

MENAN COMPREHENSIVE PLAN: 2025-2045



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Overview

The City of Menan's Comprehensive Plan serves as a guiding document for future growth and development while preserving the community's rural character and small-town charm. It outlines land use policies, infrastructure planning, economic development strategies, and environmental stewardship to ensure that key community heritage and values are retained as our town progresses into the future.

Introduction

Purpose and Scope of the Plan

- The Comprehensive Plan for the City of Menan serves as the foundational policy document guiding future growth, development, and land use decisions within the city and its Area of City Impact. This plan establishes a long-term vision for Menan while addressing current needs, opportunities, and challenges. It outlines policies to preserve Menan's rural character, support its agricultural roots, plan for future housing and infrastructure, and promote the health, safety, and general welfare of its residents.
- This plan is both visionary and practical. It is intended to be used by city leaders, staff, residents, developers, and partner agencies as a decision-making tool. It addresses land use, housing, transportation, utilities, economic development, natural resources, and other essential elements required by state law and aligned with local priorities.

Authority under Idaho Code Title 67, Chapter 65

- This Comprehensive Plan has been prepared in accordance with the Idaho Local Land Use Planning Act (LLUPA), Title 67, Chapter 65 of the Idaho Code. Under this law, each city is required to adopt and maintain a comprehensive plan to guide land use decisions, provide for orderly growth, and protect the property rights of citizens. This plan fulfills the mandates of Idaho Code §67-6508 by addressing all required planning components and providing a clear policy framework for Menan's future.

Overview of Planning Process and Public Participation

- The planning process for this Comprehensive Plan was grounded in transparency, community engagement, and local knowledge. A series of public meetings, surveys, and workshops conducted with the Menan City Council and Planning and Zoning Commission were conducted to gather input from residents, landowners, business owners, and community stakeholders. The Planning and Zoning Commission played a central role in drafting and reviewing plan elements, and the City Council provided oversight and final adoption.
- This plan reflects the voices of the people of Menan. Community feedback was instrumental in identifying core values, areas of concern, and opportunities for improvement. As such, the plan is a living document that represents the shared vision of the community.

Goals That Reflect Our Values

1. **Preserve and Strengthen Community Identity** – Maintain Menan’s small-town charm, rural character, and strong sense of community by honoring its heritage and fostering a welcoming, friendly environment.
 2. **Protect Private Property Rights** – Ensure that land use policies respect individual property rights while balancing community needs and maintaining responsible growth.
 3. **Promote Safety and Community Standards** – Uphold high standards for public safety, infrastructure, and development to create a secure, well-maintained, and visually appealing environment for all residents.
 4. **Encourage a Thriving and Diverse Community** – Support economic growth, cultural and religious diversity, and inclusive community engagement to enhance opportunities for all.
 5. **Keep Governance Simple and Accessible** – Maintain clear, straightforward regulations and decision-making processes that are easy to understand and promote transparency, fairness, and efficiency.
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Community Planning Constraints

The City of Menan faces unique planning challenges due to its existing infrastructure and geographical constraints. Primary constraints include:

- Without a community water system, development must rely on private wells. This limits commercial and industrial development that may require high quantities of water for commercial purposes and even community services like fire suppression. Additionally, high sub water poses additional building challenges.
- Bordered by the Snake River on three sides, expansion opportunities are limited, requiring careful land use planning to balance growth with environmental considerations.
- The city’s proximity to larger communities and major transportation corridors offers access to regional services but also means that many residents must travel for employment, higher education, medical care, and upper-grade schooling.

These factors necessitate a strategic approach to development that preserves Menan’s rural character while ensuring sustainable growth and essential service access for residents.

Changing Lifestyles and Economic Shifts in Past Twenty Years

The way that people live, work, play, go to school, shop, and interact has changed significantly in the last 25 years. In addition to some workers still commuting to jobs in other towns or places, like many INL employees that live in Mena, new job markets allow many workers to work from home via virtual offices. Internet commerce has opened up global markets to cottage industries that can sell and ship products all around the world.

At the same time, housing costs continue to rise and development patterns shift, families are adapting by seeking affordable, sustainable living options while balancing the need for space and accessibility. These changes have altered social interactions, economic opportunities, and community services, requiring proactive planning to ensure long-term resilience and quality of life.

Key trends influencing daily life in Menan include:

- **Entrepreneurship & Global Commerce** – The internet enables residents to start businesses that reach national and international markets, reducing reliance on local economies.
- **Instant Communication** – Digital platforms allow for real-time interactions, making remote work, telemedicine, and virtual education more accessible.
- **Home-Based Business Development** – More residents are running businesses from their homes, requiring updated zoning policies to accommodate mixed-use development.
- **Housing Changes & Costs** – Rising housing prices and shifting demand for rural living influence development patterns, affordability, and infrastructure needs.
- **Online Shopping** – Increased e-commerce reduces demand for local retail but increases delivery services and traffic on rural roads.
- **Aging Roads and Bridges** – Infrastructure maintenance struggles to keep up with growing transportation needs, requiring strategic investment.
- **EMS & Fire Support Services** – Limited emergency services and fire protection necessitate regional coordination and investment to ensure public safety. Advancements in technology, shifts in economic structures, and evolving community needs have significantly influenced how residents of Menan live, work, and interact. The rise of remote work and home-based businesses has allowed more people to live in rural communities while remaining connected to global commerce. Instant communication and online services.

POPULATION ELEMENT



Population Element

History of Menan

The City of Menan is one of the oldest settlements in Jefferson County and holds a unique place in Idaho's pioneer history. Founded in the late 1870s, Menan was settled by Mormon pioneers who were drawn to the area for its fertile soil, access to the Snake River, and abundant natural resources.

Our beautiful City was settled in 1879 as "Pooles Island". The name was later changed to Cedar Butte and finally, to Menan, which is the Indian word for "island". It became one of the first incorporated communities in what was then Bingham County. It later became part of Jefferson County when that county was formed in 1913. Early settlers developed a strong agricultural base, constructing canals, irrigation systems, and ditches to divert water from the Snake River, transforming the desert landscape into productive farmland. Agriculture remains a vital part of the community's economy and identity today.

In addition to farming, Menan quickly became known as a tight-knit community centered around family, faith, and cooperation. Churches, schools, and civic organizations played key roles in shaping the town's character. The Menan Fourth of July Celebration, which began in the late 19th century, has become one of the longest-running Independence Day events in the region, drawing residents and visitors alike.

Menan is also notable for its proximity to the North and South Menan Buttes, unique volcanic cones that are now protected as natural landmarks. These buttes have drawn the interest of geologists, educators, and tourists due to their rare geologic formation.

Today, Menan remains a small but vibrant city that values its rural roots, community spirit, and natural beauty. While modern development has brought some growth and change, Menan continues to embrace its heritage as one of Idaho's pioneering towns—where the past informs the future, and neighbors still know each other by name.

Demographics and Population Trends

The City of Menan has experienced modest but steady demographic changes over the past several decades. From 1980 to 2020, the population grew from 605 to 715, reflecting an overall increase of about 18% over 40 years. The most significant growth occurred between 1990 and 2000, when the population rose by nearly 18%. However, growth has since slowed, with a small decline observed between 2010 and 2020. Recent estimates for 2025 suggest the population has rebounded slightly to approximately 746 residents. Based on this trajectory, Menan's average annual growth rate since 2020 is around 0.81%, a modest pace that indicates stable, incremental growth.

Demographically, Menan remains a small, family-oriented rural community with a median age of about 41, slightly older than the national average. The population is predominantly White (86%), with Hispanic or Latino residents comprising around 10%. Households tend to be larger than average, reflecting the city's family-centered character. Looking ahead, if the current growth rate continues, Menan is projected to reach a population of approximately 941 by 2050. This trend suggests the need for thoughtful planning to accommodate moderate increases in housing demand, infrastructure needs, and public services, while maintaining the city's rural identity and strong sense of community.

Menan Population - 1980-2025		
Year	Population	Change from Prior Census
1980	605	+11.0 %
1990	601	-0.7%
2000	707	+17.6%
2010	741	+4.8%
2020	715	-3.5%
2025	746 (estimate)	+4.4%
Projected Population - Considering .81% Annual Growth Rate (Mena grew at .81% per year between 2020 and 2025)		
2030	776 (+25-30 people over five years)	
2040	854 (+75-80 people over 10 years)	
2050	941 (+85-90 people over 10 years)	

Housing and Land Use Demands

In Menan, household average about 2.8 people per household. The following table notes the number of households, and the projected additional houses that will be need to accommodate the projected population growth between 2025 and 2050. (All numbers are estimates for planning purposes)

Year	Population	Households	Additional Houses Needed
1980	605	Not Available	
1990	601	Not Available	
2000	707	220	
2010	741	259	
2020	715	255	
2025	746 (estimate)	266	
2030	776	277	11 Additional Houses Needed
2040	854	305	28 Additional Houses Needed
2050	941	376	71 Additional Houses Needed

Considering the population and housing projections, then City of Menan should anticipate needing to annex 45-50 acres of land in the next 25 years to accommodate the projected growth (assuming ½ acre lots, as well as streets to access the lots).

PROPERTY RIGHTS ELEMENT



Property Rights Element

The City of Menan recognizes the fundamental importance of private property rights as protected by the United States Constitution, the Idaho State Constitution, and Idaho law. The ability of individuals to use, enjoy, and make decisions regarding their property is essential to the freedoms that define the community's character and quality of life. As such, the City affirms its commitment to uphold and respect private property rights in all land use decisions, ordinances, and regulatory practices.

At the same time, Menan is a close-knit, rural community with shared values centered around family, agriculture, open space, and responsible growth. As Menan continues to grow, the City must carefully balance individual property rights with the broader public interest in preserving these community values. Land use regulations will be crafted and applied to achieve this balance, ensuring that they do not result in a "taking" of private property without just compensation, while also maintaining the health, safety, and welfare of the community.

To help ensure this balance, the City will evaluate new ordinances, policies, and decisions using Idaho's "Checklist for Private Property Rights Act Compliance" to identify potential impacts on private property. The City will strive to engage with property owners early and often during the planning and decision-making process. Menan's approach to land use will continue to respect individual rights while encouraging development patterns that reflect the goals and values of the broader community.

The purpose of the Property Rights Element is to ensure that land use policies, decisions, and regulations adopted by the City of Menan do not result in an unconstitutional taking of private property. This element is designed to guide future growth and development while maintaining a careful balance between individual rights and the long-term welfare and values of the community.

This section is intended to comply with Idaho Code § 67-6508(1), which requires that a comprehensive plan include "an analysis of provisions which may be necessary to ensure that land use policies, restrictions, conditions, and fees do not violate private property rights, adversely impact property values, or create unnecessary technical limitations on property."

Idaho Checklist for Private Property Rights Compliance
• Does the regulation result in a permanent or temporary physical occupation? • Does it require the owner to dedicate property or grant an easement? • Does it deprive the owner of all economically viable uses of the property? • Does it have a significant impact on the owner's economic interest? • Does it deny a fundamental attribute of ownership? • Does the condition imposed substantially advance a legitimate government purpose, and does it serve the same purpose that would be served by directly prohibiting the action?

The City of Menan is committed to protecting private property rights through thoughtful land use planning and regulatory processes that respect individual ownership while

promoting the public interest. This Property Rights Element affirms the city's responsibility to ensure that land use actions are constitutionally sound, legally defensible, and aligned with the values and aspirations of the Menan community.

Legal Context

Federal and state laws provide protection for private property rights, including:

- **U.S. Constitution, Fifth and Fourteenth Amendments** (Takings Clause and Due Process)
- **Idaho Constitution, Article I, Section 14**
- **Idaho Code § 67-8003**: Provides a checklist to help local governments evaluate the potential for regulatory takings before implementing land use decisions.
- **Regulatory Takings Checklist** (as required by Idaho Attorney General guidelines)

The City of Menan is committed to evaluating its regulations and decisions in light of these requirements and to use the Idaho Attorney General's Regulatory Takings Checklist as a consistent tool for review.

Community Values and Property Rights

Menan's citizens value both the freedom to use and develop private land and the benefits of a well-planned, orderly, and rural character. Key values include:

- Preserving rural and agricultural heritage
- Protecting open space, natural resources, and viewsheds
- Encouraging responsible development that does not impose burdens on neighbors
- Providing transparency and fairness in zoning and permitting

Menan recognizes that property rights are not absolute and that they must be balanced with the rights of others and the legitimate interests of the community as a whole. For example, while landowners have the right to develop their land, this must be done in a way that respects floodplain boundaries, avoids hazardous areas, and does not impose significant burdens on public infrastructure or surrounding properties.

Goals and Objectives

Goal 1: Protect constitutionally guaranteed private property rights.

- **Objective 1A:** Regularly review local land use regulations and decisions to ensure compliance with takings laws.
- **Objective 1B:** Apply the Idaho Attorney General's Regulatory Takings Checklist before enacting significant land use regulations or approving development conditions.

Goal 2: Promote transparency and consistency in land use decisions.

- **Objective 2A:** Ensure that all zoning changes, permitting processes, and development requirements are clear, predictable, and fairly applied.
- **Objective 2B:** Provide notice, opportunity for public comment, and clear findings in all land use decision-making processes.

Goal 3: Balance individual property rights with community interests.

- **Objective 3A:** Use zoning and subdivision ordinances to protect the health, safety, and welfare of the community while allowing reasonable and flexible use of private land.
- **Objective 3B:** Provide for conditional and permitted uses that give landowners options without undermining neighbors' rights or infrastructure limitations.

Policies and Implementation Strategies

Policy	Implementation Strategy
Property rights must be considered in every land use decision.	Use the Attorney General's Regulatory Takings Checklist as a review tool for all significant land use decisions.
Land use regulations shall be clearly written and publicly accessible.	Maintain up-to-date zoning and development codes on the city's website and at City Hall.
Property owners shall be given fair notice and opportunity to be heard.	Follow due process procedures in all zoning, subdivision, and permitting hearings.

Conflicts between land use regulations and private rights shall be minimized.	Use flexible zoning tools (e.g., conditional uses, variances) when appropriate to accommodate reasonable use.
Regulatory burdens shall be proportionate to the public purpose served.	Keep land use regulation as clear, simple, and predictable as possible.

Key Elements of the Menan Comprehensive Plan

The Menan Comprehensive Plan provides a framework for guiding the city's growth while preserving its rural character and enhancing the quality of life for residents. It focuses on five key elements that shape the community's future: community design, economic development, housing, transportation, and land use. Each element plays a critical role in ensuring that Menan remains a welcoming, sustainable, and well-planned place to live and work.

- **Community Design** – Emphasizes maintaining Menan's small-town charm by promoting thoughtful development, open spaces, and infrastructure that support a safe and attractive environment.
- **Economic Development** – Supports a balanced economy by encouraging local entrepreneurship, home-based businesses, and sustainable growth while recognizing the city's proximity to regional economic hubs.
- **Housing** – Addresses the need for diverse and affordable housing options that align with Menan's rural setting while accommodating future growth and changing demographics.
- **Transportation** – Focuses on maintaining and improving roads, bridges, and pathways to ensure safe and efficient movement of people and goods within and beyond the city.
- **Land Use** – Guides development in a way that protects property rights, preserves natural resources, and ensures that growth is compatible with Menan's agricultural heritage and environmental constraints.

COMMUNITY DESIGN ELEMENT



Community Design

Community design in Menan is centered on creating an environment that celebrates its unique rural character while evolving to meet modern needs. This element of the comprehensive plan focuses on the thoughtful integration of public spaces, infrastructure, and community values to foster a cohesive and inviting atmosphere. It seeks to balance preserving the city's rich heritage with embracing innovation and diversity to enhance the quality of life for all residents.

The Community Design Element of Menan's Comprehensive Plan establishes the city's vision and policies for physical layout, appearance, and aesthetic qualities that contribute to a vibrant, safe, and livable rural community. This element supports land use planning decisions that promote orderly development, preserve the city's rural charm, enhance the public realm, and protect natural and cultural features that define Menan's identity.

Idaho Code § 67-6508(14) requires an analysis of general design and aesthetic principles that guide the development of the built environment, including streetscapes, public spaces, neighborhoods, commercial areas, and gateways.

The City of Menan's community design goals aim to ensure that future development reflects and enhances the city's rural charm, historic identity, and high quality of life. Through thoughtful planning, design standards, and community involvement, Menan can continue to grow in a way that strengthens its sense of place and preserves what residents value most.

Goal: Preserve Community Identity and Heritage

This goal emphasizes maintaining Menan's distinctive identity by celebrating its heritage and rural charm. It aims to create public spaces and design guidelines that honor traditional values while providing a welcoming, friendly environment for residents and visitors alike.

