

Summary of Current Plans and Policies

Summary of Current Plans and Policies..... 1

- County Comprehensive Plan 1
 - Bannock County Second Century Comprehensive Plan, 1995-2020 1
- Community Comprehensive Plans..... 3
 - Pocatello Comprehensive Plan..... 3
 - Chubbuck Comprehensive Plan..... 6
- Infrastructure and Service Plans and Studies 9
 - Bannock County Emergency Operations Plan 9
 - North Bannock County Sewer Feasibility Study..... 10
 - Water Balance and Pumping Capacity of the Lower Portneuf River Valley Aquifer 11
- Current Planning Efforts 12
 - Bannock County Transportation Plan..... 12
- Related Statutes and Regulations 12
 - Idaho’s Local Planning Act 12
 - Urban-Wildland Interface Code..... 13
- Area of Impact Resolutions..... 14
 - Pocatello Area of Impact Agreement 14
 - Chubbuck Area of Impact Agreement..... 15

County Comprehensive Plan

Bannock County Second Century Comprehensive Plan, 1995-2020

Adopted: May 31, 1995
By: County Staff and the Bannock Planning Organization

Overview

This plan creates the policy framework for the unincorporated county. In addition, the plan provides information of key land use and population conditions and trends, and provides an overview of area differences within the county in terms of attitudes towards growth, economy, transportation, and the environment as found in public outreach and survey efforts.

Recommendations

The plan establishes a number of Goals and associated Actions for the County to pursue. These are organized into the following categories:

Population and Land Use

- Protect agriculture, forestry and mining activities.
- Protect the natural environment including fish and wildlife habitats.
- Address land use compatibility through zoning.
- Direct growth to urban infill areas where infrastructure is in place or easily accessed.
- Develop annexation policy with cities.
- Encourage diversity.

Economic Development

- Increase commercial and industrial development opportunities in appropriate locations throughout the county.
- Protect agriculture as an important component of the economy by diversifying operations.
- Provide a range of shopping and services to serve residents.
- Encourage new business that is compatible and adjacent to a city – encourage annexation of new business into the city.

Transportation

- Establish a regional multi-modal transportation system that emphasizes warehousing and shipping.
- Coordinate to finance projects with a variety of funding sources.
- Support multi-modal transportation on local level.

Public Services, Facilities, and Utilities

- Provide efficient and effective public services for safety, health and welfare.
- Mitigate impacts of new rural development on public services, facilities, and utilities.

Natural Resources

- Encourage development that is compatible with natural habitat, aesthetics, and sensitive areas or the environment.
- Preserve the natural environment for future generations (surface and ground water, air quality, open space).

Community Design and Special Sites

- Design standards for commercial and industrial uses to better work with the natural environment.
- Identify natural and culturally sensitive sites and educate on the importance and benefit of preservation. Compile a list of “special sites” in the unincorporated county.

Parks and Recreation

- Foster a connected system of trails and open space that is complementary to communities and park and public land resources;
- Retain and expand points of access to public lands.

Housing

- Improve neighborhood safety/security;
- Encourage development in appropriate locations;
- Permit a variety of housing types and price points.

Schools

- Provide quality education - a safe, engaging, and challenging academic atmosphere.
- Increase number of graduating students and those headed to college.

Hazardous Areas

- Reduce impacts of natural hazards on development through advance planning.

Community Comprehensive Plans

Pocatello Comprehensive Plan

Adopted January 2003

By: Shapiro & Associates, Inc.

Overview

The Pocatello Comprehensive Plan reflects the efforts of the *Our Valley Our Vision* document that establishes the shared long term vision for Pocatello and Chubbuck. The Pocatello Plan establishes an eight-point vision that includes:

- Proactive Economic Development;
- Managed Growth and Smart Development;
- Lower Taxes and Cost Efficient Delivery of Public Services;
- Transportation Improvements and Choices;
- Natural Resources Protection;
- Clean Air and Water;
- Livable Communities and Neighborhoods; and
- Regional Cooperation.

Key goals and recommendations are summarized by element, below.

Recommendations

Population and Demographics

Population growth is anticipated to add 10,000 new residents to Pocatello over the next 20 years. The plan calls for careful planning of services to respond to new residents and changing demographics.

