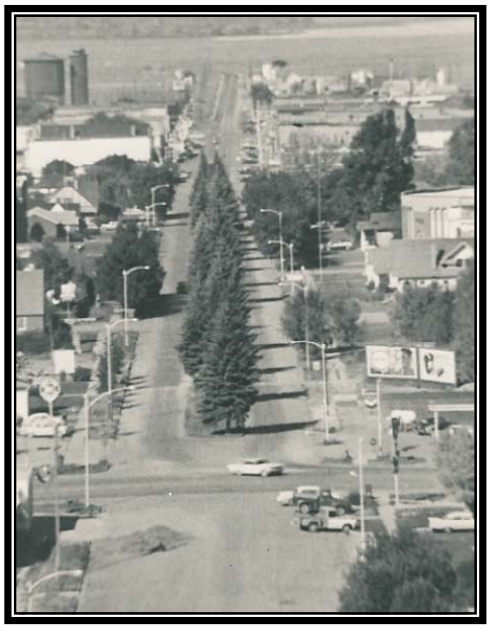
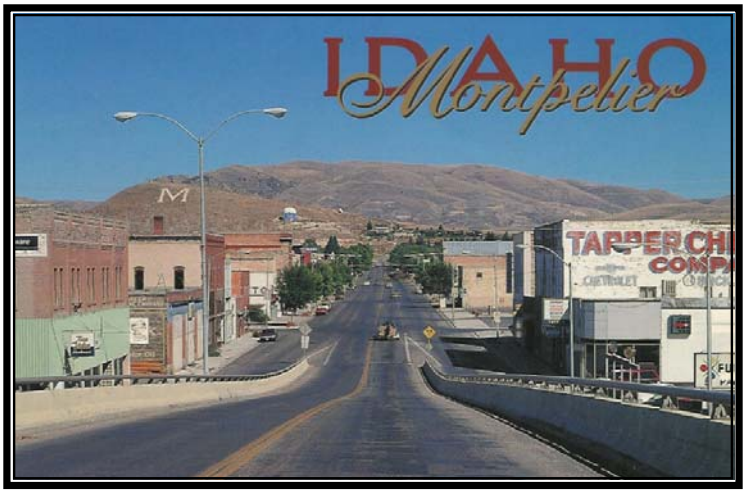
Montpelier

Comprehensive Plan





Montpelier

Comprehensive Plan

September 2002

City of Montpelier, Idaho

Prepared by:
Montpelier Planning and Zoning Commission

Chairman: Clair Cheirrett
Commission Members: Bryce Boehme, Bryce Bunderson

Lois Eborn, Thomas Hulme, Keith Tolbert and Ken Yellen

Secretary: Judy George / Martha Jensen
Former Chairman: Rosa Moosman
Former Members: Deborah Burgoyne and Carson Price

Technical Assistance: Bear Lake Regional Commission, Craig Thomas

MONTPELIER CITY COMPREHENSIVE PLAN TABLE OF CONTENTS

ACKNOWLEDGEMENTS

The City of Montpelier's Mayor, Council, and Planning and Zoning Commission would like to thank all who have contributed to this Comprehensive Plan. Individual acknowledgments are made throughout the plan.

M-Hill overlooking City of Montpelier from the east

Picture taken of Montpelier from M-Hill

Introduction

THE COMPREHENSIVE PLAN

What is the future of Montpelier? Will it grow? Where will the growth take place? What is needed to facilitate growth?

Those are the questions that may be addressed in this comprehensive plan.

A comprehensive plan is a continuing attempt to guide future development and redevelopment within the community so as to eliminate excessive tax increases and also to establish and maintain a desirable environment that promotes logical and orderly growth.

Without planning for the future, many vital details are neglected. This comprehensive plan will attempt to outline the character of the community, note the resources that are available as well as show trends in population, demographics and other items that have influenced the city in the past and are expected to influence it in the future.

A comprehensive plan as outlined by the Idaho Code, Chapter 65, title 676, requires the acquisition of data to evaluate the past and attempt to determine the future with respect to population, economic development, land use, natural resources, hazard areas, public services, utilities, transportation, recreation and special areas such as housing, community design and implementation.

This document is an edited compilation of data taken from numerous sources and brought together to provide a basis for establishing the aims, goals, and ambitions of the citizens of Montpelier.

While data is important to the process of designing goals and objectives, it is only data and not the plan itself. How the data is used is the key to guiding the growth and development of Montpelier according to the goals and objectives established by the people of the community.

THE CHALLENGE

Growth has peaked, lulled and generally left Montpelier intact for the last sixty years. Although the business structure of the city has changed face, most residents have little desire to trade off the tranquility of their surroundings for greater economic vigor. At the same time, there is an increased pulse seeking to stimulate progression in a manner to keep Montpelier young, alive and in step with all that makes a community thrive.

The challenge for today's community leaders is to promote growth, improve services, increase progressiveness and encourage vigor while guarding the city as a quiet, comfortable place to live.

PAST PLANS

The first comprehensive plan for the City of Montpelier was adopted in June of 1980. That plan is superseded by this comprehensive plan. The maps used in the 1980 plan have been restored and included in this plan (See Section 5). It should be noted that these maps reflect the northern boundary of the impact area as drawn on the 1980 maps which was in conflict with the written description. This boundary is correctly drawn and described in the Impact Area element of this plan. The present northern boundary was agreed upon between the City of Montpelier and Bear Lake County at the County Commissioner's meeting dated November 13, 2001 and extends one quarter section further north than shown on the 1980 maps. The soils map uses the soils symbols used in the 1980 plan. Soils data is currently being updated by the Natural Resource Conservation Service.

PROPERTY RIGHTS

Private property rights are among the basic rights ensured by American democracy. The State of Idaho has an interest in protecting property rights as indicated in Articles 1 & 14 of the Idaho Constitution.

Taken from the October 1999 *"Idaho Regulatory Takings Act Guidelines"*: "In 1994, Idaho legislators enacted, and the Governor signed into law, House Bill 659. This law, which became Chapter 80, Title 67 of the Idaho Code, mandated the Attorney General to provide a checklist to assist state agencies in determining whether their administrative actions could be construed as a taking of private property. In 1995, the legislature amended Chapter 80, Title 67 to apply the regulatory takings law to local units of government….State agencies and local governments are required to use this procedure to evaluate the impact of proposed administrative or regulatory actions on private property."

The City of Montpelier seeks to ensure the primacy of property rights and to meet the property rights element by the following direction:

- The City will actively encourage citizen participation in the planning process.
- The City will maintain this comprehensive plan with regular updates and amendments that reflect the learning process of plan administration as well as changing conditions and state laws.
- The City will consider the potential impact of this plan and subsequent ordinances implementing the plan on property rights using the above mentioned guidelines prepared by the Attorney General and included on the next page.
- In its land use decisions, the City will follow the State Open Meetings Law and the Notice and Hearing procedures required by State Law (I.C. 67-6509).

ATTORNEY GENERAL'S CHECKLIST

1. Does the Regulation or Action Result in a Permanent or Temporary Physical Occupation of Private Property?
2. Does the Regulation or Action Require a Property Owner to Dedicate a Portion of Property or to Grant an Easement?
3. Does the Regulation Deprive the Owner of All Economically Viable Uses of the Property?
4. Does the Regulation Have a Significant Impact on the Landowner's Economic Interest?
5. Does the Regulation Deny a Fundamental Attribute of Ownership?
6. Does the Regulation Serve the Same Purpose that Would be Served by Directly Prohibiting the Use or Action; and Does the Condition Imposed Substantially Advance that Purpose?

For definitions, explanations, background, recommended process, and examples, see "Idaho Regulatory Takings Act Guidelines".

Section 1

SETTING

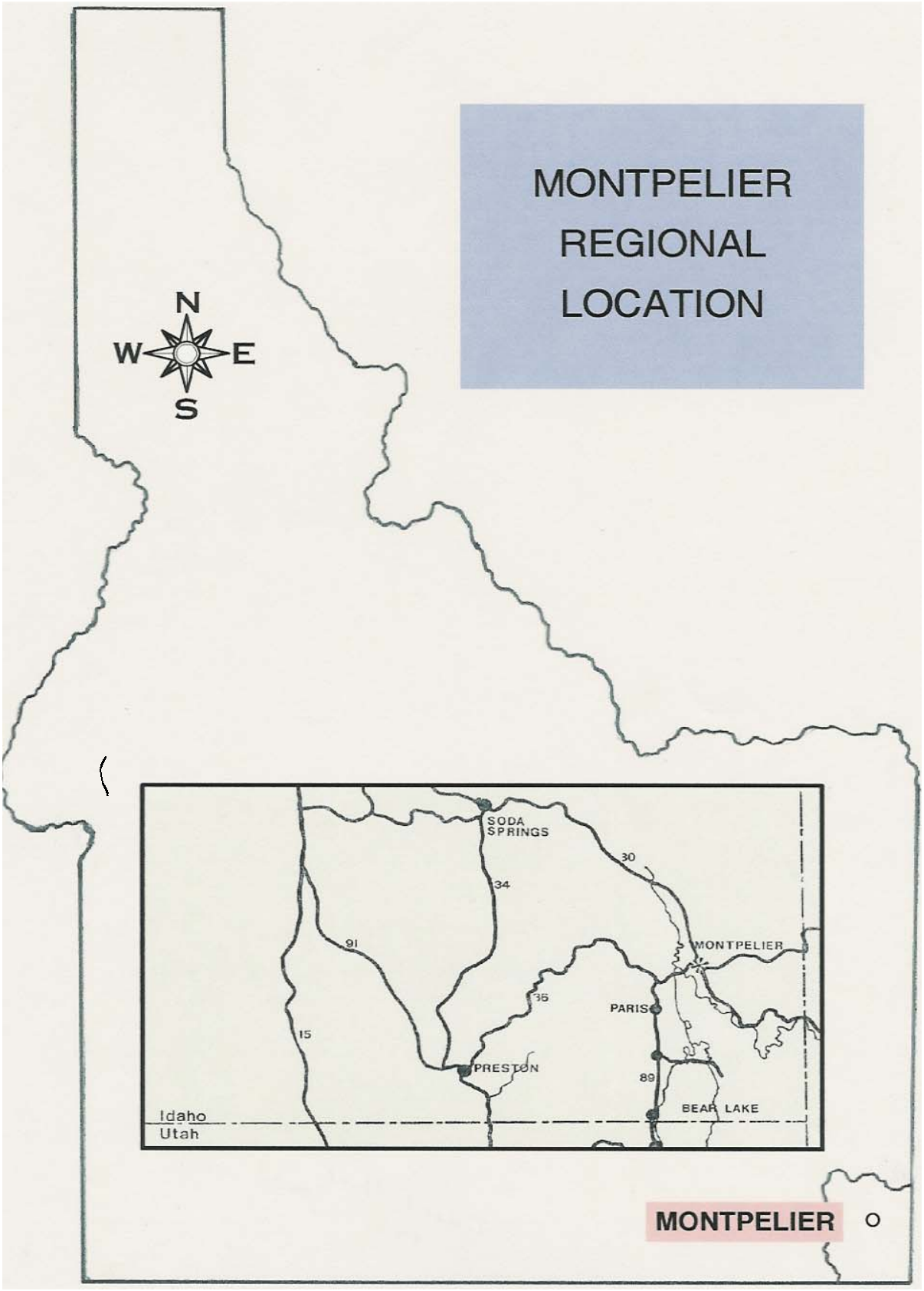
Montpelier City Hall

Nestled in the tops of the Rocky Mountains, Montpelier enjoys the unique position of being close enough to larger cities to allow citizens urban variety and yet isolated enough to enjoy a peaceful, mountain-valley atmosphere.

Approximately twenty miles south of Montpelier, beautiful Bear Lake is a center for a variety of recreational activities. Mead's Peak, the highest peak in southeastern Idaho at a height of 10,541 feet, is located twelve miles north of Montpelier. To the north and east, a unique cut in the mountains called Joe's Gap provides an interesting hiking and picnic area. South and west, Minnetonka Cave is regularly toured throughout the summer. In close proximity but up another canyon road, Bloomington Lake is also a favorite attraction.

Geographically, Montpelier is located near the center of Bear Lake County in the extreme southeast corner of the state. The city is positioned on the east side of Bear Lake Valley at the mouth of Montpelier Canyon about two miles east of the confluence of Montpelier Creek and Bear River. It covers the greater part of an alluvial fan that spreads out from the canyon and slopes gently to the valley floor to the west, north, and south. The approximate elevation is 5,950 feet above sea level.

The climate is typical of the high valleys of the Rocky Mountain region characterized by relatively long, cold winters and short mild summers. The annual mean temperature is 42 degrees Fahrenheit with a mean minimum temperature of 27 degrees Fahrenheit and a mean maximum of 57 degrees Fahrenheit. The January mean temperature is 18 degrees Fahrenheit with a mean minimum of 6 degrees Fahrenheit and a mean maximum of 29 degrees Fahrenheit. The July mean temperature is 66 degrees Fahrenheit with a mean minimum of 45 degrees Fahrenheit and a mean maximum of 84 degrees Fahrenheit.


MONTPELIER
REGIONAL
LOCATION
N
W
E
S
SODA SPRINGS
30
34
91
MONTPELIER
35
PARIS
15
PRESTON
89
BEAR LAKE
Idaho
Utah
MONTPELIER

HISTORICAL SKETCH

Although the beautiful surroundings of the Bear Lake Valley were well known to the Indian, the trapping brigades, and the earliest travelers of the Oregon Trail, it remained for the Federal Government's Homestead Act of 1862 to provide the stimulus for permanent settlement in the Bear Lake Valley and Montpelier.

Once Congress cleared the Homestead Act, May 1862, the growing numbers of the Mormon Church spread out through the mountain valleys of the Rockies and Uinta Mountains grabbing choice areas as homestead acreage.

Bear Lake Valley had long been known as a potential settlement area and the first vanguard of Mormon colonists hit the valley in September 1863. In the following spring (1864), the first sixteen families crossed over to the Montpelier area to establish a fledgling community.

Listed as those first settlers were the families of Clark Ames, Charles Atkinson, John Bunney, John Cozzens, Dr. John Ellis, Gideon Maughan, Hezekiah Moore, William Severn, William Teeples, Isaac Thorn, John Turner, and William Vaughn.

Through a church system of government, John Cozzens became the first community leader and presiding elder. Cozzens did much toward further development by constructing a needed ferry to allow others to cross over from the Paris area and by the end of that first summer, thirty-five families had settled in the Montpelier area.

Joseph C. Rich first surveyed the community. Lots were numbered and drawn in a public meeting. Original lots were one acre plots. Outside the immediate townsite, larger areas of five acres were obtained in the same manner. The location was ideal. Montpelier was to become the business and transportation center for the area.

"Within the year, businesses had begun along Fourth Street. It was a choice location because of the Oregon Trail travel that was still quite heavy." Travelers on the Trail tell of the welcome availability of fresh produce, dairy products and beef.

"Freighting to the other areas of the valley, to Wyoming, and to Utah points centered in Montpelier. As a result, the community had numerous smithies, livery stables, and freight storage."

Montpelier had the first bank in Southeastern Idaho. G. C. Grey established the Bank of Montpelier in 1891. It was chartered No. 1 of all Idaho banks when that step became necessary.

With the arrival of the railroad, the first dent in an all Mormon population occurred and soon two communities developed, known as "Uptown or Mormon" Montpelier and "Downtown or Gentile" Montpelier. Montpelier served as Home Terminal for the trains, engine crews, and subdivision point until October 1, 1972, when the terminal was moved to Pocatello, Idaho.

LDS (The Church of Jesus Christ of Latter Day Saints commonly known as Mormon) Church government dominated the scene until the coming of the railroad in 1882. A county government developed for Bear Lake in 1875. From 1875 until 1891, the town was governed by the LDS Church and secondly, by the county commissioners.

On July 13, 1891, a single village board appointed by the county commissioners united the two communities into one healthy growing city. The first village board members were James Hornes, Dr. C. A. Hoover, John F. O'Conner, J. H. Kinnersly and F. A. Miles.

By March 1893, the city was incorporated and the first election for city officials occurred on April 11 with the following results: Mayor – Edward Burgoyne; City Clerk – Charles H. Toomer; Council Members – Joseph C. Rich, George Hillier, Charles Hager, George Robertson, Charles Hammond and Peter Mayer.

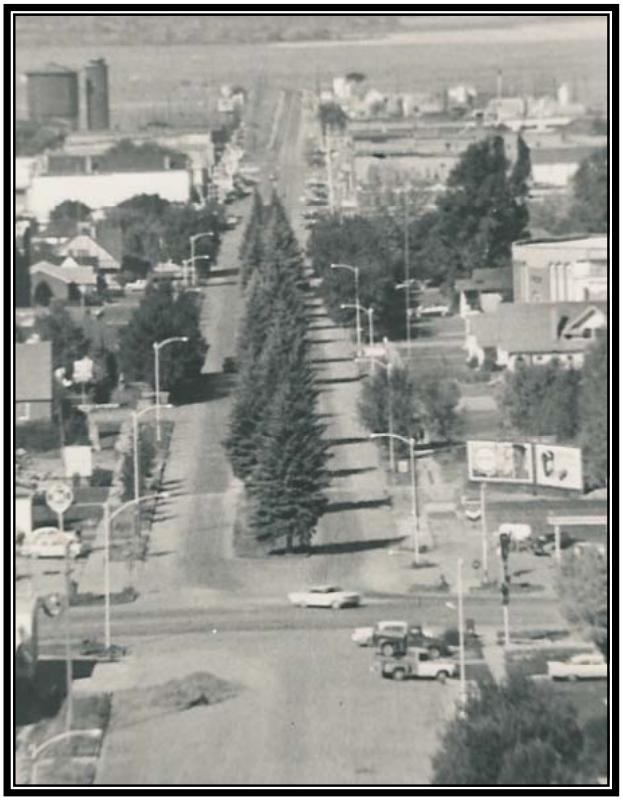
Like most western communities, the town name was changed numerous times. First known by the Oregon Trail travelers as Clover Creek, it later became Belmont and finally was given the name of Montpelier by Mormon leader, Brigham Young, after his birthplace in Vermont.

Largely due to the railroad, Montpelier grew to be the largest city in the Bear Lake Valley by 1900. It remains so today.

Above: Montpelier 1911

Above: Montpelier 1928

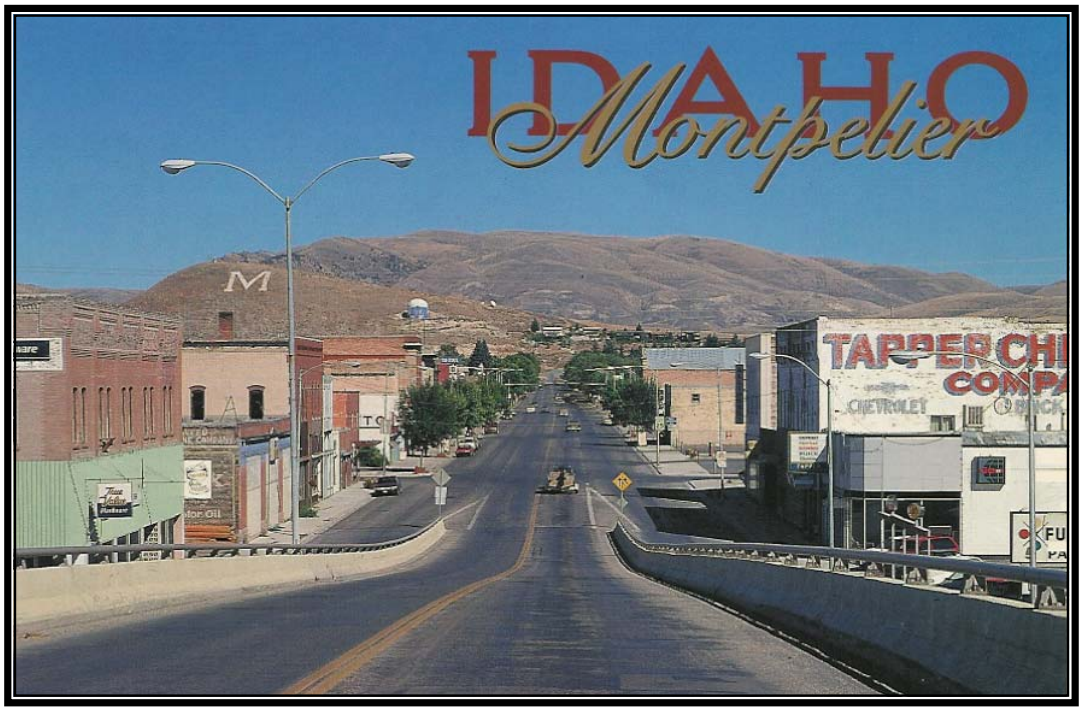
Right:
Montpelier 1950's



The trees down the center of Washington Street on the east end were removed in 1970 in order to create a four lane street through the center of the business district.

Above: Montpelier 1960's

Below: Montpelier 1990's

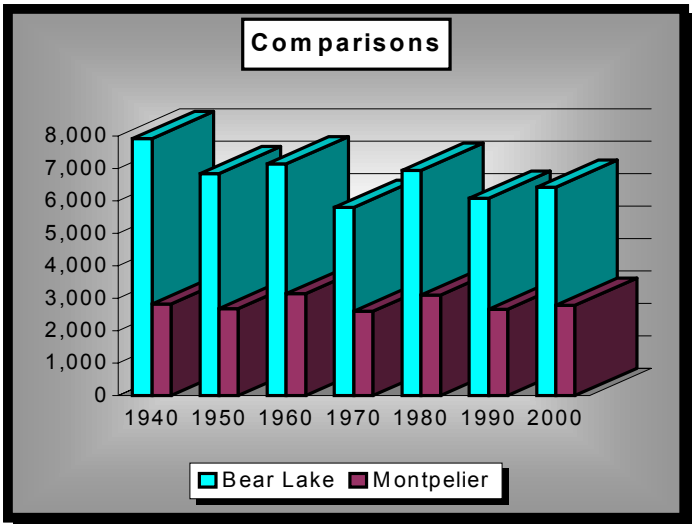


Pictures of Montpelier for this section from Gene Knutti's collection.

Section 2

POPULATION

Montpelier is the largest population center in Bear Lake County and has been for several decades. The following charts show the relationship of Montpelier's population to that of the county.

