidewalks and pathways) to and from school. Other concerns include routes along streets and the crossing of these streets. A second issue is the location of lighting at bus stops. In the City of Mackay, public sidewalks are lacking in many of the newer neighborhoods. In order to provide safe school routes, adequate walkways are needed. The City does have many streetlights; however, bus stops are typically not located at lighted areas, but at students' homes.

Bus transportation to and from the school sites is provided by the School District. Bus routes are reviewed annually, and adjustments are made. The school facilities and transportation element of the comprehensive plan is meant to coordinate efforts, when considering school capacities, facilities, and transportation needs. When new development and subdivisions are reviewed, it is important for the School District to consider the impact on school areas and plan for adequate facilities.



**6.3 Goal** The Mackay community is dependent upon the quality of education for its citizens. The learning environment for each student must be safe, functional and one that optimizes and enhances academic, social, emotional, and physical development.

**6.4 Objectives** The partnership between the City of Mackay and School Districts 182 should:

- A. Continue with the emphasis of cooperation and communication.
- B. Develop a safe route program.
- C. Continue to participate in the planning process.
- D. Encourage schools to be sited within City limits in order to be cost-effective for City services.
- E. Consider public safety issues.
- F. Invite school participation in City events.
- G. Urge support of local businesses for extracurricular, academic, and sports programs of the school.





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In a city the size of Mackay, a positive impact can best be made by focusing economic development efforts on the enhancement of the business climate for entrepreneurs and small businesses. An additional positive economic impact can be made by increasing the number of home-based businesses and telecommuting opportunities. Thus far, citizens from in and around Mackay have expressed an aversion to urban sprawl and a desire to maintain rural, smalltown charm; yet economic growth and prosperity are universally desired.

Mackay's slow growth has created little opportunity to expand the City's economy by mobilizing human, physical, natural, and capital resources to produce marketable goods and services. However, the City was able to create an industrial park which over the past several years has been used to attract a company to bottle Mackay's spring water which is nationally sold; a water freezing (ice making) business, and a facility manufacturing mini homes. The industrial park spaces are fully utilized at this time. The City also has a business park for leasing space for start-up businesses which has developed into housing long-term businesses such as a dentist office, warehouse space for storage, a fitness center, and a medical clinic. This facility has space available for lease at this time.



Mackay is a Gem Community. Created in 1988, the Idaho Gem Community Program provides training and technical assistance for rural communities interested in pursuing economic and community development. The program's primary goal is to help communities build local capacity and resources to meet the challenges confronting Idaho's rural communities.

Diversification and strengthening of Mackay's economic base continues to be a high priority. Economic development must be viewed in a broad context. Mackay's competitive advantages include a location in close proximity to Mount Borah, the highest peak in Idaho; hundreds of miles of back roads and trails, the Mackay Reservoir and Big Lost River; the "Historic Mine Hill," Copper Basin, and Craters of the Moon National Monument. The City has a balanced City budget, a quality elementary and junior/senior high school, capacity for additional demographic and economic growth; and a proven track record of creating enhanced opportunities for its citizens and businesses. Mackay's economy will be enhanced by building on the community assets and working with the developers of the Empire Copper Mine.



**7.2.1 Existing Conditions** Historically, mining, logging, farming, and ranching were the basis of the Mackay's economy. However, in the 1970s mining and logging all but disappeared. Farming, ranching and the Idaho National Laboratory became the mainstay of the economy; with a little help coming from tourism (hunting and fishing). The decline in the number of smaller family-owned farms and ranches, being replaced by larger consolidations of those smaller properties, has led to a reduced farming/ranching population and in turn, a reduction in this support of the City's economy. While it is both culturally and economically important for Mackay to continue to support and grow the agriculture-based



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businesses in its area, a greater emphasis should be placed on the development of businesses and occupations that will supply the community's residents with higher paying long-term employment opportunities.

Mackay has the following places of employment: U.S. Post Office, Tri-County Supply, City of Mackay, Liar's Den, Ivies' Grocery Store, Lost River Electric Cooperative, Custer County Sheriff's Department, Ken's Club, Bear Bottom Inn, Mackay Public Library District, Perk's Bar, Ireland Bank, U S Bank, Burger Time, Mine Shaft Café, Mackay Lumber and Hardware, Lost River Highway District, River Park Golf Course and RV Park, Wagon Wheel Motel, Sammy's Convenience Store/Sinclair Gas Station and Sammy's Kitchen, Oasis Convenience Store and Chevron Gas Station, Mackay Senior Center, School District 182, Lost River's Mackay Clinic, Salmon River Propane, Proud Source Water, Natural Spring Ice, K Squared Construction, Big Lost River Irrigation District, Water District #34, ATC Communications, and 2 part time bakeries located within the Mackay City Limits.



There are 0 buildings available for establishment of businesses at this time. Of the businesses listed above, the major employers in the City of Mackay are: Proud Source Water, Mackay School District 182, Ivie's Grocery Store, Lost River Electric Cooperative, Sammy's Convenience Store/Gas Station and Sammy's Kitchen, Big Lost River Irrigation District, and K Squared Construction. Other business listed employ less than 3 people and some hire only part time employees. There are other service businesses such as plumbing, electrical, construction, etc. located in the area surrounding the City.



**7.2.2 Mackay Trade Area** Consumers tend to travel to Idaho Falls, Blackfoot, Pocatello, and Twin Falls for their larger shopping needs. Mackay shops offer basic amenities such as groceries and smaller goods. Potential sales are lost (shrinkage) due to customers going outside of the Mackay Area to larger metropolitan areas, such as other nearby cities to make purchases. Some residents believe that they save money by buying less expensive products elsewhere. However, they must also drive a minimum of 90 miles (one way) to find a major, discount retailer. As gas prices fluctuate it may or may not be economical to buy essential goods outside of Mackay. Merchants must encourage Mackay residents to purchase local products.

**7.2.3 Business Retention, Expansion, and Recruitment** The economic development strategy for the City of Mackay, Idaho, is based on three (3) distinct activities—Business Retention/Expansion, Business Start-up, and Business Attraction.

The successful development of a strong economy in Mackay will depend on the successful creation of a business environment that:



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- A. Supports the businesses that are already in and around Mackay.
- B. Encourages entrepreneurship and the start-up of new businesses in and around Mackay.
- C. Showcase the workforce and the infrastructure that will attract businesses from outside of Mackay.

**7.2.4 Business Retention/Expansion** The primary economic development activity of the City of Mackay is supporting the retention and expansion of companies that currently do business in and around the City of Mackay. Businesses will never be encouraged to startup in or relocate to Mackay if there is no City support for them once they are here. If deficiencies or needs are identified in which the City can affect positive change, the City is willing to work to evaluate and affect needed changes.



**7.2.5 Business Start-Up** The City of Mackay is an attractive community. The City presents a lucrative opportunity for entrepreneurs to launch new businesses. The City of Mackay has developed policies that establish and support an entrepreneurial environment that promotes the creation of start-up businesses in and around Mackay. The Oscar Wornek Business Center was created to support business incubation facilities and/or the establishment/attraction of a start-up businesses.

**7.2.6 Business Attraction** As the overall business climate in Mackay improves, a simultaneous effort will be made to attract and recruit additional businesses to Mackay. Priority should be given to businesses that will provide an appropriate selection of products and a relevant level of service to the citizens of the greater Mackay community. The City of Mackay will strive to establish and maintain a balanced portfolio of business interests in the community while permitting free market forces to determine the specific composition of the business base.

**7.3 Goal** Enhance and develop Mackay's economy which will build a stronger community.

### 7.4 Objectives

- A. Support recruitment of environmentally sound and economically viable development that helps to diversify and strengthen the local economy.
- B. Provide a climate where businesses, particularly locally owned ones, can flourish by enhancing the City's natural resources, arts and culture, and vital neighborhoods.
- C. Improve regulatory certainty, consistency, and efficiency.
- D. Support economic development that provides quality employment opportunities to local residents, good wages, benefits, and affordable goods.



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## 7.5 Implementation Policies

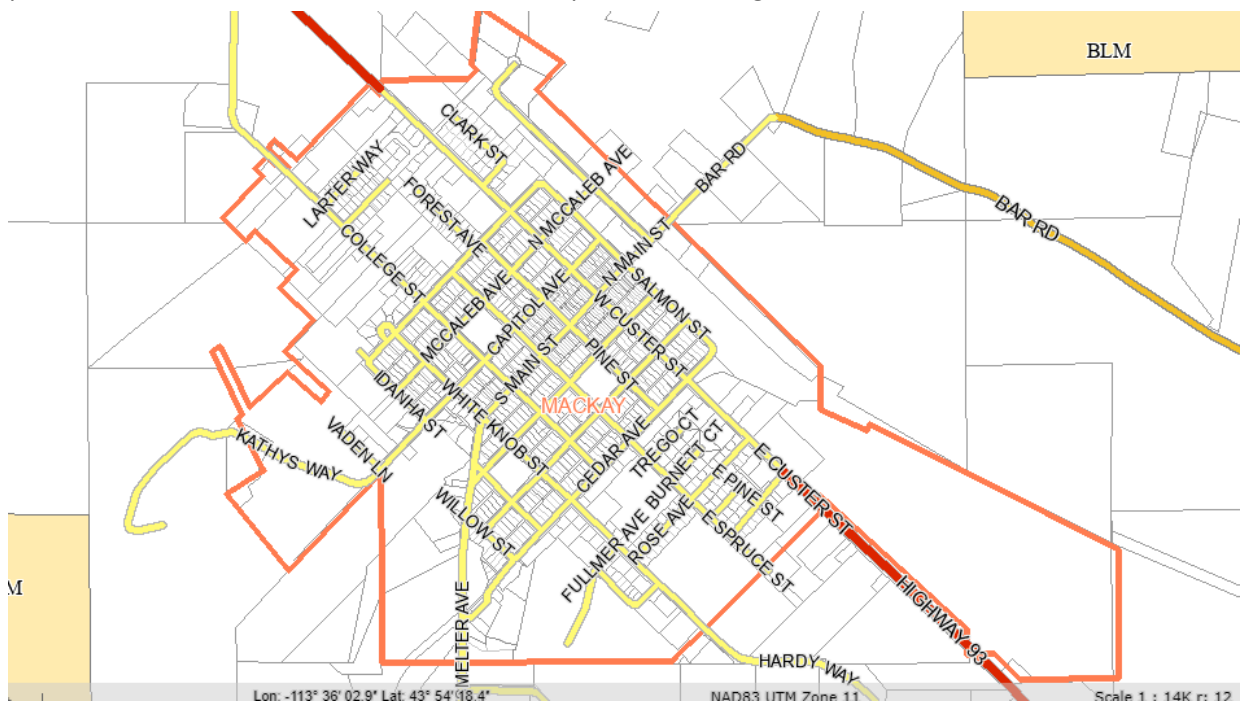
- A. Support economic development that employs local workers, provides family-supporting wages and benefits, and offers affordable goods and services.
- B. Coordinate economic development efforts with other jurisdictions.

## CHAPTER 8 LAND USE

**8.1 Idaho Code Regarding the Land Use Component** Requires 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.

**8.2 Background and Analysis** Land use issues are intertwined with other Chapters of this plan, such as transportation, economic development, and community design. Managing growth and channeling it into an orderly community development pattern is a key element of land use planning. Unplanned growth results in undesirable and incompatible land uses.

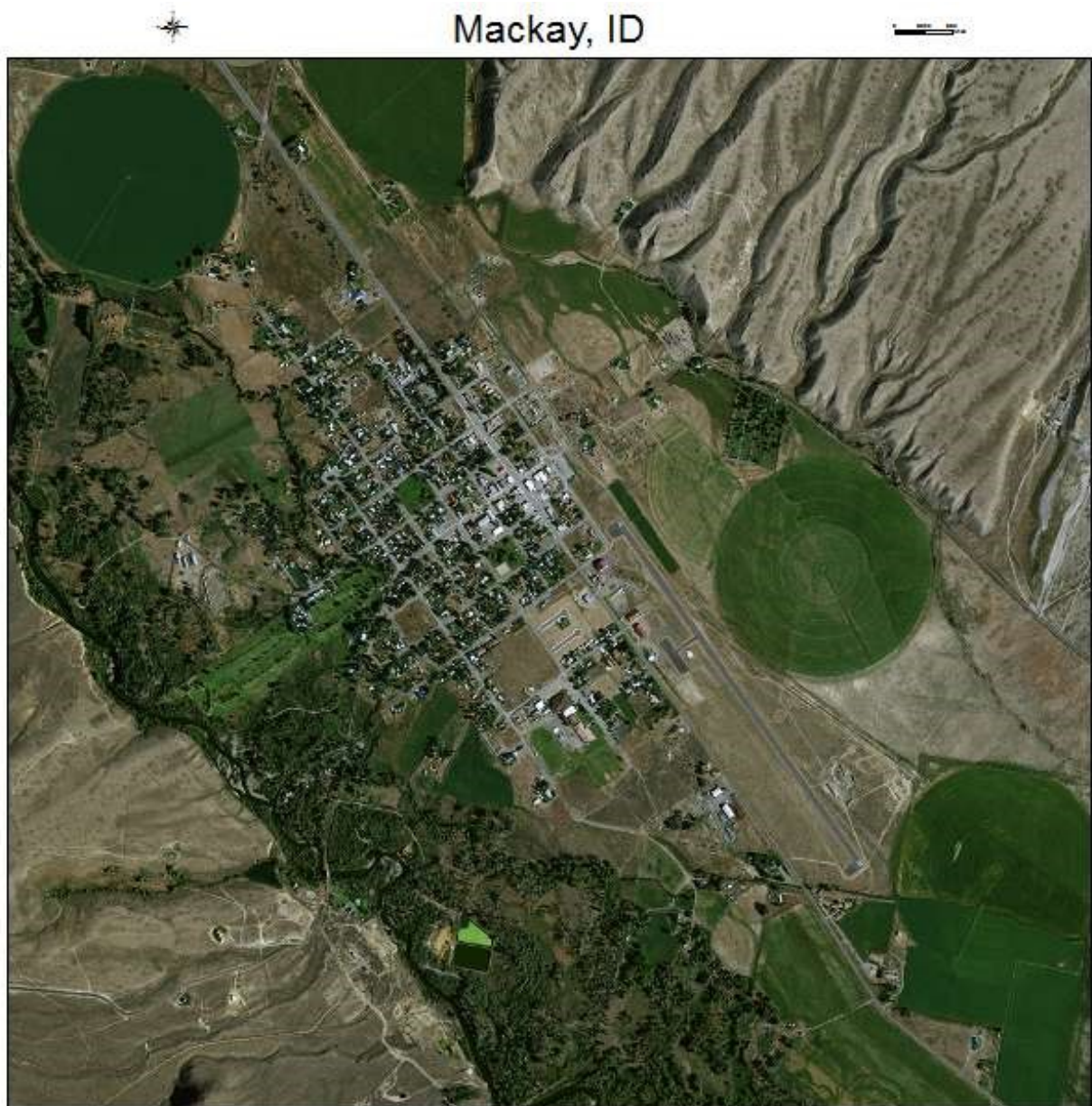
The City of Mackay traditionally serves as a community center for the rural surrounding area, serving agricultural uses and rural residents. The land use component is only one of the components to be considered when determining whether a particular proposal is consistent with the Comprehensive Plan. When determining what the Comprehensive Plan is to achieve, each component must be considered before a decision can be made. The components are to function in concert with no component standing in isolation.



It has long been held in Idaho that a Comprehensive Plan is a “guide.” It has also been litigated in Idaho that the Land Use Map is only one component to be considered and that the “ENTIRE” plan is to be considered.

## **CITY OF MACKAY COMPRENENSIVE PLAN**

The Land Use Map is not required to “mirror” zoning designations. It is the sole discretion of the City Council to determine the best zoning using the Comprehensive Plan as a guide. Existing zoning classifications may be able to adequately implement some components of the Comprehensive Plan. New zoning classifications may need to be considered in areas where the City's existing zoning is inadequate. The ordinances establish the conditions under which land may be used and future land use development patterns for the City of Mackay. Existing uses of land and buildings are permitted to continue, even if they are not in conformance with the plan implementation policies and the associated land use ordinances, as long as they were legally approved or have legal non-conforming rights. Land use designations serve as a planning tool that assist the City in sustaining reasonable growth and development patterns and to identify land use patterns which remain consistent with the goals, objectives, and policies of the City of Mackay.



## CITY OF MACKAY COMPREHENSIVE PLAN

As development applications occur, the review of this Chapter as well as other Chapters of this Comprehensive Plan will create a balance of land use decisions. Incompatible land use will be reduced by reviewing goals, objectives, and implementation policies of the Comprehensive Plan. A community with a balance of land uses has a long-term economic stability. Residents need to have employment opportunities as well as a diverse choice of housing and retail services to maintain the City as a vital community. As can be seen from the maps, Mackay does not have an adequate inventory of land available within the City limits.

New residential development has grown in undeveloped parcels of land within areas of the City zoned as residential.

The predominant land uses are residential. Most of this residential land involves single family housing, although some multifamily properties are being proposed.



The actual percentage of land zoned as commercial and industrial land is small when compared to residential land uses. Commercial properties in Mackay tend to follow the two main City arterials, Custer Street (U.S. Highway 93) and Main Street. There are industrial land uses designated within the northeasterly Mackay city limits. Agricultural lands exist within the City limits and are zoned accordingly. Agricultural lands exist in the surrounding areas.

During City Council meetings, development decisions are made concerning annexation, rezoning, subdivision development, conditional use permits, planned unit developments, variances, and other matters. Due to this responsibility, it is necessary for the City to update ordinances, policies, and regulations in accordance with this plan.

The City Council has provided ordinances which allow zones to be changes, Special Use Permits, Variances, and non-Conforming Use Permits.

### 8.2.1 Current Land Use Patterns Existing

**Residential Land Uses Rural-Urban Intersection Issues** – Citizens have been moving to the City of Mackay and the surrounding area. Land is being purchased and entitlements have been received for residential development.

Residential land use patterns in the City limits include existing parcels of 50' x 100' lots and single-family subdivisions. Housing types include attached and detached single family dwelling units, and multi-family dwelling units have been proposed.



