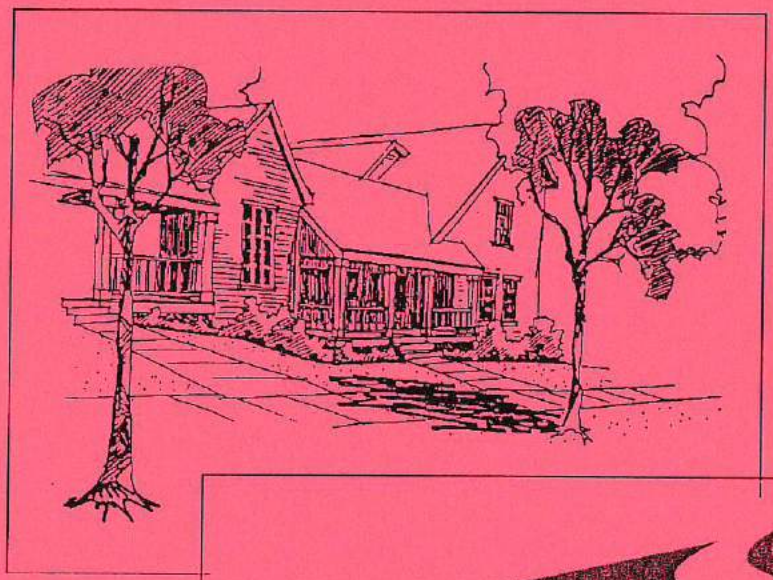
CHUBBUCK COMPREHENSIVE PLAN

CITY OF CHUBBUCK, IDAHO



Our Valley • Our Vision

People,
Places,
Prospects of the Portneuf River Valley

APPROVED BY
VOTE OF THE COUNCIL
JANUARY 8, 2002

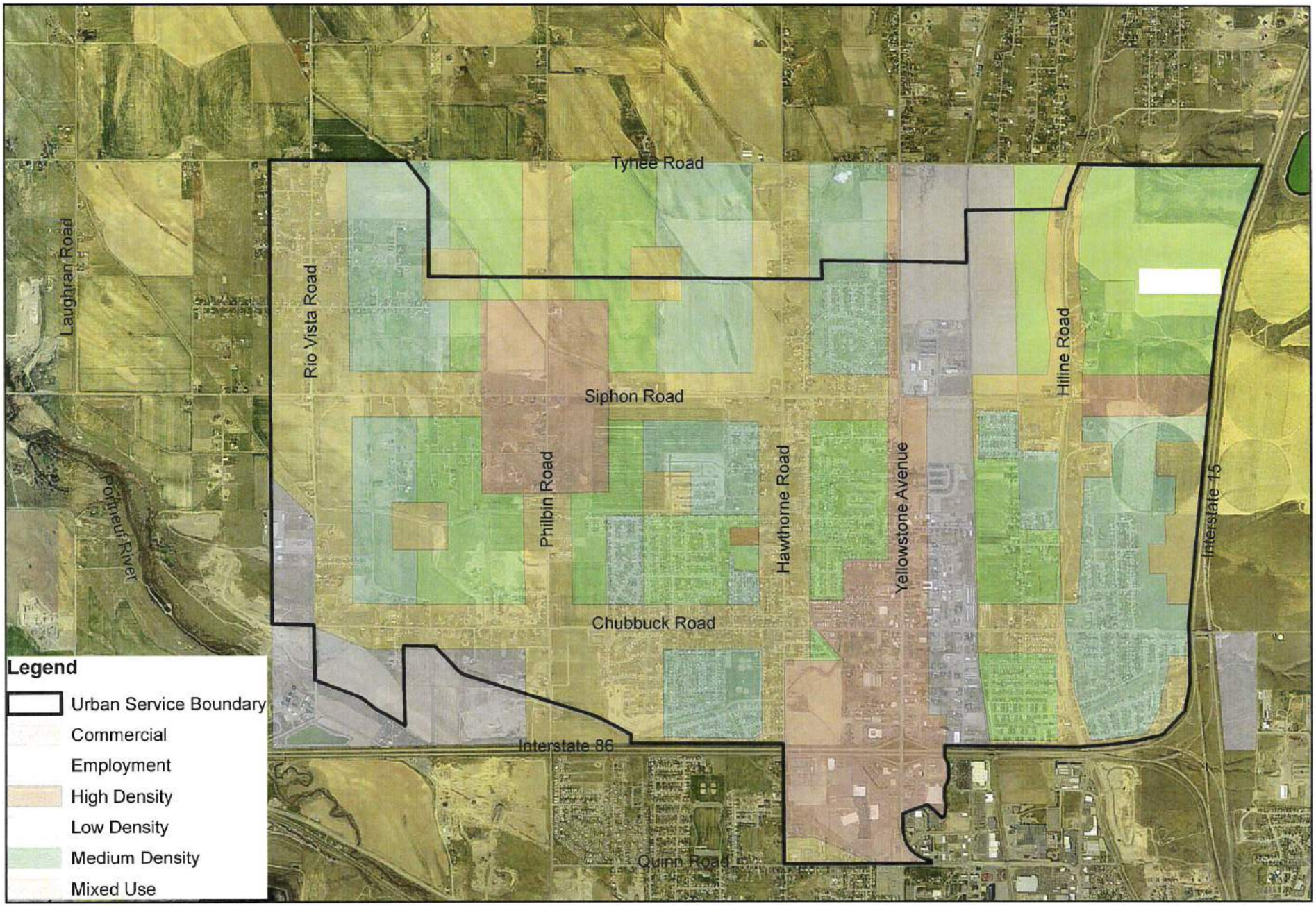
Comprehensive Plan Map Update

The following pages comprising of 6 Maps have been updated and replace the existing maps in the Comprehensive Plan.

Maps approved by Vote of the City Council on March 9, 2010.

Future Land Use Designations - City of Chubbuck

Revision 3/10/2010

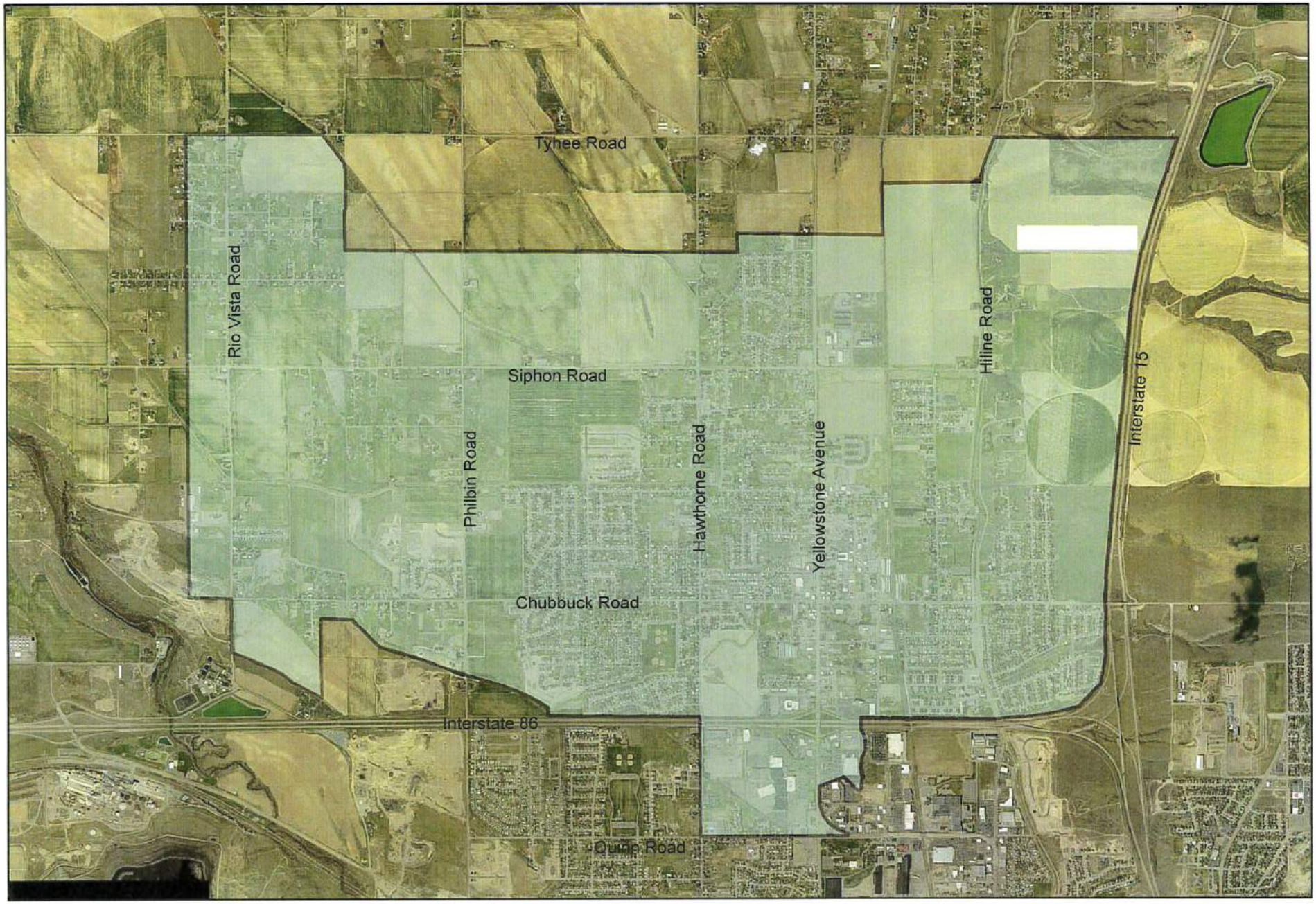


Urban Service Boundary - City of Chubbuck

Revision 3/10/2010

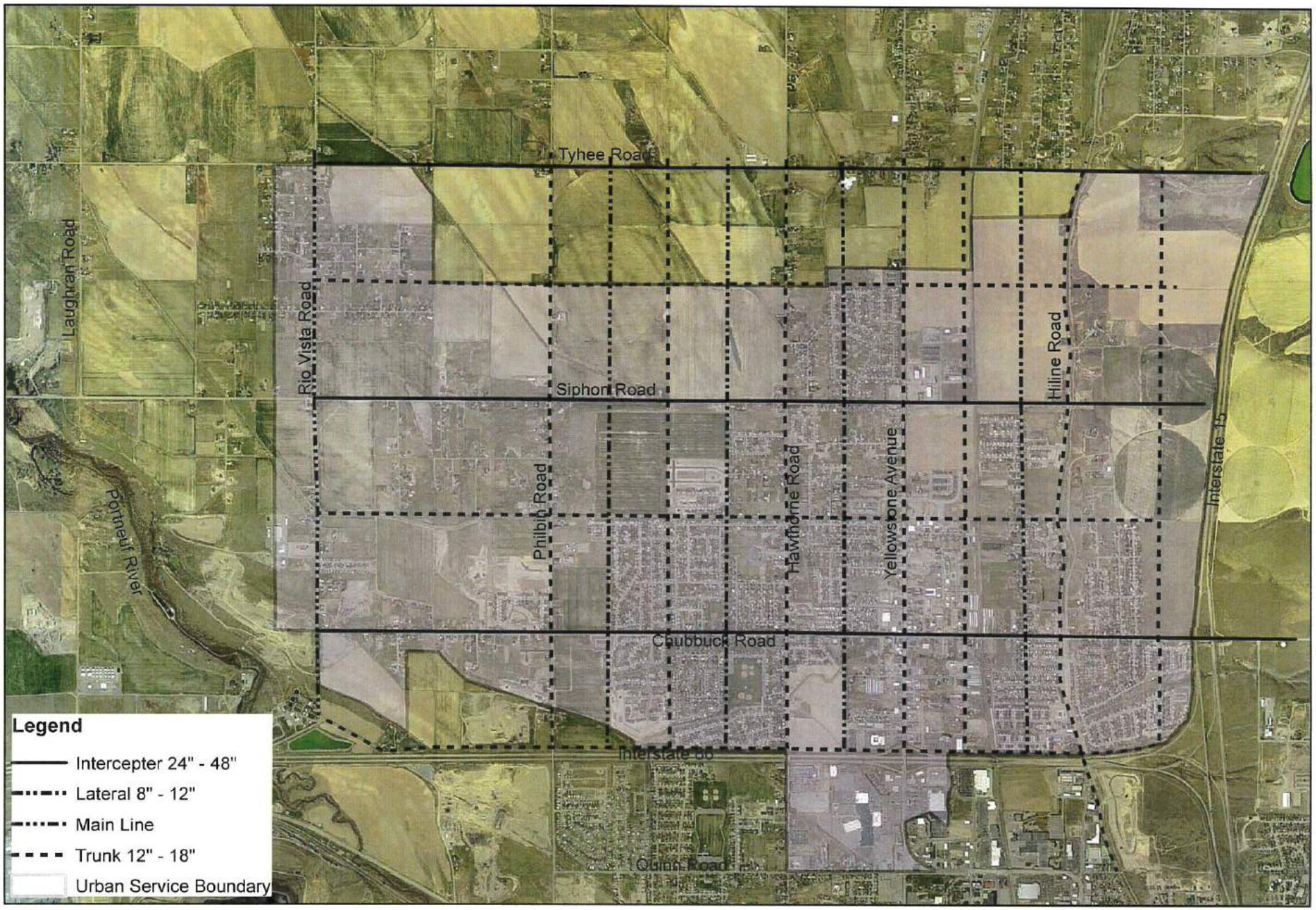
Legend

Urban Service Boundary



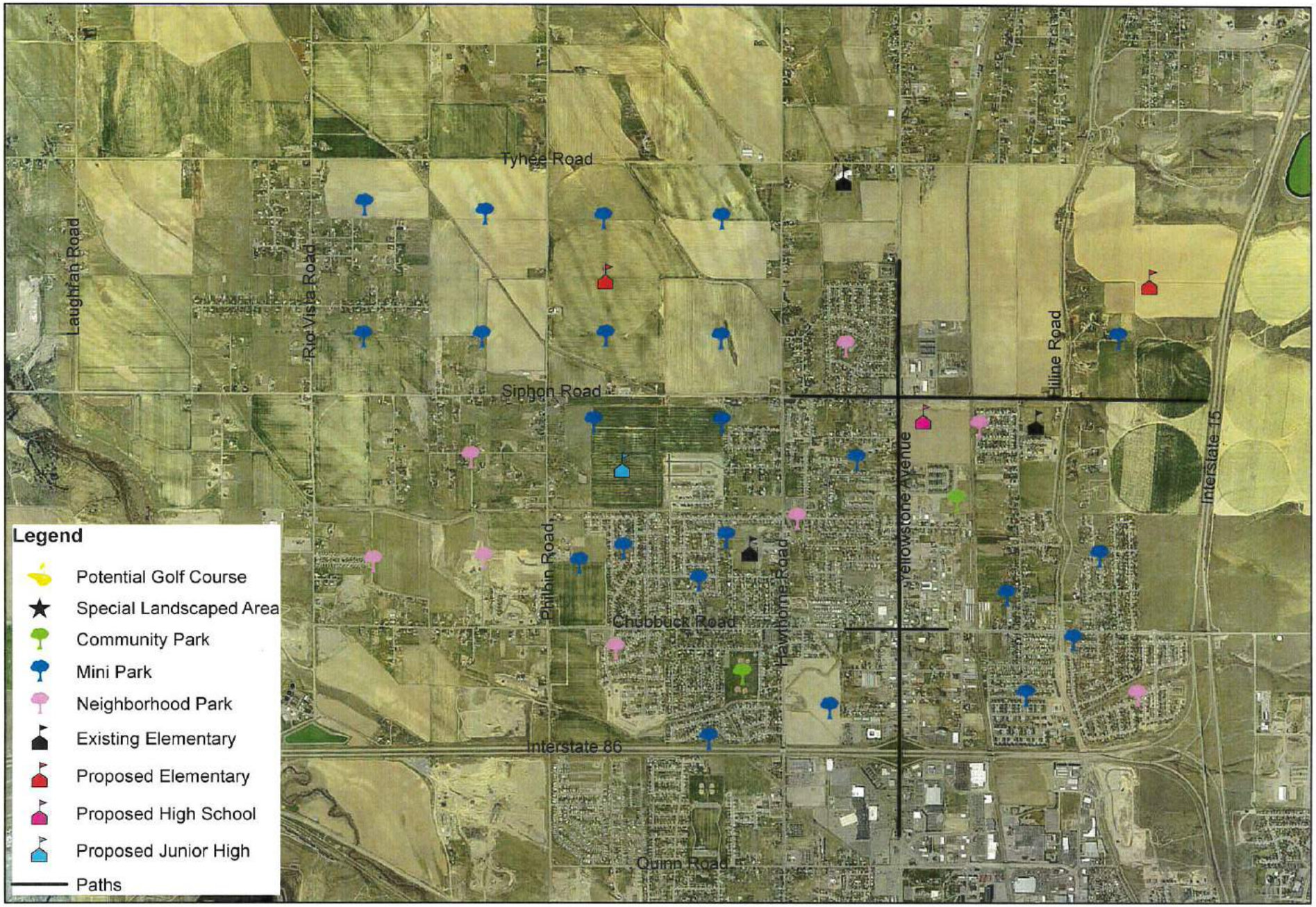
Sewer System - City of Chubbuck

Revision 3/10/2010



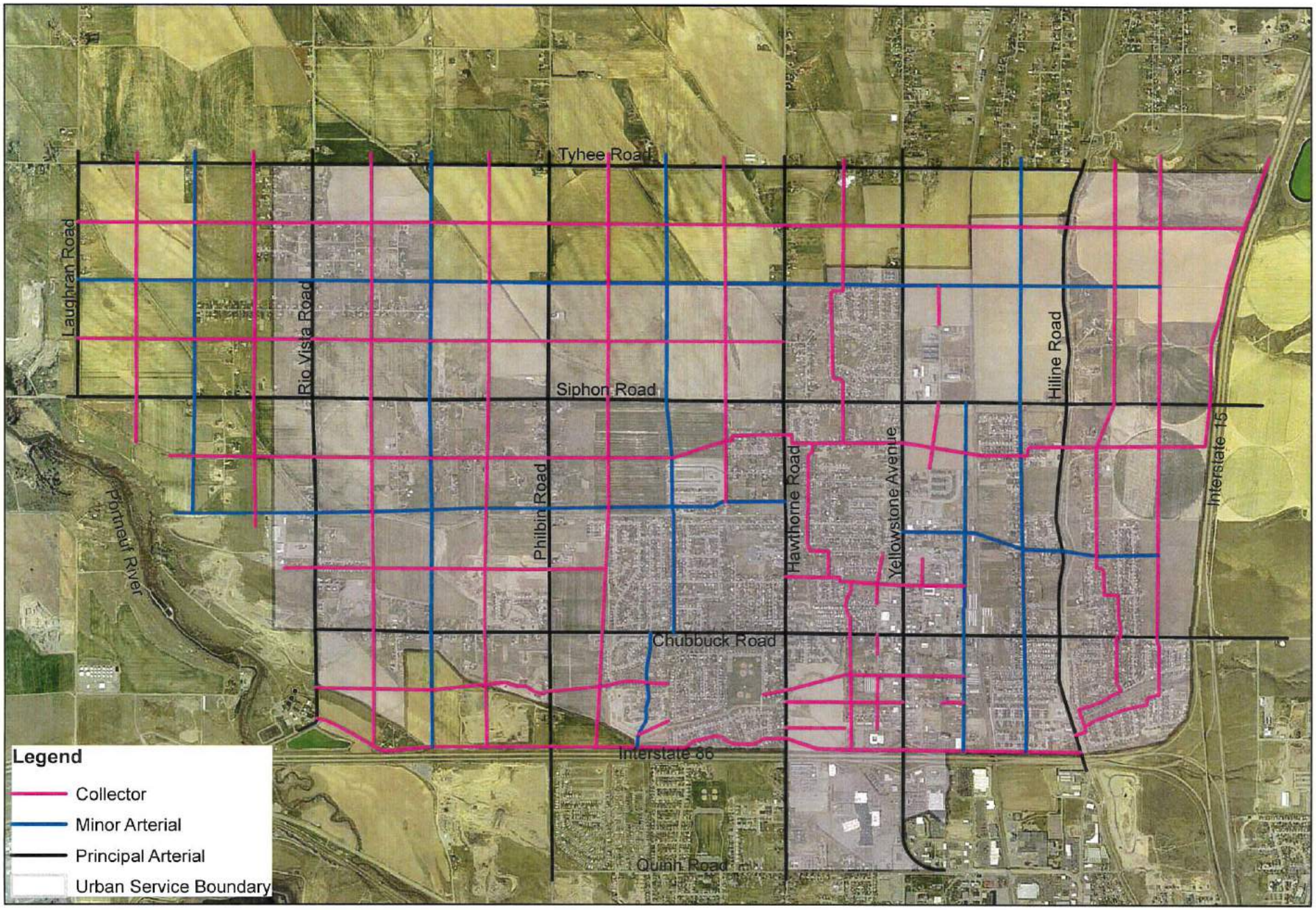
Parks, Paths, and Schools - City of Chubbuck

