Our Valley • Our Vision

People,
Places,
Prospects of the Portneuf River Valley

THE CITY OF POCATELLO
2003 COMPREHENSIVE PLAN

Adopted by the Pocatello City Council
January 2003

As Amended July, 2010
Resolution 2010-05

ACKNOWLEDGMENTS

"Our Valley Our Vision" Citizen Advisory Committee

Paul Anderson, KZBQ Country
Peter Anderson, Myers/Anderson Architects
Jennifer Atteberry, Idaho State University
Terri Bergmeier, Homeless and Housing Coalition of SE Idaho
John Burgoyne, The Investment Center of SE Idaho
Marie Chambers, Pocatello Youth Forum
Randy Cook, American Microsystems Inc.
Tiffany Floyd, Idaho Department of Environmental Quality
Robert Foster, Former Council Member, City of Pocatello
Martin Hackworth
Lex Harrison
Steve Hotchkiss
Doug Hyde, Portneuf Medical Center
Bessie Katsilometes, Center for New Directions
Tom Katsilometes, Former Commissioner, Bannock County
Kent Kearns, Chubbuck City Council
Marlene Keller, Home Building Contractors
John Marshall, Marshall Realty-Developers
Jackie Maughan
Rick Moore, Intermountain Gas
Barbara Nash
Susan Norrell
Rudy Pena, Hispanic Heritage Society
Earl Pond
Sherwin Racehorse, Shoshone Bannock Tribes
Duane Rawlings, Convention and Visitors Bureau
Muriel Roberts
Ken Satterfield, Satterfield Realty
John Schmidt
Tim Shurtliff, Bannock County Engineer
Corey Schou, Idaho State University
Kim Smith, Pocatello Chamber of Commerce
Dacia Soulliere
George Spinner
Gretchen Vanek, League of Women's Voters
Jane Wyndham

CONSULTANT TEAM

Shapiro & Associates, Inc., Prime	Fregonese-Calthorpe Associates
Givens, Pursley LLP	HDR Engineering, Inc.
Intermountain Demographics	Lennertz, Coyle, and Associates
Steven Ames Planning	

CITY OF POCATELLO 2003 COMPREHENSIVE PLAN
TABLE OF CONTENTS

APPENDICES ARE AVAILABLE BY REQUEST AT CITY HALL.

LIST OF MAPS

NOTE: Maps are located at the end of the chapters listed below. Full size color maps are available for review and/or purchase at City Hall.

CHAPTER 1 – INTRODUCTION

In order to be successful, a city must plan for its future. Comprehensive planning means planning for the city as a whole. This plan considers a desired future for Pocatello and the role each plan component plays in creating a healthy, successful community. The Comprehensive Plan includes goals, objectives and policies to guide Pocatello toward the vision that arose through a community planning process. The planning process, called Our Valley Our Vision, was conducted on a regional scale and relied on both a technical analysis of community issues and extensive public input. This resulting community vision includes these eight key elements:

I. **Proactive Economic Development**. Encouraging growth and expansion for local businesses, business start-ups and recruitment of new industries to the City to create family-wage jobs.

II. **Managed Growth and Smart Development.** Accommodating projected growth in a way that maintains a high-quality of life.

III. **Lower Taxes and Cost Efficient Delivery of Public Services.** Finding cost efficient ways to deliver public services to provide savings for taxpayers.

IV. **Transportation Improvements and Choices.** Improving and maintaining the City's street system; preventing and reducing congestion; and providing greater street connectivity and opportunities for alternative modes of travel.

V. **Natural Resource Protection.** Protecting special natural features such as the Portneuf River, the aquifer, surrounding hillsides and wildlife habitat.

VI. **Clean Air and Water.** Improving air quality by promoting clean industry and alternative modes of travel and protecting water quality.

VII. **Livable Communities and Neighborhoods.** Promoting a high quality of life and great neighborhoods with recreational opportunities and good schools. Encouraging the development of a variety of housing densities and choices to meet demand in all price ranges.

VIII. **Regional Cooperation.** Encouraging an open dialogue and cooperation among citizens, businesses and government leaders to solve regional problems such as securing a long-term supply of water.

A major question that was considered during the Our Valley Our Vision planning process was "How and where will Pocatello grow?" Demographic analyses show a projected growth of approximately 20,000 additional people in the Portneuf River Valley with 10,000 of those people locating in Pocatello over the next 20 years (roughly a 1% average annual growth rate for Pocatello). This plan encourages future growth while recognizing that we must plan for that growth carefully. Careful planning ensures that we will be ready to serve future development

with adequate services without negatively impacting the environment or our quality of life, or creating financial constraints on the City and its citizens.

The comprehensive planning process is designed to reduce long-term costs within all sectors of the community. Through comprehensive planning community issues are considered and the necessary direction for development and redevelopment is established.

Plan Concepts

The following planning concepts and tools are used throughout the plan to help achieve the aspirations of the vision:

Smart Growth. Smart growth is a common term used for a planning approach that encourages local economies to grow and expand while preserving the environment and improving the quality of life. Smart growth emphasizes comprehensive and regional planning; mixed land uses; a variety of development and housing options; walkable communities and open space. Smart growth also promotes infill, redevelopment, reducing uncertainty for developers and encouraging citizen participation. The technical analysis conducted as part of the Our Valley Our Vision planning process found that development based on smart growth principles consumes less land and can be serviced with urban facilities in a more cost efficient manner. Smart growth addresses many of the vision's key elements **(Key Elements II, III, IV, V, VI and VII)**. For this reason, smart growth concepts are featured prominently throughout this Comprehensive Plan.

Compact Development. Compact development is more intense development on less land. This Comprehensive Plan encourages compact development in appropriate areas to promote the efficient use of land **(Key Elements II & V)** and the cost-effective delivery of public facilities and services **(Key Element III)**.

Infill Development. Infill development is the development of vacant or underdeveloped parcels of land in an otherwise built-up area. This type of development is encouraged to promote the efficient use of land **(Key Elements II & V)** that is already served by public facilities and encourage more productive economic use and revenue creation from vacant parcels **(Key Element III)**. Special attention should be paid to the compatibility of infill projects so that new development fits in with existing neighborhoods **(Key Elements II & VII)**.

Mixed Uses. Post World War II planning practices separate residential, commercial and industrial uses into different zoning districts. This plan recognizes that many people desire to live in single-family residential areas and industrial uses need to be separated from residential areas because of noise, odor and other impacts. However, allowing a mix of residential, commercial and office uses in appropriate areas can provide a lively environment that allows for people to conduct more of their daily business without driving. Because vehicle use has impacts on air quality and road wear and tear, this Comprehensive Plan promotes the creation of mixed use environments which encourage use of alternative transportation and shorter vehicle trips **(Key Elements IV & VI)**. For example, this plan promotes convenience commercial services in residential areas and second-story residential uses in commercial districts.

Pedestrian-Friendly Development. Pedestrian-friendly (also known as walkable) development is encouraged in this plan as an important aspect of good urban design. Walking is the cheapest form of transportation and is necessary for certain segments of the population (youth, elderly and those who cannot afford cars). Walking can lead to social interaction, physical fitness, diminished crime (through informal surveillance of surrounding areas) and pedestrian activity can add to the vitality of neighborhoods and commercial areas **(Key Elements I, IV, VI and VII)**. For these reasons, this plan encourages pedestrian friendly development, especially in established older areas (i.e. Old Town, Westside Neighborhoods and University Neighborhoods) and also in New Neighborhoods as identified on the Comprehensive Plan Map. To create and/or retain a pedestrian friendly environment special attention must be paid to streets as a shared public space. Pedestrian friendly features include a highly connected street system, building entrances oriented to sidewalks rather than parking areas, a consistent edge to a street, a variety of building styles, sidewalks separated from the road and shade trees.

New Neighborhoods. New Neighborhoods are places that have been designated on the Comprehensive Plan Map where compact new development can be planned on a neighborhood scale **(Key Element II)**. A New Neighborhood plan may be developed by City staff in cooperation with property owners. New Neighborhoods should include a variety of housing types and prices, a mix of residential, commercial and office uses, and convenient access to public facilities such as parks and schools **(Key Elements IV, VI & VII)**.

Urban Service Boundary. The Urban Service Boundary (USB) is a line around the City that indicates where the City plans to grow within the next 20 years. The USB is located beyond City limits in most places, but within the Area of City Impact. Because urban growth is planned for these areas, urban services may be extended. Land outside the USB is expected to remain rural and can be developed according to County standards. The USB allows the City to plan for expansion of capital facilities and conveys an intent to allow urbanization of this land when services can be delivered in a cost efficient manner **(Key Elements II, III & V)**.

Protection of Natural Resources. Pocatello is located in a high-desert valley surrounded by mountains held in public lands to the east and the west and Fort Hall Indian Reservation to the north. Specific natural resources of concern are wildlife, the Portneuf River, and the Portneuf River Valley Aquifer that provides the City's drinking water. Air quality is another natural resource of concern, particularly since the valley was classified as a Non-Attainment Area in 1993 and 1999. Given Pocatello's environmental assets and constraints, the City should ensure that adequate water is available for future growth and that preservation of wildlife habitat is taken into account **(Key Elements V & VIII)**. Reducing air pollution by encouraging clean industry and use of alternative modes of transportation is also part of this plan. Hillside development should be carefully managed to protect against erosion and to ensure that adequate storm drainage is provided **(Key Elements III & VI)**, and preservation of open spaces is encouraged through clustering development and acquisition programs **(Key Element V)**. As development is located further into hillside areas, protection against wildfires should also be carefully considered.

Cluster Development. Cluster development allows a developer to build the same number of dwelling units as a standard subdivision but allows a reduction of lot area if development is focused on a portion of the site. The remaining area can then be devoted to open space, recreation, storm water management and preservation of environmentally sensitive areas. This type of development lowers costs by reducing the length of infrastructure needed to serve the subdivision **(Key Element III)** and creates larger tracts of open spaces for public purposes. In hillside areas, this type of development can reduce the need for grading and clearing natural vegetation **(Key Element V)**.

Overlays. Overlay areas are places where additional requirements are placed on portions of existing (or underlying) zoning districts based on special conditions. For example, an area may be within a residential, commercial or industrial zoning district, but also located in an area with special characteristics such as an aquifer recharge area. In this case, both zoning regulations and special regulations related to protection of the aquifer would be applied. The proposed overlays in this plan may include: Sensitive Lands, Hillside, Portneuf Greenway, Water Resources, Historic Preservation, Pedestrian Area, New Neighborhood Design, Neighborhood Refinement Plan and Residential Protection Area **(Key Element V & VIII)**. Descriptions of these overlays are included in the land use chapter. Natural resource overlay locations are shown on the Natural Features Overlay Map and design and planning overlays are shown on the Development Overlay Map.

Public Support for Planning Concepts

In addition to the public input received in developing the vision, many of these concepts were tested with the public through a random scientific phone survey conducted in September 2000. A total of 402 people were contacted. The majority of people surveyed found that the following concepts were either desirable or very desirable:

- Population growth (57%*)
- Redevelopment and infill of older areas – specifically the portion of Pocatello located between the University and Downtown district (84%)
- Compact and pedestrian friendly development (71%)
- Careful development of some hillsides and retention of some open spaces in the hillsides (83%)
- A variety of housing types and price ranges (86%)
- Urban Service Boundary (72%)
- Protection of natural resources (83%)

*Percentages shown in parentheses represent a sum of the percentage of those who found the concept very desirable and the percentage of those who found the concept desirable.

Idaho Code Requirements

The Idaho Local Land Use Planning Act requires that a comprehensive plan consider "previous and existing conditions, trends, desirable goals and objectives, or desirable future situations for each planning component." This plan addresses State-required components and provides general

guidelines within which variety and flexibility are both possible and encouraged. The components required by Idaho Code Section 67-6508 are listed below:

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

The Role of the Comprehensive Plan

This plan is a conceptual planning document, not a specific development plan or code. As such, it will be used as a guide to develop future ordinances and codes but cannot be used as an ordinance or code itself. Therefore, the failure to accomplish any goal or objective of this plan does not give rise to any legal rights against the City.

Section 67-6511 of the Idaho Code requires that the zoning districts shall be in accordance with the adopted plan. As the plan is used in creation of future ordinances and codes, when the language of two or more plan elements is conflicting in a given situation, debate should focus on which element is a more critical component to the achievement of the City's *long-term* vision. In short, the governing board should ask, "Which decision will enhance the long-term quality of life, be in the best interest of the community and complies with all local, state and federal laws?"

Amendments to the Comprehensive Plan

The Comprehensive Plan text and maps may be amended as provided by Section 67-6509 of Idaho Code. Any person may petition the Community Development Commission for a plan amendment. The Community Development Commission may recommend map amendments to the Mayor and City Council not more frequently than every six months. Proposed amendments should correct errors in the plan or be made to recognize substantial changes in the actual conditions of the area.

Property Rights

Any 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 upon 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.

The City of Pocatello land use policies, ordinances, and regulations should not unreasonably interfere with private property rights, unreasonably impact private property values, or create unreasonable technical limitations upon the use of the property. This Comprehensive Plan values and recognizes constitutionally protected property rights.

Plan Organization

Each chapter of the Comprehensive Plan contains the following subsections:

General Mission Statement. Mission statements provide guidance relating to each element.

Discussion. This section contains background information about existing conditions, historical context and trends related to the topics of the chapter. The discussion also presents background information regarding the community purposes and needs addressed within the chapter.

Goals. Goals should be the ultimate purpose of an effort stated in a way that is general in nature and immeasurable. Each goal should be consistent with vision and/or mission statements.

Objectives. Unlike goals, objectives should be statements that are both specific and tangible. Each objective is a step toward achieving a goal.

Policies. Policies should be statements or guiding principles that imply a clear commitment to a specific purpose.

The plan also contains appendices including technical analyses, the Community Vision and other pertinent information used in the creation of this plan. These documents are available on request at City Hall.

CHAPTER 2 – POPULATION

Mission Statement

Anticipate and provide for the needs of the population of the City of Pocatello and encourage active citizen participation in achieving the goals of this plan.

Discussion

Over the next 20 years, the population of the Portneuf River Valley is expected to grow by 20,000 people. It is anticipated that at least one-half of this growth will occur in Pocatello. As part of the Our Valley Our Vision planning process, a technical analysis of population, housing units and employment forecasts was prepared for the Bannock Planning Organization (BPO) planning area which includes all of Pocatello, Chubbuck and adjacent portions of Bannock County. While the Our Valley Our Vision planning process study area boundaries do not precisely coincide with geographic boundaries of the BPO planning area, the areas have only minor differences which are too small to create significantly different population figures.

Methodology. Past population trends were examined to analyze past trends and to gain insight into the future; forecasts were then made for the BPO planning area. A memorandum detailing the methodology and assumptions used to prepare the forecasts and results is included as Appendix C: Demographics Memorandum.

Population forecasts for the BPO planning area anticipate an increase of approximately 20,000 persons between 2000 and 2020, a gain of 28% (Table 2-1).

Table 2-1: 2000 to 2020 Population Forecasts for the Bannock Planning Area

Variable	2000	2020	Percent Change	AAGR[1]
BPO Planning Area	70,100[2]	89,900	28%	1.40%
Pocatello	51,466[4]	61,200[3]	19%	0.95%

[1] Average Annual Growth Rate   Source: Intermountain Demographics (2000)
[2] Population data for 2000 estimated based on 1990 Census data.
[3] Population forecast based on BPO data, allocation based on 2000 Census allocation.
[4] Population for Pocatello in 2000 obtained from 2000 Census data.

