

## Chapter 12: SPECIAL SITES

### Discussion

Chubbuck needs to keep its eye to the future, and think about creating sites that will be architecturally significant today and tomorrow. Chubbuck is a relatively new town; it was originally settled as a railroad town. Many of the buildings that played a significant role in the past, such as Valenty's, are gone now. Though there are no significant natural features within the city limits, there are some important views of Big Butte and other mountains to the north that could be protected. Chubbuck's agricultural heritage should be protected by preserving surrounding productive agricultural land.

### Our Goals

*Goal 1: Make it memorable.*

#### *Objective 1.1*

Focus on architectural quality during design review, particularly for public projects.

##### **Policy:**

- a. Create and maintain a belief that an investment in property is an investment in community.
- b. Identify key locations in town and encourage developers of those properties to do something special for the town in the architectural design of the buildings and site.
- c. Establish a policy of phasing in public service over time to preserve the city's agricultural surroundings.

#### *Objective 1.2*

Establish regulations and policies that help preserve the character of designated sites, areas or structures.

##### **Policy:**

- a. Revise or add flexibility to existing codes and ordinances which act as deterrents to preservation or rehabilitation efforts.
- b. Create and maintain an inventory of historic, architectural, archaeological, ecological and scenic areas and sites within the City.
- c. Encourage the rehabilitation of historic or architecturally significant structures for continued commercial and residential use or appropriate adaptive reuse.
- d. Use historic overlay zones, local designation status and other protective measures in conjunction with an historic preservation ordinance which guide or regulate the use or modification of significant historic areas in the community.

##### **Strategy:**

- a. Use a historic preservation overlay zone to protect historic resources.