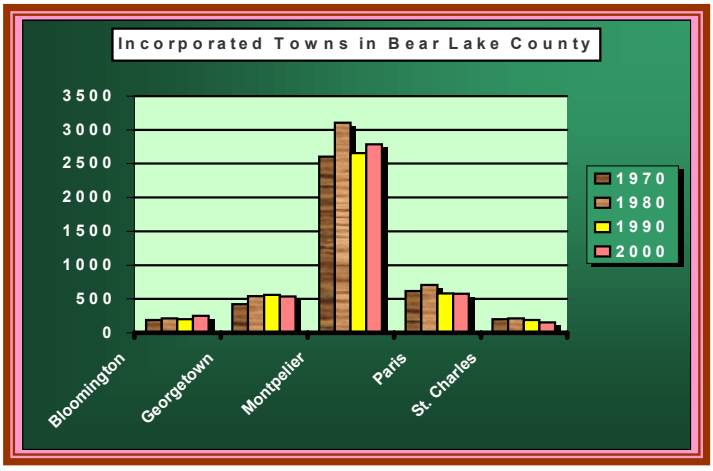


Bear Lake County		Montpelier	
1940	7,911	1940	2,824
1950	6,843	1950	2,682
1960	7,143	1960	3,146
1970	5,801	1970	2,604
1980	6,931	1980	3,107
1990	6,084	1990	2,656
2000	6,411	2000	2,785

The population decline in Montpelier between 1960 and 1970 was due mainly to a net migration loss of 28 percent for the county caused by changes in the railroad. This figure represents one of the larger losses of net migration concerning counties in the State of Idaho.

An increase in population peaked in 1980 following the general county trend. 2000 population figures show a somewhat smaller percentage increase than the overall county increase. (Percentage comparisons on next page.)

Population increase and decline have been directly related to the relocation of the railroad terminal from Montpelier to Pocatello, finalized in 1972, fluctuation in surrounding mining operations, projected and abandoned oil discoveries, and the current trend toward recreation and tourism.



	1970	1980	1990	2000
Bloomington	186	212	197	251
Georgetown	421	544	558	538
Montpelier	2,604	3,107	2,656	2,785
Paris	615	707	581	576
St. Charles	200	211	189	156

2000 Census Updates

Populations of Idaho Cities, 1990-2000
Source: US Bureau of the Census, April 1, 2000

CITY	1990 04/01	2000 04/01	Number Change 1990-2000	Percentage Change 1990-2000
Bloomington	197	251	54	27.4%
Georgetown	558	538	(20)	-3/6%
Montpelier	2,656	2,785	129	4.9%
Paris	581	576	(5)	-0.9%
St. Charles	189	156	(33)	-17.5%

Idaho County Population Figures, 1990-2000, April 1, 2000
Source: US Bureau of the Census, March 2001

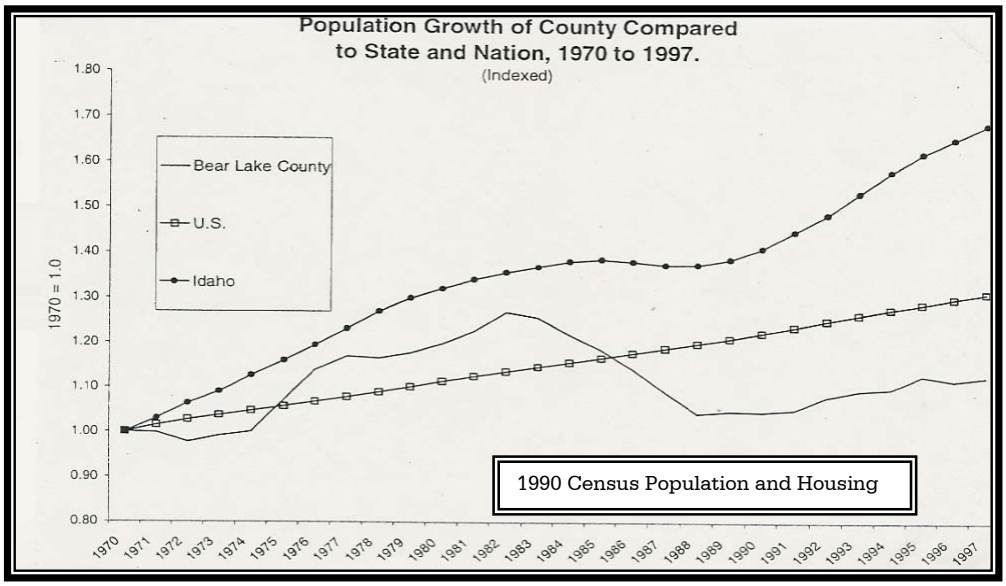
COUNTY	April 1, 1990	April 1, 2000	Number Change 1990-2000	Percentage Change 1990-2000	Rank 1990	Rank 2000
Bear Lake	6,084	6,411	327	5.4%	34	37

"Western and Sunbelt states continued to have dramatic increases in population. Nevada's population increased a phenomenal 66.3% between 1990 and 2000…..Other states that saw hefty gains include Arizona (40%), Colorado (30.6%), Utah (29.6%), **Idaho (28.5%),** and Georgia (26.4%). The growth of the United States as a whole was 13.15%."

By comparison, population growth in Montpelier and Bear Lake County between 1990 and 2000 has been dramatically less significant than overall state growth. (See table next page)

Based upon the relationship between population and employment opportunity, growth in the future would seem to remain predictably slower unless vigorous industry with promising opportunity for its employees is developed. Without distinctive change, growth will probably be dependent upon young family providers replacing retirees and normal growth associated with services required by an aging populace. Presently 41% of Montpelier's present employment age group (ages 20 through 64) is at the twenty year age group of 45 through 64 with the next ten year age group (35-44) at 27%. The age group of 25 through 34, which is an age group that begins to stabilize as far as permanent location is concerned, makes up only 21% of the employment age group. Ages 20 through 24 constitute 11% and are generally in a state of flux.

POPULATION COMPARISONS



"As the Baby Boom generation (those born between 1946 and 1964) reaches retirement age, the growth of the elderly population (65 and over) is expected to accelerate rapidly. The proportion of Idaho's population classified as elderly is expected to increase from 11.4 percent in 1995 to 21.5 percent in 2025. Among the 50 states and District of Columbia, the state (Idaho) is projected to have the 40th highest proportion of elderly in 1995 and the 10th highest proportion of elderly in 2025."

The slower growth rate and the reasons for it as well as the predictable changes in age ratios are details the city needs to consider as it plans for its future. Slower growth is advantageous in that it creates an environment for careful planning whereas a sudden influx in population can create burdensome strain on the infrastructure of the city. However, accelerated growth targeting younger families may encourage a more constant/dependable economy.

As population ages, there is a steady increase in migration to southern climates during winter months resulting in a slightly more recessive economy. The impact of this pattern has been noticeable enough to result in the city's consideration of at least reduced water/sewer charges on homes vacated during the winter to aid in financing the new water system currently underway. A no charge policy is presently practiced for homes in which water has been turned off.

The charts on the following page are added as further comparisons of growth patterns. Most of the data pertains to Bear Lake County, but is included because Montpelier's growth statistics are historically reflected at 50% of Bear Lake County statistics.

	1970-1980	1980-1990	1990-1997	2000
BIRTHS	1,400	1,447	673	961*
DEATHS	600	629	397	571*
NET MIGRATION	300	-1,665	217	
PERCENT MIGRATION	5.6%	-24.0%	3.6%	

*figures determined by dividing previous column's figure by seven, multiplying quotient by 3 and adding product to previous column's figure.

RURAL AND URBAN			
	1980	1990	1996
PERCENT RURAL	55.2%	56.3%	57.3%
PERCENT URBAN	44.8%	43.7%	42.7%

	1970	1980	1990	2000
MEDIAN AGE	29.9	26.3	30.9	35.8

	1970	1980	1990	2000	Montpelier 2000
Under 18	39.0%	37.5%	37.4%	35.8%*	35.3%*
18-64	48.2%	50.4%	47.5%	48.6%**	48.2%**
65+	12.8%	12.0%	15.0%	15.6%	16.6%

*19 years and under
**20 through 64 years

U.S. Census Bureau

American Fa

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Quick Tables

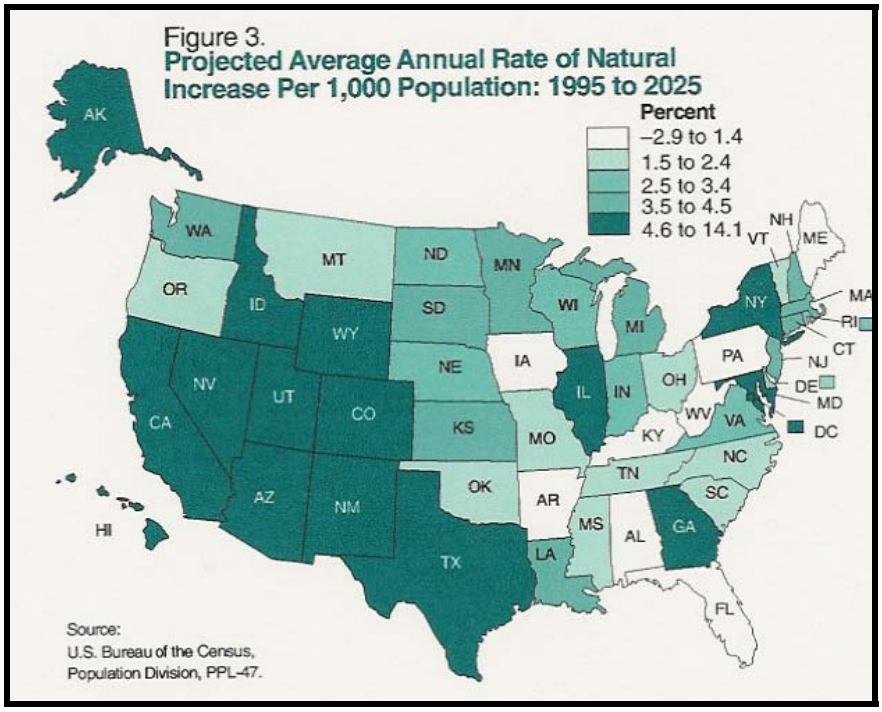
DP-1. Profile of General Demographic Characteristics: 2000
Data Set: Census 2000 Summary File 1 (SF 1) 100-Percent Data
Geographic Area: **Montpelier city, Idaho**

NOTE: For information on confidentiality protection, nonsampling error, and definitions, see http://factfinder.census.gov/home/en/datanotes/expsf1u.htm.

Subject	Number	Percent
Total population	**2,785**	**100.0**
SEX AND AGE		
Male	1,366	49.0
Female	1,419	51.0
Under 5 years	210	7.5
5 to 9 years	214	7.7
10 to 14 years	280	10.1
15 to 19 years	278	10.0
20 to 24 years	147	5.3
25 to 34 years	289	10.4
35 to 44 years	367	13.2
45 to 54 years	316	11.3
55 to 59 years	110	3.9
60 to 64 years	113	4.1
65 to 74 years	217	7.8
75 to 84 years	167	6.0
85 years and over	77	2.8
Median age (years)	34.3	(X)
18 years and over	1,886	67.7
Male	911	32.7
Female	975	35.0
21 years and over	1,766	63.4
62 years and over	539	19.4
65 years and over	461	16.6
Male	182	6.5
Female	279	10.0

The City of Montpelier is mainly Caucasian with 106 Hispanic, 2 Black American, 32 American Indian, 2 Native Hawaiian, and 58 some other race residents listed as of the 2000 Census.

POPULATION PROJECTIONS



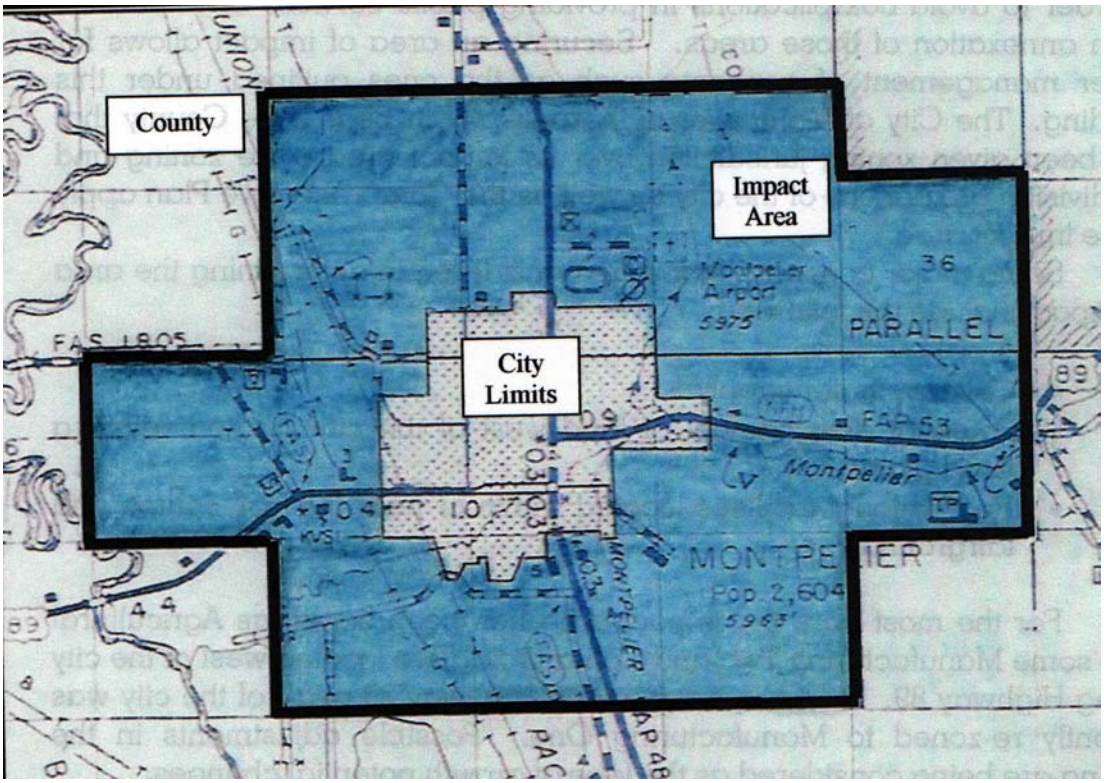
"Idaho had a population of 1.2 million people in 1995. Among the 50 states and District of Columbia, the state ranked as the 41st most populous. By 2000, it is projected to be the 40th most populous with 1.3 million people. By 2025, it is projected to be the 39th most populous with 1.7 million people.

"Over the three decades, Idaho's total population is expected to increase 576 thousand people. Among the 50 states and District of Columbia, the state's net gain ranks as the 31st largest. Its rate of population change, at **49.5 percent**, ranks as the **6th largest**."

Projections for Bear Lake County population are not as striking. Two projections authored by Idaho Power Corporation Economic Forecast and Woods & Poole are included in the following table. It is expected Bear Lake County will fit the less aggressive growth profile. In view of the preceding population data and the following projections for 1990 in parentheses, it is anticipated Montpelier will follow suit. (1990 census records show population of Montpelier was at 2,656. Comparing projected population figures for 1990 of 3,600 from IDWE/BSU IPEF (1976), 3,477 from SEICOG/GRI IPEF (1977), and 3,295 from IDWR/BSU IPEF (1978), Montpelier missed its anticipated growth by 639 at the least and 821 at the most.)

Population Projections	**2000**	**2005**	**2010**	**2025**	**2020**	**2025**
Idaho Power	6,530	6,723	7,190	7,652	8,119	8,591
Woods & Poole	6,570	6,620	6,670	6,760	6,840	6,910

AREA OF CITY IMPACT



The area of city impact is that area outside city limits over which the city has developmental controls.

The following criteria were considered for establishment of the impact area:

a. Trade area
b. Geographic factors
c. Areas that can reasonably be expected to be annexed to the city in the future.

Utilizing the above criteria, the Planning and Zoning Commission established a definite area of impact as shown on the map above. This was then presented to the community at public hearings for comment and final approval by the city council.

The description of the Area of Impact for Montpelier, Idaho is as follows:

Sections 1, 2, 3, 4, 5, 9, 10, 11, of Township 13 South Range 44 East. And also: Sections 33, 34, 35, 36 and the Southern half of Sections 26, 27, 28 of Township 12 South, Range 44 East.

The purpose of the Montpelier Area of Impact is to provide the city with the opportunity to plan and regulate development outside the city limits in order to avoid complications in providing public services and facilities upon annexation of those areas. Securing an area of impact allows for better management of concerns such as the ones outlined under this heading. The City of Montpelier is the only city in Bear Lake County that has been given zoning jurisdiction over its impact area. The zoning and subdivision ordinances of the city as well as the Comprehensive Plan apply to the impact area.

Some major concerns that were considered in determining the area of impact include the following:

- Culinary water supply
- Potential development of land west of the city located within a flood plain
- Recreational facilities located within or near the golf course and fairgrounds

For the most part, the impact area has been zoned as Agricultural with some Manufacturing Two and Commercial Two located west of the city along Highway 89. A small portion along Highway 30 north of the city was recently re-zoned to Manufacturing One. Possible adjustments in the zoning are being considered as the face of growth potential changes.

Primary and Secondary considerations that were kept in review as the area of impact was being established are as follows:

Primary	**Secondary**
Highway approaches	East M-Hill drainage
Heavy industrial west of city	Irrigation area and canals
Sewer lagoon	Flood plain
Cemetery expansion	Future sewer expansion
Golf course/fairgrounds	Soil erosion/cover for wildlife
Wildlife/watershed	Deer winter range
Montpelier Creek drainage	Recreation areas
Main waterline to forest	Subdivision projection
M-Hill east residential area	Coordination with county plan
Agricultural areas	Adjoining forest boundaries
Expansion of city residential	Building permits to regulate
Expansion of schools and commercial	Following section lines

ECONOMIC DEVELOPMENT

The data for this section is taken largely from statistics for Bear Lake County. Since the city's population is approximately 50% of Bear Lake County's population, the use of county data is fairly representative of Montpelier.

EMPLOYMENT

Referring to the previous Comprehensive Plan, Bear Lake County had an estimated average civilian labor force of 2,307 in 1979 which was down from 1978's report of 3,601 persons employed. The following chart shows Bear Lake County employment, type, and industry from 1994 through 1998.

	1978	1994	1995	1996	1997	1998
Total full-time and part-time employment		2,520	2,524	2,675	2,673	2,825
By Type						
Wage and salary		1,505	1,540	1,568	1,540	1,667
Proprietors' employment		1,015	984	1,107	1,133	1,158
Farm proprietors'		467	468	474	491	499
Non-farm proprietors'		548	516	633	642	659
By Industry						
Farm employment	451	563	576	583	578	607
Non-farm employment		1,957	1,948	2,092	2,095	2,218
Private employment		1,405	1.365	1,502	1,505	1,619
Ag. services, forestry, fishing & other		29	32	34	34	(D)
Mining		0	0	0	0	0
Construction	57	102	101	96	115	130
Manufacturing		203	181	159	110	132
Transportation & public utilities	157	82	92	102	96	07
Wholesale trade	Combine	67	60	72	83	(D)
Retail trade	358	482	477	529	526	530
Finance, insurance & real estate	135	99	113	139	150	151
Services	201	341	309	371	391	(D)
Government	434	552	583	590	590	599
Federal, civilian		49	50	49	49	50
Military		33	33	31	31	29
State		30	29	29	26	25
Local		440	471	481	484	495

(D) Not shown to avoid disclosure of confidential information, but the estimates for this item are included in the totals

LARGEST EMPLOYERS/MANUFACTURERS, 1999

NAME	PRODUCT OR SERVICE	# OF EMPLOYEES
Bear Lake Co. School Dist.	Education	200
Bear Lake Regional Hosp.	Health Services	134
Bear Lake County	Maintenance	53
Jensen Lumber	Lumber	45
Ranch Hand	Truck Services	44
Walton Feed	Grains, Storage Items	30
Kim Ran Screw Mfg.	Well Water Drilling Equip.	20

UNEMPLOYMENT RATES
(Bear Lake County)

1974	1979	1998	1999	STATE 1998
4.7%	4.1%	4.4%	4.5%	5.7%

AVERAGE ANNUAL PAY IN IDAHO, 1998

"Annual pay in Idaho averaged $24,866 in 1998 according to the U.S. Department of Labor Bureau of Labor statistics. Regional Commissioner Stanley Stephenson noted that Idaho's pay trailed both the national ($31,908) and Pacific region ($33,504) averages……

"Idaho's average annual pay advanced 3.3% compared to a 5.1% gain nationwide and 5.5% increase regionally."

BEAR LAKE COUNTY PERSONAL INCOME

Year	1977	1989	1996	1997	1998
Per Capita	$5,091	$10,344	$13,568	$14,590	$15,378
Median Household		$21,646			$33,340
Avg.Monthly Wage		$1,003			$1,420

*Rank in the State (1998) – 39

"**Adjusted for inflation**, average earnings in Bear Lake County have fallen steadily, from $20,786 in the early 1970s to $14,553 in 1997. That same year average earnings per job in Idaho was $24,480, while in the nation it was $30,842."

Taking into consideration the fact that more data is available for the county than the city, the following Economic Profile taken from the Bear Lake County Comprehensive Plan 2025 is included.

Jobs

- From 1970 to 1997 (the latest year available) Bear Lake County added 575 new jobs. The fastest growing sectors, in terms of job creation, were services and professional (45% of new jobs) and government (38% of new jobs). The number of jobs in the farm sector declined since 1970 with a loss of 69 jobs. Other losses since 1970 include mining with 16 jobs lost and transportation/public utilities with 70 lost jobs.
- Within the overall category called services and professional, several subcategories are growing the fastest: Retail trade is the single largest sector, accounting for 25 percent of new jobs and 20 percent of total employment in 1997. Services (health, legal, business, engineering and management, etc.) is the second largest sector, accounting for 17 percent of new jobs in the last 27 years and 15 percent of total jobs in 1997.
- From 1970 to 1997, the majority of job growth (56% of new jobs) has been in wage and salary employment (people who work for someone else). Non-farm proprietors (self-employed) account for the remaining job growth (46% of new jobs). Farm proprietors decreased by three percent.
- Employment growth in Bear Lake County lags behind that of the state and the nation.
- The majority of the growth in government employment has been in state and local government.