Age. According to demographic trends reflected in Census data, the population in the United States is growing older: the median age increased from 32.8 years in 1990 to 35.5 years in 1999. The increase in age reflects the aging of the "baby boomers" generation, which consists of those born between 1946 and 1964. Census data for 2000 showed that the Pocatello population has a median age of 28.8, significantly lower than the national average. The percentage of the Pocatello population that is over 65 years old has not significantly changed from 10.9% in 1990 to 10.4% in 2000. However, as the baby boom generation ages, the percentage of older people is expected to increase. This may create a future demand for senior housing, increased medical

support services, and other specialized services.

In Pocatello, families with children less than 18 years old comprised 34.5% of the population reported in the 2000 Census. This figure is slightly higher than that reported for Idaho and also higher than that reported for the United States (32.8%). Because one-third of Pocatello's population is comprised of families with school-age children, facilities for children such as safe and convenient access to schools, parks and recreational programs are particularly important to this community.

Goals, Objectives, Policies

GOAL 1. Monitor population trends within the City and region in order to anticipate and provide for the needs of the citizens.

GOAL 2. Consider demographic trends when planning for public services.

GOAL 3. Provide for the needs of special segments of the population such as youth and the elderly.

CHAPTER 3 – LAND USE

Mission Statement

Preserve and enhance the quality of life in Pocatello and its Area of City Impact by creating a land use pattern that is orderly and has a minimal impact on the environment. This pattern should benefit and facilitate the basic elements of the community, including residents, commerce, industry, government, education, and recreation.

Discussion

The land-use element is integral to all elements in a comprehensive plan. Effective land-use planning is essential to:

- Reserve areas well-suited for types of business or industry that may require special access, large areas of land, or special site conditions;
- Allow for the orderly provision of basic public services and facilities;
- Provide efficient movement of goods and people among interdependent land uses (e.g., employees to work, resources to industry, children to school); and
- Encourage a well-integrated and coordinated mixture of land uses that will result in a more dynamic, livable, and compact community.

Historical Perspective. Pocatello's history and development are closely tied to the railroad. The area where Pocatello is located was originally part of the Fort Hall Indian Reservation. Pocatello was established in 1881 as a tent town along the railroad. In 1888 land was made available for the Pocatello Townsite to be platted to the east and west of the railroad.

The original Pocatello Townsite is laid out in a grid system, paralleling the railroad tracks rather than in a true north-south, east-west alignment. The plat is composed of 300 foot by 300 foot blocks with 20 lots each, which are bisected by twenty-foot-wide alleyways that contain public utilities. Most rights-of-way for streets are platted to be 60 feet wide.

The former City of Alameda is located to the north of the original Pocatello Townsite. Alameda merged with the City of Pocatello in 1962. Alameda was laid out with streets running true north and south. The original Pocatello Townsite and the former City of Alameda converge along Oak Avenue.

The Portneuf River and its valley imposed constraints on the layout and growth of the original townsite boundaries. The rigid form of the original grid pattern of streets could not expand onto the steep benches and rolling hillsides surrounding the relatively narrow valley. More recently, alternative patterns of residential development have been developed on the hillsides to the northeast and south of the City center. Newer residential subdivisions are distinct from the original grid systems by features such as larger lot sizes, the absence of alleys, the absence of commercial uses in residential neighborhoods, and fewer parks.

Early commercial and industrial development was located close to the railroad, specifically in the downtown area (a.k.a. Old Town Pocatello) several blocks west of the rail yard and also in the warehouse district to the east of the rail yard. More recently, commercial development has expanded in a linear pattern along major automobile corridors, specifically along the Yellowstone Avenue and 4th and 5th Avenue corridors.

Expansion of Public Facilities. Currently, City policy requires any property owner outside the City Limits who desire to have City water and sewer services to obtain specific approval of the City Council before they are allowed to connect to the systems which are provided to residents. In these instances, City staff run calculations to verify that the capacity of the system and the elevation of the area desiring service are such that the City can deliver the service in accordance with the operating criteria established. If not, connection to the City's utility systems can be denied unless the property owner supplies a method whereby appropriate capacities, delivery, and pressures can be achieved without adversely affecting the City's system or the health of the citizens.

Future Growth. Through the "Our Valley Our Vision" project, the City found that public opinion, environmental constraints and financial considerations call for changes to current development patterns in order to accommodate population growth while avoiding and mitigating impacts to natural resources and reducing 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.

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 3-1, 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.

Table 3-1: Regional Land-Needs by Use

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
Public Schools		8 – 10-acre elementary schools	80 acres
		2 – 25-acre middle schools	50 acres
		1 – 50-acre high school	50 acres
Public 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, north of Highway 30 and south of I-86 at the western side of Pocatello, and in southeast Pocatello.

Area of City Impact. The City has identified an Area of City Impact where growth is expected to occur. This area includes land outside the City limits which is under the County's jurisdiction. As part of the Our Valley Our Vision planning process, an initial analysis determined how much land was available in the region to accommodate projected population growth (based on the zoning districts that existed at that time). Within the Area of City Impact for Pocatello and Chubbuck there are 29,743 acres of residential land and 4,244 acres of commercial or industrial land. This analysis does not include an evaluation of whether the land in the Area of City Impact could reasonably be developed.

Urban Service Boundary. Because the availability of land exceeds projected demand over the next 20 years, an urban services boundary (USB) was defined as part of the Our Valley Our Vision planning process. The USB is essentially a line around the City showing where growth is likely to occur beyond City limits. This land is currently in the County's jurisdiction, but potentially could be annexed and developed at urban levels. The USB was defined to accommodate projected growth and deliberately avoids environmentally constrained or unbuildable lands. Table 3-2 presents a summary of the supply of vacant and buildable lands within the USB by Comprehensive Plan Designation.

Table 3-2: Lands within the Urban Services Boundary (USB)

2003 Comprehensive Planning District	Vacant Buildable Land within USB
Residential Low Density	8,939 acres
Residential High Density	710 acres
Mixed Use	440 acres
Commercial	350 acres
Office & Industrial	1,875 acres
Public (Schools & Parks)	880 acres
TOTAL USB	**13,194 acres**

The land-need targets summarized in Table 3-1 and the vacant and buildable land within the USB identified in Table 3-2 confirm that the amount of buildable land within the USB exceeds that necessary to accommodate the 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 likely to become available over a 20-year timeframe. The USB allows the City to plan for facilities for the areas within the boundary and conveys an intent to allow urbanization of this land when urban facilities can be delivered in a cost efficient manner.

New Neighborhoods.   Another growth management tool aimed at encouraging compact development is the New Neighborhood concept. New Neighborhoods are areas where new development including a mix of housing types and land uses could be planned on a

neighborhood scale. These neighborhoods are intended to be pedestrian oriented and characterized by a walkable, connected system of streets. Incentives may be provided by the City to encourage New Neighborhood development. New Neighborhoods are identified in the following locations on the Comprehensive Plan Map:

- Century Area. A New Neighborhood near Century High School that will provide housing and jobs in the southern part of the community. Neighborhood development can avoid critical wildlife habitat to the east.
- Highlands Area. A New Neighborhood in the north Highlands area that can offer a variety of housing types, shopping opportunities, and jobs. New schools can provide a focus.
- West Hills. New Neighborhoods to the west and northwest of downtown Pocatello will offer a mix of housing types and neighborhood services. These areas are close to the downtown and can help enable downtown revitalization. These neighborhoods can be developed in a manner that is sensitive to natural resources and environmental constraints.
- East Hills. Two New Neighborhoods can be developed in the East Hills area. These neighborhoods can be developed in a manner that is sensitive to natural resources and environmental constraints.

Neighborhood Refinement Plans. An important tool for implementing the New Neighborhood concept is the use of Neighborhood Refinement Plans. A Neighborhood Refinement Plan is a master plan for a particular neighborhood to coordinate and direct the development of land use and infrastructure. Neighborhood Refinement Plans should identify major roads, public infrastructure, land uses and public facilities such as parks and schools. City staff may create Neighborhood Refinement Plans in cooperation with property owners. The City may also use Neighborhood Refinement Plans to coordinate development in other appropriate areas in the City such as areas targeted for redevelopment.

Infill and Redevelopment. Infill and redevelopment refers to development on vacant, underutilized, or partially used land. Infill occurs on land that may have been skipped over in the urbanization process. Infill target areas have been identified on the Comprehensive Plan Map in key locations in the downtown core of Pocatello and along the Yellowstone Corridor where there is a supply of vacant or partially used land that has not achieved planned densities. It is anticipated that approximately 33% of the region's 20,000 new residents could be accommodated by infill development. In addition, 75% of the region's new jobs could be located in redeveloped areas.

Infill development in the downtown area can help create a unique urban living environment. In addition, mixed-use redevelopment located between downtown and the University can provide a stronger link between the two areas and create a vibrant area for student oriented housing and commercial activities. Infill and redevelopment are encouraged in order to revitalize developed residential and commercial areas and take advantage of existing infrastructure.

Important tools for implementing infill and redevelopment concepts may include one, all or a combination of the following: 1) the use of special development standards for properties that are

considered infill sites; 2) provisions specifically relaxing requirements such as setbacks for developments on the narrow Original Townsite lots; 3) a provision establishing a "not limited to" list of uses are permitted in each of the zoning districts, provided the land meets criteria for being considered "infill"; 4) a provision that specific development standards for infill can be set on a project-by-project bases through the Site Plan Review Committee using general standards for the zoning district in which the development is located as a guideline.

Open Space. Managing growth to provide compact and contiguous development will focus development away from open spaces and environmentally sensitive lands. Environmentally sensitive areas have been excluded from the USB to the extent practical.

Convergys call center is an example of recent redevelopment near the downtown area.

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:

R — Residential. The Residential designation is intended to support zoning districts allowing a range of housing types and densities. The R designation also allows for public and quasi-public uses such as parks, schools, and some public facilities.

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

C — Commercial. The Commercial designation is intended to support zoning districts that allow commercial uses. The C designation also allows for second-story residential uses, most

community service uses, public and quasi-public uses such as parks or schools, and some public facilities.

I/OP — Industry/Office Park. The Industry/Office Park designation is intended to support zoning districts that allow industrial, light industrial and high-density office parks. The I/OP designation allows for some accessory commercial uses, public and quasi-public uses such as parks or schools, and some public facilities.

P — Public. The Public designation is intended to support zoning districts that allow public and quasi-public uses such as parks or schools and other public facilities.

Plan District–Zoning District Conversion Table. Table 3-3 below indicates which zoning districts shall be allowed within each designation. When annexation of land occurs, zoning that matches the property's plan designation shall be assigned.

Table 3-3   Plan Designation - Zoning District Conversion

Plan Designation	Zoning District Permitted
R – Residential	RE – Residential Estate
	RL – Residential Low Density
	RMS – Residential Medium Density Single Family
	RMM – Residential Medium Density Multifamily
	RH – Residential High Density
MU – Mixed Use	RCP – Residential/Commercial/Professional
C – Commercial	CC – Central Commercial
	CG – Commercial General
	NC – Neighborhood Commercial
I/OP – Industrial/Office Park	I – Industrial
	LI – Light Industrial
	OP – Office Park
P – Public	P – Public Land/Facility
	A – Airport
	U – University

Overlay Areas. Overlay areas are places where additional requirements are placed on portions of existing (or underlying) zoning districts. The standards for the overlays are effectively added to the standards of the original zoning district. Therefore, careful review is warranted to ensure that multiple overlays do not overly burden a single parcel. If no overlays exist, the regular zoning standards apply. Overlays are applied to areas with special conditions, such as environmental or historic features, within geographic boundaries that may not coincide with underlying zoning districts. Natural feature overlays are shown on the Natural Features Overlay Map; other overlays are shown on the Development Overlay Map. The following overlays are included in this plan and may be implemented in the zoning ordinance:

Sensitive Lands Overlay – This overlay is included to protect the ecological value of wildlife habitat, such as critical winter range for deer and elk; significant natural or archeological features, such as lava flows and petroglyphs; and other sensitive lands within the City, such as the Edson Fichter Nature Preserve. (See Natural Features Overlay Map)

Hillside Overlay – This overlay is included to minimize hazards and risks of development on hillsides associated with soil instability, help prevent soil erosion, and minimize the impacts of development on the natural and scenic character of hillsides and ridgelines. (See Natural Features Overlay Map)

Portneuf Greenway Overlay – This overlay is included to protect the natural, scenic, historic, economic and recreational qualities of lands along the Portneuf River and provide public access to the river corridor via the Portneuf Greenway Trail. (See Natural Features Overlay Map)

Water Resource Overlay – This overlay is included to protect wetlands, streams, riparian corridors and aquifer recharge areas. (See Natural Features Overlay Map)

Historic Preservation Overlay – This overlay promotes the preservation and protection of buildings, sites, monuments, structures and areas of historic importance or interest within the City. (See Development Overlay Map)

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

New Neighborhood Design Overlay – This overlay is included to ensure 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. (See Development Overlay Map)

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.

Residential Protection Overlay – This overlay is included to provide protection of residential areas that are vulnerable to encroachment from non-residential uses. Restrictions on changes from residential to non-residential zoning and development are provided for areas within this overlay. (See Development Overlay Map)

Goals, Objectives, Policies

GOAL 1. Cooperatively manage regional growth to implement the community vision set forth in *A 2020 Vision of the Portneuf River Valley.*

OBJECTIVE
1.1   Address growth management as a regional issue through cooperative planning and actions with all local governments and public agencies in the Portneuf River Valley region.

POLICY
   a. Work cooperatively with the City of Chubbuck and Bannock County to implement the community vision set forth in *A 2020 Vision of the Portneuf River Valley* (See Appendix A).
   b. Use the Comprehensive Plan Map to encourage policies for managing growth and development in the Portneuf River Valley region for the next 20 years.

1.2   Use the Urban Services Boundary (USB) to encourage development when adequate public facilities and infrastructure are available or are planned to be installed concurrent with development.

POLICY
   a. The location of the USB is depicted on the Comprehensive Plan Map. The USB defines the areas to which urban services are expected to be provided over the 20-year time frame of this plan.
   b. Use the USB to promote the efficient delivery and use of urban services by encouraging a compact form of urban development.
   c. Within the USB, 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, develop plans to provide the following services at urban levels: police protection, fire protection, garbage collection, and parks and recreational services.
   e. Amendment of the USB should be subject to the following criteria:
      1. Consensus between the City of Pocatello and Bannock County
      2. Demonstrated need for additional land to accommodate growth
      3. Public facilities and urban services can be reasonably provided
      4. Environmental, economic, and social impacts are minimized
      5. Impacts to wildlife habitat are minimized
      6. Development is compatible with nearby agricultural uses and activities

1.3   Encourage preservation of open spaces in the Area of City Impact.

POLICY
a. Work with the County to encourage clustering of new development within the Area of City Impact outside the USB to reserve large tracts of land for potential urbanization beyond the year 2020 planning time frame.
b. Work with Bannock County and the City of Chubbuck to adopt ordinances and standards that achieve growth objectives.

1.4   Guide annexation within the USB to encourage orderly growth.

   POLICY
   a. New development should be annexed.
   b. Annexation may be sought when essential urban services can be delivered to the subject property in a cost-effective manner.

GOAL 2. Encourage population growth in areas indicated on the Comprehensive Plan Map as suitable and desirable for residential development**.**

OBJECTIVE
2.1   Use zoning regulations and development incentives to implement the land use concepts depicted on the Comprehensive Plan Map.