Rationale:

Preserving community identity and heritage is essential for maintaining the unique character and sense of place that define Menan. By celebrating traditional values and the rural charm that residents cherish, the city can foster community pride, encourage cultural continuity, and create inviting public spaces that appeal to both locals and visitors.

Implementation Strategies:

- **Develop Heritage Trails and Public Art:** Create walking trails and install interpretive signage and public art that highlight key historical landmarks and stories, reinforcing the city's historical narrative.
- **Community Engagement Initiatives:** Launch forums, workshops, and cultural events that actively involve residents in documenting and celebrating local history and traditions.

- **Collaborate with Local Organizations:** Partner with historical societies, cultural groups, and educational institutions to develop programming and promotional materials that emphasize Menan's unique heritage.

Goal: Uphold Private Property Rights, Safety, and Community Standards

This goal focuses on ensuring that individual property rights are respected and that development is guided by clear, fair standards that promote safety and simplicity. It seeks to establish robust planning and design policies that protect residents' interests, support orderly growth, and maintain a secure, well-regulated community environment.

Rationale:

Respecting private property rights while ensuring community safety and adherence to established standards is vital for building trust and maintaining a stable environment in Menan. This goal ensures that residents can enjoy the benefits of property ownership without compromising on the community's safety and quality of life, while providing clear, fair guidelines for orderly growth.

Implementation Strategies:

Update and Clarify Zoning Regulations: Revise local zoning codes and building regulations to clearly define property rights, permissible uses, and development standards that prioritize safety and community aesthetics.

Collaborate with Stakeholders: Engage local businesses, community groups, and residents in regular reviews of planning policies and standards, ensuring that regulations remain relevant and effective in protecting both individual rights and the collective well-being.

Policies and Implementation Strategies

Policy	Implementation Strategy
New development should be compatible with existing neighborhood design.	Adopt subdivision and design standards that reflect traditional lot patterns and architectural styles.
Preserve existing vegetation, trees, and open space.	Require site plans to identify and preserve mature trees and natural features where feasible.
Enhance pedestrian access and streetscapes.	Continue installing sidewalks, crosswalks, and street trees in developed areas.
Improve visual quality at city gateways.	Develop design guidelines and plantings for city entrance corridors, especially along 3500 E and Menan-Lorenzo Highway.

WATER



Water

Purpose.

To provide a legally grounded framework for management of culinary and irrigation water systems in Menan that (a) safeguards public health and water quality, (b) supports orderly and sustainable growth, (c) conserves groundwater, and (d) ensures compliance with state law — especially the revisions to domestic-use law under Senate Bill 1083A (2025).

Background / Existing Conditions

- Menan currently lacks a municipal community culinary water system: culinary and irrigation water is generally supplied via on-lot domestic wells and private irrigation infrastructure.
 - Historically, many Idaho homeowners used the “domestic exemption” to drill wells without obtaining a water right permit. Under prior versions of state law, exempt domestic wells could supply water for households *and* allow up to one-half acre of irrigation per lot (subject to volume limits) under certain conditions (e.g., ≤ 13,000 gallons per day) (Idaho Department of Water Resources [IDWR], n.d.).
 - However, the water-use landscape in Idaho is changing. In 2025 the Idaho Legislature passed Senate Bill 1083A, which substantially modifies how the domestic exemption works — especially for subdivisions, shared wells, and irrigation uses (Idaho State Legislature, 2025; IDWR, n.d.).
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Implications of Senate Bill 1083A for Menan

- Under the new law, “domestic purposes” remain defined to cover typical household uses (drinking, cooking, bathing, cleaning, etc.) and limited stock-watering or small-scale irrigation. But the statutory limits restrict water for irrigation under the exemption in many cases. Outside of regulated groundwater areas, exemptions may apply; but in areas designated as Ground Water Management, Critical Ground Water, or Moratorium Areas, the domestic exemption is limited to in-home and livestock uses — **irrigation and other outdoor water uses require a permit.** (Idaho Code §§ 42-111, 42-227, as amended; see also IDWR, n.d.; Foundation for Natural Resources & Energy Law, 2025)
- The law allows **shared domestic wells** (single diversion) for multiple homes — but only for **in-home use**. Irrigation, common landscape watering, or subdivided-lot irrigation cannot be supplied from such wells under the exemption (Foundation for Natural Resources & Energy Law, 2025; Food Producers of Idaho, 2025).

- For subdivisions within or near municipal service areas or Areas of City Impact, the legislation requires that any “community wells or public water systems” be designed to be compatible with existing or future municipal systems; where surface water is reasonably available, it must be prioritized for irrigation over groundwater wells (Foundation for Natural Resources & Energy Law, 2025; Food Producers of Idaho, 2025).
- The law also enhances compliance processes and permits local governments and permit authorities (e.g., Idaho Department of Water Resources — IDWR) to enforce conditions, require mitigation, and apply permitting requirements where exemptions don’t apply (IDWR, n.d.; Foundation for Natural Resources & Energy Law, 2025).

Implication for Menan: Under S.1083A and associated IDWR guidance, continued reliance on individual domestic-exempt wells as lot-by-lot development proceeds — especially for irrigation — may not be legally sustainable or advisable. This creates a strong legal and policy basis for requiring new subdivisions to install or connect to shared / community culinary water systems (with optional shared irrigation distribution) and to plan for future municipal-scale systems.

Goals

1. **Protect public health and water quality** by securing safe, reliable culinary water meeting state and federal standards.
 2. **Plan and implement a municipal / community culinary water system** as part of Menan’s long-term infrastructure strategy, reducing reliance on individual domestic wells.
 3. **Encourage efficient and sustainable irrigation water delivery** via shared distribution systems or surface-water/Irrigation-district sources where feasible.
 4. **Ensure compliance with state water law (including S.1083A)**, coordinate with IDWR and regional groundwater/stewardship authorities, and avoid over-exploitation of aquifers.
 5. **Phase growth in a way that aligns water infrastructure build-out with development** (i.e., as new subdivisions are approved, require community water systems rather than perpetually expanding domestic wells).
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Objectives (Measurable / Time-framed)

1. **Revise Subdivision Regulations** within 12 months to require that any new residential subdivision 8 (eight) lots or more must:
 - either connect to an existing or planned community/municipal culinary water system, or
 - construct a community-scale culinary water system, designed to be connectable to a municipal system later.
 - Where conditions allow, require installation of shared irrigation distribution infrastructure rather than reliance on separate domestic wells for each lot.
 2. **Adopt a 20-year Water Capital Improvements Plan (CIP)** — within 18 months — that identifies priority areas for system build-out, projected well and storage needs, treatment or treatment alternatives, and interconnection plans; and schedule such infrastructure to correspond with likely development.
 3. **Establish Collection / Interconnection Strategy (Long-term).** As community systems are built in phases, plan for future linking of discrete systems into a unified municipal distribution network (when feasible), to maximize efficiency and redundancy.
 4. **Implement Water Conservation and Monitoring Policies.** For all community systems: require metering, adopt tiered water-use and rate structures, require water-efficient landscaping for new subdivisions (xeriscape or low-water landscaping), and encourage irrigation via surface water or irrigation-district water when possible rather than groundwater.
 5. **Coordinate with State and Regional Authorities.** Maintain regular communication with IDWR and relevant groundwater or irrigation districts; before approving plats, verify water-right availability, compliance with S.1083A, and potential mitigation or conservation obligations.
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Policies

- New residential subdivisions shall be required to install or connect to community culinary water systems rather than rely on individual domestic-exempt wells — particularly for irrigation, which may no longer be permissible under the domestic exemption for many subdivisions under S.1083A.
- The City will encourage shared irrigation distribution systems or connection to existing irrigation districts or surface-water supplies for landscape or lawn irrigation, as appropriate.
- Any community well or public water system in a subdivision near an area of City Impact or within municipal service area must be designed to be compatible with

future municipal infrastructure, per state law (Idaho Code § 31-3805) (Foundation for Natural Resources & Energy Law, 2025).

- New system design must ensure long-term operability, maintenance, and financial sustainability (e.g., via utility district formation, homeowners association, or municipal utility) before final plat approval.
 - Developers must demonstrate proof of adequate water rights, treatment capacity (if needed), and distribution capacity for both culinary and irrigation (if irrigation is within plan) before final plat approval — and allocate funds for operation, maintenance, and eventual connection to municipal system when available.
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Implementation Actions

1. **Amend Local Subdivision and Zoning Ordinances.** Insert language requiring community water systems (culinary and, when feasible, shared irrigation) for new subdivisions with eight or more lots; require easements/reservations for future mains and interconnections; require water-system design to meet standards compatible with municipal systems.
2. **Develop Water CIP and Financing Plan.** Commission an engineering study to map possible system layout, well sites, storage, treatment, trunk mains; estimate costs; identify funding sources (state/federal grants or loans, impact fees, assessments, etc.).
3. **Adopt Water System Design and Construction Standards.** Set technical standards for pipe materials, storage and pressure requirements, metering, modular system layout to allow future interconnection, and operation/maintenance criteria.
4. **Require Operations, Maintenance & Sustainability Plan for New Systems.** Developers must establish a system operator (city, utility district, HOA utility, or contract operator), and provide a demonstration of long-term funding and maintenance. Include decommissioning plan for private wells where connection is mandatory.
5. **Institute Conservation Measures.** Require metering, irrigation-efficient landscaping for new developments, conservation-oriented rate structures, and encourage use of surface water or irrigation district water for landscape irrigation rather than groundwater.
6. **Interagency and Rights Coordination.** Before final plat approval, require documentation of water rights, submitted to IDWR; coordinate with regional groundwater or irrigation districts to avoid impacts, curtailment risk, or over-appropriation; and ensure compliance with state statutes and IDWR rules.

7. **Public & Stakeholder Outreach.** Conduct public workshops and outreach to developers, homeowners, and stakeholders to explain the changes under S.1083A, the need for community water systems, the benefits (health, long-term reliability, conservation), and the planned timeline for implementation.
 8. **Monitoring & Review.** Periodically review water-system use, groundwater levels, number of connections, and system performance. Adjust policies and CIP as needed to respond to growth, water-use trends, and evolving state law or resource conditions.
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Performance Measures / Benchmarks

- Percent of new subdivisions (post-ordinance) that provide community culinary water systems (target: 100% for subdivisions 8 lots or more).
 - Number (and percent) of new residential lots connected to community water systems vs. relying on individual wells.
 - Adoption of amended subdivision ordinance and water-system standards within 12 months of plan adoption.
 - Adoption of Water CIP and financing strategy within 18 months.
 - Implementation of metering and conservation rate structure for any community water system within 6 months of first connection.
 - Participation in interagency coordination and groundwater management/mitigation efforts.
 - Reduction in the number of new domestic-exempt wells drilled for irrigation.
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Basis in State Law & Legal Context

Under S.1083A, codified amendments to Idaho Code § 42-111 and Idaho Code § 42-227 redefine and limit eligibility for the domestic-use exemption — especially for subdivisions and irrigation. The law restricts the exemption in groundwater-sensitive areas to in-home and livestock uses only; irrigation and other outside uses in subdivisions now require a standard water-right permit (Idaho State Legislature, 2025; IDWR, n.d.; Foundation for Natural Resources & Energy Law, 2025).

Additionally, S.1083A and its implementing guidance require that shared wells / public water systems in municipal service areas or areas of city impact must be compatible with

municipal systems and prioritize surface water for irrigation when available (Foundation for Natural Resources & Energy Law, 2025; Food Producers of Idaho, 2025).

Given these changes, local governments (like Menan) now have a strong legal foundation — and arguably an obligation — to require new residential subdivisions to adopt community water systems rather than perpetually expanding unregulated domestic wells that may no longer comply with exemption criteria.

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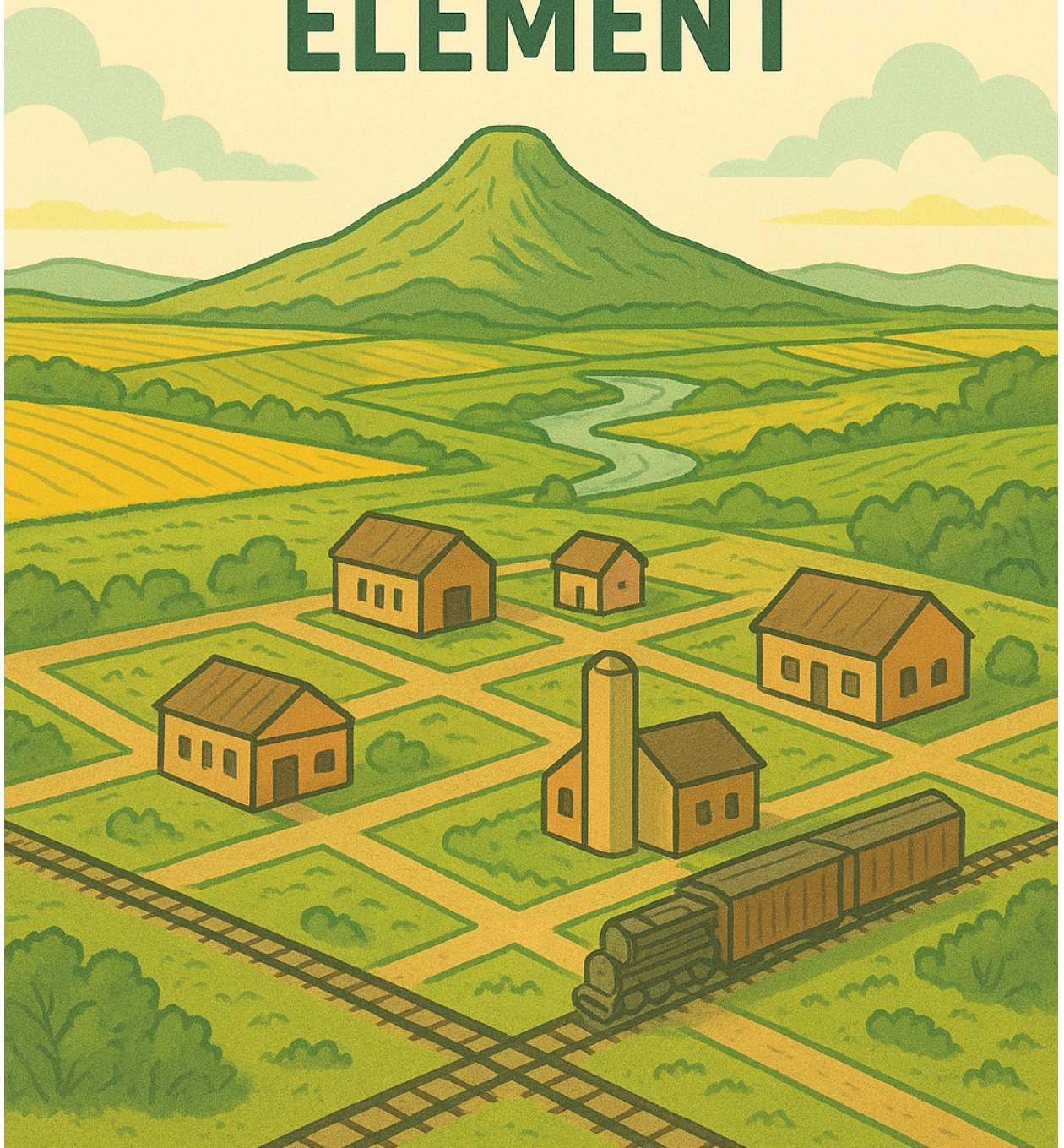
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ECONOMIC DEVELOPMENT ELEMENT



Economic Development Element

The economic development element of the comprehensive plan seeks to create a vibrant, resilient local economy that leverages Menan's unique rural assets while embracing modern business opportunities. This strategy is designed to enhance the community's quality of life by supporting a diverse range of enterprises—from restaurants and service-oriented amenities to innovative home-based businesses and sustainable agricultural ventures—ensuring that the economic benefits extend to all residents.

This element outlines the City of Menan's economic conditions and sets forth goals and policies to support a diverse, resilient, and sustainable local economy. It provides a framework to promote local business development, attract compatible economic opportunities, support workforce readiness, and enhance the quality of life for Menan residents.

The Idaho Local Land Use Planning Act requires communities to address economic development, including analysis of labor force characteristics, employment by sector, economic trends, and policies to stimulate economic growth.

Menan's economic future depends on preserving its rural character while supporting locally appropriate growth in business and employment. Through partnerships, strategic land use decisions, and investments in people and infrastructure, Menan can build a sustainable economy that serves both current and future residents.

Existing Economic Conditions

Menan is a small rural city in Jefferson County with a population of approximately 850 (2020 Census). The community has historically been centered around **agriculture, education, and local services**. Many residents commute to nearby cities, including **Rigby, Rexburg, and Idaho Falls**, for employment in health care, education, manufacturing, construction, and retail.