Revision 1/6/2010



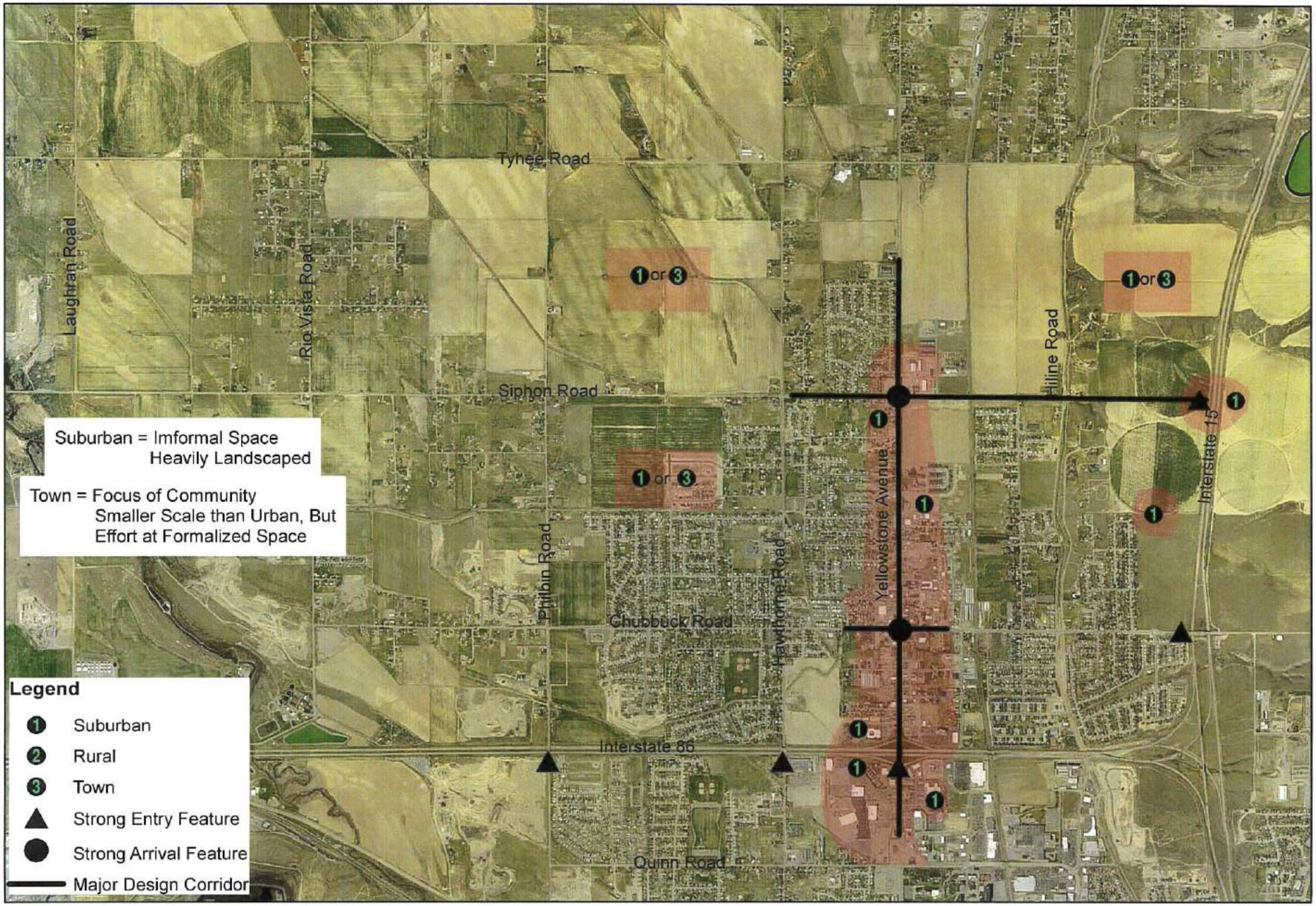
Functional Class Road System - City of Chubbuck

Revision 3/10/2010



Community Design - City of Chubbuck

Revision 1/6/2010



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CITY OF CHUBBUCK 2002 COMPREHENSIVE PLAN

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Chapter 1: INTRODUCTION

Why Plan?

Based on the U.S. Census, Chubbuck had a population of 9,700 persons in the year 2000. This represents an increase in population of 23% over the ten-year period between 1990 and 2000. With this growth come change and the need for coordination and planning. The City of Chubbuck has been an active participant in the *Our Valley Our Vision* regional planning effort that was jointly conducted with the City of Pocatello, Bannock Planning Organization, Idaho Department of Transportation, and School District #25. Population estimates conducted as part of that project forecast an increase of 20,000 people in the region over the next 20 years. Based on land availability, Chubbuck will be home to as many as 5,000 of these new residents.

It is important that the community anticipates and plans for this growth. Through planning, we can meet the regional vision as well as Chubbuck's community vision as a full-function city complete with jobs, services, and recreation. Chubbuck citizens value their small town atmosphere, and by planning for land use, transportation systems, and infrastructure improvements, we can assure that new growth fits our vision of the community and the region.

Our Plan

Our 2001 Comprehensive Plan is based on the interests and concerns of our citizens. The plan builds on the City's 1995 Comprehensive Plan and incorporates concepts and elements of the *Our Valley Our Vision* project. In developing the 1995 plan and the 2001 plan, surveys, open houses, advisory committees, meetings with the Land Use and Development Commission, and the City Council have been used to raise interest and gather input. In addition, the plan has been developed to be consistent with the requirements of the Idaho Local Planning Act of 1975.

Our Valley Our Vision — The Regional Planning Context

Our 2001 Comprehensive Plan has been developed to be consistent with the vision and goals of our regional planning document, *A 2020 Vision for the Portneuf River Valley*. In 1999, a regional effort was launched to plan for future growth in the Portneuf River Valley. The *Our Valley Our Vision* planning process determined how to best accommodate and plan for new residents. The project was a cooperative effort of citizens, agencies, and regional stakeholders to create a common vision for the area and plan for the management of growth in the Portneuf River Valley. It was co-sponsored by the cities of Chubbuck and Pocatello. The 2001 Chubbuck Comprehensive Plan is the culmination of the two-year *Our Valley Our Vision* regional planning effort. Throughout the *Our Valley Our Vision* project, citizens, stakeholders, elected officials, and City, County, and Bannock Planning Organization (BPO) staff worked with a consulting team to create and refine a vision for growth in the region entitled "A 2020 Vision for the Portneuf River Valley." The build-out analysis and community visioning and refinement process have helped shape policies and priorities for the region that will encourage development patterns to accommodate growth while preserving the qualities residents most value. The Plan has been updated to reflect the results of this planning effort and guide the implementation of the policies, programs, and activities that will make the vision a reality.

A 2020 Vision for the Portneuf River Valley

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.

Managed Growth and Smart Development

Since the year 2000, the population of the Portneuf River Valley has grown to approximately 83,000 people, representing a moderate increase in its population of 20,000 people over 20 years. Chubbuck and Pocatello have effectively accommodated this growth in a proactive manner by encouraging new "infill" development within existing urban areas and selectively adding new neighborhoods on vacant land at the edges of the urban area.

This dual emphasis on infill and new neighborhoods has helped the region curb costly, unplanned sprawl and produce a smarter approach to development. Smart development has resulted in revitalized neighborhoods, a better mix of residential and commercial land uses, and a more walkable community. Redevelopment of underutilized sites also has contributed to the revitalization of older areas within the region. Public-private partnerships and financial incentives have helped make such redevelopment feasible. Examples of smart development in the Valley include:

University District. The area between the university and downtown has become an active, lively district with new mixed-use projects that combine commercial and residential uses. This has helped strengthen the link between the activity centers of downtown Pocatello and the university.

Downtown Pocatello. Downtown Pocatello has experienced a significant amount of infill and redevelopment. New housing areas north of downtown have created a unique urban living environment for downtown, inviting pedestrians, enlivening the streets, and enhancing public safety.

Chubbuck. New infill and redevelopment also has enlivened Chubbuck. Along Yellowstone Avenue, a new central downtown area has emerged. The downtown improvements have resulted from a focused plan and a program that encourages public-private partnerships.

New Neighborhoods. New neighborhoods have developed at the edges of Pocatello and Chubbuck. These neighborhoods include new shopping areas, allowing people to walk or bike short distances for their daily shopping needs. In general, new neighborhood development is more compact, utilizing smaller lots, with more efficient and less costly public services related to infrastructure and public safety. New neighborhoods are located in strategic locations that help provide surrounding areas with essential neighborhood services. This is especially true in the Highland area and near Century High School.

Transportation Improvements and Choices

The Portneuf River Valley's transportation system has been significantly improved by creating greater street connectivity and providing new pedestrian and bike ways, which contribute to a wider range of transportation choices for area residents. Many streets have been improved and resurfaced, and storm drainage problems have been resolved. The Yellowstone Avenue corridor

has been greatly enhanced with new landscaping, sidewalks, lighting, and transit facilities. The corridor functions as a vital link between downtown Pocatello and Chubbuck.

Open Space and Farmland Protection

Growth in the Portneuf River Valley has been managed to take advantage of existing infrastructure and to protect open space and farmland surrounding the urban area. Urban service boundaries and agricultural zoning have helped preserve and protect farms northeast of Chubbuck and along the Portneuf River. A few hillside areas have been carefully developed, but the steepest areas have been retained and protected as open space and for the spectacular views they provide the region's residents.

Clean Air and Water

Air quality in the Portneuf River Valley has been improved by citizens working with industries to reduce emissions. Air quality also has been achieved by reducing reliance on the automobile and reducing the number of daily vehicle miles traveled by residents. This has been accomplished through a better mix of land uses, a more connected street network, and more people using alternative modes of transportation, including buses and shuttles. The Portneuf River Valley also has improved its water quality by protecting water resources and wetlands and working to clean up sites that contribute to water pollution.

Livable Communities, Parks, and Recreational Amenities

The Portneuf River Valley is still a great place to raise a family. The region has a high quality of life with friendly, walkable neighborhoods; easy access to recreational opportunities; and many youth- and family-oriented activities. Affordable housing for a range of income levels is available throughout the region. The cities of Pocatello and Chubbuck offer a variety of housing choices, including single-family homes, manufactured housing, townhouses, condominiums, and apartments.

New neighborhood parks provide a place for children to play close to home. Recreational bike paths connect new developments with a planned system of trails and routes that traverse the entire region. The recently completed greenway path along the Portneuf River is a popular recreational feature actively used by young and old alike.

Cooperating for Better Government, Schools, and Economic Development

The Portneuf River Valley is a place where citizens and government leaders from Pocatello, Chubbuck, and Bannock County come together in a cooperative, supportive way to solve regional problems. Parents, teachers, and school officials, working together, have ensured that the local schools have sufficient funds to offer the highest-quality education in Idaho.

Pocatello, Chubbuck, Bannock County, and local economic development organizations have worked together to recruit a variety of new manufacturing, distribution, and high-tech industries to the area. Area leaders have worked with local businesses to develop strategies to reduce pollution and promote clean industry. In addition, existing businesses have benefited from local incentives and the programs, research, and facilities of Idaho State University. Through these cooperative efforts, family-wage jobs have been created, and the regional economy has prospered.

Planning for the Next 20 Years

In the year 2020, the people of the Portneuf River Valley can look back and be proud of their commitment to a vision for the region, and the hard work and perseverance they have demonstrated to achieve it. Our valley provides a wonderful setting for the neighborhoods, communities, and people that thrive here. Looking to the future, our children are now leading the efforts to create a vision for 2050.

City of Chubbuck Vision Statement

Our Plan is designed with the intent of helping Chubbuck grow into a city that our citizens want to live in, a city described as:

Chubbuck Pride

A place people call home.
A clean and secure city, proud of its home-town sensibility.
A city conscious of the need to manage growth, and confident of its ability to do so.
A city sensitive to balancing individual needs within larger community values.
In short, a national model of a well-governed community.

Current Trends and Their Implications

The discussion section at the beginning of each chapter presents trends and projections related to each plan element. These trends and projections help identify issues that should be considered when plan policies are made. The most significant trends for each plan element are summarized below:

Property Rights (Chapter 2)

In 1994, the State of Idaho adopted new regulatory requirements that require state agencies to follow a checklist prepared by the State Attorney General to ensure that regulations and policies do not result in a "taking" of private property.

Population and Demographics (Chapter 3)

From 1990 to 2000, the population of Chubbuck increased by 23%. The Bannock Planning Organization (BPO) forecasts an increase in population of 20,000 people for the Portneuf River Valley by 2020. This growth, coupled with demographic trends such as an aging population and a continued decline in number of people per household, indicates an increase in demand for housing and medical care.

Land Use (Chapter 4)

The *Our Valley Our Vision* project identified a two-part strategy to accommodate growth in the region. First, infill and redevelopment should be encouraged to fully utilize existing urban land and infrastructure. One area targeted for infill and redevelopment is in the vicinity of Yellowstone Avenue and Chubbuck Road. Second, new communities can be designed according to "Smart Growth" principles and developed on suitable land within the Urban Service Boundary (USB). Generally, the land use element strives to integrate residential, commercial, and other types of uses to create a more dynamic, livable, and compact community.

Transportation (Chapter 5)

While Chubbuck has a limited network of roadways, only one arterial (Chubbuck Road) is expected to exceed acceptable levels of congestion by the year 2020. Chubbuck has been developing at low

densities and with street patterns that do not support public transit. An aging population will be better served by an integrated transportation system, one that is less reliant on personal vehicles and is capable of supporting transportation alternatives, such as walking or riding a bus.

Community Design (Chapter 6)

The City of Chubbuck intends to implement "Smart Growth" management principles identified by the *Our Valley Our Vision* project to protect the community's quality of life from the impact of anticipated growth and to create a more livable city. Key concepts for community design include the revitalization of downtown Chubbuck along Yellowstone Highway, infill and redevelopment of existing neighborhoods, and future development of new neighborhoods.

Government Services (Chapter 7)

In response to growth, the City of Chubbuck is planning to build a second fire station to serve both existing development and to accommodate anticipated growth. Chubbuck also requires a new police station to meet present and future needs. Yet perhaps the most significant service issue for the region is water supply. Per capita water use in the Portneuf River Valley is nearly double the national standard. As the region identifies a long-term solution to meet growing water needs, water conservation and efforts to protect the aquifer from contamination are of utmost importance. The City and the region will need to identify innovative financing to fund public facility improvements.

Recreation (Chapter 8)

Chubbuck has four major public parks. As the City grows and a denser pattern of land use emerges, the park system will become more valuable to residents. The City will expect new development to help expand the park system.

Natural Resources (Chapter 9)

The City must protect groundwater resources from contamination and help reduce the emission of airborne particles that harm air quality. By managing growth, the City will also help protect prime agricultural lands on its borders.

Housing (Chapter 10)

Recent growth has increased home values in the region and made housing prices unaffordable for some lower-income families. Multi-family rental projects have had difficulty obtaining financing. Affordable housing and a mixture of housing types must be secured to accommodate the growing needs of the community.

Economy (Chapter 11)

The BPO forecast projects a 49% increase in regional employment by 2020. Three out of four of the new jobs probably will be located within existing neighborhoods. Household income and consumer spending power will increase with higher wages.

Special Sites (Chapter 12)

Chubbuck has a relatively short history and few natural features. The City recognizes that it has the opportunity to protect historic structures and to engage in public works that will foster civic pride and mark the City's history.

School Location and Transportation (Chapter 13)
Anticipated growth and new neighborhoods may require construction of new elementary schools. Schools built within walking distance of new communities will reduce transportation costs. If new schools are required to serve infill development, finding suitable property may be difficult.

Area of Impact and Growth Management (Chapter 14)
This element of the Chubbuck Comprehensive Plan defines the area of city impact and describes the City's plan to work with Bannock County and Pocatello to limit urban sprawl and ensure orderly annexations.

Implementation (Chapter 15)
Methods to implement and maintain the Comprehensive Plan.

Plan Organization

Our plan is organized by plan element according to the Idaho Local Planning Act of 1975. We recognize that many of the comprehensive plan elements are interrelated and work together to define our city now and in the future.

Each chapter of the Comprehensive Plan contains the following subsections:

Discussion: Background information.
Vision Statements: Statements from *Our Valley Our Vision* and the City vision statement.
Goals: Statements of purpose or intent, stated in such a way that they are general in nature and immeasurable.
Objectives: More specific and measurable refinements of portions of the goal statement.
Policies: Specific statements guiding actions and implying clear commitment.
Strategies: Actions, procedures, or techniques that carry out the Comprehensive Plan by implementing a standard.

Our Plan is a flexible planning document, not a specific plan. The City's failure to accomplish any goal or objective does not give rise to any legal rights against the City.

Chapter 2: PROPERTY RIGHTS

Discussion

Both the United States and Idaho constitutions provide that private property may not be taken for use by the government without just compensation for the value of that use. Courts have recognized that just compensation is required when a government:

a. Causes physical occupation of property,
b. Causes physical invasion of property, or
c. Effectively eliminates (by regulation) all economic value of the property.

Laws or regulations governing private property use should depend heavily upon the government's authority and responsibility to protect public health, safety, and welfare. Based on this premise, the courts have supported the limitation of property use through land use planning, zoning ordinances, setback requirements, and environmental regulations. However, if such regulations and/or laws destroy a fundamental property right or impose a substantial and significant limitation on the property, it could be considered a taking.

In the 1994 Legislative Session, Sections 67-8001, 8002, and 8003 were adopted. This imposed a duty upon state agencies to follow a "checklist" developed by the Attorney General's office to ensure that regulations did not result in a taking of private property rights. The Attorney General issued an opinion and checklist, which is included in Appendix A.

Goal 1: Implement the property rights checklist.

The City of Chubbuck wishes to ensure that land use policies, restrictions, conditions, and fees do not violate private property rights, adversely impact private property values, or create unnecessary technical limitations on the use of the property.

Policy:

a. To evaluate related actions, the City will make the following considerations (taken from the checklist prepared by the Attorney General):
    1. Does the regulation or action result in the permanent or temporary physical occupation of the property
    2. Does the regulation or action require a property owner to dedicate a portion of property or grant an easement?
    3. Does the regulation deprive the owner of all economically viable uses of the property?
    4. Does the regulation have a significant impact on the landowner's economic interest?
    5. Does the regulation deny a fundamental attribute of ownership?
    6. Does the regulation serve the same purpose that would be served by directly prohibiting the use or action; and does the condition imposed substantially advance the purpose?

Chapter 3: POPULATION AND DEMOGRAPHICS

Discussion:

To determine the services needed now and in the future, we must know the demands for those services both in numbers and quality. Current and projected population numbers are listed below. The other plan elements will deal specifically with the type of service needed.