Business Establishments

- The majority of new businesses established in Bear Lake County from 1985 to 1995 has been large with 3 companies of 100 to 249 employees. During that time, 21 small businesses (49 employees or fewer) were lost.

Unemployment

- In 1998 the unemployment rate in Bear Lake County was 4.4 percent (5.7% for the state). Unemployment has been declining steadily since 1994 when it peaked at almost six percent.

Income

- From 1970 to 1997, Bear Lake County added $26 million in new personal income, in real terms. During that time, the fastest growing components of personal income, in real terms, were non-labor income sources, such as transfer payments and dividends, interest and rent(65% of growth or $17 million new dollars) and government (20% of growth or $5 million new dollars).
- Growth in earnings by government employees was led by state and local government which experienced an increase from $4.9 million in 1970 to $10.7 million in 1997. Federal government income slightly decreased from $2.1 million in 1970 to $1.5 million in 1997 and military income remained level at $300,000.
- The services and professional category is a mix of industries that witnessed an overall decline from $22 million in 1978 to $14 million in 1991. From 1992 to 1997, the services and professional category saw steady growth from $14 million to $19 million. Wholesale trade constituted 4% of new income growth ($1 million) from 1970 to 1997 and finance/insurance/real estate made up 3 percent of the new growth ($300,000).
- Per capita income in Bear Lake County, in real terms, increased from $11,301 in 1970 to $14,638 in 1980. By 1990, per capita income had decreased to $13,012 but has since increased to $14,039 in 1997.
- Non-labor income sources constituted 38% of total personal income in 1997 up from 28% in 1970. During 1997, dividends, interest and rent (money earned from past investments) accounted for 14% of total personal income while transfer payments (largely related to an aging population) accounted for 25% of total personal income.

Non-Labor Income Sources

- In 1997, 75% of transfer payments were from age-related sources (retirement, disability, and Medicare). In 1997, retirement and disability insurance payments to individuals were $13.8 million. By comparison, this is more than 5 times the income from farm and agricultural services ($3 million) and larger than all income earned in the government sector ($12.4 million).
- In 1997, welfare represented 6% of transfer payments and 1.4 percent of total personal income. This is up slightly from 1980 (4% of tpi) and 1970 (2% of tpi).

- The fastest growing component of non-labor income is from transfer payments (primarily retirement related, i.e. pension, medicare etc.)
- Over the last 27 years non-labor income sources have had somewhat of a stabilizing effect compared to the frequent fluctuations of labor income sources.

Agriculture

- Total net income from farming and ranching in Bear Lake County, in real terms, declined from over $10 million in 1970 to $5.7 million in 1980 and to $1.7 million in 1997.
- In 1970, 65% of gross farm income was from livestock while 17% was from crops. In 1997, these numbers had changed just slightly to 67% of gross income from livestock and 15% from crops. Income from government payments remained virtually the same with just a .3% increase from 1970 to 1997; however, over those 27 years, government payments were as low as 1.3% in 1974 and as high as 15.8% in 1988.

Inflow Earnings

- From 1970 to 1997, gross earnings from inflow (in-commuters) consistently outpaced gross earnings from an outflow (outflow=money earned by people who work in the county but live elsewhere). By 1997, inflows reached $26.9 million whereas outflows were at $4.9 million.
- In general, there is an increasing trend for people to commute outside the county for work. Gross earnings inflow ($26.9 million) represents 29 percent of total personal income ($92 million) in the county.

The following sales tax reports for Bear Lake County are taken from the last quarters of 1999 and 2000. Quarters encompassing the months of October, November, and December were chosen as they are representative of high spending periods of the year including the holidays of Thanksgiving, Christmas, and New Year's.

Bear Lake County Sales Tax Report
Last quarters of years 1999 and 2000

INDUSTRY	TOTAL SALES FROM 10/01/99 – 12/31/99	TOTAL SALES FROM 10/01/00 – 12/31/00
Commercial Farms	3,007	2,317
Agricultural Services (Hunting & Trapping)	1,496	535
Vets/Vets Hospitals	3,227	3,262
Building Construction (General Contractors)	415	2,270
Construction/Special Trades	127,516	61,641
Sawmill/Planing Mills	3,702,143	1,010,255
MFG. Printing & Publishing	19,655	46,245
Ferrous & Nonferrous Products	433,449	536,651
Electronic Components	11,118	2,686
Wholesale Distribution of Office Supplies	18,036	44,213
Hardware, Plumbing	45,728	45,630
Building Materials	764,525	778,710
Dry Goods/Dept. Stores	549,774	498,466
Vending Machines	530	774
Direct Selling Door to Door	6,836	1,123
Col Ind. Home/Hobby/Craft	16,490	17,842
Grocery Stores Retail	1,503,034	1,494,318
Candy, Nuts, Confections	8,887	8,030
Eggs, Poultry, Health Foods	13,979	14,527
Motor Vehicles	4,701,585	4,227,581
Tires, Auto Accessories	99,860	96,711
Gas Service Stations	802,403	827,433
Gas Stations	662,848	1,058,802
Marine, Aircraft, Motorcycles, Snowmobiles	357,813	468,622
Retail Home Furnishings	15,281	7,544
Furniture	589	270
Household Appliances	1,927	3,084
Computer Hardware/Software	38,011	20,351
Eating	394,156	441,532
Drinking	118,198	60,870
Drug	551,077	591,944

Continued……

INDUSTRY	TOTAL SALES FROM 10/01/99 – 12/31/99	TOTAL SALES FROM 10/01/00 – 12/31/00
Antique/Second Hand	16,158	8,494
Book/Stationary	21,881	21,630
Sporting Goods, Bicycles, Guns	95,653	157,706
Miscellaneous Retailers	131,334	159,441
Lodging Accommodations	26,280	27,346
Hotel, Motel, Bed n' Breakfast	296,573	319,030
Camp/R.V. Park	20,388	21,224
Laundries, Cleaners	11,512	14,436
Res/Dev,Test Labs, Defective, Auctioneers	3,221	4,358
Auto Parts/Glass, Welding	167,252	151,991
Motion Pictures, Theatres	74,168	48,295
Upholstery, Furniture Repair	37,970	27,805
Bicycles, Lock/Gunsmiths, Custom Picture Framing	14,704	15,485
Amusement, Recreation	19,852	25,080
Recreational Facilities	47,768	50,335
Outfitters, Guides	149,160	125,901
Hospital, Nursing Home	259	8,837
Schools Public, Nonprofit	107,387	176,607
Nonprofit Membership Organizations	16,425	12,587
Miscellaneous Services	693	1,384
Local Government	403,187	484,445

Considering the sales tax table above, the industries found within the city limits reflecting the most energetic increases in sales are building materials, vending machines, gas stations, motorcycle-snowmobiles, household appliances, eating, sporting goods-bicycles-guns, hotel-motel, recreation, hospital-nursing home, schools, miscellaneous, and local government. The above indicators appear to reflect a growing trend toward an economy based on recreation and tourism with trade leakage increasing.

The economic structure of local government for the city remains sound with revenue generally above expenditures. At the time of this writing, the city is vigorously pursuing an improved water system. Included in upgrading efforts are facelifts for the parks, improving approaches to the city, street safety, Christmas decorations, etc.

The Oregon Trail Museum, tapping in on tourism potential, was recently opened to the public. The Downtown Revitalization Organization is actively pursuing avenues to improve the condition of the central business district located between 7th and 12th streets on Washington Street.

Retail Trade Leakage

From the overall county economic development profile drafted by SICOG (Southeast Idaho Council of Governments, Inc.), we read the following: "The residents of southeast Idaho's rural areas and smaller cities find many of the goods and services they need outside their own communities and, even, outside the region…..The leakage of retail trade from smaller communities to nearby urban centers is to be expected, but leakage from the smaller and larger cities of southeast Idaho is increasing."

The following table compares estimated retail trade leakage from southeast Idaho counties in the 1980's.

County	1980-81	1985-86
Bannock	0	3%
Bear Lake	40%	48%
Bingham	56%	57%
Caribou	22%	33%
Franklin	50%	49%
Oneida	41%	47%
Power	46%	49%

Other indicators of this trend include sales figures showing that Bear Lake County has $4,152 sales per capita in 1980 and $3,576 sales per capita in 1985-86 – a drop of 13.9%.

With two large shopping centers located a little over an hour's drive away from Montpelier to the northwest and southwest, namely, Pocatello and Logan, the effort to retain sales dollars within the county remains a constant challenge.

As of 1998, the economic profile of the county was still strongly sustained by the agricultural industry with 21% of the total employment field. Agricultural employment has increased from 16% in 1978. The next largest employment groups in 1978 were Government at 15% and retail trade at 12%. 1998 figures show Government at the same percentage value of 21% with agriculture (only an eight person employment difference) and retail sales at 19%.

Although not included in Bear Lake County data, the phosphate industry located in Caribou County employs many residents of Bear Lake County and provides an important contribution to the economic conditions of Montpelier and other communities of the county.

Montpelier City Budget
September 30, 1995 – September 30, 1996

	General	Special Revenue	Debt Service
Revenue:			
State and County			
General Property Tax	250,992	41,557	23,340
Sales Tax	69,109	9,173	
Liquor Allotment	21,412		
Revenue Sharing Funds	69,267		
Road Fund Allotment	101,729		
County Road & Bridge	3,961		
Penalties & Interest	6,322		
Federal Grant - Police	11,297		
Local-Services			
Licenses, Permits & Fines	17,129		
Interest on Investments	23,209		
Miscellaneous	21,820		
Cemetery Fees		6,610	
Charges for Services	45,511		
Excise Tax	21,294		
Total Revenue	663,052	57,340	23,340
Expenditures:			
Administrative	218,191		
Street Department	99,413		
Police Department	222,890		
Fire Department	31,410		
Parks Department	33,765		
Golf Course	20,054		
Capital Outlay			
Interest & Fiscal Charges			7,303
Principal Retirement			15,000
Maintenance & Operation		51,280	
Total Expenditures	625,723	51,280	22,303

Montpelier City Budget
September 30, 1996 – September 30, 1997

	General	Special Revenue	Debt Service
Revenue:			
State and County			
General Property Tax	257,964	40,951	23,092
Sales Tax	70,649	8,320	
Liquor Tax	18,840		
Revenue Sharing Funds	70,414		
Road Fund Allotment	126,101		
County Road & Bridge	6,994		
Penalties & Interest	4,273		
Federal Grant - Police	24,989		
Local-Services			
Licenses, Permits & Fees	17,088		
Interest on Investments	23,474		
Miscellaneous	20,046		
Cemetery Fees		8,205	
Charges for Services	53,445		
Excise Tax	21,631		
Total Revenue	715,908	57,476	23,092
Expenditures:			
Administrative	238,149		
Street Department	99,011		
Police Department	231,487		
Fire Department	22,775		
Parks Department	25,047		
Golf Course	10,792		
Capital Outlay			
Interest & Fiscal Charges			6,703
Principal Retirement			15,000
Maintenance & Operation		48,938	
Total Expenditures	627,261	48,938	21,703

Montpelier City Budget
September 30, 1997 – September 30, 1998

	General	Special Revenue	Debt Service
Revenue:			
State and County			
General Property Tax	267,279	42,461	23,252
Sales Tax	73,662	8,694	
Liquor Tax	20,583		
Revenue Sharing Funds	71,040		
Road Fund Allotment	119,249		
County Road & Bridge	5,321		
Penalties & Interest	6,254		
Federal Grant - Police	17,699		
Local-Services			
Licenses, Permits & Fees	18,782		
Interest on Investments	31,643		
Miscellaneous	11,751	3,336	
Cemetery Fees		9,110	
Charges for Services	56,088		
Excise Tax	22,310		
Total Revenue	721,661	63,601	23,252
Expenditures:			
Administrative	259,181		
Street Department	114,789		
Police Department	240,289		
Fire Department	21,446		
Parks Department	28,807		
Golf Course	16,757		
Capital Outlay			
Interest & Fiscal Charges			5,930
Principal Retirement			20,000
Maintenance & Operation		59,976	
Total Expenditures	681,269	59,976	25,930

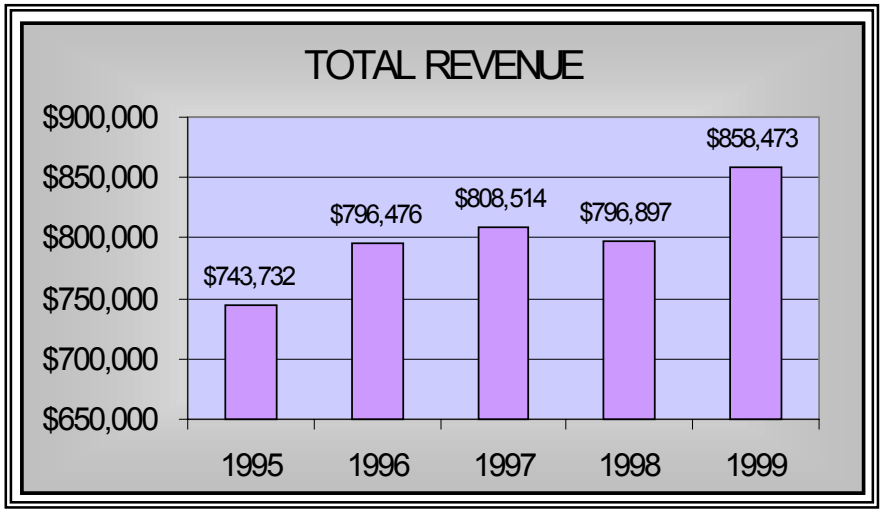
Montpelier City Budget
September 30, 1998 – September 30, 1999

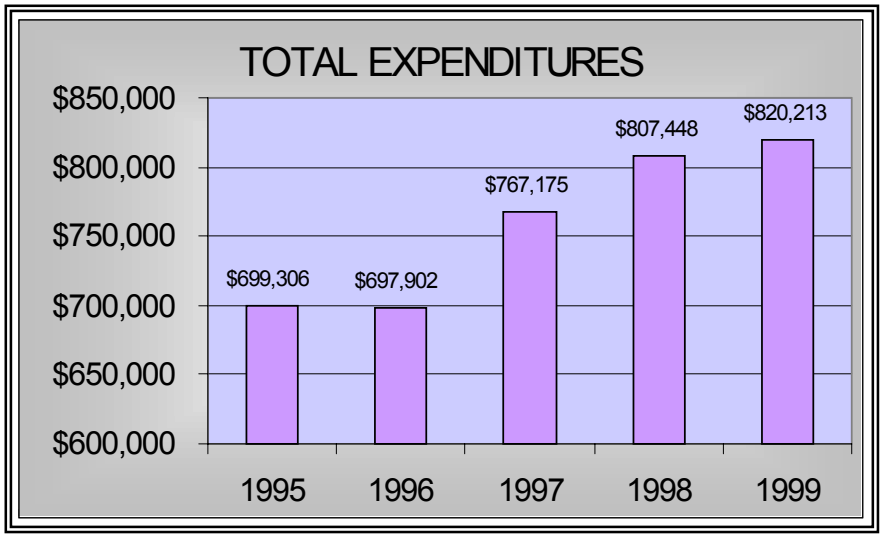
	General	Special Revenue	Debt Service
Revenue:			
State and County			
General Property Tax	275,082	41,558	24,377
Sales Tax	78,333	9,239	
Liquor Tax	21,522		
Revenue Sharing Funds	73,640		
Road Fund Allotment	125,809		
County Road & Bridge	4,494		
Penalties & Interest	4,057		
Federal Grant - Police	-0-		
Local-Services			
Licenses, Permits & Fees	21,622		
Interest on Investments	31,647		
Miscellaneous	6,924		
Cemetery Fees		9,005	
Charges for Services	47,412		
Excise Tax	22,176		
Total Revenue	712,718	59,802	24,377
Expenditures:			
Administrative	290,481		
Street Department	114,974		
Police Department	245,692		
Fire Department	30,569		
Parks Department	32,324		
Golf Course	18,565		
Capital Outlay			
Interest & Fiscal Charges			4,570
Principal Retirement			20,000
Maintenance & Operation		50,273	
Total Expenditures	732,605	50,273	24,570

Montpelier City Budget
September 30, 1999 – September 30, 2000

	General	Special Revenue	Debt Service
Revenue:			
State and County			
General Property Tax	299,605	43,512	24,425
Sales Tax	83,464	9,567	
Liquor Tax	22,940		
Revenue Sharing Funds	76,991		
Road Fund Allotment	120,164		
County Road & Bridge	16,840		
Penalties & Interest	6,606		
Local-Services			
Licenses, Permits & Fees	25,682		
Interest on Investments	31,704		
Miscellaneous	16,034		
Cemetery Fees		8,065	
Charges for Services	50,521		
Excise Tax	22,353		
Total Revenue	772,904	61,144	24,425
Expenditures:			
Administrative	244,456		
Street Department	144,964		
Police Department	257,583		
Fire Department	40,405		
Parks Department	34,984		
Golf Course	16,417		
Capital Outlay			
Interest & Fiscal Charges			3,770
Principal Retirement			20,000
Maintenance & Operation		57,634	
Total Expenditures	738,809	57,634	23,770

TOTALS AND COMPARISONS

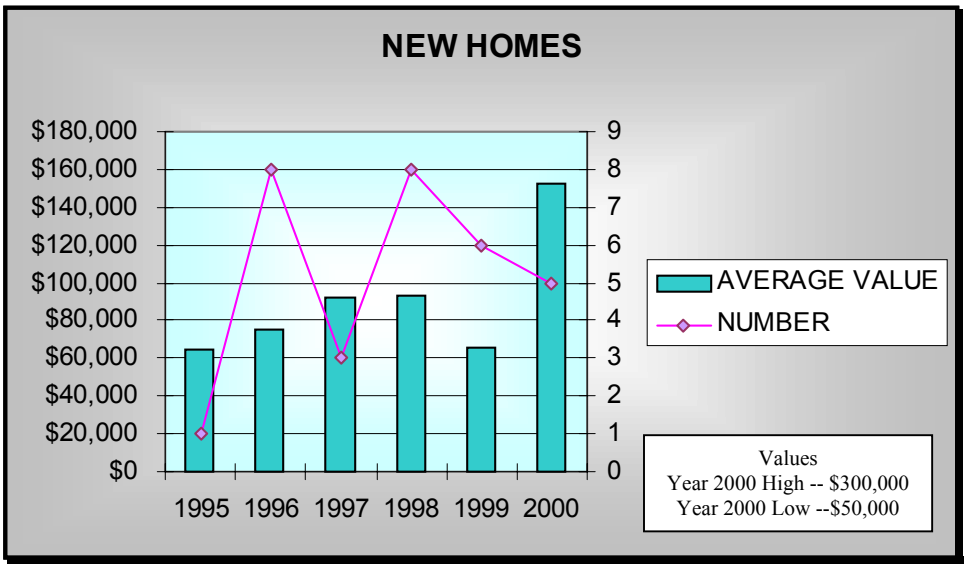




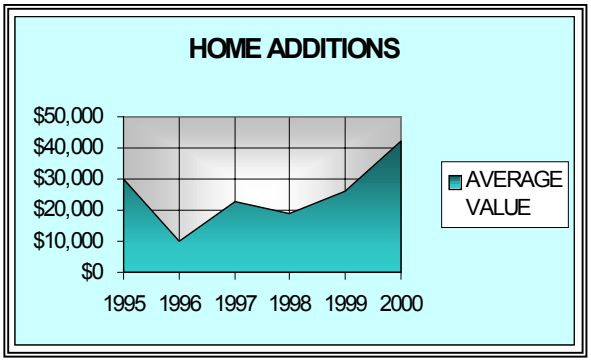
City budgets contributed by city clerk, DeeAnn Gunn

HOUSING

BUILDING PERMITS – 1995 THROUGH 2000



Values for above chart	
1995	$65,000
1996	$75,000
1997	$92,000
1998	$93,000
1999	$66,000
2000	$153,000



COMPARISONS AND CONCLUSIONS

	1975	**1995**	*1976*	**1996**	*1977*	**1997**	*1978*	**1998**	*1979*	**1999**	**2000**	**2001**
Homes	17	1	15	8	18	3	11	8	5	6	5	2
House Additions	7	1	9	3	8	1	1	5	7	6	4	9

Overall, housing in Montpelier has continued with a predominant use of conventional housing. The newer parts of town have grown to the east and north although there is scattered newer construction throughout the entire city. Community pride is on the increase and currently, there is a push to systematically improve all areas of town.

According to the 2000 Census, there were 1,171 total housing units within the city limits. Of that total, 1,012 were occupied, a percentage of 86.4, while 159, a percentage of 13.6, were vacant. 23 homes were listed as seasonal, recreational, or occasional use.

Of the occupied housing units (1,012), 767 or 75.8% were owner occupied and 245 or 24.2% were listed as renter occupied units.

In 1980, there was a total of 982 housing units with 96% occupied and 4% vacant. Housing units increased since then by 189 or about 19% with vacancies increasing by 9.6%.

Comparing Bear Lake County 2000 statistics showing total housing units at 3,268, Montpelier's housing units make up almost 36% of the county's housing units while accommodating approximately 43% of the total county's population.

Housing units are generally older. Bear Lake County records show almost 38% of the homes in Bear Lake County were built in 1939 or earlier. Considering this time period was before the housing boom around Bear Lake began, the same is probably fairly accurate for the city of Montpelier placing the number of homes 61 years or older at 445. Adding in statistics for 1940 through 1949, around 44% of the housing units are probably 50 years or older. Most vacancies and rentals are older homes.

In 2001, the Beautification Committee, in an attempt to increase community pride, chose several properties with notable improvements and awarded those owners with attractive "Mayor's Award" signs.