GOAL 3. Land uses should be as compatible as practical and/or possible with adjoining and surrounding uses.

OBJECTIVE
3.1   Promote aesthetically pleasing neighborhoods and communities. **See Community Design.**

   POLICY
   a. Use design guidelines and incentives to encourage infill development and redevelopment that is visually compatible with the surrounding neighborhood and complements established areas.
   b. Include design guidelines in Neighborhood Refinement Plans for New Neighborhoods shown on the Development Overlay Map.
   c. Apply development standards for subdivisions outside the New Neighborhood areas, allowing limited neighborhood commercial services within residential areas with regulations governing their location, type, and design.
   d. Encourage citizen participation in the land-use planning process, especially when the proposed changes impact a residential district.
   e. Encourage non-residential developments to be compatible with neighboring residential districts.
   f. Provide adequate parks, open space, and trails essential to serve the public. **See Parks and Recreation; Natural Resources.**
   g. Apply appropriate overlays.

GOAL 4. Preserve open spaces surrounding and within the City by developing an orderly, well-integrated, and compact pattern of land uses, including a dense city center, compact new neighborhoods and environmental protection of natural resources.

OBJECTIVE

4.1 Encourage infill development or redevelopment and create feasible incentives for infill development in established areas.

POLICY
a. Allow medium and high residential densities in areas where infill and redevelopment are encouraged.
b. Allow accessory dwellings throughout the City to encourage additional housing opportunities.
c. Promote the creation of public amenities or improvements within or near infill and redevelopment target areas that would make private investment more attractive.
d. Offer special incentives and apply flexible standards to encourage commercial infill and redevelopment such as but not limited to tax increment financing, local improvement districts and fee waivers or reductions.
e. Use alternative access and development standards to encourage infill on isolated underdeveloped lots.
f. Allow innovative techniques for the provision of utilities for infill development on underutilized property.
g. Explore opportunities to create public/private partnerships for the promotion of infill, redevelopment, and mixed-use development, such as but not limited to, public incentives or funds to assist with parking, housing, other improvements or demonstration projects.

4.2 For areas of environmental concern identified on the Natural Resources Map, apply overlays providing for environmental protection. **See Hazardous Areas; Natural Resources.**

4.3 Promote new pedestrian-oriented neighborhoods within areas identified as New Neighborhoods on the Comprehensive Plan Map. **See Community Design.**

POLICY
a. Create and adopt Neighborhood Refinement Plans to guide new development within the areas identified as New Neighborhoods on the Comprehensive Plan Map.
b. Use Neighborhood Refinement Plans to guide new development within a New Neighborhood overlay.
c. Neighborhood Refinement Plans, prepared by public or private entities, may, after review, be approved by the City.
d. Neighborhood Refinement Plans should identify the locations of proposed land designations, arterial and collector streets, parks and public lands, and major public facilities.

e. Neighborhood Refinement Plans should be designed to allow mixed uses and to be pedestrian-oriented**.**

f. The Neighborhood Refinement Plan process should result in neighborhoods designed to:
   1. Connect streets with other streets to provide a network.
   2. Use distinct edges, boundaries and/or design features to define the neighborhood.
   3. Incorporate parks and public facilities into neighborhoods.
   4. Allow a mix of compatible housing choices and types.
   5. Accommodate alternative modes of transportation including transit.

GOAL 5. Coordinate land uses with the existing and developing transportation network in order to provide for the safe and efficient transport of people and goods.

OBJECTIVE

5.1 Encourage development that will utilize alternate modes of transportation, such as pedestrian, bicycle, and transit. **See Transportation**.

5.2 Encourage mixed-use developments to provide commercial services within walking or biking distance from residences. **See Community Design**.

5.3 Encourage transit-oriented development especially near major transit lines.

5.4 Provide a network of pedestrian-friendly streets that are interesting and convenient. **See Transportation.**

POLICY

a. Use the Pedestrian Area Overlay at targeted locations to encourage pedestrian-oriented development.

5.5 Promote transit- and pedestrian-friendly development and redevelopment along transit routes.

POLICY

a. Development should be oriented to transit routes and should provide direct pedestrian connections to the streets.

CHAPTER 4 – ECONOMIC DEVELOPMENT

Mission Statement

Increase the standard of living and the quality of life of our citizens by promoting, maintaining and improving a full range of employment opportunities and economic choices in the City.

Discussion

A thriving economy is essential for a healthy community. The City actively pursues economic development in partnership with many other organizations to promote a strong economy with abundant job opportunities and commercial services for all community members. The Chamber of Commerce also provides valuable service to local business and promotes business interests.

Pocatello and the surrounding region offer many amenities for business. The area has convenient access to air, rail and freeway transportation systems. Pocatello is home to Idaho State University which provides an educated work force. This region also offers quality of life features that employers and employees seek such as access to outdoor recreation and good neighborhoods and schools.

Pocatello and Bannock County experienced strong economic growth in the 1990s. Idaho's employment increase was one of the highest in the nation and the State was ranked in the top five fastest growing states for several years between 1990 and 1997. Between 1990 and 1997, employment in Bannock County increased 27%, in comparison to the State of Idaho, which increased 30%. Bannock County's unemployment rate was 4.8% in late 1999 while Idaho's unemployment rate was 5.0% (Source: Intermountain Demographics).

Employment. Between 1990 and 1997, the largest employment sector in the County's economy was the service sector, with more than 9,500 employees. The service sector of the economy includes industries that provide services related to information, finance, and insurance; professional, scientific, and technical services; administrative and support services; and waste management and remediation services. Retail trade and government were the next largest sectors, with each employing about 8,600 persons. Services and retail trade had the largest numerical employment gains from 1990 to 1997. Construction employment showed the largest percentage increase indicating an increase in building activity. Figure 4.1 (see next page) depicts Bannock County employment trends between 1990 and 1997.

Figure 4-1: Bannock County Employment by Sector
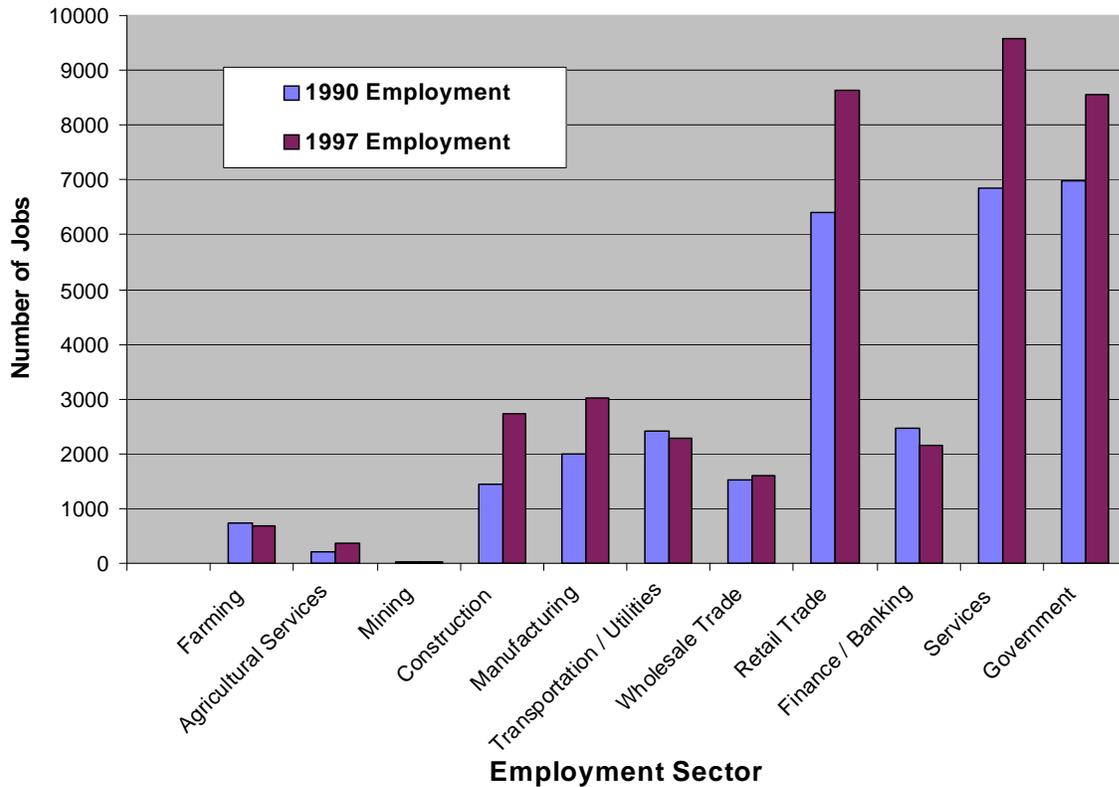

Table 4.1 (see next page) shows the major Pocatello area employers in 2001. Idaho State University (ISU) is the area's largest employer. Student enrollment at ISU increased 70% between 1989 and 2001, from 8,025 students to 13,663 students (ISU Office of Institutional Research, personal communication, 2001). This represents an average annual increase in enrollment of 5.4 percent.

Table 4-1: Major Pocatello Area Employers, 2001

Sector	Employer	Number of Employees
Government	Idaho State University	2,935
Government	School District 25	1,495
Manufacturing	AMI Semiconductors	1,375
Services	Bannock Regional Medical Center*	895
Transportation/Utilities	Union Pacific Railroad	800
Services	Convergys	700
Manufacturing	J.R. Simplot Minerals & Chemicals	650
Government	City of Pocatello	440
Manufacturing	Heinz Foods	400
Government	Bannock County	400
Manufacturing	Ballard Medical Products	350
Manufacturing	Astaris**	310
Finance, Insurance & Real Estate	Farmers Insurance Service Center	200
Finance, Insurance & Real Estate	Farm Bureau Insurance Companies	160

Source: City of Pocatello Consolidated Plan – Prepared by BBC Research & Consulting (2001)
*Bannock Regional Medical Center has since merged with Pocatello Regional Medical Center to form Portneuf Medial Center
**Astaris has closed their plant.

Table 4.2 shows the earning trends by major employment categories. According to this data the three highest paying sectors are transportation/public utilities, manufacturing and government respectively. The largest increases in earnings between 1990 and 1999 were made in the finance, insurance and real estate and government sectors.

Table 4-2: Earning Trends in Major Employment Categories, 1990 and 1999

Major Categories	1990 Per Job Average Bannock County	1999 Per Job Average Bannock County	1990-1999 Percentage
Construction	$23,170	$28,180	21.6%
Manufacturing	$29,820	$37,240	24.9%
Transportation/Public Utilities	$41,190	$47,270	14.8%
Retail Trade	$10,940	$14,200	29.8%
Finance, Insurance and Real Estate	$14,910	$21,860	46.6%
Services	$15,670	$19,850	26.1%
Government	$22,630	$31,990	41.4%
AVERAGE	$17,650	$22,400	26.9%

Source: City of Pocatello Consolidated Plan – Prepared by BBC Research & Consulting (2001)

Table 4.3 (next page) presents employment forecasts for the Bannock Planning Organization (BPO) planning area. By 2020, total employment within the BPO planning area is estimated to be 53,100, an increase of more than 17,000 employees from the year 2000, representing an average annual growth rate of 2.45%. Population for the same period is expected to increase

28%, representing an average annual growth rate of 1.4%. The growing population will increase demand for housing, goods, and services, which leads to the creation of jobs in construction, retail, and services. Because employment demands are projected to be greater than population growth, labor shortages may be a problem. Therefore, it is important for the City to develop a well-educated and well-trained labor force to meet future demand for employees. 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. Additional background data, methodologies, and assumptions used to prepare forecasts and forecast results are discussed in further detail in Appendix C – Demographics Memorandum.

Table 4-3: 2000 to 2020 BPO Planning Area Employment Forecast

Variable	2000	2020	% Change	AAGR*
BPO	35,700	53,100	49%	2.45%
Pocatello	24,300	31,900	31%	1.56%

* Average Annual Growth Rate   Source: Intermountain Demographics (2000)

Ballard Medical – Light industrial development.

Household Income. Household income distribution in Bannock County showed positive growth from 1990 to 1998 (Table 4-4). There was a net decline of households in the lowest income categories, and a 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 resulting in a significant increase in household spending power.

Table 4-4: 1990 to 1998 Bannock County Income

Income Range	1990 Households	1998 Households	# Change	Percent Change
Under $25,000	11,163	9,950	-1,372	-12%
$25,000 to $50,000	8,635	8,037	-598	-7%
$50,000 to $75,000	2,759	5,354	2,595	94%
$75,000 to $100,000	554	2,053	1,469	265%
Over $100,000	384	1,346	962	250%
Median Income	$26,265	$35,382	$9,107	37%
Per Capita Income	$10,976	$16,007	$5,031	46%

Sources: Intermountain Demographics   EQUIFAX (2000)

Goals, Objectives, Policies

GOAL 1. Provide a business friendly environment.

OBJECTIVE
1.1   Continue improving the development review protocol so that it is user-friendly and streamlined.

1.2   Promote customer service in delivering City services.

1.3   Make City information and materials easily available including posting materials on the City's website when possible.

1.4   Support Bannock Development Corporation and other economic development groups in their efforts to promote a business friendly environment.

GOAL 2. Promote employment and income growth and diversification of the City and regional economy.

OBJECTIVE
2.1   Promote a supportive environment for local entrepreneurs.

   POLICY
   a. Encourage programs that provide start-up assistance for small businesses.

2.2   Promote and encourage the expansion/retention of existing businesses.

   POLICY
   a. Work with economic development agencies in the identification, exploration, and development of new markets for existing products and services and/or expansion of existing markets.

2.3   Identify and recruit appropriate new businesses into the City that are clean, safe and pay a fair wage.

POLICY
a. Market Pocatello as a desirable place to live and do business.
b. Improve and maintain infrastructure in targeted development and redevelopment areas to attract businesses.
c. Improve access to outlying markets for local goods and services. **See Transportation.**
d. Encourage local economic development organizations to maintain and improve databases pertinent to prospective new businesses in areas such as space and land availability, costs, capacities, labor force and education.
e. Plan for commercial and industrial development surrounding the airport.

2.4   Promote tourism by assisting organizations that actively promote the City to visitors.

2.5   Work with ISU to facilitate local commercial applications of ISU research and education.

POLICY
a. Encourage build-out of the ISU Research and Business Park.

2.6   Cooperate with the local schools, ISU and other organizations in preparing the local labor force for productive employment.

2.7   Build upon Pocatello's strength as a regional medical center.

POLICY
a. Encourage continuation and expansion of ISU's health science programs.

2.8   Work with the Idaho National Engineering and Environmental Laboratories (INEEL) to promote economic development in Pocatello.

POLICY
a. Develop and maintain communications with key INEEL management and contractors in order to monitor research developments, potential spin-off applications and technology transfers.
b. Work with local developers, builders, realtors and INEEL to attract INEEL employees to become City residents.

GOAL 3. Strengthen the City's accessibility, convenience, desirability and image as a regional shopping center and place to do business.

OBJECTIVE
3.1   Enhance livability, attractiveness and quality of life features of the community.

POLICY
a. Encourage local investment of public and private dollars to enhance livability.

3.2 Allow for and encourage the development of a variety of retail and service businesses that are pleasant places for people to shop, work, walk and congregate.

POLICY
a. Encourage mixed-use and infill development in key locations throughout the community.
b. Encourage the location of commercial services and areas of employment within walking or biking distance from residences.