## CITY OF MACKAY COMPREHENSIVE PLAN

**Existing Civic Land Uses** The Mackay City Hall, the City Maintenance Shop, Mackay Tourist Park and Rodeo Grounds, Courthouse Square (aka “Tank Park”), Kid’s Park, Centennial Park (aka “RV Dump Station”), Bob Burroughs Memorial Park, Oscar Wornek Business Park, Mackay Airport, and the Mackay Senior Center are located on property owned by the City of Mackay.

**Existing Open Spaces** See City Parks identified in Existing Civic Land Uses.

**Existing Commercial** The Commercial land uses are located along U.S. Highway 93 (Custer Street) and Main Street. A range of professional offices, retail, restaurant, and other services are located along these corridors.

**Existing Industrial Land Uses** Industrial uses are very minimal in Mackay and consist currently of Proud Source Water, K Squared Construction, and Natural Spring Ice.

**Existing Agriculture** The City acknowledges Idaho’s Right to Farm Act and the need to protect the role of agriculture in Mackay with the understanding that the area within its Comprehensive Plan may transition to urban development. Development is not allowed to disrupt or destroy irrigation canals, ditches, laterals, drains, and associated irrigation works and rights-of-way. Existing conditions are such that current agricultural uses will be protected. The goals and objectives, or desirable future situations for the agricultural uses within the City, are to protect such uses but to allow development to replace agricultural uses as the city grows.



**8.2.2 Area of City Impact** Pursuant to Idaho Code Section 67-6526, Area of City Impact - Negotiation Procedures: “a separate ordinance providing for application of plans and ordinances of the Area of City Impact shall be adopted. Subject to the provisions of Section 50-222, Idaho Code, an Area of City Impact must be established before a city may annex adjacent territory.” Annexations outside of the Area of City Impact may be permitted as otherwise provided for within Idaho Code.

In defining an Area of City Impact, the following factors should be considered:

- A. Trade Areas.
- B. Geographic factors.
- C. Areas that can reasonably be expected to be annexed into the City in the future.

The City of Mackay should work toward an agreement with Custer County for land use decisions in pre-defined impact areas surrounding the City. The boundaries of the Area of City Impact are contingent upon negotiations with Custer County. In some cases, as requested by a landowner, the City has annexed property inside its area of City Impact which is permitted. The City of Mackay recognizes that growth issues affect the City and the County.

Effective growth management will require a coordinated effort involving City and County land use regulations. Some of the more specific growth-related issues include:

- A. Potential for growth in the areas outside of the City Limits and within the Area of City Impact.
- B. Modifications to the Area of City Impact and possible annexation.
- C. Expansion of City services only in areas within the City Limits of Mackay.



## CITY OF MACKAY COMPREHENSIVE PLAN

D. The City recognizes that they can only make recommendations on land use issues in the Area of City Impact for lands not annexed into the City.

E. Impacts of growth can affect the efficiency of existing and future transportation and transportation corridors.

### 8.2.3 Land Use Map

#### Designations

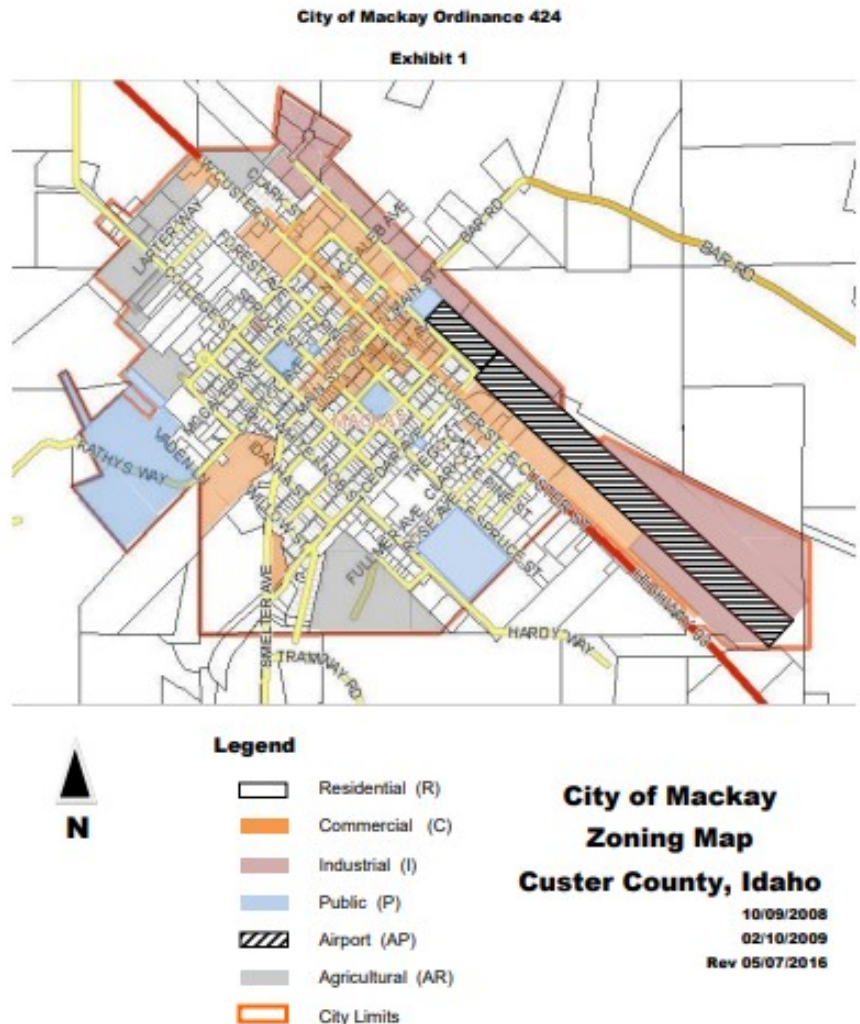
**Residential** Suitable primarily for residential use allowing a mix of housing types such as single family, two family, and multi-family. Mackay's lot size is typically 50 feet by 100 feet. Dwelling size is not allowed to exceed more than 40% of the lot size. Lots may be combined to allow for multi-family dwellings such as apartments, and town houses.

This use should generally be located in close proximity to commercial centers and primary transportation corridors. Density may be limited to ensure compatibility and transition between uses adjacent to the site. Design specifications may include changes in setbacks for multi-story buildings, landscape buffers, and transitional densities. Allowing these types of dwellings should not be authorized unless adequate ingress/egress to major transportation corridors are assured.

The City Council has approved the use of undeveloped property for limited parking of Recreational Vehicles. This practice should be limited to the property already approved. The Council has also approved establishing of short-term rental properties within the Residential zone which should be limited as well; or allowed in other zones not yet designated.

**Commercial** Suitable primarily for the development of a wide range of commercial activities including offices, retail, and service establishments. Rezoning to this designation should not be allowed unless adequate ingress/egress to major transportation corridors are assured. Light industrial uses may be considered at the discretion of the City Council without amending this plan.

**Industrial** The Industrial uses are very minimal in Mackay with the closest use to light industrial being Proud Source Water, Inc, the water bottling facility, and Natural Springs Ice.



## CITY OF MACKAY COMPREHENSIVE PLAN

**Agricultural** Suitable primarily for uses associated with agricultural activities, but due to parcel sizes, does not include large farming operations. The uses may include, but are not limited to, agritourism, organic crops, farmers markets, and roadside stands, tree farms, and hydroponics.

**Public Use/Parks/Opens Space** Suitable primarily for the development of such uses as golf courses, parks, recreation facilities, greenways, schools, cemeteries, and public service facilities such as government offices. All development within this land use is encouraged to be designed to accommodate the different needs, interests, and age levels of residents in matters concerning both recreation and civil activities.



Open space should be designed to capitalize on and expand the open space areas around natural features and environmentally sensitive areas. Priorities for preservation include: the most sensitive resources – floodways and floodplains (including riparian and wetland areas), slopes in excess of 25%, locally significant features, and scenic viewpoints. Fragmentation of open space areas should be minimized so that resource areas are able to be managed and viewed as an integrated network.



Because most of the immediate construction of dwellings shall be inter City on existing vacant lots, The City Council may identify Compact Residential or High Density Residential as an option for Special Use, Variances, or non-Conformance requests to best use existing properties in areas currently zoned as Residential. Design specifications may include changes to set back requirements to allow for parking of multiple vehicles at two family, or multi-family dwellings. A minimum of 60% of the lot will be maintained as green space/open space consistent with section 16.2.2 Private Open Space.

Allowing two family or multi-family dwellings within existing single family home neighborhoods may be allowed provided the following are met:

- A. Adequate ingress/egress to major transportation routes are assured.
- B. Increased vehicle traffic volumes will not increase hazard to children or pedestrians.
- C. Adequate City sewer line capacity is available.
- D. Adequate City water line capacity is available, including fire protection if warranted.
- E. Development will not result in a loss of property value for existing homeowners.

**8.2.4 Potential Designations for Future Developments** The following designations are not currently identified on the land use map but may be needed in the future based on potential growth or changes to the City's impact area.



## CITY OF MACKAY COMPRENENSIVE PLAN

**Compact Residential** Suitable primarily for residential use allowing a mix of housing types such as single family, two family, and multi-family. Densities range from 5 units to 10 units per acre.

**High Density Residential** Suitable primarily for multi-family. This use should generally be located in close proximity to commercial centers and primary transportation corridors. Densities range from 10 units per acre and up. Density may be limited to ensure compatibility and transition between uses adjacent to the site. Design specifications may include increased setbacks for multi-story buildings, landscape buffers, and transitional densities. Rezoning to this designation should not be allowed unless adequate ingress/egress to major transportation corridors are assured.

As the City expands into the area of impact, the City in conjunction with Custer County should consider the following zoning classifications which have not been identified on the map:

**Rural Residential** Suitable primarily for rural single-family residential use adjacent to agricultural uses, Located in the area of impact, and adjacent to BLM land areas. Huge manicured “Rural Residential” lots are discouraged and therefore manicured home site areas on these properties should not exceed 1/2 acre. Uses may include active agriculture, viticulture, equestrian, and residential. Uses include native open space and small-scale active farmland. The Rural Residential land use is not amenity based (sewer, water, schools) and will not be eligible for connection to City services. These areas encourage the keeping and raising of crops and/or animals and do not include manicured yards, sidewalks, bike paths, or planned park and recreation facilities. Density may be further limited due to the limited availability of infrastructure.



Wells and septic systems are permitted for lots in this land use designation if approved by the applicable Health Department.

**Estate Residential** Suitable primarily for single family residential use in the area of impact. Densities in this land use area are to range from 1 unit per acre to 3 units per acre. Densities not exceeding 1 to 2 units per acre are to be encouraged in areas of the floodplain, ridgeline developable areas, hillside developable areas, and where new residential lots are proposed adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivided in the future. Clustering is encouraged to preserve open space.

**Neighborhood Residential** Suitable primarily for single family residential use. Densities in the majority of this land use area are to range from 3 units per acre to 5 units per acre. Densities not exceeding 1 to 2 units per acre are to be encouraged in areas of the floodplain, ridgeline developable areas, hillside developable areas, and where new residential lots are proposed adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivided in the future.



## **CITY OF MACKAY COMPREHENSIVE PLAN**

**8.3 Goal** Encourage the development of a diverse community that provides a mix of land uses, housing types, and a variety of employment options, social and recreational opportunities, and where possible, an assortment of amenities within walking distance of residential development.

### **8.4 Objectives**

- A. Preserve the family friendly feel of Mackay.
- B. Implement the Land Use Map and associated policies as the official guide for development.
- C. Manage urban sprawl in order to minimize costs of urban services and to protect rural areas.
- D. Retain and encourage rural areas where it will not result in increased costs for urban services.
- E. Encourage public participation in the land use planning process.
- F. Encourage land uses that are in harmony with existing resources, scenic areas, natural wildlife areas, and surrounding land uses.
- G. Require the conservation and preservation of open spaces and public access to the Big Lost River and BLM lands and interconnected pathways to be open to the public in new developments.
- H. Discourage development within the floodplain.
- I. Encourage commercial development that is consistent with a family friendly community.



### **8.5 Implementation Policies**

- A. Upon review of specific development applications, the Council may approve uses considering that the boundaries of the various land use designations shown on the Land Use Map are contemplated to be slightly flexible based upon existing property lines and other site considerations.
- B. Update the Area of City Impact boundaries.
- C. Encourage the City and County to meet on a regular basis to discuss common land use issues within the Areas of City Impact.
- D. Encourage public participation in the land use planning process.
- E. With regard to land-use planning, property owners and residents within Mackay's Comprehensive Planning area who live outside the City limits and are not entitled to vote in City elections are encouraged to provide public input for consideration by the City Council.
- F. Develop processes for public participation and materials that describe the development and public hearing processes.
- G. Develop a harmonious blend of opportunities for living, working, recreation, education, shopping, and cultural activities.
- H. Encourage flexibility in site design and innovative land uses.
- I. Residential Zoned property of sufficient size may be developed with a mix of housing types such as single family, two family, and multi-family with appropriate transitioning as referenced otherwise herein and with the gross density not being exceeded.
- J. Buffer and transition development is to occur between conflicting types of land use.
- K. Encourage landscaping to enhance the appearance of subdivisions, structures, and parking areas.
- L. Require more open space and trees in subdivisions.



## **CITY OF MACKAY COMPREHENSIVE PLAN**

- M. Developments will be required to provide groundwater studies where needed to address possible impacts to existing wells or the aquifer.
- N. Support well-planned, pedestrian-friendly developments.

### **8.5.1 Policies Related Mostly to The Commercial Zone Areas**

- A. Assist in the provision of coordinated, efficient, and cost-effective public facilities and utility services, carefully managing both residential and non-residential development and design, and proactively reinforcing downtown Mackay's role as the urban core while protecting existing property rights.
- B. Encourage commercial facilities to locate on transportation corridors.
- C. Locate neighborhood services within walking distance to residential development.
- D. Discourage the development of strip commercial areas.
- E. Maintain and develop convenient access and opportunities for shopping and employment activities.
- F. Commercial areas of five acres or less should be encouraged in residential land use designations with appropriate zoning to allow for commercial services for residential neighborhoods and to limit trip lengths. Such commercial areas should be submitted for approvals with a Conditional Use Permit or Development Agreement to assure that conditions are placed on the use to provide for compatibility with existing or planned residential uses. These areas should be oriented with the front on a collector or arterial street.
- G. Allow for some light industrial uses within the Commercial areas at the sole discretion of the City Council.

### **8.5.2 Policies Related Mostly to the Rural and Agricultural Planning Areas**

- A. Consider Creating a "Rural Residential" land use zoning designation for rural lots to permanently remain as a part of the City in strategic locations.
- B. Rural Residential areas help to preserve Mackay's rural feel and huge manicured "Rural Residential" lots are discouraged in order to preserve land for more rural/agricultural type use. The manicured home site areas on these properties should be minimal and subordinate to open rural ground for pastures, farming, and other rural uses.
- C. Modified street sections with dark sky lighting standards should be encouraged in Rural Residential land use areas.
- D. When an urban density residential development is planned with lots that directly abut lots within a Rural Residential area an appropriate transition is to be provided for the two abutting residential lot types. A transition must take into consideration site constraints that provide transitional lots and/or open space area avoiding urban lots directly abutting rural residential lots.
- E. Larger setbacks should be required for new lots planned to abut existing Residential lots.
- F. Lots within a Rural Residential Land Use designation should be designed such that lots on each side of the street are of similar size.
- G. Rural Residential developments are to be located so that they do not block extension of urban services at reasonable costs and will require utility easements where necessary to assure urban service extensions.



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H. Use the Agricultural (A) zoning designation within the zoning code to allow for large parcels of land to be annexed into the City as either agricultural use or as agricultural use transitioning in the future to City rural residential or urban lots.



### 8.5.3 Policies Mostly Related to Open Space and Special Areas

A. Projects that hold a residential designation, where the developers would like to provide or dedicate amenities similar to those allowed in the Public Use/Parks/Open Space designation, may transfer unused density from these areas to other areas within the development, as may be approved by the City Council through the Development Agreement processes.

B. Where possible, open space should be located to be contiguous to public lands and existing open space areas.

C. Open space should be designed to capitalize on and expand the open space areas around natural features and environmentally sensitive areas. Priorities for preservation include:

The most sensitive resources – floodways and floodplains (including riparian and wetland areas), slopes in excess of 25%, locally significant features, and

D. Open space areas along the Big Lost River should be designed to function as part of a larger regional open space network.

E. Require the conservation and preservation of open spaces and public access to the Big Lost River and BLM lands and interconnected pathways, open to the public, through new developments.

F. The City should work with property owners adjacent to the Big Lost River to maintain and enhance the river corridor as an amenity for residents and visitors and to obtain public pathway easements and to have pathways constructed. Uses which complement this public access include trails and interpretive signage.

G. Common areas in subdivisions should be centrally located for the residents use and should include micro-path connections where feasible.

H. Discourage development within the floodplain.

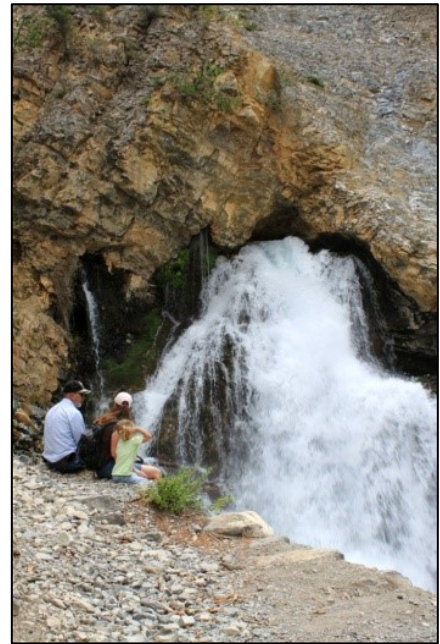
I. Floodway areas are to remain “open space” because of the nature of the floodway which can pose significant hazards during a flood event.

J. Floodway areas are excluded from being used for calculating residential and development densities.

K. Any portion of the floodway developed as a substantially improved wildlife habitat and/or wetlands area that is open to and usable by the public for open space, such as pathways, ball fields, parks, or similar amenities, as may be credited toward the minimum open space required for a development, if approved by the City Council.

L. Encourage land uses that are in harmony with existing resources, scenic areas, natural wildlife areas, and surrounding land uses.