Section 3

MONTPELIER SCHOOLS

SCHOOL ENROLLMENT	
Persons 3 years and over enrolled in school	609
Preprimary school	44
Elementary or high school	493
Percent in private school	0.0
College	72
EDUCATIONAL ATTAINMENT	
Persons 3 years and over enrolled in school	1,549
Less than 9th grade	106
9th to 12th grade, no diploma	312
High school graduate	586
Some college, no degree	266
Associates degree	77
Bachelor's degree	143
Graduate or professional degree	59

1990 Census of Population and Housing

Montpelier, along with twelve other communities in Bear Lake County, is served by Bear Lake County School District #33. The elementary aged children of Montpelier attend school at A. J. Winters Elementary. An addition that includes a full-size gym is currently being constructed. Students from other areas of the county also attend this school and some of the students within the boundaries of A. J. Winters Elementary attend other schools in the district as well. The district has an "Open Enrollment" policy that allows any student to attend the school of his/her choice. The current enrollment at A. J. Winters is presented in the following table:

A. J. Winters Elementary
Enrollment by Grade

GRADE	COMPARISONS APRIL 1980	NUMBER ENROLLED September 2000	# Difference 1980-2000	NUMBER ENROLLED January 2002	# Difference 2000-2002
Kindergarten	81	42		48	
First Grade	78	50		49	
Second Grade	70	51		49	
Third Grade	84	53		49	
Fourth Grade	72	70		52	
Fifth Grade	83	65		68	
Life Skills	TOTAL – 468	9			
Total	SIXTH -- 62	339	-124	315	-24

The Bear Lake Middle School serves all the students of the Bear Lake School District in grades 6 – 8. The school is located in Montpelier, was formerly the Montpelier High School and later the Bear Lake High School building and has a capacity of about 400. It was built in 1937. Students from outside of Montpelier are bused to and from school. The current enrollment by grade is shown on the following table:

Bear Lake Middle School
Enrollment by Grade

GRADE	NUMBER ENROLLED September 2000	NUMBER ENROLLED January 2002	# Difference
Sixth	135	118	
Seventh	126	128	
Eighth	132	112	
Total	393	358	-35

NOTE: APRIL 1980 SEVENTH AND EIGHTH GRADES MET IN PARIS, IDAHO

Bear Lake High School, completed in 1982, is located in Montpelier and all students in the district in grades 9 – 12 attend school at this building. The high school has a capacity of 500 students; however, because of an increase in the number of students, six modular classrooms have been placed on the high school site. The current class enrollment is as follows:

Bear Lake High School
Enrollment by Grade

GRADE	COMPARISONS APRIL 1980	NUMBER ENROLLED September 2000	# Difference	NUMBER ENROLLED January 2002	# Difference
Freshman	**104**	115		134	
Sophomore	**103**	139		102	
Junior	**114**	155		123	
Senior	**105**	141		149	
Total	**426**	550	124	508	-42

Bear Lake High School (above)

Memorial (right) placed in front of the high school and erected to honor students lost in premature death. Inscription: "To all those we have loved and lost……we dedicate this memorial."

Bear Lake Middle School (above)

A.J. Winters Grade School (below)

TRANSPORTATION

Montpelier is served by Federal Highway 30 (running north and south) as well as Federal Highway 89 (running east and west) both of which travel through the city. Highway 30 is a major truck route supporting a high volume of semi-truck travel (approximately 29% of total traffic) that connects Interstate 80 at Little America, Wyoming to Interstate 15 at McCammon, Idaho. It is also the major route for employees of the phosphate mining industry in Caribou County as well as for shoppers patronizing businesses in Pocatello, Idaho.

Highway 89 typically carries traffic associated with recreational travel as it links states to the south with the National Parks of Yellowstone and the Grand Tetons. It is also the carrier for travel to Bear Lake located on the south end of the county as well as a link to Logan, Utah, another business location drawing shoppers from the area.

The major mode of transportation is automobile traffic. There are no bus terminals located in Montpelier; however, regular bus tours book stops in the city especially during the summer.

Highway 30 is presently a two lane highway that widens into four lanes just before entering Montpelier at its north entrance and then returns to two lanes at the immediate southern boundary of the city limits. Bear Lake High School, which accommodates high school age students from the entire county, is located east of Highway 30. Located between the highway and the high school is the LDS Seminary building providing optional religious instruction for high school students. Students habitually cross the four lanes of traffic approximately ½ block further north than the intersection creating a safety concern.

Highway 89 intersects Highway 30 at Clay Street and was recently widened to accommodate four lanes within the city limits. Both highways follow the same four lane route along Montpelier's Fourth Street to Washington Street where Highway 89 takes a right turn and runs through the central business district of town still maintaining four lanes of traffic. The Bear Lake Middle School serving the county is located on Highway 89. The recent vehicle/pedestrian death of a student has raised the issue of safety at this location. Traffic along this described route is especially heavy during the high school lunch hour due to students driving up and down these streets repeatedly.

Clay Street continues west of Highway 30 as a major collector street extending from the entry of Highway 89. The A. J. Winters Elementary School is located on Clay Street a block west of the two highways' intersection.

There are no regular red, yellow, and green traffic signals located at any of the intersections along Fourth Street. Safety at the intersection of Fourth and Washington is of primary concern as the two largest grocery stores and a convenience store are located on three of the four corners. Efforts are being made to install a regular traffic signal in place of the flashing red and caution lights presently there. Heaviest pedestrian crossing areas include the high school west to the bowling/pizza alley, from Clay Street east to the Wells C. Stock park, from Clover Creek Inn east to Butch Cassidy's restaurant, and the Fourth and Washington intersection.

Bicycle and/or pedestrian paths have been considered but, at this writing, there are no organized efforts in that direction.

Recently a zoning change from Agricultural to Manufacturing One in the Impact Area was made along Highway 30 north of the city. Zoning changes along this route have been suggested. Should the city decide to encourage light industry or other development along this route, accesses, frontage roads, and increased traffic flow will need to be addressed.

CITY STREETS LAYOUT

Montpelier's street system is laid out in a grid pattern with a North/South and East/West orientation. Figure 4 presents the general layout.

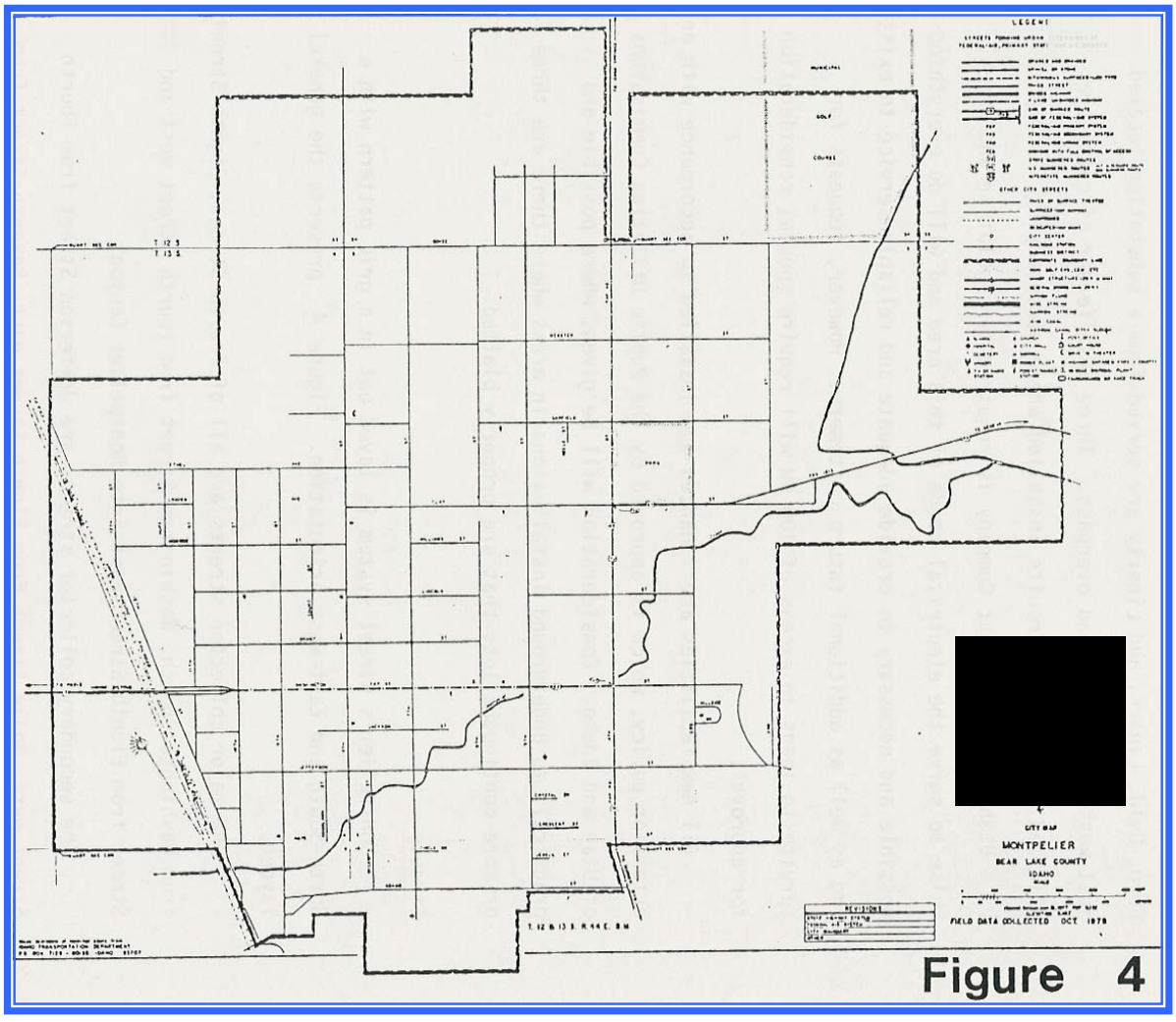


Figure 4

The major collector streets are all of Fourth Street, Eighth Street from Washington north, Washington Street from Fourth Street west and Clay Street from Eighth Street east into Montpelier Canyon.

The secondary collector streets are Jefferson Street from Fourth Street east, Boise Street from Eighth Street east, Seventh Street from Washington Street south, Fifth Street from Boise south to Adams Street and Third Street and Second Street from Boise Street to Clay Street. See Figure 5 for location of major and secondary collectors.

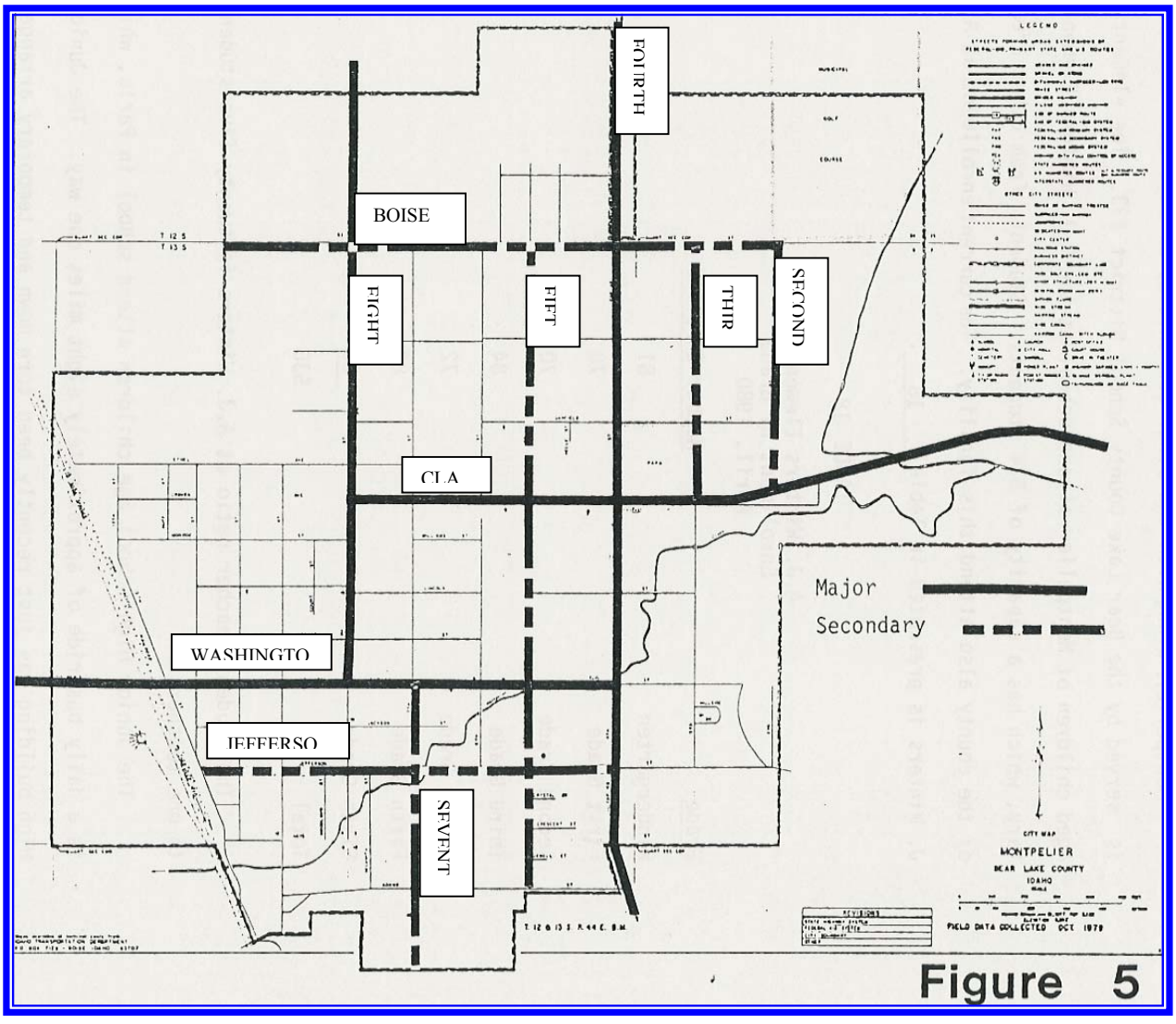
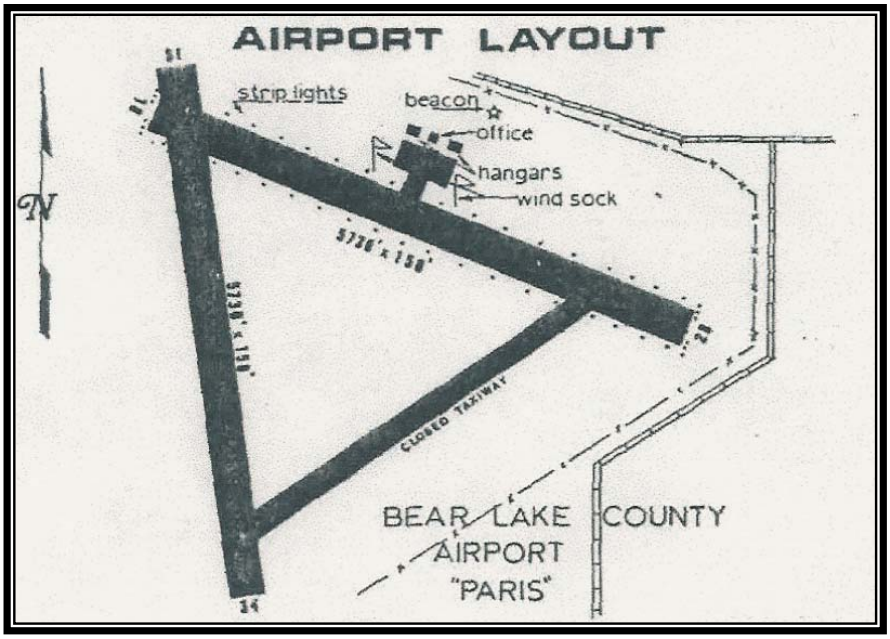


Figure 5

BEAR LAKE COUNTY AIRPORT



(Information for this section provided by Don B. Toomer)

Bear Lake County Airport is located in southeastern Idaho about two miles northeast of the community of Paris and six miles southwest of the town of Montpelier as shown in Figure 1-1. The airport is situated in the Bear Lake Valley, a few miles north of Bear Lake.

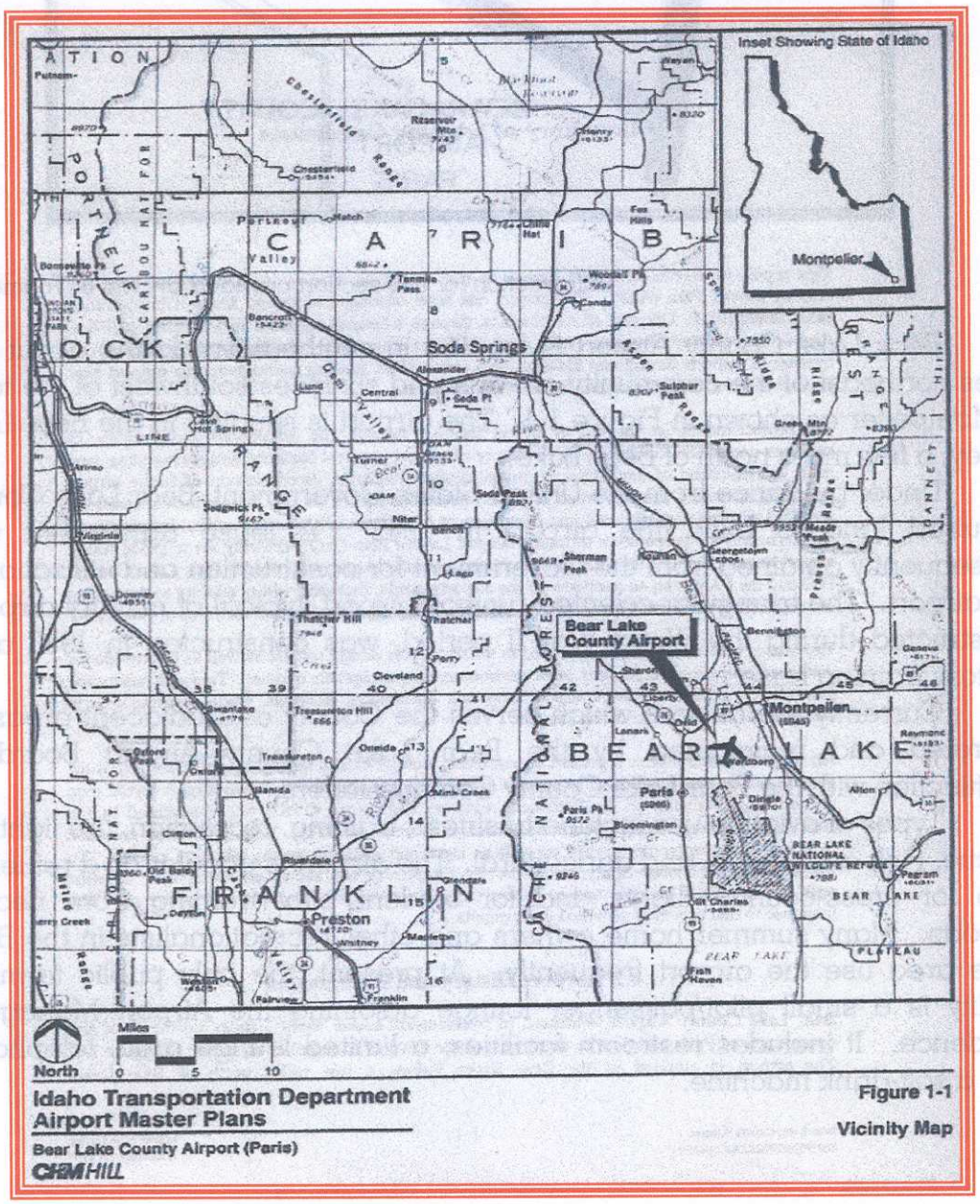
Under guidance from the United States Government, Bear Lake County acquired land to build the airport in 1942. A lease agreement was subsequently obtained from the Government for construction and utilization of the airport. The triangular-oriented runway airport, typical of military airports constructed during the World War II period, was constructed in 1943 as a military training base.

Currently the airport, which serves the County and adjacent areas, is operated and maintained by the Bear Lake County Airport Board in conjunction with the Bear Lake County Commissioners.

Types of aviation use include business, training, recreation, fire fighting, rescue, Fish and Game, and agricultural. The airport is popular as a refueling stop for cross-country flights and for student pilot training from nearby airports. Many summer home owners and other recreationalists in the Bear Lake area use the airport frequently. At present, the only public terminal facility is a small pilot/passenger lounge adjoining the Airport Manager's residence. It includes restroom facilities, a limited lounge area, telephone, and a soft-drink machine.

Runway 10/28 is 75 feet wide and 5730 feet long, lighted, and in good condition. Runway 16/34 is a secondary crosswind runway. It is currently being reconstructed to be
60 feet wide and 4,590 feet long. Neither runway 10/28 or 16/34 are presently equipped with either a precision or non-precision instrument approach capability. Runway 10/28 is provided with basic visual markings while runway 16/34 is unmarked at this time. Runway 10/28 is usable by a wide variety of general aircraft including occasional activity by turboprop aircraft and various business jets such as the Cessna Citation series, while runway 16/34 is generally used only by small general aviation aircraft.

Other airport facilities include an attendant on duty 24 hours a day, ample plane tie-downs, unicom radio on frequency 128.8, 100 octane fuel and a courtesy car.



WATER SYSTEM

Presently, the Montpelier Municipal Water System consists of a 600,000 gallon riveted plate storage tank located on "M" hill at the north end of Valley View Drive and three separate wells located within the city limits. Each well is drilled to a depth greater than 200 feet having a combined capability of delivering approximately 200,000 gallons per hour for the city's 1,288 connections.

Well #1: Well #1 is located at 278 N 4th in a 12.5 foot square concrete block building with a new wood exterior applied to make it more aesthetically pleasing. The building is on the east side of US Highway 30 between Lincoln and Clay Streets. The well is 265 feet deep and cased with a 16 inch steel casing. The top of the casing is 18 inches above ground level. The 8-inch water column is 130 feet deep and discharges to the system in the basement. The discharge pipe is equipped with an air release valve, a check valve, a casing vent, and an isolation valve. The 100-hp motor drives line shafts pump and delivers about 1,200 gallons per minute. A new motor and pump were installed in 1985. A new motor was installed in July 1999. A ventilation fan was installed in 2000.

Well house #1 presently contains all the telemetry controls for the city water system.

Well #2: This well is located at 350 N 4th. It is housed in a 12' x 20' wooden building. The well is 265 feet deep with 130 feet of 6-inch column. The well casing is about 2 feet above ground level. A 50-hp motor drives a 500-gallon per minute line shaft pump. The 6-inch discharge line is equipped with an air release valve, a check valve, a casing vent, a flow meter, and an isolation valve. The discharge line is plumbed to pump waste. A new motor and pump were installed in 1988. A Hammonds Tablet Chlorination System was installed in 1998. A ventilation fan was installed in 1999. A new motor was installed in November 2000.