Table 3-1: Population Growth 1990-1998

Area	1990	1998	# Change	% Change
Chubbuck	7,794	9,054	1,260	16%
Pocatello	46,062	52,960	6,898	15%
Balance of County	12,170	12,852	682	6%
Bannock County	66,026	74,866	8,840	13%

Source: Intermountain Demographics

Regional Planning

Over the next 20 years, the population of the Portneuf River Valley is expected to grow by 20,000 people. As part of the *Our Valley Our Vision* project, a technical analysis of population, housing units, and employment forecasts was prepared for Bannock County, the BPO Metropolitan Area, and individual traffic analysis zones in the metropolitan area. The analysis began with an examination of trend information about the area's employment, population, housing, and income characteristics. Examining past trends was useful to analyze the current situation and to gain insight into the future. Forecasts for Bannock County, the Bannock Metropolitan Area, and individual traffic zones were then made. A memorandum detailing the methodology and assumptions used to prepare the forecasts and results is included in the Technical Appendix (*Forecast Methodology*, Intermountain Demographics, September 19, 2000).

The technical analysis determined population, housing unit, and employment forecasts for the Bannock Planning Organization portion of Bannock County. Population within BPO's area was forecast to increase by nearly 20,000 persons from 2000 to 2020, a gain of 28% (Table 3-2). The number of housing units was forecast to increase by almost 40%, higher than the population gain because of a continuing reduction in household size. Total employment within the BPO was forecast to increase by nearly one-half.

Table 3-2: Bannock Planning Organization Forecasts, 2000 to 2020

Variable	2000	2020	# Change	% Change
Population	70,068	89,898	19,830	28%
Housing Units	25,336	35,237	9,901	39%
Employment	35,725	53,142	17,417	49%

Source: Intermountain Demographics

As part of the *Our Valley Our Vision* project, an analysis was conducted to determine how much buildable land is available in the region to accommodate the projected population growth. Within the areas of impact for the Cities of Pocatello and Chubbuck, there are 29,743 acres of buildable residential land and 4,244 acres of buildable commercial or industrial land. Based on plan designations and zoning designations as they exist in 2000, the buildable residential land can accommodate 27,872 dwelling units (average

density of 0.94 dwelling per acre). Assuming 2.3 persons per household, the impact areas for the two cities provide enough land area for approximately 64,000 additional people, representing nearly three times the projected growth for the 20-year planning time frame.

The population in the United States is growing older, with the median age of 35.3 years reported in 2000. The increase in the median age reflects the aging of the baby boomers. However, the 65-and-over population actually increased at a slower rate than the overall population for the first time in the history of the census (U.S. Census Bureau, Census 2000). For Chubbuck, the 2000 Census showed a median age of 29. In Bannock County, the percentage of the population over 65 years of age increased only slightly (from 10% in 1990 to 10.1% in 2000), reflecting the national trend. In Chubbuck, the older population comprised 8.7% of the total population while families with children less than 18 years old comprised 45.4% of the 9,700 population reported by the federal census. With the baby boomers growing older, a future demand for housing and increased medical and other support services is anticipated. Since a large share of Chubbuck's population is comprised of families with school-age children, there is a desire for safe and convenient access to schools, parks, and recreational opportunities.

Regional Vision Statement

In the year 2020: Since the year 2000, the population of the Portneuf River Valley has grown to approximately 83,000 people, representing the moderate increase in its population of 20,000 people over 20 years. Chubbuck and Pocatello have effectively accommodated this growth in a proactive manner by encouraging new "infill" development within existing urban areas and selectively adding new neighborhoods on vacant land at the edges of the urban area.

Our Goals

Goal 1: Track population trends.

The legislative purpose of the population element is the monitoring and projection of population trends.

Objective 1.1

Monitor and supply complete and accurate information on population trends.

Policies:

a. The City shall maintain and make public a record of statistics pertaining to City population and demographics. At a minimum, City statistics shall be updated annually.

Objective 1.2

Cooperate with the Southeast Idaho Council of Governments (SICOG) and other organizations on the maintenance of population-related data and trend analyses.

Policies:

a. Meet with SICOG staff to determine compatible computer formats and data inputs for building permit information to be used for transportation and population modeling.

Goal 2: HELP the citizens of Chubbuck help themselves.

Chubbuck Vision Elements

1. Pride
2. Security
3. Sensitivity to individual needs
4. A home-town sensibility that includes individual responsibility.

Issues addressed

1. Affordable housing
2. Public fiscal responsibility by promoting and enabling individual responsibility
3. Children's issues.

Objective 2.1

Support and encourage volunteerism in civic and charitable efforts and participation in civic activities.

Policy:

a. Encourage community participation by Boy Scouts, Girl Scouts, Kiwanis, Lions, and other similar service organizations.
b. Work with School District 25 to establish elementary schools as community gathering places.

Objective 2.2

Cooperate with area organizations on social services.

Policy:

a. Cooperate with the Area Agency on Aging — a Southeast Idaho Council of Governments department — on the maintenance and update of an information database on public and private health and welfare services available. Consider making the database available through the Portneuf District public library.

Objective 2.3

Support neighborhood efforts for self-improvement.

Policy:

a. Make city equipment and personnel available on a limited basis for community clean-up efforts.
b. Cooperate with neighborhoods in the formation of Community Oriented Policing programs **(See Government Services, Chapter 7)**.

Objective 2.4

Support and encourage neighbors to help one another.

Policy:

a. Model, as City Council, Land Use and Development Commission, and staff, the behavior desired from good citizens.
b. Examine the possibility of establishing a low interest revolving loan fund to homeowners for home repair and improvement. (a similar project is run by Pocatello Neighborhood Housing Services (PNHS)).

Chapter 4: LAND USE

Discussion:

Effective land use planning helps reserve suitable areas for businesses or industries that may have special requirements, such as large areas of land or access to modes of transportation. Land use planning allows for the orderly provision of basic public services and facilities and provides more efficient movement of people and goods. A land use plan that integrates and mixes residential, commercial, and other types of uses creates a more dynamic, livable, compact community.

Through the "Our Valley Our Vision" project, the City found that public opinion and financial considerations call for changes to current development patterns in order to accommodate population growth without creating urban sprawl. Major changes to current land use development patterns include open space preservation, a greater emphasis on infill and redevelopment, and the creation of new, compact neighborhoods.

Areas of commercial redevelopment have been identified along the Yellowstone Corridor in Pocatello (at Alameda Road, Center Street, and Carter Street) and at the intersection of Yellowstone Avenue and Chubbuck Road in Chubbuck **(see Comprehensive Plan Map)**. Additional areas have been identified for commercial redevelopment in Pocatello along the Main Street corridor (at Gould Street, south of Custer Street, and south of Center Street), as indicated on the Comprehensive Plan Map. Industrial and other employment opportunities also are anticipated along Yellowstone Avenue at the north end of Chubbuck, north of Highway 30 and south of I-86 west of Pocatello, and in the southeast area of Pocatello. New neighborhoods located in northwest Chubbuck, northeast Pocatello, and southeast Pocatello also have land suitable for commercial and industrial employment opportunities, as indicated on the Comprehensive Plan Map. These are the areas that are targeted by the Plan for attention to design, infrastructure, incentives, and accessibility.

A key component of the *Our Valley Our Vision* project was a technical analysis (included in the Technical Appendix, *Portneuf River Valley Build-Out Technical Analysis*, Shapiro and Associates, Inc. 2000) that examined the impacts resulting from four different growth patterns that could occur in the Portneuf River Valley over the next 20 years: current trend, scattered development, new neighborhoods, and new communities. Each scenario was assessed for its impact on transportation systems, water and wastewater systems, natural environment (agricultural land, wetlands, floodplains, steep slopes, and air quality), school capacity, and public services (police, fire, and parks).

Two of the development scenarios, new neighborhoods and new communities, were based on principles of "smart growth." Smart growth is a form of development that promotes efficient use of land through compact development patterns and mixing uses so vehicle trips can be reduced and alternate modes of transportation can be practicable. Nationwide, many studies have shown that "smart growth" alternatives reduce the loss of agricultural and environmentally significant lands by providing alternate development patterns to sprawl. "Smart growth" development patterns also reduce capital facility costs. Additional community workshops were conducted to help refine the concept plan for development in the region, resulting in a composite scenario that combined elements of the new neighborhoods and new community's scenarios.

A key implementation strategy identified in the *Our Valley Our Vision* project is the use of an Urban Services Boundary (USB) to identify where public facilities will be extended in the 20-year time frame

of the plan. The USB defines the lands that are to be urbanized and the lands that are to remain in rural use. Through intergovernmental agreements with the County, the cities of Pocatello and Chubbuck can implement the USB and restrict development on agricultural and rural lands surrounding the communities.

Buildable Lands Analysis/Land Needs. The results of the buildable lands analysis and baseline assumptions regarding growth were used to target land-use needs for commercial and industrial land, schools and parks, and residential land. Table 4-1, below, summarizes the land-need targets for Pocatello and Chubbuck. Land-need figures include an additional 25% for street rights-of-way and public land. The projected need for industrial land within the region is 230 acres, but a total of 573 acres has been allocated for future industrial use. Additional industrial lands are provided to accommodate the potential for changing market conditions.

Table 4-1: LAND-Needs Targets

Land Use	Projected Growth	Density/Size	Land Needs
Residential	9,620 housing units	Average 6,000 sq. ft./unit	1,451 acres
Commercial	5,400 jobs	70 employees/acre	95 acres
Office/Services	8,100 jobs	70 employees/acre	146 acres
Industrial	4,500 jobs	24 employees/acre	230 acres
Schools		8 - 10-acre elementary schools	80 acres
		2 - 25-acre middle schools	50 acres
		1 - 50-acre high school	50 acres
Parks	20,000 people	5 acres/1,000 persons	110 acres
TOTAL			**2,212 acres**

Because there is an abundant supply of vacant or underutilized commercial and industrial property within the region, it is assumed that 75% of the new jobs will be located within existing urban areas or within redeveloped areas, while 25% will be located in undeveloped areas. Industrial and other employment opportunities are expected to occur along Yellowstone Avenue at the north end of Chubbuck, north of Highway 30 and south of I-86 at the western side of Pocatello, and in southeast Pocatello.

As part of the "Our Valley Our Vision" project, an initial analysis determined how much land was available in the region to accommodate projected population growth (based on the zone districts that existed at that time). Within the area of impact for Pocatello and Chubbuck there were 29,743 acres of buildable residential land and 4,244 acres of buildable commercial or industrial land. However, land within the Area of City Impact that could reasonably be developed is much less.

The urban services boundary (USB) includes land where services can be expanded and deliberately avoids environmentally constrained or unbuildable lands. The USB still includes a sufficient supply of vacant and buildable lands for development projected to occur between 2000 and 2020. Table 4-2 presents a summary of the supply of vacant and buildable lands within the Pocatello USB by 2001 Comprehensive Plan District.

Table 4-2: LANDS within the Urban Services Boundary (USB)

2001 Comprehensive Planning District	Vacant Buildable Land within USB
Residential Low Density	4,950 acres
Residential High Density	710 acres
Mixed Use	440 acres
Commercial	300 acres
Employment	1,575 acres
Public	880 acres
TOTAL USB	**8,855 acres**

The land-need targets summarized in Table 4-1 and the vacant and buildable land within the USB identified in Table 4-2 confirm that the amount of buildable land within the USB far exceeds that necessary to accommodate growth anticipated by 2020. When comparing land needs and buildable land within the USB, it should be recognized that not all of the buildable land will be immediately available on the market; however, it is assumed that in the future, buildable land will become available.

Comprehensive Plan Map - Plan Designation

The Comprehensive Plan Map provides direction for how land is to be used within the Portneuf River Valley region. The Map includes six basic categories of land use, which are described briefly below:

LDR — Low Density Residential. The Low Density Residential plan district is intended to support zoning districts allowing a range of housing types at low densities. The LDR district also allows public and quasi-public uses such as parks, schools, and some public facilities.

MDR — Medium Density Residential. The Medium Density Residential plan district is Intended to support zoning districts that maintain an appropriate mix of single household dwellings and multiple family dwellings at medium densities in a defined geographic area. The MDR district also allows public and quasi-public uses such as parks, schools, and some public facilities.

HDR — High Density Residential. The High Density Residential plan district is intended to support zoning districts that provide a range of housing at higher densities, particularly multi-family uses. The HDR district also allows public and quasi-public uses such as parks, schools, and some public facilities.

MU — Mixed Use. The Mixed-Use plan district is intended to support zoning districts that allow a mixture of compatible residential and commercial uses. The MU district also allows public and quasi-public uses such as parks, schools, and some public facilities.

C — Commercial. The Commercial plan district is intended to support zoning districts that allow commercial uses. The C district also allows second-story residential uses, most community service uses, public and quasi-public uses such as parks or schools, and some public facilities.

E — Employment. The Employment plan district is intended to support zoning districts that allow industrial and high-density office parks. The E district allows some accessory commercial uses, public and quasi-public uses such as parks or schools, and some public facilities.

Plan District - Zone District Conversion Table. Table 4-3 below indicates which zoning districts shall be allowed within each plan district. Only the zoning districts listed in the table shall be allowed in the

corresponding plan districts as shown on the Comprehensive Plan Map. When annexation of land occurs, zoning that matches the property's plan designation shall be assigned.

Table 4-3: Plan District-Zone District Conversion

Plan Designation	Zoning District Permitted
LDR - Low Density Residential	R-1 - Single Family Residential R-2 - Limited Residential
MDR - Medium Density Residential	R-2 - Limited Residential R-3 - General Residential
HDR - High Density Residential	R-3 – General Residential R-4 - Dense Residential
C – Commercial	C-1 - Limited Commercial C-2 - General Commercial
E - Employment	C-2 - General Commercial I - Industrial
MU – Mixed Use	R-1, R-2, R-3, R-4, C-1

Neighborhood Refinement Plans. Neighborhood Refinement Plans provide a more focused plan for a specific portion of the City. In areas identified for New Neighborhoods on the Comprehensive Plan Map, a Neighborhood Refinement Plan must be prepared prior to new development. The City may also use Neighborhood Refinement Plans to coordinate development in other appropriate areas in the City. Neighborhood Refinement Plans are intended to serve as master plans for land development or redevelopment and are typically applied to large areas with multiple parcels.

Overlay Zones. Overlay zone districts place additional requirements on portions of existing (or underlying) zone districts. The standards for the overlay district are effectively added to the standards of the original zone district. Overlay zone districts are often used to protect environmentally sensitive areas or historic resources with geographic boundaries that do not coincide with underlying zoning districts.

Chubbuck has established the following overlay zone districts:

Hillside Overlay - This overlay minimizes hazards and risks of development on hillsides associated with soil instability, help prevent soil erosion, and protects the natural and scenic character of hillsides and ridgelines.

Water Resource Overlay - This overlay protects wetlands, streams, and riparian corridors, and aquifer recharge areas.

Historic Preservation Overlay - This overlay promotes the general welfare of the public through the preservation and protection of buildings, sites, monuments, structures, and areas of historic importance or interest within the City.

Pedestrian Area Overlay - This overlay promotes a mix of retail, service, office, employment, and housing opportunities at key locations where concentrations of activity will encourage a pedestrian-oriented environment.

New Neighborhood Design Overlay - This overlay ensures that New Neighborhoods are developed in a manner that promotes neighborhood livability and a pedestrian environment that is safe, convenient, and interesting. It also promotes a mix of uses and an interconnected transportation system within New Neighborhoods.

Neighborhood Refinement Plan Overlay - This overlay allows development and approval of Neighborhood Refinement Plans within the City and the USB. A Neighborhood Refinement Plan is a detailed master plan applied to one or more parcels to coordinate and direct development in terms of transportation, utilities, open space, parks, and land use.

Regional Vision Statement

In the year 2020: Chubbuck and Pocatello have effectively accommodated growth in a proactive manner by encouraging new "infill" development within existing urban areas and selectively adding new neighborhoods on vacant land at the edges of the urban area.

This dual emphasis on infill and new neighborhoods has helped the region curb costly, unplanned sprawl and produce a smarter approach to development. Smart development has resulted in revitalized neighborhoods, a better mix of residential and commercial land uses, and a more walkable community. Redevelopment of underutilized sites also has contributed to the revitalization of older areas within the region. Public-private partnerships and financial incentives have helped make such redevelopment feasible.

Our Goals

Goal 1: Direct urban growth to urban infill areas.

Chubbuck Vision Elements

1. Ability to provide security
2. Home-town feel versus suburban-type sprawl;
3. Need and ability to manage growth
4. Community values that include fiscal responsibility

Issues Addressed

1. Establishing greenbelt and protecting farm land
2. Energy efficiency
3. Controlling cost of government services
4. Aesthetics — if displeasing sprawl is controlled
5. Aesthetics — if a sense of place is developed

The Urban Service Boundary depicted on the Regional Growth Management Plan Map depicts where the City plans to extend public services in the future. Areas targeted for infill and redevelopment are illustrated on the Regional Growth Management Plan Map.

Objective 1.1

Strongly protect prime agricultural land from development sprawl.

Policy:

a. Coordinate with Bannock County to strongly protect prime agricultural lands.
b. Make careful assessment of the costs and benefits of annexation.
c. To discourage sprawl and promote compact development patterns, all new development projects shall be located within the City limits and the USB. All new development shall be

provided with adequate public facilities and services, including water, sewer, roads, parks, schools, police, and fire protection.

Strategy:

a. Adopt and maintain an Area of City Impact agreement with Bannock County to implement the USB and protect prime agricultural land. The Area of City Impact agreement shall discourage land subdivision in the county, particularly in areas outside the City limits but inside the USB.

Objective 1.2

Coordinate the provision of public services and infrastructure with proposed land use.

Policy:

a. Establish a twenty-year, phased public service extension program within USB.
b. Prohibit the extension of City services outside the USB.
c. Take advantage of the existing investment in infrastructure by encouraging infill and redevelopment projects.
d. Use impact fee reductions, fee waivers, or tax credit strategies to encourage infill and redevelopment projects.

Strategy:

a. Guide the location of development through use of the USB and utility phasing.
b. For infill of underutilized property, consider innovative approaches for the provision of access and utilities.

Objective 1.3

Make investment in infill and redevelopment more attractive than sprawl.

Policy:

a. Permit increased residential densities in areas where infill and redevelopment are targeted.
b. Create housing compatibility standards and incentives to encourage compatibility with surrounding neighbors.
c. Develop special access and development standards to encourage infill on isolated underdeveloped lots.
d. Offer public incentives or funds for infill and redevelopment to assist with parking, housing, other improvements, or to develop a demonstration project.
e. Educate area developers about the value of infill, and respond to the obstacles they perceive to infill investment.

Strategy:

a. Create public-private partnerships to promote infill, redevelopment, and mixed-use projects.

Goal 2: Improve residential neighborhoods and ensure their orderly and financially sound development.

Chubbuck Vision Elements

1. Home
2. Clean and secure city
3. Growth management

Issues Addressed

1. Security — if access for police and fire is improved or established
2. Land use regarding encroachment
3. Fiscal responsibility in providing Government service

Objective 2.1

Improve the appearance of residential areas.

Policy:

a. Increase code enforcement efforts through reemphasis or expansion of the existing code enforcement position, and provide necessary training in land use law as funds are available.
b. Maintain a high standard of property maintenance.

Objective 2.2

Balance the provision of access to residential areas with the maintenance of privacy in residential areas.

Policy:

a. Plan for future rights-of-way, map them, and secure them through development exactions and other means that may be available. **(See Transportation Element)**

Objective 2.3

Raise pride of place through provision of amenities **(See Recreation Element)**

Policy:

a. Develop a meaningful park and trail system plan.
b. Encourage the participation of neighborhood residents and groups in the production of plans and improvements.

Objective 2.4

Create safe, interesting, and walkable neighborhoods.

Policy:

a. Develop a neighborhood Plan District for the northwest area of Chubbuck identified as a new neighborhood on the Regional Growth Management Plan.
b. Use the neighborhood design principles outlined in Chapter 6, Objective 3.2, Policy a, to guide the development of neighborhood refinement plans.

Goal 3: Provide convenient commercial service locations and limit their adverse impacts on transportation systems, residences, and visual integrity.

Chubbuck Vision Elements

1. A clean city,
2. Growth management;
3. Balancing individual needs and community values.

Issues Addressed

1. Land use and Transportation in protecting residential areas from commercial impacts;
2. Aesthetics;
3. Economic development in providing better areas for commerce.