M. Areas over 25% slope are to be “no development” areas except for City approved trails and except where isolated areas of steep slope are located on property where site grading can easily modify the steep slope area



# CITY OF MACKAY COMPREHENSIVE PLAN

for buildable area. In those cases where grading can be accomplished to modify the isolated steep slope areas the surrounding land use designation will apply within the area designated “steep slope.”

N. Clustering of housing is to be encouraged where needed to preserve hillsides, natural features, and to avoid mass grading of land in areas determined to be preserved.



## CHAPTER 9

## NATURAL RESOURCES

### 9.1 Idaho Code Regarding the Natural Resources

**Component** Requires an analysis of the uses of rivers and other waters, forests, ranges, soils, fisheries, wildlife, minerals, spring waters, beaches, watersheds, and shorelines.

**9.2 Background and Analysis** The natural resources of the Mackay area include the climate, natural environment of the arid foothills, the Big Lost River and the Mackay Reservoir, geology and soils of the area, Mt. Borah and the highest mountain range in the

State of Idaho, historic places, and 100s of miles of ATV trails, natural vegetation, and the diverse wildlife. A review of development proposals should consider the purpose for which land is best suited, as defined by a combination of its natural characteristics, location, and the goals of the City. Within this context, environmental conservation and protection serves many purposes.

Conservation can protect the natural and urban environment as well as add to the overall quality of life for the community. One of the most important ongoing planning challenges, however, is to adequately conserve and balance the natural resources of the City of Mackay with population growth and the protection of the area, which makes the City an attractive place to live. Natural resources are an integral component when a community is approached with new development. The goals and policies stated in this component are intended to establish a balance between development and the conservation of such natural resources. Natural resources exhibit both opportunities and limitations to human use.

**9.2.1 Climate, Precipitation, and Temperatures** The City of Mackay is located approximately 5,906 feet above sea level. Mackay, Idaho gets 11 inches of rain, on average, per year. Mackay averages 103 inches of snow per year. On average, there are 201 sunny days per year in Mackay. Mackay gets some kind of precipitation, on average, 71 days per year. Precipitation is rain, snow, sleet, or hail that falls to the ground. In order for precipitation to be counted, you have to get at least .01 inches on the ground to measure.

#### Weather Highlights

**Summer High:** the July high is around 82 degrees

**Winter Low:** the January low is 6

**Rain:** averages 11 inches of rain a year

**Snow:** averages 103 inches of snow a year

July is the hottest month for Mackay with an average high temperature of 81.7°, which ranks it as cooler than most places in Idaho. In Mackay, there are 4 comfortable months with high temperatures in the range of 70-85°. The most pleasant months of the year for Mackay are June, July, and August.



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In Mackay, there are 3.9 days annually when the high temperature is over 90°, which is one of the coolest places in Idaho. January has the coldest nighttime temperatures for Mackay with an average of 5.5°. There are 213.3 days annually when the nighttime low temperature falls below freezing. There are 28.6 days annually when the nighttime low temperature falls below zero. Mackay is one of the coldest places in Idaho.

Humidity is very low in Mackay, so low that the dry air may be uncomfortable for some people. There are few days during the year when the humidity is even noticeable. A very dry climate can lead to cracked, itchy skin and dry eyes.

June is the rainiest month in Mackay with 8.1 days of rain, and September is the driest month with only 4.3 rainy days. There are 70.8 rainy days annually in Mackay, which is one of the least rainy places in Idaho. The rainiest season is Summer when it rains 28% of the time and the driest is Winter with only a 21% chance of a rainy day. An annual snowfall of 103.1 inches in Mackay means that it is one of the snowiest places in Idaho. December is the snowiest month in Mackay with 28.8 inches of snow, and 8 months of the year have significant snowfall.

**9.2.2 Hydrology Waterways**, including the Big Lost River, Mackay Reservoir, North Fork Big Lost River, Park Creek, Summit Creek, Kane Creek, Muldoon Creek, Lake Creek, Phi Kapa Creek, Big and Little Fall Creeks, Lower Cedar Creek, Cliff Creek, Alder Creek, Pass Creek and 4 irrigation canals and ditches are the most pronounced features of the area. These waterways provide homes to birds, mammals amphibians, and fish. The water also provides recreational opportunities for residents, including swimming, fishing, hunting, floating, and bird and wildlife viewing. The mountains surrounding Mackay are home to 100 high mount lakes.



Groundwater in the area is generally quite shallow except in the foothills area. The City of Mackay Water Service receives drinking water from Mackay Spring and from 3 each 100 foot deep groundwater wells located in the City. Residents outside the City Limits rely upon shallow groundwater wells for domestic supply. Many of the domestic wells have flow rates that fluctuate with the season and high-water table.

**9.2.3 Geology and Soils** The valley bottom of the Lost River sub basin can be characterized as high desert. Geologically complex, the bounding mountain ranges are for the most part formed of Paleozoic sedimentary rocks, including folded and faulted limestone, quartzite, and shale. Local occurrences of Tertiary volcanic rocks of the Challis formation, chiefly andesitic or silicic in composition, constitute a portion of these mountains also. Extensive fossil collections are widely distributed in the Mississippian limestone beds located in the Pass Creek area. In general, the beds consist of a succession of thick and then thin bedded limestones, with variations in the color of the widely separated beds.



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On Mackay Peak the limestone beds are very different from those in Pass Creek. These beds are almost uniform dark blue in color, rather pure in the upper part, but with notable amounts of chert in the lower members.

The Lost River Valley was apparently formed in a down-faulted block of consolidated rocks, similar to those in the uplands. The river flows on alluvium, resulting from erosion of the flanks of the mountains, that has partially filled the valley.

The types of soils in the sub basin affect the many aspects of surface water, particularly the quantity and texture of sediment in the water bodies. The Lost River sub basin, the surface soil texture is predominately gravelly loam throughout the valley and along the mountain ranges. Gravelly loam is not as erodible as other soil textures, but it is difficult for vegetation to grow in this coarse soil and provide cohesiveness. There is some loam, sandy loam, clay loam and silt loam in small portions of the valley. In the mountain ranges toward the ridge line, stony loam, cobbly loam, unweathered bedrock, and fragmented material cover the slopes.

Information is necessary to provide some ideas as to what the land is capable of sustaining and what it is not capable of sustaining. Ranchers and farmers know that certain types of soils will grow very little, while other sustain high yields over long periods of time. Knowledge of soil characteristics also aids in heading off problems caused by improper development. More often than not, improper development results in the taxpayer paying higher costs for services (and their maintenance) brought to areas where soils are not conducive to sound development.



**9.2.4 Wildlife** Various types of wildlife make their home in and around Mackay. Animals include moose, elk, deer, foxes, coyotes, raccoons, skunks, rabbits, squirrels, muskrats, beavers, minks, and many other mammals. The wide variety of songbirds, game birds, eagles, great blue herons, and other waterfowl are notable features of the skyline. Although generally less adored than the furry or feathery creatures, the area is also home to many species of reptiles, amphibians, and fish.

Each individual species has specific habitat needs including the basic requirements of food, cover, shelter, and space. Loss of critical habitats or landscape diversity can lead to relocation to other less desirable habitats or extinction.

Key habitats are the product of slope, soil type, physical features, and available water. Often these key habitat areas are also desirable sites for human development and occupation. It is important that the



## **CITY OF MACKAY COMPREHENSIVE PLAN**

development of the area be conducted in a manner that protects the wildlife while meeting the needs of the human population.

**9.2.5 Vegetation** The vegetation in the area consists of cultivated fields, alpine forests, sage brush, and the native grasses. Improperly planned developments can result in converting the very diverse plant communities in the area to more simple communities at the expense of the wildlife, soil, water and air quality, and recreational and aesthetic value. Healthy native vegetation communities reduce the potential for wildlife conflict with people and agricultural pursuits

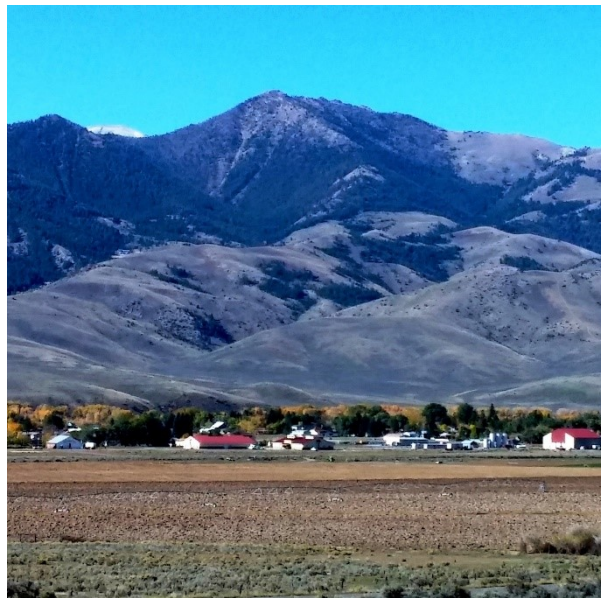
**9.3 Goal** Recognize and protect the natural beauty and resources of the City and maintain a harmonious balance between human populations and nature by ensuring that resources are properly respected and protected.

### **9.4 Objectives**

- A. Preserve and protect open space, unique natural areas, wetlands, water and woodland resources, scenic views, and areas of natural beauty.
- B. Promote Natural Resource areas by creating, preserving, and enhancing parks, hiking trails, active and passive recreation facilities, and by creating useable open space for the betterment of the community.
- C. Provide a system of interconnecting greenways and ecological corridors that connect natural areas to open space.
- D. Protect water quality and quantity in the streams and groundwater and consider the potential regional impacts on water supply and wastewater management for all proposed developments.
- E. Preserve the natural beauty and habitat of the Big Lost River and land adjoining the river.

### **9.5 Implementation Policies**

- A. Implement appropriate goals and development requirements, including setbacks, densities, development standards, and open space requirements to minimize impact on natural resources.
- B. Provide buffers to natural resources with transitional land uses.
- C. Protect and preserve the natural beauty and habitat of the Big Lost River and land adjoining the river.
- D. Prohibit new development in floodway areas and limit development in the flood fringe of the flood plain.
- E. Provide wildlife habitats and corridors where evidence indicates they are justified.
- F. All developments should comply with all applicable water quality, air quality, species protection, and land use regulations and requirements.
- G. Conduct a natural resource audit.
- H. Encourage the preservation of open space, wildlife habitats, and fish habitats.
- I. Locate development away from sensitive wildlife habitat areas.
- J. Adopt ordinances, site plan reviews, subdivision regulations, and/or overlays to address land issues in or near wildlife, water resources, scenic views, steep slopes, and unique habitats.
- K. Develop mitigating measures to offset or minimize the impact of development.



## CITY OF MACKAY COMPREHENSIVE PLAN

L. Encourage the development of a buffer which ensures the unique habitat, existing wildlife, and scenic value of the Big Lost River ecosystem is preserved.

M. Critical and sensitive areas regarding natural resources in the City of Mackay should be identified. Currently, there is not any documentation regarding the types and locations of critical and sensitive areas. In order to acquire this information, the City may choose to have those in the development community provide this information as part of their land use applications or the City may choose to fund these requests from the general fund.



## CHAPTER 10 HAZARDOUS AREAS

### 10.1 Idaho Code Regarding the Hazardous Areas

**Component** Requires 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.

**10.2 Background and Analysis** Hazardous areas are those areas with the potential to threaten human health, safety, and property. It is important to identify these areas to prevent development in potentially hazardous areas. Hazardous areas can relate to the natural environment such as seismic hazards, slopes, erosion hazards, and floodplains. In addition, landfills, waste disposal areas, railroad crossings and tracks, grain elevators, brownfield sites, transportation of hazardous materials, and airport clear zones can be hazardous. Cities have police and fire departments to protect the health, safety, and welfare and cities have the responsibility to protect their citizens to the best of their ability. The City develops policies to assure that hazardous areas are managed correctly.



**10.2.1 Soil Erosion** Exposed surface soil materials are prone to erosion by wind and water. Ground-disturbing activities such as construction, quarrying and tillage increase soil erosion. Soil erosion also occurs from runoff, irrigation, wind, slope instability, and climate. The amount of vegetative cover also affects erosion. Soils in the City of Mackay are susceptible to both wind and water erosion. Surface irrigation is the largest contributor to erosion.

**10.2.2 Soils and Slopes** The slopes in the Mackay area in the area of impact on both sides of the valley and border Bureau of Land Management properties

**10.2.3 Brownfield Sites** Brownfield sites are defined as abandoned, idled, or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination (USEPA, United States Environmental Protection Agency.) The City of Mackay currently has no brownfield sites on the Idaho DEQ list of brownfields.



## CITY OF MACKAY COMPREHENSIVE PLAN

**10.2.4 Landfills** The City of Mackay does not have any landfills at this time. Solid waste is collected, and transported to a landfill in the Mud Lake, Idaho area. The City of Mackay owns the property where the transfer station is located.

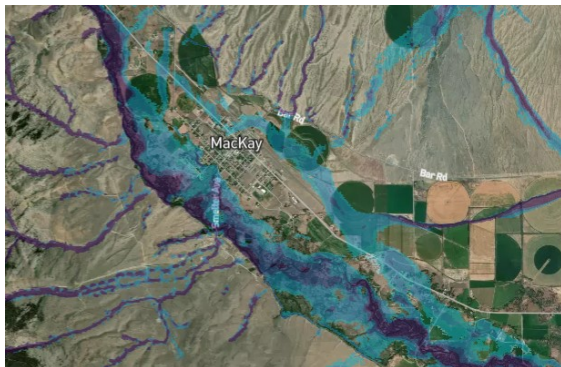
**10.2.5 Hazardous Material Transportation** Hazardous materials incidents present the most likely technological hazard in in the City. Hazardous materials, including agricultural chemicals, are commonly stored, and used in in the area. Hazardous chemicals are found in hundreds of facilities in the area; many facilities have at least one “extremely hazardous substance.” Hazardous materials are also routinely transported over U.S. Highway 93.



Collection of household hazardous material at a centralized location reduces pollution threats. It also provides an opportunity to inform the public about their environment, hazardous materials, and alternatives to using hazardous products.

**10.2.6 Agricultural Uses** The current crops in the area vary widely from wheat, oats, hay, pasture, alfalfa, and potatoes. Current agricultural practices contribute to potential water contamination. Nitrate infiltration threatens underground aquifers. Agricultural use is on the decline.

**10.2.7 Snow Loads** Snow can affect buildings, particularly roofs, in many ways. It can cause the collapse of roofs due to heavy snow accumulation; ice and ice dams can result in water leakage under shingles and over flashings; snow can slide from sloped roofs and skylights, endangering pedestrians, drifting around buildings, hindering access by people and vehicles, and wetting inside buildings from infiltration of wind-blown snow. Snow loads on roofs depend on climatic variables such as the amount and type of snowfall, wind, air temperature, amount of sunshine, and on roof variables such as shape, thermal properties, exposure, and surrounding environment. Ground loads are the basis for the estimation of roof loads.



**10.2.8 Floodplain** The Special Flood Hazard Areas identified by the Federal Emergency Management Agency in its Flood Insurance Study (FIS) for Flood Insurance Study of the Custer County dated March 4, 1988, with accompanying Flood Insurance Rate Maps (FIRM) or Digital Flood Insurance Rate Maps (DFIRM), and other supporting data, are adopted by reference and declared a part of this plan. The FIS and the FIRM are on file at the office of the Custer County Clerk, 801 East Main Ave. Challis, Idaho.

**10.2.9 Landslides** The Snake River Plain in southern Idaho is an arid to semiarid plain that separates the Rocky Mountains of central Idaho from the basin and range area of the southern part of the state. Flat lying Quaternary basalt, some only 2,000 years old, and thick loess deposits



## CITY OF MACKAY COMPREHENSIVE PLAN

underlie the major part of the desert in the eastern plain, where landslides are almost unknown. The City of Mackay has a low risk of landslides in the area of impact.

**10.2.10 Earthquakes/Seismic Activity** The Federal Emergency Management Agency has ranked Idaho as the 5th highest in the nation for earthquake risk. Idaho has experienced 2 of the largest earthquakes in the lower 48 states. In 1959 Hebgen Lake experienced a quake that measured 7.5 on the Richter scale and in 1983 the Borah Peak quake measured 6.9. This earthquake was caused by a slip on the preexisting Lost River Fault. The event was the largest and most significant to strike in the state of Idaho. Two children were killed by falling masonry while walking to school in Challis. Twelve-and-a-half million dollars in damage took place in the Challis-Mackay region in Custer County.

Aftershocks were felt for a year afterwards; nearly ten months later, a 5.4 aftershock was recorded on August 22, 1984. Custer County continues to experience minor earthquakes on a routine basis.

The City of Mackay had to demolish 4 buildings located on Main Street, and the High School Building as a result of the quake.

Since 1988 all buildings in Idaho have been required to conform to the Uniform Building Code (UBC). The UBC designates different earthquake hazard zones (zones 0-4), and within each zone different building design and construction features are required to ensure earthquake resistance.



### **10.2.11 Storms - Thunderstorms, Electrical Storms, and High Winds**

Thunderstorms, large quantities of rain, hail, lightning, and high winds, are all events that occur in Custer County. In addition to their direct effects, these storms may also cause secondary problems such as loss of utilities, automobile accidents due to low visibility, and flash floods. The large amount of water associated with thunderstorms may result in flash flooding along tributaries of the Big Lost River. Power outages and other damage from lightning strikes occur annually. The inconvenience caused by power outages is usually confined to residents of the affected neighborhood.

Winter storms will have one or more of the following weather elements: blizzard conditions, heavy snow, accumulations of freezing rain, drizzle, and/or heavy sleet. A blizzard is a storm lasting about three hours or longer with winds of thirty-five miles per hour and considerable falling and/or blowing snow frequently reducing visibility to less than 1/4 mile. U.S. Highways 20 to Idaho Falls, U.S. Highway 26 to Blackfoot, and U.S. Highway 93 to Carey are closed several times each winter. Freezing is an expected winter weather event. Freezing is most hazardous when it is associated with a severe snowstorm, blizzard, or power outage.