Land Use

The land use plan draws upon smart growth principles of mixed use, infill, new neighborhoods, multi-modal transportation and maximizing services. The plan identifies an Urban Services Boundary (USB) for the city with a 20-year horizon for service extension. The Plan contains a land use plan map to illustrate future land use patterns and associated policies and implementation strategies. These include the following:

- Overlay districts to protect hillsides, water resources, historic resources, and to promote pedestrian activity.
- Promote high-quality neighborhood development with character, amenities, and connectivity to the larger community.
- Preserve open spaces in the ACI through clustering and other means.
- Encourage infill and redevelopment.
- Coordinate land use and transportation planning.
- Use the USB as a growth management tool.

Economy

The City seeks to promote a business-friendly environment to bring in and retain a range of employment opportunities in the community.

Related goals include:

- Streamlined development review and good customer service by the City.
- Make information on the City and market available and support economic development efforts or Bannock development Corporation.
- Work to diversify the economy, including building tourism activity.
- Support ISU Research and Business Park.
- Enhance desirability of the region through attention to schools, attractive built environment, and retail and business offerings.
- Coordinate regionally on economic development.

Public Services, Facilities, and Utilities

In order to meet the anticipated demand over the next 20 years, the City will add:

- New water sources, coupled with water conservation planning, to increase the supply of water which otherwise could not meet

anticipated demand. Possible sources include the Snake River Aquifer and surface water and the Palisades Reservoir.

- Address aquifer contamination and protect the aquifer from future contamination.
- Construct two major and several minor wastewater transmission lines.
- Add police and fire substations in newly developing areas.

Natural Resources

A number of goals and policies address retaining and improving the natural resources for future generations, including air, water, land, and wildlife.

- Protect the Portneuf watershed, its streams, riparian areas, wetlands, recharge areas, and wellhead areas.
- Improve air quality through cleaner industry and reduction of vehicle miles traveled.
- Preserve critical wildlife areas and other sensitive lands within the USB.
- Protect hillsides and preserve open spaces through conservation easements, clustering, and acquisition.

Housing

The plan encourages the development of a range of housing choices to meet the needs of different economic and special needs members of the population. The plan also addresses historic preservation, homeownership education, and addressing homelessness.

Transportation

The transportation system of the city includes the airport, Pocatello Regional Transit (PRT), sidewalk and trails system, and local streets. Policies address transportation planning and financing to ensure a multi-modal transportation system.

Community Design

Community design recommendations focus on beautification efforts that include landscaping, signage, historic preservation, and area-specific guidelines to ensure compatible infill.

School Facilities and Transportation

Pocatello is within School District #25. The Plan establishes the City's continued commitment to coordinate with SD 25 and ISU on school and facility and transportation planning.

Parks and Recreation

The City's parks and recreation system includes City parks and greenways, recreation centers and programs, and school parks. The City will create a Parks and Recreation System Master Plan to plan for

park system expansion and upgrades, and new recreation and arts facilities/programs.

Hazardous Areas

The plan contains goals and policies to minimize risks to the community from natural (landslide, flood, seismic) and man-made (soil contamination).

Special Sites

The City is home to four historic districts and several individual buildings on the National register of Historic Places. The Plan prioritizes continued historic preservation in the community through Historic Overlay zones and the maintenance of an inventory of assets.

Chubbuck Comprehensive Plan

Adopted: January 8, 2002

By: Shapiro & Associates

Overview

The Chubbuck Comprehensive Plan reflects the efforts of the *Our Valley Our Vision* document that establishes the shared long term vision for Pocatello and Chubbuck. The Chubbuck Plan reflects many of the goals and vision statements, including a strong emphasis on smart growth principles. The Plan addresses urban services, future land use patterns, preferred neighborhood design elements, transportation needs, and parks, schools and other service needs of the community into the future.

Recommendations

Population and Demographics

Population growth was aggressive during the 1990s and the Pocatello-Chubbuck area is forecasted to add nearly 20,000 people from 2000-2020, a 28% gain. Policies relate to tracking changing demographics to inform neighborhood planning and service provision.