3.3 Encourage infill and redevelopment of established industrial, employment and commercial areas.

POLICY
a. Apply special incentives and standards to encourage commercial infill and redevelopment. Possible options include tax increment financing, local improvement districts and fee waivers or reductions.
b. Use design standards and guidelines to ensure compatibility of new infill development and redevelopment with existing development in the surrounding area.
c. Encourage redevelopment of railroad properties where possible.

3.4 Provide an attractive business environment with new and expanded development of high quality design that is compatible with existing development.

3.5 Encourage the marketing of specialty shopping, employment and mixed-use districts through business associations and marketing pools.

GOAL 4. Maximize economic opportunities for the City by encouraging regional collaboration and cooperation with other local governments.

OBJECTIVE
4.1 Continue active participation in regional and metropolitan associations and planning efforts to pursue regional economic development objectives.

CHAPTER 5 – PUBLIC SERVICES, FACILITIES, AND UTILITIES

Mission Statement

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

Discussion

Through the Our Valley Our Vision planning process an Urban Services Boundary (USB) was delineated as shown on the Comprehensive Plan Map. The USB shows land that is expected to be annexed and developed at urban levels within the next 20 years. The USB defines where urban services may be extended and enables the City to control the cost of developing and maintaining urban services, such as public water, sanitary sewer, storm drainage, and transportation systems. The USB and other growth management controls are provided to prevent sprawl and encourage compact development that can be more efficiently served by City services and infrastructure. Compact development can also result in further savings by reducing the need for additional fire stations, reducing response times for emergency services, and reducing the operating cost of providing other public services, such as transit.

Technical studies of the "Our Valley Our Vision" project determined that there is no shortage of developable land within the USB. Based on 2003 plan designations, land within the Pocatello USB can accommodate more growth than what is anticipated by 2020 (see Tables 3-1 and 3-2 in the Land Use Chapter). The following improvements to Pocatello's public services will be needed to accommodate projected 2020 population growth.

- Because the City's existing sources of water cannot meet anticipated demand, the City must address its water needs through a combination of water conservation programs, planning and capital improvements needed to access new water sources.
- Construction of two major wastewater transmission lines and several small ones will be necessary.
- Additional police and fire substations may be required for some of the New Neighborhoods.

Water Supply. The supply of water in the Portneuf River Valley is a significant constraint to future growth. On a regional scale, three issues raise uncertainties regarding potable water in the Portneuf River Valley. First, per capita water use is very high, leading to an extremely high water demand upon the aquifer. Second, the Portneuf River Valley Aquifer has limited capacity. Future water needs based on projected population growth will exceed the available water supply within the next 20 years. The current estimate is that the aquifer could support an additional 10,000 people, far less than the 20,000-person population increase projected by 2020. The situation is worsened by the third critical problem, which is isolated contamination of the aquifer. Currently Pocatello reports limited areas of contamination which decreases the amount of water available for future growth. Pocatello and Chubbuck should work together to prevent further contamination of aquifers, conserve water use to reduce demand and consider developing

alternative sources of water to meet the future demand.

Reducing water demand by implementing water conservation programs designed to reduce per capita water consumption can help address water problems. Water usage in Pocatello is higher than the national average. This is due to a number of factors: the low cost of water, the climate, and landscape irrigation. 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, making mandatory changes in landscaping practices, and involving local industry in a water reduction campaign. The cost of these types of actions varies considerably, but the political obstacles of mandating changes in consumption and price are often the biggest hurdles to overcome. However, since water conservation programs could extend the available water supply from the aquifer, these steps are critical if the City is to grow. Conservation programs may also include education programs, low-water landscape requirements or incentives, water re-use programs or grey water systems, and regulations on water use.

The City may also acquire additional water sources, but these require significant financial investments. Possible sources of additional water to the region include:

- **Snake River Aquifer** – The Snake River Aquifer lies just to the north of Interstate 86. The potential exists for tapping this source for future growth. However, the quality, quantity, and availability of water from this source needs further study.

- **Snake River Surface Water** – A surface water system could 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 River Valley area; and a water 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.

- **Palisades Reservoir** – The City owns rights to 50,000 acre-feet of water in Palisades Reservoir. The addition of a surface water source to the existing water supply system demands further study to ensure that the two can be blended without problems. City water rights obtained from Palisades Reservoir may be delivered via the Snake River (see Snake River Surface Water system described above).

- **Portneuf River 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.

Supplying water for future development of the southern part of Pocatello presents a more immediate challenge for the City because development in this area will require the installation of new water tanks and extended services.

Wastewater. The City of Pocatello, which also provides wastewater treatment for Chubbuck, has a current Capital Improvement Plan (CIP) that includes necessary treatment plant improvements to serve the projected population increase and meet future federal mandates. The estimated cost of providing the expanded capacity and treatment upgrades is $17,000,000.

Projected population growth will create the need for several new major and smaller wastewater transmission systems. In addition, an annual replacement program will be required to replace or rehabilitate aging infrastructure; this includes the City's 22 sanitary sewer lift stations and sewer lines. Extending sewer into developed areas of the City that are currently on septic systems may be required.

Energy. The City of Pocatello has been fortunate to have inexpensive energy available. However, as the City grows and our energy needs increase, the City may find it difficult to generate additional energy because new power plants are difficult and expensive to build and may also have associated environmental impacts. To address future needs, the City has become interested in promoting energy conservation and the development of local renewable energy resources.

Police Services. Law enforcement services for Pocatello are provided primarily by the City, with assistance from Bannock County, Idaho State Police and Chubbuck City through mutual aid agreements. The Pocatello Police Department is centrally located within City Hall which provides additional space for office personnel to expand in the future as the City changes and grows.

Some of the New Neighborhoods may require the addition of substations. These substations could be located in conjunction with fire facilities that may also be required. Additional officers and support staff will be required to serve projected population growth at acceptable level of service standards. Infill development and focusing development in New Neighborhoods would decrease response times for officers and decrease service costs.

Fire Protection and Emergency Medical Services. The City provides fire protection and contracts emergency medical services from Bannock County. Mutual aid agreements exist between Pocatello, Chubbuck and Bannock County for fire protection and emergency medical services. A countywide ambulance district provides funding for emergency medical services. The Pocatello Fire Department has five fire stations located at the following addresses:

- 408 E. Whitman (main office)
- 1539 N. Hayes
- 1101 Pocatello Creek
- 1309 W. Desmond (airport)

- 5300 Bannock Highway

Most New Neighborhoods envisioned by the 2020 Preferred Growth Scenario could be served by existing fire stations. Because the need for fire stations is based on geographic proximity, the infill development proposed in this Plan would allow existing stations to easily absorb a significant increase in population and emergency calls. An additional station might be required to serve the New Neighborhood proposed in southern Pocatello because adequate emergency vehicle access to this area is not yet available.

Health and Welfare Services. The County and the State of Idaho provide welfare services.

Medical Services. One hospital, Portneuf Medical Center, serves the area. This hospital was formed in 2002 through a merger of the Pocatello Regional and Bannock Regional Medical Centers. The hospital has two campuses, the east campus is located on Hospital Way and the west campus is located on Memorial Drive near Idaho State University's upper campus.

Libraries. A municipal library is located adjacent to the historic Carnegie Library building on the west side of the city. Idaho State University also has a library that is located on campus and houses a federal government document depository.

Solid Waste Collection. Refuse collection is provided by the City in conjunction with a land fill site owned and operated by Bannock County and located to the south of the City limits. This disposal site was recently "rebuilt" to comply with EPA standards and is adequate to serve the public for several more years. Through cooperative efforts, the City and County have operated a recycling program intended to extend the life of the present landfill since 1991. In 2009 the City started a voluntary curbside recycling program. About 20 percent of households in the City of Pocatello participate and it is estimated approximately 7 percent of the waste stream is recycled.

The landfill currently has two operating cells. One cell is lined with leachate collection facilities and receives municipal solid waste; the other receives construction and demolition waste. The landfill is located approximately eight (8) miles from Pocatello. The existing landfill cells are estimated to have a life of approximately eight (8) years and the entire landfill is estimated to have a life of approximately 25 years.

Financing Public Improvements. The public infrastructure needed to accommodate future urban development is very expensive and cannot be financed easily. Innovative financing will be required to fund needed public facility improvement projects. The most commonly used financing techniques are impact fees, system development charges (SDCs), local improvement districts (LIDs) and municipal bonds. Impact fees permit communities to charge developers a proportionate share of the public infrastructure costs attributable to the development. System development charges usually involve payments based on hook-ups and usage; for example, high water users pay higher fees. Funds collected with SDCs or impact fees are typically used for projects listed in capital facilities plans. Regional or local systems development charges could be established to create a fund to help pay for infrastructure projects.

A local government may create LIDs that impose a levy sufficient to pay for the proposed

improvements. The LID may include the issuance of a bond that is secured by a lien placed on the LID properties. Municipal bonds are interest-bearing debt certificates that may be issued by the City to fund a variety of capital improvements. Improvements for fire and police departments are typically funded through bond financing. Tax increment financing (TIF) is another tool available to Cities for installation of public improvements designed to enhance redevelopment of blighted areas. A detailed memorandum regarding financing mechanisms is included in Appendix G – Givens Pursley LLP, Memorandum.

Goals, Objectives, Policies

GOAL 1. Plan for the effective and efficient location of public services, facilities, and utilities supporting development. **See Land Use.**

OBJECTIVE

1.1 Encourage compact development to maximize use of new and existing facilities and utilities.

1.2 Encourage compact development in order to reduce the cost of providing public services.

1.3 Require and impose current municipal public service standards on areas where utilities are extended.

1.4 Encourage servicing existing vacant land within the City limits to encourage infill development. **See Land Use.**

POLICY
a. Capital improvement plans should include adequate public facilities to serve planned development within identified infill and redeveloped areas.
b. Infill of underutilized property may be encouraged through the use of innovative approaches for the provision of utilities in otherwise developed areas.

1.5 Municipal water and sewer services may be provided after land has been annexed to the City or the landowners have signed appropriate documents for future annexation.

POLICY
a. Public water and sanitary sewer services built to City standards should be required for all new development within the USB. **See Growth Management.**

1.6 Plan for and identify the locations of major public facilities in New Neighborhoods.

GOAL 2. Provide a safe supply of domestic water and sanitary sewer service adequate to provide for new growth effectively and efficiently.

OBJECTIVE

2.1 Where reasonable and feasible within the Area of City Impact and outside the USB, encourage the County to require new development to have a central sewage collection

system meeting City standards that can be connected in an orderly manner to the City collection and treatment system in the future.

POLICY
a. New water and sewer lines into unserved areas should normally be provided at the developer's expense.
b. In the Area of City Impact, outside the USB, work with the County to ensure that individual onsite sewage disposal systems provide protection from subsurface aquifer contamination or surface seepage and encourage the installation of dry sewer lines for future connections.

2.2   Prior to approving system extensions, assess their impacts on the existing systems.

2.3   Ensure that all extensions of water and sewer systems comply with municipal standards.

2.4   Develop a capital improvement plan for the provision and continued operation of water and sewer services for all areas within the USB.

2.5   Develop and implement policies to safeguard and conserve the supply of potable water to meet the needs of current and future City residents.

POLICY
a. Encourage water conservation programs to extend the supply of water available from the Lower Portneuf River Valley aquifer, including education, low water landscaping, and regulation of water use.
b. Support the use of grey water systems in individual construction projects to reduce water consumption.
c. Support the use of native plants and water-wise landscaping that reduces water consumption.
d. Work with other jurisdictions to investigate solutions for long-term water supply to ensure that adequate water is available for urban growth through the year 2020.
e. Investigate issues surrounding groundwater contamination and develop prevention plans and policies.

GOAL 3. Control the impacts of storm water runoff to prevent erosion and flooding.

OBJECTIVE
3.1   Update the Storm Water Master Plan as needed.

3.2   Retain as much storm water as possible on site in new developments. Encourage existing businesses to retain as much storm water as possible on site.

3.3   Encourage clustering and preservation of natural drainages in areas with steep slopes.

GOAL 4. Support the coordination of effective and efficient provision of private utilities to current and future City residents.

    OBJECTIVE
    4.1   Encourage the common use of utility corridors, including public rights-of-way where appropriate, by public and private utilities where common use can be achieved safely and effectively.

        POLICY
        a. Require private utilities to repair, to the City's satisfaction, any roadway disturbed by the activity of those utilities or collect fees for work done in a right-of-way that degrades street quality or impairs street maintenance.

    4.2   Support the creation of local renewable energy resources.

    4.3   Promote conservation of energy resources through educational and incentive programs.

GOAL 5. Protect life and property in Pocatello by providing fire, rescue, and emergency medical services.

    OBJECTIVE
    5.1   Seek to maintain the fire rating of three (3) as established by the Idaho Surveying and Rating Bureau.

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

    5.3   Develop transportation connections to increase access for emergency vehicles.

    5.4   Encourage infill development within existing fire service boundaries.

    5.5   Continue to support the Fire Department's fire prevention program by increasing public awareness through education.

    5.6   Protect areas within and surrounding the City from wildfire.

        POLICY
        a. Support the implementation of precautionary measures within wildfire-prone areas.

GOAL 6. Provide protection and safety to members of the community.

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

POLICY
   a. Support partnerships and programs empowering citizens in crime prevention efforts.
   b. Encourage community involvement in public safety programs to enhance neighborhood livability.

6.2   Work with schools and youth services organizations in the community to prevent juvenile crime.

   POLICY
   a. Continue the school resource officer program as appropriate and feasible.
   b. Continue participation in youth programs and encourage the establishment of positive peer groups through youth activities.

6.3   Continue to work with County, State and federal agencies to coordinate the provision of facilities and transportation of criminals and suspects.

GOAL 7. Manage the solid municipal waste stream in an efficient and sanitary manner.

OBJECTIVE
7.1   Promote composting to reduce the need for additional landfill space.

7.2   Continue to operate drop-off and curbside recycling of paper, newspaper, plastics, aluminum, and other recyclable material to reduce the need for additional landfill space. Promote increased voluntary participation in the curbside recycling program.

7.3   Support the expansion of cost-effective municipal recycling programs to include glass recycling.

7.4   Monitor population, growth patterns and projects in planning for new sanitation facilities and resources.

7.5   Continue support for and encourage participation in the County's hazardous materials collection/disposal programs to prevent environmental contamination.

GOAL 8. Use innovative financing strategies to provide needed infrastructure for projected growth.

OBJECTIVE
8.1   Consider developing financing techniques that allocate the costs required for infrastructure improvements in a fair and equitable manner such as are listed in Policies a-d below:

   POLICY
   a. Consider using Local Improvement Districts (LIDs) to pay for select projects without direct local benefit when appropriate.

b. Consider establishing procedures that allow developers to be reimbursed when they front the costs for offsite transportation or infrastructure improvements. As additional properties develop later, property owners or developers could pay the initial developer for their share of the improvement costs.

c. Explore establishing system development charges to create a fund to help pay for infrastructure projects.

d. Encourage the establishment of a regional water supply replacement/reserve fund to help finance new water supply and treatment facilities to accommodate growth.

Chapter 6– Natural Resources

Mission Statement

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

Discussion

This element of the Comprehensive Plan is intended to promote protection and conservation of natural resources and natural systems including soil, water, air, minerals and wildlife. Natural resource conservation is important to the City because clean air and water are vital needs of a healthy and safe community. In addition, abundant natural resources and functioning natural systems increase the quality of life in the community. The natural beauty of the Portneuf River Valley is one of the City's greatest assets. Pocatello's citizens are able to enjoy mountain vistas and abundant wildlife. Many people are attracted to Pocatello because of its scenic beauty and the recreational opportunities available in the surrounding natural environment.