Key Characteristics:

- **Workforce:** Many Menan residents are employed in skilled trades, agriculture, education, and healthcare-related occupations.
 - **Commuting Patterns:** Menan is part of a regional labor market; most working residents commute 10–30 minutes to nearby urban centers.
 - **Local Businesses:** Small businesses and home-based enterprises operate in Menan, including agriculture, construction, retail, and personal services.
-

Strengths, Weaknesses, Opportunities, and Threats (SWOT)

Strengths	Weaknesses
Proximity to Rigby, Rexburg, and Idaho Falls	Limited commercial base in city limits
Strong sense of community	Lack of infrastructure for industrial growth
Available land for development	

Opportunities	Threats
Support for agri-business and local food economy	Regional competition for employers
Small-scale tourism, Snake River access	Population stagnation without economic drivers
Remote work and home-based businesses	Loss of agricultural land to development

Goal: Enhance the Local Business and Service Ecosystem

This goal focuses on strengthening Menan's economic base by promoting restaurants, retail outlets, and other essential amenities that serve residents and attract visitors. By prioritizing service-oriented businesses, the community can create a dynamic environment that enhances daily living, supports local employment, and contributes to overall economic vibrancy.

Rationale:

Enhancing the local business and service ecosystem is crucial for creating a vibrant, self-sustaining economy in Menan that benefits both residents and visitors. By prioritizing restaurants, retail outlets, and other essential amenities, the community can stimulate local employment, boost economic activity, and improve overall quality of life while retaining its unique rural character.

Implementation Strategies:

Streamline Permitting and Licensing: Develop a simplified, transparent permitting process that reduces bureaucratic barriers and accelerates the launch of new businesses.

Enhance Infrastructure and Public Spaces: Invest in the improvement of public areas and infrastructure that support commercial activities, such as parking, pedestrian walkways, and attractive streetscapes, to create an inviting environment for shoppers and diners.

Foster Public-Private Partnerships: Encourage collaboration between local government, business owners, and community organizations to co-develop initiatives and events that promote local commerce and community engagement.

Launch a Local Business Marketing Campaign: Develop a comprehensive marketing strategy that highlights Menan's unique service offerings and local businesses, leveraging social media, local events, and tourism promotion to attract both residents and visitors.

Goal: Cultivate Local Entrepreneurship and Home-Based Ventures

This goal is dedicated to fostering an entrepreneurial spirit by welcoming small businesses, home-based jobs, and e-commerce initiatives. By developing supportive policies, infrastructure, and networking opportunities, Menan will empower residents to launch innovative enterprises that contribute to a diversified and modern local economy.

Rationale:

Cultivating local entrepreneurship and supporting home-based ventures is essential for diversifying Menan's economy and fostering innovation among residents. By creating an environment that eases the start-up process and promotes digital connectivity, the city can stimulate job creation, reduce economic reliance on external markets, and empower individuals to build sustainable, home-grown businesses.

Implementation Strategies:

Enhance Business-Friendly Policies: Revise local ordinances and zoning regulations to accommodate home-based businesses and small entrepreneurial ventures, ensuring minimal bureaucratic hurdles and clear guidelines for operation. All policies should be simple, clear, predictable and transparent. This strategy will create a supportive regulatory framework that encourages innovation and reduces entry barriers for new business owners.

Invest in Digital Infrastructure: Improve high-speed internet and technological resources across Menan to support e-commerce and remote work, ensuring that local entrepreneurs can compete in a digital marketplace. Reliable connectivity will enable residents to seamlessly operate home-based businesses and tap into national and global markets.

Goal: Promote Sustainable Agricultural and Farm-to-Market Initiatives

This goal emphasizes the importance of integrating agriculture into Menan's economic development strategy by encouraging small personal farms, farmers markets, and farm-to-market opportunities. By bridging traditional agrarian practices with contemporary market demands, the community can nurture sustainable food systems, bolster local entrepreneurship in agriculture, and reinforce its rural heritage while driving economic growth.

Rationale:

Promoting sustainable agricultural and farm-to-market initiatives is vital for preserving Menan's rural heritage while adapting to modern market demands. This goal supports the development of robust local food systems, stimulates rural entrepreneurship, and strengthens the connection between small-scale farmers and consumers, ultimately driving economic growth and community resilience.

Implementation Strategies:

Establish a Local Agricultural Support Program: Create a program offering technical assistance, training workshops, and resources on sustainable farming practices to help small personal farms thrive in a modern market environment.

Develop Farm-to-Market Infrastructure: Invest in the necessary infrastructure, such as farmers markets, distribution centers, and community-supported agriculture programs, to facilitate the efficient movement of locally produced goods to consumers and businesses.

Economic Development Policies

Policy	Implementation Strategy
Protect agricultural land and support ag-based industries	Maintain zoning regulations that preserve farmland and allow for ag businesses
Encourage broadband and infrastructure investment	Work with Jefferson County and ISPs to extend reliable high-speed internet
Support community events and tourism	Promote the Menan Buttes, Snake River access, And Community Events like the 4th of July Celebration
Attract and retain young families and professionals	Encourage housing types and amenities suited for working families
Maintain flexible land use codes for small-scale enterprise	Review zoning ordinance to ensure compatibility with live/work uses

HOUSING ELEMENT



Housing Element

Housing in Menan plays a crucial role in shaping the community's future by providing high-quality, family-friendly living options while preserving the city's rural character. The comprehensive plan focuses on encouraging private homeownership, maintaining a balance between larger lot sizes and diverse housing options, and ensuring that new development aligns with existing infrastructure and community values. Thoughtful housing policies will help Menan accommodate growth while protecting agricultural land, open spaces, and the small-town atmosphere that residents cherish.

The purpose of the Housing Element is to ensure that Menan accommodates current and future housing needs by encouraging a variety of housing types and affordability levels. This element identifies existing conditions, anticipates future demand, and sets goals and policies to promote housing opportunities that are safe, accessible, and compatible with the City's rural character.

Menan's housing policies will balance growth with the preservation of the city's rural charm and agricultural lands. By supporting a mix of housing types and affordability levels, the City can ensure residents of all ages and income levels have access to quality housing now and into the future.

Statutory Requirements

Idaho Code § 67-6508(6) requires each comprehensive plan to include a housing component that:

- Analyzes the housing needs of the community.
- Considers the condition and availability of existing housing stock.
- Addresses the availability of housing for all income levels.
- Plans for the development of various housing types, including low-income and senior housing.
- Encourages the preservation and improvement of existing housing.

Existing Housing Conditions

As of the 2020 U.S. Census, Menan had approximately **295 housing units**, with most housing consisting of **single-family detached homes**. The city has a high rate of **owner-occupied housing**, and rental options are limited. The housing stock is generally in good condition, though some older homes may require maintenance or rehabilitation.

Key Statistics (2020 Census & 2023 Estimates):

- Population: ~850 residents
- Total households: ~270

- Owner-occupied: ~87%
- Renter-occupied: ~13%
- Median home value: ~\$325,000 (Jefferson County estimate, 2023)
- Median gross rent: ~\$900/month (estimate)

Housing and Land Use Demands

In Menan, house hold average about 2.8 people per household. The following table notes the number of households, and the projected additional houses that will be need to accommodate the projected population growth between 2025 and 2050. (All numbers are estimates for planning purposes)

Year	Population	Households	Additional Houses Needed
1980	605	Not Available	
1990	601	Not Available	
2000	707	220	
2010	741	259	
2025	746 (estimate)	266	
2030	776	277	11 Additional Houses Needed
2040	854	305	28 Additional Houses Needed
2050	941	376	71 Additional Houses Needed

Considering the population and housing projections, then City of Menan should anticipate needing to annex 45-50 acres of land in the next 25 years to accommodate the projected growth (assuming ½ acre lots, as well as streets to access the lots).

Goal: Promote Single-Family Homeownership and Family-Friendly Development

This goal prioritizes private homeownership by encouraging single-family dwellings that cater to residents of all ages. By ensuring that new subdivisions align with Menan's existing street grid and lot sizes, the city can maintain a cohesive and well-planned residential environment that fosters strong community connections and long-term investment.

Rationale:

Promoting single-family homeownership and family-friendly development is essential for maintaining Menan's small-town character and fostering a stable, invested community. By ensuring that new housing aligns with existing street patterns and lot sizes, the city can

create a seamless, well-planned residential environment that supports families of all ages, encourages long-term residency, and strengthens neighborhood connections.

Implementation Strategies:

Adopt Zoning Policies That Prioritize Single-Family Homes: Maintain zoning regulations that encourage single-family dwellings while allowing for a range of lot sizes that fit within the city's existing development pattern.

Require Subdivisions to Follow the Established Street Grid: Ensure new developments integrate with Menan's existing street layout to promote connectivity, efficient traffic flow, and a cohesive neighborhood design.

Encourage Homeownership Through Incentives: Explore property tax reductions, first-time homebuyer assistance programs, or streamlined permitting processes to make homeownership more accessible to residents.

Limit Subdivision Size to Preserve Community Character: Implement policies that control the size and design of new subdivisions, ensuring they maintain open space, align with infrastructure capacity, and reflect Menan's rural identity.

Enhance Infrastructure to Support Residential Growth: Invest in roads, utilities, and public amenities that align with new housing developments, ensuring that growth is well-supported without overburdening existing city services.

Goal: Ensure Sustainable Growth and Infrastructure Support for New Housing

New housing developments must be designed to enhance and support the city's infrastructure, including roads, utilities, and public services. By requiring sustainable planning practices and responsible street access, Menan can ensure that growth remains manageable, affordable housing options are available, and essential services keep pace with residential expansion.

Rationale:

Ensuring sustainable growth and infrastructure support for new housing is critical to maintaining Menan's long-term livability and fiscal stability. Proper planning will prevent overburdening roads, utilities, and public services while allowing for steady, well-managed development that aligns with the city's capacity and resources. By integrating responsible growth strategies, Menan can provide high-quality housing options without compromising infrastructure, affordability, or rural character.

Implementation Strategies:

Implement Phased Growth Policies: Allow residential expansion in carefully planned phases that gradually grow the city outward, prevent strain on city resources and ensure that services can expand in tandem with development.

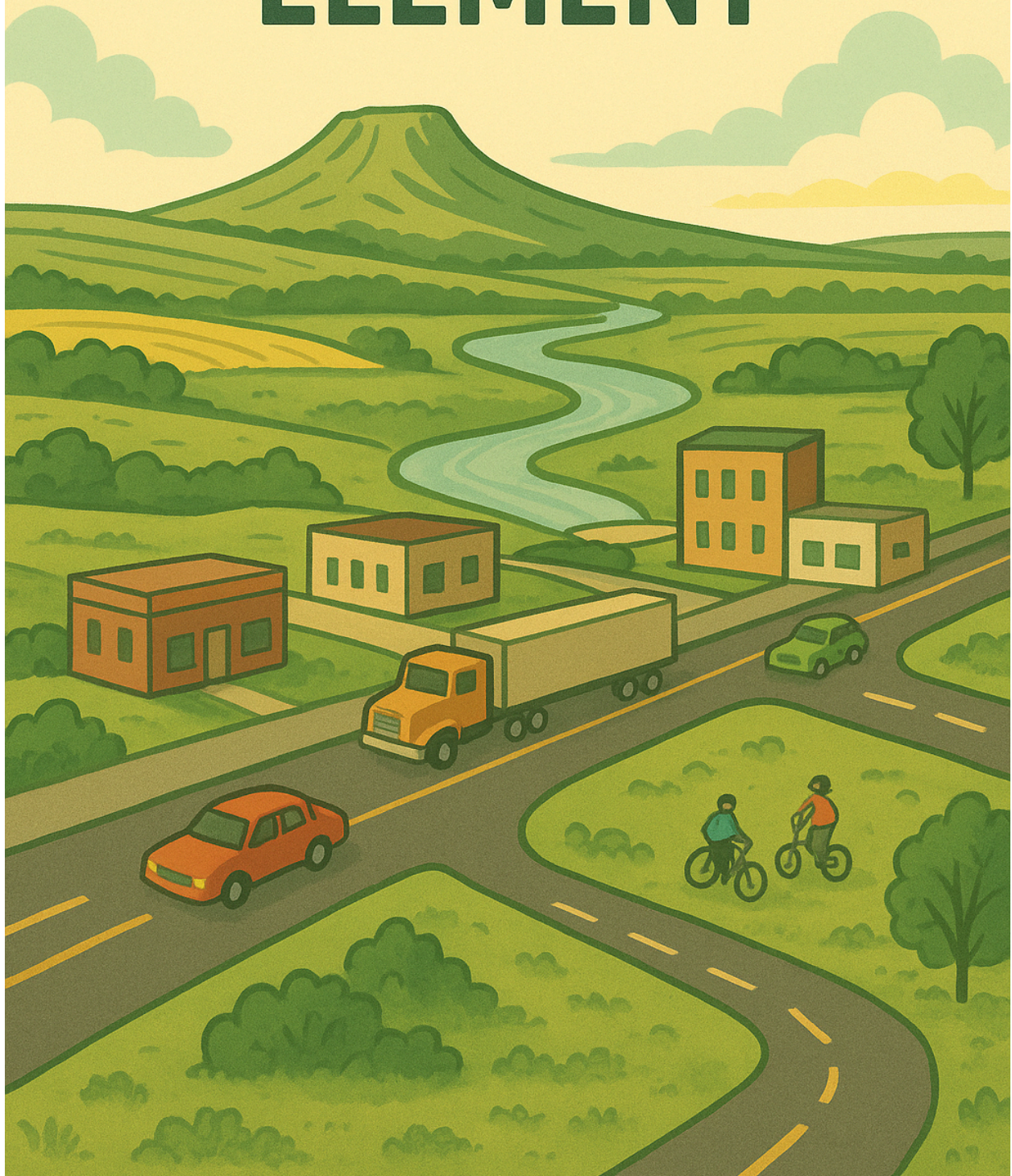
Enhance Road and Utility Infrastructure Standards: Establish clear guidelines for new subdivisions that require appropriate road connectivity, water and sewer capacity, and stormwater management solutions to prevent long-term maintenance issues.

Promote Cost-Sharing for Infrastructure Improvements: Require developers to contribute to the cost of upgrading infrastructure, such as roads and utility extensions, to reduce financial burdens on the city and taxpayers.

Policies and Implementation Strategies

Policy	Implementation Strategy
Encourage diverse housing types (duplexes, ADUs)	Update zoning to allow accessory dwelling units (ADUs) and small-lot development in some cases
Maintain affordability and prevent displacement	Support mixed-income housing and first-time homebuyer assistance programs
Plan for future infrastructure to support housing growth	Coordinate housing plans with sewer, water (once community water systems are established), and transportation system improvements
Promote infill and compact development	Prioritize development within or adjacent to existing city services
Facilitate senior-friendly housing	Support design standards for accessibility and proximity to community amenities

TRANSPORTATION ELEMENT



Transportation Element

A well-planned transportation system is essential for maintaining Menan's accessibility, safety, and small-town charm while accommodating future growth. The city's transportation priorities focus on improving road infrastructure, enhancing walkability, and ensuring safe and efficient connectivity for all residents. By investing in road maintenance, pedestrian-friendly pathways, and strategic development, Menan can create a transportation network that supports economic development, quality of life, and long-term sustainability.

Goal: Enhance Road Infrastructure and Maintenance

Menan will prioritize maintaining and improving its roadways to ensure safe, reliable, and well-connected transportation for residents. By addressing potholes, ensuring timely road repairs, and planning for wider arterial and collector streets, the city will create a road network that supports growth while preserving Menan's existing character.

Rationale:

A well-maintained road network is essential for safety, mobility, and the long-term functionality of Menan's transportation system. By investing in regular maintenance, timely repairs, and strategic road improvements, the city can ensure reliable infrastructure that accommodates current and future growth while preserving its rural character. Proactive planning and resource allocation will help reduce long-term costs and enhance the quality of life for residents.

Implementation Strategies:

Develop a Routine Road Maintenance Program: Establish a scheduled plan for pothole repairs, resurfacing, and general road upkeep to ensure consistent and timely improvements.

Prioritize Road Safety Near Key Community Areas: Implement targeted improvements, such as crosswalks, and better signage near schools, parks, and high-traffic zones to enhance pedestrian and driver safety.

Plan for Wider Arterial and Collector Streets: Identify key routes that require expansion to accommodate future growth and ensure smooth traffic flow while maintaining connectivity between developments.

Allocate Dedicated Funding for Road Improvements: Secure funding through grants, impact fees, or municipal budgeting to ensure sustainable investment in road repairs and infrastructure upgrades.

Enhance Coordination with County and State Transportation Agencies: Work with regional agencies to align road improvement projects, secure funding opportunities, and ensure long-term infrastructure planning meets the city's needs.