Well #3: This well was drilled in 1960 and is located at 434 N 10th Street. The well is 450 feet deep with a 16 inch casing from ground surface to the bottom of the well. A 20-inch casing runs from the ground surface to a depth of 40 feet. The casing is perforated from 111 to 450 feet, six rows around pipe, 12 inches apart with 6 inch by 5/16 inch slots. The static water level is generally at 16 feet. A draw down of 9 to 13 feet occurs at 1,500 gallons per minute and 115 psi. A 125 hp Fairbanks motor drives a 14-inch Fairbanks-Morse pump set at 50 feet. The casing and concrete pedestal for the pump base extends 2 feet above ground level. The discharge pipe is equipped with an air release valve, a check valve, a casing vent, and an isolation valve.

Well #4: Well #4 was drilled in 2000 and is located at 651 Adams Street in Adams Park. It is housed in a 12 foot by 32 foot wooden building. The building will be equipped with a removable skylight over the motor and a ventilation fan. The well is 434 feet deep with a 12 inch casing from 18 inches above ground level to bottom of well. An 18 inch casing runs from 18 inches above ground level to 100 inches deep. A 150 hp

motor drives the vertical turbine pump set at 130 feet. There are stainless steel screens set at 200-215 feet, 255-265 feet, 280-290 feet, 310-325 feet, and 404-414 feet. The static water level is generally 15 feet. A draw down of 15 feet occurs at 1500 gallons per minute. The discharge line is equipped with an air release valve, pump control valve (with discharge line to a sump well 30 feet to south of building), check valve, pressure gauge, flow meter, and an isolation valve. Enough length has been designed into the discharge line to install sand filter system if needed. Should be in service by July 2001.

Well #5: Well #5 was drilled in 1964 and is located in a 6 foot by 10 foot block building at 210 Boise Street. It is currently being used for the Montpelier Golf Course sprinkler system. The well is 245 feet deep and the casing is 12 inches from surface to 150 feet and 10 inches from 150 feet to 245 feet. Casing is perforated full length from 150 feet to 245 feet with 260 ¼ inch by 6 inch slots. The discharge line is equipped with a pressure relief system, check valve, and an isolation valve.

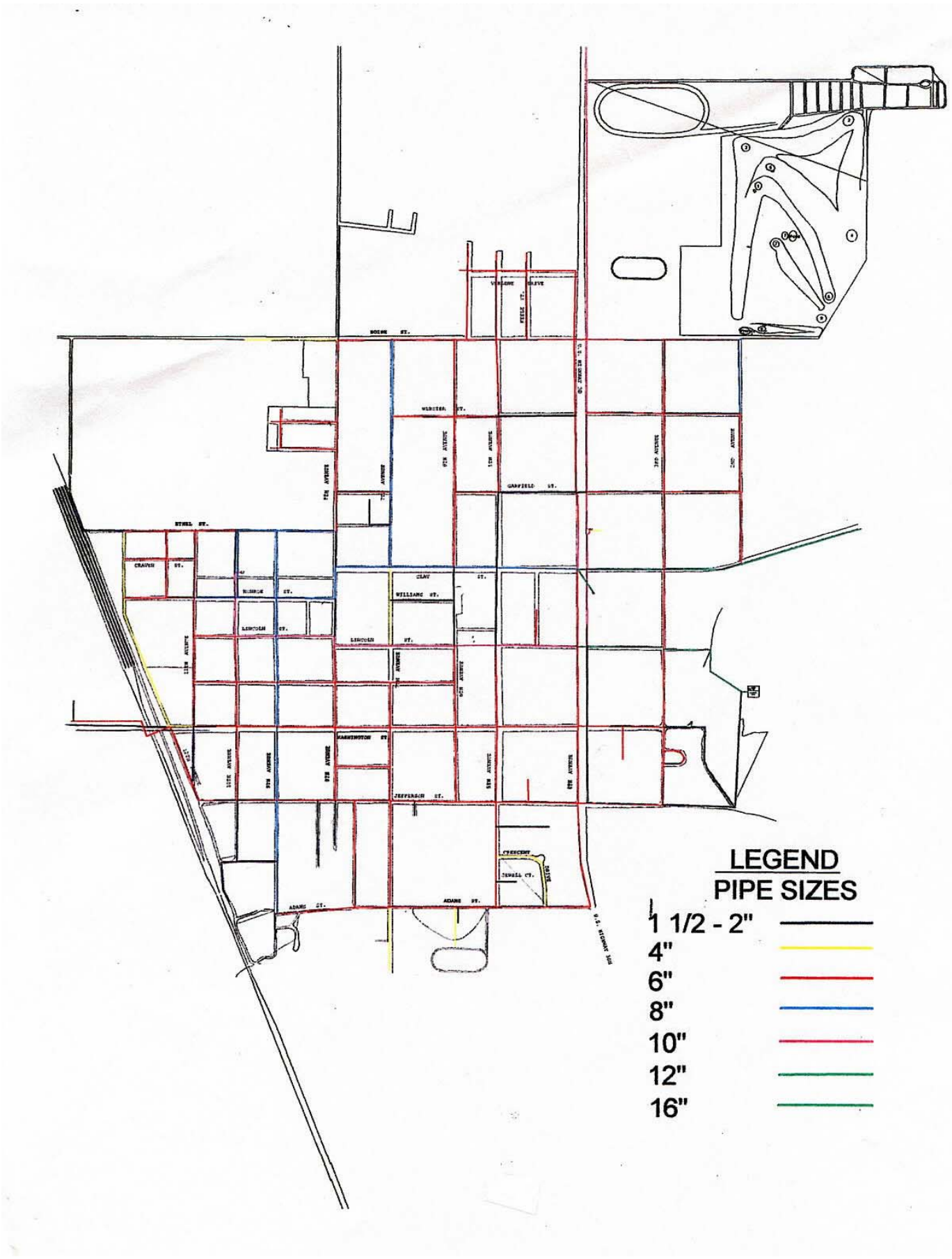
Distribution System: The distribution system for the city is composed of 1½ inch to 16 inch steel and PVC pipe (see pipe size map). There are presently 102 fire hydrants on the water system being supplied by 2 inch to 6 inch lines off the mains (see fire hydrant map). Large quantities of culinary water are used during the summer months for lawns and gardens (see table for monthly totals).

Irrigation water for the cemetery and golf course is presently provided by a separate well exclusive for this purpose.

Above: Well house for Well #4
Above right: Water storage tank
located on M-Hill

Information for water and sewer systems
provided by Superintendent Don Toomer

This space reserved for Wellhead Protection Plan.


LEGEND
PIPE SIZES
1 1/2 - 2"
4"
6"
8"
10"
12"
16"


FIRE HYDRANTS
Good or New
OK but only 3 1/2 size
May be usable but not good

SEWER

The existing wastewater system in Montpelier consists of a gravity collection system, which consists of 8 to 18 inch lines that flow to an abandoned primary treatment plant. A one-package lift station is located in the southwest area of town on Twelfth Street and lifts the flow from approximately ten homes. A major lift station located at the old treatment plant pumps raw-screened sewage to the town's total containment lagoons located to the northwest of the old treatment plant. The lagoons consist of a primary cell of 18.4 acres followed by two secondary cells of 14.9 acres each. Flow through the cells is by gravity and in series. A four-inch pressure line was added in 1990 from about two miles north of town on US Highway 30 to Boise Street. A chlorinating system on the outfall line of the lagoons to the Bear River and a larger pump at the old treatment plant were added in 1987.

The collection system is old and is experiencing an excessive amount of infiltration. The major contribution of excessive infiltration seems to be west of the railroad tracks. This area typically has a high ground water table that forces water through the joints in the old pipe.

The current daily average flow is about 400 gallons per minute or 576,000 gallons per day. The lagoons are designed such that all water entering the lagoons escapes either through percolation into the ground or by evaporation. At this time, the lagoons are unable to handle the amount of flow forcing the City to drain the lagoons for approximately 30-45 days once each year.

SOLID WASTE

Montpelier is served by a solid waste landfill operated by Bear Lake County. Information from the Bear Lake County 2025 Comprehensive plan points out that the site was originally a phosphate mine owned and operated by Stauffer Chemical Company. In 1971, the property was deeded to the Idaho Fish and Game Dept. which retained ownership until May 30, 1997. During Idaho Fish and Game's ownership, the City of Montpelier opened a landfill on the site and later transferred responsibility to Bear Lake County.

Plans for future use are to operate the existing facility for its projected years of life remaining until at least 2003. The county would then dig a 400 x 600 foot cell as a lateral expansion at an estimated cost of $614,819 (which includes $289,189 to close the existing site). This would extend the life to 22 years.

Currently single family residential units are rated at a yearly fee of $60 for once a week pick while commercial and other units are provided this service for $180.00 per year.

PROTECTION SERVICES

POLICE: One Idaho State Patrolman is living in the area. A conservation officer with the Idaho Department of Fish and Game serves Bear Lake County .

Montpelier City Police Department employs six full-time patrolmen and no reserve officers. The Department maintains six regular patrol cars and one spare car.

The Bear Lake County Sheriff's Department, located in Paris, has five sworn officers with one part-time transport officer and a total of six patrol vehicles.

Both City and County Law Enforcement Departments share radio dispatching and seventy-two hour holding facilities located in Montpelier City Hall. All prisoners held over seventy-two hours are transported to the Bannock County Jail in Pocatello as mandated by the Bear Lake County Sheriff.

(Information submitted by Police Chief David Higley)

FIRE: Fire protection for the City of Montpelier is provided by the Montpelier Volunteer Fire Department (MFD). The Department is composed of 20 volunteer firefighters. The Department is headed by a Fire Chief, Assistant Fire Chief, Training Officer, and a Secretary.

The MFD is housed at a state-of-the-art fire station located at 760 Clay Street. The station was completed in 199e and houses two structural pumper trucks, a command vehicle, and two support-unit vehicles. The station is also equipped with a classroom, offices, work areas and utility area. The truck bays are equipped with a state-of-the-art exhaust system and drainage system.

Engine One pumper truck carries 750 gallons of water while Engine Two carries 1,000 gallons. Engine One is capable of flowing 1,000 gallons of water per minute while Engine Two is capable of 1,500+ gallons of water per minute. Each unit is equipped with self-contained breathing apparatus, generator and a full compliance of fire hose. Each firefighter is equipped with full compliant personal protective equipment. These include bunker gear, helmet, gloves, protective hood and personal self-contained breathing units.

Support vehicles include a command vehicle, van, and pick-up truck. These units carry various supplies to enable firefighters to mitigate the various emergencies that arise. These include gas-monitoring equipment, hazardous material response kit, SCBA communication attachments, etc.

The MFD has an incident command and firefighter accountability program in place so that all firefighters are accounted for during an emergency. This program has been in place for several years. The MFD also works under Standard Operating Procedures (SOP).

The current insurance fire rating for the City of Montpelier is a 5 rating. The Fire Department, along with the City of Montpelier, has set goals to reduce this number in the future. This will be accomplished through projects such as updating

the water-main system in the city (75 percent complete), adding an additional well and pump to the city water system (Adams Park Well in progress), adding an additional water storage tank, updating all fire hydrants, purchasing new fire-fighting equipment (large diameter hose, ladder/aerial truck, and urban interface style pumper), and keeping safety equipment updated.

The MFD currently trains on a monthly basis in house. Current members of the MFD attend outside training on a regular basis such as the Idaho State Fire School, Southern Idaho Fire Academy and other state certified classes. Two members each year attend the industrial fire-fighting school at Texas A&M sponsored by Monsanto Corporation. This is an intensive five day school with large fire hands on training and hazardous material training.

The MFD has a progressive fire prevention program. Each year, AJ Winters Elementary students, many scout troops, and other civic groups attend fire prevention classes. The MFD conducts many fire prevention seminars at off-sight locations such as the Bear Lake Memorial Hospital and Nursing Home. Many inspections are completed each year.

The City of Montpelier also has a verbal mutual aid agreement with the Bear Lake County Fire Department. The BLCFD has fire-fighting units stationed around the various small communities of the county. The U.S. Forest Service also keeps a fire-fighting unit stationed in Montpelier to respond to wild fires in and around the area.

(Information submitted by Fire Chief Steve Higgins)

Medical Facilities and Personnel

Bear Lake Memorial Hospital, located in Montpelier, serves all of Bear Lake County; Cokeville, Wyoming; and as far south as Laketown, Utah. Facilities include twenty-one beds within the hospital and thirty-seven beds within the nursing home next to the hospital. The hospital staffs a twenty-four hour emergency room, an operating room, coronary care and intensive care units.

There are seven medical doctors on staff – four family practices, a surgeon, an obstetrician, and recently, an internal specialist has set up his practice in Montpelier. Five visiting doctors schedule appointments regularly and include the fields of orthopedics, ear, nose, and throat, ophthalmology, audiology, and urology. Three dentists practice in the city with dental surgical facilities available at the hospital. Physical therapy is available on a daily basis.

Three completely equipped ambulances operated by trained emergency medical technicians serve the county along with a search and rescue unit.

(Information submitted by Rod Jacobson, hospital administrator, and staff)

COMMUNICATIONS

The Bear Lake County TV Translator District operates a total of ten different channels offering all Salt Lake City channels and Southeast Idaho channels. In addition, there are four FM stations available. This translator service is available to all communities within the Greater Bear Lake Valley.

The district also offers a local community TV station on Channel 31. Studios are located at Bear Lake High School. Live sports and other community events are broadcast valley wide.

Cable TV is available to most communities of significant populations. Most Salt Lake channels and Southeast Idaho channels are offered as well as superstations and premium movie channels.

Qwest Communications and Rockland Telephone Companies provide telephone service. They provide free extended calling service to most Southeast Idaho communities outside of the valley. Additionally, two cellular phone companies, U.S. Cellular and Verizon, offer their services throughout the valley.

The primary newspaper publication serving the Bear Lake County area as well as an out-of-the-area clientele is the News Examiner with a circulation of 3,350 distributed weekly. On a daily basis, the Idaho State Journal serves Montpelier as well with a subscription base of 311 (within Montpelier city limits). KVSI 1450, radio station located west of Montpelier within the impact area, serves the area daily between the hours of 6:00 a.m. and 7:00 p.m.

ELECTRIC POWER

Utah Power and Light Company, purchased by Scottish Power, serves the City of Montpelier and the communities of Wardboro, Dingle, Bern, Ovid, Lanark, and Liberty from a substation located just west of the railroad overpass. Three main feeder circuits are utilized with branch circuits installed where necessary.

Scottish Power is required by regulation and franchise to serve the electrical needs of this area by providing adequate and reliable service to existing as well as additional future customers. However, requests for service to loads in excess of 100 KW require special consideration for approval.

All new facilities are financed and installed in accordance with an extension policy, which is approved by the Public Utilities Commissions of Utah and Idaho. Consideration will be given, where possible and practical, to underground installations in areas where there are three or more contiguous lots that are properly platted.

SENIOR CITIZEN PROGRAM

Montpelier and surrounding area senior citizens have access to a center located in Montpelier. The building is capable of seating 160 people with adjoining kitchen facilities.

The center owns two buses with a third bus co-owned by the center and Bear Lake Memorial Hospital.

Along with providing congregate meals Tuesday through Friday for seniors of the valley, home delivered meals are also available including Medicaid meals.

Use of the center is encouraged for class reunions, weddings, buffets, etc. Card games, quilting, and pool are representative of available scheduled activities. Trips are planned periodically as well.

The staff encourages community and private usage.

(Information provided by William R. Waite, Site Manager)

BEAR LAKE COUNTY LIBRARY

The Bear Lake County Library, located in Montpelier, Idaho, serves all the residents of Bear Lake County. The library has approximately 10,000 square feet and approximately 50,000 materials. It was remodeled in the summer of 1998 with the addition of a new children's library in 2000. The library provides many services and materials to the residents of Bear Lake County including popular fiction and nonfiction collections, reference and large print materials, books on tape, inter-library loan, local newspapers on microfilm, videos, public access computers with internet and one of the finest children's collections in Idaho. A weekly story hour and a summer reading program are also provided.

(Information submitted by Mary Nate, Director)

Section 4

CHURCHES, SOCIAL AND CIVIC ORGANIZATIONS

Community Church/Presbyterian Bell

The Church of Jesus Christ of Latter-Day Saints is predominant in the area with ownership of eight structures including one tabernacle, one free-standing gym, one seminary, one office/family history/facilities management building, one bishop's storehouse/Deseret Industries drop, and three meeting houses.

Other faiths include Catholic, Presbyterian, Jehovah's Witness, Christian Assembly, Bible Believers Baptist, Lutheran, Episcopalian, Church of the New Covenant, and Methodist.

Social and civic organizations include the Lion's Club, Rotary Club, Chamber of Commerce, 4-H, Girl Scouts, Boy Scouts, Jeep Patrol, Bear Lake Search and Rescue, and others that provide recreational and civic opportunities to local citizens.

Another organization, the Emergency Medical Technicians (EMTs), requires training and provides an invaluable service to the area.

RECREATIONAL OPPORTUNITIES

Bear Lake from North Pier

Citizens of Montpelier enjoy a variety of recreational opportunities offered within the surroundings of the area. Hunting, fishing, snowmobiling, hiking, skiing, rapelling, snowboarding, camping, swimming, snorkeling, wave-riding, boating, etc. are all available through the surrounding U.S. Forest land and Bear Lake at the southern end of Bear Lake County.

There are many recreational programs offered to area residents as well. The Baseball Association hosts PeeWee League, Little League, Pony League, Colt League and Softball. Men and women, boys and girls of all ages are welcome to participate. Tennis courts are available. During the winter, there is Little League Basketball, Men's City League Basketball, and Women's Volleyball League. The schools maintain a high level of recreational opportunities in classroom electives and extracurricular activities.

Aerobic classes are offered and a Fitness Center has recently opened. Swimming classes are conducted at the Fisher's Inn pool each summer. Private classes of many varieties are offered periodically.

The City maintains several parks with ongoing plans for improvements. Wells C. Stock Park probably sees the most use and is scheduled solidly throughout the summer for family reunions and other activities. Playground equipment is available at the Wells C. Stock Park and the Lincoln Park.

The City operates a municipal golf course featuring 9 holes and covering 65 acres. North of Montpelier, the Bear Lake County fairground hosts a variety of activities throughout the year.

City of Montpelier
Recreational Facilities

NAME	LOCATION	SIZE	FACILITIES
War Mothers Memorial Park	110 Block of South 11th	0.80 Acre	Picnic Table Shade
Wells C. Stock Park	City Block between Clay and Garfield, Third and Fourth Streets	11 Acres	Picnic Pavilion Playground 4 Lighted Tennis Courts 2 Baseball Diamonds Basketball Court Ice Skating Arena Restrooms Oregon Trail Center
Adams Park	Adams Street	11 Acres	Quarter Mile Jogging Track 2 Baseball Diamonds Soccer Field Restrooms
Lincoln Park	Corner of 10th and Lincoln	0.75 Acre	Basketball Court Playground
Jefferson Park	Corner of 7th and Jefferson	75' x 100'	Open Space
Allinger Park	North of Montpelier on US Highway 30	Approx. 12 Acres	4 Baseball Diamonds Playground Picnic Pavilion Soccer Field Restrooms
Municipal Golf Course	Corner of 2nd and Boise	65 Acres	Club House Driving Range Practice Green 9 Hole Course Restrooms
Bear Lake County Fairgrounds	North of Montpelier on US Highway 30	30 Acres	Rodeo Arena Exhibit Buildings Restrooms Concession Stands

Playground Equipment at Wells C. Stock Park

Montpelier City Golf Course

TOURISM

Montpelier is located on one of the major highway routes from the Wasatch Front (the population center of Utah) to the Grand Teton National Park and Yellowstone National Park.

The following chart reflects the recreational use of fee areas located in Bear Lake County. (Rounded to the nearest 100) Camping is permitted anywhere in the Caribou National Forest. Statistics for camping outside fee areas are not available.

Summer 2000

Bear Lake	
North Beach	104,020
Utah Bear Lake Parks	284,806
Campgrounds	
Clover Leaf	7,100
Emigration Canyon	5,200
Minnetonka Cave	26,000
Montpelier Canyon	120
Paris Springs	2,800
Porcupine	1,100
St. Charles	300
Summit View	500
Total Visits	431,946
Total Visits excluding Utah Bear Lake Parks	147,140

Note: Year 2000 Minnetonka Cave visitation statistics are a record high.

Montpelier and other communities in Bear Lake benefit from summer tourist trade. Tourist attractions and activities have been increased and enhanced over the years in an effort to stimulate the economy.

The hunting season in the fall brings in another large group of people from other areas. Snowmobiling attracts a fairly substantial number of participants. Opportunities to lengthen the tourist season further into winter are still being explored.

SPECIAL AREAS AND HISTORICAL SITES

OREGON/CALIFORNIA TRAIL CENTER

The National Oregon Trail Museum dba The National Oregon/California Trail Center is a community volunteer organization dedicated to promoting the pioneer trails in the state of Idaho and surrounding states. The Center sits directly on the Oregon Trail. The museum is a three-story history center.

The ground floor level is the new home for the Rails and Trails Museum that supports local Bear Lake area history and the Daughters of the Utah Pioneers exhibits. This floor also houses railroad displays representing Montpelier's intertwined history with Union Pacific as a past major depot. The displays are under the direction of the Bear Lake County Historical Society.

The upper level houses a multimedia exhibit including photographs of paintings by Idaho native, Gary Stone, a computer lab, and several Oregon Trail displays.

A 99-seat community theater named the Allinger Community Theater is available for community events as well as for use as part of the scheduled historical tours.

