

# 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 [ 7KH[5HJ IROD[000LOJ [ &ROM[ W ]

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.

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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
<b>TOTAL</b>			<b>2,212 acres</b>

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)**

<b>2001 Comprehensive Planning District</b>	<b>Vacant Buildable Land within USB</b>
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
<b>TOTAL USB</b>	<b>8,855 acres</b>

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**

<b>Plan Designation</b>	<b>Zoning District Permitted</b>
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 transitions 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.