(See Future Land Use Designations Map and Neighborhood and Communities Map)

Objective 3.1

Adopt appropriate commercial zoning to allow for a variety of commercial goods and services at community centers, which should be located within walking distance of residents of one or more neighborhoods.

Policy:

a. Adopt appropriate Neighborhood Commercial zoning to allow small-scale commercial development at neighborhood centers that serves the daily needs of neighborhood residents.

Objective 3.2

General Commercial zoning should be located between communities or at a community center, at the intersection of principle arterials, or on Yellowstone Avenue between Quinn Road and Siphon Road.

Policy:

a. Base commercial development locations on concepts identified on the Regional Growth Management Plan Map and land use designation on the Chubbuck zoning map
b. Provide for access to the Yellowstone commercial corridor by alternative transportation modes from residential areas.
c. Improve access to commercial development along Yellowstone Avenue. (U.S. 91)
d. Adopt development standards to prevent the dangerous proliferation of driveways and curb cuts onto roadways within the City.

Goal 4: Expand light manufacturing and industry location opportunities and require the environmental sensitivity of these firms.

Chubbuck Vision Elements

1. A clean city
2. Home-town sensibility
3. Growth management
4. Community values for the environment

Issues Addressed

1. Economic development

Objective 4.1

Zone appropriate areas for industrial and warehousing uses.

Policy:

a. Locate industrial zones in areas that are environmentally suitable.
b. Locate industrial zones in proximity to necessary rail and highway access.
c. Wholesaling and warehousing: Should not be located on main design corridors such as Yellowstone Avenue and Chubbuck Road, but on secondary design routes with truck access such as Burley Drive.
d. Industrial sites should generally be 5.0 acres or larger, with level topography.

Objective 4.2

Encourage cooperation between local industry, Idaho Division of Environmental Quality, Chubbuck policy makers, and code enforcement officials.

Policy:

a. Sponsor environmental workshops with IDEQ code enforcement officers and area businesses to discuss new regulations, solutions to existing problems, and other matters.
b. Develop and enforce industrial performance standards on dust, light, signing, noise, operating hours, traffic, and other negative effects, particularly on major design routes.
c. Provide for adequate wholesale and warehousing support for these industries.

Goal 5: Encourage compatible land uses.

Vision addressed

1. Security
2. Value of home

Issues addressed

1. Land use in addressing residential security
2. Economic development in assuring adequate and unprotected places to develop a commercial establishment.

Objective 5.1

Encourage a transition of land use from low-intensity land uses (i.e., residential, quasi-public park) to higher intensity land uses (i.e., commercial and industrial). Purposefully arranged land use transistions avoid conflicting uses while keeping distances between uses short enough to facilitate communications, transportation, and human activity between them.

Policy:

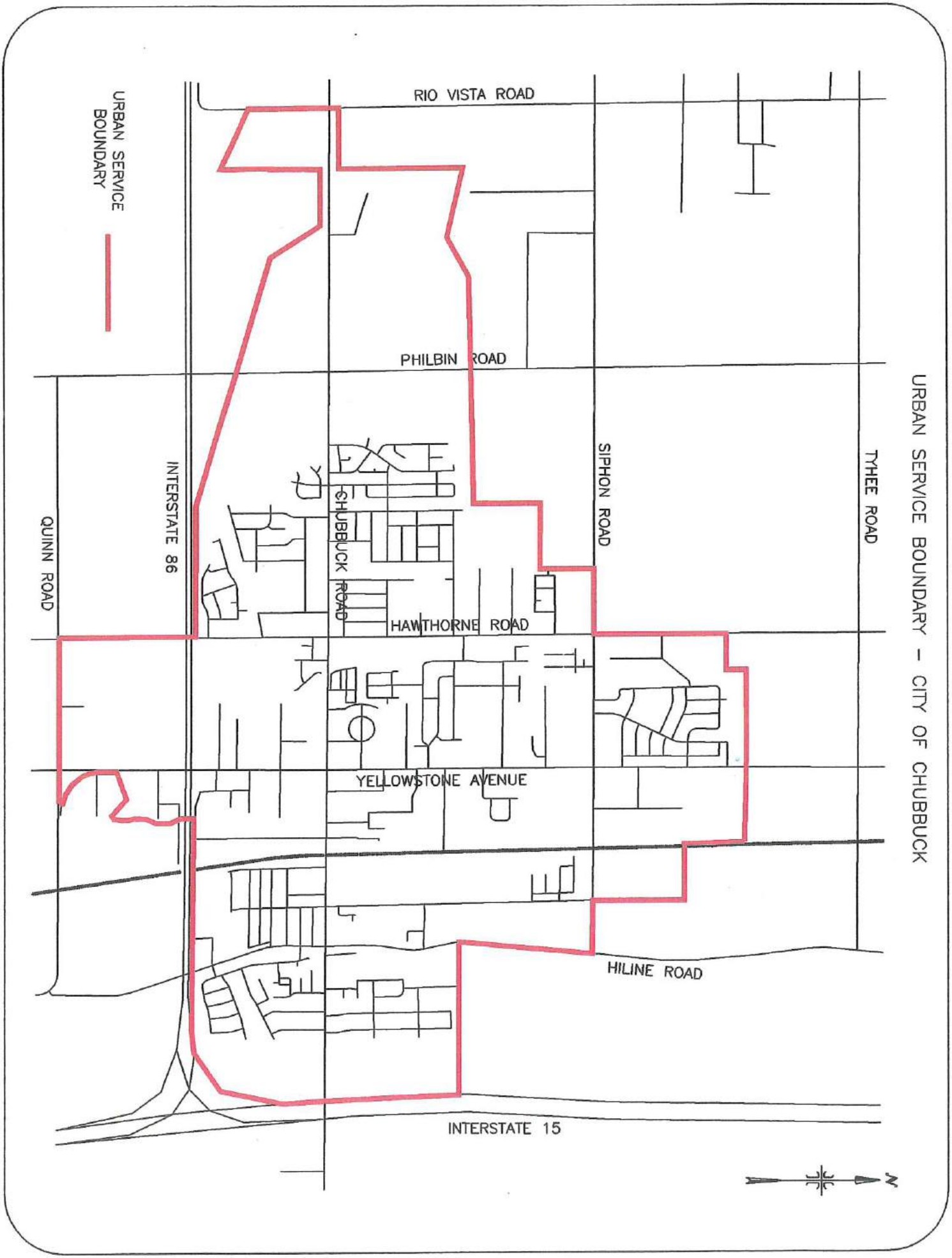
a. Adhere to land use designations on the Comprehensive Plan Map.
b. Use a combination of zoning, performance requirements, site planning, and transportation routes to create the highest level of compatibility between adjacent uses while retaining a complementary mix of possible uses within neighborhoods and communities.
c. Make use of planned unit developments (PUD) to accommodate development on tracts with difficult shape or location.
d. Closely work with residents and business owners to develop refinement plans that define acceptable uses and appropriate performance standards.
e. Develop performance standards on dust, light, signing, noise, operating hours, traffic generation and including a required 360-degree design on buildings and sites in some key locations such as neighborhood commercial districts at community centers.
f. Encourage residential infill in suitable locations.
g. Ensure an adequate supply of commercial land sensitive to market needs.

Objective 5.2

Encourage a mix of compatible uses in new neighborhoods and in redevelopment areas.

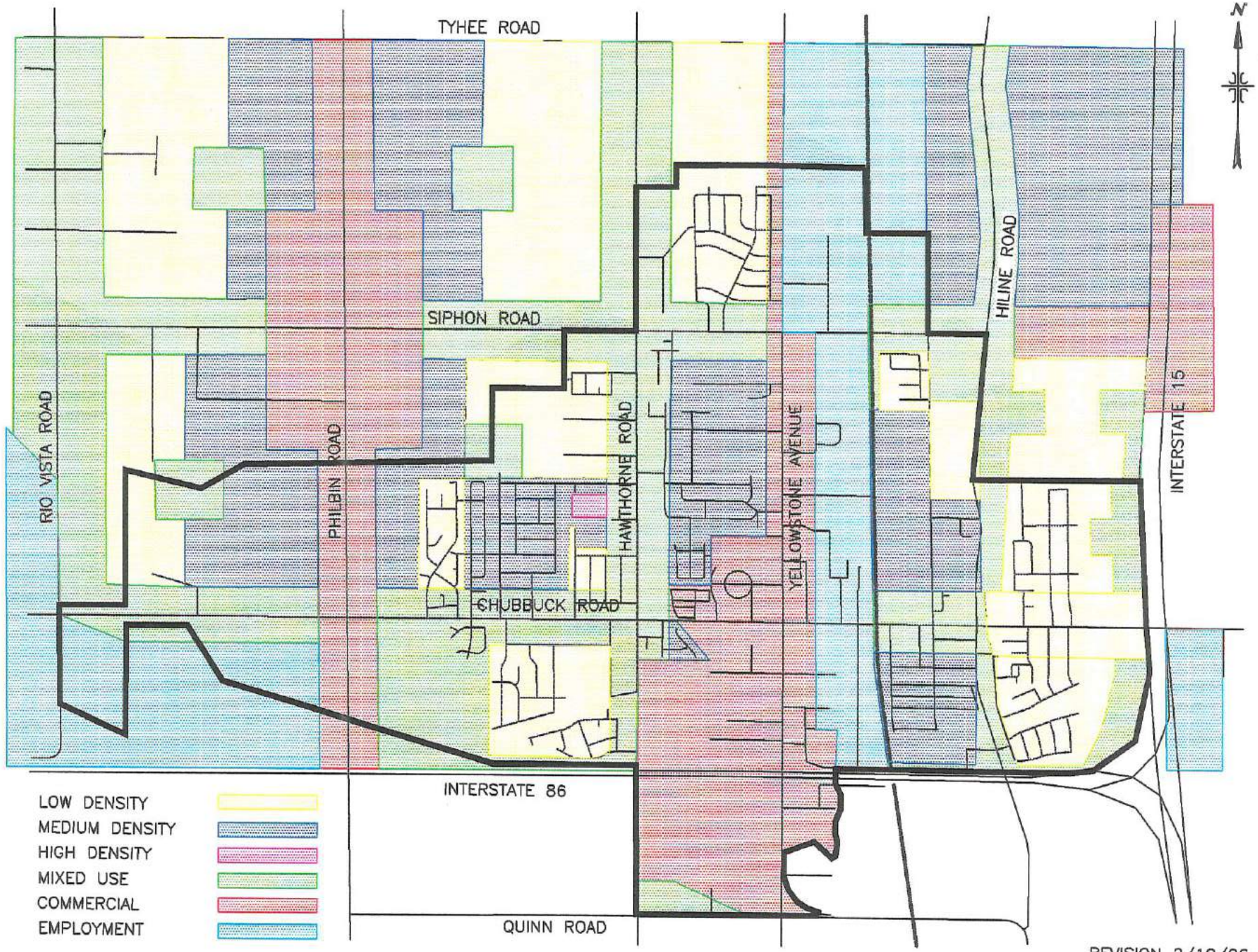
Policy:

a. Use design standards to encourage compatibility of mixed use development with surrounding areas.
b. Locate mixed-use areas along Yellowstone Avenue and in new neighborhood centers.



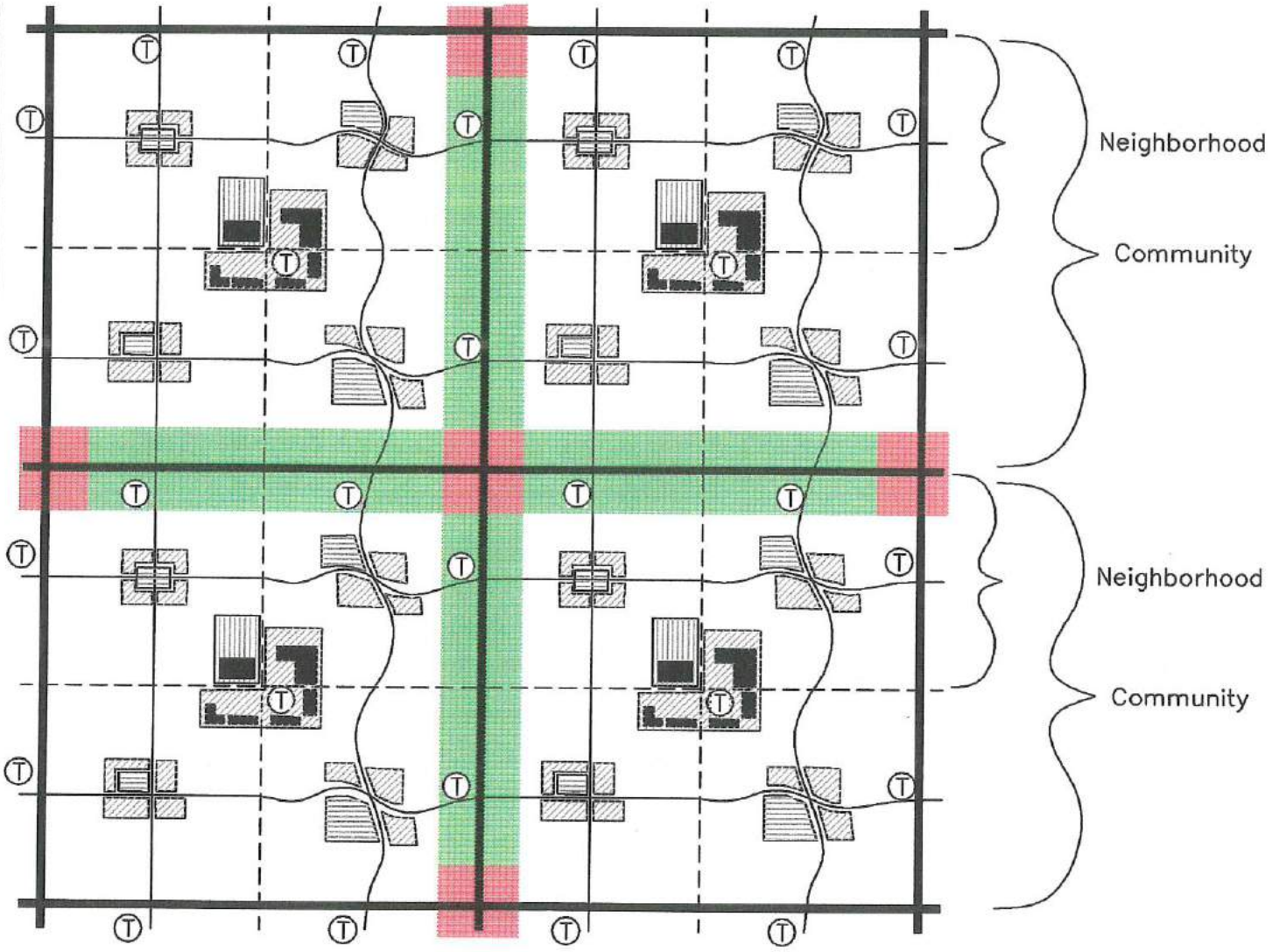
URBAN SERVICE BOUNDARY - CITY OF CHUBBUCK

FUTURE LAND USE DESIGNATIONS – CITY OF CHUBBUCK



CHUBBUCK

Model Community and Neighborhoods



- BUILDING
- NEIGHBORHOOD COMMERCIAL/HOME OCCUPATION
- PARK LAND
- SCHOOL GROUNDS
- PRINCIPAL ARTERIAL 1 MILE GRID
- MINOR ARTERIAL .5 MILE GRID
- COLLECTOR STREET .25 MILE GRID
- (T) TRANSIT STOP

- INTENSE COMMERCIAL AT PRINCIPAL ARTERIAL INTERSECTIONS
- MIXED USE/COMMERCIAL USE ALONG PRINCIPAL ARTERIALS

Chapter 5: TRANSPORTATION

Discussion:

Chubbuck's arterial road "system" is limited primarily to its mile-square roads such as Hawthorne and Siphon. These roads are rarely supported by lesser through roads that can viably serve as alternate routes. This situation has been created through a collection of uncoordinated land use decisions over many years. If not corrected, it will become more evident and more costly to correct as Chubbuck grows. Chubbuck is also developing at low densities and with street patterns that are not supportive of public transit. In addition, there are no bicycle lanes, routes, or paths to encourage bicycle use as an alternative to automobiles.

Regional Planning

Bannock Planning Organization (BPO) plays a key role in the daily operation and formulation of transportation policies and development of the regional transportation master plan. Its long range transportation plan, "Crossing the Portneuf Valley: Today and Tomorrow," recommends ". . . an integrated system of bicycle paths, pedestrian walkways, roadways, and transit facilities designed to meet the transportation needs of the community." Region-wide transportation planning is necessary to maintain and expand a regional transportation network that serves the communities of the Portneuf Valley and meets federal air quality requirements.

As part of the *Our Valley Our Vision* project, a traffic analysis was performed to identify traffic-related impacts of the build-out analysis. Traffic volumes were projected for the year 2020 using BPO's TransCAD travel demand model. These projections then formed the basis for determining future roadway improvements that have been recommended to alleviate projected congestion levels which exceeded acceptable thresholds (or, consecutive links returning a volume to capacity [v/c] ratio of greater than 0.8 for the peak hour). Roadways of greatest concern are classified as primary arterials with a v/c of 0.8 or greater. Improving these segments should result in improved flow on the entire roadway network. Of 14 primary arterials that are anticipated to operate at a v/c of 0.8 or greater by the year 2020, only one, Chubbuck Road, is within the City of Chubbuck. The proposed roadway improvements range from adding a half lane, such as a center turn lane, to adding two lanes in both directions. **See the Technical Appendix** (*Preliminary Analysis of Potential Future Roadway Improvements*, HDR Engineering, Inc. 2001) for more detail regarding the proposed projects.

Development patterns depicted in the regional growth management plan offer greater opportunities for transit and other alternative modes of transportation. Increased density and mixed-use developments included in this plan make transit systems more cost-effective and reduce resident's dependence on the automobile. Proposed roadway improvements are intended to include improvements for all modes of transportation. Project designs would include improvements such as bike lanes.

Innovative financing will be required to fund identified transportation improvement projects. Region-wide or local systems-development charges could be established to create a fund to help pay for infrastructure projects. Since 1996, the use of impact fees has been available to help pay for a variety of public improvements. A detailed memorandum regarding impact fees and alternate financing mechanisms is included in the Technical Appendix (*Memorandum*, Givens Pursley LLP, October 12, 2000).

Regional Vision Statement

In the year 2020: The Portneuf River Valley's transportation system has been significantly improved by creating greater street connectivity and providing new pedestrian and bike ways, which contribute to a wider range of transportation choices for area residents. Many streets have been improved and resurfaced, and storm drainage problems have been resolved. The Yellowstone Avenue corridor has been greatly enhanced with new landscaping, sidewalks, lighting, and transit facilities. The corridor functions as a vital link between downtown Pocatello and Chubbuck.

Our Goals

Goal 1: Provide for safe and free-flowing traffic for all modes of transportation.

Chubbuck Vision Elements

1. Security
2. Growth management

Issues Addressed

1. Paths
2. Road widening;
3. Economic Development — in as much as access to interstate is essential:
4. Affordable housing — where public transportation can replace car payments.

Objective 1.1

Increase the efficiency of functional class roads.

Objective 1.2

Expand the network of functional class roads in general accordance with the functional class roads map.

Policy:

a. Define routes for new or future functional class roads with requirements for development during subdivision.

Objective1.3

Discourage through traffic and high speeds in residential areas.

Objective 1.4

Encourage higher densities and site designs that support transit.

Policy:

a. Implement a policy of phasing public service extensions over time in cooperation with Bannock County to protect prime agricultural land and increase development densities to a level that will support transit service.

Objective 1.5

Encourage bicycle and pedestrian systems that support transit and provide an alternative means to access commercial centers, neighborhood employment centers, and public services such as schools and parks.

Policy:

a. Continue to implement standards for sidewalks to be constructed at the time of subdivision development.

b. Work with Pocatello Regional Transit to develop transit stops with bicycle racks, signs, benches, and shelters.
c. Implement a bicycle education program through the police department, as funding allows, cosponsored by area bicycle and bicycle equipment dealers, and local schools, and, if possible supported by state grant funds.