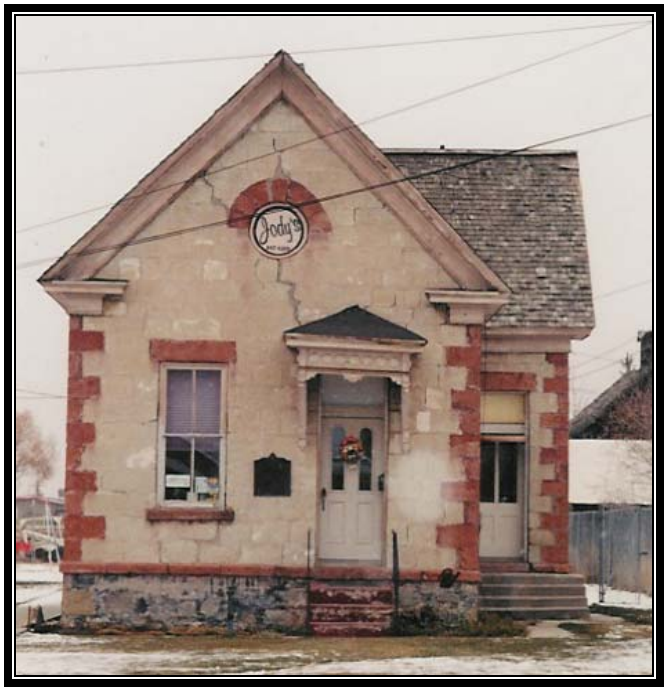
HISTORIC STRUCTURES

There are seven historically significant structures within Montpelier -- five of which are included in "The National Register of Historic Places in Idaho"; namely, the John A. Bagley House, the Montpelier Historic District (City Hall, the LDS Tabernacle, the current Bear Lake Middle School), and the Montpelier Odd Fellows Hall. The most impressive structure is the twenty-one room home (left) built for Attorney John A. Bagley and completed in 1893. Located at 155 North Fifth Street, the home has 6,000 square feet of floor space with nine bedrooms, four baths, three parlors, kitchen, dining room and several other miscellaneous rooms.

Another of the seven is the old Montpelier Third Ward Chapel that was constructed as a Presbyterian Church and Home Missionary School system. It was completed in 1885 by an old-fashioned style school raising. The school was in operation until 1897. Later, in 1916, when the L.D.S. Third Ward was organized, the structure was purchased for $300.00 and moved from the south side of Clay Street directly across to the north side. Today, the structure is known as Merritt Interiors.

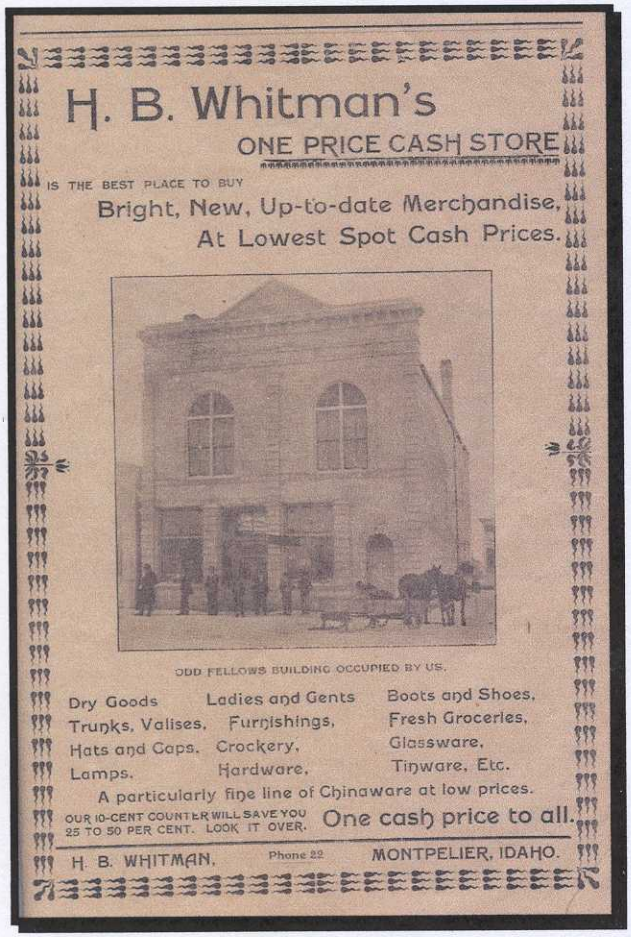
The Montpelier City Hall (pictured at the first of the Plan) was completed in 1916. Historical significance of the building lies in the fact that it has served in the past as a church, hospital, morgue, and emergency civil defense shelter. Today, office space is utilized by the City Clerk, City Police, County Dispatch, City/County Attorney, Juvenile/Probation Dept., and District Court. It also includes the City Jail.

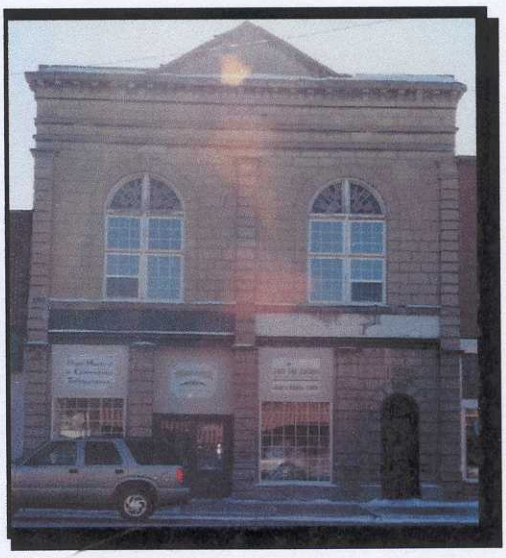
The Montpelier L.D.S. Tithing House, located at 430 Clay Street, was constructed in 1885. It was built of native sandstone and originally consisted of three rooms and corral facilities where tithing of sorts was received. In 1963, the building was given to the Daughters of Utah Pioneers of Montpelier. It was refurbished inside and turned into a relic hall. Today it houses Jody's Style Salon.



The Montpelier L.D.S. Tabernacle (below) located on the corner of Washington and Sixth Streets was completed in March of 1919 for a total cost of $79,500. The structure is unusual because of its unique design. The red brick structure employs classical motifs including round arched entries with ornate terra cotta tympanums. It is the city's largest auditorium. Over the years, it has been used for many civic and church activities.

The Bear Lake Middle School pictured on page 30 under the element entitled "Schools" was constructed in 1937 as a Public Works Administration project on the land opposite the LDS Tabernacle. The structure is constructed of mountain red variegated tapestry brick and is distinguished by its expensive and profusely ornamented terra cotta trim. Formerly used as the Montpelier High School, the building later became the high school for Bear Lake County and is presently the middle school for the county.





Information on the Oddfellows Hall contributed by Max Lauridsen. The "then" photo is taken from "The Montpelier Examiner Holiday Edition, Christmas 1900" and belongs to Mr. Lauridsen.

The Oddfellows hall pictured above then and now was built in 1898 out of native stone. There is a meeting hall in the upper floor which the Oddfellows Fraternity rented out to other clubs such as the "Knights of Phythias" for meetings. The lower floor was the Whitman's Cash Store. An emblem consisting of three links of chain over a set of clasped hands with the letters FLT beneath standing for Fellowship, Loyalty and Trust is carved in the building along with the "All Seeing Eye" which is carved in the small pinnacle at the top. The structure now houses "Thimblewood Creations" while the upper floor is used for gymnastics.

Section 5

GEOLOGY

The Geology Map was taken from a thesis prepared by George C. Robinson III entitled Surficial Deposits and Geologic History Northern Bear Lake Valley, Idaho. The major feature in Montpelier is the alluvial fan on which the community is built.

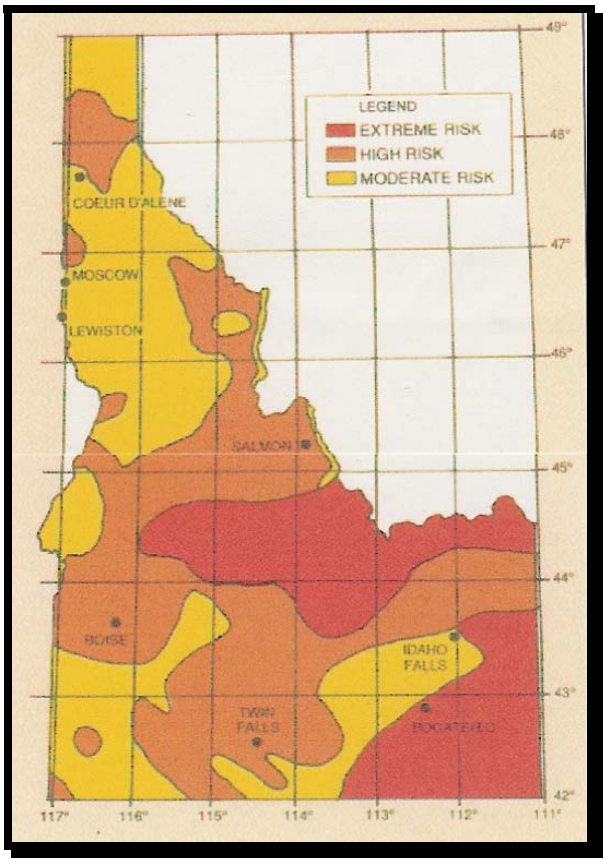
This fan was deposited at the mouth of Montpelier Canyon, directly west of the escarpment along the Bear Lake fault zone. According to Robinson, because the fan lies west of the escarpment and is not offset by the fault, its upper surface must postdate the most recent activity of the fault zone in that area.

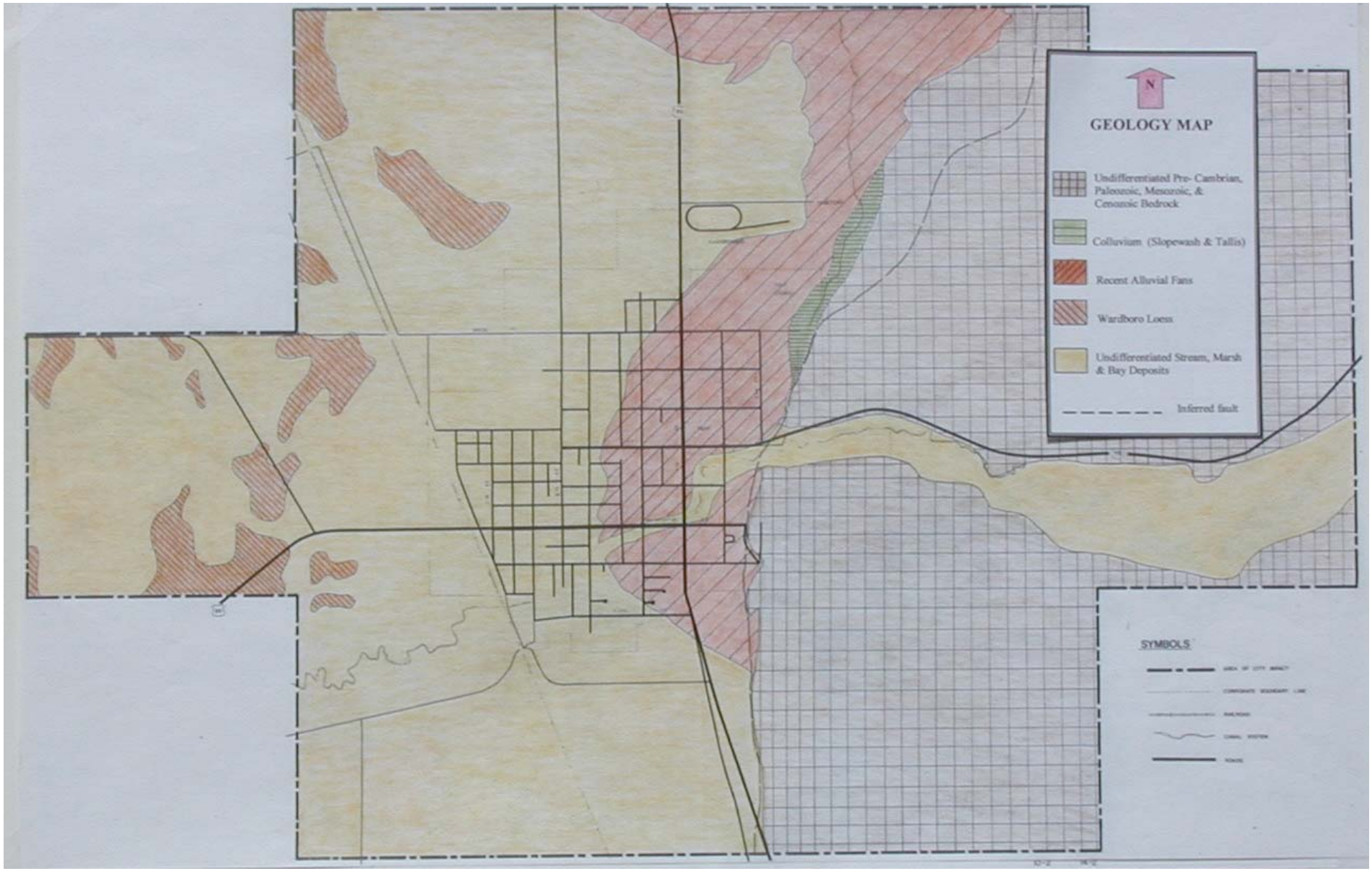
The Bear Lake fault zone, which runs through the east side of Montpelier, is a major feature of the valley with an approximate length of 60 miles. According to the U.S. Geological Service, this fault is listed as a known and/or suspected active fault in their open file of June 1975. These types of faults are potential sites of future earthquake activity. In the absence of exact knowledge of the fault planes and the magnitude of earthquakes to be expected along them, it is not possible to state a safe distance from the fault zone but certain points should be made.

The seismic activity potential of the area should preclude building astride the active fault zone. Public buildings, in particular, should not be constructed along fault traces.

Idaho is ranked as fifth highest in the nation for earthquake risk.

Seismic shaking is a primary concern in areas where older buildings are predominant as such structures are especially vulnerable to damage even if their foundations are on solid bedrock. According to the Idaho Geological Survey, most populated areas in Idaho (as is the City of Montpelier) are located on or near alluvial deposits which provide poorer building site conditions during earthquakes. The map to the right shows areas of earthquake risk. Areas with high seismic shaking hazard can experience earthquakes with intensity VII where weaker soils exist.




N
GEOLOGY MAP
Undifferentiated Pre- Cambrian, Paleozoic, Mesozoic, & Cenozoic Bedrock
Colluvium (Slopewash & Tallis)
Recent Alluvial Fans
Wardboro Loess
Undifferentiated Stream, Marsh & Bay Deposits
Inferred fault
SYMBOLS

HYDROLOGY

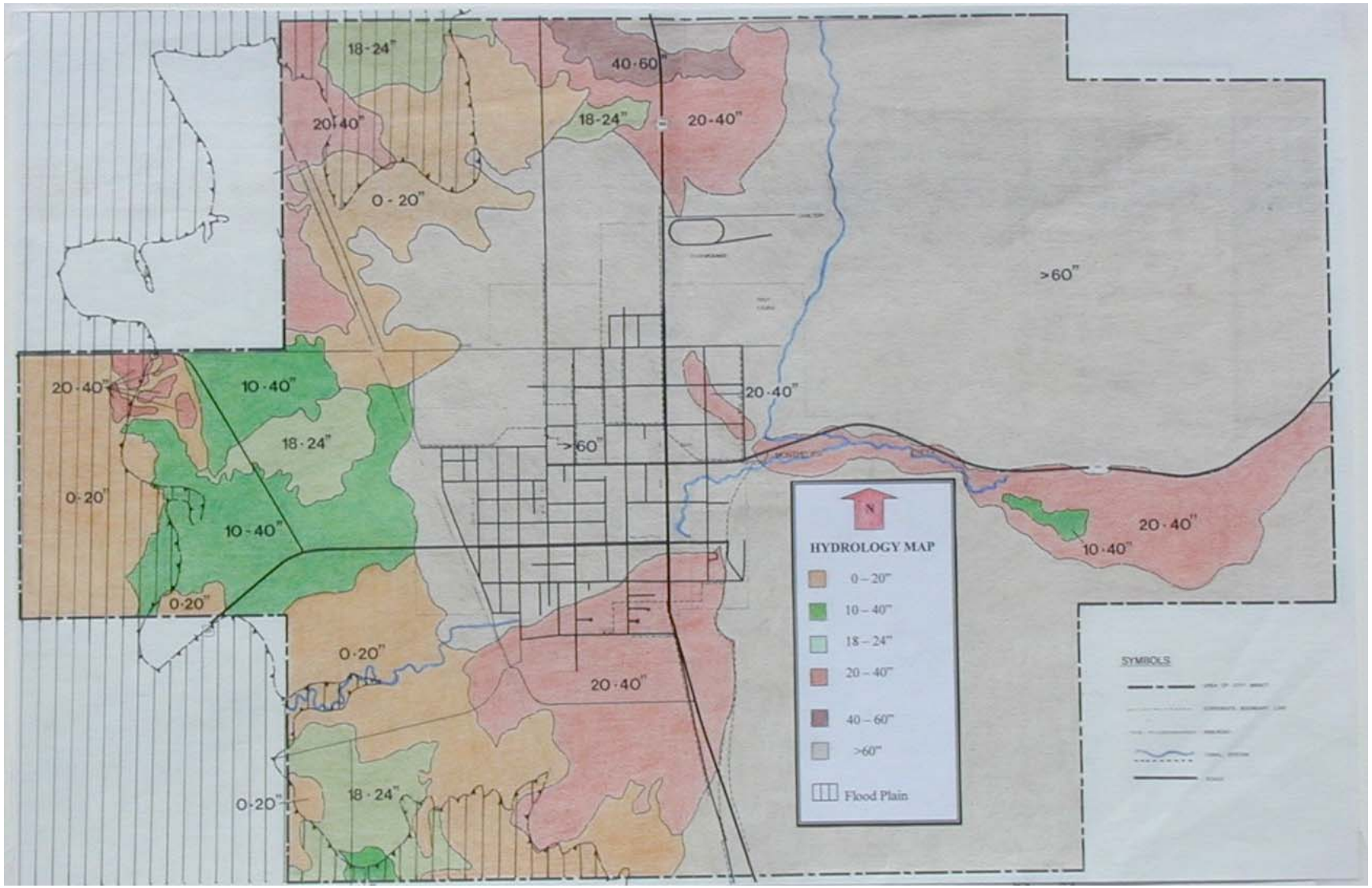
The Hydrology Map presents data consisting of flood prone areas, water table depths and irrigation ditch and canal systems.

The flood prone area shown on this map is a generalized area subject to flooding from surface water or ground water. There is, on the average, about one chance in one hundred that the generalized areas will be inundated in any year.

The data for the flood prone area was prepared by the Department of Interior Geological Survey in 1973. The flood boundaries were estimated from stage-frequency relations at gauging stations.

The water table information shows the depth of the water table from the surface. The source of the data in this case came from the Soil Conservation Service. More detailed information and ground truthing may be needed for site specific application.

The irrigation system was prepared by meeting with an official of the Canal Company and having him map out the canals and ditches. Field checking was also done on the system.


18-24"
40-60"
20-40"
18-24"
20-40"
0-20"
>60"
20-40"
10-40"
18-24"
>60"
20-40"
0-20"
10-40"
20-40"
10-40"
0-20"
0-20"
20-40"
0-20"
18-24"
N
HYDROLOGY MAP
0 – 20"
10 – 40"
18 – 24"
20 – 40"
40 – 60"
>60"
Flood Plain
SYMBOLS

SLOPE

One of the first items looked at when determining possible land uses for a particular site is slope. Slope is measured in percent and defined as rise in elevation divided by horizontal distance.

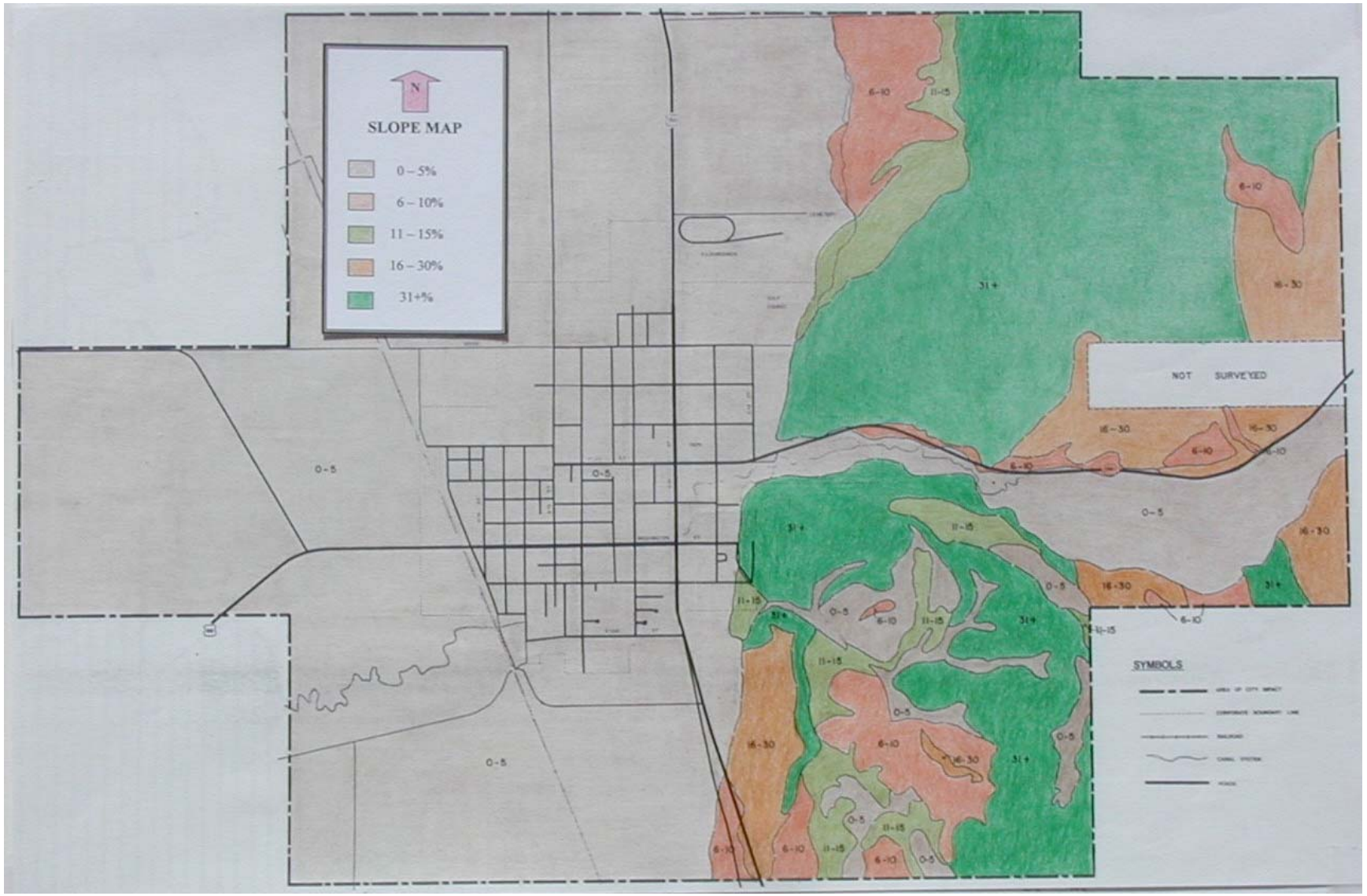
$$\% \text{ Of Slope} = \text{Rise/Run} \times 100$$

For example, if there is a ten-foot rise vertically for a ten-foot run horizontally, the slope is 100%. 10/10 = 1 = 100% and forms a 45-degree angle with the horizontal.