Goal: Improve Walkability and Pedestrian Safety

Encouraging pedestrian-friendly infrastructure, such as walking paths, sidewalks, and traffic-calming measures, will enhance connectivity and quality of life in Menan. By investing in pathways along city easements and improving safety near schools and parks, the city can create a more walkable and accessible environment for all residents.

Rationale:

Improving walkability and pedestrian safety is essential for fostering a connected, livable, and family-friendly community in Menan. Safe and accessible pedestrian infrastructure encourages outdoor activity, enhances access to key destinations, and promotes a stronger sense of community. By investing in well-planned walking paths, sidewalks, and traffic-calming measures, the city can ensure that residents of all ages can navigate safely and efficiently.

Implementation Strategies:

Expand and Maintain Walking Paths and Sidewalks: Prioritize the construction and upkeep of pedestrian pathways along city easements, particularly in areas connecting neighborhoods, schools, parks, and local businesses.

Enhance Safety Near Schools and Parks: Implement traffic-calming measures such as speed bumps, crosswalks, flashing school zone signs, and proper lighting to improve pedestrian safety in high-traffic areas.

Integrate Green Space/Open Space with Pedestrian Infrastructure: Encourage the development of walking paths that incorporate landscaping, shade trees, and small park areas to create inviting and accessible pedestrian-friendly routes.

Ensure New Developments Support Walkability: Require new subdivisions and commercial areas to include sidewalks, walking paths, and safe street crossings as part of the development approval process.

Goal: Enhance Road Infrastructure and Maintenance

Menan will prioritize maintaining and improving its roadways to ensure safe, reliable, and well-connected transportation for residents. By addressing potholes, ensuring timely road repairs, and planning for wider arterial and collector streets, the city will create a road network that supports growth while preserving Menan's existing character.

Rationale:

A well-maintained road system is vital for safety, mobility, and the efficient movement of people and goods within Menan. By proactively repairing roads, addressing infrastructure deficiencies, and planning for future needs, the city can prevent costly deterioration while ensuring smooth and reliable transportation. Investing in road maintenance and strategic improvements will also support economic growth and preserve Menan's rural character.

Implementation Strategies:

Develop a Proactive Road Maintenance Plan: Establish a schedule for regular road inspections, pothole repairs, resurfacing, and drainage improvements to keep streets in good condition.

Improve High-Traffic and Key Connector Roads: Prioritize widening and upgrading arterial and collector streets to enhance traffic flow and ensure safe connections between neighborhoods and essential services.

Allocate Dedicated Funding for Road Repairs: Secure funding through municipal budgeting, grants, and impact fees to ensure consistent investment in infrastructure improvements.

Enhance Coordination with County and State Transportation Agencies: Work with regional and state partners to align road projects, access additional funding, and ensure long-term planning meets the city's needs.

Implement Responsive Repair Services: Establish a reporting system for residents to notify the city of road issues, allowing for quicker response times and better-maintained streets.

Goal: Mandate Community Transportation Connectivity

Strategic planning will focus on interconnecting all developments as an expansion of the city to maintain a well-organized transportation network. Encouraging infill development, maintaining current road widths, and ensuring new development aligns with existing infrastructure will create a cohesive and sustainable transportation system for the future.

Rationale:

Community connectivity ensures that Menan develops in a way that maximizes existing infrastructure while preserving the city's rural character. By prioritizing infill development, maintaining consistent road layouts, and ensuring seamless connections between new and existing neighborhoods, the city can create a more efficient, cost-effective, and accessible transportation network. Thoughtful planning will also enhance walkability, reduce congestion, and promote a more sustainable future for residents.

Implementation Strategies:

Encourage Infill Development: Prioritize new housing and commercial development within or near existing infrastructure to reduce the need for costly road expansions and utility extensions.

Maintain a Consistent Street Network: Require new developments to align with Menan's existing road grid and connectivity patterns to ensure smooth traffic flow and avoid dead-end or disconnected streets.

Establish Connectivity Requirements for New Developments: Implement policies that require developers to provide multiple access points, pedestrian pathways, and connections to adjacent neighborhoods and major roadways.

Limit the Expansion of Roads in Agricultural and Green Space/Open Spaces: Protect rural land by discouraging unnecessary road extensions and ensuring that new streets serve a clear community need.

Coordinate Growth Planning with Regional Partners: Work with county and state agencies to align transportation planning efforts, share infrastructure costs, and ensure cohesive development patterns across the region.

LAND USE ELEMENT



Land Use Element

Menan's land use policies are designed to balance growth with the preservation of its rural character and agricultural heritage. The city seeks to maintain primarily residential development while allowing for small-scale agriculture, home businesses, and carefully designated areas for economic activity. Thoughtful planning will ensure that land use decisions respect private property rights, protect natural resources, and support the long-term vision of a sustainable and connected community.

Housing and Land Use Demands

In Menan, household average about 2.8 people per household. The following table notes the number of households, and the projected additional houses that will be need to accommodate the projected population growth between 2025 and 2050. (All numbers are estimates for planning purposes)

Year	Population	Households	Additional Houses Needed	Additional Acres of Land To Accommodate Housing Needs
1980	605	Not Available		
1990	601	Not Available		
2000	707	220		
2010	741	259		
2020	715	255		
2025	746 (estimate)	266		
2030	776	277	11 Additional Houses Needed	12-15 Acres
2040	854	305	28 Additional Houses Needed	17-20 Acres
2050	941	376	71 Additional Houses Needed	40-45 Acres

Considering the population and housing projections, then City of Menan should anticipate needing to annex approximately 70-80 acres of land in the next 25 years to accommodate the projected growth (assuming ½ acre lots, as well as streets to access the lots).

Goal: Preserve the Residential and Agricultural Character of Menan

Menan will prioritize single-family dwellings while encouraging small-scale agriculture, such as large gardens, homesteads, and farm-to-market opportunities. By maintaining a land use pattern that supports both rural living and self-sufficiency, the city can foster a sustainable and balanced community.

Rationale:

Menan's identity is deeply rooted in its rural character, which combines residential living with agricultural traditions. By preserving single-family dwellings and supporting small-scale farming, the city can ensure that future growth aligns with its values while allowing residents to maintain self-sufficiency and a strong connection to the land. Thoughtful land use policies will help sustain Menan's agricultural heritage while accommodating responsible development that enhances the community's quality of life.

Implementation Strategies:

Maintain Zoning That Prioritizes Single-Family Homes and Agricultural Use: Ensure that zoning regulations continue to support low-density residential development while allowing for small-scale farming and home gardens.

Support Farm-to-Market Opportunities: Encourage policies that allow residents to sell homegrown produce, eggs, chickens, and other agricultural goods while maintaining the rural aesthetic of the community.

Limit High-Density Development: Restrict the expansion of multi-family housing and commercial developments in predominantly residential and agricultural areas to maintain the town's open space and rural feel.

Encourage Agricultural Education and Community Involvement: Partner with local organizations to promote gardening, sustainable farming practices, and community-supported agriculture programs.

Goal: Promote Thoughtful Economic Development While Maintaining Rural Identity

While the city remains primarily residential, designated areas will allow for small business and economic development that align with Menan's character. By carefully planning commercial spaces and home-based business opportunities, Menan can support local entrepreneurship without compromising its small-town feel.

Rationale:

Menan's economic growth should complement its rural character by fostering small businesses that serve the local community while preserving its small-town atmosphere. By designating specific areas for commercial activity and encouraging home-based businesses, the city can provide economic opportunities without disrupting its primarily residential and agricultural landscape. Thoughtful planning will ensure that new development aligns with Menan's values, enhances local services, and maintains a strong sense of community.

Implementation Strategies:

Designate Areas for Small-Scale Economic Development: Identify and zone specific locations where small businesses, farm-to-market enterprises, and local services can operate without impacting residential neighborhoods.

Encourage Home-Based Businesses: Establish policies that support residents in running small businesses from their homes while maintaining neighborhood character and minimizing disruptions.

Support Agricultural and Cottage Industries: Promote local entrepreneurship by allowing small farms, farmers' markets, and craft-based businesses to thrive within the community.

Ensure Commercial Development Aligns with Menan's Aesthetic: Implement design guidelines that require new businesses to blend with the rural character of the town through appropriate building styles, signage, and landscaping.

Pursue Grants and Incentives for Local Entrepreneurs: Seek funding opportunities and provide resources to support residents in launching and sustaining small businesses that contribute to the local economy.

Goal: Protect Natural Resources and Respect Property Rights

Sustainable land use planning will ensure that natural resources, including farmland and open spaces, are preserved while allowing property owners reasonable use of their land. By establishing guidelines that balance growth with environmental stewardship, Menan can protect its scenic beauty, maintain access to natural areas, and uphold residents' rights.

Rationale:

Menan's natural resources, including farmland, open spaces, and scenic landscapes, are vital to the community's identity and long-term sustainability. Thoughtful planning will protect these resources while respecting property owners' rights by ensuring that regulations allow for responsible land use and development. By balancing growth with environmental stewardship, Menan can maintain its rural charm, support local agriculture, and provide future generations with access to natural spaces.

Implementation Strategies:

Establish Land Use Policies That Preserve Green Space/Open Space and Farmland:

Implement zoning regulations that prevent excessive land fragmentation while allowing agricultural and low-density residential uses.

Promote Sustainable Development Practices: Require new development to incorporate stormwater management, native landscaping, and responsible building practices to minimize environmental impact.

Maintain Public Access to Natural Areas: Identify and protect key areas for recreation, such as riverfront spaces and greenways, to ensure residents can enjoy Menan's natural beauty.

Respect Property Rights While Regulating Growth: Ensure that land use regulations are clear, fair, and flexible enough to allow property owners reasonable use of their land while preventing developments that could negatively impact the environment or community character.

Future Land Use Map

Menan projects future commercial or mixed use development along the four roads (Highway 48 going east and west) and 3500 E going north and south) into Menan. The area along Highway 48 west of Menan may also be suitable for potential industrial zoning and development. The balance of the Menan Impact Area is projected to transition into residential development, consistent with the grid development of the established townsite. This will ensure a natural outward extension of the Menan Townsite.

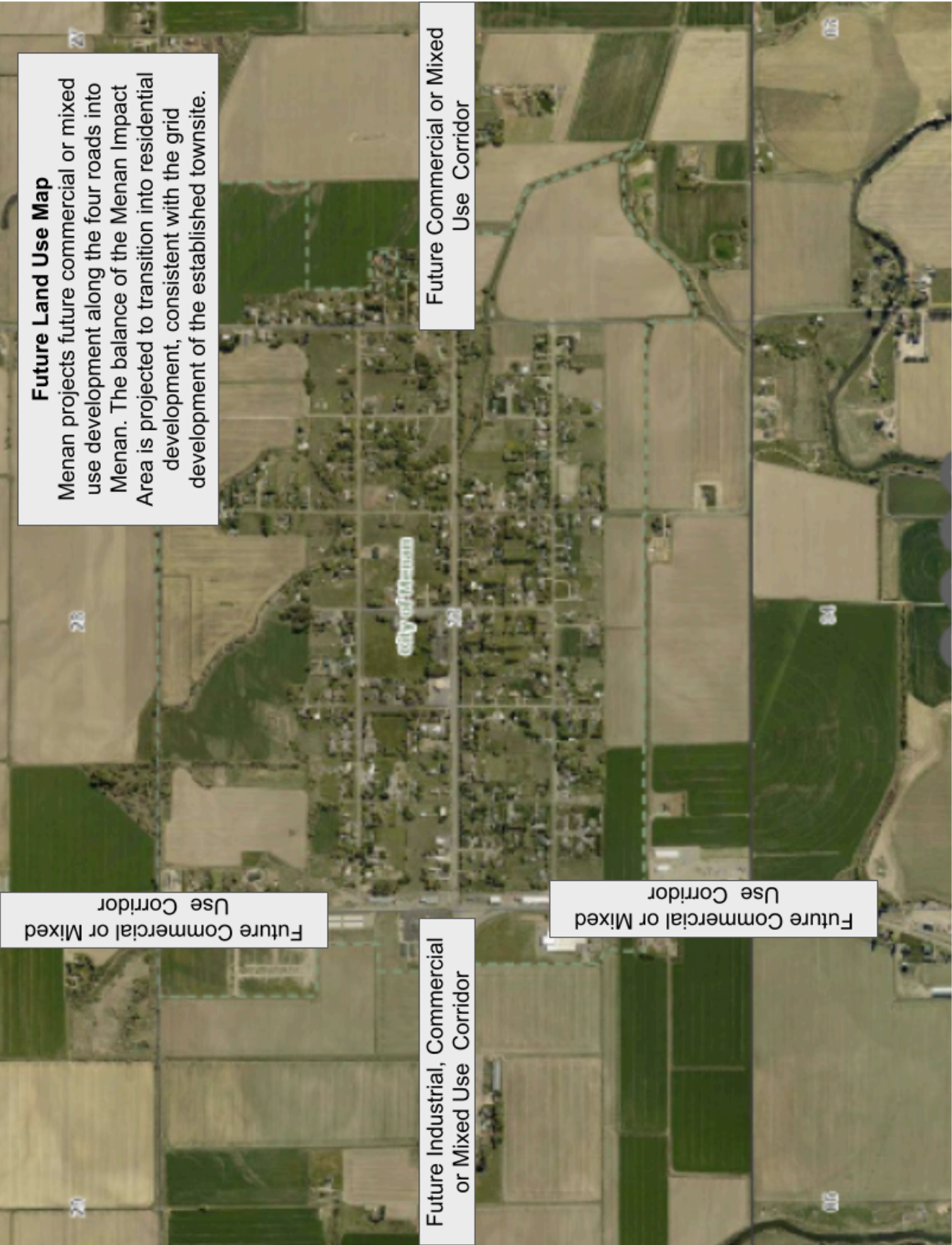
Until land is annexed into the City, it will remain under Jefferson County Agriculture-10 zoning. As property is annexed into the City, property along the four roads (Highway 48 going east/west and 3500 E going north/south) into the City should be rezoned to Village District (mixed use), Commercial, or Industrial (only areas along Highway 48 heading west from the City), and the rest of land should be zoned for residential uses.

It is the desire to locate commercial land uses along the major roads and preserve the residential areas of the City. Key components of future land use are as follows:

- The grid is maintained - future roads should extend along the established grid lines of the established Menan Townsite Road system. All future subdivisions shall follow the grid system.
- Mixed use, commercial, and industrial development should occur only along Highway 48 (Main Street) and 3500 E.
- The remainder of any expansion should be residential uses that could include housing as well as parks, trails, schools, or churches.

The Future Land Use Map is intended for generalized use and is therefore presented as a generalized view for future land use. In other words, there are not hard and fast boundaries or buffers that depict very specific locations. The Future Land Use Map is to be viewed in concert with the above noted description.

Future Land Use Map



PUBLIC SERVICES, FACILITIES, AND UTILITIES



Public Services, Facilities, and Utilities Element

The City of Menan public services, facilities and utilities system consists primarily of the system of roads (discussed in the Transportation Element), community services including City Hall, parks, and trails (Parks and Trails discussed in the Recreation Element), as well as a community wastewater collection and treatment system. Emergency services including fire are provided by the Jefferson County Central Fire District. Since the road system and the parks & trails are covered in other elements, and EMS/Fire support is provided by the Fire District that has its own plans and governing structure, this element focuses primarily on the wastewater collection and treatment system.

In 2025, the City contracted with Civilize Engineering to conduct a 'Wastewater Facilities Planning Study.' That study has been conducted parallel to the completion of this Comprehensive Plan. The entirety of that plan is adopted by reference as part of this Comprehensive Planning effort. The plan includes detailed information and long-range prescriptions. Listed below are some of the summary descriptions and conclusions copied directly from that plan and represent the work of the City's contracted engineer, Civilize Engineering.

THIS PLAN IS IN DRAFT STATUS RIGHT NOW - THIS SECTION SHOULD BE UPDATED AS THE FINAL WASTEWATER FACILITIES PLANNING STUDY IS FORMALLY ADOPTED

General System Information

1) Total Number of Connections

As of December 2024, the total number of connections to the wastewater system is 281, comprising both residential and commercial connections.

2) Residential Equivalent Dwelling Units (EDUs)

Currently, the City utilizes a chart from their Land Development Code to assess an EDU value based on the type of connection and the number of units used to measure that type of connection. There are approximately 386 EDUs in the City of Menan.

3) Commercial Connections

The City of Menan has ten commercial connections that constitute approximately 115 EDUs.

There are two septage haulers that use the Menan wastewater system extensively, reportedly up to five trucks per day for each of the two haulers.

4) Industrial Connections

The only industrial connection to the Menan wastewater system is the Walker Produce connection.

5) Fee Structure

The current fee structure for the city of Menan is \$5,500.00 (2024) for a sewer connection fee and a monthly charge of \$42.00 per EDU.