Objective 1.6

Use innovative financing strategies to fund transportation improvements.

Policy:

a. Develop region-wide transportation impact fees to create a fund to help pay for transportation projects. For example, impact fee payments may be based on the number of vehicle trips generated by the development. Funds may be used for offsite improvements and projects listed in capital facilities plans.
b. Prioritize future road building projects in conjunction with future growth areas as identified through the *Our Valley Our Vision* project. **(See Land Use, Chapter 4.)**
c. Utilize new neighborhood refinement plans to ensure a connected street network. **(See Land Use, Chapter 4.)**
d. Develop policy for cost sharing for new roads between present and future development.
e. Encourage the formation of local improvement districts to help facilitate the construction of future street improvements and the improvement of existing street facilities.

Objective 1.7

Provide a connected network of pedestrian-friendly streets and pathways.

Policy:

a. Design new streets to connect with other streets, except where topography or existing development prevents a connection.
b. Require street network plans as part of a neighborhood plan. **(See Land Use, Chapter 4.)**
c. Minimize block-length standards to encourage interconnected streets.
d. Provide mid-block pedestrian pathways where long blocks are necessary.
e. Include sidewalks that connect buildings to the public right-of-way for new commercial, institutional, and residential development.
f. Provide pedestrian and vehicular connections between adjoining developments for new commercial, industrial, and institutional development, where possible.
g. Provide sidewalks along both sides of all public streets.
h. Design local streets serving residential areas as "skinny" streets to slow traffic and accommodate pedestrians and bicycles, as well as vehicles.

Strategy:

a. Use streets, pedestrian ways, and connectivity development standards to ensure that streets and pedestrian ways are well connected and provide a safe environment for pedestrians.

Objective 1.8

Use innovative transportation design strategies to promote pedestrian-oriented development and infill.

Policy:

a. Allow access lanes (public or private streets) that provide access for infill properties that are land-locked or have restricted access. Access lanes are generally narrower than normal city streets and may provide access for up to 12 dwellings, depending on connectivity.

b. Develop standards for pedestrian walk-throughs that are:
   1. Easily maintained; and,
   2. Wide enough to protect privacy of homes on either side.
c. Evaluate existing subdivision road standards with the aim of introducing narrower roads that can calm traffic through residential areas at least as an option available to developers.

Strategies:

a. Apply infill and redevelopment standards.
b. Revise development standards.

Goal 2: Coordinate regional transportation decisions with BPO, Bannock County, and the City of Pocatello.

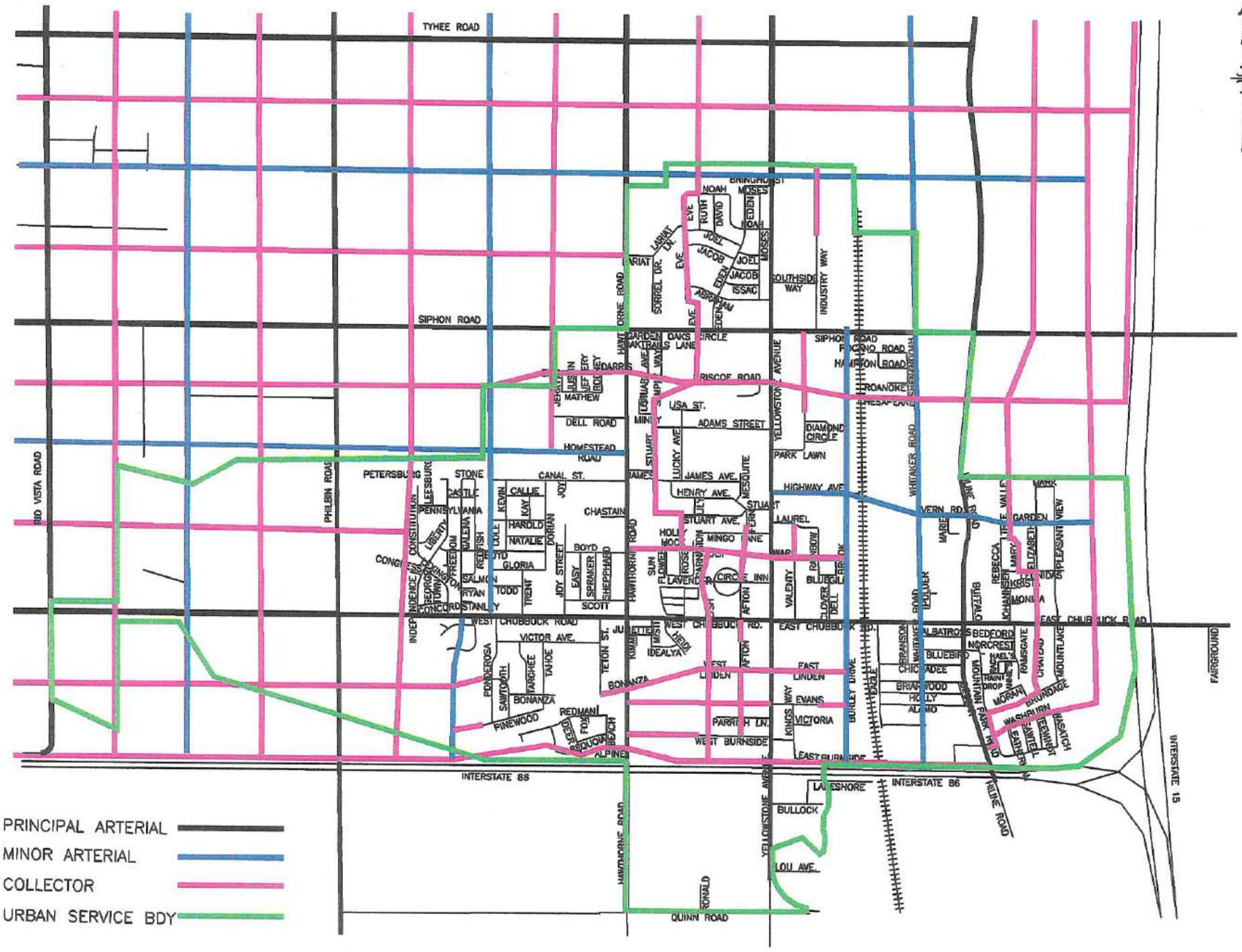
Objective 1.1

Implement transportation system improvements that are consistent with the regional long-range transportation plan.

Policy:

a. The City of Chubbuck adopts as a part of this Comprehensive Plan the transportation policies identified in *Crossing the Portneuf Valley: Today and Tomorrow*, dated March 1999.) by reference.

FUNCTIONAL CLASS ROAD SYSTEM – CITY OF CHUBBUCK



Chapter 6: THE COMMUNITY DESIGN ELEMENT

Discussion:

The needs for governing landscaping and building design are the subject of the mandated analysis for community design. Chubbuck's size and growth rate are no longer those of a quiet, crossroads, bedroom community. Chubbuck's considerable vacant lands and older and smaller commercial buildings, ripe for redevelopment, hold potential for quality community design. Previously, Chubbuck has adopted Comprehensive Plan language that encouraged neo-traditional community planning and design concepts. More recently, new ideas and traditional community design and planning practices have been combined under the term "Smart Growth." "Smart Growth" management principles were used to develop growth scenarios during the *Our Valley, Our Vision* project. Some of these community design and planning principles are defined in the following section.

Downtown Chubbuck

The *Our Valley Our Vision* project establishes a regional framework to accommodate growth within the Portneuf River Valley until 2020. A part of this regional vision is to encourage infill and redevelopment in the City of Chubbuck along Yellowstone Avenue, creating a well-defined downtown commercial area and civic center. New storefront commercial development and downtown street improvements such as wide sidewalks, streetlights, benches, street trees, and building awnings will create an inviting environment for pedestrians. The downtown is intended to be a center for specialty retail, employment, and community life.

Neighborhood Design

In addition to downtown Chubbuck, the City should consist of numerous well-defined neighborhoods. Each neighborhood, whether it is an existing neighborhood that has undergone infill and redevelopment, or a new neighborhood planned on undeveloped land, should implement the following principles:

Each neighborhood should establish a well-connected hierarchy of streets. Street connectivity shortens pedestrian routes, and disperses traffic throughout the network of streets. Increased pedestrian traffic encourages casual meetings and builds community, and requires a viable pedestrian system of sidewalks and trails. Some streets should be designed for travel within the neighborhood, and others for through travel.

Each neighborhood should have a mini-park or neighborhood park. Mini-parks are usually only a few acres in size and may contain a playground, tot lot, or open grass play area. Neighborhood parks are larger (about 5 acres) and combine playgrounds, picnic areas, and playing courts or fields. Mini-parks are suitable for infill and redevelopment areas where space is limited. Neighborhood parks are suitable for newly developed areas and should be located near schools whenever possible.

Each neighborhood should include neighborhood commercial areas that serve the daily needs of local residents. Neighborhood commercial areas should be centrally located along major streets or intersections, within easy walking distance of all neighborhood residents. Optimal neighborhood size is based on a one-quarter mile radius; or the equivalent of a five-minute walk. Chubbuck must achieve higher residential densities to make neighborhood commercial areas economically viable.

Increased residential densities should result in a greater variety of housing types and an increase in the amount of affordable housing. Allowing mixed use and neighborhood commercial development reduces

a household's need for a second car and encourages the use of public transit. Pedestrian access to shopping, parks, jobs, and schools is particularly important for the young and elderly who cannot drive. Higher densities should be concentrated at neighborhood and community centers near strong, positive access to transit stops.

Public parks and buildings should be sited in prominent locations both within new communities and when existing neighborhoods are being redeveloped. They establish community identity and foster civic pride. Within each neighborhood a park of 7-15 acres, an elementary school, or a junior high school should serve as the community focus.

The model neighborhood planning and design concepts discussed above must be adapted to specific conditions of a site. The City should use neighborhood refinement plans to adapt and implement the model neighborhood planning and design concepts.

Neighborhood Refinement Plan

Refinement plans and overlay districts can be used to guide growth and implement specific design standards. In areas identified for new neighborhoods or infill and redevelopment on the Comprehensive Plan Map, neighborhood plans must be prepared prior to new development. The City also may use neighborhood refinement plans to coordinate development in other appropriate locations in the City. Neighborhood refinement plans are intended to serve as master plans for land development or redevelopment and may be applied to one parcel but usually are applied to multiple parcels.

Neighborhood refinement plans place an emphasis on the coordinated planning of streets and utilities that will serve multiple properties under different ownership. Once adopted, the neighborhood refinement plan defines permitted uses and specific development standards. Procedures for adoption and amendment of refinement plans are set forth in the neighborhood refinement plan section of the Development Code.

Neighborhood refinement plans must follow design guidelines that promote neighborhood livability and a pedestrian environment that is safe, convenient, and interesting. In addition, the design guidelines promote a mix of uses and an interconnected transportation system within new neighborhoods. In other areas, standards guiding infill and redevelopment, housing compatibility, and pedestrian improvements ensure that new development is compatible with existing development. These standards also encourage a mix of uses, allowing people to walk for their daily shopping needs, to work, to school, and to other civic and public places.

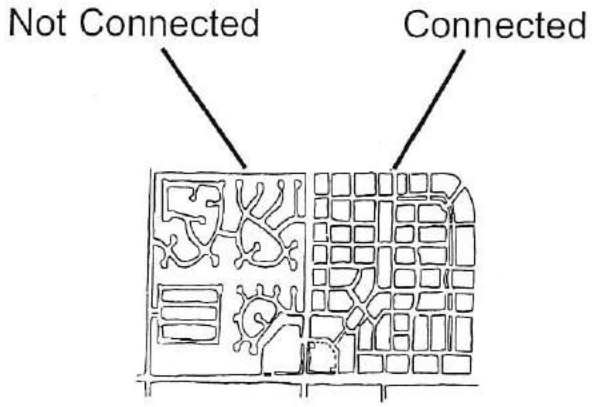
Relevant Vision Statement Component

In the year 2020: Smart development has resulted in revitalized neighborhoods, a better mix of residential and commercial land uses, and a more walkable community. Redevelopment of underutilized sites has also contributed to the revitalization of older areas within the region.

New neighborhoods have developed at the edges of Pocatello and Chubbuck. These neighborhoods include new shopping areas, allowing people to walk or bike short distances for their daily shopping needs. In general, new neighborhood development is more compact, utilizing smaller lots, with more efficient and less costly public services related to infrastructure and public safety. New neighborhoods are located in strategic locations that help provide surrounding areas with essential neighborhood services.

Our Goals:

Goal 1: Invest in the improved appearance of our city and stimulate improvements by the private sector.



Chubbuck Vision Elements

1. Pride in appearance
2. A place people call home with the emphasis on "place"
3. A clean city
4. Growth management

Issues addressed

1. Aesthetic

Objective 1.1

Improve compliance with codes on property appearance.

Policies:

a. Adopt a revised Development Code implementing "smart" development concepts outlined in the *Our Valley Our Vision* Project.
b. Define and adopt neighborhood refinement plans.

Objective 1.2

Contribute to the appearance of neighborhoods and communities through placement and design of public parks.

Policy:

a Establish park design standards and guidelines to enable the development of attractive, functional, low maintenance parks that generally serve as the focal points for neighborhoods and communities.
b. Increase code enforcement efforts through training and re-emphasis of code enforcement efforts, expanding the current 1/2 time position as necessary.
c. Plan for significant arrival features, signs, monuments, landscaping, or a combination of the three, to be placed at the intersections of Siphon Road and Yellowstone Avenue and Chubbuck Road and Yellowstone Avenue.

Objective 1.3

City Hall will model good design and proper maintenance.

Policy:

a. Include generous landscaping and well-designed buildings in government building plans.

Objective 1.4

Coordinate private improvements with public investments.

Policy:

a. City-sponsored clean-up days, with private sector co-sponsors.
b. Increase code enforcement efforts through training. Increase code enforcement as necessary.
c. Work with the Southeast Idaho Council of Governments to apply for Community Development Block Grants and other funds. Expend portions of these funds on public infrastructure and other improvements with guarantees from local property owners for improvements to their properties.
d. Apply for Transportation Efficiency Act enhancement and congestion mitigation and air quality funds for state and federal highways to improve the appearance of Yellowstone Avenue and Interstate exchange and create a bicycle/pedestrian path system linked to the transit system.

Goal 2: Encourage new development that is compatible with existing buildings and neighborhoods, and promote and preserve the quality of residential neighborhoods.

Objective 2.1

Use design guidelines, standards, and incentives to ensure that new infill and redevelopment are compatible with established development.

Policy:

a. Bulk and height of the new residential infill and redevelopment projects shall be similar in scale to surrounding residential development.
b. Awards for well-designed and/or landscaped homes and businesses, and, in the future, neighborhoods.
c. Encourage the development of well-landscaped parking lots and buffer strips on major corridors.
d. Encourage the development of plazas and courtyards by commercial development that encourage public gathering, particularly in the neighborhood and community centers.

Objective 2.2

Encourage infill and redevelopment to be pedestrian-oriented.

Policy:

a. New infill and redevelopment housing shall be designed so that:
b. Garages or carports are set back farther from the street than the front of the dwelling, and
c. Usable front porches or balconies are provided and are oriented to the street.
d. Create a corridor plan for Yellowstone Avenue with special emphasis and depth at the Chubbuck Road intersection. The corridor plan should emphasize a heavily landscaped, suburban feel with a minimum 15 feet of planting strip separating pedestrians from vehicular traffic.
e. Coordinate parking space standards and parking lot designs with pedestrian, bicycle and transit systems.

Strategy:

a. Use infill, redevelopment, and housing compatibility design standards.

Goal 3: In new neighborhoods, provide a better mix of residential and commercial land uses and a more walkable community.

Objective 3.1

Create new pedestrian-oriented neighborhoods within areas identified as New Neighborhoods on the Growth Management Plan Map. **(See Land Use, Chapter 4.)**

Policy:

a. Establish Neighborhood Plan Districts to guide new development within the areas identified as New Neighborhoods on the Growth Management Plan Map.

Strategy:

a. Develop and use neighborhood refinement plans for new neighborhoods within neighborhood-refinement-plan overlay areas.

Objective 3.2

Use neighborhood design principles for new development within Neighborhood Plan Districts, as defined on the Growth Management Plan Map.

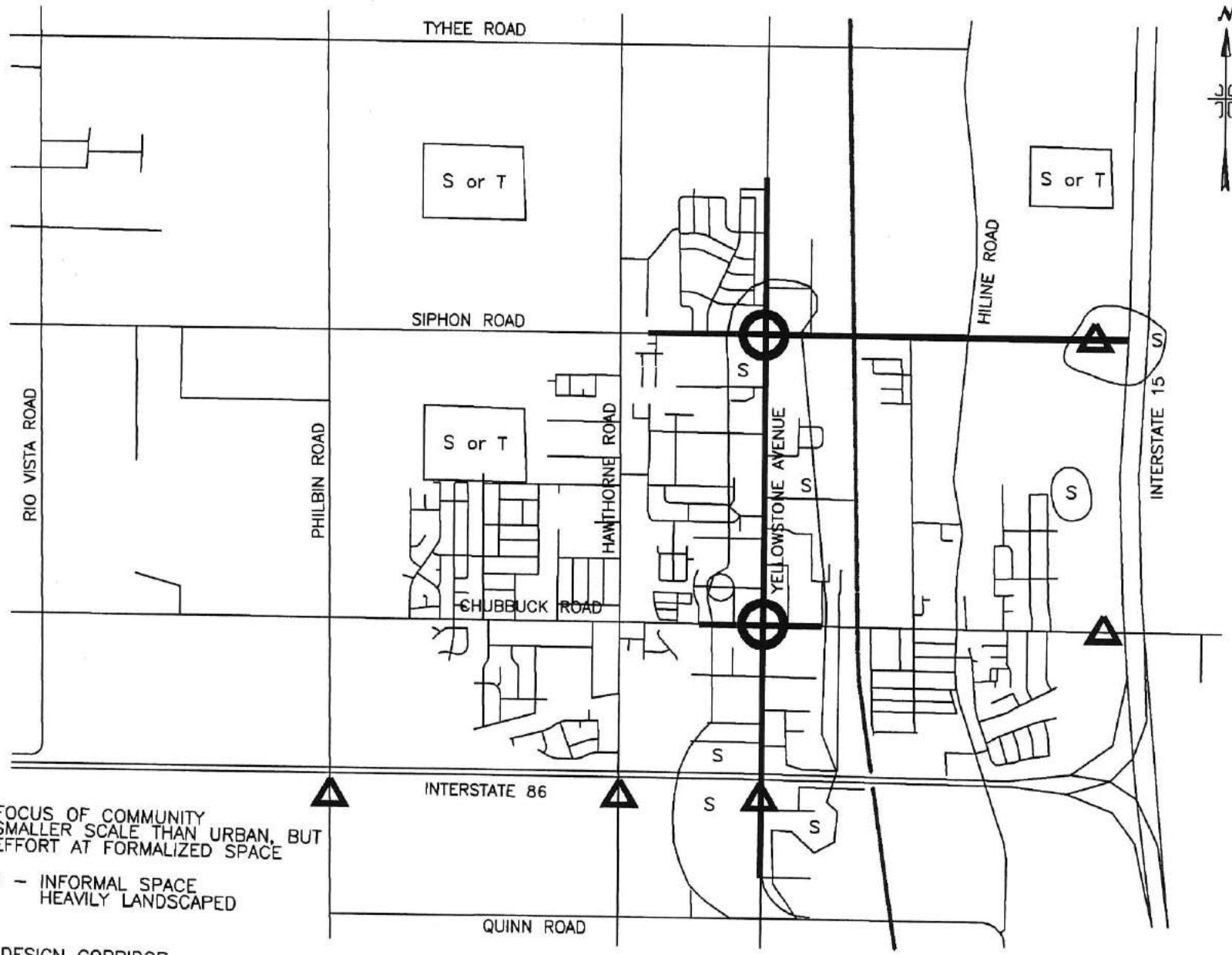
Policy:

a. New neighborhoods shall be designed to meet the following design principles:
   i. Connect streets with other streets to provide a network.
   ii. Use distinct edges or boundaries to define the neighborhood.
   iii. Include sidewalks that are safe, convenient, and interesting.
   iv. Incorporate parks and institutions into neighborhoods.
   v. Provide a mix of housing choices and types.
   vi. Design neighborhoods to accommodate bus transit.
   vii. Require buildings, whether residential, commercial, industrial, or institutional, to be compatible in terms of scale and design.
b. Assure that future development results in the establishment of recognizable neighborhoods, communities, and districts.