**10.2.12 Wildfires** Custer County is subject to forest fires every year that destroy forage and ground cover. The City of Mackay is located in Custer County. Ninety-three percent of the property in Custer County is federal land which is under the direction of the Bureau of Land Management and the Salmon-Challis National Forest (4.3 million acres) and includes the Frank Church Wilderness Area. In 2012 the Salmon-Challis National Forest experienced over 50 wildfires. Most of the fires were lightning caused fires. The City of Mackay is surrounded on the east and west sides by public lands. Burn permits are required for open burning within the City.

## CITY OF MACKAY COMPRENENSIVE PLAN

**10.2.13 Irrigation Canals** Only one Irrigation canal Swauger Slough/Ditch (known to locals as Kid's Creek) shown on maps is located within the City and two, Sharp Ditch and Burnett Ditch in the area of impact. The one canal located in the City is on the westerly side of the City and travels through mostly agriculture zoned areas with 6 blocks of residential zoned areas bordering one side of the canal.



**10.2.14 Other Potential Risks** In addition to the hazards discussed above, other potential hazards include: crop loss/damage, utility failure, explosions, civil disorder, and transportation accidents. These risks are not considered major threats to the area. The probability of these events occurring and affecting a large percentage of the population is less than the previously mentioned events.

The City participates in the Custer County Emergency Response Plan. The Plan provides training for response to both natural and man-made disasters. This Plan can be found on file at the Custer County offices.

**10.3 Goal** Protect the public health, safety, welfare, and persons from injuries by minimizing the levels of property damage, economic and social disruption, and interruption of vital services resulting from geologic, seismic hazards.

**10.4 Objectives** A. Ensure that new structures and development sites are designed to minimize likelihood of damage resulting from geologic and seismic materials.

**10.5 Implementation Policies** A. Maintain and update public information regarding the nature and location of the flood hazards in the City and impact area.

B. Caution structural development within the floodways that would impede or alter the natural flow of floodwaters. Floodways shall not be altered in any way that would flood surrounding properties, either upstream or downstream.

C. Tributary floodways shall be used for open space and shall not be altered in any way that would increase flood damage of surrounding properties.

D. Setback and/or safety requirements shall be established along the periphery of floodways to protect structures from damage by lateral erosion.

E. The City should study and consider for adoption a River and Stream System Management Ordinance to regulate and control floodway and floodway fringe development, wetland development, wildlife habitat encroachment, and provisions for greenbelt amenities.

F. Developers of any development within the 100-year floodplain are to be required to provide notification to prospective buyers that the property is within a floodplain or alluvial fan by deed restriction or other similar method.



## CITY OF MACKAY COMPRENENSIVE PLAN



- G. To the greatest degree possible the 100-year floodplain should be used for farmland, open space, and wildlife habitat.
- H. Schools, hospitals, or other immediate care facilities should not be permitted to build within the floodplain.
- I. The manufacture or storage of toxic, flammable, explosive, or radioactive materials should not be allowed in the floodplain. Bulk storage of other materials will be allowed only when in compliance with applicable federal, state, and local standards.
- J. Protect the river and creek banks from

erosion by enacting programs to plant and maintain streamside vegetation.

K. Industrial uses should not be permitted in any portion of the floodplain.

L. Encourage the prevention of threats of contamination to groundwater through land use planning and development guidelines.

M. Require, when necessary, proper studies to show that an area to be developed is not hazardous as defined in Idaho Code Section 67- 6508(g).

N. Development should identify how they will mitigate the hazards of irrigation canals.

O. Determine if any noise regulations are needed in the City of Mackay.

P. Educate and inform the public on fire safety and hazardous materials to further protect the community and the environment from unnecessary hazards.

## **CHAPTER 11 PUBLIC SERVICES, FACILITIES, AND UTILITIES**

**11.1 Idaho Code Regarding the Public Services, Facilities, and Utilities Component** Requires an analysis showing general plans for sewage, drainage, power plant sites, utility transmission corridors, water supply, fire stations and fire-fighting 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.

**11.2 Background and Analysis** The City of Mackay has been established with a Mayor-Council form of government. The administrative branch is the Mayor, while the City Council serves as the legislative branch. The City Attorney serves as the judicial branch in City matters.

**11.2.1 Public Safety/Police** A growing population, additional recreational attractions and promotion, increased traffic volumes, expanded City limits, and new businesses all increase the importance of maintaining and supporting law enforcement services.

The City of Mackay contracts with Custer County and the Custer County Sheriff's Office to provide police service. The City does have detention facilities, but they have not been used in many years so any arrests are booked into the Custer County jail.



## CITY OF MACKAY COMPREHENSIVE PLAN



### 11.2.2 Public Safety/Fire Protection

The South Custer Rural Fire District has one fire station located at 104 Cedar Avenue. The District provides fire protection and emergency response services to the Mackay community. The Fire Department's mission is to prevent the loss of life and property. In addition to responding to fires, the South Custer Rural Fire District also responds to medical emergencies, motor vehicle accidents, rescue calls, and incidents involving hazardous materials. The City of Mackay provides monies to the volunteer Fire District to render these services as part of the City's annual budget.

**11.2.3 Emergency Medical Service** The South Custer Ambulance, located at 202 McCaleb Avenue, provides Emergency Medical Technician volunteers for first response lifesaving services as the nearest hospital is located in Arco, which is 25 miles away. Emergency and non-emergency medical transport services for patients to hospitals, medical centers, and health care facilities, including transfers between medical facilities in Idaho Falls, Blackfoot, and Pocatello is also provided.

**11.2.4 Public Works Water and Sewer** The City of Mackay provides domestic water from the Mackay Spring and three City wells.



Mackay Spring is located on private property about one mile west of Mackay on the foot hill across the river. The spring is contained within a 16'x19' spring-box with

concrete walls and roof. The outlet pipe is screened within the spring box. The spring area is fenced, and a diversion ditch has been dug on the upper side of the fenced area.

Water flows upward from the bottom of the spring and enters a 12-inch mainline; then by gravity to the 300,000-gallon, concrete, City storage reservoir. Current spring flow averages 500 gallons per minute. Department of Environmental Quality (DEQ) and Environmental Protection Agency (EPA) have certified the spring as a ground water source not under direct influence of surface water. The water has a constant temperature of 64 degrees F. The City owns the water right for the spring which is one of the oldest in Idaho.

Water flows by gravity from the reservoir to the distribution system via a 10-inch mainline. The reservoir's full elevation is 160 feet above downtown providing a service water pressure of 60-pounds pressure per square inch (psi). In 1973, the entire Mackay water system was redesigned and replaced; then again in 1995 additional upgrades and expansions were completed resulting in a substantial network 9-1/3 miles long.



## CITY OF MACKAY COMPRENENSIVE PLAN

Water is tested periodically for a variety of contaminants. To date, the water of Mackay has been of very good quality. If a test were to indicate a problem, then appropriate measures would be taken to ensure the water quality returns to normal. Additional measures could be taken to ensure the problem does not recur.

Well #1 was drilled in 1973 at Courthouse Square (Tank Park) to 130 feet and cased the full length with 12-inch casing that extends 2.5 feet above ground level. Static water was measured at 40 feet in 1973. This well is scheduled for repair in 2022.



Well #2 was drilled in July 1990 and came online in May 1991. It is contained within a chain link fence near Spruce Street in Kids Park. It is constructed of a 10 inch well casing down to 100 feet. The static water levels were measured at 18 to 22 feet. The pump and electronics were replaced in 2021.



## CITY OF MACKAY COMPRENENSIVE PLAN

Well #3 was drilled in 1995. It is contained within the City compound at McCaleb and Salmon. It was drilled and cased to 150 feet deep. The 14-inch casing is perforated from 50 to 137 feet.

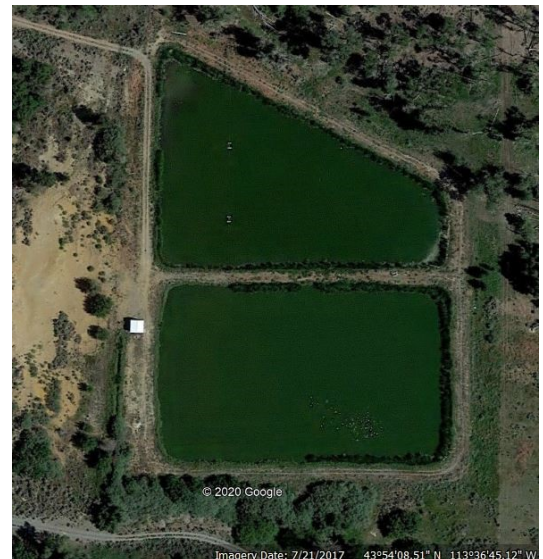


Each of the three wells produce approximately 300 gallons of water per minute. City wells are not operated in the months from October through May but are reserved for added capacity and water pressure during the months of June through September. Many outlying areas, including most of the area of impact, are not provided with municipal water and sewer services.

The City of Mackay has applied for a grant and has selected S&A Engineering to perform a drinking water study in 2022.

In 1960 authorization was given to Wendell H. Smith, a consulting engineer from Preston, Idaho, to begin designing municipal sewage facilities, including a collection system and sewage lagoon. Construction of the system was completed in 1961. The existing sewage collection and treatment facility ties are basically the same as constructed in 1961. Some replacement of lines and grouting work was done in 1979.

Those areas of the community lying north and east of Spruce Street are served by a collection system, which conveys the sewage to a 10-inch mainline originating on Cedar Avenue. From this point, the main extends south to the sewage lift station, providing service to the School District and several outlying residences.



Sewer service to those portions lying south and west of Spruce Street is provided by a 10-inch mainline originating on White Knob Street and extending southeast to the sewage lift station. Collection main lines total approximately 6 ½ miles in length. The main lift station is located at the southeasterly end of White Knob Street. Other lift stations are located at 728 Capitol Avenue, 521 W. Idanha Avenue, 803 S. Smelter Avenue and 803 S. Cedar Avenue. The main lift station pumps the wastewater to the lagoons where the water is allowed to settle,



## CITY OF MACKAY COMPRENENSIVE PLAN

evaporate, and be treated prior to discharge into the Big Lost River in accordance with a Department of Environmental Quality permit. The existing Mackay sewage lagoon is approximately 3.75 acres in size, divided into two cells. Forsgren Associated engineering firm designed the Mackay wastewater treatment facility for a population of 720.

Keller Associates performed a wastewater study to determine the condition of the entire System in 2018. The City contracted with Pipeline Inspection Services, Inc. in 2020 to hydro clean and CCTV the 8 and 12-inch collection system and determine the exact conditions of the system and the location of places needing repaired.



Using the information from the Keller, report the City has accomplished the following recommendations: Backflow prevention valves at the Main Lift Station were replaced by the City Crew in 2020. The City contracted with Mountain Valley Pump and Motor Service to replace the motors, pumps, pump removal rail system, connective piping, and electrical in 2021.

The City Crew with assistance from Rocking D Services removed and abandoned the lift station located on Capitol Avenue next to the River Park Golf Course. Piping was combined with a new lift station (which replaced the existing lift station across Capitol Avenue next to the Randall Vaden property). This combination removed one unnecessary lift station from the System.

The City contracted with Dr. Pipeline, LLC who removed the existing lift station on Idanha Street and replace it with a new station, including pump and electrical also in 2021. Dr. Pipeline also examined and cleaned the main wastewater collection line from the beginning of College Street to Main Street documenting the CCTV inspection digitally.



The Public Works Supervisor and his Assistant have been trained to analyze several of the water samples which are required weekly by the Idaho Department of Environmental Quality. A laboratory was set up in a room in the City Shop to perform the analysis. This has reduced the cost of sample analysis by at least \$10,000 annually.

The City is in the process of setting up a sprinkler system at the lagoons to aerate the lagoon water to increase bacterial growth. The sprinklers will replace the in-pond aerators which continue to be a maintenance and operation problem.

The City is also in the process of replacing the chlorination system with an ultra-violate system to kill bacteria prior to discharge of the lagoon water to the Big Lost River. Discharge to the Big Lost River will be kept to a minimum. Discharge was discontinued in May or 2021 and resumed in October of 2021 with little increase in the



## CITY OF MACKAY COMPREHENSIVE PLAN

level of the lagoons. This will be continued in the future as conditions allow. The City should maintain the Department of Environmental Protection discharge permit even if no discharge is made to serve as an option if needed.

**11.2.5 Library** The Mackay Public Library District is located at 320 S. Capitol Avenue and serves the citizens of the City and the area of impact. It is currently located in the Mackay Women's Club building, which is dedicated space for the library. The collections consist of 7,200 books, ebooks, and interlibrary loans. The library has internet connections for 7 computers and free WIFI. The library provides for children's programs year-round.



**11.2.6 Streetlights** The City of Mackay has decorative street lighting along both sides of Main Street and streetlights along the streets within the City limits.



management. Membership in a cooperative is open to all people who can reasonably use its services and stand willing to accept the responsibilities of membership, regardless of race, religion, gender, or economic circumstances." This guiding principle is central to the functionality of the cooperative.

**11.2.9 Solid Waste and Landfill** Domestic waste is transported by private companies to a landfill located in the Mud Lake, Idaho area. Mackay residents are responsible

### 11.2.7 Gas Natural

No gas is available.

**11.2.8 Power** Electrical power is available to all City residents through Lost River Electric Cooperative, Inc. The aim of Lost River Electric Cooperative Inc. is to make electric energy available to its members at the lowest cost consistent with sound economy and good



## CITY OF MACKAY COMPREHENSIVE PLAN

taking their waste to the Transfer Station located on Bar Road or contracting on their own with a company to collect their waste



Mackay ATC Communications Building (Telephone and Internet) next to 413 Main  
June 30 2001

Recycling opportunities are not available. As described in the Hazardous Areas Chapter of this plan, hazardous household materials should be recycled.

### 11.2.10 Telephone, Telecommunications, and Cell Towers

Telecommunications services are provided by ATC Communications. Lines generally coincide with major electrical transmission lines. Internet and other telecommunications are provided in the area by private business.

**11.2.11 Health Facilities** Lost Rivers Medical Center operates as a Critical Access Hospital (CAH), the designation of which was established by law under the Medicare program. To be designated as a CAH, a hospital must be located in a rural area, provide 24-hour emergency services, have an average length-of-stay for its patients of 96 hours or less, be located more than 35 miles (or more than 15 miles in areas with mountainous terrain) from the nearest hospital or be designated by its State as a “necessary provider.” Hospitals may have no more than 25 beds.

Mackay Clinic, operated by Lost Rivers Medical Center, is a primary care clinic where one can get general doctor’s office services. The Clinic treats all types of patients and age groups with a wide range of illnesses and conditions. If additional care is needed, The Clinic personnel will refer patients to a visiting specialist. The goal has always been, and continues to be, providing and creating exceptional experiences for patients and customers by offering the best and most comprehensive medical care possible.



**11.3 Goal** Coordinate with local agencies and providers to develop plans for energy services and public utility facilities for the long-term energy and utility needs of the City of Mackay.



## **CITY OF MACKAY COMPREHENSIVE PLAN**

### **11.4 Objectives**

- A. Assure that new developments will pay for new and upgraded infrastructure and public service needs to minimize impacts of growth on existing users.
- B. Ensure that the City is equipped to meet the water demands and to provide wastewater collection services, necessary system expansions and upgrades to keep pace with and not impede new and orderly development within the City planning area as development occurs.
- C. Work with Custer County Sheriff's Office, South Custer County Rural Fire Department, EMS, etc. in order to maintain exceptional levels of service for the community.

### **11.5 Implementation Policies**

- A. Maintain, expand, and replace sewer and water lines. Develop an infrastructure capacity plan and upgrade and improve water supply and wastewater facilities to support future growth.
- B. Assure that adequate levels of police protection, emergency services, and fire protection are maintained for the community as the City grows and encourage improved response time for emergency services.
- C. Partner with regional medical and emergency medical organizations to construct a larger medical facility in Mackay.
- D. Protect the Community through a comprehensive fire and life safety program.
- E. Promote and require installation of traffic signal control devices.
- F. Ensure built-in fire protection standards for all structures and create methods of reducing fire hazards as a means of saving lives and property.
- G. Ensure that fire facilities and protective services are provided to the City as growth and development occurs.
- H. Review the City development fee schedule annually.
- I. Continue to develop and modify the City's Capital Improvement Plan.
- J. Promote the development of energy services and public utility facilities to meet public needs.
- K. Encourage the enhancement of the capacity and reliability of renewable energy sources.
- L. Encourage the multiple use of utility corridors by utility providers.
- M. Support conditional use permits to enable utilities to purchase sites well in advance of immediate need.
- N. Support siting of utility corridors within identified or designated transportation corridors.
- O. Work with service providers to designate locations of future utility corridors and update reference maps as necessary to reflect future National Interest Electric Corridor designations.
- P. Proposed roads, water supply systems, sewage disposal systems, storm drainage systems, irrigation systems, and other improvements must be approved by the affected agencies before final development approval.
- Q. Support the expansion of City facilities and City staff based on projected growth.
- R. The City should undertake an evaluation of its programs, conducted in consultation with citizen groups and involving persons with disabilities, to enable them to exist and work with community groups to eliminate barriers to those with disabilities.
- S. All City facilities shall be accessible, and all programs and activities shall be available to all qualified persons with physical disabilities.
- T. Adopt and implement guidelines and standards for energy conservation practices within City facilities.
- U. Distribute available information and materials that promote energy conservation.
- V. Incorporate energy conservation requirements as criteria for planned communities and planned unit developments.
- W. Incorporate energy conservation approaches in planning processes.