Influent Characteristics

1) Average Daily Flow

The average daily flow (ADF) for the Menan wastewater treatment plant varies by month, reflecting seasonal changes and other factors. The Average Daily Flow (ADF) from 2019 through 2023 calculates as 94,002 gallons.

2) Influent Wastewater Strength

a) Biochemical Oxygen Demand (BOD)

The Menan wastewater system utilizes sewage lagoons and does not monitor Biochemical Oxygen Demand (BOD) levels entering the treatment system. However, the original design was based on an influent BOD5 of 316 mg/l.

At 244 gpd/EDU, the BOD5 concentration per EDU per day calculates as 246 mg/l, which will be conveniently rounded to 250 mg/l. If infiltration is discounted, the residential BOD5 loading at 0.50 lbs/day/EDU carried by an ADF of 180 gpd/EDU calculates as 333 mg/l which will be rounded to 330 mg/l

Septage

Septage has a concentration of BOD5 loading up to 315 times that of typical domestic sewage with an average of 25 times, although the values are highly variable. In other words, the BOD5 load for one EDU of Septage averages 25 times that of a residential EDU.

Total Suspended Solids (TSS)

Similarly, Total Suspended Solids (TSS) are not monitored for the influent wastewater in the Menan system. However, the original design was based on an influent TSS of 316 mg/l.

Septage has a concentration of BOD5 loading up to 374 times that of typical domestic sewage with an average of 50 times, although the values are highly variable. In other words, the TSS load for one EDU of Septage averages 50 times that of a residential EDU.

Description of Treatment Facilities, Lift Stations, and Service Areas

The City of Menan owns and operates a wastewater treatment plant consisting of two aerated cells, three facultative lagoons, a storage pond, and a land application site for dispersal of the lagoon effluent. The dispersal of the effluent is regulated by the State of Idaho via a Reuse Permit to apply their wastewater on land located directly north and west of the treatment lagoons.

1) Collection System

The collection system consists of 18,394 linear feet of 8-inch sanitary sewer lines, 5,812 linear feet of 10-inch sanitary sewer lines, and 7,729 linear feet of 4-inch sewer service

lines. Numerous manholes are strategically placed throughout the system to facilitate maintenance and monitoring.

2) Lift Stations

There are four lift stations within the Menan wastewater system.

3) Treatment Lagoons

The treatment facility includes two aerated cells, three facultative lagoons, and a storage pond. Cells A and B are defined by the Idaho Department of Environmental Quality (DEQ) as completely mixed, partially aerated lagoons. Lagoons 1, 2, and 3 operate in the facultative regime, offering further treatment, settling, stabilization, and effluent storage during the non-growing season.

4) Disinfection

The treated effluent is disinfected with commercial sodium hypochlorite bleach after discharge from the storage lagoons just prior to entering the reuse pond. The wastewater treatment results in a classification of Class D reuse with limitations on coliform bacteria.

5) Land Application Sites

The final step in the treatment process involves the land application of the lagoon effluent. The treated effluent is dispersed on 34-acres located directly north and west of the treatment lagoons, regulated by the State of Idaho via a Reuse Permit.

Flows

1) Influent Flow

The design flow when the treatment system was constructed was estimated at 0.23 MGD for an intended population of 1,550 with 143,000 gpd originating from domestic waste, 75,000 gpd from potato warehouses, and 11,000 gpd. from infiltration.

Flow measurements averaged from 2019-2023 indicate an ADF of approximately 94,000 gallons with ADF for the minimum month at approximately 55,000 gallons and ADF for the maximum month at about 155,000 gallons, suggesting infiltration estimated up to 100,000 gallons per day during the irrigation season.

The reported average daily flowrate for the past five years (ADF) 2023 is 94,002 gpd which calculates as 244 gpd/EDU (94,002 gpd / 386 EDUs) and 94 gpcd (2.6 people/EDU) rather than the design value of 100 gpcd.

a) Infiltration/Seasonal Flow

However, flows for May through October reflect a significant amount of inflow and infiltration into the system (I&I). If we calculate the ADF for the months where I&I is negligible, we arrive at an ADF of 69,449 gpd which calculates as 180 gpd/EDU (69,449 gpd / 386 EDUs). This calculates as 69 gallons per capita per day.

2) Reuse Flow

The average quantity of effluent applied to the land application sites from 2019 through 2023 is 16,256,800 gallons with a high of 19,917,000 gallons in 2021 and a low of 11,002,000 gallons in 2023.

Future Conditions

1. Land Use Plans for the Planning Area

Review of Current Development Projects Menan has experienced various residential developments over the years, contributing to its gradual population growth and increased housing availability. The most relevant developments are the three completed since 2020, which identify 39 new lots.

2. Future Growth

a. Residential Growth

For the purposes of this report, we will use a projected annual population increase of 1.5%. This higher growth rate accounts for potential increases in migration and development activities. If sustained population growth is achieved, the population estimated at 1,043 in 2045 represents 370 residential EDUs at 2.8 people per EDU/connection.

b. Commercial Growth

Commercial Growth is projected to grow at a rate similar to residential growth which is estimated at 4 additional connections representing 43 additional EDUs for a total commercial EDU count of 158.

c. Future Projections of Average Daily Flow

Given the EDU growth to 528 EDUs, at 244 gpd/EDU, the 2045 ADF is projected at 128,000 gpd, assuming I&I is not corrected. If the I&I is corrected, the 528 EDUs at 180 gpd/EDU results in 95,000 gpd.

3. Capacity of System

a. Hydraulic Capacity of Treatment Plant (Winter Storage):

The total volume for the storage lagoons (Lagoon 1, Lagoon 2, Lagoon 3, and Reuse Pond) is 21.0 MG gallons. However, the minimum operating depth is 2 feet in each of the storage lagoons which results in an effective storage volume of 15.6 MG.

If capacity is expressed in terms of EDUs, the existing treatment plant can accommodate approximately 386 EDUs @ 244 gpd/EDU with 180 days of storage. With the 2045 projected flows representing 528 EDUs, the existing winter storage at 180 days will need increased by 5.7 MG (21.3 MG total) to accommodate an additional 171 EDUs with an ADF of 244 gpd.

b. Biological Capacity of Treatment Plant:

Biological Capacity of Existing Treatment Plant

1) Basis of Design – Energy for Oxygenation

In general, aerated lagoons need 2-4 lbs of oxygen per pound of BOD applied. At the ADF of 128,000 gpd at the estimated BOD5 loading of 250 mg/l reported earlier, the lagoons accept 267 lbs/BOD5 per day ($250 \text{ mg/l} \times 0.09 \text{ MGD} \times 8.34$). Therefore, the lagoons need approximately 534 lbs to 1,068 lbs oxygen per day to treat the existing organic load.

The blowers for the Menan WWTP are 20 HP Sutorbilt rotary lobe blowers rated at 477 cfm at a maximum pressure of 15 psig. Under ideal conditions, at 4 lbs O₂/hp-hour, the blower will provide 1,920 pounds oxygen per day ($4 \text{ lbs O}_2/\text{HP-day} \times 20 \text{ HP} \times 24 \text{ hrs}$). After applying the SOTE values, the oxygen delivered ranges from 576 pounds to 1,152 pounds with an average value at 45% SOTE of 864 pounds.

2) Basis of Design – Energy for Mixing.

The required energy for mixing is significantly higher than that for satisfying the oxygen requirements for the biota in the wastewater.

Completely-Mixed, Aerated Lagoons - The recommended mixing energy for a completely-mixed, aerated lagoon system ranges from 20 HP to 40 HP per MGD. At the peak flow rate for the maximum month of 197,000 gpd, the HP required is 3.9 HP to 7.9 HP. At the design flow of 230,000 gpd, the HP required is 4.6 HP to 9.2 HP. This does exclude any sludge accumulation in the lagoons.

Partially-Mixed, Aerated Lagoons - The recommended mixing energy for a partially-mixed aerated lagoon system ranges from 4 HP to 10 HP per MGD. At the peak flow rate for the maximum month of 197,000 gpd, the HP required is 0.8 HP to 2.0 HP. At the design flow of 230,000 gpd, the HP required is 0.9 HP to 2.3 HP

c. Capacity of Land Application

1) Hydraulic Capacity of Land Application Sites:

The capacity of a land application site is determined by both hydraulic loading rates and nutrient uptake or removal rates. Hydraulic loading rates consider factors such as evaporation, irrigation efficiency, and the water needs of the crop.

a) The Crop Water Requirement

(CWR) is the water needed to satisfy a crop's transpiration needs in a specific geography. Precipitation, especially its effective portion, supplies part of this water, with irrigation providing the balance. The Irrigation Crop Requirement (IWR) is the amount of water, typically measured in inches, needed in addition to rainfall and soil water storage to meet the crop's water needs. For instance, the IWR for alfalfa is about 32 inches, and for spring grain, it is 25 inches.

Alfalfa – Multiple Cuttings - For alfalfa crops, with an IWR of 32 inches, the water deficit for supplemental irrigation is estimated at approximately 18 million gallons. There is no additional storage available, although the increased effluent that could be used if storage was available is approximately 6.3 MG.

Spring Grain - For grain crops, with an IWR of 25 inches, the water deficit for supplemental irrigation is estimated at approximately 10.4 million gallons. There is no additional storage available, although the increased effluent that could be used if storage was available is approximately 6.3 MG

The plan then outlines four alternatives that the City Could pursue, one “do nothing alternative” and three different action alternatives, along with a recommended alternative. The engineering recommendation is listed below:

Description of the Recommended System

The recommended project for a municipally owned system is described by the following improvements which at this stage address the Menan Planning Areas:

- Wastewater Collection
- Complete repairs on 16 targeted physical deficiencies.
- Replace 2,000 lineal feet of collection line to remedy the worst infiltration locations.
- Wastewater Pumping – No recommended improvements.
- Wastewater Treatment
- Preliminary Treatment – Construct a new headworks with outdoor septage receiving station consisting of a wet well and pumps to meter septage through the headworks.
- Aerated Lagoons – Replace and upgrade the aeration system in Cell A and Cell B.
- Storage Ponds – Add 8 MG of additional storage.
- Reuse (Land Application) – Permit an additional 20 acres of land application on ground currently owned by the City adjacent to the existing land application sites.
- Septage – Install septage receiving station at the new headworks facility.

2. Satisfaction of Objectives

The recommended alternative satisfies the objectives established for evaluation of the alternatives.

- Compliance – While the city does not have chronic issues with compliance, the recommended improvements add capacity and improve the reliability of the treatment plant which minimize the risk of compliance as the city grows.
- Capacity – The capacity objective is met through:
- Provides biological capacity for the existing organic loading from the septage, Increases the winter storage capacity and thus the hydraulic loading capacity commensurate with future flows.
- Increases the quantity of air in the aerated lagoons to satisfy the air requirement. Improves the mixing regime to better approximate a completely-mixed system.
- Feasibility – the recommended improvements are well within the capability and capacity of the existing operations staff, the technology remains consistent with the existing unit processes with the addition of automated preliminary treatment, and

the lagoon system provides reliable treatment with a large buffering capacity for periodic higher loading rates.

- Cost Effective – The recommended alternative may not be the least expensive alternative in terms of capital cost, but does offer the greatest value if the components, features, and reliability are considered.
- Owner Preference – the city has an interest in increasing capacity, adding automation, regulating the receipt of septage, and maintaining the lagoon treatment plant.

3. Conceptual Project Design

a. Wastewater Collection Improvements

The wastewater collection system improvements include the sixteen specific locations identified in the CCTB surveillance along with an estimated 2,000 LF of collection system replacement that will be identified with further infiltration studies.

b. Wastewater Treatment Plant

The improvements for the wastewater treatment plant include the design and construction of preliminary treatment including grit removal through a vortex-style grit trap with grit classifier, a rotary fine screen with an automated screenings washer/compactor, and a septage receiving station complete with card reader and charge system with capability to measure and monitor septage volumes and check strengths.

The existing aeration system will be replaced and upgraded, both the diffusers placed on the bottom of the lagoon as well as the surface mixers to better approximate the oxygen and mixing energy requirements for a completely-mixed, aerated sewer lagoon. The blowers will be replaced and upgraded to provide the additional flow needed to meet the organic loading needs for oxygen.

Finally, a second winter storage pond will be designed and constructed to address the shortfall in effluent storage associated with growth in the system. The anticipated location of the pond is the east half of the HMU-01 land application site situated immediately west of the existing winter storage pond. The volume of the pond will be similar to the existing winter storage pond with a surface area of approximately 5.5 acres.

c. Reuse (Land Application)

Since the east half of the MHU-01 land application site will house the new reuse pond, the city will need to permit additional property for land application. Fortunately, the city owns 35.9 acres west of the HMU-03 land application site that is suitable for land application. The primary effort will be configuring the irrigation system to deliver treated effluent in conjunction with surface water to meet the irrigation water requirement of the selected crop.

4. Engineer's Opinion of Probable Cost

The engineer's opinion of probable cost (EOPC) including construction costs estimated with a confidence factor of 80%, engineering fees, and ancillary supporting costs, considering a contingency of 5% is

5. Implementation Plan

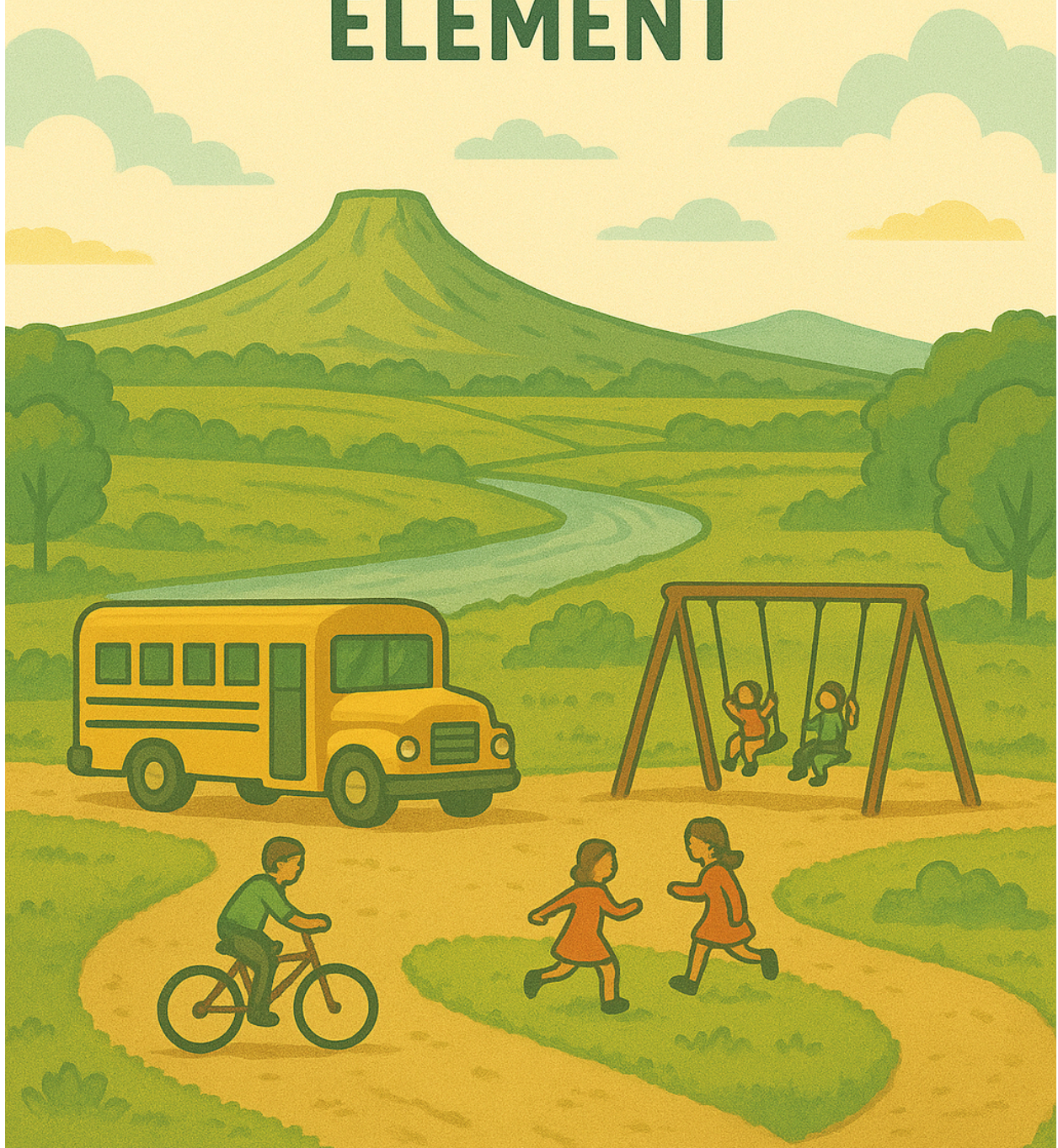
a. Funding

The project will require funding assistance in the form of grant or principal forgiveness to maintain the monthly user rate within the recommended guidelines of 1.5% to 2.0% of the median household income (MHI)

b. Monthly User Rate

The following table presents three potential financing plans and derives the estimated monthly user rate per EDU at an estimated 1.75% of the MHI necessary to retire the long-term debt.