Benches, thermal waters, fisheries and sage-covered hills generally lie outside the City limits, although in close proximity or immediately adjacent to the City itself. Sensitive land areas are reminders of the City's unique natural setting. These areas include wildlife habitat, such as critical winter rangelands for deer and elk, lava flows, petroglyphs and the Edson Fichter Nature Preserve. Preserving these areas benefits the community by protecting and restoring hydrology, ecology, open space and archeological features. Because the natural beauty and distinctive character of sensitive lands are community assets, protecting these areas can enhance the value of properties near sensitive lands.

While all of Pocatello's citizens enjoy the amenities offered by these natural resources, many citizens also work in industries that negatively impact these areas. Therefore, a balance between preservation and the economic benefit of these resources should be found.

Water. The Portneuf River, the Lower Portneuf Valley Aquifer and the watersheds on the benches surrounding the City are Pocatello's main water resources. Because projected population growth in the Portneuf River Valley indicates that water demand will exceed water supply, conservation and water acquisition steps must be made to accommodate future population growth.

Adequate protection for streams, riparian corridors, wetlands, aquifer recharge areas and municipal and private wells is also necessary to ensure a clean and safe supply of water. Clear and reasonable regulations focused on protecting and enhancing these areas can help resolve conflicts between development and the conservation of significant water resource features. A balance between reasonable economic use of property and the protection of these resources is needed to protect water quality; maintain and restore fish and wildlife habitat; maximize flood storage capacity; preserve native plant communities; minimize stream-bank erosion; and conserve scenic, recreational, and educational values of water resource areas. In the long-run, protection of water resources can ensure that the Valley remains an attractive place for residents and businesses.

Air. Maintaining and improving the air quality in the Portneuf River Valley is also an important part of ensuring that the Valley remains a desirable place to live. The forecast of population and economic growth increases concerns about the Valley's ability to maintain compliance with air quality standards. The Portneuf River Valley was classified as a Non-Attainment Area in the 1980's. This classification indicated that historically the area has violated the National Ambient Air Quality Standard for Particulate Matter (specifically PM_{10} or particulate matter fewer than 10 microns in size). The Portneuf Valley Non-Attainment Area has had specific difficulty in attaining the 24-hour PM_{10} standard. It is important to note that the Portneuf Valley has been in attainment of the 24-hour PM_{10} standard since December 31, 1996. The PM_{10} in the Portneuf Valley is generated from but not limited to the following source categories: windblown dust, fires, residential wood combustion, agriculture, road sanding, transportation and industry. As the number of vehicle miles traveled increases with population growth, the amount of particulates and other air pollutants will rise. Reduction of air pollution within the City's jurisdiction by promoting clean industry and the use of alternative modes of transportation is strongly encouraged by this plan.

Hillsides. Hillsides are a distinctive part of the Pocatello landscape. These landscape images help define our community identity. During the Our Valley Our Vision planning process, residents expressed that hillsides are valued by citizens and are worth preserving for future generations. The development and building industry maintains that responsible growth and development can occur on hillsides. Hillside development should be carefully managed to ensure that adequate storm drainage is provided. Preservation of open spaces and natural drainages should be encouraged by promoting clustered development and acquisition programs. As development is located further into hillside areas, protections against wildfires should also be carefully considered.

Portneuf Greenway. The Portneuf Greenway is intended to protect the natural resource values of the river, provide opportunities for public recreation and allow adequate public access to the river. The Greenway, at a minimum, should try to allow sufficient width for use as a public path. Where appropriate, property associated with the Greenway can include additional width to also include riparian areas that help protect water quality.

Energy. Abundant, reliable, and affordable energy is necessary for a robust economy. However, energy production has been tied to air quality impacts and climate change. Therefore, it is in the City's interest to promote clean energy production and energy conservation. Opportunities to expand renewable energy production should be explored; because renewable energy is an emerging and growing industry, local expansion of renewable energy may have economic as well as environmental benefits.

The view of mountains to the southwest from
Portneuf Medical Center, West Campus.

Goals, Objectives, Policies

GOAL 1. Protect and enhance the quality of surface and underground water resources.

OBJECTIVE

1.1 Protect and enhance aquifers, aquifer-recharge areas, wetlands, streams, and rivers from activities that may be harmful to water quality.

POLICY

a. Identify aquifers, areas of aquifer recharge and other significant water features and protect these through inclusion in a network of protected open spaces where land uses and development are limited.

b. Protect the Portneuf River and its tributaries from siltation and erosion due to excess runoff and/or surface and subsurface pollutants.

c. Provide and maintain riparian vegetation and vegetative buffers along stream banks and riverbanks and adjacent to wetlands.

d. Strongly discourage further piping or channelization of natural creeks or rivers.

e. Support the implementation of a wellhead protection program to protect municipal and private wells from potentially damaging land uses within the USB.

1.2 As appropriate, protect, conserve, enhance and/or maintain the natural, scenic, historic, economic and recreational qualities of lands along the Portneuf River.

POLICY

a. Assure that new development maintains the floodwater management capacity of areas along rivers and streams.

b. Maintain and increase public access, including emergency vehicle access, to and along the Portneuf River to provide for safe recreation and linkages to other transportation corridors.

c. Apply a Portneuf Greenway Overlay to encourage development on lands adjacent to the Portneuf River.

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

POLICY
a. Identify and protect significant water resource features.

GOAL 2. Improve air quality.

OBJECTIVE
2.1 Encourage alternative modes of transportation to reduce the number of daily vehicle miles traveled.

POLICY
a. Provide a mix of land uses, a more-connected street network and facilities for alternative modes of transportation.

2.2 Encourage industry efforts to reduce emissions.

2.3 Reduce emissions of particulate matter resulting from activities including but not limited to building and road construction and the use of solid fuel-burning stoves.

POLICY
a. Require dust control measures during construction.
b. Monitor and update road maintenance practices and construction standards in order to reduce the level of dust on the roads.
c. Maintain and update regulations relating to installation and use of solid fuel-burning devices as needed.

2.4 Reduce the need for emission-creating energy production by supporting energy conservation and local production of renewable energy.

GOAL 3. Encourage the preservation of critical wildlife habitat. Protect and maintain significant natural features and other sensitive land within the USB.

OBJECTIVE
3.1 Use development standards to mitigate and/or avoid impacts to areas mapped and identified as Wildlife Habitat Protection Areas on the Natural Features Overlay Map.

3.2 Use the Sensitive Lands Overlay to protect significant natural features identified on the Natural Features Overlay Map.

GOAL 4. Protect hillsides from damage and overdevelopment.

OBJECTIVE
4.1   Limit development density on hillsides with steep slopes.

POLICY
a. Encourage development that uses clustering to create large open spaces.

4.2   Prevent and/or mitigate hillside damage resulting from development.

POLICY
a. Continue to support responsible hillside development to reduce impacts on slope stability, storm drainage management, erosion, wildfire protection and aesthetics.
b. Development on hillsides with steep slopes should require geotechnical analysis.
c. Create design standards that address issues including but not limited to cuts, fills, escarpments and vegetation.
d. Encourage the minimization of grading and sensitivity to the natural topography of the land.

GOAL 5. Encourage the preservation and protection of open spaces.

OBJECTIVE
5.1   Protect open spaces containing valuable natural resources from development through a combination of regulatory programs, development incentives, and acquisition programs.

POLICY
a. Encourage the purchase, trade and donation of land to acquire open space or conservation easements.
b. Encourage implementation of a natural resource protection fund/land trust to facilitate acquisition of open space.
c. Encourage clustered development that sets aside open spaces.

GOAL 6. Encourage cooperative management of natural resources among appropriate agencies and entities through the development of common or consistent policies and public education materials.

CHAPTER 7 – HOUSING

Mission Statement

Encourage an adequate supply of safe, affordable homes located in neighborhoods throughout the community.

Discussion

The City of Pocatello actively pursues the maintenance and development of a sufficient supply of housing for all residents. The City works with various housing agencies and organizations in promoting the development of affordable housing. In 1996, the City became an entitlement city for federal Community Development Block Grant (CDBG) funding administered by the U.S. Department of Housing and Urban Development. In December 2001, the City adopted its second Consolidated Plan, which includes an analysis of housing needs, to fulfill a funding requirement (see City of Pocatello Consolidated Plan for Housing and Community Development, 2002-2007). The following information in this discussion section is from the Consolidated Plan.

Housing Units. The 2000 U.S. Census data showed that there were 20,627 housing units in Pocatello, with a 6.2% vacancy rate. The majority of housing units were built before 1960 (see Table 7-1: Age of Housing Stock). Because the City has an older housing stock, property maintenance is a significant housing challenge.

Table 7-1: Age of Housing Stock

Year Built	Share of Housing Units
1990-March 2000	9.1%
1980-1989	10.4%
1970-1979	23.4%
1960-1969	12.7%
1950-1959	17.3%
1940-1949	12.1%
1939 or earlier	15.1%

Source: City of Pocatello Consolidated Plan prepared by BBC Research & Consulting (2001)

Nine percent of the housing stock was built in the 1990's. Table 7-2 (next page) shows the number of building permits issued by the City in the 1990's.

Table 7-2: Number of Building Permits Issued, City of Pocatello, 1990-2000

Year	Single Family Units	Multi-Family Units
1990	66	-
1991	107	-
1992	154	-
1993	181	-
1994	153	33
1995	81	25
1996	125	40
1997	118	64
1998	141	26
1999	136	47
2000	122	8

Source: City of Pocatello Consolidated Plan prepared by BBC Research & Consulting (2001)

Affordability. The estimated median housing price in 2000 was approximately $150,000 for new homes and $85,900 for resale properties. An annual income level of $27,400 is generally required to afford a home priced at $85,900, which is about 80% of Pocatello's estimated 1999 median household income. Because new homes are generally priced over $110,000, low income households can usually only afford resale units. Between 1990-2000, median house prices escalated faster than median incomes indicating decreasing affordability.

Approximately one third of households in Pocatello live in rental properties. Estimated rental vacancy rates in 2000 were between 7.8 and 13.2 percent. Results from a survey conducted as part of the Consolidated Plan indicate that while rental housing in Pocatello is relatively affordable, respondents were concerned about the condition of rental units. One-quarter of rental units are $300 or less per month and over 30 years old. Table 7-3 below shows housing supply and demand in 2000.

Table 7-3: 2000 Housing Supply and Demand: Households and Units

Household Income	Households	Owner-Occupied Units	Rental Units	Total Units	Difference
$0-$14,999	4,028	2,795	2,908	5,703	1,675
$15,000-$29,999	4,671	2,583	4,426	7,009	2,338
$30,000-$49,000	5,130	3,497	47	3,544	-1,586
$50,000-$74,999	3,639	1,616	--	1,616	-2,023
$75,000-$99,999	1,156	1,921	--	1,921	765
$100,000-$149,999	493	583	--	583	90
$150,000 & over	217	252	--	252	35
TOTAL	**19,334**	**13,246**	**7,381**	**20,627**	

Source: City of Pocatello Consolidated Plan prepared by BBC Research & Consulting (2001)

As Table 7-3 shows, there are a large number of housing units available for relatively low prices which indicates that the condition of the housing may be a larger concern than price. This data correlates with survey results. The greatest discrepancy between supply and demand is for households with incomes between $30,000 and $74,999. Because much of the workforce is included in this income range, maintaining adequate housing for this income bracket is important to promote economic development goals as well as housing goals.

Pocatello Housing Authority has 244 subsidized housing units and families currently spend between three to 12 months on a waiting list for these units. There are also approximately 500 on the waiting list for Section 8 housing (voucher program for private housing).

Special Needs Housing. Elderly residents often need housing with related health care services when they are no longer able to live independently. However, the cost of assisted living or congregate care facilities is beyond the means of low and moderate income households. In-home services such as Meals-on-Wheels and other programs are available through a variety of local organizations and support for these programs is always needed.

Another challenge for the elderly is home maintenance. When repairs are beyond the means of elderly residents, they may resort to home abandonment. This practice has negative financial impacts on the elderly residents and a blighting influence on the surrounding neighborhood and the City's housing stock in general.

While there are a sufficient number of housing units for seniors, many of these units are located in multi-storied buildings and are mixed with housing for the mentally ill. Elderly survey respondents indicated that they prefer a one-story living arrangement with courtyards and outdoor living space.

Aid for Friends, SEICAA, Family Services Alliance and Bannock House all offer shelter for the homeless. Aid for Friends reports that demand for shelter exceeds supply. In 2000, they provided 5,185 nights of shelter and counted 192 "turn aways" when they were not able to offer shelter for a night. The shelter regularly exceeds capacity for single men by having people sleep on couches and in hallways. Aid for Friends has 11 units of transitional housing in scattered sites and indicates a need for five additional units.

There are currently no shelter facilities or transitional housing units available for mentally ill individuals. Rental housing provided by the Pocatello Housing Authority is available, but these units are mixed with housing for the elderly. In addition, elderly residents have expressed concern about sharing facilities with younger, mentally ill individuals.

Housing Forecasts. Housing forecasts for the BPO planning area anticipate the need for an additional 9,900 dwelling units between 2000 and 2020 to provide housing for projected population growth; this represents an increase of 28%. Approximately 6,000 (two-thirds) of these units are expected to be located in Pocatello. The number of housing units is expected to increase more rapidly than population because of the continuing nationwide trend of reduction in average household size.

Table 7-4: 2000 to 2020 BPO Planning Area Housing Forecast

Variable	2000	2020	% Change	AAGR*
Housing Units	25,300	35,200	39%	1.95%
Pocatello	18,000	23,936	32%	1.6%

* Average Annual Growth Rate   Source: Intermountain Demographics (2000)
Note: U.S. Census data were used to allocate BPO population and housing forecast by jurisdiction. Traffic Analysis Zone projections were used to allocate the BPO forecast of employment by jurisdiction.

Residential Density. An essential part of the community vision is increased infill development and the development of compact New Neighborhoods. The Our Valley Our Vision planning process targets for single-family and multi-family residential development within the urban services boundary (USB) were established, as follows:

- Rural Estate single-family 0.5-1 dwelling units per acre: 0%
- Low density single-family 2-4 dwelling units per acre: 10%
- Medium density single-family 5-7 dwelling units per acre: 60%
- Medium density multi-family 8-12 dwelling units per acre: 15%
- High density multi-family 13-20 dwelling units per acre: 15%

It is anticipated that approximately 33% of the region's 20,000 new residents may be accommodated by infill development and 67% by development in New Neighborhoods and other areas. A wide range of housing choices is encouraged, including detached and attached single-family homes, accessory dwelling units and multi-family housing. A mix of housing types in New Neighborhoods will help serve the diverse housing needs of the community by providing a variety of housing styles and prices.

The Eagles Building on Arthur Street was recently renovated. Office space is provided on the ground floor and affordable rental housing is provided on the upper floor.

Goals, Objectives, Policies

GOAL 1. Encourage development of high-quality housing that is safe, sanitary, attractive and affordable.

> **OBJECTIVE**
> 1.1   Encourage development of housing for households of all income levels.
>
> 1.2   Support the development and maintenance of affordable housing throughout the community.
>
> > **POLICY**
> > a.   Continue the support of a pro-active role in meeting demand for affordable housing.
> > b.   Support existing and new partnerships that encourage and provide for affordable housing as appropriate.
> > c.   Continue supporting an affordable unit replacement policy for City-funded housing projects to protect the existing stock of affordable housing units.