Strategy:

a. Use new neighborhood design standards.

COMMUNITY DESIGN – CITY OF CHUBBUCK



T–TOWN – FOCUS OF COMMUNITY
SMALLER SCALE THAN URBAN, BUT
EFFORT AT FORMALIZED SPACE

S–SUBURBAN – INFORMAL SPACE
HEAVILY LANDSCAPED

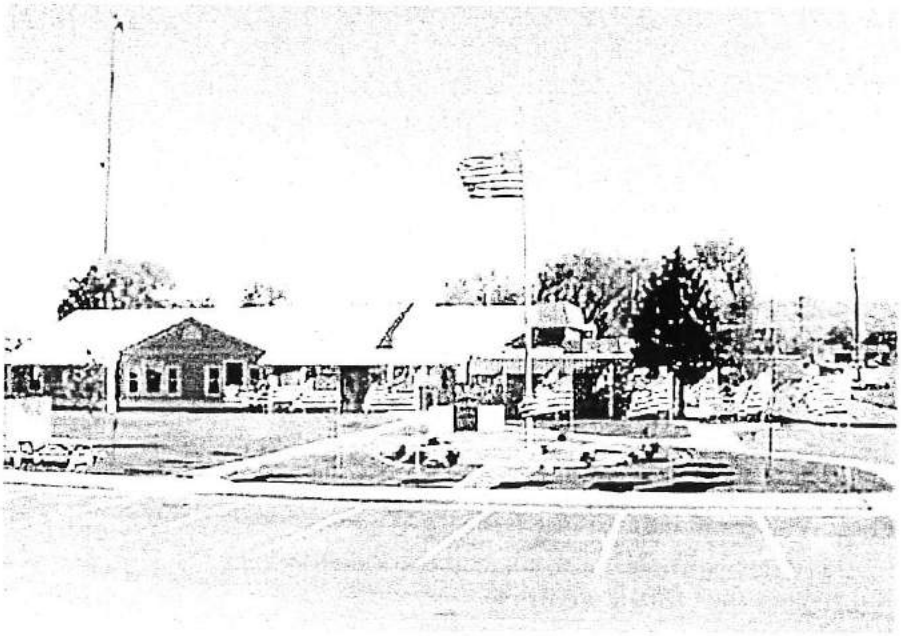
R–RURAL

MAJOR DESIGN CORRIDOR

STRONG ARRIVAL FEATURE

STRONG ENTRY FEATURE

Chapter 7: GOVERNMENT SERVICES



Discussion

This chapter of the Comprehensive Plan addresses government services and public facilities, which include: sanitary sewer, potable water and other utility lines, fire and police stations, public libraries and other government related buildings. Recent growth in Chubbuck has been on the fringes of the service area. As a result, existing water and sewer lines and roads are underutilized, while simultaneously adding to the miles of utility lines and roadways that must be maintained.

Fire and Emergency Medical Service

At present, Chubbuck has one fire station that serves the City and two rural fire districts. The Fire Department is currently seeking funding for a second fire station that is planned to be located near the new neighborhood proposed in north Chubbuck. A countywide ambulance district provides partial funding for these emergency medical services.

Health and Human Welfare

Pocatello has two hospitals located in close proximity to one another, both operated by the County. The County and the State of Idaho provide health and welfare services. These facilities are located in various sites either owned or leased by these same entities.

Police

The Chubbuck Police Department currently is in need of a new facility to accommodate growth. The new facility would serve current development and new development envisioned for the future. The Police Department receives assistance from Bannock County, State Police, and the City of Pocatello on an as-needed basis

Solid Waste

Refuse collection is provided in conjunction with a solid waste disposal site owned and operated by Bannock County. This disposal site was recently rebuilt to comply with U. S. Environmental Protection

Agency standards and is adequate to serve the public for several more years. Recycling programs can help extend the life of the present landfill.

Roadways

At present, the BPO assists the City with data collection and expertise in future transportation changes. Planning for the Yellowstone Corridor is currently underway in conjunction with BPO and the Idaho Transportation Department.

Water Supply

On a regional scale, three issues cloud the future of the potable water supply system in the Portneuf Valley. First, the per capita water use is very high, nearly double national standards. This places an extremely high water demand on the aquifer. High demand leads to the second critical problem: the Portneuf River Valley Aquifer has a limited discharge potential and the high demands, coupled with growth, would exceed the available water supply before the end of the planning period. In fact, the current estimate is that the aquifer could support an additional 10,000 people, far less than the 22,000-person population increase projected by 2020. The situation is worsened by the third critical problem: isolated contamination of the aquifer. Currently both Pocatello and Chubbuck report limited areas of contamination. If the contaminated water is eliminated from the discharge potential, the amount of water available for future growth is further reduced.

Possible projects to supply additional water to the region include:

1. **Snake River Aquifer -** The Snake River Aquifer lies just north of Interstate 84 (I-84) and actually underlies much of the northern area identified for future growth. The potential exists for tapping this source for future growth. The quality, quantity, and availability of water from this source needs further study.
2. **Palisades Reservoir -** Area residents are fortunate to have the rights to a large quantity of surface water. The City of Pocatello obtained the rights to 50,000 acre-feet of water in Palisades Reservoir, which far exceeds the amount of water needed to support the planned future growth. In fact, this quantity of water would easily support a community of more than 100,000. The construction of the necessary infrastructure to bring this water to the Portneuf Valley would be time-consuming and expensive. The addition of a surface water source to the existing water supply system would demand further study to ensure that the two can be blended without problems.
3. **Snake River Surface Water -** A surface water system would consist of several components, including an intake, probably located on the Snake River just upstream from American Falls Reservoir; a pump station and transmission line across the Fort Hall Indian Reservation; a large storage reservoir in the Portneuf Valley area; and a treatment plant. Depending on the final configuration of the system, there could be the need for several long transmission pipelines to transport the treated water to the current distribution systems located in the southern part of the valley. The total cost of the necessary facilities is estimated to be between $25,000,000 and $30,000,000.
4. **Portneuf Valley Aquifer -** If water demand can be reduced to a level where the Portneuf River Valley Aquifer can meet the needs of future growth, the existing system can be expanded in a configuration that is similar to the one in use today. The current system normally utilizes a well and pump located near the area of need. The water is disinfected at the well site and pumped into the distribution system. A storage tank is normally located at a higher elevation. This provides an emergency supply and also is used to meet peak demands during the day. Many of the systems in Pocatello also require a booster pump to transport the water to a higher elevation and another storage tank. It is estimated that it would take seven systems of this type to serve the Preferred Growth Scenario. The wells,

pumps, and storage tanks would vary in size based on the size, elevation, and demand of the area served. Estimated cost of providing these systems is $11,500,000.

Several options are available to address water supply problems. The first option is to reduce demand. Limiting growth through a building permit or water hook-up moratorium could control future demands, but may have severe impacts on the economy. A more practical option is to develop programs designed to reduce per-capita water demand. Portneuf Valley water usage is nearly twice the national average. This is due to a number of factors, but the low cost of water, the climate, and the local culture of nice lawns are important contributors. Local industry also relies on the availability of high quality, cheap water. Potential solutions include dramatically increasing the cost of water, retrofitting current plumbing fixtures combined with mandatory changes in landscaping practices, and involving local industry in a water reduction campaign. The cost of these types of actions varies considerably, but policy problems of dramatically increasing water rates are often the biggest hurdle to overcome.

Wastewater

The City of Pocatello provides wastewater treatment for Chubbuck. The current Capital Improvement Plan (CIP) includes necessary treatment plant improvements to serve the projected increase in population. The estimated cost of providing the expanded capacity and treatment upgrades is $17,000,000.

Future growth will create the need for two major wastewater transmission systems that are not currently planned, plus several smaller ones. Development near Century High School will create the need for increased capacity of the transmission system located near the river that transports wastewater from the southern areas of Pocatello to the northwest, where the treatment plant is located. This additional capacity can be expected to cost approximately $3,500,000. The areas at the north end of the planning area also will require extensive collection improvements. A new interceptor system will need to be constructed north of I-86 to transport wastewater from the growth areas in the east along the pipeline route to the wastewater treatment plant. This system is expected to cost approximately $7,000,000. The other system additions necessary to serve the composite growth scenario are estimated to cost $2,400,000.

Financing

Innovative financing will be required to fund public facility improvements. Region-wide or local systems development charges could be established to create a fund to help pay for infrastructure projects. Since 1996, the use of impact fees has been available to help pay for a variety of public improvements. A detailed memorandum regarding impact fees and alternate financing mechanisms is included in the Technical Appendix (*Memorandum*, Givens Pursley LLP, October 12, 2000). Systems charges usually involve payments based on hook-ups and usage: for example, high water users pay higher fees. Funds are typically used for projects listed in capital facilities plans.

Regional Vision Statement

In the year 2020: The Portneuf River Valley is a place where citizens and government leaders from Pocatello, Chubbuck, and Bannock County come together in a cooperative, supportive way to solve regional problems. The region has secured a long-term supply of water through a cooperative process involving conservation and new water sources. Parents, teachers, and school officials, working together, have ensured that the local schools have sufficient funds to offer the highest-quality education in Idaho.

Public Services, Facilities and Utilities Mission Statement

To provide for the general health, safety and welfare of the citizens by the effective and efficient delivery of public services, facilities and utilities.

Our Goals

Goal 1: Serve the public economically and safely.

Chubbuck Vision Elements

1. Pride in service
2. A clean and secure city
3. Home-town sensibility and community value of fiscal responsibility
4. Individual needs

Issues addressed

1. Fiscal responsibility in providing government services
2. Economic development in providing a sound infrastructure
3. Parks provision — not necessarily recreation provision
4. Cooperation with the City of Pocatello

Objective 1.1

Work to improve cultural and educational opportunities within the city.

Policy:

a. Continue support for the local library, and plan for future locations.

Objective 1.2

Inform and enforce laws and ordinances diligently.

Policy:

a. Establish an office, position, or contract for planning and development.
b. Continue to maintain and expand, if necessary, a position for code enforcement.

Goal 2: Protect life and property in Chubbuck by providing fire, rescue, and emergency medical services.

Objective 2.1

Provide constant and effective emergency medical service, and fire and police protection.

Policy:

a. Continue to improve coordination and cooperation with Idaho State Police, Bannock County, the City of Pocatello, and the Shoshone-Bannock Tribe in providing police protection to city residents.
b. Encourage the continued development and maintenance of Community Oriented Policing (COP) programs.
c. Continue to improve cooperation and coordination with the Bureau of Land Management, Bannock County, the City of Pocatello, and local fire districts in providing fire protection.

Objective 2.2

Monitor population growth patterns in consideration of the need for building additional fire stations in Chubbuck.

Policy:

a. Discourage development outside the USB.
b. Support the Fire Department's fire prevention program by increasing public awareness through education.
c. Require all new construction to meet appropriate fire and building codes.
d. Protect areas within and surrounding the City from wildfire.
e. Ensure that new development in wildfire prone areas implements precautionary measures.

Objective 2.3

Provide supportive police services to community-oriented public safety programs.

Policy:

a. Support partnerships empowering citizens and officers.
b. Encourage community involvement in public safety programs to attempt to enhance neighborhood livability.
c. Work with School District 25 and youth services organizations in the community to prevent crime committed by juveniles.
d. Encourage the establishment of positive peer groups through sports, clubs and other means.

Goal 3: Support the coordination of the effective and efficient provision of private utilities to current and future City residents.

Objective 3.1

When possible encourage the common use of utility corridors, including public rights-of-way, by public and private utilities.

Policy:

a. Require private utilities to repair any roadway disturbed by the activity of that utility.

Objective 3.2

Coordinate private and public development with private utility provision.

Policy:

a. Establish development standards for commercial and residential developments that assure future effective and efficient public maintenance, if events require, such standards may dictate construction materials, right-of-way and easement widths, and other matters.
b. Communicate regularly with Idaho Power Company, Intermountain Gas Company, Qwest, TCI Cable and other utility providers about their existing infrastructure and future plans for utility corridors. Work with them to coordinate their efforts with Chubbuck's city plans.

Goal 4: Manage the municipal solid waste stream in an efficient and sanitary manner.

Objective 4.1

Provide adequate sanitation services.

Policy:

a. Cooperation with Bannock County on the use of the Ft. Hall landfill.

b. Monitor population and growth patterns and projects in planning for new facilities and resources.

Objective 4.2

Promote and accommodate the recycling of paper, newspaper, plastics, aluminum and other recyclables.

Policy:

a. Reduce the demand for landfill space by routing compostable and recyclable materials to appropriate destinations.
b. Encourage participation in hazardous materials collection/disposal programs.

Goal 5: Manage stormwater run-off to reduce soil erosion and flooding.

Objective 5.1

Develop and keep up to date a cost-effective and environmentally sensitive storm water facility master plan.

Policy:

a. Encourage new development to retain storm water runoff on-site.
b. Limit the amount of impervious surfaces allowed in new development.
c. Encourage residents and businesses to manage storm water on-site
d. Limit development on steep slopes. **(See Natural Resources, Chapter 9.)**

Goal 6: Work with the City of Pocatello to plan and develop effective and efficient public water and sanitary sewer services.

Objective 6.1

Help provide adequate sources of potable water for the existing development and future Growth.

Policy:

a. The cities of Chubbuck and Pocatello shall jointly investigate solutions for long-term water supply for the region. Consideration should be given to requesting that the Idaho Department of Water Resources establish a moratorium on new individual wells, and that public wells be monitored to ensure that adequate water is available for urban growth through the year 2020.

Objective 6.2

Provide water and sewer utilities at efficient and effective levels within the City and Urban Service Boundary (USB).

Policy:

a. Minimize the cost of services and utilities needed to support new developments through the use of phased service extensions, concurrency of improvements, or through other means.
b. Plan generally for a 24H-48" main sewer line on Rio Vista Road; 24"-48" sewer trunk lines running east-west on the principle arterial roads; and 12"-18" sewer lines on north-south minor arterials; and 8"-12" sewer lines on collector streets. (See City of Chubbuck 2003 Facility Planning Study. Appendix B).
c. Plan generally for future water storage tanks to be located in areas of least or marginal visual impact such as the northeast corner of the industrial park and/or the existing county-zoned industrial area near the railroad siding northeast of the corner of Tyhee and Yellowstone.

Water mains and trunk lines will generally follow the sewer lines. (See City of Chubbuck 2003 Facility Planning Study, Appendix B)

Objective 6.3

Support efforts to service existing vacant land within the City before extending water and sewer services to developing lands outside City limits. **(See Land Use, Chapter 4.)**

Policy:

a. Capital improvement plans shall ensure that adequate public facilities are available to serve planned development within identified infill and redeveloped areas.
b. Infill of underutilized property shall be encouraged through the use of innovative approaches for the provision of access and utilities.
c. Provide municipal water and sewer services only after the owners of the land to be served have signed appropriate documents for future annexation or land has been annexed to the City.
d. Public water and sanitary sewer services shall be required for all new urban development within the urban service boundary. **(See Growth Management, Chapter 14.)**
e. City annexation shall be required before public water or sanitary sewer service is provided to new development.

Strategy:

a. Within infill and redevelopment overlay districts, utility hook-up fees and other charges may be discounted or waived to encourage infill.

Objective 6.4

Within the USB, continue to provide central water and sanitary sewer service to as many residents as possible.

Policy:

a. Require all new development to be annexed and connected to the City collection and treatment system.
b. New water and sewer lines into unserved areas shall be provided at the developer's expense.
c. In the City and within the USB, permit no new subdivisions to be serviced by privately operated public water systems.
d. Require all extensions of water and sewer systems to comply with municipal standards from the source to the quality of the distribution network.
e. Work with Bannock County and the City of Pocatello to develop a capital improvements plan for water and sewer services in the City and within the USB.
f. Develop and implement policies to safeguard and conserve the supply of potable water to meet the needs of current and future City residents.
g. Enact water conservation programs to extend the supply of water available from the Lower Portneuf aquifer. Programs may include education, xeriscape landscape requirements, and regulation of water use.

Strategies:

a. Use xeriscape landscape standards to reduce the amount of water used for landscape irrigation.
b. Explore options for tapping the Snake River aquifer or for transmission, treatment, and use of Palisades Reservoir water to supplement supplies from the Lower Portneuf aquifer. Options may include trading Palisades Reservoir water rights for other water rights.

c. Use the Area of Impact agreement with Bannock County to ensure new development is connected to city services.

Goal 7: Identify financial strategies to deliver community services and to develop public buildings and utility systems.

Objective 7.1

Manage the cost of providing public services to the community

Policy:

a. Encourage compact development in order to reduce the cost of providing public services.
b. Require and impose current municipal standards on areas where utilities are extended.
c. Develop techniques that share the costs of infrastructure improvements for new development.
d. Establish an office, position, or contract for planning and development.
e. Continue to maintain and expand, if necessary, a position for code enforcement.
f. Use local improvement districts (LIDs) to pay for select projects. Non-contiguous projects without direct local benefit may be financed through LIDs when unanimous owner consent is provided.
g. Establish procedures that allow developers to be reimbursed for offsite transportation or infrastructure improvement costs that cannot be attributed to the proposed development. As additional properties develop, property owners or developers shall pay the initial developer for their share of the improvement costs.
h. To fairly distribute costs associated with new development, develop a water rate structure that results in higher rates for areas with higher infrastructure costs.
i. Establish systems development charges (SDCs) to create a fund to help pay for infrastructure projects. These charges may involve payments based on hook-ups and usage: for example, high water users pay higher fees. Funds from SDCs shall be used for projects listed in capital facilities plans. (Since 1996, impact fees have been available to help pay for a variety of public improvements.)
j. Establish a regional water supply replacement/reserve fund to help finance new water supply facilities, such as new wells or transmission lines and treatment facilities for Palisades Reservoir water.

Objective 7.2

Approve plans to develop adequate public facilities to serve existing development and future growth.

Policy:

a. Within areas identified as New Neighborhoods on the Comprehensive Plan Map, develop and adopt neighborhood plans prior to approval of any new residential subdivision or development of any new commercial, institutional, or industrial use within the district.
b. Use neighborhood plans; identify the locations of proposed land uses, arterial and collector streets, parks and public lands, and major public facilities.

Chapter 8: RECREATION

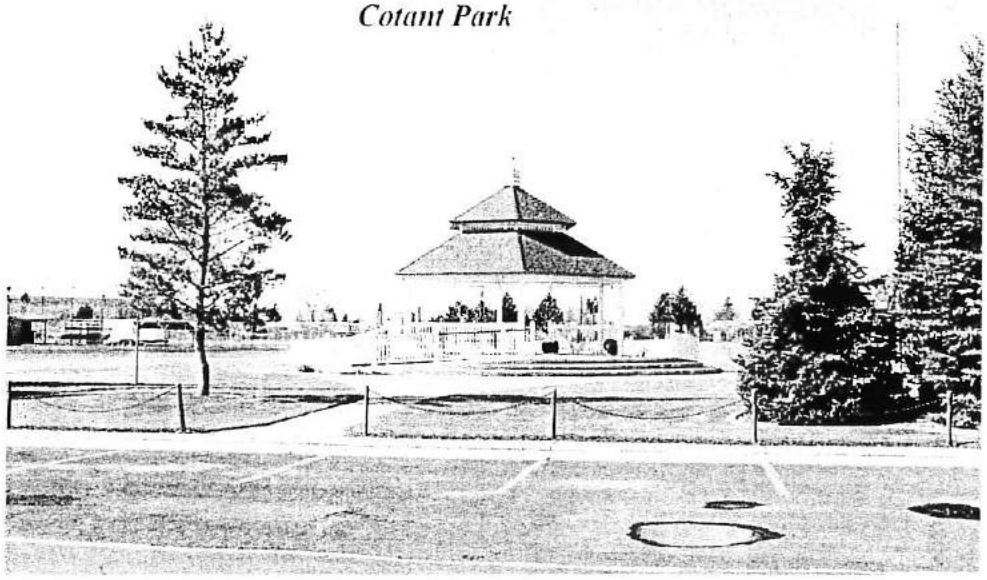
Discussion

The City of Chubbuck has four major parks: Bicentennial Park, Cotant Park, Mary's Park, and Stuart Park. Recreation demands in Chubbuck are facility-oriented, not program-oriented. People enjoy the out-of-doors, and want their children to be able to play outside safely.