# CITY OF MACKAY COMPREHENSIVE PLAN

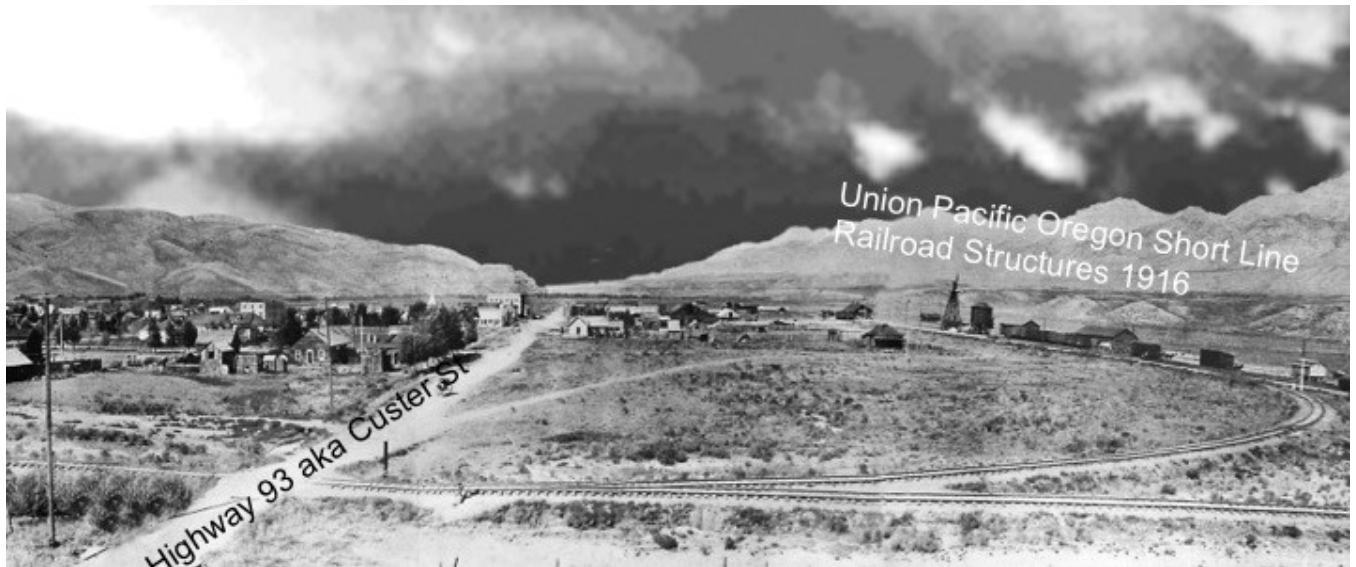
## CHAPTER 12 TRANSPORTATION

### 12.1 Idaho Code Regarding the

**Transportation Component** Requires 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, and grade separations. The component may also include other related transportation facilities.



**12.2 Background and Analysis** With the coming of the Oregon Short line Railroad into the Big Lost River Valley in support of the Empire Copper Mine, Wayne Darlington had his mine engineers lay out a town site along the westerly edge of the railroad right-of-way. Mackay is a Platted community. The City of Mackay owns all street, alleys, and rights-of-way. Lots were sold with property lines ending at the rights-of-way.



Streets were 80 feet wide with sidewalks in the main part of town. Those running parallel to the tracks were to be called streets with the perpendicular ones called avenues. The tracks also served as the designation of whether the roads would be identified as north, south, east, or west and the block numbers beginning numbered 100 from the track. For example, South Main Street is the business district of Mackay with block 100 beginning at Salmon Street which is the first street parallel to the tracks. West Custer Street or U.S. Highway 93 is the second street west of and parallel to the tracks, block 200 of Main Street begins at Custer Street. With the removal of the railroad depot and tracks, this is confusing to those new to the City as they conclude that Main Street and Custer Street are the starting points for naming and numbering the streets. The railroad

## CITY OF MACKAY COMPRENENSIVE PLAN

spur which went up to the smelter on the Big Lost River was used as the determining point for north/south designations. Cedar Avenue runs just northwest of the tracks. The Mackay Senior Center was built where the tracks used to be.

Several additions have been added to the original town site. Layout of streets and alleys is similar to the original plan of the City. However, not all streets are 80 feet in width as some are only 60 feet wide. Not every development was approved by the City Council which has resulted in problems not only for the property owner, the purchasers, but also for the City as well.

Street were gravel for many years. Beginning in the 1970's, the City began putting a thin layer of asphalt, chip seal coat, on top of the graded gravel. This was done without preparing a proper roadbed. The asphalt was not placed over the entire width of the road which has led to encroachment by property owners on City rights-of-ways.

**12.2.1 Existing Conditions** During the 2012 to 2014 time period, the City of Mackay received grants to refurbish blocks 100 and 200 of Main Street. Engineering studies were obtained the latest from Keller Associates to determine the depth of excavation, amount of backfill, size and type of backfill material, compaction, and thickness of asphalt to be applied. Work was completed by Depatco. Rose Avenue from U.S. Highway 93, Custer Street to Spruce Street was rebuilt in a similar fashion by the same companies a few years later.

A concern of the City of Mackay is that the existing streets must be chip sealed on a frequent basis because of breakup of the asphalt in the spring due to inadequate road base. This is expensive and because of limited City funds, must be accomplished on a rotating basis. This takes about 5 years to make a complete rotation which is not acceptable.

Konnex Resources has recently inquired about the use of Main Street for heavier highway truck traffic. To accommodate a response, the Mayor asked that a Geologic Engineering evaluation be made to determine if load restrictions or speed limits would have to be imposed on all traffic using Main Street.

**12.2.2 Existing Transportation System** The City of Mackay, with minimal assistance from the Lost River Highway District maintains the streets and alleys of the City with the exception of Custer Street which is maintained by the Idaho Transportation Department.



# CITY OF MACKAY COMPRENENSIVE PLAN

The City of Mackay uses an IworQ computerized pavement management database to record and maintain the status of the streets of the City.

The screenshot shows the iWorQ Pavements database interface. At the top, there's a user profile for Wayne Olsen and a 'Pavements' dropdown. Below are tabs for PAVEMENTS, FIELDS, RATINGS, TREATMENTS, REPORTS, BUDGET, and MAP PAVEMENTS. The 'PAVEMENTS' tab is active, showing a 'Pavements' sub-tab and search options: Simple Search, Advanced Search, Open Saved Search, and Add Pavement. The main area displays a table of all pavements. The table has columns for Selected, Road Name, From Address, To Address, Length, Width, Drainage Type, Functional Class, Importance, Last Treatment Completed, Comments, Next Treatment Scheduled, Area (sq ft), Status, and Edit/View. Three rows are visible, all for 'Artemesia Avenue' with different address ranges and gravel drainage.

| Selected                 | Road Name        | From Address   | To Address     | Length | Width | Drainage Type | Functional Class | Importance | Last Treatment Completed | Comments | Next Treatment Scheduled | Area (sq ft) | Status | Edit/View |
|--------------------------|------------------|----------------|----------------|--------|-------|---------------|------------------|------------|--------------------------|----------|--------------------------|--------------|--------|-----------|
| <input type="checkbox"/> | Artemesia Avenue | Salmon Street  | Pine Street    | 750.0  | 22.0  | Gravel        | Residential      | Medium     |                          |          |                          | 1833.0       |        |           |
| <input type="checkbox"/> | Artemesia Avenue | Pine Street    | College Street | 750.0  | 22.0  | Gravel        | Residential      | Medium     |                          |          |                          | 1833.0       |        |           |
| <input type="checkbox"/> | Artemesia Avenue | College Street | Idanha Street  | 750.0  | 22.0  | Gravel        | Residential      | Medium     |                          |          |                          | 1833.0       |        |           |

The City of Mackay has no public transportation.

The existing walking network in Mackay is limited to sidewalks in the business district and the City streets and alleys. Biking is limited to streets and alleys with a bike path designated on Custer Street.

## 12.2.3 Existing Traffic Volumes

Existing traffic volumes are highest along U.S. Highway 93 (Custer Street) as it is the only north/south artery for traffic from Challis to Arco. Main Street is the major artery route for access to City businesses and public lands. Main Street (Smelter Avenue) currently provides the only crossings of the Big Lost River.

**12.2.4 Future Traffic Volumes and Levels of Service Analysis** Future traffic volumes were developed from a combination of the City's land use plan and the volumes projected. Notably, the data shows that traffic volumes are forecast to increase.

**12.2.5 Parking** With the exception of Main Street, all streets in Mackay are designate as parallel parking only. Angle parking is allowed on Main Street unless the center of the street is snow covered. Angle parking is allowed on other streets so long as the vehicle being parked is at least 5 feet from the edge of the road. The character and storefronts of Main Street must be retained.

Much of the City is occupied by small lots, potential changes must provide for off-street parking space. In some areas of the City with a narrow street the City may be forced to prohibit on-street parking for safety reasons, and to reduce congestion. Currently, no parking of recreational vehicles is allowed on any of Mackay streets. No parking in alleys is allowed, as it is against State laws.



**12.3 Transportation System Vision & Goals** The City of Mackay's vision for its transportation system is a system of user-friendly roadways and pathways that balance regional transportation needs with livability, sustainability, and the needs of local users. This vision includes the following key tenets that are addressed in this chapter.

## 12.4 Transportation System Objectives

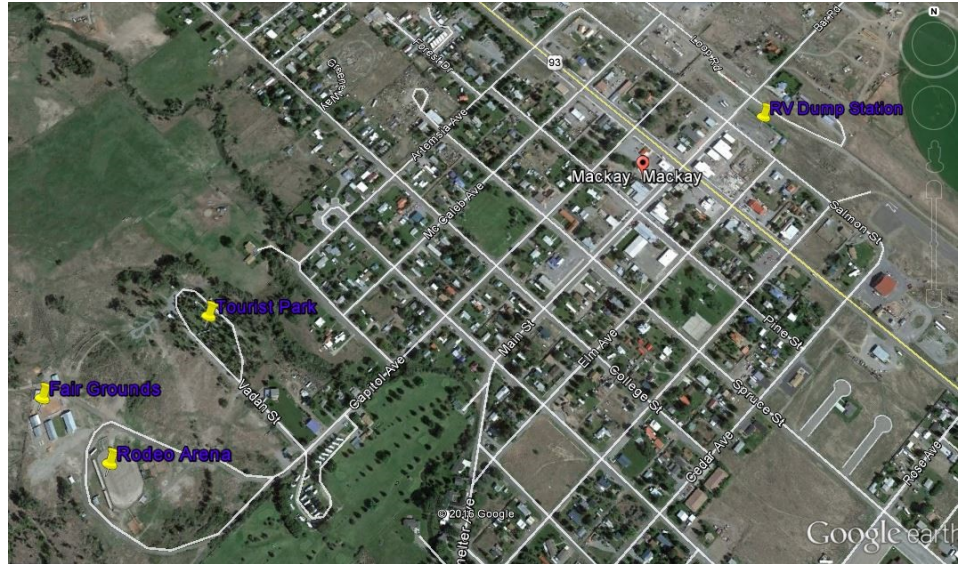
A. Provide adequate setbacks to preserve right-of-way for future grade separated intersections, where appropriate, along the state highway system.

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B. Maintain a land use planning and approval process that is supportive of the operational characteristics that is protective of the environment along residential streets. This is accomplished by balancing the regional need for connectivity with the local needs of accessibility.

C. Promote land use policies that limit access as necessary to maintain safe and efficient operation of the existing street system while allowing reasonable access to individual development parcels.

D. Maintain safe and comfortable neighborhoods by minimizing speeding and cut-through traffic through the development review process.



### 12.5 Transportation System Implementation Policies



A. Ensure that transportation and regional transit improvements are constructed or funded in coordination with land developments. This may be accomplished with direct funding from the City, impact fees, extraordinary impact fees, local option sales tax, and other funding arrangements.

B. Require that transportation safety systems be integrated into all school sites and recreation areas, including such items as signalization, sidewalks, pathways, and alternate traffic patterns for secondary access.

C. Encourage street lighting design and layout that provides for roadway and neighborhood safety while preserving a rural environment free of any unnecessary trespass lighting.

D. The City should budget for, and work to identify, opportunities to accelerate projects that enhance connectivity within the City. Funds may also be used for

regional projects and transit if a strategic opportunity arises, though this would be a lower priority than projects that enhance local connectivity.

#### 12.5.1 Roadway Implementation Strategies

A. Continue to participate in regional transportation planning to develop and update long range transportation plans, including public transport.



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- B. Periodically review the street classification and typology systems and work to amend them as needed. Any street reclassifications should be contingent upon an analysis of existing street configuration, existing land uses, lot patterns, location of structures, impact on neighborhoods, and area-wide transportation needs.
- C. Plan for all modes of travel to reduce reliance on motor vehicle travel, provide mobility options, and support air quality improvement measures.
- E. Encourage roadway design standards and roadway classifications that are consistent with established standards.
- F. Evaluate the impact to the City of all roadway improvements and roadway extensions prior to construction.

### 12.5.4 Land Use and Parking Implementation Policies

- A. Encourage off street parking sites and discourage on street parking on narrow congested streets.
- B. Alley abandonment should be discouraged. Alley expansion and improvement should be encouraged.
- C. When reviewing comprehensive plan amendments, zone changes, master plans, conditional uses, and other significant entitlement requests, evaluate the impact of the project on street levels of service. Service level impacts should be minimized through project modifications, traffic management plans, street improvement plans, or other means.
- D. The use of traffic management strategies should be given priority over street widening, land additions, and removal of on street parking as a means of resolving traffic flow problems.
- E. Implement alternative street standards related to specific design features within the City. Allow use of these standards in conjunction with specific design standards described in other Chapters of this plan.
- H. Motorized traffic may experience some inconvenience in order to preserve quality neighborhoods.



**12.6 Transportation System Prioritization** Transportation system priorities were based upon three criteria: existing system deficiencies, anticipated future deficiencies, and community identifications.

## CHAPTER 13 PARKS AND RECREATION

**13.1 Idaho Code Regarding the Parks and Recreation Component** Requires an analysis showing a system of recreation areas, including parks, parkways, trail ways, riverbank greenbelts, beaches, playgrounds, and other recreation areas and programs.

**13.2 Background and Analysis** The development of parks, open spaces, and recreational activities is considered as an important part of the development of a city. The number of parks and the way the parks are maintained give visitors a view into the character of the city. Providing recreation, relaxation, and enjoyment of natural features and landscapes, and to promote activities either active or passive for the citizens of Mackay is important for a healthy community.

### 13.2.1 Park and Pathway Classifications

Parks and pathways are described in many ways, and each has a different function. The descriptions below will assist the City in determining the types of parks and pathways needed. This list should be used as a guide for park and pathway planning.



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**Mini-Park (Pocket)** A mini-park is the smallest park classification and is used to address limited or isolated recreational needs. Although in the past mini-parks were often oriented toward active recreation, the new classification has a broader application that includes both active and passive uses. Examples include: picnic areas, arbors, and sitting areas.

**Neighborhood Park** Neighborhood parks remain the basic unit of the park system and serve as the recreational and social focus of the neighborhood. They should be developed for both active and passive recreation activities geared specifically for those living within the service area. Accommodating a wide variety of age groups, including children, adults, and the

elderly, as well as special populations, is important. Creating a sense of place by bringing together the unique character of the site with that of the neighborhood is vital to successful design.

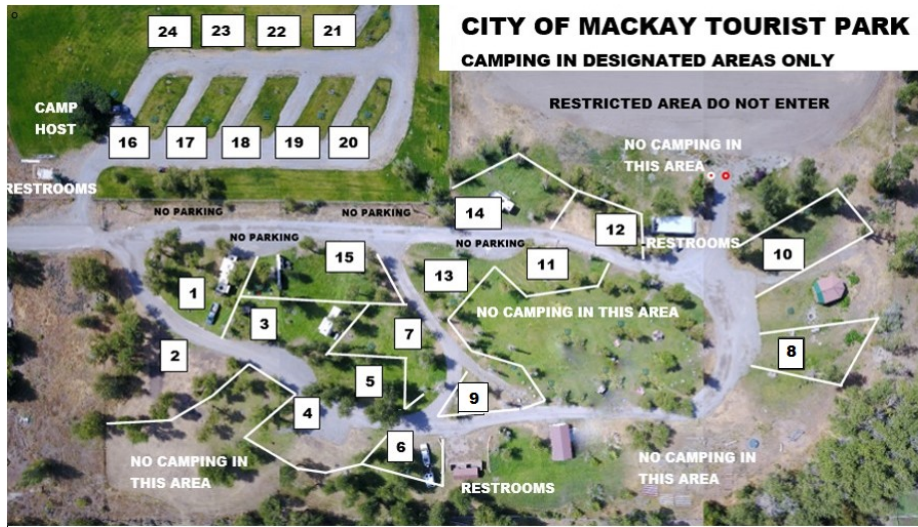
**School Park** By combining the resources of two public agencies, the school park classification allows for expanding the recreation, social and educational opportunities available to the community in an efficient and cost-effective manner. Depending on the circumstances, school park sites often compliment other community open lands. The important outcome in the joint-use relationship is that both the School District and the park system benefit for shared use of facilities and land area. In some cases, school districts may now consider joint use of park facilities due to security issues.



**Community Park** Community parks are larger in size and serve a broader purpose than neighborhood parks. Their focus is on meeting recreational needs of several neighborhoods or large sections of the community, as well as preserving unique landscapes and open spaces. They allow for group activities and other recreational opportunities not feasible—nor perhaps desirable—at the neighborhood level. They should be developed for both passive and active activities.

**Natural Resource Areas** Natural resource areas are lands set aside for preservation of significant natural resources, remnant landscapes, open space, and visual aesthetics/buffering.

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**Greenways** The Greenways tie park components together to form a cohesive park, recreation, and open space system. They also emphasize harmony with the natural environment. They allow for uninterrupted and safe pedestrian movement between parks throughout the community. They provide people with a resource based outdoor recreational opportunity and experience and can enhance property values.

**Regional Park (Sports Complex)** Consolidates heavily programmed athletic fields and associated facilities at larger and fewer sites strategically located throughout the community. Sports complexes should be developed to accommodate the specific needs of user groups and athletic associations based on demands and program offerings. They are usually strategically located as a community-wide facility.

**Special Use** This classification covers a broad range of parks and recreation facilities oriented toward single purpose use. Special use parks generally fall into three categories:

- 1) Historic/Cultural/Social Sites-unique local resources offering historical, educational, and cultural opportunities
- 2) Recreation Facilities which are specialized or single purpose facilities; and
- 3) Outdoor Recreation Facilities, examples including tennis courts, softball complexes, and sports stadiums.



**Park Trail** Park trails are multi-purpose trails located within greenways, parks, and natural resource areas. Focus is on recreational value and harmony with the natural environment. They are the most desirable type of trail because they:

- 1) emphasize harmony with the natural environment.
- 2) allow for relatively uninterrupted pedestrian movement to and through the city's park system and developed areas, including, where possible, throughout commercial, and industrial parks.
- 3) effectively tie the various parks and recreation areas together to form a comprehensive park and trail system; and
- 4) protect users from urban development and associated vehicular traffic.