GOAL 2. Encourage the development of a variety of housing types responsive to the demands of special populations within the community.

> **OBJECTIVE**
> 2.1   Encourage the development of housing for those with special needs including but not limited to the elderly, mentally ill and disabled.
>
> 2.2   Continue educating the public on Fair Housing Standards.
>
> 2.3   Allow accessory dwellings in appropriate areas throughout the City, subject to design standards, to encourage additional housing opportunities.
>
> > **POLICY**
> > a.   Encourage compatibility of accessory dwellings by applying development standards that address architectural design, parking and separate entrances for accessory dwellings.
>
> 2.4   Encourage upper-story housing in the downtown area and the Warehouse Historic District.
>
> 2.5   Encourage private sector development of high quality student housing.
>
> 2.6   Educate local housing interests on the financial viability of a variety of housing types.
>
> > a.   Sponsor housing seminars and conferences and encourage local housing interests to attend.

2.7   Consider medium and high residential densities in areas where infill and redevelopment are encouraged.

2.8   Consider a variety of residential densities in New Neighborhoods.

GOAL 3. Encourage the restoration and improvement of homes in historic neighborhoods. **See Special Sites.**

OBJECTIVE
3.1   Assist organizations and individuals by providing information about preservation programs and techniques for residential properties.

GOAL 4. Support home ownership opportunities.

OBJECTIVE
4.1   Support public education programs for potential home owners.

GOAL 5. Reduce homelessness.

OBJECTIVE
5.1   Work with agencies and entities to try to maintain an adequate supply of quality shelter facilities and transitional housing.

GOAL 6. Continue supporting programs that promote repair and maintenance of existing housing stock.

CHAPTER 8 – TRANSPORTATION

Mission Statement

Provide for the safe and efficient movement of people and goods throughout the city and region.

Discussion

A major challenge for any city and especially for the City of Pocatello at this time is the continual need for improvements to the overall transportation system. Goals of this section relate to current and future programs that address traffic challenges in these areas:

- Improving circulation to reduce congestion
- Offering alternatives to vehicle use
- Improving and expanding transit services
- Reducing travel time and number of trips through a better mix of land uses

The Yellowstone Corridor

The City's transportation system must serve residents with individual mobility needs, businesses with needs to move goods to market and also provide safe and convenient access for emergency vehicles. Cars, buses, bicycles, pedestrians, trucks, trains and air travel are all components of traffic circulation and the transportation system. An effective transportation system must allow for choice of mode and route by creating a connected network of roads, bicycle lanes and sidewalks that are well-integrated and blended with land uses.

Figure 8-1 shows a visual comparison of a connected and a non-connected street system. A connected street system is preferable for many reasons. An interconnected street system makes travel distances shorter for most modes of transportation, particularly walking and bicycling. Shorter travel distances make pedestrian and bicycle trips more appealing. A non-connected street system lengthens travel routes so that the automobile may be the only feasible mode of transportation. A non-connected system also limits emergency vehicle access routes. Because a

well-connected street network offers many alternate routes, it is much more resilient to road closures that may be necessary because of maintenance, construction or accidents.

Figure 8-1: Street Network Comparison

Not Connected   Connected
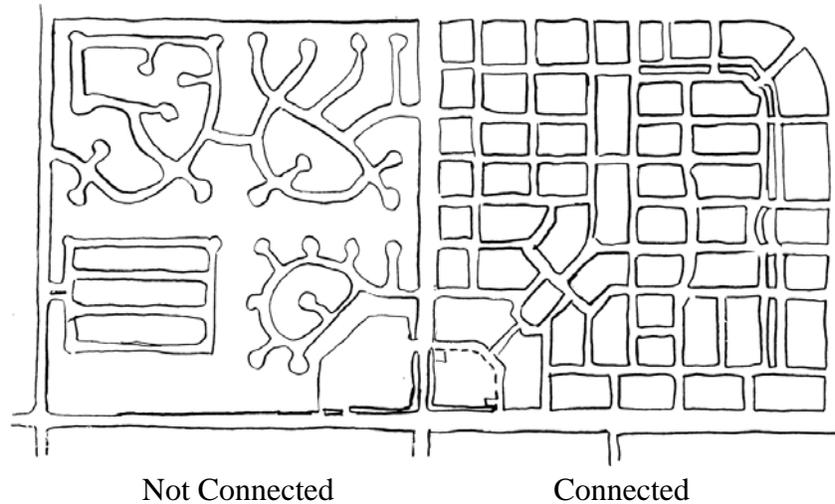
Regional Transportation Planning. Regional planning is necessary to maintain and expand a regional transportation network that serves the communities of the Portneuf River Valley and meets federal air quality requirements. Regional transportation planning is coordinated by the Bannock Planning Organization (BPO). BPO plays a key role in the daily operation and formulation of policies and development of regional transportation master plans as they relate to the Comprehensive Plan. The BPO planning area includes Pocatello, Chubbuck and northern Bannock County. Regional transportation planning initiatives were summarized in *Crossing the Portneuf Valley: Today and Tomorrow* produced by BPO in 1999. At present, BPO is updating the regional transportation plan and also preparing a transportation corridor plan for Yellowstone Avenue. The Yellowstone Highway Corridor Plan will include a level of service analysis for all major intersections along the corridor and will also test development alternatives.

Streets and Highways. A hierarchy of Interstates, state highways and local streets and roadways serves Pocatello. Interstates 15 and 86 provide limited access trips for both local and through traffic. Arterials such as Yellowstone Avenue, 4th and 5th Avenues, and Garrett Way are characterized by a high volume of average daily trips and vehicle speeds ranging between 35 and 55 miles per hour. A system of local streets and collectors serves vehicles traveling shorter distances at slower speeds. Traffic volume on collector streets is typically less than 10,000 average daily trips. Local streets usually carry fewer than 1,000 average daily trips. In unusual situations, where streets may not be available, access lanes may be considered for access to 12 dwelling units or less in infill areas. Access lanes are generally narrower than normal city streets and should be designed to an adopted and locally or nationally accepted standard and meet all public safety requirements.

The design of residential streets and the vehicular speeds they allow contribute to the sense of neighborhood and community, and to perceptions of safety and comfort. Existing streets are

sometimes wider than may be necessary for ordinary use and for use by emergency and service vehicles. Unnecessarily wide streets allow for higher traffic speeds. In addition, unnecessarily wide streets increase the amount of impervious surface which may increase storm water runoff. Local streets in residential neighborhoods can be designed to an adopted and locally or nationally accepted standard that accommodate emergency vehicles and regular traffic but don't encourage speeding.

The City relies upon its own Engineering Division for analysis of locations, widths, classifications, grade separations, rights-of-way and other standards applicable to Pocatello's street system. Advice from consulting firms and organizations like BPO is solicited periodically. The City guides the relationships between buildings and streets by requiring building setbacks, sidewalks, curb placement and access controls. Developers are allowed to name new streets for subdivisions. Street names must be unduplicated and comply with fire safety requirements.

As the City grows, the Engineering, Traffic Engineering and Transportation Departments/Divisions will continually face challenges regarding traffic flow throughout the City, both in terms of traffic safety and congestion. At present, BPO assists these City departments with data collection and recommendations for future transportation changes. Planning for the Yellowstone Avenue Corridor and safety improvements at railroad crossings is currently underway in conjunction with BPO and the Idaho Transportation Department.

Airport. Pocatello owns and operates a regional airport. An Airport Advisory Commission is charged with the formulation of policies and a master plan which in turn must be approved or disapproved by the City Council, particularly as these policies and plans relate to the Comprehensive Plan.

Public Transit. Public transit (bus service) provides a critical means of transportation to those who do not wish or are unable to own or operate a private car. Transit expands the transportation choices that are available and reduces traffic congestion and air pollution by lessening the number of automobiles on the road. Reducing the number of automobiles also minimizes the need for parking spaces. Transit systems are most successful when they have enough riders to operate at or near full capacity. Areas with high-density development tend to generate sufficient numbers of passengers. In these areas transit can be an effective tool for reducing traffic congestion during peak travel hours. A regional transit system is operated and guided by the City. Directing growth to infill and redevelopment target areas will help increase residential and commercial densities that support transit systems.

Bicycling and Walking. In warmer seasons, bicycling and walking are convenient transportation options, particularly in the City center. Convenient facilities such as sidewalks and paths promote walking and bicycling. People are also more apt to walk and bicycle in an appealing environment so attractive design and landscaping is encouraged in appropriate areas to promote bicycling and walking. Vehicles and bicycles can share the road on local streets. On arterial streets, collectors or high-volume streets, dedicated bicycle lanes provide greater safety. The Portneuf Greenway Trail (a bike and pedestrian path along the Portneuf River) includes several miles of paved bike paths that are completely separated from roadways.

Growth Impacts. As part of the "Our Valley Our Vision" project, traffic volumes for the year 2020 were projected using BPO's TransCAD travel demand model. Operating conditions for roadways were assessed based on level of service, and preliminary recommendations of potential future roadway improvements were made (see the Technical Appendix D, *Preliminary Analysis of Potential Future Roadway Improvements*, HDR Engineering, Inc., 2001). Fourteen main corridors are anticipated to operate at or below acceptable levels of service (LOS C) by the year 2020 and are considered primary arterials. These corridors are:

- 4th Avenue
- 5th Avenue
- Alameda Road
- Arthur Avenue
- Benton Street
- Center Street
- Chubbuck Road

- Clark Street
- Gould Street
- Main Street
- Pocatello Avenue
- Pocatello Creek Road
- Garrett Way
- Yellowstone Avenue

The traffic projections were used to determine future roadway improvements needed in the region to alleviate projected congestion levels that are beyond acceptable thresholds. These strategic improvements should result in improvements to the entire roadway network. The proposed improvements range from adding a half lane, such as a center turn lane, to adding two lanes in both directions. See Appendix F – Preliminary Analysis of Potential Future Roadway Improvements for more detail regarding the proposed projects.

Financing. Innovative financing will be required to fund needed transportation improvement projects. Potential financing options include establishing region-wide or local system development charges to create a fund to help pay for infrastructure projects. For example, impact fee funds could be used for off site and projects listed in capital facilities plans. Since 1996, the use of impact fees has been available option to help pay for a variety of public improvements throughout Idaho. A detailed memorandum regarding impact fees and alternate financing mechanisms is included in the Appendix F – Preliminary Analysis of Potential Future Roadway Improvements.

Goals, Objectives, Policies

GOAL 1. Improve the transportation system to allow for the safe and efficient movement of goods and people.

   OBJECTIVE
   1.1   Continue to review roadway systems for compliance with National and State standards.

   1.2   Maintain existing and future public intermodal transportation systems allowing for safe and convenient travel.

   1.3   Use innovative financing strategies to augment funding for transportation improvements.

POLICY
a. Explore implementation of region-wide transportation impact fees to be used for transportation projects.

1.4   Increase the effectiveness of collector, minor and primary arterial roads in the City.

POLICY
a. Implement the preferred alternatives of the Yellowstone Corridor Plan
b. Support implementation of Bannock Planning Organization's long range transportation plan.
c. Employ Transportation Demand Management strategies (TDMs) to reduce congestion during peak traffic hours.
d. Coordinate use and maintenance of State highways within the City limits with the Idaho Transportation Department.
e. Use access guidelines for new development and redevelopment on arterial and collector streets.
f. Encourage the use of alternatives to widening existing streets and adding full length traffic lanes.

1.5   Serve future growth areas by expanding the extent and connectivity of the roadway network.

POLICY
a. Continue protection of future rights-of-way with building setback standards along the network of roads.
b. Require a connected street network in areas identified as New Neighborhoods on the Comprehensive Plan Map.

1.6   Identify routes for future north-south and east-west arterials and collectors.

POLICY
a. Support development and adoption of a long-term acquisition map for future roads.
b. Prioritize future road-building projects in conjunction with future growth areas as identified on the Comprehensive Plan Map.

1.7   Allow alternative access standards in areas where infill and redevelopment are encouraged.

POLICY
a. Allow (public or private) access lanes that provide access for infill properties that are land-locked or have restricted access.

1.8   Assist in improving interconnection of air, truck, and railroad freight shipments whenever feasible. **See Economic Development.**

POLICY
a. Encourage expansion and improvement of airport services and facilities for transportation of freight and passengers.

GOAL 2. Expand pedestrian, bicycle and transit facilities to provide transportation alternatives and promote an environment that is inviting for pedestrians, bicyclists and transit riders.

2.1 Provide a connected network of pedestrian-friendly streets and paths.

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 Refinement Plan that addresses probable intrusion of through traffic. **See Land Use.**
c. Minimize block length in appropriate areas to encourage interconnected streets.
d. Provide safe mid-block pedestrian pathways on local roads where long blocks are necessary.
e. Promote sidewalks that connect buildings to the public right-of-way for new commercial, institutional and residential development.
f. Promote pedestrian and vehicular connections between adjoining developments for new commercial, industrial and institutional development, where possible.
g. Promote sidewalks along both sides of all streets except where alternative designs would be preferable.
h. Design streets to promote pedestrian and bicycle use, as well as vehicles in areas where appropriate.
i. Use streets, pedestrian ways and connectivity development standards to promote streets and pedestrian ways that are well connected and provide a safe environment for pedestrians.

2.2 Decrease the demand for automobile use on all collectors, minor and primary arterial roads in the functional class road system (see Road Classification Map) by encouraging pedestrian, bicycle, ride sharing and transit travel.

POLICY
a. Encourage transit, pedestrian, bicycle travel, and telecommuting where both practical and desirable.
b. Encourage mixed use development which locates commercial services and areas of employment within walking or biking distance from residences.
c. Encourage carpooling and vanpooling.

2.3 Accommodate alternative transportation for the physically challenged.

POLICY
a. Expand transit and special transit services to the physically challenged, wherever feasible.

b. Remove pedestrian barriers to the physically challenged on City streets, wherever feasible.

CHAPTER 9 – COMMUNITY DESIGN

Mission Statement

Guide private and public development toward the creation of a well-ordered and aesthetically-pleasing community.

Discussion

Good community design provides an attractive living environment and can also result in an orderly well-landscaped environment which increases real estate values, energy efficiency and livability and promotes an attractive climate for economic development and business investment. The promotion of quality design is also an important component of implementing compact development, infill/redevelopment and mixed use development concepts without sacrificing neighborhood livability. Landscaping, building design, signs and tree planting are all aspects of community design that are described below.

Landscaping. The City recognizes the importance of landscaping in helping make Pocatello an attractive place to live and work. The City encourages the installation, maintenance and protection of trees, shrubbery and other landscape elements. Street trees provide shade to help cool buildings and conserve energy as well as enhance the visual appeal of a streetscape and create a pleasant environment for pedestrians and bicyclists. Landscape buffers should be used between commercial and residential properties to provide visual separation and insulate residential areas from noise and visual impacts of commercial and industrial development. Front yards and side yards in residential areas should be landscaped except where driveways are present. To promote water conservation, low-water landscaping techniques are encouraged throughout the City.
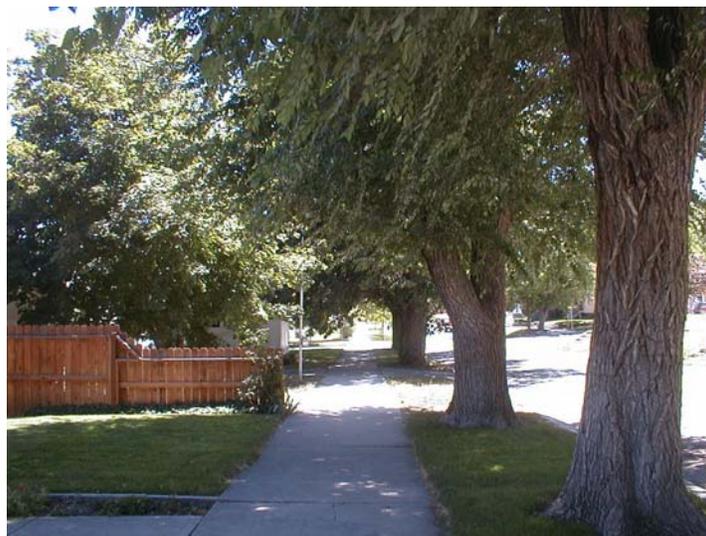
Pocatello streetscape with mature street trees in planter strip.