Relevant Vision Statement Component

In the year 2020: The Portneuf River Valley is still a great place to raise a family. The region has a high quality of life with friendly, walkable neighborhoods; easy access to recreational opportunities; and many youth-and family-oriented activities.

Cotant Park



New neighborhood parks provide a place for children to play close to home. Recreational bike paths connect new developments with a planned system of trails and routes that traverse the entire region. The recently completed greenway path along the Portneuf River is a popular recreational feature actively used by young and old alike.

Parks and Recreation Mission Statement

Encourage the opportunity for all citizens to achieve a sense of accomplishment, a sense of belonging, and a sense of beauty through the provision of a diversity of parks, open spaces, and recreation programs.

Our Goals

Goal 1: Broaden recreational opportunities.

Chubbuck Vision Elements

1. Pride in belonging to a group
2. Security from disenfranchised youth
3. Community values

Issues addressed

1. Children's or youth's needs
2. Paths and Parks
3. Aesthetics — if it results in a good balance of developed areas and open space

Objective 1.1

Maintain existing and future parks.

Policy:

a. Encourage volunteerism and participation in local recreation programs.
b. Continue to maintain and develop Cotant Park as the premier community park in the Chubbuck park system, and develop a park of similar stature on the east side of the rail road tracks, possibly in association with the Ellis Elementary school. A lighted softball and baseball field facility should be considered as part of this park development. Such a facility may be developed in conjunction with a new high school.
c. Develop and maintain access to the public lands surrounding the city.
d. Landscape public spaces in a manner that improves community image where feasible. **(See Community Design, Chapter 6.)**

Objective 1.2

Create new parks and recreational facilities to serve both new development in existing neighborhoods and new communities.

Policy:

a. Educate developers about the park system plan, the benefits of parks and trails, and the role they are expected to play in their developments including park land reservations and fees-in-lieu thereof.
b. To implement park plans, the City should require new development to contribute a fair share of the costs of providing park facilities, both in the immediate vicinity of the development and the development's share of larger neighborhood park needs.
c. Encourage the creation of neighborhood parks in conjunction with large-scale residential development and as part of the neighborhood refinement plan process.

Goal 2: Coordinate development of Chubbuck Parks and recreational facilities with other jurisdictions and members of the community.

Objective 2.1

Develop support for the Chubbuck Parks and Recreation within the Community.

Policy:

a. Involve the community in the development of parks and recreation policy and the provision and development of parks and recreation programs.
b. Encourage park adoption by neighborhood or groups (i.e., Kiwanis, a business,) and/or encourage park clean-up days, one in spring and one in fall.
c. Work with the Ft. Hall Irrigation Company and property owners to gain access to canal levees targeted for a path system.
d. Encourage and cooperate with private sports associations and the school district to build and maintain parks and recreational facilities such as ball fields, soccer fields.

Objective 2.2

Integrate Chubbuck Parks and Recreational facilities with those of surrounding communities as a part of a regional system.

Policy:

a. Investigate linking the City path and trail system to the Shoshone-Bannock reservation and the Portneuf Greenway.
b. Cooperate with School District 25 to develop school parks. This might be a park immediately adjacent to a school or a school with park facilities. Maintenance, use, and development agreements would be established between the city and school district.
c. Explore possibilities for joint development of an indoor recreation and/or cultural facility with Pocatello, Bannock County, School District 25, and other entities.

Goal 3: Create a Park and Recreation System Master Plan that would include standards for the following:

Objective 3.1

Develop a park master plan that locates path systems, park locations, bicycle routes and other facilities.

Policy:

a. Distribute parkland to service all residents with a community park on both the east and west sides of the railroad tracks, a neighborhood park in each community, and a mini-park, green or square in each neighborhood.
b. Build an indoor recreation and/or cultural complex.
c. Establish multi-use paths, bike routes, and bike lanes to connect existing and future parks with schools, residential and commercial areas, and transit stops.
d. Support development of a regional trail system within major and minor watersheds of the Portneuf River Valley. **(See Natural Resources, Chapter 9.)**
e. Include recreational bicycle ways in parklands wherever feasible. **(See Transportation, Chapter 5.)**

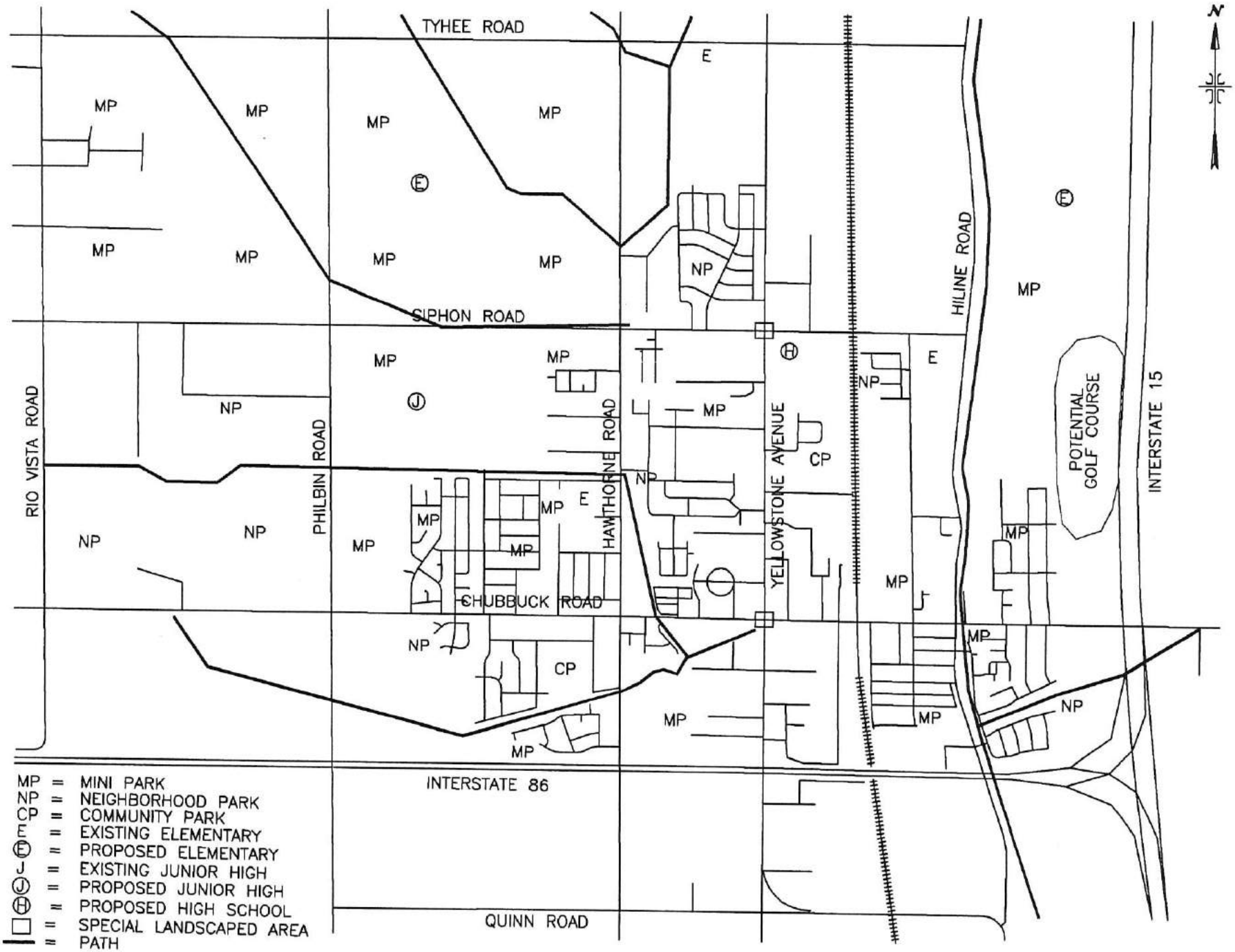
Objective 3.2

Develop park and recreational facilities to meet minimum requirements and design standards.

Policy:

a. Develop park and path standards, including standards for private parks.
b. Develop parks to be versatile and flexible to accommodate diverse and changing user group's over time.
c. Develop model standards for school-park facilities, maintenance agreement, and form a committee to present the proposal to School District 25.
d. Research and develop park design, maintenance, and landscaping practices to assure the development of parks that are inexpensive to develop and maintain.

PARKS, PATHS, and SCHOOLS – CITY OF CHUBBUCK



Chapter 9: NATURAL RESOURCES

Discussion

Chubbuck has relatively few natural resources: no minerals, no forests, and no fisheries. The few resources in its possession are important: land, water, and air. Protecting the groundwater has become increasingly important, and non-attainment status for particulate matter in the air poses challenges of its own. Chubbuck also contains and is bordered by some of the best farmland in Bannock County.

Safeguarding the Portneuf River and the Snake River Plain aquifers will become increasingly important as land development continues and the population grows. To ensure a clean, safe and abundant supply of high quality water, adequate protection measures for identified significant streams, riparian corridors, wetlands, aquifer recharge areas, and municipal and private wells is required. Regulations that protect and enhance these areas must strike a balance between reasonable economic use of property and the resource protection. Protection measures will benefit the entire community by improving water quality, maintaining and restoring fish and wildlife habitat, minimizing flood damage, preserving native plant communities, minimizing stream bank erosion, and conserving scenic, recreational, and educational values of natural resource areas.

Regional Planning

Maintaining and improving the air quality in the Portneuf Valley is an important part of keeping the valley a desirable place to live. The forecast of population and economic growth increases concerns about the Portneuf Valley's ability to maintain compliance with air-quality standards. The Air Pollution Control Rules of the Idaho Administrative Procedures Act define air quality as the specific measurement in the ambient air of a particular air pollutant at any given time. Ambient pollutants include PM_{10}, lead, sulfur oxides, nitrogen dioxide (NO_2), ozone (O_3), carbon dioxide (CO_2), and $PM_{2.5}$. In 1993 and 1999, PM_{10} emission in the Portneuf Valley exceeded the annual and hourly maximums, which resulted in classification of the valley as a non-attainment area. A variety of materials, such as wind-blown dust, field and slash burning, wood stove smoke, and road cinders used for winter sanding, can produce fine particles that fall into the PM10 air pollution category. Automobile exhaust and other incomplete combustion sources of carbon monoxide (CO) are also a concern for the Valley. As vehicle miles traveled (VMT) increases with population growth, the amount of $PM_{2.5}$, O_3, and CO emissions will rise. Because the Portneuf Valley has a complicated airflow pattern and is heavily reliant on weather conditions, it is critical that these sources of air pollution are considered when planning for future growth.

Relevant Vision Statement Component

In the year 2020: Air quality in the Portneuf River Valley has been improved by citizens working with industries to reduce emissions. Air quality also has been achieved by reducing reliance on automobiles and reducing the number of daily vehicle miles traveled by residents. This has been accomplished through a better mix of land uses, a more connected street network, and more people using alternative modes of transportation, including buses and shuttles. The Portneuf River Valley also has improved its water quality by protecting water resources and wetlands, and working to clean up sites that contribute to water pollution.

Growth in the Portneuf River Valley has been managed to take advantage of existing infrastructure and to protect open space and farmland surrounding the urban area. Urban service boundaries and agricultural zoning have helped preserve and protect farms northeast of Chubbuck and along the Portneuf River. A few hillside areas have been carefully developed, but the steepest areas have been retained and protected as open space and for the spectacular views they provide the region's residents.

Natural Resources Mission Statement

Protect and enhance local natural resources for present and future generations.

Goal 1: Protect our natural resources, preserve them, and promote their balanced utilization.

Chubbuck Vision Element

1. Pride in ability to protect;
2. A clean and secure city;
3. Sensible to keep water and air clean;
4. Community values for a clean environment.

Issues addressed

1. Economic development by assuring protected supply of air and water
2. Land use by suggesting balance of development and open spaces
3. Aesthetics

Objective 1.1

Improve our understanding of natural systems.

Policy:

a. Encourage cooperative management of natural resources among appropriate agencies through the development of common policies and public education materials.
b. Participate in relevant Idaho State University and IDEQ environmental studies.

Goal 2: Protect groundwater and surface water from pollution.

Objective 2.1

Maintain water quality and protect aquifer recharge areas, wetlands, streams, rivers, and lakes.

Policy:

a. Identify aquifer recharge areas and protect them by including them in a network of public and private open space.
b. Protect the surface waters from siltation and erosion due to excess runoff and/or surface and subsurface pollutants.
c. Establish a wellhead protection program that prohibits endangering land uses around private and public wellheads and recharge areas.
d. Provide riparian vegetation and vegetative buffers along stream banks, waterways, and adjacent to wetlands. Typically, buffers shall be at least 50 feet wide.
e. Develop and implement a wellhead protection program that protects municipal wells from potentially damaging land uses.
f. Assure that new development manages storm water runoff and minimizes the impact of flooding downstream.

Strategy:

a. Use a water resources overlay zone to protect water resources.

Objective 2.2

Conserve water.

Policy:

a. Educate the public about water conservation measures including xeriscaping, the use drought tolerant landscaping.

b. Develop water conservation measures and regulations including voluntary or mandatory irrigation limits.

Goal 3: Protect air from pollution.

Objective 3.1

Help citizens reduce their reliance on the automobile and the number of daily vehicle miles traveled.

Policy:

a. Require new streets to connect with other streets.
b. Require the consideration of transit access in subdivision review.
c. Require the inclusion of bicycle and pedestrian systems during subdivision review and development to support alternative modes of transportation.
d. Provide a mix of land uses, a more-connected street network, and alternative modes of transportation, including buses and shuttles.
e. Establish a policy of phased service extensions to encourage development densities that are required to support public transit **(See Urban Service Boundary Map)**.

Objective 3.2

Support efforts to work with industries to reduce emissions.

Policy:

a. Evaluate impacts of prospective businesses on natural resources.

Objective 3.3

Work with citizens to reduce emission of particulate matter from construction and wood-burning stoves.

Policy:

a. Enforce regulations controlling dust during construction projects.
b. Continually monitor and update road maintenance practices and construction standards in order to reduce fugitive dust.
c. Maintain and update regulations relating to installation and use of wood burning devices.
d. Require paving of parking lots.

Goal 4: Minimize the impact of new development on natural features.

Objective 4.1

Protect and enhance designated significant streams, riparian areas, and wetlands and associated buffers within the city limits.

Policy:

a. Identify and protect significant water resource features.

Strategy:

a. Use the water resource overlay to protect identified significant water resource features.

Objective 4.2

Protect and maintain critical wildlife habitat, significant natural features, and other sensitive lands within the City.

Policies:

a. Identify and protect sensitive lands within the City.

b. Maintain riparian vegetation along streams, wetlands, and water bodies to benefit wildlife.

Strategy:

a. Use the sensitive lands overlay to protect identified areas.

Objective 4.3

Protect steep slopes from erosion and destruction during development.

Policy:

a. Prevent and/or mitigate hillside damage during development.
b. Manage hillside development to benefit slope stability, storm drainage management, wildfire protection, and aesthetics.

Goal 5: Preserve farmland within the region.

Objective 5.1

Preserve prime farmland for productive agricultural use for as long as is practical.

Policy:

a. Work with Bannock County and the Soil Conservation Service to identify areas of prime farm land in and surrounding the city.
b. Work with other jurisdictions and agencies to preserve farmland within the City, within the USB, and in adjoining areas of Bannock County.
c. Discourage conversion of farmland to non-farm uses outside the USB.
d. Work with Bannock County to assure that prime farmland is appropriately zoned and protected against premature subdivision.
e. Judiciously use zoning to protect agricultural and mineral resource lands.
f. Within agricultural zoning districts, limit residential densities to an average density of no more than one dwelling per 40 acres. For new rural development within agricultural districts, use lot-size averaging to cluster development on small lots while maintaining large parcels for agricultural use.

Goal 6: Preserve and protect open space.

Objective 6.1

Protect open spaces such as steep slopes, floodplains, drainage ways, wetlands, and critical wildlife habitat from development through a combination of regulatory programs, development incentives, and acquisition programs.

Policy:

a. Land purchase and the acquisition of open space or conservation easements shall be encouraged to protect open space.

Goal 7: Conserve energy.

Objective 7.1

Explore the opportunities to use city projects to showcase advances in solar, wind, other alternative energy sources, and energy conservation measures.

Policy:

a. Use geothermal resources to the advantage of the community.

Chapter 10: HOUSING

Discussion

The Local Planning Act requires local governments to analyze housing needs and make plans for providing safe and adequate housing.

Recent growth in population and personal income has helped increase home values in the region. Increases in home values and rising rental rates have priced lower income families out of the market, while privately funded multi-family projects have often had difficulty in securing financing. These trends have made it difficult to find affordable housing in Chubbuck, Pocatello, and Bannock County.

Regional Planning

As part of the *Our Valley Our Vision* build-out analysis, a target for single-family and multi-family residential development by type and density (dwelling units/acre [du/ac]) within the USB was established, as follows:

1.	Rural single-family	0.5-1 du/ac:	0%
2.	Low single-family	2-4 du/ac:	10%
3.	Medium single-family	5-7 du/ac:	60%
4.	Medium multi-family	8-12 du/ac:	15%
5.	High multi-family	13-20 du/ac:	15%

New residential development will occur either as infill development or in newly developing neighborhoods. Of the estimated population growth anticipated by 2020, new infill development and redevelopment within existing neighborhoods will accommodate 33% of the population growth and new neighborhoods will accommodate the remaining 67%. Infill development can provide a wide range of housing choices, including detached and attached single-family homes, accessory dwelling units, and multi-family housing. A mix of housing types in new neighborhoods also will help serve the diverse housing needs of the community.

Relevant Vision Statement Component

In the year 2020: The Portneuf River Valley is still a great place to raise a family. The region has a high quality of life with friendly, walkable neighborhoods; easy access to recreational opportunities, and many youth- and family-oriented activities. Affordable housing for a range of income levels is available throughout the region. The cities of Pocatello and Chubbuck offer a variety of housing choices, including single-family homes, manufactured housing, townhouses, condominiums, and apartments.

Our Goals

Goal 1: Respond to housing needs.

Chubbuck Vision Elements

1. Home
2. Security
3. Individual need
4. Community value of "home"

Issues addressed

1. Affordable housing
2. Economic Development — where some housing is a critical part of the tax base.

Objective 1.1

Assure an adequate supply of land for residential development.

Policy:

a. Plan for a variety of housing types.
b. Maintain a 20-year supply of buildable residential land within the USB.

Objective 1.2

Protect residential property values.

Policy:

a. Use a combination of zoning, development standards, site planning guidelines, and transportation routes to protect residential property values. They will be used to create the highest level of compatibility between adjacent uses possible while retaining a synergistic mix of uses within neighborhoods and communities.

b. Diligently enforce city codes and ordinances on junk, property maintenance, and other nuisance situations.
c. Create and enforce development standards that increase the requirements for services and amenities as project density increases.

Objective 1.3

Encourage the development of affordable housing.

Policy:

a. At the discretion of the council make available a limited amount of Chubbuck Development Authority funds to assist only with the development of infrastructure for low and moderate income housing.
b. Work with the Southeast Idaho Council of Governments to apply for Community Development Block Grant funds to assist with the development of low and moderate income housing.
c. Coordinate low and moderate income housing development efforts with the Southeast Idaho Community Action Agency, Pocatello Housing Authority, Southeast Idaho Council of Governments and other non-profit housing agencies.
d. Encourage residential infill and redevelopment in target areas.