SCHOOL FACILITIES AND TRANSPORTATION ELEMENT



School Facilities and Transportation Element

This School Facilities and Transportation Element complies with Idaho Code § 67-6508(3). It identifies school facilities within Menan (Midway Elementary and Jefferson High School–Alternative), locations of nearby middle and high schools in Rigby, enrollment context and projections, and nearby post-secondary institutions. Policies address safe access, coordination with District 251, and capacity planning to align land use and transportation growth with educational services.

School District & Facilities Overview

Menan is part of Jefferson County Joint School District #251 (District 251), headquartered in Rigby, Idaho, serving Menan, Rigby, Lewisville, Roberts, and portions of Madison County. District 251 maintains a strategic plan. The current plan at this time covers 2022-2027.

Within Menan:

- Midway Elementary School (around 450 students in grades K–6), located at 623 N 3500 E, Menan.
- Jefferson High School (Alternative Program) (grades 6–12), located at 529 N 3470 E, Menan, with an enrollment of approximately 100 students, a pupil-teacher ratio of 16:1, 27 % minority enrollment, and 33 % economically disadvantaged.

Enrollment & Projections

- District-wide enrollment is estimated at ~6,770 students across 12 schools as of 2025. That represents a growth of approximately 1,600 students since 2015.
- Idaho statewide K–12 enrollment is projected to grow by approximately 11 % between 2022 and 2031, contrary to national trends.
- Based on modest annual growth (1%–2% statewide average) and local residential trends, the City expects modest increases in elementary and secondary student populations over the next decade.

Key Schools

School	Grades	Location	Approx. Distance from Menan	Approximate Enrollment
Midway Elementary	K–6	Menan	In-town	~460

Jefferson High School (Alt)	6–12	Menan	In-town	~100
Rigby Middle School (Farnsworth)	6–8	Rigby	~8 miles west	~650
Rigby High School	9–12	Rigby	~8 miles west	~2,100

Post-secondary Institutions (Colleges & Universities)

Nearest public institutions include:

- College of Eastern Idaho - The College of Eastern Idaho, a public community college offering associate degrees and technical certificates, is located in Idaho Falls—approximately 30 miles from Menan.
- Idaho State University–Idaho Falls campus (~30 miles southeast), offering two- and four-year degrees, workforce development, and continuing education.
- Brigham Young University–Idaho, located in Rexburg (~30 miles northeast), a large private university serving regional students.

These institutions provide pathways for local high school graduates and support educational coordination with local career and technical training initiatives.

Transportation & Student Access Policy Framework

Policy 1: Safe Access & Multimodal Connections

- Support safe sidewalk and bicycle route development connecting Midway Elementary and Jefferson High School (Alternative) to nearby residential areas.
- Implement safe crossing enhancements along major streets and collector routes used by students.

Policy 2: School Bus & Route Coordination

- Coordinate with District 251 on bus routing through Menan, optimizing stops at Midway Elementary, and ensuring regular routes to secondary schools in Menan and Rigby.
- Plan future residential areas with bus-accessible design (looped or grid streets, safe entry/drop zones).

Policy 3: Future Growth & School Capacity Review

- Monitor district enrollment trends and City housing development to anticipate capacity needs.
- Coordinate with the District on expansion plans or facility upgrades (e.g. adding classrooms, safe pick-up zones) in Menan.

Implementation & Coordination Measures

- Capital Facilities Plan: Incorporate school capacity needs into Menan's CIP and annexation planning.
- Subdivision Review Criteria: Notify District 251 of proposed subdivision expansions and require evaluation of impacts on school infrastructure and bus routes.
- Intergovernmental Agreements: Formalize communications with District 251 regarding planning, enrollment forecasts, and facility siting.
- Public Notifications: Include school capacity and transportation considerations in public hearings for new development proposals.

NATURAL RESOURCES ELEMENT



Natural Resources Element

The purpose of the Natural Resources Element is to identify and address the conservation, utilization, and protection of natural resources within and near Menan, Idaho. Idaho Code § 67-6508(6) requires comprehensive plans to include an analysis of natural resources including “scenic areas, historical sites, wildlife, mineral resources, and watercourses.”

The natural resources in and around Menan—especially the Snake River, Menan Buttes, and fertile farmland—are defining features of the community’s identity, economy, and ecological integrity. Through thoughtful planning, resource mapping, and policy integration, the City of Menan can ensure that these resources are protected, responsibly managed, and enjoyed for generations to come.



Existing Natural Resource Features

a. Snake River & Menan Buttes

- The Snake River forms the eastern boundary of Menan, providing scenic, ecological, and agricultural value. It supports wildlife habitat, irrigation, and limited recreation.

- The Menan Buttes, especially the North Menan Butte, lie just northeast of the city and are prominent volcanic tuff cones formed by rare phreatomagmatic eruptions. North Menan Butte is designated a National Natural Landmark, and the surrounding lands are managed by the Bureau of Land Management (BLM).

b. Irrigated Farmland

- Menan's surrounding land is part of the Upper Snake River Valley, which supports productive irrigated agriculture. These lands depend on surface water from the river and canals sourced from nearby diversion projects.

c. Soil and Mineral Resources

- The area includes well-draining volcanic and alluvial soils ideal for farming. While no active mineral extraction takes place within the city limits, gravel and sand are mined regionally for construction.

d. Wildlife Habitat and Wetlands

- The Snake River corridor, canal systems, and intermittent wetlands provide habitat for migratory birds, small mammals, amphibians, and aquatic species.
- Deer, moose, raptors, songbirds, and waterfowl are common, especially near the Butte and riverbanks. Some riparian habitat is mapped as priority conservation area by the Idaho Department of Fish & Game.

e. Air and Water Quality

- Menan benefits from relatively clean air and groundwater; however, protection of both is a priority amid regional growth, agriculture, and transportation emissions.
- Drinking water is supplied by underground aquifers; surface water (Snake River) supports irrigation.

Natural Resource Constraints and Considerations

- Flood Zones: FEMA flood maps identify areas along the Snake River at risk for seasonal flooding, especially near low-lying areas adjacent to irrigation infrastructure.

- Erosion and Dust: Agricultural tilling and unpaved roads can increase particulate matter in dry seasons.
 - Wildfire Risk: While generally low in irrigated areas, grasslands and dry brush near the Buttes and undeveloped fringes may pose seasonal wildfire risk.
-

Policies and Objectives

Policy 1: Preserve the Snake River Corridor

- Support conservation easements or development setbacks along the river to preserve riparian buffers, open space, and water quality.
- Limit development in flood-prone zones or require flood-resilient design.

Policy 2: Protect Menan Buttes and Scenic Viewsheds

- Encourage conservation of the Buttes and their surrounding land through coordinated land use designations and BLM partnerships.
- Prevent intrusive visual or structural impacts that would harm the area's natural character or public access to scenic areas.

Policy 3: Promote Sustainable Agriculture

- Support land use designations that preserve productive farmland and irrigation infrastructure.
- Encourage best management practices to minimize chemical runoff, erosion, and water waste.

Policy 4: Maintain Groundwater and Surface Water Quality

- Protect aquifer recharge zones from incompatible land uses, such as unlined waste systems or heavy industrial development.
- Collaborate with regional irrigation districts and conservation agencies to maintain efficient water delivery systems.

Policy 5: Support Wildlife Habitat and Biodiversity

- Encourage native vegetation planting and urban landscaping that supports pollinators and birds.

Policy 6: Balance Development with Resource Protection

- Evaluate impacts to natural resources during subdivision and zoning approvals.
- Require mitigation measures, such as erosion control plans, in development applications near natural features.

5. Implementation Strategies

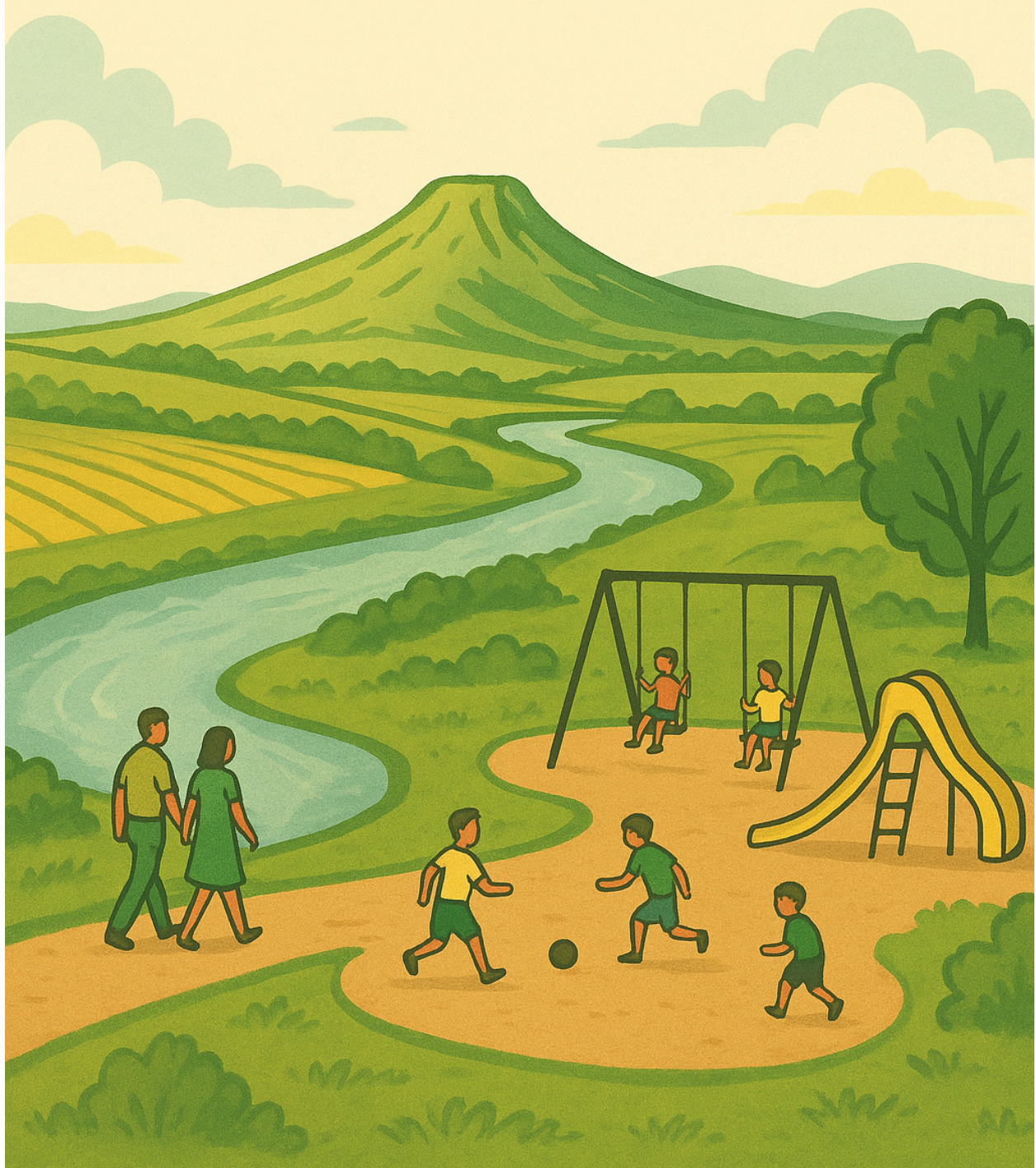
- Natural Resource Overlay Zones: Create overlay districts for the Snake River corridor, Menan Buttes viewshed, and high-value wildlife habitats to guide development and resource protection.
- Open Space Dedication: Use subdivision regulations to require dedication or in-lieu contributions for the preservation of natural areas.
- Environmental Review in Permitting: Integrate site-specific natural resource assessment into land use applications near watercourses, flood zones, and scenic areas.
- Public Access and Education: Maintain public access to natural features, such as the Menan Buttes trailhead, and promote community awareness of conservation efforts.

6. Integration with Other Elements

- Land Use: Ensure zoning and future land use maps support protection of environmentally sensitive areas.
- Parks and Recreation: Enhance access to and interpretation of natural resource areas for educational and recreational benefit.

- Hazard Mitigation: Use natural resource maps to inform wildfire prevention, floodplain regulation, and erosion control efforts.
- Property Rights: Balance individual land use with community interests in preserving shared environmental assets.

RECREATION ELEMENT



Recreation Element

The purpose of this Recreation Element is to identify and plan for the development, improvement, and protection of recreational opportunities in Menan, in accordance with Idaho Code § 67-6508(10). Recreation contributes to the health, safety, and quality of life of residents, supports community identity, and enhances environmental conservation.

Menan's park, pathways, and proximity to extraordinary natural features like the Snake River and North Menan Butte offer outstanding recreation potential for a community of its size. By investing in access, connectivity, and stewardship, the City can enhance its quality of life, support public health, and maintain the natural beauty that defines its identity.



Existing Recreation Facilities in Menan

a. Menan City Park

- The primary park within city limits, located near downtown Menan.
- Amenities include:
 - A large grassy open area
 - Playground equipment
 - Covered picnic shelter and tables
 - Basketball court
 - Restrooms
 - Space for community events such as the **Fourth of July celebration**

b. Menan Pathways and Sidewalks

- A developing network of sidewalks and informal pathways provides walking access within Menan.
- Routes link neighborhoods to the City Park, churches, school facilities, and Main Street businesses.
- There are currently no formally designated bike lanes or off-road multi-use paths, but the city's compact size allows for easy pedestrian circulation.



Regional and Natural Recreation Resources

a. Snake River Access

- The **Snake River** runs along the eastern edge of Menan, providing opportunities for:
 - Fishing
 - Kayaking and small boat launching
 - Nature observation

- Informal shoreline recreation
- There is no developed riverfront park within Menan city limits, but informal access points exist at various locations near the city. There are boat ramps just north of Menan and at Lorenzo, that provide launching access for the Snake River.

b. North Menan Butte

- Located just northeast of Menan, this prominent volcanic feature is one of two **Menan Buttes**, and is managed by the **Bureau of Land Management (BLM)**.
- Features:
 - A **BLM-maintained trailhead** and parking lot
 - A **2-mile hiking trail** to the top of the Butte with scenic views of the Snake River Plain
 - Interpretive signs describing volcanic geology and ecology
- The Butte is a popular regional hiking and sightseeing destination.



c. Nearby Facilities

- Additional recreational opportunities are available in nearby communities:
 - **Jefferson County Lake** and **Rigby Lake Recreation Area** (~10 miles south), offering swimming, picnicking, and paddleboarding
 - **BYU-Idaho** in Rexburg (~25 miles northeast) offers access to sports complexes and performing arts venues

- **Greenbelt Trails** and parks in Idaho Falls (~30 miles southeast) for extended walking and biking paths
-

4. Community Recreation Needs and Opportunities

Identified Needs:

- Expanded walking and biking pathways
- Improved access to the Snake River
- A youth sports field or multipurpose recreation area
- Year-round amenities (e.g., indoor space or covered courts)
- Trail connection to North Menan Butte



5. Policies and Objectives

Policy 1: Maintain and Improve Existing Facilities

- Ensure continued upkeep and enhancement of Menan City Park, including ADA accessibility, landscaping, and recreational amenities.

Policy 2: Expand Pathways and Trails

- Develop a **city-wide pedestrian and bicycle plan** that connects key destinations (schools, parks, Main Street) through safe, continuous pathways.
- Plan for future linkages to regional trails and the Snake River corridor.

Policy 3: Enhance Public Access to the Snake River

- Work with landowners and state or federal agencies to explore a public river access site with signage, parking, and basic amenities such as benches or a gravel path.
- Protect riparian areas while enabling low-impact recreation.

Policy 4: Preserve and Promote Access to the Menan Buttes

- Support continued partnership with the BLM to maintain access to North Menan Butte and promote it as a regional hiking and interpretive destination.
- Avoid land use conflicts in the visual and ecological buffer area surrounding the Butte.

Policy 5: Community Events and Programming

- Encourage use of the park and civic spaces for community gatherings such as movie nights, seasonal festivals, or farmers markets.
- Support recreational programming through partnerships with local schools, churches, and civic groups.

6. Implementation Strategies

- **Capital Improvements Plan (CIP):** Include recreation priorities such as playground upgrades, pathway extensions, and river access in the city's long-term CIP.
- **Development Review Standards:** Require new subdivisions to include sidewalks and consider open space dedication or park-in-lieu fees.