Signs. Size, height, colors and illumination of signs should be regulated and in keeping with the character of the community. Signs should be designed and scaled to either a pedestrian- or vehicle-oriented environment depending on their location. Sign regulations are intended to avoid unsafe placement and avoid visual clutter. The use and placement of off-site signs such as billboards should be strictly regulated. Any exceptions to the Sign Code should be granted only through a review process that includes a public hearing.

Building Design. Quality building design can contribute to livability, improved aesthetics and the sense of community identity.   Therefore, the City should promote building design that is visually compatible with surrounding development and enhances the community in order to create and retain attractive neighborhoods and business districts. However, policies and programs should not stifle creativity, individuality or personal choice and should be reasonably related to health, safety and welfare issues of the community. Design related policies should be as clear and objective as possible, but should also recognize that each neighborhood has special and unique characteristics so what is visually compatible in one location may be not be appropriate in another location.

Pedestrian Orientation. Pedestrian-friendly development is encouraged as an important aspect of community design.   Walkable neighborhoods and commercial districts promote social interaction and are accessible to those who cannot drive. The presence of pedestrians on the street adds vitality to neighborhoods and shopping areas and provides informal surveillance of public spaces. To create and/or retain a pedestrian friendly environment, special attention must be paid to streets as a shared public space. Pedestrian friendly features include building entrances oriented to sidewalks rather than parking areas, a consistent edge of buildings along the streetscape, a variety of building styles, sidewalks separated from the road by planting strips and shade trees.

Design Guidelines. Design guidelines and/or design review may occur in special areas or situations to promote the creation or retention of an area's unique characteristics. Design review currently is required for the locally designated Downtown Historic District to make sure new development and exterior remodeling is consistent with the historic character of the district. Design guidelines may be created for development in the Pedestrian Area Overlay shown on the Development Overlay Map to retain the pedestrian-friendly character of these areas. Development guidelines or standards could also be developed for New Neighborhoods and included in Neighborhood Refinement Plans.

Neighborhoods Refinement Plans. Neighborhood Refinement Plans can provide a master plan for development or redevelopment of neighborhoods. These refinement plans could include community design and development standards to ensure that neighborhoods are developed in a manner that promotes neighborhood livability and a pedestrian-friendly environment.

Infill. Wherever infill and redevelopment occur, standards guiding infill and redevelopment, housing compatibility, and pedestrian improvements could be adopted to promote new development that is compatible with or enhances existing development.

Property Maintenance. Properties should be maintained to be free of trash and litter and the accumulation of weeds or "deleterious growths."   Outdoor storage should be screened to hide unsightly objects.

Goals, Objectives, Policies

GOAL 1. Improve the physical image of the city.

OBJECTIVE
1.1   Encourage beautification efforts and standards for design, property maintenance and landscaping.

POLICY
a.   Incorporate appropriate development standards and design regulations into zoning and subdivision regulations.
b.   Identify and remediate slum and blighted areas utilizing appropriate laws and programs.

1.2   Regulate the use of signs to enhance public safety and aesthetic character.

1.3   Upgrade and maintain public spaces and facilities to improve community image.

POLICY
a.   Expand landscaping and beautification programs for public spaces.
b.   Maintain, improve and expand the system of open spaces in the form of squares, greens, parks and greenways. **See Parks and Recreation.**
c.   Promote enhancement of major gateways into the City (e.g. entrances from airport, Interstate and State highways) to provide a positive first impression.
d.   Improve the physical image of City-owned facilities.

1.4   Foster recognition, rehabilitation and preservation of historic sites and districts. **See Special Sites.**

1.5   Encourage private beautification efforts and develop code standards for landscaping.

POLICY
a.   Establish procedures and practices governing the protection, installation and long-term maintenance of trees, vegetation and other landscape elements.
b.   Encourage buffer areas and open spaces between residential and other districts to promote compatibility between uses.
c.   Explore the development of incentive programs to promote private beautification efforts.
d.   Foster recognition of private beautification efforts.
e.   Require the planting of street trees for new developments.
f.   Encourage the planting of street trees wherever possible.
g.   Protect and maintain existing street trees and mitigate necessary tree removal.

1.6   Consider encouraging the development and use of private neighborhood covenants.

GOAL 2. Encourage attractive infill development that is compatible with or improves the quality of established neighborhoods.

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

   2.2   Encourage infill and redevelopment to be pedestrian-oriented.

      POLICY
      a. Allow flexible setbacks to enable infill and redevelopment to occur.
      b. New infill and redevelopment should be designed to be visually attractive from the street.

   2.3   Encourage landscape and beautification efforts in infill and redevelopment areas.

GOAL 3. Provide design standards to promote an attractive and walkable community in New Neighborhoods.

   3.1   Use neighborhood design standards for new development within Neighborhood Refinement Plan overlay areas, as identified on the Comprehensive Plan Map.

      POLICY
      a. The Neighborhood Refinement Plan process should result in neighborhoods designed to:
         1. Include sidewalks that are safe and convenient and streetscapes that are visually interesting.
         2. Require buildings, whether residential, commercial, office or institutional, to be compatible in terms of scale and/or design.

CHAPTER 10 – ARTS AND CULTURE

Mission Statement

Encourage arts and culture as a key element in planning for our community.

Discussion

Arts and culture is a key element for an aesthetically pleasing city with healthy civic engagement. A commitment to art and culture enhances long-term quality of life and is consistent with the eight key elements of the community vision outlined in this Plan.

The promotion and accessibility of arts and culture allows the City to recognize its rich heritage, express the valley's unique identity, and reflect community pride. Also, it has been demonstrated in communities across the country that investment in arts and culture has a significant positive economic impact.

The following organizations and events actively contribute to Pocatello's local arts and culture.

- The Pocatello Arts Council is a citizen advisory council appointed by the Mayor formed to encourage, enhance, and educate the community with the respect to arts.
- The Pocatello Arts Center operates a community art center and sponsors an annual Arts Festival.
- Old Town Pocatello sponsors a monthly art walk event held at private galleries and temporary exhibits in Old Town businesses.
- Marshall Public Library hosts permanent and rotating art exhibits and hosts a variety of public workshops related to arts and culture.
- Idaho State University grants degrees in art, music, dance, and theatre. The University hosts a number of performances and also brings a wide range of cultural events to the community. Idaho State University contains several performance venues, including the Stephens Performing Art Center which is capable of hosting large cultural events such as concerts by the 75-year old Idaho State Civic Symphony.
- Private theatre groups including West Side Players, Gateway Theatre Foundation, and the Old Town Actors Studio provide theatrical performances.
- A number of private dance studios hold classical and modern dance classes and sponsor performances.
- The community has an active and eclectic music scene with live music being offered most nights at a variety of small venues.
- Several concert series offer public outdoor performances on a weekly basis during the summer.

The City should continue to collaborate with citizen advisory boards, artists, businesses, government, and educational institutions to embrace arts and culture as a vital and necessary

component to the well being of its citizens and to the economic development of the Portneuf Valley.

Goals, Objectives, Policies

GOAL 1. Encourage an environment that enhances arts and cultural experiences.

OBJECTIVE
1.1 Cooperate with citizen advisory committees to create, preserve, and educate the community about public art features and programs.

POLICY
a. Promote installation and maintenance of sculptures and literary features.
b. Address public safety concerns by encouraging the creation of design standards for sculptures, artist-designed landscape features, pedestrian facilities, and building elements.
c. Promote artist-designed amenities such as benches, gates, crosswalks, walkways, gardens, tree grates, timepieces, murals, and walls.
d. Encourage public art at City-owned properties, facilities, parks, gardens, libraries, zoos, museums, and airports.
e. Encourage partnerships with other community agencies and organizations to promote performing, visual, literary, botanical, and other arts.
f. Promote and preserve cultural heritage celebrations.

1.2 Encourage the Pocatello Arts Council to complete an inventory of existing public art projects and exhibits, and to seek strategic approaches to procure, expand, and celebrate existing venues.

POLICY
a. Identify, map, and plan for artistic gateway features.
b. Promote and preserve existing arts venues.
c. Promote and preserve annual signature performing arts events.
d. Encourage interactive exhibits and traveling displays in public venues and facilities.

GOAL 2. Promote arts and culture that reflects the community's identity and invokes civic pride.

OBJECTIVE
2.1 Promote arts and culture districts by encouraging public art clustered in targeted areas.

2.2 Encourage diverse art exhibitions and events that provide citizens with exposure to new experiences.

POLICY

a. Promote access to the arts by drawing on existing organizations with artistic and cultural resources.
b. Create and maintain partnerships with existing community organizations and museums.
c. Encourage artistic and cultural partnerships with educational institutions.
d. Promote programs that highlight arts, culture, education, tourism, and trade.
e. Encourage and display the cultural and tangible art of the community's Sister Cities.
f. Present gifts unique to our area to our Sister Cities.

GOAL 3. Promote the expression of arts and culture as a key component to a positive quality of life.

OBJECTIVE

3.1 Continue to work with Pocatello Arts Council and other organizations to serve the artistic and cultural needs of citizens.

POLICY
a. Encourage the Pocatello Arts Council to provide guidance in the selection, preparation, and installation of public art pieces.
b. Provide a supportive and appreciative environment for artists, writers, and performers.
c. Recognize and celebrate public art and culture programs and those who make artistic and cultural contributions to the community.
d. Encourage arts education programs and endeavors.

3.2 Encourage the Pocatello Arts Council to find creative approaches to plan for and fund arts and culture projects.

POLICY
a. Study and plan for future funding options and maintenance for the arts.
b. Encourage private as well as public art donations.
c. Seek funding from private and government granting agencies.
d. Consider creative incentives, including non-monetary options, to support arts and culture.
e. Recognize the economic development benefits that art and culture can bring.

Chapter 11 – School Facilities and Transportation

Mission Statement

Coordinate the location of schools with the goals of the Comprehensive Plan.

Discussion

School District #25 serves the majority of students in Pocatello. In 2001, there were 15 elementary and three (3) middle schools distributed throughout the City. Three (3) high schools are located in the City. Highland High School is located on the east bench, Pocatello High School is located on the west side and Century High School is located in the southeast. Century High School was recently constructed to alleviate overcrowding at the other high schools and to accommodate future student population growth. Several private schools, a charter school and home schooling provide alternative educational choices for local families.

School Development. 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 in the region, school capacity, location and access must be considered in relation to the overall development of the City. School District #25 has recently completed a comprehensive facility master plan for the period 2000 through 2010. District enrollment was 12,713 students for the 1999-2000 school year and is expected to decline to approximately 12,100 students by the 2009-2010 school year. Enrollment at senior and junior high schools is expected to decline during the planning period, but 12 elementary schools are projected to have increased enrollments.

As part of the Our Valley Our Vision planning process, a build-out technical analysis was conducted to determine the impacts of various growth scenarios on public facilities (See Appendix D – Portneuf River Valley Build-Out Technical Analysis). Five (5) of the New Neighborhoods are located within one (1) mile of an existing elementary school. While school enrollment may remain under facility capacity until 2010, beyond this time frame growth may require the construction of new elementary schools. The School District in cooperation with the City may wish to consider obtaining land for new schools as the New Neighborhoods develop. If new schools are required to serve infill development, it may be more difficult to acquire suitable undeveloped property within previously developed parts of the City.

Idaho State University. Student enrollment at Idaho State University (ISU) increased 70% between 1989 and 2001, from 8,025 students to 13,663 students (ISU Office of Institutional Research, personal communication, 2001). This represents an average annual increase in enrollment of 5.4 percent. This growth has required an increase in campus facilities, faculty and staff. Between 1993 and 1998, employment at ISU increased 21% to keep pace with growing enrollment (ISU Payroll Office – Financial Services, 1998). Demands for student housing and

parking will continue to increase as the number of students and University employees continues grow.

Idaho State University (ISU)

Goals, Objectives, Policies

GOAL 1. Support educational institutions through assistance in planning for educational facilities.

OBJECTIVE
1.1   Maintain on-going coordination between the City and local educational institutions.

POLICY
a. Establish a process for on-going communication and cooperation between City and local educational institution officials.

GOAL 2. Encourage the development of quality school facilities in conjunction with new growth. Promote the concept of the neighborhood school designed to function as a focal point for families and community activities.

OBJECTIVE
2.1   Support efforts of local educational institutions to provide adequate school sites.

POLICY
a. Consider the impact on school enrollments and capacities when reviewing zone changes and land-use plan amendments.
b. Coordinate public and private efforts to provide school sites as part of Neighborhood Refinement Plans.
c. Encourage planning for school sites that allows for future expansion if a need is projected.
d. Encourage the use of permanent facilities to accommodate student enrollment.

2.2   Advocate for safe and accessible schools that are compatible with and complementary to their neighborhoods and require a minimal need for busing.

POLICY
a. Prohibit development of schools on sites that present hazards, nuisances or other limitations on the normal functions of schools.
b. Encourage the location of elementary schools within residential neighborhoods. Strongly discourage locating elementary, middle and high schools on arterial streets.
c. Work to maintain and remodel existing neighborhood schools.
d. Work with schools and neighborhoods to explore options for pedestrian and bicycle access to elementary and secondary schools via local streets and/or pathways.
e. New developments near schools should install sidewalks, crosswalks, special signage and other traffic control measures along routes to all schools. Retrofit existing neighborhoods to provide similar pedestrian amenities as funding becomes available or as land uses are redeveloped.
f. Encourage the sharing of school and park sites whenever possible.
g. Encourage high schools to reduce traffic impacts by developing alternative transportation for students.
h. Establish and enforce parking regulations around schools where parking capacity problems exist.
i. Encourage local educational institutions to continue to make schools available for civic functions when classes are not in session.

GOAL 3. Encourage the maintenance and enhancement of top-quality and nationally accredited institutions of higher education to meet the needs of Pocatello's residents and business community.

OBJECTIVE
3.1   Coordinate land use, infrastructure and transit planning with ISU to ensure that the University can expand campus facilities to meet future demand while maintaining and enhancing compatibility with surrounding uses.

3.2   Work with ISU to develop a new master plan and policy guide addressing the location of campus structures, uses, housing and parking.

3.3   Encourage new ISU construction to be consistent with City code requirements and the Comprehensive Plan.

CHAPTER 12 – PARKS AND RECREATION

Mission Statement

Provide diverse parks, open spaces, and recreation programs for all citizens.

Discussion

In Pocatello, the number and quality of local parks are spoken of with pride. Older neighborhoods are built around parks such as Raymond Park, Alameda Park, Caldwell Park, and others. Local athletic leagues are very popular so local facilities are heavily used. The City leases two golf courses to private operators and there appears to be growing demand for a third. The City, in cooperation with the Portneuf Greenway Foundation, is developing a "greenbelt" trail system along the Portneuf River and traversing the town.