Trails may vary in width due to the function of the trail. These are described below:

Type I: Single purpose hard-surfaced trail for pedestrians and cyclists.

Type II: Multipurpose hard-surfaced trail for pedestrians and cyclists.

Type III: Nature trails for pedestrians, hard or soft surface.



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**Connector Trail** Multi-purpose trails that emphasize safe travel for pedestrians to and from parks around the community. The focus is as much on transportation as recreation. The significant difference between connector and park trails lies largely in their location. Park trails emphasize a strong relationship with the natural environment with the park like setting, while connector trails or recreational connectors emphasize safe travel for pedestrians and bicyclists to and from parks and around the community. They are separate single purpose hard surfaced trails for pedestrians or cyclists typically located in rights-of-way.

**On-Street Bikeways** The Bikeways are paved segments of roadways that serve to safely separate bicyclists from traffic. They come in the form of bike routes and bike lanes. The distinction between the two is a matter of exclusivity. While bike routes are essentially paved shoulders or segments of the roadway that serve to separate bicyclists from traffic, bike lanes are designated portions of the roadway for the preferential or exclusive use of bicyclists.

### **All-Terrain, Bike Trail, Cross-Country Ski Trail, and Equestrian**

**Trails** These trails are similar to park trails in that they emphasize a strong relationship with the natural environment, although for somewhat different reasons. They are single-purpose loop trails usually located in larger parks and lateral resource areas. They are most often located within natural resource areas, greenways, community parks, and special use facilities, such as golf courses. Single-purpose loop trails are usually located in larger parks and lateral resource areas. Loop trails are best with 7-10 miles, the standard for a half day outing and with 10-20 miles, the standard for a full day's outing. Since regional and state parks often develop and maintain these types of trails, the need for them at the local level is often limited.



### **13.2.3 Exiting Facilities within the City Limits**

Mackay City Tourist Park and Annex  
Mackay Rodeo Grounds  
Mackay City Base Ball Field  
Mackay Disk Golf Course  
Mackay BMX Course  
Courthouse Square (Tank Park)  
Heritage Square  
Bob Burroughs Memorial Park  
Centennial Park (RV Dump and Picnic Area)  
Kid's Park



The School District 182 also offer recreational facilities for school and sports related activities associated with the current school facilities.

The City is also home to privately owned River Park Golf Course.



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**Mackay Reservoir** The dam face is 67 feet high. The reservoir covers 1,392 acres and has a storage capacity of 45,050 acre feet or 14.6 billion gallons of water.<sup>[1]</sup> It is stocked annually with fish by the Idaho Department of Fish and Game.<sup>[6]</sup> The reservoir sits between the Pioneer Mountains and the Lost River Range at the base of Mt. McCaleb. This family-oriented lake provides pleasant day-use outings with ample water fun.

Recreational opportunities include swimming, fishing, boating, water skiing, or a relaxing picnic.



**Joe T. Fallini Campground** Located at the Mackay Reservoir offers full RV hookups and features a diversity of other facilities. This scenic area has a gorgeous view of the Lost River Range and offers recreational opportunities such as boating in the summer and ice fishing in late winter. There are 26 camp sites, an RV hook ups and dump station, restrooms, drinking water, boat ramp and interpretive trail. Mackay Reservoir offers a boat ramp providing access to the reservoir for jet skiing, water skiing and sailing. This site is operated by the Bureau of Land Management.

**Salmon-Challis National Forest** The Salmon-Challis National Forest Covers over 4.3 million acres in east-central Idaho. Included within the boundaries of the Forest is 1.3 million acres of the Frank Church – River of No Return Wilderness Area, the largest contiguous wilderness area in the Continental United States. The Forest also contains Borah Peak, Idaho's tallest peak located 20 miles from Mackay. The area is a highly desired destination for hunting, fishing, white-water rafting, and many other popular recreational pursuits including hiking, paragliding, horseback riding. The forest surrounding Mackay along with the Bureau of Land Management area contain 100s of miles of back-country roads and trails for off road riding. The high mountains contain 100s of lakes for fishing.

### **Craters of the Moon National Monument and Preserve**

is a U.S. National Monument and National Preserve in the Snake River Plain in central Idaho, at an average



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elevation of 5,900-feet. The protected area's features are volcanic and represent one of the best-preserved flood basalt areas in the continental United States.

The Monument and Preserve encompass three major lava fields and about 400 square miles of sagebrush steppe grasslands to cover a total area of 1,117 square miles.

All three lava fields lie along the Great Rift of Idaho, with some of the best examples of open rift cracks in the world, including the deepest known on Earth at 800 feet. There are excellent examples of almost every variety of basaltic lava, as well as tree-molds (cavities left by lava-incinerated trees), lava tubes (a type of cave), and many other volcanic features. The Monument is located 44 miles from Mackay on U.S. Highway 93.

**13.3 Goal** The City of Mackay will develop and manage its park system and develop partnerships to acquire, enhance and protect a diverse system of parks, boulevards, parkways, golf courses, and recreational, cultural, historical, and open space areas for the enjoyment and enrichment of all citizens of Mackay.

### **13.4 Objectives**

- A. Encourage the development of the City parks and recreation areas for the enjoyment of all residents.
- B. Provide accessible recreational opportunities for the disabled and other segments of the community with special needs.
- C. Involve volunteers and other support groups in coordinating and implementing recreational programming.
- D. Create ample areas and facilities for our citizens' diverse indoor and outdoor recreational interests.
- E. Encourage the development of parks and recreational programs which meet the different community needs.
- F. Encourage the preservation of existing trees and natural vegetation wherever practical. Preserve and protect open space, unique natural areas, wetlands, water and woodland resources, and scenic views.

### **13.5 Implementation Policies**

- A. Develop a recreation center for the community.
- B. Develop and create recreational programs for all age groups.
- C. Develop a Parks and Recreation Master Plan, which will identify the number and type of parks, open space trails, pathways, and recreational needs.
- D. Acquire and develop a system of recreational areas including parks, pathways, trailways, greenbelts, open spaces, playgrounds and other recreational areas and programs.
- E. Utilize National Park Standards Guidelines to determine the number and location of recreation facilities.
- F. Encourage the development of a parks and recreational program which meet the needs of different interests and age levels of the citizens of Mackay.
- G. All facilities should comply with the American with Disabilities Act and/or have an accessible route.
- H. Design parks that provide adequate green spaces and consider conservation of water in the design.
- I. Develop a tree ordinance.
- J. Strategically locate neighborhood interconnecting pathways.

## **CHAPTER 14 SPECIAL AREAS OR SITES**

**14.1 Idaho Code Regarding the Special Areas or Sites Component** Requires an analysis of areas, sites, or structures of historical, archeological, architectural, ecological, wildlife, or scenic significance.



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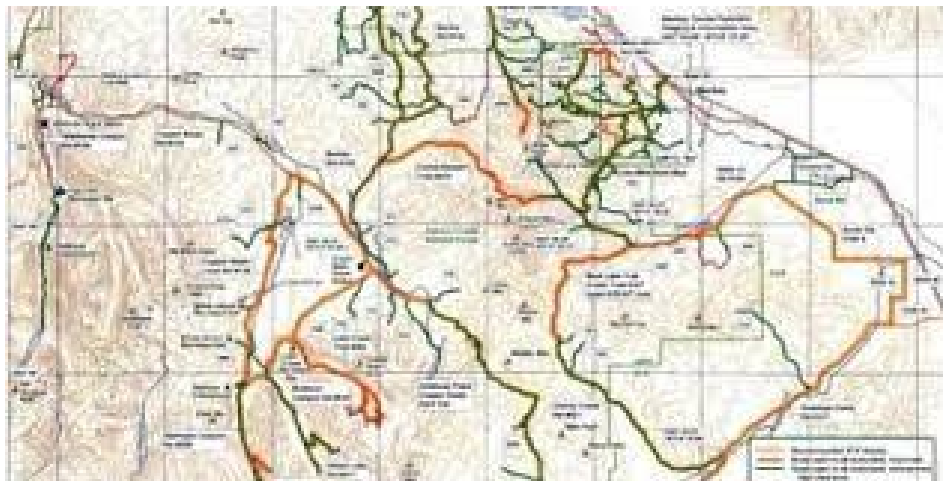
**14.2 Background and Analysis** Cultural and historic sites identify unique areas or sites for identification, conservation and/or protection. The Comprehensive Plan proposes to sustain those elements of the City's heritage and culture, which contribute to the appeal of the City by both residents and visitors. A major task in preserving historic and cultural sites lies in identifying such sites.

Mackay has a number of buildings that may have some historic value.



**14.2.1 Historic Mine Hill Trail** A self-guided tour of historic mining locations of White Knob and Cliff City Ghost Towns on Mackay's Mine Hill. It includes stops at nearly 20 old mining sites or structures with interpretive and informational signs for visitors.

Various parts of the tour are accessible to all vehicles, and some only to high-clearance vehicles, all-terrain vehicles (ATV's), motorcycles, bicycles, horses, or hikers. The tour is not passable for motor homes or trailers. Detailed maps are available from local business and City Hall.



**14.2.2 Miles and Miles of Trails** The City of Mackay has trademarked "ATV Capital of Idaho," and "ATV Capital of the West" because the City is the hub for hundreds of miles of back county roads, U.S.

Forest Service and Bureau of Land Management roads and trails which are all

accessible by off-road vehicles. The City of Mackay maintains a good friendly relationship with these government agencies. The City has also approved the use of off-road vehicles for use on all City streets and alleys so long as the operator is a licensed driver and obeys all other vehicle laws.

People may come to Mackay to ride the Historic Mine Hill Trail (a 3-hour ride), but once experiencing the opportunity to go on long distance rides to more scenic areas and other activities they return again and again to experience these areas.



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**14.3 Goal** Recognize, conserve, and promote historic and cultural resources and to perpetuate their value and benefit to the community.

### 14.4 Objectives

- A. Promote heritage awareness.
- B. Encourage and support plans and programs to conserve historic and cultural resources.
- C. Make a continuous effort to identify special areas, which enhance the historical, archeological, ecological, wildlife, and scenic significance of the City of Mackay.
- D. Cooperate with agencies and individuals whose efforts preserve or restore identified special areas.
- E. Prevent adverse impact on special areas as a result of future use of the area, including review of proposed development projects to determine impacts, if any, on any unique or special areas. Encourage assistance in developing processes to avoid, minimize, negative impacts to the sites.



### 14.5 Implementation Policies

- A. Encourage the development of existing, non-residential sites, identified as historic, into parks, museums, or other appropriate public uses.
- B. Discourage development or use of non-residential historical sites, which would destroy the unique aspects of the site.
- C. Encourage the maintenance and restoration of existing residential structures to provide for national historical registry including information regarding assistance in obtaining registry for identified historical residences.
- D. Encourage activities and events which preserve the heritage and historical significance of the Mackay area.
- E. Encourage awareness of the unique historic features of the area through public exhibitions and celebrations.
- F. Encourage the conservation and efficient management of all special areas and sites.
- G. Encourage and support the establishment of special zoning classifications or overlays as a means to help manage and preserve the qualities, resources, and assets of special areas.
- H. Determine which historic properties report should be used to determine the historic structures in the City of Mackay.
- I. Determine which structures should be identified as Listed Properties, Eligible Properties, and Properties Eligible as part of a Historic District or designation.
- J. Explore cooperative efforts to include incentives for development to preserve the historical or cultural sites in the area.
- K. Support participation with the South Custer County Historical Society, Idaho State Historical Society programs for preservation of historic sites, structures, and places.



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## CHAPTER 15 HOUSING

**15.1 Idaho Code Regarding the Housing Component** Requires 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.

Home ownership encourages personal pride and a bond with the local community. The provision of housing is closely related to the local economy. The lack of diverse housing can lead to diminished opportunity in life that would be unacceptable to the community.



A significant percentage of the City of Mackay housing stock is owner occupied. Furthermore, the median home value in 2019 was \$145,100. The rate of home ownership was 67.4%. The rate of renters is 31% with the average rents in the City in 2019 was \$639. There are few houses for rent in Mackay.

The limited vacancy rate in Mackay suggests a demand for rental-type housing products. If demand is not met, rental prices for housing will steadily increase. The combination of high home and rental prices with low vacancies will make it difficult for employees in local businesses to live and work in the city. The issue of affordability housing will remain problematic unless addressed through a broadening of housing options within the City.



The City of Mackay's planned Land Use Component of the Comprehensive Plan land use pattern will include diverse residential options. All housing units will be developed through the City ordinances and subdivision processes. The City's ordinances are designed, adopted, and updated to ensure public safety and maintain the current livability of the City of Mackay. The ordinances should also allow flexibility for creative solutions.

Code enforcement is an essential tool in establishing specific community standards. Adopted Ordinances will ensure ample provision of fire and police protection, as well as ease of installation and maintenance of utilities.

Subdivision regulations can be used to promote a community's land development pattern that encourages preservation of open space, discourages strip development along roadways, encourages an interconnected street network, and supports an efficient provision of public services.



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Cities may require the location of park sites and the School Districts may request school sites. Subdivisions may be surrounded with general shopping and/or commercial centers.

Planned Unit Developments (PUD's) are a form of development that may include a mixture of housing types and non-residential uses in one unified site design. PUD's may include provisions to encourage clustering of buildings, designation of common open space, and incorporation of a variety of building types and land uses. PUD's can encourage development that is creative in site design and a mix of uses by incorporating flexibility into the zoning and subdivision ordinances, with regard to use, setbacks, and minimum lot sizes. PUD's can help developers build projects that would otherwise fail to meet traditional zoning standards, while giving local governments valuable design oversight.

On housing, first, keep in mind that "affordable housing," as a concept, is frequently misunderstood, shrouded in many of the same misconceptions as other social policies aimed at helping low income and vulnerable populations, when it is really just a definition that sets a generally accepted limit on how much a household should spend on housing costs, including utilities, for it to be affordable. Essentially, housing expenses should not be more than 30% of what is earned, leaving 70% of one's income for food, clothing, transportation, and other necessities. If one spends more than 30% of their income on housing expenses, they are considered "overburdened". Thirty percent is the standard that the government has been using since 1981: those who spend more than 30% of their income on housing have historically been said to be "cost burdened." Those who spend 50% or more are considered "severely cost burdened." Affordable housing is not a "type" of housing.

**AFFORDABLE HOUSING** Affordable housing (either renting or home-ownership) is defined as the amount an average household can afford, based on 30% of their total income. In the United States, the term affordable housing is used to describe housing, rental or owner-occupied, that is affordable no matter what one's income is.

**WORKFORCE HOUSING** Workforce housing refers to housing that is affordable to working households that do not qualify for publicly subsidized housing yet cannot afford current market rate housing in their community.



**SUBSIDIZED HOUSING** Government sponsored housing which provides economic assistance through subsidies. Subsidies include direct housing subsidies, non-profit housing, public housing, rent supplements, and some forms of cooperative and private sector housing. Types of subsidized housing include Section 8 voucher programs and public housing. All subsidized housing is based on verification of low income.



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One way to provide for diversity and affordability in housing is to engage in regional planning and cooperative agreements. In order to serve the local population, it is important to look at housing needs, especially those residents of low to moderate income, on a broad scale to ensure that a wide array of housing options is available throughout a municipality. Planning is a way to address the potential costs to localities of providing affordable housing and to work toward equitable distribution of the costs of providing necessary services to the residents of a community.

Manufactured housing can be one source for affordable housing in a community. Idaho Code 67-6502 states the purpose of the Local Planning Act “shall be to promote the health, safety, and general welfare of the people of the State of Idaho as follows: To protect property rights while making accommodations for other necessary types of development such as low-cost housing and mobile home parks.” Idaho Code 67-6509B states that a city or a county shall not adopt or enforce zoning, community development, or subdivision ordinance provisions which disallow the plans and specifications of a manufactured housing community solely because the housing within the community will be manufactured housing. Applications for development of manufactured home communities shall be treated the same as those for site-built homes.

"Manufactured housing community" means any site, lot, or tract of land upon which ten (10) or more manufactured homes may be sited. The manufactured housing community may feature either fee simple land sales or land leased or rented by the homeowner. The City considers manufactured homes that meet certain construction and siting criteria as allowed by the state, to be the same as a single stick-built family home and allowed in all areas where single-family housing is allowed.

In recent years, new design techniques and tools have been developed to address the issue of adding density to neighborhoods composed of single-family homes. These techniques strive to maintain the character of a neighborhood while using land efficiently and keeping housing affordable. Communities can enact laws that promote these new housing forms. For instance, owners of existing houses can be encouraged to add a second living space, but only permit a single front entrance to help maintain the appearance of a single-family dwelling.

Another strategy for increasing density is to allow accessory apartments, or "granny flats," which can be either attached or detached from the primary residential unit on a single-family plot. Not only does this technique increase housing options, but it potentially makes it more affordable for homeowners to live there, as rental income can serve as a source of supplementary income. The City is to incorporate Idaho Code 67-6508 (I) guidance into land use decisions.

**15.3 Goals** Encourage diverse developments that provide a mix of housing types and products and, where possible, an assortment of amenities within walking distance of residential development.



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### 15.4 Objectives

- A. Provide opportunity for a wide diversity of housing types that offer a choice between ownership and rental dwelling units and encourage the development of housing for all income groups.
- B. Housing should be affordable and appealing to all residents, regardless of their income or whether they rent or own their homes.



- C. Housing will be in compliance with local building codes.
- D. Encourage and maintain pride of homeownership.
- E. Preserve existing housing stock.
- F. Preserve/maintain existing rural housing/development in the increasing urban environment.
- G. Support diversity of housing types to enable citizens from a wide range of economic levels and age groups to live in housing of their choice.
- H. Enhance the quality of the community by improving the character of the built environment, including visually appealing architectural elements and streetscapes that encourage pedestrian travel, facilitate community interaction, and promote public safety.