- **Grants and Funding:** Seek grants from Idaho Parks and Recreation, Land and Water Conservation Fund, and other sources to fund facility improvements and trail development.
 - **Joint Use Agreements:** Explore opportunities to share school recreation facilities (e.g., fields or gyms) for after-hours community use.
-

8. Integration with Other Plan Elements

- **Transportation:** Align trail and sidewalk development with the transportation network.
- **Natural Resources:** Protect riparian and scenic resources while allowing appropriate public access.
- **Land Use:** Reserve areas for future parks or trail easements in growth areas.
- **Public Services:** Coordinate recreation planning with emergency access and maintenance services.

AGRICULTURE ELEMENT



Agriculture Element

The purpose of this Agriculture Element is to recognize the importance of agriculture, analyze existing agricultural land uses, and set forth goals and policies to protect agricultural resources in and around Menan. Idaho Code § 67-6508(17) requires that cities evaluate the role of agriculture and consider strategies to preserve agricultural land and uses.

Agriculture is essential to the identity and economy of Menan. While growth is inevitable, the City of Menan is committed to managing that growth in a way that protects agricultural operations, conserves prime farmland, and supports the long-term viability of the region's rural character.

Agricultural Context of Menan

a. Historical Importance

Menan was founded in the late 19th century by early settlers who relied on farming along the fertile floodplains of the Snake River. Agriculture has remained a defining feature of the area's economy, culture, and land use pattern ever since.

b. Current Agricultural Uses

- The lands surrounding Menan are predominantly used for row crop farming, hay production, pasture, and livestock grazing.
- Typical crops include:
 - Alfalfa
 - Barley
 - Wheat
 - Potatoes
 - Corn (both for silage and grain)
- Some small-scale and hobby farms also exist within or adjacent to city limits, often maintaining horses, chickens, or gardens.

c. Soils and Irrigation

- The area benefits from volcanic soils and access to irrigation water supplied by a network of canals and ditches, most notably from the Jefferson Canal Company and related systems.

- Agricultural productivity is supported by Menan’s location within the Upper Snake River Plain, an important agricultural zone.
-

3. Land Use and Zoning

- Most incorporated land within Menan is zoned for residential or mixed use, though many lots still include agricultural accessory uses (e.g., pasture or gardens).
- The Jefferson County Comprehensive Plan designates surrounding unincorporated areas primarily for agricultural or rural residential uses.
- City expansion areas include agricultural lands currently in production, and future growth could result in pressure to convert these lands to urban use.

4. Policies and Strategies

Policy A: Follow grid pattern for all development as Menan grows.

- As Menan grows, all development must follow historic land use patterns, including consistent lot sizes and grid pattern for streets
- Development shall be a natural expansion of the city. “Leap-frog” development shall not be allowed in the City limits or the Area of City Impact.

Policy B: Support Jefferson County zoning consistency.

- Coordinate with Jefferson County to maintain large-lot agricultural zoning near city boundaries to reduce premature fragmentation of agricultural land.

Policy C: Maintain irrigation infrastructure.

- Protect access to irrigation ditches, laterals, and easements within the city.
- Collaborate with canal companies to ensure continued access and to resolve conflicts with development.

Policy E: Support local agriculture-based businesses and markets.

- Encourage local food production, farmers markets, roadside stands, and value-added agriculture within zoning regulations.

Implementation Measures

Measure	Description
Zoning Review	Update city zoning to allow accessory agricultural uses in residential zones (e.g., gardens, small livestock).
Interagency Coordination	Work with Jefferson County, ditch companies, and land trusts to support farmland protection strategies.

SPECIAL AREAS AND SITES ELEMENT



Special Areas or Sites Element

This element identifies and provides for the protection, enhancement, and appropriate use of special or unique areas and sites within or near the City of Menan. These include areas of historical, cultural, natural, scenic, recreational, and ecological significance, consistent with state planning statutes.

The City of Menan is located in one of the most unique geological and ecological settings in Idaho. Protecting the **Menan Buttes**, the **Snake River**, and the city's **historical features** is critical not only to preserving the city's identity and heritage but also to enhancing quality of life and long-term sustainability. This element outlines a vision for celebrating and safeguarding those areas that make Menan a special place to live.



2. Definition of Special Areas or Sites

Special areas or sites are locations within or near the city limits that have been identified as having significant value due to their:

- **Historical or cultural heritage**
- **Natural or geological features**

- **Scenic views**
 - **Recreational access or open space**
 - **Environmental or ecological importance**
-

3. Key Special Areas in and around Menan

a. Menan Buttes (North and South Menan Butte)

- **Significance:** The Menan Buttes are among the largest tuff cones in the United States and are designated as **National Natural Landmarks** by the National Park Service.
- **Location:** Approximately 2.5 miles west of the City of Menan.
- **Access:** The North Menan Butte is managed by the **Bureau of Land Management (BLM)** and offers a developed hiking trail with interpretive signage.
- **Value:** Geological, ecological, scenic, recreational, and educational.

b. Snake River Corridor

- **Significance:** The Snake River forms the western boundary of the city and is an important recreational and ecological resource.
- **Uses:** Fishing, boating, waterfowl viewing, and habitat for bald eagles and other protected species.
- **Scenic Value:** Offers unobstructed views of the river and buttes.
- **Environmental Value:** Supports riparian ecosystems and wildlife corridors.

c. Heritage Sites in Menan

- **Old Menan Schoolhouse Site:** Historically important structure (site of early education and civic events).
 - **Menan Stake (LDS Church):** Historic church building that serves as a cultural gathering point.
 - **Early Pioneer Irrigation Features:** Ditches and canals constructed by early settlers reflect Menan's agricultural heritage.
-

4. Goals and Objectives

Goal 1: Identify and protect areas of special cultural, historical, and natural significance.

- **Objective 1A:** Collaborate with state and federal agencies to preserve features such as the Menan Buttes and the Snake River.
- **Objective 1B:** Promote education and public awareness of Menan’s unique sites.

Goal 2: Ensure responsible development near special areas to preserve their integrity.

- **Objective 2A:** Develop buffer and setback policies for land adjacent to scenic or environmental sites.
- **Objective 2B:** Collaborate uses that would diminish the scenic or ecological value of these areas.

Goal 3: Expand recreational and interpretive access to special areas where appropriate.

- **Objective 3A:** Improve signage, trail access, and amenities at access points to the Buttes and the Snake River.
- **Objective 3B:** Coordinate with Jefferson County and BLM to maintain and enhance trailheads and public access.

5. Policies and Implementation Strategies

Policy	Description
Special Area Overlay Zone	Consider adopting an overlay district in zoning code to manage development near the Snake River and Buttes.
Historical Site Documentation	Work with local historians and preservation groups to document and protect Menan’s historic structures.
Public Access Preservation	Require developers to preserve existing public access to trails or water bodies when developing adjacent land.

Lighting and Visual Impact	Develop lighting and building height standards to minimize visual impact on scenic viewsheds.
Cultural Events and Heritage	Encourage events that promote awareness of Menan’s history and special places (e.g., community walks at the Butte).

6. Partnerships and Coordination

- **Bureau of Land Management (BLM):** Owner and manager of the North Menan Butte trail system.
- **Idaho State Historical Society:** Resource for documenting and preserving historic sites.
- **Jefferson County Planning Department:** Joint coordination on policies affecting lands near Menan but outside city limits.
- **Local Schools and Community Groups:** Partners for educational signage and awareness campaigns.

HAZARDOUS AREAS



Hazardous Areas

The purpose of this element is to identify known hazardous areas within and near the City of Menan and establish policies for avoiding or mitigating the impact of development in these areas. This includes consideration of natural and man-made hazards such as flood risk, seismic activity, wildland-urban interface fire risk, and other geologic or environmental hazards.

The City of Menan is exposed to a moderate level of natural hazards, particularly flooding and wildfire risk in rural-urban interface areas. Through careful planning, updated development regulations, and regional coordination, Menan can reduce the risk to life and property while maintaining a safe and resilient community.

2. Definition of Hazardous Areas

Under Idaho Code § 67-6508(8), hazardous areas include areas subject to:

- Flooding
 - Fire (particularly wildland fire risk)
 - Seismic activity or soil instability
 - Hazardous material spills or contamination
 - Other conditions that may threaten life, property, or the environment
-

3. Identified Hazardous Areas in or near Menan

a. Flood Hazard Areas

- **Source:** Snake River and seasonal surface runoff from higher elevation areas.
- **Floodplain Mapping:** Portions of Menan's western boundary along the Snake River lie within FEMA-designated **Special Flood Hazard Areas (SFHAs)**, as indicated on the most recent Flood Insurance Rate Maps (FIRMs).
- **Implications:** Development in these areas is subject to the National Flood Insurance Program (NFIP) regulations and city floodplain management provisions.

b. Wildfire Risk Areas

- **Source:** Wildland-Urban Interface (WUI) areas on the west and south sides of the city.
- **Proximity:** The **Menan Buttes** and **riparian zones** along the Snake River have fuel loads and access challenges that present a moderate wildfire risk, especially during dry summer months.
- **Mitigation:** Risk is reduced through agricultural land buffers, irrigated cropland, and community fire response.

c. Seismic Hazard

- **Seismic Zone:** Menan lies in a **moderate seismic risk zone** per USGS maps. Although major faults are not directly beneath Menan, regional faults in eastern Idaho (including near the Teton and Lost River Ranges) are capable of significant earthquakes.
- **Building Code:** The city follows the adopted version of the **International Building Code (IBC)** and International Residential Code (IRC), which incorporate seismic design requirements.

d. Volcanic and Geologic Features

- **Menan Buttes:** While volcanic in origin, the buttes are ancient (approx. 10,000 years old) and pose no current volcanic hazard. However, their loose tuff composition may be prone to localized erosion or instability.
- **Soil Suitability:** Some areas near the buttes and floodplain may have poor bearing capacity or high groundwater, affecting foundations and septic system performance.

e. Hazardous Materials and Transportation

- **Transport Routes:** Although Menan has no major highways or rail lines carrying hazardous freight, **local roads** occasionally transport agricultural chemicals and fuels.
- **Storage:** Agricultural operations and fuel storage facilities within or near Menan may pose localized risks if not properly managed.

4. Goals and Objectives

Goal 1: Minimize exposure of people and property to known hazards.

- **Objective 1A:** Guide development away from high-risk areas such as floodplains.
- **Objective 1B:** Require hazard assessments for development near the Snake River.

Goal 2: Increase the city's resilience to emergencies and natural disasters.

- **Objective 2A:** Maintain and update the city's emergency operations plan.
- **Objective 2B:** Encourage defensible space in WUI areas through development regulations and education.

Goal 3: Coordinate hazard mitigation with county, state, and federal agencies.

- **Objective 3A:** Participate in regional hazard mitigation planning efforts with Jefferson County and FEMA.
- **Objective 3B:** Maintain eligibility for FEMA assistance and NFIP participation through ordinance compliance and mapping updates.

5. Policies and Implementation Strategies

Policy	Strategy
Floodplain Protection	Require elevation certificates and base flood elevation determinations for new construction in mapped flood zones.
Wildfire Mitigation	Encourage fire-resistant landscaping and defensible space in subdivisions near open lands and butte areas.
Hazard Disclosure	Ensure potential hazards (e.g., flood, fire, seismic risk) are disclosed during subdivision and site plan review.
Soil Suitability Assessment	Require geotechnical reports where soils or groundwater may affect building safety or septic suitability.
Emergency Preparedness	Maintain coordination with the Jefferson County Office of Emergency Management and Menan Volunteer Fire Department.

6. Emergency Services and Response

- **Fire:** Jefferson County Central Fire Department provides fire suppression and emergency response within the city and nearby rural areas.
 - **Police:** Jefferson County Sheriff's Office provides law enforcement coverage.
 - **Evacuation Routes:** Primary evacuation would use Menan–Lorenzo Highway (East Menan Road), Menan–Rigby Highway, and local collector roads.
-

7. Coordination and Mapping

- **FEMA Flood Maps:** City will maintain up-to-date FIRMs and ensure local ordinances comply with FEMA regulations.
- **Hazard Mitigation Plans:** The city will participate in future updates of the **Jefferson County Multi-Jurisdiction Hazard Mitigation Plan**.
- **GIS and Planning Tools:** Hazard zones will be incorporated into the city's future land use planning and GIS layers.

NATIONAL INTEREST ELECTRIC TRANSMISSION CORRIDORS

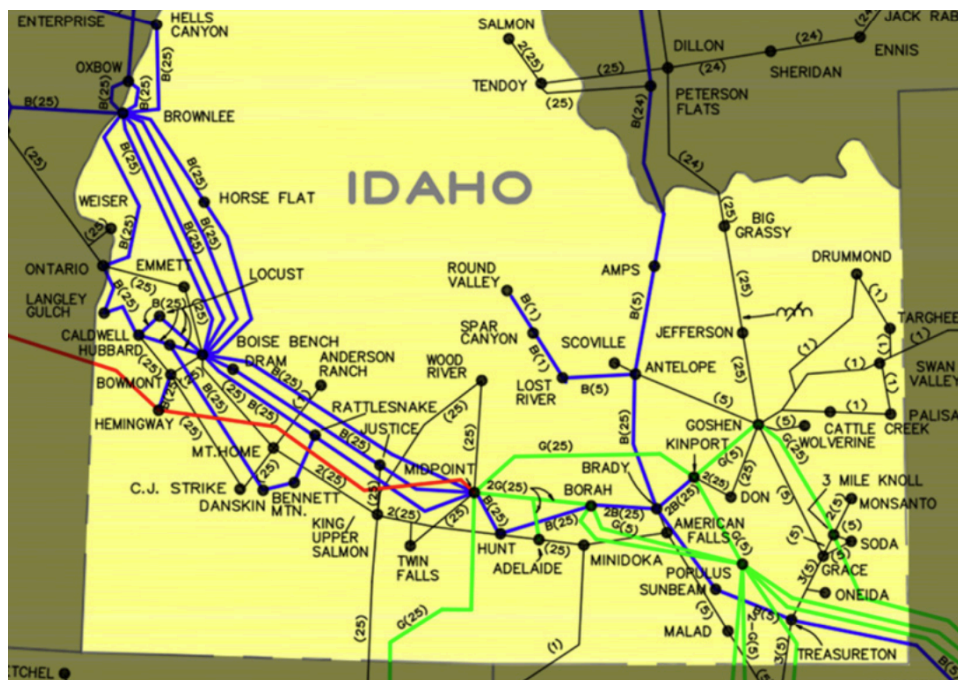


National Interest Electric Transmission Corridors

This element addresses potential impacts of federally designated national interest electric transmission corridors (NIETCs), per Idaho Code §67-6508(16). It ensures Menan's comprehensive plan addresses any such corridors under Department of Energy (DOE) and Federal Energy Regulatory Commission (FERC) authority, and articulates coordination measures should they arise.

Existing Conditions & Status

- Absence of Active NIETCs in Idaho: As of mid-2025, the DOE has not designated any national interest electric transmission corridors within Idaho. Earlier corridor designations (e.g. Southwest, Mid-Atlantic in 2007) have since expired or been vacated by judicial ruling, and no current NIETCs overlap Idaho.
- State Oversight Framework: In Idaho, the Public Utilities Commission (IPUC) holds authority to issue route certificates and, in limited cases, preempt local land use decisions for transmission lines within an NIETC. Preconditions include a state failure to act within one year or denial of the application (Idaho Code §61-1703).



Location of Major Electric Transmission Lines in Southern Idaho

(Source:

https://oemr.idaho.gov/wp-content/uploads/2016/06/2015_Transmission_TF_Report.pdf)

PUBLIC AIRPORT FACILITIES



Public Airport Facilities

Under Idaho Code § 67-6508(17), this element addresses the city's required coordination with public airport planning, especially regarding noise, safety zones, approach paths, and infrastructure considerations influencing land use decisions.

Inventory of Nearby Airport Facilities

- **Idaho Falls Regional Airport (Commercial Service)**
Located approximately 29 miles driving distance northeast of Menan, Idaho Falls Regional Airport (IATA: IDA, a/k/a Fanning Field) serves as the nearest commercial passenger airport. Located just north-northwest of downtown Idaho Falls, it is the second-busiest airport in Idaho with well over 600,000 enplanements in 2024.
- **Rigby Airport (General Aviation)**
A small public-use general aviation field (FAA: U56) situated approximately 16 miles west of Menan, immediately south of Rigby. Operates under visual flight rules on a modest runway—primarily serving recreational, crop-dusting, and private aircraft.
- **Rexburg–Madison County Airport (General Aviation)**
Located roughly 28 miles northeast of Menan (near Rexburg), this public airport serves general aviation operators, flight training, and small private aircraft. It features a single asphalt runway (approx. 4,200 ft) and averages tens of thousands of annual operations

It is not anticipated that the City of Menan will ever have need for their own airport. Air travel and commercial/agricultural applications can be met utilizing nearby airports. Menan is not on approach for any of the airports in the area.