Land Use

The land use plan draws upon smart growth principles of mixed use, infill, multi-modal transportation and maximizing services. The plan identifies an Urban Services Boundary (USB) for the city with a 20-year horizon for service extension. The Plan contains a land use plan map to illustrate future land use patterns and associated policies and implementation strategies. These include the following:

- Overlay districts to protect hillsides, water resources, historic resources, and to promote pedestrian activity.

- Protect small town character and discourage sprawl with a focus on neighborhoods with character, amenities, and connectivity to the larger community.
- Balance economic and environmental needs.
- Create a greenbelt to protect adjacent protect agricultural lands.
- Promote service provision efficiency.
- Use the USB as a growth management tool.

Transportation

Transportation recommendations, informed by traffic modeling and overall goals of the plan, include the following:

- Increasing capacity of certain major roadways.
- Promote transit use through density.
- Encourage bike and pedestrian activity through community design (neighborhoods and activity centers that are well connected) and street improvements.

Community Design

Community design recommendations focus on neighborhoods as the basic planning component of the community. Recommendations focus on the improvement of aesthetics, compatible infill development, increased pedestrian connections, and the inclusion of neighborhood centers.

Government Services

Service recommendations focus on protecting and maintaining a safe water supply, with particular emphasis on groundwater/aquifer protection but also surface water bodies and wastewater treatment. Policy recommendations emphasize coordination of various actors (public and private) to efficiently plan for and provide services for existing and new development within the USB. The plan also contains policies for coordinating school planning with the school district and private education providers.

Recreation

Recreation plans focus on providing increased recreation opportunities to youth and creating a high-quality and well-connected parks and trails system.

Natural Resources

Key goals and policies for natural resources include the following:

- Improve education of natural systems.
- Protect and conserve surface and groundwater.
- Protect air quality.
- Minimize impact of new development.
- Preserve farmland and open space.

- Conserve energy – showcase renewable energy.

Housing

Housing goals and policies address the mix of housing types, affordable housing options, and density and development patterns.

Economic Development

The land use plan identifies areas targeted for commercial and industrial development/redevelopment. Policies stress the need to diversify the economic base, provide additional goods and services, and incorporate commercial uses in new and existing neighborhoods.

Special Sites

Protect important views of Big Butte and mountains to the north as well as the agricultural heritage of the area.

Area of City Impact/Growth Management

Policies emphasize the City's intent to collaborate regionally to pursue the growth management vision of *Our Valley, Our Vision* through use of and adherence to the USB concept as a strategy for future locations of development and service provision.

Infrastructure and Service Plans and Studies

Bannock County Emergency Operations Plan

Date?

Overview

This Plan addresses natural (winter storms, flood, high winds, fires, earthquake/seismic activity) and technological/manmade hazards (power failure, hazardous materials release, civic disobedience, terrorism and weapons of mass destruction, war and mass casualty). The purpose of this Plan is to allow for timely, organized, and effective multiple agency response to address emergencies within the County if and when they occur.

Recommendations

For each type of hazard, the Plan specifies the response activities to be completed as a set of standard operating guidelines. Response tasks are organized by responsible party; the parties involved in any particular response vary by type of emergency. The list of emergency operations responders includes: County/City Executives, Emergency Services Coordinator, Public Information Officer, Resource Management, Police and Fire/First Responders, Public Works Officer, Damage Assessment, Health, Medical & Mortuary, Mass Care (Red Cross), and Safety Officer. The assigned roles and duties of responding parties are described by position title.

Transportation Plan

September 18, 2006

For: Cities of Chubbuck and Pocatello

By: Bannock Planning Organization

Overview

This transportation plan creates a set of goals and policies to guide the development of a multi-modal transportation system in the Pocatello-Chubbuck urban area. The plan includes sections and recommendations on streets, transit, bike and pedestrian, and freight, as discussed below.