### 15.5 Implementation Policies

- A. Provide housing for seniors either in existing neighborhoods and/or senior housing projects.
- B. Support the development of multi-family housing as a transition between single-family housing and adjacent commercial and limited office districts.
- C. Support the development of high-density housing for all income groups that's close to transportation, employment, shopping and recreation areas.
- D. Create an environment for housing and its growth that allows for adequate and acceptable shelter to all segments of the population without regard or prejudice to age, handicap, familial status, race, color, religion, sex, national origin, or income level.
- E. Encourage infill housing development to reduce urban sprawl.
- F. Encourage the development of a wider variety of housing types.
- G. Adopt rehabilitation building codes to regulate the renovation of existing structures.

## CHAPTER 16 COMMUNITY DESIGN

**16.1 Idaho Code Regarding the Community Design Component** Requires an analysis of needs for governing landscaping, building design, tree planting, signs, and suggested patterns and standards for community design, development, and beautification.

**16.2 Background and Analysis** Community design is used to describe the image and character of a city's natural and built environment. There are two distinct perspectives to the character of community design. Community design encompasses all of the physical elements that make up the city and its natural settings. On this scale, community design deals with the visual qualities of the city as a whole, as well as its relationship to the surrounding countryside. Building design, such as height of structures and the type of exterior materials, public and private spaces, such as greenbelts, open spaces, trails and pathways, landscaping such as type and



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locations of landscaping and the control of noxious weeds, public access, location of sidewalks, and protecting historic structures, and public art are some of the issues considered as visual qualities of the city.

One of the greatest concerns of a city is how the pieces of the urban environment fit together. The community design element addresses the “fit” and compatibility of development with the content of its surrounding environment both visually and functionally. The community design element is meant to be a guide in the discussion of such issues as height, bulk, landscape, signage, lighting, points of access, and architectural elements.

Communities should be designed so that housing, jobs, daily needs, and other activities are within easy walking distance of each other. Transit development should be planned so that as many activities as possible are located within easy walking distance of transit stops. The location and character of the community should be consistent with a larger transit network. Public spaces should be designed to encourage the attention and presence of people at all hours of the day and night.

**16.2.1 Building Design** The overall size and shape of a new building(s) can have a huge impact on the surrounding neighborhood and on how a development is perceived by the community where it is located. The height of a new building is extremely important—too high and it can overwhelm neighbors; too low and it can create a gap in the physical “fabric” of a neighborhood.

The overall scale and massing of a new building should also try to match that of the surrounding neighborhood. The overall form of a new building should incorporate as much variety as possible and avoid large expanses of flat wall or roof. Creating a building whose size and shape generally complement the size and shape of surrounding buildings will go a long way toward making a new development acceptable to its neighbors. At the same time, it will reinforce the perception among residents that their housing is “just like everyone else’s.” Sheds should be of wood or metal construction. Cargo containers, high-cube vans, etc. are not to be used as sheds.

**16.2.2 Private Open Space** Private open space (individual outdoor areas where residents can enjoy sun and sky in relative privacy) is essential to quality of life for all of us. All dwellings, including single family, two family, and multi-family dwellings should provide private outdoor space for all dwelling units. In some cases, portions of the outdoor space may be communal for two family and multi-family dwellings, however at least 60% of the property will be maintained as open space. Patios, porches, decks, balconies, and yards should also be of adequate size with easy access from each dwelling unit. Fencing should be considered wherever possible to provide added privacy and to indicate clear boundaries. Special care should be taken when designing balconies to successfully balance the need for light and view with safety considerations. Outdoor storage is often overlooked, yet it can be critical in making private open space work for residents—even a small amount can go a long way. Well designed, adequately sized private open space will improve the quality of any housing development and should be considered a necessity rather than an amenity.

**16.2.3 Public Open Space** Public open space, defined as shared outdoor areas intended for use by all residents, should be as thoughtfully designed as any other “space” in a development. It is helpful to think of open spaces as outdoor rooms and to design and furnish them with the same care you would any room in your home. Such rooms should be easy to access from any dwelling unit in a development. And they should have



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clear boundaries so that residents and visitors understand what is public and what is private. Surveillance is also important; as many units as possible should have visual access to open spaces, especially play areas. Finally, public open areas should be designed for use at night as well as during the day. Well-designed nighttime lighting will help ensure that public spaces are attractive and safe after sundown. Sensitively designed public open space can turn a good development into a great one, providing a lasting amenity for residents and neighbors alike.

A neighborhood is a geographically localized community located within a larger city. Traditionally a neighborhood is small enough that the neighbors are all able to know each other, however in practice, neighbors may not know one another very well at all. In order to manage future growth, the neighborhood structure can be used to determine the need for parks, sidewalks, school locations, and other community amenities.

**16.2.4 Landscaping** The landscaping, too often treated as a secondary consideration or eliminated altogether due to cost constraints, is, in fact, a critical component of any successful development project and should be considered an essential part of the design process. A rich variety of plantings should be provided, and they should be selected so that they are appropriate for their intended use. Paved areas are necessary and should be designed as part of the landscape. Edges between paved and planted areas should be designed so the two realms work well individually and together.

Paths and Outdoor seating should fit the overall landscape plan and take into account how and when residents will use them. As always, the more storage (in this case for landscape maintenance equipment and materials) the better. Landscaping can make or break a project. Done well, it complements and enhances a development and its neighborhood. Done poorly—or not at all—and the quality of a development is diminished, no matter how well the buildings are designed.

**16.2.5 Community Design for Residential, Multi-Family, and Commercial** Avoid creating a building that looks strange or out of place in its neighborhood. Consider providing as much visual and architectural complexity as possible to the building's appearance while maintaining a hierarchy of scale and a unified overall form. Consider breaking a large building into smaller units or clusters. Consider variations in height, color, setback, materials, texture, trim, and roof shape. Consider variations in the shape and placement of windows, balconies, and other façade elements. Consider using landscape elements to add variety and differentiate units from each other. Maximize window number and size (within budget constraints) to enhance views and make spaces feel larger and lighter. Use standard size windows and consider varying where and how they are used. Consider ways to screen and physically separate ground floor windows from walkways—through screens or plantings—to provide privacy.

**16.2.6 Commercial Development** Use appropriate building scale. Buildings should not dominate the site. Locate new buildings so they are compatible with the siting and massing of existing adjacent buildings and site development. Considerations should include setbacks, building heights, parking, arrangements and building shape, and massing. Locate building entries so they are easily identifiable from site entries and provide secondary entrances that are easily accessible and convenient to parking and delivery areas that serve buildings without being dominate. In siting, orienting, and developing new buildings and facilities, protect and enhance existing views and provide view corridors.



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### Commercial Design Guidelines Issues:

- A. Richness of surfaces and texture.
- B. Use of durable, low maintenance materials.
- C. Significant wall articulation (insets, canopies, wing-walls, trellises, porches, balconies).
- D. Pitched roofs and shed roofs Roof overhangs.
- E. Traditional window rhythm.
- F. Articulated mass and scale.
- G. Significant landscape and hardscape elements.
- H. Landscaped and screened parking.
- I. Comprehensive and appealing monument signs.
- J. Clear visibility of entrances and retail signage.
- K. Clustering of buildings to provide pedestrian courtyards and common areas.
- L. Step-down of building scale along pedestrian routes and building entrances.

**16.2.7 Central Business District** The Downtown or Central Business District (CBD) is the heart of any community. As the downtown grows, so does the city. Mackay's downtown has the potential to strengthen its market share of the valley. Mackay needs to create a compacted City Center that functions well commercially and possesses a strong identity through its numerous historic buildings. Additional strengths of the downtown include easy access to buildings, adequate parking for the current population, and decorative streetlights that help identify the district. An excellent opportunity exists to turn downtown Mackay into a viable and appealing shopping, civic, residential, and entertainment area.

**16.2.8 Revitalize Historic Buildings in the Downtown Core** The downtown contains a number of buildings and facades worthy of preservation and continued use. Making old buildings more functional and keeping their historical significance is very important to a community, even though new buildings can be designed to emulate historic structures.

**16.2.9 Civic Center** Public buildings, such as the library, Senior Citizen Center, City Hall, and other public spaces bring the public downtown. In addition, having an established retail center provides opportunities to strengthen the city center. The City of Mackay is lacking a civic center, focal point or gathering place. It is important that the City develop a plan to establish gathering places that create a sense of place.

**16.2.10 Landscape Plan/Ordinance** The City of Mackay has a significant number of tall evergreen and deciduous trees. Many of these trees are more than 100 years old, suggesting that early residents planned for an oasis of greenery throughout the City. To continue as well as expand this process, the City has developed a landscape and tree ordinance to guide the future development of landscaping amenities. The landscape Ordinance guides the placement of plant materials on each future commercial and residential development throughout the City. The City is also a long-time member of Tree City USA.

**16.2.11 Public Sidewalk/Sidewalk Improvement** The City of Mackay has some established sidewalks. The City should focus on creating more sidewalks or walking paths in areas that are residential that do not already have sidewalk access.



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**16.2.12 Signage** The signage is important to the success of most businesses. There are various types of signs, such as monument, pole, lighted, animated, temporary, special event signs, among others. The location of each new sign, height, and design can be based upon previously approved signage. Animated signs may be distracting to vehicle traffic which becomes a safety issue. The City Council will determine what types of signage is appropriate for the City of Mackay through the ordinance process.

**16.2.13 Dark Skies** The concept of dark skies is based upon light pollution, which is produced by city residents. The concern is the adverse effect of artificial light including sky glow, glare, light trespass, decreased visibility at night and energy waste. The City of Mackay has adopted a lighting Ordinance to reduce the amount of light and the number of lumens that exterior lighting produces.

**16.2.14 Solar Panels** The use of solar panels to assist in reducing the cost of electricity is not cost effective in the City of Mackay because of the low rates charged by the Lost River Electric Cooperative, Inc. Cheap energy is the main reason why the payback period is extended. Installation and use of solar panels within the City of Mackay is discouraged.

**16.3 Goal** Create complete and integrated communities containing housing, shops, workplaces, schools, parks, and civic facilities essential to the daily life of the residents.

### **16.4 Objectives**

- A. The integration of historic structures should be encouraged within new developments.
- B. The City should set forth criteria for building design, landscaping, signage, and other aesthetic standards.
- C. Public and private facilities should be accessible to those with disabilities.
- D. Encourage the development of an aesthetically pleasing community.
- E. Work with traffic engineers to determine impacts on building and street locations.

### **16.5 Implementation Policies**

- A. Materials and methods of construction should be specific to the region, exhibiting continuity of history and culture and compatibility with the climate to encourage the development of local character and community identity.
- B. Develop buffer areas to separate incompatible land uses.
- C. Determine placement, numbers, and impacts of parking to the development of the project area and provide direction regarding modifications to existing ordinances.
- D. Develop guidelines for development adjacent to larger lots.
- E. Create complete and integrated communities containing housing, shops, workplaces, schools, parks and civic facilities essential to the daily life of the residents.
- F. New residential, commercial, and industrial development are required to meet minimum design standards as specified by City ordinances.
- G. Review the existing landscape Ordinance, assess current impacts, and determine if any modifications need to be made in the Ordinance to meet any needs.
- H. Determine if certain criteria need to be established to manage the maximum size of a building and its location on the lot.
- I. Development should satisfy community design standards.



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## **CHAPTER 17      AGRICULTURE**

**17.1 Idaho Code Regarding the Agriculture Component** Requires an analysis of the agricultural base of the area including agricultural lands, farming activities, farming related businesses, and the role of agriculture and agricultural uses in the community.

**17.2 Background and Analysis** Farmable land is being purchased in the City of Mackay Area of Impact, subdivided, and developed. Agricultural vehicles use the road system. As more homes are being developed, the remaining farming community feels pinned in and soon they decide that they are not able to continue to farm because of the encroachment. Those that remain want to see “right to farm” legislation enacted and begin to feel resentment because they are not able to use their properties as they once did where they ride horses, raise livestock and crops, and conduct other agricultural activities. The City acknowledges Idaho’s Right to Farm Act, and the need to protect the role of agriculture in Mackay, with the understanding that the area within its Comprehensive Plan is transitioning to urban development.

Existing conditions are such that current agricultural uses will be protected with Idaho’s Right to Farm Act and that the trend is for agricultural uses to be transitioning to urban development within the City’s Comprehensive Plan boundary. Compatibility of land uses are to be assured through development proposals. The goals and objectives, or desirable future situations for the agricultural uses within the City are to protect such uses but to allow development to replace agricultural uses as the City grows.

**17.3 Goal** Acknowledge and support the role of agriculture in Mackay, understanding that agricultural lands annexed into the City limits are mostly planned for urban uses.

**17.4 Objectives** Support and encourage the agricultural use of agricultural lands. Protect agricultural lands from incompatible development.

### **17.5 Implementation Policies**

- A. Develop and implement standards and procedures to ensure that development planned for agricultural land is compatible with other agricultural uses in the area.
- B. Protect agricultural operations and facilities from land use conflicts or undue interference created by existing or proposed residential, commercial or industrial development.
- C. Development is not to be allowed to disrupt or destroy irrigation canals, ditches, laterals, drains, and associated irrigation works and rights-of-way.

## **CHAPTER 18      IMPLEMENTATION**

**18.1 Idaho Code Regarding the Implementation Component** Requires 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.

**18.2 Background and Analysis** Implementation is the phase of the planning process in which the goals, objectives, and policies that are presented in this Comprehensive Plan are implemented. There are several



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important planning tools which help implement this Comprehensive Plan such as Zoning and Subdivision Ordinances, the Zoning Map, and review of new development proposals. The following Implementation Policies are in addition to the Implementation Policies within other Chapters of this plan.

**18.3 Goal** The City of Mackay Comprehensive Plan and related Ordinances are to be working documents used by citizens and City leaders to shape the future of Mackay.

### **18.4 Implementation Policies**

A. Update the Zoning and Subdivision Ordinances as needed, to be in conformance with the adopted Comprehensive Plan.

B. Community involvement is very important, and the public should be aware and involved in the City's planning decisions.

C. The City Council is responsible to review the status of the implementation actions and critique the relevance of the Comprehensive Plan, including proposing any amendments on an as needed basis.

D. Clustering is useful when trying to protect sensitive natural resources, avoid hazardous areas or preserve natural sites. Clustering involves assessing the natural characteristics of a site and grouping the buildings or lots through the on-site transfer of density rather than distributing them evenly throughout the project as in a conventional subdivision.

E. Development Agreements allow the City to enter into a contract with a developer upon rezoning. The Development Agreement may provide the City and the developer with certain assurances regarding the proposed development upon rezoning, issuing of Special Use Permits, Non-conforming Use, and Variances.

F. A Planned Unit Development Ordinance (PUD) is one of many devices used to implement a Comprehensive Plan. A developer of a PUD may be allowed variations in development requirements if it is in the City's interest to encourage such a development. PUD regulations are intended to encourage innovations in land development techniques so that the growing demands of the community may be met with greater flexibility and variety in type, design, and layout of sites and buildings. PUD regulations also encourage the conservation and more efficient use of open spaces and other natural environmental features which enhance the quality of life.

G. Require any person applying for a Comprehensive Plan amendment to submit a justification letter for the amendment which is to include:

1. A specific description of the change being requested.
2. Specific information on any property(s) involved.
3. A description of the condition or situation which warrants a change being made in the plan.
4. A description of the public benefit(s) that would occur from such a change in the plan and an explanation of why the public would need any such benefit(s).
5. An explanation of why no other solutions to the condition or situation, which warrants a change in the plan, are possible or reasonable under the current policies of the plan.
6. A detailed list of all applicable comprehensive plan goals, policies, and objectives that the proposed change would help implement or policies that must also be amended as part of the proposed change.
7. A proposed development plan for any land involved, if a specific development is planned at the time the request for the amendment is being made.
8. An analysis showing the estimated impact that the proposed change is expected to have on existing and planned infrastructure.



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9. If the amendment will impact more individuals than the applicant submitting the application, a detailed description of the efforts made to inform other parties potentially impacted by the change of the application is to be provided.
10. Any other data and information required by the City for their evaluation of the request.

### **CHAPTER 19      NATIONAL INTEREST ELECTRIC TRANSMISSION CORRIDORS**

#### **19.1 Idaho Code Regarding the National Interest Electric Transmission Corridors Component**

Requires that, after notification by the public utilities commission concerning the likelihood of a federally designated national interest electric transmission corridor, the City shall 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" mean lines with a capacity of one hundred and fifteen thousand (115,000) volts or more, supported by structures of forty (40) feet or more in height.

**19.2 Background and Analysis** The U.S. Department of Energy's 2009 "National Electric Transmission Congestion Study" does not designate any national interest electric transmission corridors within the Mackay City limits. There are however existing high voltage transmission lines with a capacity of 115,000 volts or more supported by structures of forty (40) feet or more in height within the Mackay City Limits.

### **CHAPTER 20      PUBLIC AIRPORT FACILITIES**

**20.1 Idaho Code Regarding the Public Airport Facilities Component** Requires an analysis prepared with assistance from the Idaho transportation department division of aeronautics, if requested by the planning and



zoning commission, and the manager or person in charge of the local public airport identifying, but not limited to, facility locations, the scope and type of airport operations, existing and future planned airport development and infrastructure needs, and the economic impact to the community.

**20.2 Background and Analysis** The City of Mackay owns and operates the Mackay Airport which is located within the southeasterly border of the City Limits. The City has developed and airport use plan and associated Ordinances.

The nearest commercial, freight, and corporate airport is Idaho Falls Regional Airport which is approximately 100 miles east of the City of Mackay in Idaho Falls. Pocatello Regional Airport is located approximately 130 miles from Mackay.



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**20.3 Goal** Acknowledge the role of the airport in Mackay's economy.

**20.4 Objectives** The integration of the City of Mackay Airport Plan into the development of future City planning.



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# CITY OF MACKAY COMPREHENSIVE PLAN

## GLOSSARY

**Accommodate** - The ability of the community to adapt to change; particularly the ability of the community to meet the needs of future populations.

**Affordable Housing** - A general rule for determining housing affordability is that the sum total annual rent and other housing payments (including utilities) should not exceed 30% of gross household income. Lending institutions use a slightly different definition to determine whether housing is affordable for a prospective homeowner; that is, the total annual payment (principal, interest, taxes, and insurance) should not exceed 26-28% of the homeowner's gross annual income. Lending institutions also consider the homeowner's total indebtedness, determining that housing costs plus all other indebtedness should not exceed 33-36% of the homeowner's income.