Appendix 1 - Community Survey Results - Survey #1

COMMUNITY PUBLIC OPINION SURVEY

CITY OF MENAN, IDAHO

COMPREHENSIVE PLAN
COMMUNITY SURVEY
SUMMER 2025



Overview

In May - August 2025, the City of Menan conducted a brief community survey to help identify key vision for the community, as well as address a couple of key community issues. The results of this survey will be used to further the Comprehensive Planning effort. This report presents the results of the survey.

Method and Participation

The survey was conducted on-line utilizing Google Forms. A QR code was created that when scanned with a smart phone, directed people to the on-line survey. The respondents could then complete the survey using their phones. Flyers inviting people to participate in the survey were sent out with City Utility bills, and also posted around town in high traffic places like the post office, school, and at Valley Wide Country Store. Printed versions of the survey were available at the City Offices for those that did not want to participate electronically.

There were 98 responses to the survey.

The questions were drafted by the City Planning and Zoning Commission.

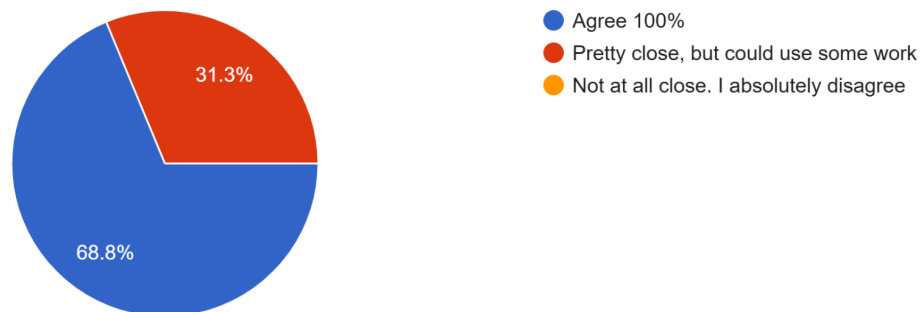
Questions

Question #1 - Listed below is a vision statement for the City of Menan. Indicate if this represents your view of our community.

The City of Menan is a quiet, friendly, and close-knit rural community that values its rich agricultural heritage, natural beauty, and strong hometown identity. Rooted in tradition yet mindful of the future, Menan is a peaceful and welcoming place where families and individuals can live, work, and grow together in harmony. As a small but thriving town, Menan embraces thoughtful growth while preserving its charm, ensuring it remains the ideal and desire able place to call home.

Listed below is a vision statement for the City of Menan. Indicate if this represents your view of our community. The City of Menan is a quiet, friendly, ...mains the ideal and desire able place to call home.

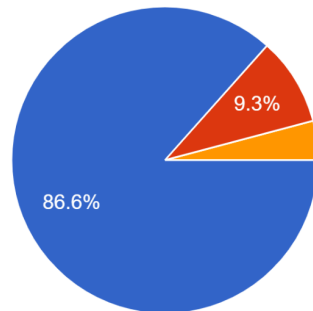
96 responses



Question 2 - Where do you live?

Where do you live?

97 responses

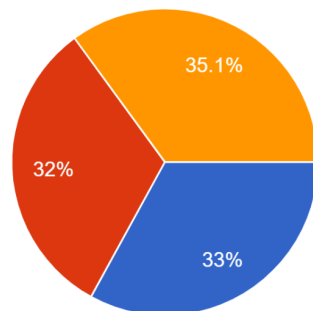


- Inside the Menan City Limits
- In Menan, but just outside the City Limits
- Jefferson County, but not in the Menan area.
- Somewhere else - not in Menan or in Jefferson County.

Question 3 - What would you like Menan to look like in 20 years?

What would you like Menan to look like in 20 years?

97 responses

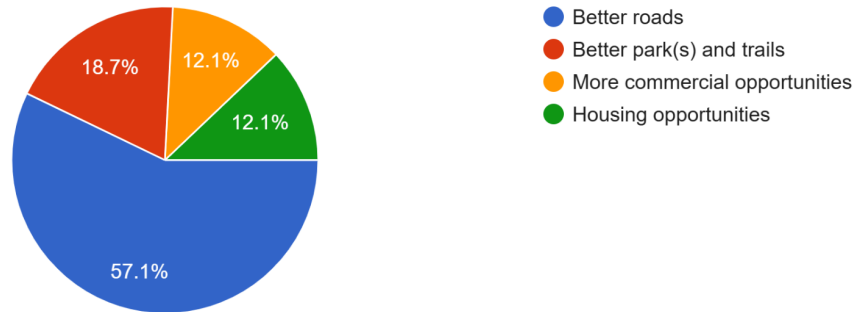


- Exactly the same. Don't change a thing.
- Pretty much the same, slightly bigger, maybe some more houses, but that's about it.
- Pretty much the same, but with more houses and more commercial offerings like more restaurants, a grocery store,...
- Menan should grow much bigger and look similar to larger towns in the area like Rigby.

Question 4 - What do you think should be the top priority for Menan's future development?

What do you think should be the top priority for Menan's future development?

91 responses



Question 5 - Most lots in the Menan City limits average about 1/2 acre, though lots can vary in size from 1/4 or bigger, up to several acres. As Menan grows, what lot size do you think is about right for how I'd like to see Menan grow in the future.

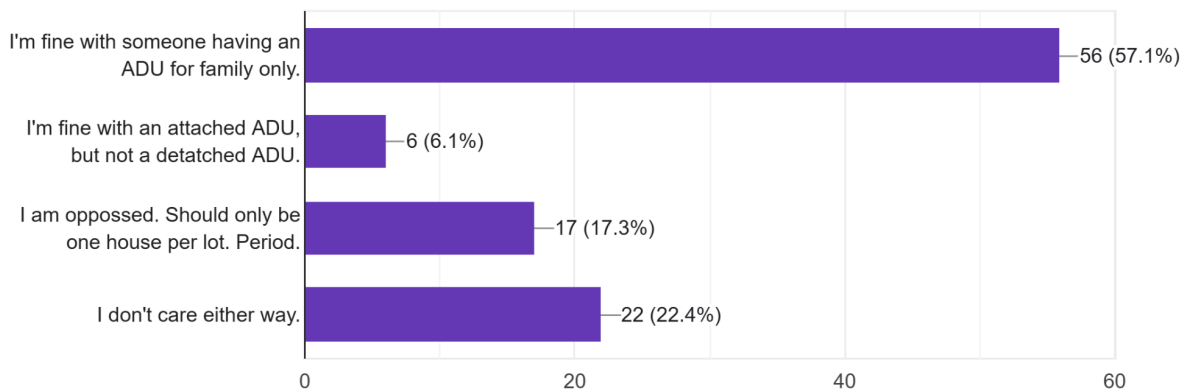
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97 responses



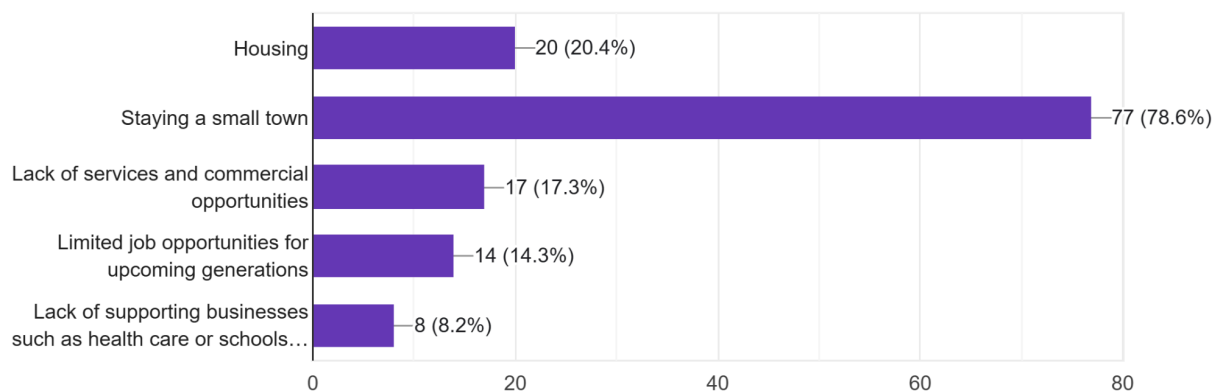
Question 6 - What are your thoughts about accessory dwelling units (ADUs)? ADUs are a second dwelling on a lot and include things like attic, basement or garage apartments, mother-in-law apartments, or detached smaller houses. Check all that apply.

What are your thoughts about accessory dwelling units (ADUs)? ADUs are a second dwelling on a lot and include things like attic, basement or garage...s, or detached smaller houses. Check all that apply.
98 responses



Question 7 - What do you see as the biggest challenge facing the future of Menan? Check all that are important to you.

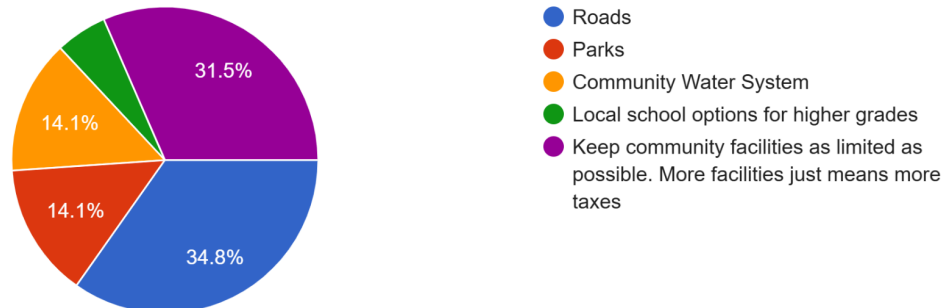
What do you see as the biggest challenge facing the future of Menan? Check all that are important to you.
98 responses



Question 8 - What should be the top community facility priority for Menan?

What should be the top community facility priority for Menan?

92 responses



Question 10 - If you could make sure that one thing never changed about Menan, what would that be?

Results

- Small town atmosphere
- Small town feel
- Bedroom community
- Taking away the small town feel.
- Keep it a small town
- No apartment complexes
- Walk path
- Require more infrastructure from developers.
- The way it is now
- The canal and the bike path.
- Size
- Nothing stays the same. Things always will change with time.
- Get rid of all the people living in campers on side lots and all the trash they bring with it. The squatting is taking over. It's not "their family"
- Stay a small town Nothing

- Friendly atmosphere and small town feel.
- Keeping it small
- Small town.
- I'd prefer if Menan stayed it's relatively quiet and small town nature.
- The continued right to have farm animals ie, poultry, cows, goats, horses.
- The minimum lot size of 1/2 acre.
- The supportive relationships the community members have with each other
- Ability to have animals in town
- To make sure menan dont start acting like its bigger than it is.
- Nice walking path.
- The small town farm community.
- The small town feel all though some growth is inevitable
- Ability to have livestock
- The water system keep on wells
- The small town feel
- The 4th of July & the small town feel.
- The people. Ambulance service could be better, medicine on board, and fire station- EpiPens as an example.
- The small town feeling of Menan
- More housing and growing any bigger
- Stay a small town keep the developers out.
- That it remains a small town.
- Friendly neighbors
- The walking path
- Stick to 1 house per 1/2 acre no exceptions even for certain individuals
- Looking to help your neighbor.
- Friendliness-- 4th of July.
- A place to dump leaves grass and branches

- I love the small town! Low density. Not looking for more convenience. That's what keeps it small.
- small farms and animals allowed
- The feeling of community and camaraderie
- Keep the small town feel
- Should have at least had a none of the above as a possible answer.
- I love the small town but groceries closer would be nice!
- Correct growth. Know it is inevitable so do it right. Don't allow subdivisions far away from the city center. Create subdivisions close to the city center. Incorporate them as they happen. But dont do like jefferson county where growth happened outside of city center and now that it is filling up and more subdivisions need to tie into sewer and utilities it destroys the roads and taxes infrastructure. It is easier to install 1 mile of sewer than 10 miles. Make the developers pay for developments.
- Little town/ 4th July celebration / love the walk path
- The small town feeling
- Keep it the way it is.
- Different kinds of housing with smaller lots. Make men and friendlier for young starting out couples and older people that don't want to spend the rest of their life taking care of a big lawn people that don't want to spend what's left of their life taking care of a big yard and lawn
- Nothing at the moment
- The beautiful trees and natural surroundings
- Menan needs to stay a small city so we can keep that friendly help your neighbor vibe. Love the open spaces.
- The absence of commercial development.
- Community atmosphere.
- That it keeps the small town feeling. I live the walkways and community minded events.
- Nice walking path
- The small town feel
- Small town feel
- Beautiful main street, and canal walk.

- The small town easy going atmosphere .
- Small town
- 4th of July small town feeling
- Rural feel
- No more subdivisions
- The small town vibe that everyone cares
- Animals in city limits
- Its reputation as a cool little town

Question 11 - If you could change one thing about Menan, what would that be?

- Cell phone coverage
- No engine brakes in town signs.
- Make the 4th of July celebration for locals only
- It'd be nice to have a small grocery store and nicer parks.
- To stop bring afraid of change/growth. It will come, so let's plan to the best of our ability to plan for growth while maintaining the things we love. Saying 'nothing should change', is not helpful.
- It's all good, no complaints
- I wish people would keep up there properties. Things are starting to look junkie. I also worry about animals that are not taken care of.
- City communication
- Less commercial traffic through Main Street of Menan. I firmly believe that the wear and tear on the main road through the city is not done by the presidents but rather those living in agricultural areas outside. I think if banana is to allow heavy commercial traffic through the city, there should be some sort of permit issued or a bypass to a county road that has sufficient funding to handle.
- Be strict on speed limits - people who go to Teton house do not care for neighborhood speeds... some people who live here also tend to speed but cracking down on that would help??
- Nothing
- Improve roads, add curb and gutter.

- Would like a grocery store
- Better parks
- I think a grocery store, preferably a small one, is necessary.
- It's appearance. Many lots are storage areas for junk. Old cars and RVs, old trailers, tires that are still around, overtaken by weeds. Parking in city right of way, that is not what we want. I would like to s
- Expand the walk path, creating a more healthy and safe community.
- Some areas have trash and or junk vehicles that have accumulated over time and it would really help with visitors first impressions.
- The roads need fixed. The park need little kid play things.
- Keep developers out. They grow the amount of people without contributing to the infrastructure.
- Staying a safe community
- Unkept yards including broken down cars that seem to be all over town. Some that haven't moved in decades. Garbage
- A limit of new homes built each year
- Traffic lights with legal crosswalks
- Restrooms on each end of the walk path
- Enforce no jack breaks in the city limits
- Enforcing dog laws (people just let their dogs run free), more garbages on the walk path
- ?
- Deporting people
- Enforce clean up of properties and upkeep many properties are unsightly and dragging the value of our own property down.
- Allow more 1/4 to 1/2 acre lots and homes, but not double the population.
- We need another restaurant
- Better quality park for kids or another path somewhere would be fun
- City water
- Planning and zoning is burdening the community
- Traffic control on streets.

- Maybe more commercial but not much
- Not one thing
- A history library
- Clean up vacant lots
- 4th of July is too big.
- More freedom in personal property rights
- Better cellphone coverage
- Trash. Rv junkyard, tire junkyard that welcomes everyone when they first drive into town. Trash/junk in people's yards is a serious problem.
- Pretty happy with the city as it is, I would add a small grocery
- Probably change city council personal agenda property control mind set.
- Coffee shop with good chairs
- Dogs barking non stop/ people need to take care of yards and no junk cars that do not run. Clean up!!!
- The bugs
- I'd try to soften the constant resistance to any form of change.. I'd also tone down the extreme xenophobia
- Add grocery store
- A grocery store
- The beautiful greenbelt to stretch around the entire city instead of on only one side of it
- Getting businesses like Walker Produce to maintain their operation better - clean up - settling pond stinks and residential areas to follow codes.
- Speed on highway in town and in front of school. See the spud cellar out of town.
- I would love to see a few more business opportunities in Menan, a place for small store fronts maybe that could house a few businesses and bring the community closer together
- That no so many people would be in Menan for the 4th of July
- Lower speed through town.
- Clean up the junk!
- nothing right now.
- Junk yards.

- New potato warehouse outside equipment is too noisy. The conveyor belt needs greased!!!
- People need to clean up their properties. Better curb appeal
- Businesses
- Reduce speed limits in school zone and on Menan/Lorenzo highway in town
- The new approved subdivision
- More housing options.
- Maybe a small grocery store
- No high density housing
- Get rid of trailer houses