Recommendations

Streets

- The local streets system includes both urban and rural (no curb/gutter) streets. Many streets have not been upgraded to accommodate increasing demand.
- Travel times have increased overall and there are congestion problems on major roadways.
- The biggest challenge facing the streets system is the number of natural and man-made constraints to street widening and improvement, including difficulty crossing the railroad, river, creeks, and the interstate and access issues related to the benches and slopes on the edges of town.
- Traffic projections indicate only a few sections of north-south roadways and portions of the downtown where congestion will occur.
- The Plan recommends several street improvements to address congestion and safety concerns.

Transit

The City of Pocatello operates Pocatello Regional Transit (PRT) that serves limited routes in the Pocatello-Chubbuck area. Increasing Ridership will allow for expansion of the bus fleet and routes by 2010.

Bike and Pedestrian

The Plan addresses the maintenance and expansion of city sidewalks and trails and contains a map of the current and proposed system.

Freight

The railroad and highway infrastructure has long made the Pocatello-Chubbuck area a freight transportation hub. The plan reaffirms the desire to maintain this dimension of the overall transportation system.

North Bannock County Sewer Feasibility Study

May 2006 Draft

For: City of Chubbuck, City of Pocatello, Bannock County, Idaho
Department of Environmental Quality (DEQ)

By: J-U-B Engineers, Inc.

Overview

This sewer study represents a multi-jurisdictional sewer planning and evaluation effort for the Pocatello-Chubbuck area. The purposes of this study are

- to evaluate current sewer and water service areas, and the location of well/septic systems;

- to create a strategy for the protection and conservation of groundwater and surface water supplies; and
- to create strategies for a logical and fiscally responsible extension of services.

Recommendations

This study, still in draft form, accomplishes the following:

- Reports the impacts of septic systems on groundwater quality (as documented over 10 years by the Idaho Geological Survey of Idaho State University).
- Identifies the proposed service extension area.
- Recommends an alignment alteration to the proposed preliminary trunk sewer system layout detailed in the Chubbuck Wastewater Collection System facilities Plan.
- Adjusted capacity of the planned sewer line to better align with land use and growth projections.
- Estimates costs of the infrastructure project by phase.
- Evaluates possible funding mechanisms to help finance the project – their relative advantages and disadvantages.
- Estimates capital budget cash flows incorporating new and replacement sewer projects and service and connection rates/fees.
- Establishes an implementation plan that details challenges that will need to be addressed, and the necessary steps, policies, and strategies that should be included as part of the overall process.

Water Balance and Pumping Capacity of the Lower Portneuf River Valley Aquifer

July 2006

By: John Welhan, Idaho Geological Survey

Overview and Key Findings

This study measured the water withdrawal and recharge capacity of the Portneuf Aquifer over a period of 510 days in 1993-1994. The measures found that the total demand more than a decade ago already was at 100-115% of system capacity.

This was determined through evaluation of current water withdrawals from wells (municipal, industrial, agricultural and private) and the estimated recharge. Recharge was calculated for watershed areas on surrounding slopes. Of these, the most significant recharge areas were found to be Gibson Jack Creek, Mink Creek, and City/Cusick Creek. Other recharge sources evaluated, but found to have minimal or no recharge benefit, were the Eastern Slope, Fort Hall Canyon, Trail Creek, and Pocatello Creek.

The study concludes that water supply of the aquifer faces three principal threats:

1. Demand for water exceeds recharge on a normal precipitation year,
2. There are cumulative impacts of successive dry years, and
3. Demand is increasing over time from growth and drier summers.

Current Planning Efforts

Bannock County Transportation Plan

By: Riedesel & Associates.Inc.

Overview

The Bannock County Transportation Plan represents a joint effort between Bannock County Road & Bridge, Downey-Swan Lake Highway Districts, and the cities of Arimo, Downey, Lava Hot Springs, McCammon, and Inkom. This plan will create a strategy and recommendations for the development of a multi-modal transportation system to meet the needs of the future population. The planning process will include:

- Calculate current and projected traffic demands,
- Map and model of base and planned roadways,
- Evaluate alternative transportation improvements,
- Create cost estimates for each alternative,
- Develop recommendations and priorities,
- Develop an asset management plan, and
- Develop a capital improvements plan for each jurisdiction along with potential funding sources.