A wide variety of outdoor recreation programs are available through the City's Parks and Recreation Department. The indoor pool located at the Community Recreation Center is heavily utilized by youth swim teams and provides open swimming opportunities for the public at large. The Community Recreation Center offers recreational programs for youth and adults including a gym with weight rooms, a climbing wall, and basketball courts. A second pool, the Ross Park Aquatic Center, is located in lower Ross Park near the Pocatello Zoo. In addition to providing recreational facilities, the Parks Department is also responsible for maintenance of City cemeteries. Overall, the Parks and Recreation Department has 33 parks, totaling approximately 250 acres, and 17 acres of beautification areas. Idaho State University also provides recreational facilities including a popular Outdoor Program with classes and scheduled trips.

Currently, the majority of parks are maintained by the City Parks and Recreation Department and a few parks are maintained by private associations. Providing adequate funding for park maintenance is a continual challenge for the City so the ability to maintain additional parks should be considered as parks are added.

As population increases, the demand for parks, recreation opportunities, facilities and cemetery plots also increases. The future challenge for the City will be to meet these demands. To meet the demand for parks, the City may have both community parks, which according to the National Recreation and Parks Association (NRPA) are typically five (5) to eight (8) acres in size and provide areas for active, structured recreation activities; and neighborhood parks, which according to the NRPA are typically less than two (2) acres in size and combine playgrounds and non-supervised, non-organized activities.

Table 11.1 compares NRPA level of standards with park and recreational facilities in Pocatello. The table indicates that Pocatello meets or exceeds all of the standards except for miles of greenway and number of swimming pools.

Table 11-1 Park Standards Comparison

Facility Type/ Measurement	NPRA Level of Service Standard	Pocatello
Community Parks per 10,000 people	1 / 10,000	3.3 / 10,000
Neighborhood Parks per 4,000 people	1 / 4,000	1 / 4,000
Greenway per 20,000 people	8 / 20,000	5 / 20,000
Swimming Pool per 20,000 people	1 / 20,000	0.77 / 20,000

While five (5) of the proposed new neighborhoods and many of the infill areas identified in the Our Valley Our Vision planning process are located within one (1) mile of an existing park, the projected population increase for Pocatello of approximately 10,000 people by the year 2020 would require two (2) to three (3) new neighborhood parks to meet NRPA standards. The City has not historically purchased land for parks; however, as population increases, the City should take the necessary steps to meet future park and recreation facilities needs. One potential way to acquire park land is to accept the dedication of land.

Neighborhood parks, such as Caldwell Park (above), provide playgrounds and informal space for unstructured recreation such as picnicking.

Goals, Objectives, Policies

GOAL 1. Provide recreational opportunities for all citizens.

OBJECTIVE

1.1   Locate park lands, greenways and recreation facilities throughout the community wherever feasible.

POLICY
a. Work with local schools to establish school parks, particularly in areas underserved by parks.
b. Cooperate with and encourage private sports associations and local schools to build and maintain facilities including ball fields, soccer fields and playgrounds.
c. Develop or upgrade recreation and park facilities to National Recreation and Parks Association (NRPA) standards as closely as practical.
d. Encourage the creation of neighborhood parks in conjunction with large-scale residential development and as part of the Neighborhood Refinement Plan process.
e. Provide standards for size and location of parks and recreational facilities including requirements for acceptance of land for use as community and neighborhood parks.

1.2 Operate a variety of recreation programs and monitor them annually to ensure the quality and quantity of recreational opportunities is sufficient to meet demand.

1.3 Explore the feasibility of establishing a recreation district.

1.4 Encourage and support the continued development and completion of the Portneuf Greenway.

POLICY
a. Protect, conserve, enhance and maintain the natural, scenic, historic, economic and recreational qualities of lands along the Portneuf River.
b. Increase and maintain public access to and along the Portneuf River to create recreational opportunities and provide linkages to other transportation corridors.

1.5 Include recreational bicycle trails in park lands wherever feasible.

1.6 Secure and maintain access to the public lands surrounding the City.

POLICY
a. Coordinate trail and trail head development with the Bureau of Land Management and the United States Forest Service to provide connections to local trails.
b. Support development of a low-impact trail system within major and minor watersheds of the Portneuf River Valley.

GOAL 2. Solicit public input and involve the community in the development of Parks and Recreation policies and programs.

GOAL 3. Create a Parks and Recreation System Master Plan to consider the following:
- Upgrades of playground equipment
- Acquisition and development of land for a third golf course
- Development of a cultural arts/performing arts center
- Development of an ice rink

- Cemetery operations
- Additional development of Ross Park
- Maintenance of existing facilities

CHAPTER 13 – HAZARDOUS AREAS

Mission Statement

Identify and encourage the elimination of hazardous areas to minimize risk to public safety and avoid property damage.

Discussion

Hazardous areas in Pocatello are primarily the result of natural systems. The primary hazards are flooding and seismic activity. Soil movement is also a potential threat.

Flooding. Historically, flooding in or near Pocatello has taken place along the Portneuf River, Pocatello Creek and Marsh Creek. Channelization and underground conduits have greatly reduced the threats presented by the Portneuf River and Pocatello Creek. On rare occasions, ice flows jam the Portneuf River resulting in minor flooding. The mouths of Mink Creek, Trail Creek and other smaller drainages also contribute to occasional minor flooding problems.

Seismic Activity. No active faults exist in Bannock County and no recorded earthquakes have been centered here. However, seismic effects due to distant earthquakes impact the Portneuf Valley Region. An analysis of seismic hazards was conducted which found that certain portions of Pocatello are susceptible to amplified seismic shaking (Source: Idaho Geological Survey). Further analysis should also be conducted in cooperation with Idaho State University and United States Geological Survey.

Soils. Problem soils cover much of the hillside benches and portions of the valley. Heavy rains or irrigation can result in soil settlement which can cause soil subsidence and could threaten the structural integrity of development. Carefully managing development on steep slopes can help prevent property damage and other adverse impacts caused by soil subsidence, slope failure and runoff. When a combination of slope and problem soils on hillside benches poses challenges for hillside development special regulations are necessary to minimize slope and soil instability. Soil type, slope and geologic evidence of landslide potential will be considered in the review of development applications. Information regarding predominant local soil groups is maintained by the Natural Resources Conservation Services (NRCS).

Goals, Objectives, Policies

GOAL 1. Protect the health, safety and general welfare of the City and its inhabitants by minimizing the risk to people and property resulting from natural and man-made hazards.

OBJECTIVE
1.1   Work with university, state and federal agencies to update knowledge of the incidences, extent and location of the following: seismic activity, flooding, aquifer contamination and other hazards.

1.2   Establish appropriate development standards and require development review of proposals in potentially hazardous areas.

1.3   Review and adopt building codes that regulate construction within seismic areas as appropriate and necessary.

1.4   Identify and monitor contamination in soils, wells and/or the aquifer in order to eliminate or minimize harmful effects.

1.5   Implement the Storm Water Master Plan to prevent contamination of water resources.

GOAL 2. Reduce the risk to life and property caused by slope instability without acting as a guarantee that hazards or risks have been eliminated or reduced.

OBJECTIVE
2.1   Allow development in areas suited for construction as evidenced by competent soils, geology and hydrology investigations and reports.

2.2   Encourage development designed to fit the topography, soils, geology, hydrology and other conditions existing on the proposed site.

2.3   Use low-water landscaping or natural revegetation to reduce the need for irrigation, which may lead to soil settlement and in extreme cases soil instability associated with loess soils.

GOAL 3. Minimize damage caused by flooding and soil erosion.

OBJECTIVE
3.1   Work with the U.S. Army Corps of Engineers to reduce ice build-up and resultant flooding of the Portneuf River.

3.2   Encourage the U.S. Army Corps of Engineers to update and re-evaluate the flood plain designation of lands within the City.

3.3   Development should be designed to prevent flooding and deterioration of water quality by providing protection of streams, natural and existing man-made water channels, aquifer recharge areas and floodplains from substantial alteration of their natural functions.

POLICY
a. Restrict activities destructive of vegetation in designated riparian areas.
b. Promote the revegetation and stabilization of river and creek banks.
c. Require land developers to control and manage storm water runoff on site.

3.4 Prohibit large dams and large detention structures in the City upstream of neighborhoods.

3.5 Strongly discourage piping and channelization of streams.

3.6 Require appropriate erosion control efforts in all development projects.

Chapter 14 – Special Sites

Mission Statement

Identify and establish appropriate standards for protection of special areas or sites.

Discussion

Pocatello has a number of special sites associated with the history and development of the City and region. The Portneuf River Valley was originally inhabited by Native American populations; petroglyphs in various locations are physical reminders of this time. Pioneers traveled on the Oregon Trail and the California Trail as well as various cut-offs passing through the Pocatello area. With the coming of the railroad, Marsh Creek Valley opened up and was developed by settlers. In the late 1800s, Pocatello was established to provide railroad support services located at the junction of the east-west and north-south lines. In 1901, the Academy of Idaho (the forerunner of Idaho State University) was built.

The City has four (4) historic districts on the National Register of Historic Places, including the Downtown Historic District, the Eastside Commercial Historic District, the University Neighborhood Historic District and the Warehouse Historic District. The City has included the Downtown Historic District and the Eastside Commercial District into one local historic district commonly referred to as "Old Town." Design review is required for all exterior improvements made in this locally-designated historic district.

The City also has a number of individual buildings and sites on the National Register of Historic Places, including the Standrod House, Carnegie Library and Brady Memorial Chapel. Many of the commercial buildings and neighborhoods that were built around the rail yard and University remain in use today. The Historic Preservation Commission is responsible for conducting design review and overseeing surveys and nomination of historic properties under the guidance of the State Historic Preservation Office.

In 1972, the Standrod House became the first building in Pocatello to be listed on the National Register of Historic Places.

Goals, Objectives, Policies

GOAL 1. Promote and preserve historic buildings, structures, districts and significant ecological and archeological features.

OBJECTIVE

1.1   Create and maintain an inventory of historic, architectural, archaeological, ecological and scenic areas and sites within the City.

1.2   Use Historic Overlay zones, local designation status and other protective measures to guide and/or regulate the use or modification of significant historic areas in the community.

1.3   Encourage the rehabilitation of historic or architecturally significant structures for continued use or appropriate adaptive reuse.

1.4   Integrate preservation and protection efforts for special sites into the City's land use, community design, housing, recreation, and transportation policies.

1.5   Revise or add codes and ordinances that encourage preservation or rehabilitation efforts.

1.6   Try to protect newly discovered or designated archaeological sites until appropriate measures can be taken to document and/or preserve them.

1.7   Discourage "demolition by neglect" of historic buildings by utilizing public and private resources.

CHAPTER 15 – IMPLEMENTATION

Discussion

Appropriate actions, programs, budgets, ordinances and other methods should be created, reviewed and implemented by this plan and under the guidance of the City Council in cooperation with appropriate commissions, and staff, and within budget restrictions. The Comprehensive Plan outlines goals, objectives and policies that the City should use to draft municipal codes and other development standards to promote economic development, manage and regulate development, conserve natural resources, protect the environment and promote public health, safety and the general welfare of the entire community.

Goals, Objectives, Policies

GOAL 1. Maintain the Comprehensive Plan as a current document.

OBJECTIVE
1.1   Perform an ongoing review of the Comprehensive Plan and accomplish periodic updates as needed.

POLICY
a. Incorporate public input in updates to the Comprehensive Plan.
b. Incorporate City departmental input in updates to the Comprehensive Plan.

1.2   Remain abreast of issues and the public perception of issues facing the community.

GOAL 2. Implement goals, objectives and policies of the Comprehensive Plan.

OBJECTIVE
2.1   Incorporate applicable portions of this Plan in annual City department goals and statements when feasible and when within budget restrictions.

2.2   Incorporate goals, objectives and policies of the Comprehensive Plan into the zoning ordinance and other municipal codes.

2.3   Use Comprehensive Plan goals, objectives and policies to develop written standards with which to regulate development.

CHAPTER 16 – PROPERTY RIGHTS

Mission Statement

Protect private property rights as established in the United States and Idaho constitutions.

Discussion

The protection of private property rights is mandated not only the United States Constitution but also by provisions of the Constitution and statutes of the State of Idaho. Chapter 80, Title 67 and Section 67-6508 of the Idaho Code specifically require that local land use regulations and policies be scrutinized and that adequate measures be taken to ensure that these regulations and policies do not adversely impact private property rights without the required process of law. The Local Land Use Planning Act states that the Comprehensive Plan <u>shall</u> be based on certain components, the <u>first</u> of these being the Property Rights Component. Idaho Code Section 67-6508(a) provides:

> (a) Property Rights – An analysis of provisions which may be necessary to insure that land use policies, restrictions, conditions and fees do not violate private property rights, adversely impact property values or create unnecessary technical limitations on the use of property <u>and</u> analysis as prescribed under the declarations of purpose in chapter 80, title 67, Idaho Code. (emphasis added)

If the actions of a public entity "take" private property, adequate compensation must be made. Courts have recognized three types of "takings" which require compensation: actual *occupancy* or use of a property (a public park or street for example), *invasion* of a property (e.g. piping of storm water onto private property), or *regulations* affecting value, use, or transfer of property that exceed certain limits. Land use regulations in general (absent compensation to an owner) have been approved by the courts so long as they do not rise to the level of a "taking" by being too limiting and are demonstrably based on the government's responsibility to protect the health, safety, and welfare of the public.

Therefore, any action taken to achieve the goals and policies set out in the chapters of this Comprehensive Plan must be tailored so that it does no impose so substantial or significant a limitation on property use as to constitute a taking, unless the action includes a means of compensation to the property owner. All proposed regulations can either be prepared by the City Attorney's Office or reviewed and revised by that Office to ensure compliance with federal and state laws, constitutions, and current case law in regards to private property rights.

Any laws or regulations governing private property use should depend upon the government's authority and responsibility to protect public health, safety, and welfare. Based upon 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 property, they could be considered a taking.

In the 1994 Legislative Session, Idaho Code Sections 67-8001-8003 were enacted to "establish and orderly, consistent review process that better enables state agencies and local governments to evaluate whether proposed regulatory or administrative actions may result in a taking of private property without due process of law." Section 67-8003 imposes a duty upon the Attorney General to establish such a process, including a checklist, to "assure that such actions do not result in an unconstitutional taking of private property." The Attorney General's manual, *Idaho Regulatory Takings Guidelines*, published September, 2002, contains an advisory memorandum which includes "Attorney General's Checklist Criteria" which is included in Appendix A. In order to help analyze any proposed land use regulation, policy, restriction, condition, or fee the most current version of the checklist criteria will be followed.

In addition to a takings analysis, any proposed zoning or land use restrictions, standards, fees, policies, or regulations proposed to implement the goals and policies of this Comprehensive Plan need to be analyzed to ensure that they do not violate private property rights, adversely impact property values or create unnecessary technical limitations on the use of property.

Goals, Objectives, Policies

GOAL 1. Analyze all proposed land use policies, restrictions, conditions, regulations, and fees as prescribed under the declarations of purpose in Chapter 80, Title 67, Idaho Code.

GOAL 2. Analyze all proposed land use policies, restrictions, conditions, regulations, and fees to ensure that they do not violate private property rights, adversely impact property values or create unnecessary technical limitations on the use of property.