

Chapter 14: AREA OF CITY IMPACT AND GROWTH MANAGEMENT

Discussion

Area of City Impact

Idaho State Code 67-6526 requires cities to establish an area of city impact within surrounding unincorporated areas prior to January 1, 1997. The code also states cities will only be able to annex adjacent lands that are within its area of impact.

Designating an area of impact enables Chubbuck to manage the perimeter of the city and regulate surrounding development, and permits residents within the area of impact to be represented on the city's planning and zoning commission.

This section of the Chubbuck Comprehensive Plan pertains to an area of city impact that has been jointly negotiated with Bannock County. According to the agreement, Chubbuck will regulate the area of city impact to encourage development concurrent with the extension of infrastructure, discourage piecemeal development, and ensure orderly annexations. An intergovernmental agreement with Bannock County and a map identifying the area of city impact is available at Chubbuck City Hall.

Growth Management

As the region continues to grow, the demands of a larger population create potential threats to the quality of life: threats such as eroding livability, declining mobility, and rising transportation costs. The purpose of growth management is to allow for growth while protecting the quality of life. Throughout the *Our Valley Our Vision* project, managing growth was identified as a major priority for the region. Within the City's area of impact, additional policies, projects, and programs have been identified that are required to implement the community vision for growth in the region.

Relevant Vision Statement Component

In the year 2020: The Portneuf River Valley region, including the communities of Pocatello and Chubbuck, is known for having successfully planned for its future, achieving a quality of life that is consistent with local values, goals, and aspirations. The region has strategically managed its growth and development, improved its transportation system, preserved open spaces and scenic views, protected its environment, promoted neighborhood livability, developed new parks and recreational amenities, and enhanced regional cooperation to improve government services, local schools, and economic development.

Growth Management Mission Statement

Preserve and enhance quality of life in Chubbuck and its area of impact through an effective and efficient management of growth and development.

Our Goals

Goal 1: Cooperatively manage regional growth to implement the community vision set forth by the Our Valley Our Vision Project.

Objective 1.1

Ensure that regional growth is addressed through cooperative planning and actions with local governments and public agencies in the Portneuf River Valley region.

Policy:

- a. Work cooperatively with the city of Pocatello and Bannock County to implement the community vision set forth by the Our Valley Our Vision project.
- b. Use the Regional Growth Management Plan to establish policies for managing growth and development in the Portneuf River Valley region. The planning time frame for the Regional Growth Management Plan is 20 years.
- c. Jointly adopt a Regional Growth Management Plan with the city of Pocatello. The map shall establish the location of the regional USB and neighborhood plan districts.

Objective 1.2

Limit growth in the area of impact.

Policy:

- a. To limit the amount of rural development, the cities of Pocatello and Chubbuck and Bannock County shall discourage new residential and commercial development within the area of impact outside city boundaries.
- b. The City shall work with the County to prohibit rezoning for new development within the area of impact outside city boundaries.
- c. The City shall work with the County to encourage clustering of new development within the area of impact outside city boundaries to limit impacts on agriculture, forestry, and wildlife, and to reserve large tracts of land for potential urbanization beyond the year 2020 planning time frame.

Strategy:

- a. Use intergovernmental agreements with the County and Pocatello to achieve growth management goals.

Objective 1.3

Use a USB to ensure that development occurs only when adequate public facilities and infrastructure are available.

Policy:

- a. The location of the USB shall be depicted on the Regional Growth Management Plan Map. The USB defines the areas identified in the Regional Growth Management Plan for the provision of urban services.
- b. The City shall use the USB to promote the efficient delivery of urban services by encouraging a compact form of urban development.
- c. Within the USB, the City shall develop capital improvement plans or programs to provide the following essential public urban services: potable water, sanitary sewer, storm water management, and street and transportation improvements.
- d. Within the USB, the City may develop plans to provide police protection, fire protection, garbage collection, and parks and recreational services at the urban level.

Objective 1.4

Use urbanization policies to guide annexation within USBs.

Policy:

- a. Within USBs, annexation shall be required before new development is permitted.
- b. For land within USBs, annexation may be granted when essential urban services can be delivered to the subject property.

Objective 1.5

Work with regional governments to implement the Regional Growth Management Plan.

Policy:

- a. Develop or revise Intergovernmental Urban Growth Management Agreements between the cities and the county to implement policies related to the Areas of Impact and the USB.
- b. Amendments to the Regional Growth Management Plan policies or boundaries of the USB require concurrence of all parties to the Intergovernmental Urban Growth Management Agreements.
- c. USB amendments shall be subject to the following criteria:
 1. There is a demonstrated need for the land to accommodate long-range population growth and to meet the need for housing, employment opportunities, and livability.
 2. Public facilities and urban services can be provided in an orderly, timely, and efficient manner.
 3. Land within the existing urban area and on the fringe is used efficiently.
 4. Negative environmental, economic, and social impacts are minimized.
 5. Agricultural land, forested lands, and wildlife habitat are retained and protected.
 6. The proposed urban development is compatible with nearby agricultural uses and activities.