Goal 2: Encourage the development of a variety of housing types that are responsive to market conditions within the community.

Objective 2.1

Educate those in the housing industry about the benefits of housing alternatives.

Policy:

a. Work with local housing interests to educate lenders and builders about the potential for housing types other than single family, detached residential.
b. Work with local developers and area residents to review techniques for successfully incorporating alternative housing types into future developments and within existing developments while refining them to meet Chubbuck's needs and preferences.

Objective 2.2

Allow accessory dwellings throughout the region to encourage additional housing opportunities.

Policy:

a. Encourage compatibility of accessory dwellings by employing development standards that address parking and separate entrances for accessory dwellings.

Goal 3: Encourage more dense residential development patterns within the City. (<u>See Land Use, Chapter 4; Growth Management, Chapter 14</u>).

Objective 3.1

Permit increased residential densities in areas where infill and redevelopment are encouraged.

Policy:

a. Encourage compatible infill projects by employing development standards that address parking, building entrances, bulk, and scale.

Objective 3.2

Encourage more dense residential developments, generally meeting the following criteria, in all areas of the city.

Policy:

a. Single-family attached: Structures such as townhouses or rowhouses. Generally acceptable anywhere a single family residential unit is permitted.
b. Two-family dwellings: Generally acceptable anywhere a single-family residential unit is permitted. Encourage designs that appear to be a single unit.
c. Multi-family: Encourage small garden apartment complexes adjacent to neighborhood commercial centers. Encourage larger apartment complexes in conjunction with general commercial centers or adjacent to neighborhood parks.

Chapter 11: ECONOMIC DEVELOPMENT

Discussion

Since 1990, Chubbuck, Pocatello and Bannock County have experienced strong economic growth. Between 1990 and 1997, employment in Bannock County increased 27%, in comparison to the State of Idaho, which increased 30%. (Idaho's employment increase was one of the highest in the nation and ranked as one of the top five fastest growing states for several years between 1990 and 1997.) In late 1999, Bannock County's unemployment rate was 4.8%, while Idaho's unemployment rate was 5.0%. Background data, methodologies, and assumptions used to prepare forecasts and forecast results are discussed in detail in a memorandum included in the Technical Appendix (*Forecast Methodology*, Intermountain Demographics, September 19, 2000).

Between 1990 and 1997, the largest employment sector in the county's economy was the service sector, with more than 9,500 employees. Retail trade and government were the next largest sectors, with each containing about 8,600 persons. Services and retail trade also had the largest numerical employment gains from 1990 to 1997. Construction employment showed the largest percentage increase, a sign of increasing building activity. Household income distribution in Bannock County showed positive signs from 1990 to 1998. There was a net decline of households in the lowest income categories and net gain in the higher income ranges. The number of households in the $50,000 to $75,000 income range almost doubled. Gains in median household income and per capita income were greater than the national rate of inflation.

By 2020, total employment in Bannock County is estimated to be 61,050, an increase of more than 20,000 employees from the year 2000. This represents an increase of about 2.5% annually. Within the BPO planning area, employment is projected to grow from 35,725 in 2000 to 53,142 in 2020, a 49% increase over the 20-year period. Population for the same period is expected to increase 28%. Of the almost 18,000 new jobs created in the region, it is anticipated that 45% will be in the office and services sector, 30% in the retail sector, and 25% in the industrial sector. Between 1993 and 1998, employment at

ISU increased 21% to keep pace with growing enrollment (ISU Payroll Office - Financial Services, 1998). The growing population is increasing demand for housing, goods, and services, which is leading to the creation of jobs in construction, retail, and services. It is estimated that 75% of the new jobs in the region will be located within existing neighborhoods, while 25% will be located in new neighborhoods. Household incomes and consumer spending power also should increase with higher income and wages in the region.

The *Our Valley Our Vision* planning project will help the Valley accommodate its growing population and growing economy by targeting development to the most suitable locations. The Comprehensive Plan Map and the Regional Growth Management Plan Map depict the areas targeted for growth that are identified below.

(See Comprehensive Plan Map, Regional Growth Management Map)

Commercial redevelopment is targeted for the following areas:
1. Yellowstone Corridor in Pocatello (Alameda Road, Center Street, and Carter Street)
2. Intersection of Yellowstone Avenue and Chubbuck Road in Chubbuck.
3. Pocatello (Main Street corridor at Gould Street, south of Custer and Center streets)

Industrial and other employment centers also are planned at the following locations:
1. Yellowstone Avenue at the north end of Chubbuck,
2. North of Highway 30 and south of I-86 west of Pocatello, and
3. In southeast Pocatello.

New neighborhoods are also envisioned which include land suitable for commercial and industrial employment development. New neighborhoods are planned at the following locations:
1. Northwest Chubbuck,
2. Northeast Pocatello, and
3. Southeast Pocatello.

The areas above are targeted by the Plan for attention to design, infrastructure, incentives, and accessibility.

Regional Vision Statement

In the year 2020: Pocatello, Chubbuck, Bannock County, and local economic development organizations have worked together to recruit a variety of new manufacturing, distribution, and high-tech industries to the area. Area leaders have worked with local businesses to develop strategies to reduce pollution and promote clean industry. In addition, existing businesses have benefited from local incentives and the programs, research, and facilities of Idaho State University. Through these cooperative efforts, family-wage jobs have been created and the regional economy has prospered.

Our Goals

Goal 1: Diversify and strengthen the economic base.

Chubbuck Vision Elements

1. Home for many means a place to live and work
2. Economic security

Issues addressed

1. Economic development - desire for growth
2. Affordable housing — a job helps
3. Government services — an expanded tax base

Objective 1.1

Recruit retail, service and industrial businesses.

Policy:

a. Work with and support Bannock Development Corporation to match prospective businesses with locations in Chubbuck.
b. Develop a multi-year plan to improve the industrial park's tenant-readiness.
c. Develop a business council to devise a benevolent, civic role for area businesses (i.e., a means to attract businesses that want to make a difference through scholarships, beautification, park improvements, and civic developments).
d. Identify areas requiring infrastructure improvements to stimulate economic development.
e. Work with local businesses to assess and communicate economic development needs to local economic development agencies such as the Southeast Idaho Council of Governments, Bannock Development Corporation, ISU School of Applied Technology and others.
f. Conduct two to five year evaluations and modifications of the prescribed improvements outlined in all Chubbuck Development Authority Tax Increment Financing districts to optimize their benefits to the local community.

Objective 1.2

Work strongly for construction of a Siphon Road interchange at I-15.

Objective 1.3

Plan land areas for diverse uses.

Objective 1.4

Promote the modernization of communications capabilities of local businesses.

Policy:

a. Convene a series of work sessions with local telecommunications experts, businesses proficient in telecommunications, Idaho State University representatives and others to devise a policy for incorporating advanced telecommunications into the Chubbuck physical infrastructure and business culture.

Goal 2: CENTRALIZE commercial activities.

Chubbuck Vision Elements

1. Home — protects residences from encroachment
2. Economic security in that it can promote greater shopping activity, pride and cleanliness if it creates a physical sense of place

Issues Addressed

1. Land use — protection of residential areas
2. Economic development — greater shopping activity
3. Aesthetics — development of sense of place

Objective 2.1

Develop Yellowstone Avenue as a strong commercial corridor economically and visually, with strong design emphasis at Chubbuck Road.

Policy:

a. Implement design standards to create more interesting and attractive shopping locations and to ensure compatibility of future development.

b. Apply special incentives and standards to encourage commercial infill and redevelopment. Possible options include focused neighborhood involvement, tax increment financing, local improvement districts, and fee waivers or reductions.

Strategy:

a. Develop and use refinement plans in infill and redevelopment overlay areas.

Objective 2.2

Identify future potential commercial in areas of future growth and development.

Policy:

a. Allow future commercial growth to occur within new neighborhoods in a manner that is consistent with the community design principles defined in **Chapter 6 Community Design.**

Strategy:

a. Develop and use refinement plans in areas targeted for New Neighborhoods.

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.

Chapter 13: SCHOOL LOCATION AND TRANSPORTATION

Discussion

School District #25 serves Pocatello and Chubbuck. In 2001, there are 15 elementary, 4 junior high, and 3 high schools distributed throughout the cities. One of the high schools is located on the east bench, another on the west side, and the third in the southeast. Century High School was recently constructed to alleviate overcrowding at the high schools and to accommodate future student population growth. In the past, comprehensive planning for school facilities and transportation has been deferred to School District #25. However, in an effort to coordinate and direct new growth within the region, school capacity, location, and access must be considered.

Regional Planning

As part of the *Our Valley Our Vision* project, a build-out technical analysis was conducted to determine the impacts of various growth scenarios on public facilities (included in the Technical Appendix, *Portneuf River Valley Build-Out Technical Analysis*, Shapiro and Associates, Inc. 2000). With the District's proposed modified grade configurations (K-5 and 6-8); schools within School District #25 will be operating below capacity for future projected enrollment to 2010. Capacity is calculated based on a class size of 22 for grades K-5, 24 for grades 6-8, and 25 for grades 9-12. In the short term, development in areas identified for new neighborhoods may require the construction of new elementary schools in specific areas, while other schools remain under capacity. Five of the proposed new neighborhoods are within 1 mile of an existing elementary school. In the long term, schools built within walking distance of new communities would reduce school costs by minimizing the need for bus service. If new schools are required to serve infill development, it may be difficult to acquire suitable undeveloped property.

Regional Vision Statement

In the year 2020: The Portneuf River Valley is a place where citizens and government leaders from Pocatello, Chubbuck, and Bannock County come together in a cooperative, supportive way to solve regional problems...Parents, teachers, and school officials, working together, have ensured that the local schools have sufficient funds to offer the highest-quality education in Idaho.

School Facilities and Transportation Mission Statement

Enhance the educational opportunities of Pocatello's citizens.

Our Goals

Goal 1: Deliver our children safely to school.

Chubbuck Vision Elements

1. Home is a place for children
2. Security

Issues Addressed

1. Parks and Paths
2. Children's needs
3. Community values concerning the needs of children

Objective 1.1
Improve the safety of Chubbuck's streets.

Objective 1.2
Create opportunities for children to walk safely to school.

Policy:

a. Establish a system of paths, sidewalks, bike lanes and routes that permit safe access to city schools.
b. Consider pedestrian access to nearest school during site plan review.
c. Require sidewalks along both sides of public streets.

Objective 1.3
Coordinate residential development and school location with School District 25.

Policy:

a. Continue to send copies of residential developments to school district 25 offices for review for input on bus routes and pedestrian routes to local schools.
b. Encourage a school to be sited as part of the neighborhood center in the area identified as a new neighborhood in the Growth Management Plan.
c. Discuss with School District 25, as possibilities, the following sites for school development:

   Elementary School
   1. Philbin Road between Siphon and Tyhee Road
   2. Hiline Road between Siphon and Tyhee Roads

   Junior High School:
   1. SE Corner of Philbin and Siphon Roads

   High School:
   1. SE corner Yellowstone Ave/ Siphon Road

d. Establish a process for communication and cooperation between city and school district officials.

NOTE: The locations of the schools make cooperation between the city and the school district on co-locating schools and parks more important.

Goal 2: Support the maintenance and enhancement of the public educational system and place a strong emphasis on providing quality school facilities in conjunction with new development. Promote the concept of the neighborhood school as an ideal, with schools located and designed to function as focal points for family and community activity.

Objective 2.1
Support efforts of the school district to ensure that adequate school sites are provided and that the intended capacity of schools is not exceeded.

Policy:

a. Consider the impact on school enrollments and capacities when reviewing zone changes and land-use plan amendments.
b. Require public and private cooperation to provide school sites as part of neighborhood refinement plans.
c. Ensure that school sites include room for future expansion if needed.

Objective 2.2

Create schools that are safe and accessible to students with a minimal need for school-operated busing, and that are compatible with and complementary to their neighborhoods.

Policy:

a. Prohibit development of schools on sites that present hazards, nuisances, or other limitations on the normal functions of schools.
b. Locate elementary schools within residential neighborhoods. Elementary schools may be located on collectors, but not on arterial streets. Secondary schools may be located on collectors and arterials. High schools may be located on arterials.
c. Work with schools and neighborhoods to explore options for access to elementary and secondary schools via local streets and/or pathways.
d. Require the installation of sidewalks, crosswalks, special signage and other traffic control measures along routes to all schools. Require new developments near schools to provide these features as a condition of approval. Retrofit existing neighborhoods as funding becomes available or as land uses are redeveloped.
e. Encourage the sharing of school and park sites whenever possible.
f. Encourage high schools to reduce traffic impacts by developing alternative transportation for students, limiting student parking, and/or establishing closed campuses to reduce traffic impacts.
g. Establish parking overlay districts around schools where parking capacity problems exist.
h. Encourage the school district to continue to make schools available for civic functions when classes are not in session.

Goal 3: Accommodate the maintenance and enhancement of private school opportunities for area students and residents.

Objective 3.1

Approve requests for expansion of existing private schools and development of new private schools, contingent on compliance with zoning and land-use regulations.

Policy

a. Ensure that the zoning ordinance and the comprehensive plan provide sufficient accommodation for the operation and expansion of private school opportunities.

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.

Chapter 15: IMPLEMENTATION

Discussion

Appropriate actions, programs, budgets, ordinances, and other methods will be created to implement this plan under the guidance of the governing board and within budget restrictions.

Our Goals

Goal 1: Maintain the comprehensive plan as a current document.

Objective: 11

Perform a review of the Comprehensive Plan every five years, and update as needed.

Policy:

a. Involve the general public as needed.

Objective: 1.2

Encourage City departments to incorporate provisions of this Plan in their annual department goals and statements that are submitted to the governing board.

Objective: 1.3

Remain abreast of issues and the public perception of issues facing the City of Chubbuck.

Appendix A: ATTORNEY GENERAL'S CHECKLIST

In an effort to provide guidance regarding "takings," the Office of the Attorney General of the State of Idaho has prepared the following checklist for use when reviewing the potential impact of a regulatory or administrative action upon specific property. Agency staff must use the following questions in reviewing the potential impact of a regulatory or administrative action on specific property. While these questions also provide a framework for evaluating the impact proposed regulations may have generally, takings questions normally arise in the context of a specifically affected property. The public review process used for evaluating proposed regulations is another tool the agency should use aggressively to safeguard rights of private property owners. If property is subject to regulatory jurisdiction of multiple government agencies, each agency should be sensitive to the cumulative impacts of the various regulatory restrictions.

Although a question may be answered affirmatively, it does not mean there has been a "taking." Rather, it means there could be a constitutional issue and that agency staff should carefully review the proposed action with legal counsel.

1. ***Does the regulation or action result in a permanent or temporary physical occupation of private property?*** Regulation or action resulting in a permanent or temporary physical occupation of all or a portion of private property will generally constitute a "taking." For example, a regulation that required landlords to allow the installation of cable television boxes in their apartments was found to constitute a "taking." (See *Loretto v. Teleprompter Manhattan CATV Corp.*, 458 U.S. 419 [1982].)

2. ***Does the regulation or action require a property owner to dedicate a portion of property or to grant an easement?*** Carefully review all regulations requiring the dedication of property or grant of an easement. The dedication of property must be reasonably and specifically designed to prevent or compensate for adverse impacts of the proposed development. Likewise, the magnitude of the burden placed on the proposed development should be reasonably related to the adverse impacts created by the development. A court also will consider whether the action in question substantially advances a legitimate state interest.

   For example, the United States Supreme Court determined in *Nolan v. California Coastal Comm'n*, 483 U.S. 825 (1987), that compelling an owner of waterfront property to grant a public easement across his property that does not substantially advance the public's interest in beach access, constitutes a "taking." Likewise, the United State Supreme Court held that compelling a property owner to leave a public greenway, as opposed to a private one, did not substantially advance protection of a floodplain, and was a "taking." (*Dolan v. City of Tigard*, 114 U.S. 2309 [June 24, 1994].)

3. ***Does the regulation deprive the owner of all economically viable uses of this property?*** If a regulation prohibits all economically viable or beneficial uses of the land, it will likely constitute a "taking." In this situation, the agency can avoid liability for just compensation only if it can demonstrate that the proposed uses are prohibited by the laws of nuisance or other preexisting limitations on the use of the property. (See *Lucas v. South Carolina Coastal Coun.*, 112 S. Ct. 2886 [1992].)

   Unlike 1 and 2 above, it is important to analyze the regulation's impact on the property as a whole, and not just the impact on a portion of the property. It also is important to assess whether there is any profitable use of the remaining property available. (See *Florida Rock Industries, Inc. v. United States*, 18 F.3d 1560 [Fed. Cir. 1994].) The remaining use does not necessarily have to be the owner's planned

use, a prior use, or the highest and best use of the property. One factor in this assessment is the degree to which the regulatory action interferes with a property owner's reasonable investment-backed development expectations.

Carefully review regulations requiring that all of a particular parcel of land be left substantially in its natural state. A prohibition of all economically viable uses of the property is vulnerable to a takings challenge. In some situations, however, there may be preexisting limitations on the use of property that could insulate the government from takings liability.

4. ***Does the regulation have a significant impact on the landowner's economic interest?*** Carefully review regulations that have a significant impact on the owner's economic interest. Courts often will compare the value of property before and after the impact of the challenged regulation. Although a reduction in property value alone may not be a "taking," a severe reduction in property value often indicates a reduction or elimination of reasonably profitable uses. Another economic factor courts will consider is the degree to which the challenged regulation impacts any development rights of the owner. As with 3 above, these economic factors are normally applied to the property as a whole.

5. ***Does the regulation deny a fundamental attribute of ownership?*** Regulations that deny the landowner a fundamental attribute of ownership — including the right to possess, exclude others, and dispose of all or a portion of the property — are potential takings.

   The United States Supreme Court recently held that requiring a public easement for recreational purposes where the harm to be prevented was to the floodplain was a "taking." In finding this to be a "taking," the Court stated:

   > The city never demonstrated why a public green way, as opposed to a private one, was required in the interest of flood control. The difference to the petitioner, of course, is the loss of her ability to exclude others . . . [T]his right to exclude others is "one of the most essential sticks in the bundle of rights that are commonly characterized as property." (*Dolan v. City of Tigard*, 114 U.S. 2309 [June 24, 1994].)

6. ***Does the regulation serve the same purpose that would be served by directly prohibiting the use or action; and does the condition imposed substantially advance that purpose?*** A regulation may go too far and may result in a takings claim where it does not substantially advance a legitimate governmental purpose. (*Newline v. California Coastal Commission*, 107 S. Ct. 3141 [1987]; *Dolan v. City of Tigard*, 114 U.S. 23009 [June 24, 1994].)

Appendix B: TECHNICAL SUPPORT DOCUMENTS

The following analyses were produced in support of the comprehensive plan. Copies of the analysis are available for purchase or review at the Chubbuck City Hall and Bannock Planning Organization offices.

Bannock County Demographics Report
Bannock County Demographics Report - Technical Appendix
Bannock County Community Design Analysis
Bannock County Economic Analysis
Bannock County Natural Resources Analysis (pending)
Bannock County Hazardous Areas Analysis
Bannock County Special Site Analysis
Bannock County Housing Market Analysis
Bannock County Recreation Analysis Pocatello and Chubbuck Land Use Analysis
City of Chubbuck Town Meeting Results and Analysis (pending)
City of Chubbuck Survey Results and Analysis
City of Chubbuck 2003 Facility Planning Study
Regional Growth Management Plan
Regional Growth Management Plan Map
"Forecast Methodology" Intermountain Demographics, Sept. 19, 2000
Memorandum - Givens Pursley, LLP, Oct. 12, 2000
"Crossing the Portneuf Valley; Today and Tomorrow", Mar. 1999
Portneuf River Valley Build-Out Technical Analysis, Shapiro and Associates, Inc. 2001
Preliminary Analysis of Potential Future Roadways Improvements, HDR Engineering, Inc. 2001
City of Chubbuck/Bannock County *Area of City Impact* Agreement
City of Chubbuck *Area of City Impact* Map