Related Statutes and Regulations

Idaho's Local Planning Act

(Idaho Code Title 67, Chapter 65)

Applicability

This State law requires each city and county in Idaho to create comprehensive plans to promote health and safety, protect property rights, ensure adequate facilities, promote economic viability,

protection agricultural and other resource economy lands, encourage urban development of cities, and protect natural and hazard areas.

Overview and Intent

The Local Planning Act calls for the creation of planning and zoning commissions to oversee community planning decisions and policies. Each city and county must create and maintain an updated comprehensive plan that looks at current conditions and trends and sets goals for the community in the following areas (at minimum):

- Property Rights
- Population
- School Facilities and Transportation
- Economic Development
- Land Use
- Natural Resources
- Hazardous Areas
- Public Services, Facilities, and Utilities
- Transportation
- Recreation
- Special Areas or Sites
- Housing
- Community Design
- Implementation

Urban-Wildland Interface Code

(Bannock County Ordinance NO. 2005-7)

Applicability

The provisions of this code apply to all “urban-wildland interface areas” within Bannock County and is in addition to all other fire code regulations within the County. These provisions apply to new or renovated structures in the defined UWIA.

Overview and Intent

This Code is intended to reduce the risk of wildland fire damage and danger to residents of the County by reducing the amount and geographic consistency of fuel for fires as they approach urbanized areas. The provisions apply to the Urban-Wildland Interface Area, defined as “that geographical area where structures and other human development meets or intermingles with wildland or vegetative fuels.” This area is declared by the code official, and defined on maps.

The focus of the provisions is twofold: the fire safety/fire retardant feature of new or applicable renovation construction within the UWIA and the landscape management techniques that reduce fire risk. Building regulations address fire flows, access, building materials,

sprinkler systems, design features, and signage. Landscape elements are listed under “defensible space” and address the reducing risk potential fuel sources near structures including fuel storage tanks, firewood, etc., as well as landscaping materials within particular proximity to the dwelling/structure.

Area of Impact Resolutions

Idaho State law (Idaho Code 67-6526) requires the establishment of an agreed upon Areas of City Impact (ACIs) between each incorporated jurisdiction and its respective county. The following summaries provide an overview of the goals and issues surrounding existing agreements.

Pocatello Area of Impact Agreement

(Bannock County Ordinance 1998-6, Pocatello [Ordinance ?](#))

Overview

In designating the Area of Community Impact (ACI), Pocatello considered all developable lands surrounding the City that would likely seek to use the services (water, garbage, sewer, streets) and may one day annex into the City. In some cases, the ACI boundary includes public lands that are surrounded by private (developable) lands. This boundary serves as a future planning area for the city – future land use/development patterns, transportation improvements, and infrastructure extensions.

Goals and Procedures

Goals

The goals of the agreement, as listed within the resolution text, include the following:

- Meet legal requirements of the State; and
- To promote orderly growth.

Procedures

The agreement established formal procedures outlining the application of comprehensive plans, zoning regulations, and subdivision ordinances within the designated ACI. These procedures address review process steps and assign the roles and responsibilities of the city and county for each stage of the review process. The agreement also contains a land use plan for the ACI to be followed by the county as it reviews development proposals within the ACI.

Issues/Concerns

The main issues raised by impacted property owners at the time the ACI was revised include:

- Concern over annexation/jurisdiction,
- Impacts on taxes and land values,
- Concern the ACI would work to encourage development of this area;
- Disagreement that the ACI is necessary as a planning measure prior to development.

Chubbuck Area of Impact Agreement

(Bannock County Ordinance 1998-5, Chubbuck Ordinance 495)

Overview

In designating the ACI, Chubbuck considered all developable lands surrounding the City that would likely seek to use the services (water, garbage, sewer, streets) and may one day annex into the City. This boundary serves as a future planning area for the city – future land use/development patterns, transportation improvements, and infrastructure extensions.

Goals and Procedures

Goals

The goals of the agreement, as listed within the resolution text, include the following:

- Meet legal requirements of the State; and
- To promote orderly growth.

Procedures

The agreement established formal procedures outlining the application of comprehensive plans, zoning regulations, and subdivision ordinances within the designated ACI. These procedures address review process steps and assign the roles and responsibilities of the city and county for each stage of the review process.