The slope data shown on the Slope Map was taken directly from the soil survey maps prepared by the Soil Conservation Service in 1943.

The slope categories as presented were modified slightly to relate better to commercial, residential and road construction. A slope of 30% was selected as the upper division because it is approximately equal to the average "angle of repose". Development on slopes 16% to 30% can be feasible but special techniques must be used to compensate for the hazards and problems associated with steep slopes. Therefore, the costs for development become very high and ongoing maintenance also becomes a high cost problem.

Here, 11% to 15% developments for residential type use can occur without too many problems but caution is still needed, especially when it concerns road construction. Slope 6-10% has very little constrains on development with the exception of large commercial or industrial uses where large flat areas are required. The last category is 0% to 5%. This range is considered as most suitable for development.


N
SLOPE MAP
0 – 5%
6 – 10%
11 – 15%
16 – 30%
31+%
NOT SURVEYED
SYMBOLS

SOILS

The initial soil survey was done in the 1940's by the U.S. Soil Conservation Service. In meeting with the soil scientists, the data and map presented here were prepared for temporary use until the new soils survey, which is underway, is completed. (new survey still underway at this writing)

The Soils Map presents approximately forty major soils mapping units. The symbol used to identify the soils is in a fraction format as shown. (Although soil symbols have changed since the 1980 Comprehensive Plan, the 1980 symbols will be used to correspond with the map. When current data becomes available, this topic should be updated.)

Soil Number
Slope of land – erosion factor

The soil number is used to identify the basic mapping unit. The number in the lower left portion of the symbol represents the slope of the land. The slope has been presented in more detail earlier in this section. The last number on the lower right portion of the symbol represents the erosion factor. The interpretation of the factor can be obtained from the following chart:

Erosion Factor	**Interpretation**
0	No accelerated water sheet erosion
1	Less than 25% of topsoil removed
2	25% to 75% of the topsoil removed
3	75% or more of the topsoil removed or all of the topsoil and less than 25% of the subsoil removed
4	All of the topsoil to 75% of the subsoil removed
7	Gully erosion
R	Wind erosion 25% to 75% of the topsoil removed by wind

The soils in and around Montpelier were, with help from the Soil Conservation Service, evaluated and rated according to their criteria. The following tables present evaluations of the soils for the following areas: erosion hazard, shrink and swell potential, permeability, depth to bedrock, depth to water table, and degree of limitation for dwellings with and without basements, picnic and playground recreation areas, streets and roads and finally septic tank absorption fields. These evaluations can provide excellent guidance in land use decisions for the area.

In using the data, it is important to recognize its limitations. The soils data presented was generated through interpretation of data collected and mapped in the early 1940's. In making the best decision concerning specific sites and activities, the new soils survey when completed should be used or an on-site analysis conducted.

					Degree and kind of limitation for:					
Soil Symbol	Soil Name	Erosion Hazard	Shrink & Swell	Permeability Inches/hour	Dwellings w/wo basements	Recreation Picnic/playgrnd	Streets	Septic Tank Absorption fields	Depth To Bedrock (Inches)	Depth To Water Table (Inches)
516 10-2	Wheelon Silty Clay Loam	Mod	Mod	0.2 – 0.6	Mod Mod	Mod Severe	Mod	Mod	>60	>60
516 30-3	Wheelon Silty Clay Loam	High	Mod	0.2 – 0.6	Severe Severe	Severe Severe	Severe	Severe	>60	>60
516 45-4	Wheelon Silty Clay Loam	High	Mod	0.2 – 0.6	Severe Severe	Severe Severe	Severe	Severe	>60	>60
516 30-7	Wheelon Silty Clay Loam	Mod	Mod	0.2 – 0.6	Severe Severe	Severe Severe	Severe	Severe	>60	>60
516 16-3	Wheelon Silty Clay Loam	High	Mod	0.2 – 0.6	Severe Severe	Severe Severe	Severe	Severe	>60	>60
516 22-3	Wheelon Silty Clay Loam	High	Mod	0.2 – 0.6	Severe Severe	Severe Severe	Severe	Severe	>60	>60
652 5-2R	Joe's Silt Loam	Mod	Low	0.6 – 2.0	Slight Slight	Mod Mod	Severe	Slight	>60	>60
652 15-2R	Joe's Silt Loam	Mod	Low	0.6 – 2.0	Mod Mod	Severe Severe	Severe	Mod	>60	>60
652 4-1R	Joe's Silt Loam	Slight	Low	0.6 – 2.0	Slight Slight	Mod Mod	Severe	Slight	>60	>60
652 8-2R	Joe's Silt Loam	Mod	Low	0.6 – 2.0	Slight Slight	Mod Severe	Severe	Slight	>60	>60
652 18-2	Joe's Silt Loam	Mod	Low	0.6 – 2.0	Severe Severe	Severe Severe	Severe	Severe	>60	>60
652 10-2	Joe's Silt Loam	Mod	Low	0.6 – 2.0	Mod Mod	Severe Severe	Severe	Mod	>60	>60
652 18-2	Joe's Silt Loam	Mod	Low	0.6 – 2.0	Mod Mod	Severe Severe	Severe	Mod	>60	>60
652 9-2R	Joe's Silt Loam	Mod	Low	0.6 – 2.0	Mod Mod	Mod Severe	Severe	Mod	>60	>60
622 3-2	Tyhee Silt Loam	Mod	Low	0.6 – 2.0	Severe Mod	Mod Mod	Mod	Severe	>60	20 – 40
63 20-2	Bancroft Silt Loam	Mod	Low	0.6 – 2.0	Severe Severe	Severe Severe	Severe	Severe	>60	>60
63 14-2R	Bancroft Silt Loam	Mod	Low	0.6 – 2.0	Mod Mod	Mod Severe	Severe	Mod	>60	>60
63 25-2	Bancroft Silt Loam	Mod	Low	0.6 – 2.0	Severe Severe	Severe Severe	Severe	Severe	>60	>60
63 18-2	Bancroft Silt Loam	Mod	Low	0.6 – 2.0	Severe Severe	Severe Severe	Severe	Severe	>60	>60
63 6-2	Bancroft Silt Loam	Mod	Low	0.6 – 2.0	Slight Slight	Mod Mod	Severe	Mod	>60	>60
438 8-2	Lanoak Silty Clay Loam	Mod	Low to 22" Mod-Rest	0.2 – 0.6	Mod Mod	Mod Severe	Severe	Mod	>60	>60
622 1-1	Tyhee Silt Loam	Slight to Mod	Low	0.6 – 2.0	Severe Mod	Mod Mod	Mod	Severe	>60	20 – 40

					Degree and kind of limitation for:					
Soil Symbol	Soil Name	Erosion Hazard	Shrink & Swell	Permeability Inches/hour	Dwellings w/wo basements	Recreation Picnic/playgrnd	Streets	Septic Tank Absorption fields	Depth To Bedrock (Inches)	Depth To Water Table (Inches)
63 9-2	Bancroft Silt Loam	Mod	Low	0.6 – 2.0	Mod Mod	Mod Severe	Severe	Mod	>60	>60
63 11-1	Bancroft Silt Loam	Slight-Mod	Low	0.6 – 2.0	Mod Mod	Mod Severe	Severe	Mod	>60	>60
63 10-2	Bancroft Silt Loam	Mod	Low	0.6 – 2.0	Mod Mod	Mod Severe	Severe	Mod	>60	>60
SG 711 15-2	Novation Gravelly Silt Loam	Mod	Mod	0.6 – 2.0	Severe Severe	Severe Severe	Severe	Severe		>60
300 A 28-0	Rough, Stony land, principally limestones calcerous sandstones shales highams soil material	High	Low	0.6 – 2.0	Severe Severe	Severe Severe	Severe	Severe	10 - 20	>60
638 3-1	Lanoak Silt Loam	Slight-Mod	Low to 22" Mod	0.6 – 2.0	Mod Mod	Mod Mod	Severe	Mod	>60	>60
638 10-2	Lanoak Silt Loam	Mod	Low to 22" Mod	0.6 – 2.0	Mod Mod	Mod Severe	Severe	Mod	>60	>60
638 10-1	Lanoak Silt Loam	Slight-Mod	Low to 22" Mod	0.6 – 2.0	Mod Mod	Mod Severe	Severe	Mod	>60	>60
638 6-2	Lanoak Silt Loam	Mod	Low to 22" Mod	0.6 – 2.0	Mod Mod	Mod Mod	Severe	Mod	>60	>60
S 726 14-2	Aspen Stony Loam	Low	Low	0.6 – 2.0	Mod Mod	Mod Severe	Mod	Mod	>60	>60
75 8-2	Hyrumton Silt Loam	Mod	Mod	0.6 – 2.0	Slight Slight	Mod Mod	Slight	Slight	>60	>60
300 AS 48-2 0 300 AS 35-2	Rough stony land principally from limestone, calcareous sandstones, shales, highams soil material shallow phase	Mod Mod	Low Low	0.6 – 2.0 0.6 – 2.0	Severe Severe Severe Severe	Severe Severe	Severe Severe	Severe Severe	10 – 20 10 - 20	>60 >60
300 AS 50-2	Same as above	Mod	Low	0.6 – 2.0	Severe Severe	Severe	Severe	Severe	10 - 20	>60
300 AS 54-3	Same as above	High	Low	0.6 – 2.0	Severe Severe	Severe	Severe	Severe	10 - 20	>60

					Degree and kind of limitation for:					
Soil Symbol	Soil Name	Erosion Hazard	Shrink & Swell	Permeability Inches/hour	Dwellings w/wo basements	Recreation Picnic/playgrnd	Streets	Septic Tank Absorption fields	Depth To Bedrock (Inches)	Depth To Water Table (Inches)
G 743 10-1	Higham's Gravelly Loam	Slight Mod	Low	0.6 – 2.0	Severe Mod	Mod Severe	Mod	Severe	20	>60
300 A 25-2 300 A 28-3 7	Rough stony land principally from limestones, shales highams soil materials	Mod High	Low Low	0.6 – 2.0 0.6 – 2.0	Severe Severe Severe Severe	Severe Severe Severe Severe	Severe Severe	Severe Severe	10 – 20 10 - 20	>60 >60
300 CS 30-3	Rough stony land principally from limestone, water laid rock of mixed origin, highams & Montpelier soil material	High	Low	0.6 – 2.0	Severe Severe	Severe Severe	Severe	Severe	10 - 20	>60
300 AS 58-3	Rough stony land principally from limestones & calcareous sandstones & shales, highams soil material, shallow phase	High	Low	0.6 – 2.0	Severe Severe	Severe Severe	Severe	Severe	10 – 20	>60
300 C 32-2	Rough stony land principally from limestone & water laid rocks of mixed origin, highams & Montpelier soil material	Mod	Low	0.6 – 2.0	Severe Severe	Severe Severe	Severe	Severe	10 - 20	>60
300 C 25-2	Same as above	Mod	Low	0.6 – 2.0	Severe Severe	Severe Severe	Severe	Severe	10 - 20	>60

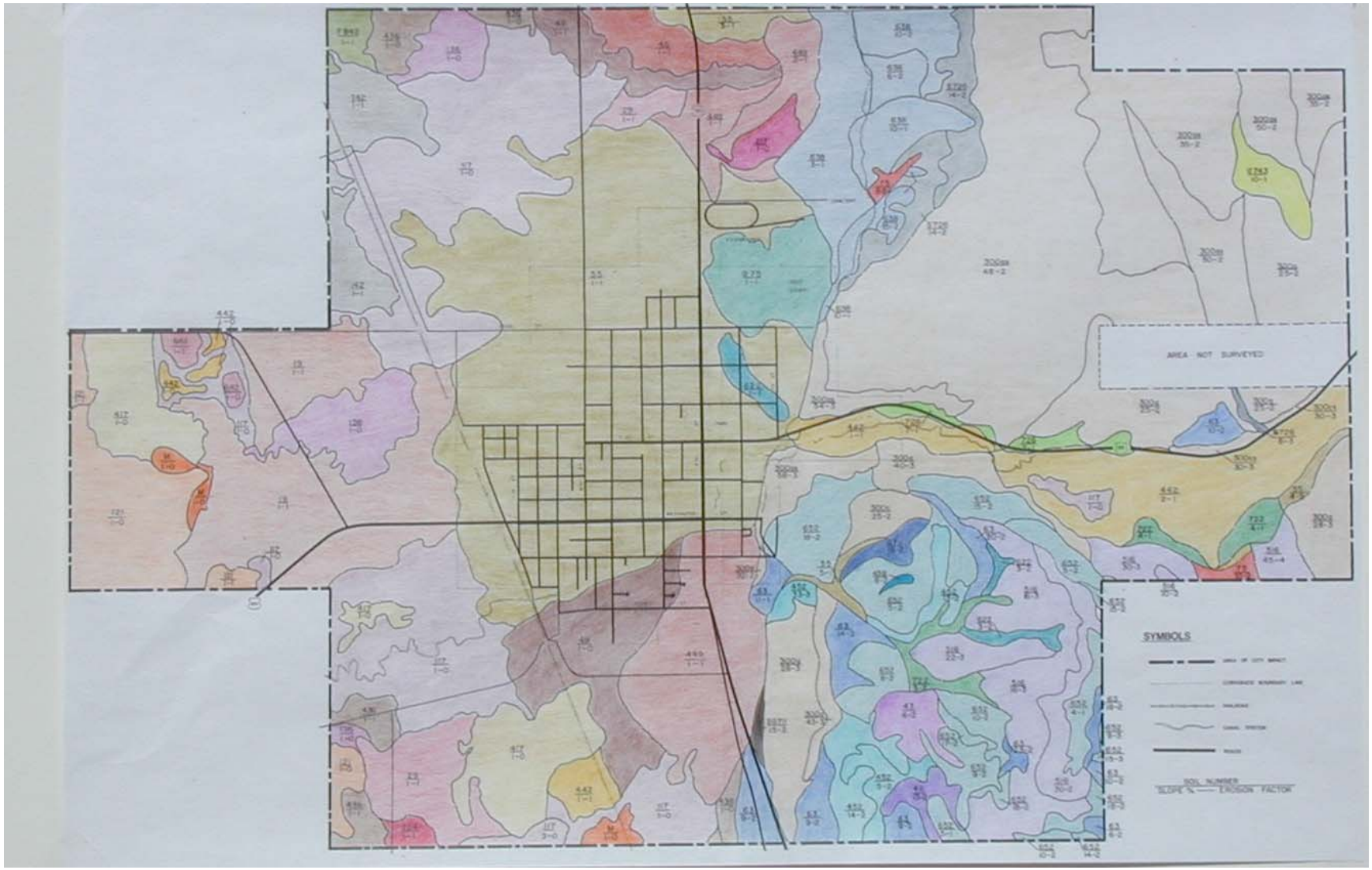
					Degree and kind of limitation for:					
Soil Symbol	Soil Name	Erosion Hazard	Shrink & Swell	Permeability Inches/hour	Dwellings w/wo basements	Recreation Picnic/playgrnd	Streets	Septic Tank Absorption fields	Depth To Bedrock (Inches)	Depth To Water Table (Inches)
726 7-1	Aspen Loam	Slight Mod	Low	0.6 – 2.0	Slight Slight	Slight Severe	Slight	Mod	>60	>60
G 711 18-2	Novaton Gravelly Silt Loam	Mod	Mod	0.6 – 2.0	Severe Severe	Severe Severe	Severe	Severe		>60
452 33-3	Joe's Silty Clay Loam	High	Low	0.2 – 0.6	Severe Severe	Severe Severe	Severe	Severe	>60	>60
452 14-2R	Joe's Silty Clay Loam	Mod	Low	0.2 – 0.6	Mod Mod	Mod Severe	Severe	Mod	>60	>60
452 5-2R	Joe's Silty Clay Loam	Mod	Low	0.2 – 0.6	Slight Slight	Mod Mod	Severe	Mod	>60	>60
300 A 43-3	Rough stony land principally from limestones & calcareous sandstones & shales, highams soil materials	High	Low	0.6 – 2.0	Severe Severe	Severe Severe	Severe	Severe	10 - 20	>60
300 A 40-3	Same as above	High	Low	0.6 – 2.0	Severe Severe	Severe Severe	Severe	Severe	10 - 20	>60
722 4-1	Tyhee Silt Loam	Slight- Mod	Low	0.6 – 2.0	Severe Mod	Mod Mod	Mod	Severe	>60	20 – 40
722 3-2	Tyhee Silt Loam	Mod	Low	0.6 – 2.0	Severe Mod	Mod Mod	Mod	Severe	>60	20 – 40
121 1-1	Bear Lake Clay	Slight- Mod	Mod	.06 – 2.0	Severe Severe	Mod Mod	Severe	Severe	>60	10 – 20
121 1-0	Bear Lake Clay	Slight	Mod	.06 – 2.0	Severe Severe	Mod Mod	Severe	Severe	>60	10 – 20
417 1-0	Loganton Silty Clay Loam	Slight	Mod	0.2 – 0.6	Severe Mod	Mod Mod	Mod	Severe	>60	10 – 20
452 33-3	Joe's Silty Clay Loam	High	Low	0,2 – 0.6	Severe Severe	Severe Severe	Severe	Severe	>60	10 – 20
452 14-2R	Joe's Silty Clay Loam	Mod	Low	0.2 – 0.6	Mod Mod	Mod Severe	Severe	Mod	>60	>60
452 5-2R	Joe's Silty Clay Loam	Mod	Low	0.2 – 0.6	Slight Slight	Mod Mod	Severe	Mod	>60	>60
300 A 43-3	Rough stony land principally from limestones calcareous sandstones & shale, highams soil material	High	Low	0.6 – 2.0		Severe Severe	Severe	Severe	10 – 20	>60

					Degree and kind of limitation for:					
Soil Symbol	Soil Name	Erosion Hazard	Shrink & Swell	Permeability Inches/hour	Dwellings w/wo basements	Recreation Picnic/playgrnd	Streets	Septic Tank Absorption fields	Depth To Bedrock (Inches)	Depth To Water Table (Inches)
300 A 40-3	Same as previous (300 A 43-3)	High	Low	0.6 – 2.0	Severe Severe	Severe Severe	Severe	Severe	10 - 20	>60
722 4-1	Tyhee Silt Loam	Slight-Mod	Low	0.6 – 2.0	Severe Mod	Mod Mod	Mod	Severe	760	20 - 40
722 3-2	Tyhee Silt Loam	Mod	Low	0.6 – 2.0	Severe Mod	Mod Mod	Mod	Severe	760	20 – 40
121 1-1	Bear Lake Clay	Slight-Mod	Mod	.06 – 2.0	Severe Severe	Mod Mod	Severe	Severe	>60	10 – 20
121 1-0	Bear Lake Clay	Slight	Mod	.06 – 2.0	Severe Severe	Mod Mod	Severe	Severe	>60	10 – 20
417 1-0	Loganton Silty Clay Loam	Slight	Mod	0.2 – 0.6	Severe Mod	Mod Mod	Mod	Severe	>60	10 – 20
M 1-0	Marsh	Slight			Severe Severe	Severe Severe	Severe	Severe	>60	0 – 10
642 1-1	Dingle Silt Loam	Slight-Mod	Mod	0.6 – 2.0	Mod Mod	Mod Mod	Mod	Severe	>60	20 - 40
642 1-0	Dingle Silt Loam	Slight	Mod	0.6 – 2.0	Mod Mod	Mod Mod	Mod	Severe	>60	20 – 40
442 1-0	Dingle Silty Clay Loam	Slight	Mod	0.2 – 0.6	Mod Mod	Mod Mod	Mod	Severe	>60	20 – 40
117 1-0	Loganton Clay	Slight	Mod	.06 – 0.2	Severe Mod	Mod Mod	Mod	Severe	>60	10 – 20
117 3-0	Loganton Clay	Slight	Mod	.06 – 0.2	Severe Mod	Mod Mod	Mod	Severe	>60	10 – 20
19 1-1	Bear Lake Silty Clay Loam	Slight-Mod	Mod	0.2 – 0.6	Severe Mod	Mod Mod	Mod	Severe	>60	10 – 40
136 1-0	Zunhall Gravelly Clay Loam	Slight	Low 6” Mod Rest	0.2 – 0.6	Severe Severe	Mod Mod	Severe	Severe	>60	18 - 24
49 1-0	Loganton Silty Clay Loam	Slight	Mod	0.2 – 0.6	Severe Mod	Mod Mod	Mod	Severe	>60	20 – 40
49 1-1	Loganton Silty Clay Loam	Slight-Mod	Mod	0.2 – 0.6	Severe Mod	Mod Mod	Mod	Severe	>60	20 – 40
142 1-1	Dingle Clay	Slight-Mod	Mod	.06 – 0.2	Mod Mod	Mod Mod	Mod	Severe	>60	20 – 40
436 1-1	Zunhall Silty Clay Loam	Slight-Mod	Mod Low 6”	0.2 – 0.6	Severe Severe	Mod Mod	Severe	Severe	>60	18 - 24
29 1-1	Trenton Silty Clay	Slight-Mod	Mod	0.2 – 0.6	Severe Severe	Mod Mod	Severe	Severe	>60	18 – 21
224 1-1	Harer Silty Clay	Slight-Mod	Mod	0.2 – 0.6	Severe Severe	Mod Mod	Mod	Severe	>60	10 – 40
F 842 1-4	Dingle Fine Sandy Loam	High	Mod	0.6 – 2.0	Mod Mod	Mod Mod	Mod	Severe	>60	20 - 40