**Agricultural Land** - Land primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products, or of berries, grain, hay, straw, turf, seed, or livestock and land that has long-term commercial significance for agricultural production. **Annexation** - The incorporation of a land area into an existing city with a resulting change in the boundaries of that city.

**Bikeway** - A facility designed to accommodate bicycle travel for recreation or commuting purposes. This is not always a separate facility but can be designed to be compatible with other travel modes.

**Buffer** - An area designed to provide attractive space or distance, obstruct undesirable views or generally reduce the impact of adjacent development.

**Capital Improvement Program (CIP)** - A proposed timetable or schedule of all future capital improvements to be carried out during a specific period and listed in order of priority, together with cost establishments and the anticipated means of financing each project.

**Central Business District (CBD)** - The major shopping center within a city usually containing, in addition to retail uses, governmental offices, service uses, professional, cultural, recreational and entertainment establishments and uses, residences, hotels and motels, appropriate industrial activities, and transportation facilities. This area is located within the downtown area of the City.

**Circulation** - Systems, structures and physical improvements for the movement of people, goods, water, air, sewage, or power by such means as streets, highways, railways, waterways, towers, airways, pipes, and conduits, and the handling of people and goods by such means as terminals, stations, warehouses, and other storage buildings or transshipment points.

**Commercial** - The distribution, sale, or rental of goods and the provision of other services.

**Community** - Used interchangeably to speak of the total planning area (versus the city or urban fringe) or an attitude such as "... a sense of community..." which implies a common identification on an issue by a group of citizens.

**Community Parks** - Community parks are large and intended to provide facilities of general community interest. These parks should provide for active and passive recreation for all ages and for family and organized recreation. They should be centrally located and readily accessible with approximately 3.5 acres per 1,000 people.



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**Compatible Design** – The visual relationship between adjacent and nearby buildings and the immediate streetscape, in term of a consistency of material, colors, building elements, building mass and other constructed elements of urban environments, such that abrupt or severe differences are avoided.

**Comprehensive Plan** - A general policy statement of the City, including a general land use map which integrates all functions, natural systems and activities relating to the use of land, which is required by Idaho State Statue (§67-6508).

**Community Character** - The features that define the built and natural environment within the community help to create its character. These include historic buildings, natural stream corridors, woodlands, residential neighborhoods of different types, building density and orientation (auto or pedestrian oriented), and the scale and quantity of signage.

**Community of Place** – A dynamic, diverse, compact and efficient center that has evolved and maintained at a human scale, with an easily accessible central core of commercial and community services, residential units and recognizable natural and built landmarks and boundaries that provide a sense of place and orientation.

**Density** – The overall average number of dwelling units located on the gross overall or gross new residential acreage (as applicable in case of mixed-use developments) contained within the development and calculated on a per-acre basis. Density is to be calculated by rounding to the nearest whole number with x.5 being rounded up.

**Density (Gross)** – Calculated by dividing the total number of units by the total acreage.

**Density (Net)** – Calculated by dividing the total number of units by the total acreage minus all publicly dedicated land.

**Design Standards** – The standards that set forth specific improvement requirements.

**Development** - Making a material change in the use or appearance of a structure or land, dividing land into two or more parcels, or creating or terminating a right of access.

**Development Agreement** - The Local Land Use Planning Act allows cities and counties to use development agreements, which require an owner or developer to make a written commitment concerning the use or development of the subject parcel as a condition of rezoning. The agreements are binding and recorded so as to bind subsequent owners.

**Diversity/Difference** - Diversity implies the mixture of land use and/or densities within a given area. Duplex - A building containing two single-family dwelling units separated from each other by an unpierced wall extending from basement to roof.

**Dwelling** - A building used exclusively for residential occupancy, including single-family dwellings, two-family dwellings, and multi-family dwellings.

**Dwelling, multi-family** - A dwelling containing three (3) or more dwelling units, not including hotels, motels, fraternity or sorority houses, and similar group accommodations.

**Dwelling, single-family** - A building designed exclusively for occupancy by one (1) family, but not including mobile homes, otherwise provided herein.



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**Dwelling, single-family attached** - A residential building containing dwelling units, each of which has primary ground floor access to the outside and which are attached to each other by party walls without openings. The term is intended primarily for such dwelling types as townhouses and duplexes.

**Dwelling, single-family detached** - A single-family dwelling which is not attached to any other dwelling or building by any means, excluding mobile homes and manufactured housing situated on a permanent foundation.

**Dwelling, two-family** - A building occupied by two (2) families living independently of each other.

**Dwelling unit** - One (1) or more rooms and a single kitchen and at least one (1) bathroom, designed, occupied or intended for occupancy as separate quarters for the exclusive use of a single family for living, cooking, and sanitary purposes, located in a single-family, two-family or multi-family dwelling or mixed-use building.

**Easement** - A right to land generally established in a real estate deed or on a recorded plat to permit the use of land by the public, a corporation or particular persons for specified uses.

**Economic Base** - The production, distribution and consumption of goods and services within a planning area. Comment: Economic base, as used in planning, is commonly thought of as the sum of all activities that result in incomes for the area's inhabitants. The definition, however, is significantly broad to include all geographic and functional elements, which may have an impact on the planning area, although not physically part of the area.

**Economic Development** - The addition of new economic activity.

**Environmental Protection Agency (EPA)** - EPA is the federal source agency of air and water quality control regulations affecting a community.

**Established Areas** - An area where the pattern of development has been fixed and where this pattern is anticipated to be valid over the planning period. Generally, all developed areas within the city limits, which are considered to be established at this point in the planning process.

**Exurban** - Exurbia or the "exurbs" are a type of spatial pattern of settlement that differ from their suburban counterparts. Exurbs are located at greater distances from urban centers than suburban developments and are comprised of a different mix of land uses and population. Active farms are interspersed with different ages and types of very low-density residential development, including roadside houses, new housing subdivisions, exclusive estates, and mobile homes. In addition, exurbia contains small, rural towns as well as newer edge-of-town retail, commercial, and industrial development. Exurbs are areas that are in transition from their traditional rural setting to something more urban. They are often transformed into suburbs or edge cities within a 20-30 year period.

**Farm Animals** - Animals commonly raised or kept in an agricultural, rather than an urban, environment, including but not limited to, chickens, pigs, sheep, goats, horses, cattle, llamas, emus, ostriches, donkeys and mules.

**Floodplain** - Lands which are within the floodway and the floodway fringe.

**Floodway** - The channel of a river or other water course and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.



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**Flood, 100 Year** - A flood with a 1% chance of occurring in any given year. This is the flood most commonly used for regulatory purposes.

**Freeway** - A divided arterial highway designed for the unimpeded flow of large traffic volumes. Access to a freeway is strictly controlled and intersection grade separations are required.

**Goals** - Goals usually are stated in broad terms to reflect community wide values. The ultimate purpose of a goal is stated in a way that is general in nature and immeasurable. They provide the community a direction in which to travel—not a location to reach.

**Greenway/Greenbelt** - An open area which may be cultivated or maintained in a natural state surrounding development or used as a buffer between land uses or to mark the edge of an urban or developed area.

**Group Home** - A small homelike facility staffed by qualified professionals and designed to fit into the neighborhood. The purpose of the facility is to provide living quarters and services for people having a particular disability.

**Hillside Developable Area** - Where, after grading, the slope of land planned for development is 10% or greater.

**Home Occupation** - An Occupation carried on in a dwelling unit by the resident thereof, provided that the use is limited in extent and incidental and secondary to the use of the dwelling unit for residential purposes and does not change the character thereof.

**Housing Units** - Where a person lives/dwell.

**Incompatible Land Uses** - The location of more intensive land uses adjacent to less intensive land uses where negative impacts on property rights would result.

**Impact** - The consequences of a course of action; the effect of a goal, guideline, plan, or decision.

**Impact Fees** - A fee levied by local government on new development, so that the new development pays a proportionate share of the cost of the facilities needed to service that development.

**Implementation (policies) strategies** - Specific statements that guide actions, imply clear commitment, and express the manner in which future actions should be taken. They are however, flexible rules that can adapt to different situations and circumstances.

**Infill Development** - See Odd-Lot Development.

**Infrastructure** - Facilities and services needed to sustain industry, commercial and residential activities (e.g. water and sewer lines, streets, roads, fire stations, parks, etc.).

**Land Development Regulations** - Generally, all ordinances and other policies used by the City/County to manage land use.

**Land Trust** - A nonprofit organization whose primary purpose is the preservation of undeveloped open land for conservation value to the community. Land trusts are concerned with all kinds of open space land, or they focus on specific resources, such as farmland, prairie, mountain ridges, watersheds, river corridors, lakes, parks, or community gardens. Land trusts can be rural, suburban, or urban, depending upon the geography they serve.

**Land Use** - A description of how land is occupied or utilized.



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**Land Use Map** - A map showing location extent and intensity of development of land to be used for varying types of residential, commercial, industrial, agricultural, recreational, educational and other public and private purposes or combination of purposes.

**Livability** - Those aspects of the community, perceived by residents, which make the community a nice place to live.

**Long Range** - Usually refers to a time span of more than five years.

**Maintain** - Support, keep, or continue in an existing state or condition without decline.

**Manufactured Home** - A double wide structure with a Department of Housing and Urban Development (HUD) label certifying that it was constructed in accordance with the National Manufactured Housing Construction and Safety Standards Act of 1974.

**Master Plan** - A comprehensive long-range plan intended to guide the growth and development of a community or region and one that includes analysis, recommendations and proposals for the community's population, economy, housing, transportation, community facilities and land use.

**Master Planned Community** - Planned, balanced, self-contained communities which include a mixture of residential, commercial, retail, office, and civic development and services.

**Mixed Use** - Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

**Mobile Home** - A single wide structure which is constructed for movement on the public highways that has sleeping, cooking, and plumbing facilities, intended for human occupancy, which was constructed between January 1, 1962, and June 15, 1976.

**Multi-Use Building** - A building containing two or more distinct uses.

**Natural Hazard** - A natural characteristic of the land or combination of characteristics which, when developed without proper safeguards, could endanger the public health, safety, or general welfare.

**Neighborhood** - A local area whose residents are generally conscious of its existence as an entity. In planning literature, a "neighborhood unit" is a planned residential area organized on the principle that elementary schools, parks, playgrounds, churches, and shopping are within walking distance of each residence.

**Neighborhood Parks** - A neighborhood park is medium sized, containing facilities primarily of interest to the immediate neighborhood. Facilities for a variety of activities should be provided. They should be approximately 2 acres per 1,000 residents.

**New Urbanism** - An urban design movement which promotes environmentally friendly habits by creating walkable neighborhoods containing a wide range of housing and job types.

**Objectives** - Statement that defines the meaning of the goal; describes how to accomplish the goal and suggests a method of accomplishing it. It advances a specific purpose, aim, ambition or element of a goal. It can describe the end state of the goal, its purpose, or a course of action necessary to achieve the goal.



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**Odd-Lot Development** - The development of new housing or other buildings on scattered vacant sites in a built-up area.

**Pedestrian Walkway (Sidewalk)** - A secured path for walking.

**Planning Reference Date** - The period of time used for development projections.

**Planned Unit Development (PUD)** - A project of a single owner or a group of owners acting jointly, involving a related group of residences, businesses, or industries, and associated uses. Planned as a single entity, the project is subject to development and regulations as one (1) land-use unit rather than as an aggregation of individual buildings located on separate lots. The planned unit development includes usable, functional open space for the mutual benefit of the entire tract and is designed to provide variety and diversity through the variation of normal zoning and subdivision standards so that maximum long-range benefits can be gained, and the unique features of the development or site preserved and enhanced, while still being in harmony with the surrounding neighborhood. Approval of a planned unit development does not eliminate the requirements of subdividing and recording a plat.

**Policy** - A decision making guideline for actions to be taken in achieving goals. The policy is the official position of the City related to a given land use issue. Policies guide actions in recurring situations.

**Public Land** - Land owned by local, state, or federal government, used for purposes which benefit public health, safety, general welfare, and other needs of society.

**Public Participation** - The active and meaningful involvement of the public in the development of the comprehensive plan and approvals of development applications.

**Public Facility and Utilities** - Refers to key facilities, types, and levels of the following: fire protection, police protection, schools, libraries, sanitary facilities, storm drainage facilities, government administrative services, energy, and other services deemed necessary by the community for the enjoyment of urban life.

**Quality of Life** - Those aspects of the economic, social, and physical environment that make a community a desirable place in which to live or do business. Quality of life factors include those such as climate and natural features, access to schools, housing, employment opportunities, medical facilities, cultural and recreational amenities, and public services.

**Residential Area** - A given area of the community in which the predominant character is residential. Uses which support residential activity such as parks, churches, schools, fire stations, and utility substations, may also be permitted. In certain instances, existing lots of record and development patterns may exceed comprehensive plan densities.

**Review** - An inspection or examination for the purpose of evaluation and the rendering of an opinion or decision. Review by the city may involve public hearings, formal approval, or denial of development proposals, etc., as provided for in city ordinances.

**Ridgeline Development** - Ridgeline development means a development on the crest of a hill that has the potential to create a silhouette or other substantially adverse impact when viewed from a common public viewing area.

**Right-of-Way (ROW)** - The lines that form the boundaries of a right-of-way.



## **CITY OF MACKAY COMPREHENSIVE PLAN**

**Rural Land and Character** - The acknowledgment of the role of agriculture and the responsibility of those who use the land for that purpose. Rural areas include the mixture of agricultural uses, green fields, open spaces, range land, forest, high desert, and other rural land characteristics with minimum residential development, unless it's associated with agricultural land use. County land use ordinances, such as subdivision, planned unit developments, and planned communities, may not threaten rural character; however, ordinances should take in account these attributes. To minimize the impacts to rural character, buffer zones, open space or better landscaping guidelines should be considered.

**Scenic Byway Program** - Roadways that provide an enjoyable and relaxing experience or that offer cultural or historical enrichment to travelers are legislatively designated as part of a Scenic Byway System. Scenic byways are typically secondary roads having significant cultural, historic, scenic, geological, or natural features. They often include vistas, rest areas, and interpretive sites in harmony with the scenic characteristics of the road. The Federal-Aid Highway Program includes limited funding for such statewide systems.

**Sense of Place** - The characteristics of an area that make it readily recognizable as being unique and different from its surroundings and having a special character and familiarity.

**Sprawl** - The process in which the spread of development across the landscape far outpaces population growth. The landscape sprawl created has four dimensions: 1) a population that is widely dispersed in low-density development; 2) rigidly separated homes, shops, and workplaces; 3) a network of roads marked by huge blocks and poor access; and 4) a lack of well-defined, thriving activity centers, such as downtowns and town centers. Most of the other features usually associated with sprawl—the lack of transportation choices, relative uniformity of housing options, or the difficulty of walking—are a result of these conditions.

**Strip Commercial and Industrial** - A development pattern characterized by lots in a continuous manner fronting on streets and resulting in numerous access points to the street.

**Subdivision** - The division of a lot, tract or parcel of land into two or more lots, tracts, parcels or other divisions of land for sale, development or lease.

**Tax Increment** - Additional tax revenues that result from increases in property values due to new development within a redevelopment area.

**Telecommuting** - An arrangement in which a worker is at home or in a location other than the primary place of work and communicates with the workplace and conducts work via wireless or telephone lines, using modems, fax machines, or other electronic devices in conjunction with computers.

**Transfer Development of Rights Program** - The removal of the right to develop or build, expressed in dwelling units per acre, from land in one zoning district to land in another district where such transfer is permitted. Comment: Transfer of development rights, or transfer of development credits, is a relatively new land development control tool used to preserve open space and farmland. Presently, the most common use of this method has been for historic preservation in urban areas.

**Transit-Oriented Development** - The concentration of development at nodes along public transit corridors, either light rail or bus routes.

**Transitional Use** - A permitted use or structure of an intermediate intensity of activity or scale and located between a more intensive or less intensive use.



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**Trip Capture** - A traffic percentage reduction that can be applied to the trip generation estimates for individual land uses to account for trips internal to the site. These internal trips are not made on the major street system but are made by either walking or by vehicles using internal roadways.

**Urban** - Population and territory within the boundaries of urbanized areas and the urban portion of places outside of the urbanized area that have a decennial census population of 2,500 or more. (U.S Census Bureau)

**Urban Area** - A highly developed area that includes, or is appurtenant to, a central city or place and contains a variety of industrial, commercial, residential, and cultural uses.

**Urban Land** - Land that is developed at urban densities or that has urban services.

**Urban Service Boundary** - That area that can be served economically and efficiently by City utilities.

**Urbanization** - Process of converting land from rural to urban.

**Walkway** - 1) A right-of-way dedicated to public use that is not within a street right-of-way, to facilitate pedestrian access through a subdivision block by means of a hard surface path; 2) any portion of a parking area restricted to the exclusive use of pedestrian travel.

**Wireless Telecommunications Equipment** - Any equipment used to provide wireless telecommunication service, but which is not affixed to or contained within a wireless telecommunication facility but is instead affixed to or mounted on an existing building or structure that is used for some other purpose. Wireless telecommunication equipment also includes a ground mounted base station used as an accessory structure that is connected to an antenna mounted on or affixed to an existing building.

**Wireless Telecommunication Facility** - Any freestanding facility, building, pole, tower or structure used to provide only wireless telecommunication services, and which consists of, without limitation, antennae, equipment and storage, and other accessory structures used to provide wireless telecommunication services.

**Wetlands** - Areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, however, wetlands may include those artificial wetlands intentionally created from non-wetland areas created to mitigate conversion of wetlands, if permitted by the County or the City.

**Zero-Lot Line** - A detached single-family unit distinguished by the location of one exterior wall on a side property line.

**Zone** - The smallest geographically designated area for analysis of land use activity. An area or region set apart from its surroundings by some characteristic.

**Zoning Map** - The maps which are a part of the zoning ordinance and delineate the boundaries of zone districts.



# **CITY OF MACKAY COMPREHENSIVE PLAN**



**“CHERISH YESTERDAY, ENJOY TODAY, EMBRACE  
TOMORROW”**

Wayne C. Olsen  
Mayor, City of Mackay

Natalie Perez  
City Clerk/Treasurer

March 2022



**ATV CAPITAL OF IDAHO  
& ATV CAPITAL OF THE WEST**