					Degree and kind of limitation for:					
Soil Symbol	Soil Name	Erosion Hazard	Shrink & Swell	Permeability Inches/hour	Dwellings w/wo basements	Recreation Picnic/playgrnd	Streets	Septic Tank Absorption fields	Depth To Bedrock (Inches)	Depth To Water Table (Inches)
55 1-1	Hyrumton Silty Clay Loam	Slight-Mod	Mod	0.2 – 0.6	Slight Slight	Slight Slight	Slight	Slight	>60	>60
449 1-1	Loganton Silty Clay Loam	Slight-Mod	Mod	0.2 – 0.6	Severe Mod	Mod Mod	Mod	Severe	>60	20 – 40
449 2-1	Loganton Silty Clay Loam	Slight-Mod	Mod	0.2 – 0.6	Severe Mod	Mod Mod	Mod	Severe	>60	20 - 40
46 1-1	Geneva Silty Clay Loam	Slight-Mod	Mod	.06 – 0.2	Mod Mod	Slight Slight	Mod	Severe	760	40 – 60
217 1-0	Loganton Clay	Slight	Mod	.06 – 0.2	Severe Mod	Mod Mod	Mod	Severe	>60	20 – 40
G 75 1-1	Hyrumton Gravelly Loam	Slight-Mod	Mod	0.6 – 2.0	Slight Slight	Slight Slight	Slight	Slight	>60	>60
55 5-1	Hyrumton Silty Clay Loam	Slight-Mod	Mod	0.2 – 0.6	Slight Slight	Slight Slight	Slight	Slight	>60	>60
55 4-2	Hyrumton Silty Clay Loam	Mod	Mod	0.2 – 0.6	Slight Slight	Slight Slight	Slight	Slight	>60	>60
43 6-2R	Bancroft Silty Clay Loam	Mod	Low	0.2 – 0.6	Slight Slight	Mod Mod	Severe	Mod	>60	>60
411 13-2R	Novaton Silty Clay Loam	Mod	Mod	0.2 – 0.6	Mod Mod	Mod Severe	Mod	Mod		>60

SOILS MAP LEGEND

19	Bear Lake Silty Clay Loam
29	Trenton Silty Clay Loam
43	Bancroft Silty Clay Loam
46	Geneva Silty Clay Loam
48	Loganton Silty Clay Loam
55	Hyrumton Silty Clay Loam
63	Bancroft Silt Loam
75	Hyrumtom Silt Loam
G75	Hyrumtom Gravelly Loam
117	Loganton Clay
121	Bear Lake Clay
136	Zunhall Gravelly Clay Loam
142	Dingle Clay
217	Loganton Clay
224	Harer Silty Clay
300a	Rough, Stony land-Highams Soil Material
300c	Rough, Stony land-Mixed Origin Highams & Montpelier Soil Material
300as	Rough Stony land- Highams Soil Material Shallow Phase
300cs	Rough Stony land – Mixed Origin Highams & Montpelier Soil Materials, Shallow Phase
411	Novaton Silty Clay Loam
417	Loganton Silty Clay Loam
436	Zunhall Silty Clay Loam
438	Lanock Silty Clay Loam
442	Dingle Silty Clay Loam
449	Loganton Silty Clay Loam
452	Joes Silty Clay Loam
516	Wheelon Silty Clay Loam
622	Tyhee Silt Loam
638	Lanock Silt Loam
642	Dingle Silt Loam
652	Joes Silt Loam
G711	Novaton Gravelly Silt Loam
SG711	Novaton Gravelly Silt Loam
722	Tyhee Silt Loam
726	Aspen Loam
S726	Aspen Stony Loam
G743	Highams Gravelly Loam
F842	Dingle Fine Sandy Loam
M	Marsh


AREA NOT SURVEYED
SYMBOLS

WILDLIFE

Big Game

The most numerous big game species in the area is the deer although elk herds have been increasing in the last few years. The most prevalent range for these animals over which the city of Montpelier has jurisdiction is found within the foothills northeast of the city. The major limiting factor for big game populations is the amount of winter range according to the Idaho Fish and Game authorities. Winter range is a function of elevation, snow depth, vegetation and animal behavior, especially deer and elk, which have traditional wintering areas.

Alteration to or encroachment on this winter range will eventually cause a reduction in the total big game populations of the area. Development in areas of big game habitat should be carefully weighed against the impact on big game population. Blake Phillips of the Idaho Fish and Game Department has suggested increased traffic and traffic speeds should be considered in areas where big game ranges.

Fishery

Richard Scully, regional fishery manager, of the Idaho Department of Fish and Game praised Montpelier Creek as being a good cold water stream of quality where a variety of fish have been established. Along with native trout, exotic fish such as the brown trout, have been introduced to its waters.

Not only is Montpelier Creek valuable as a fishery but also serves the big game community as well as a variety of bird, plant and animal life. It has scenic value and draws tourists for fishing, picnicking, and camping. Protecting the creek against encroachment, narrowing of channels, and sediment or other debris should be part of any proposed development considerations.

LAND SENSITIVITY

The study of land sensitivity is designed to pinpoint areas and/or elements which could cause unsafe conditions or effect the quality of life for the citizens in and around Montpelier if improperly managed. Two ratings are included below as follows:

Sensitive:

- Fault lines
- Steep slopes
- High water tables
- Flood prone areas
- Big game winter range

Slopes over 31% and water tables 0 to 24 inches fall in the sensitive area. Maps in this section should be referred to for approximate areas of concern. On site analysis should be sought for specific application.

Moderately Sensitive:

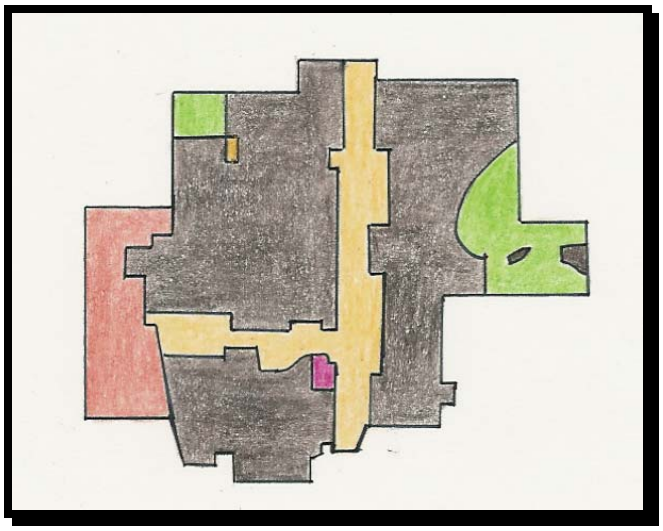
- Slopes rated at 15% to 30%
- Class 3 streams
- Water tables 10 to 40 "

This rating has a less degree of hazard to the citizens and their quality of life. However, awareness of these components should be included in any plans for development.

LAND USE

The residential use in Montpelier is scattered throughout the city; however, the concentrated use is from Boise Avenue south and from Fourth Street west although the area east of Fourth Street is steadily increasing in residential density. The commercial areas are split between west Washington Street and Fourth Street with current growth at the north end of Fourth Street. The businesses on Fourth Street have become increasingly dominant. Efforts are being made to increase the vigor of west Washington businesses through the Downtown Revitalization project. Industrial uses are mainly located on the west side of town and in the west impact area. Some commercial/industrial development has been located in the impact area north of the corporate city limits. Agricultural zoning is mainly located in the northern and eastern quadrants of the city and currently is the main use of the impact area with some Manufacturing Two and Commercial Two zoning in the west impact area. Recently approximately 13 acres along Highway 30 within the impact area were re-zoned to Manufacturing One. Other uses are dispersed throughout the community.

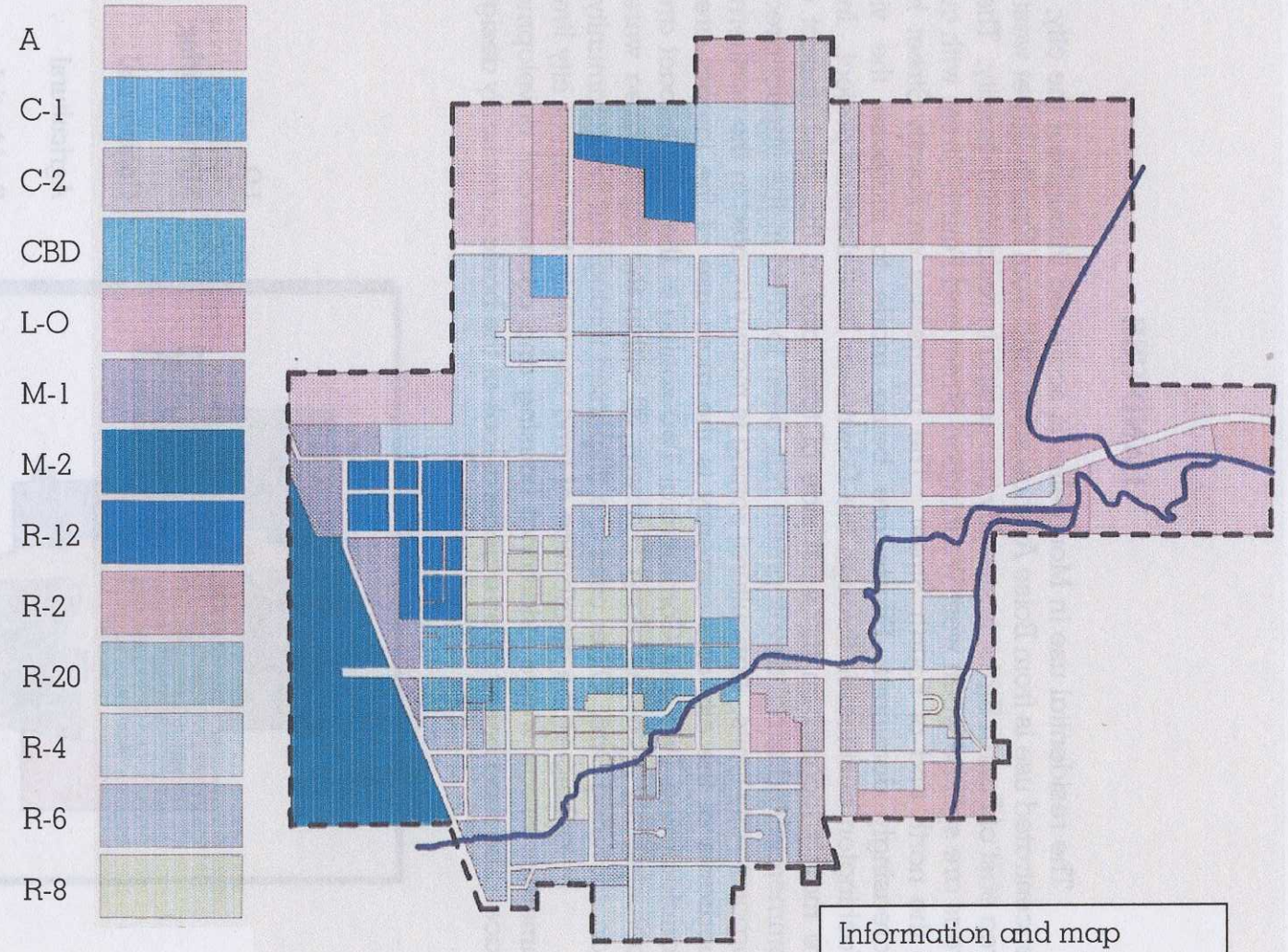
In looking at the distribution of land use within the current city limits, there are numerous areas where additional housing and commercial development can take place. The map below gives a general look at the basic community design of the city.



Plans are currently underway to revitalize the east/west commercial district commonly known as "downtown". Facelifts, interest points, a welcome center, general improvements and other features are being actively pursued. As the city considers ways to attract economic developers, community design will play an important role in decisions made.

MONTPELIER CITY

ZONE	ACRES	% OF TOTAL
A	116.78	11.84%
C-1	2.99	0.30%
C-2	92.97	9.42%
CBD	35.68	3.62%
L-O	4.41	0.45%
M-1	22.64	2.30%
M-2	61.16	6.20%
R-12	34.91	3.53%
R-2	204.06	20.69%
R-20	8.80	0.89%
R-4	243.88	24.73%
R-6	100.49	10.17%
R-8	57.96	5.88%
TOTAL	**986.73**	

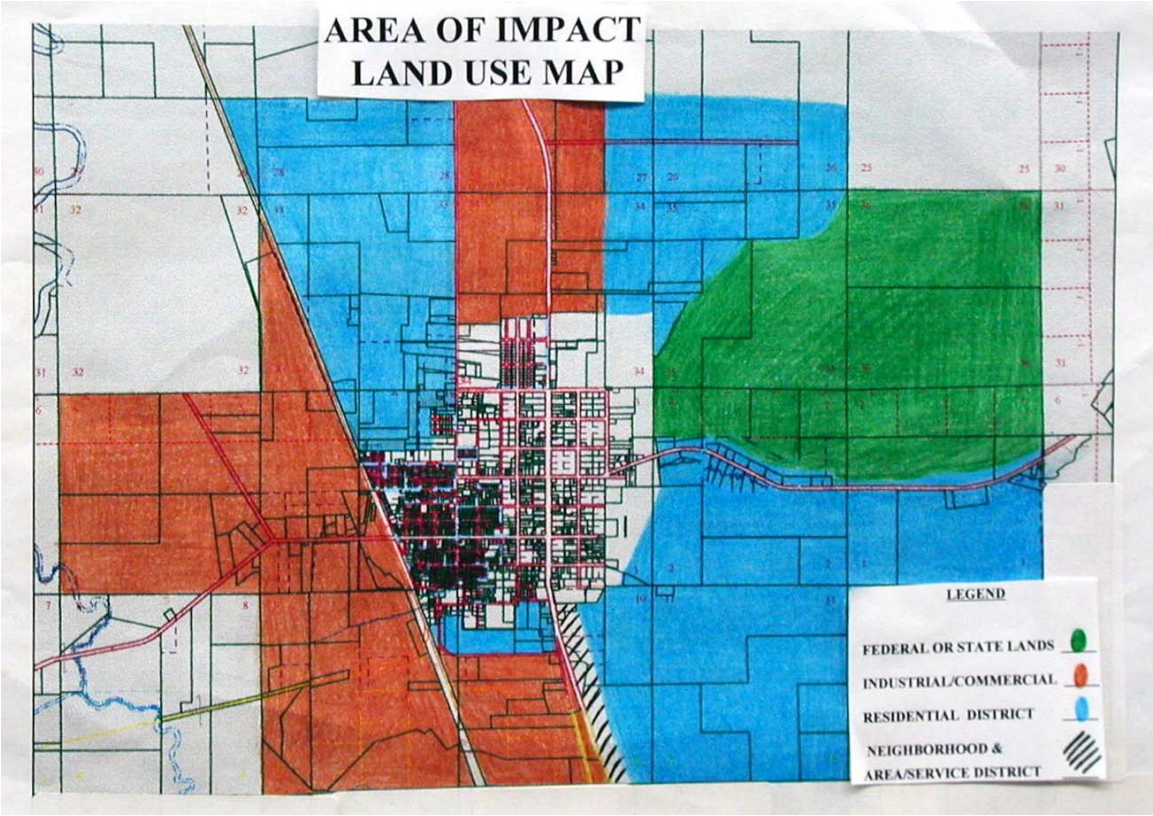


Information and map provided by Don B. Toomer

To better understand the maps on the previous two pages, the following definitions of the zoning districts are included:

- A (Agricultural): The purpose is to preserve and protect the decreasing supply of prime agricultural land.
- R-2 (Low Density Residential): The purpose is to permit single-family dwellings with lot sizes sufficient for individual water and sewer facilities, but not to exceed two dwelling units per net acre.
- R-4 (Medium-Low Density Residential): The purpose is to permit single-family and multi-family dwellings not to exceed four dwelling units per net acre.
- R-6 (Medium Low Density Residential): The purpose is to permit single-family or multifamily dwellings not to exceed six dwelling units per net acre.
- R-8 (Medium Density Residential): The purpose is to permit single-family and multifamily dwellings not to exceed eight dwelling units per net acre and allow conversion of large older houses in well established neighborhoods.
- R-12 (Medium High Density Residential): The purpose is to permit two-family and multifamily dwellings not to exceed twelve dwelling units per net acre and allow conversion of large older houses in well established neighborhoods.
- R-20 (High Density Multifamily Residential): The purpose is to permit multifamily dwellings (i.e., townhouses, garden apartments) not to exceed twenty dwelling units per net acre.
- R-32 (Very High Density High Rise Residential): The purpose is to permit very high density residential uses not to exceed thirty-two dwelling units per acre (i.e., high rise structures)
- L-O (Limited Office): The purpose is to permit groupings of professional, research, executive, etc. offices.
- C-1 (Neighborhood Business) The purpose is to permit convenience business uses which tend to meet the daily needs of a neighborhood.
- C-2 (Area and Service Business): The purpose is to permit general business uses that are larger in scale than a central business district. (i.e., shopping centers)
- CBD (Central Business) The purpose is to accommodate and encourage further expansion and renewal in the historical core business area.
- M-1 (Light Manufacturing): The purpose is to encourage manufacturing and wholesale businesses which are clean, quiet, and free of hazardous or objectionable elements.
- M-2 (Heavy Manufacturing): The purpose is to encourage major manufacturing, processing, warehousing, etc.
- M-3 (Heavy Manufacturing): The purpose is to provide land for the mining, processing and storage of mineral resources.

The following map shows the project land use for the Montpelier Area of City Impact:



Section 6

MONTPELIER CITY COMPREHENSIVE PLAN

GOALS AND OBJECTIVES

Element I: Population

1. Growth should be encouraged in order to ensure the well being of our city, schools, medical and recreational facilities, shopping and our over-all tax base.

2. Employment opportunities should be developed to enable people to stay in the area rather than seek employment elsewhere.

Element II: Economic Development

1. The development of an industrial park should be encouraged to enhance growth of the area.

2. Industry should be thoroughly investigated to determine if it would cause excessive noise, water and air pollution, traffic problems before being discouraged and mitigation be provided.

3. Area industry should be in compliance with all state and federal regulations.

4. The over-all objective is to increase the per capita income for area residents and enhance the existing quality of life.

5. Commercial development should occur whenever possible within the existing commercial areas to avoid the infiltration of retail businesses into existing residential areas.

Element III: Land Use

1. Residents of the City of Montpelier should abide by existing land-use zoning regulations.

2. The Planning and Zoning Commission and the City Council should consider proximity and location of small parks and open spaces in all of our plans for commercial and residential development to create a beneficial impression and provide for the benefit of the population.

3. Demand should precede development in the impact area where the prime use of agricultural land is concerned.

Element IV: Public Services and Utilities

1. The Montpelier City water system should continue to be upgraded with small lines replaced with larger diameter pipe and corroded pipe repaired or replaced. A second storage tank should be built to take better advantage of the new well. Maintenance and upgrades should be encouraged. A secondary water system using city irrigation shares should be implemented for city owned facilities so as to make economical use of the culinary water supply.

2. The City of Montpelier should write and adopt a well-head protection plan to protect our water supply and be in compliance with state regulation.

3. The Montpelier City sewage system should be upgraded and expanded with an additional drying pond. Water run-off systems should be encouraged whenever possible.

4. State of the art medical facilities and personnel should continue to expand and be available to area residents.

5. The city should encourage a state of the art technologies support system to promote economic development.

6. All subdividers should construct roads in accordance with sound engineering standards and criteria established by the city.

7. Subdivision street patterns should be reviewed by the City Superintendent prior to development to ensure steady traffic flow and minimize congestion or hazards. Collector streets should be considered as subdivision takes place.

8. All streets in high density residential areas (R6 and above) should have adequate curbs and gutters. Commercial and industrial zoned properties may be subject to review for curb and gutter needed for continuation of existing curb, drainage necessity, and aesthetics.

Element V: Housing

1. The city should encourage the development of good quality low cost housing for the elderly.

2. The city should encourage new building on existing lots and remodeling of existing structures.

3. Mobile home placement should be encouraged within Mobile Home Parks

Element VI: Natural Resources

1. Natural resources should be utilized and developed with controls for protection of air and water quality, wildlife, and the total environment.

2. Agriculture irrigation systems in the city and the impact area should minimize water loss and improve efficiency.

3. Commercial, industrial, and residential development should be monitored in order to protect the scenic and ecological importance of natural resources.

4. A green-belt walk way should be promoted.

Element VII: Community Design

1. New and existing businesses should provide sufficient parking for patrons, with enhanced delivery access and loading zones.

2. The city should promote and encourage revitalization and restoration of the downtown area through improved street and sidewalk design and provide an environment friendly to business owners and their customers.

3. The city should continue working toward ADA compliance in its public buildings and street crossings, unloading zones and parking areas for the elderly and handicapped.

4. Parks, golf courses and other recreation facilities should be added and improved as the city can afford to, and with grants and private donations.

5. The city should identify and encourage promoting historical sites and maintaining the heritage of Montpelier.

6. Clustering of housing should be permitted to allow for open areas, parks, utilization of utilities and services.

IMPLEMENTATION

Recommendations

Residential Growth

1. Further growth should be encouraged first to filling in of the already existing blocks, including the centers of the blocks to take advantage of the already existing public facilities such as streets, water system and sewerage system.

2. The mobile home park ordinance that exists should be enforced, setting up design standards and construction standards and providing a control capability for the city. The use of large travel trailers that are used as temporary housing should be addressed.

3. The existing subdivision ordinance should be reviewed in relation to the Comprehensive Plan to make sure that the construction of new streets, water lines, sewer lines and other facilities are the responsibility of the proper entity.

4. The city should be aware of the aging population. Facilitates need to be adapted and considered that adjust for the needs of a senior group. The City Hall should be brought into ADA compliance as soon as possible.

Construction Standards

1. All new construction should comply with ADA standards.

Industry and Warehousing

1. These general types of uses should be encouraged.

2. The development of an industrial park would be a great asset to the community.

Commercial Development

1. The downtown area should be maintained as the heart of the commerce of the city.

2. Restoration and revitalization of the downtown should be proceeded with as vigorously as finances will allow.

3. The leap-frogging of commercial development is not in the best interest of the city and the areas between the existing commercial areas should be filled in.

Recreation

1. As additional growth comes, new parks and recreation facilities should be provided--this can be accomplished through the subdivider in many cases.

Streets

1. As a minimum, the major collector streets identified in the plan should be continued through new subdivisions as they are developed.

Zoning

1. The present zoning ordinances should be reviewed and amended, taking into account the Comprehensive Plan, including the Goals and Objectives of the city and the recommendations of this section.

Section 7

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