

BANNOCK COUNTY SECOND CENTURY, the 1995-2020 Comprehensive Plan
SECTION II: ORDINANCE ADOPTING THE PLAN

BANNOCK COUNTY, IDAHO
ORDINANCE NO. 1995-3 (corrected for format errors)

AN ORDINANCE ADOPTING THE GOALS AND ACTIONS OF THE 1995 Comprehensive Plan, "Bannock County Second Century"; considering all unincorporated lands within the jurisdiction of the Governing Board; developed from considerations of previous and existing conditions, trends, desirable goals and objectives; concerning education, public health, air quality, property taxes, employment opportunities, water quality, fire safety, trash costs, prevention of soil erosion, road maintenance, water supply, involvement in government, preserving farmland, land use planning, preserving natural surroundings, government leadership, police protection, jail facilities, justice system, number of roads, junk removal, quality daycare for children and elders, housing supply and condition, recreation, parks and open spaces, building safety, and public transportation; provide land use planning according to Idaho Code Section 67-6508; and in accordance with Idaho Code Section 67-6502; and providing for procedures for amending, repealing, severability, and enactment.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF BANNOCK COUNTY AS FOLLOWS:

SECTION 1:

A. The Goals and implementations for the 1982 Bannock County Comprehensive Plan, Ordinance No. 1982-1 be, and is hereby repealed, and the Goals and Actions for the 1995 Comprehensive Plan are hereby adopted. The 1995 Comprehensive Plan shall be known as "Bannock County Second Century" the Bannock County 1995 Comprehensive Plan. Said Plan shall be in effect in all unincorporated lands within the jurisdiction of the Board of Commissioners. The methods of implementing the Actions of the Plan shall be considered and give direction to the future development of Bannock County, Idaho, which are as follows:

I. POPULATION and II. LAND USE

GOALS:

1. Encourage the protection of prime agricultural, forestry, and mining lands for the production of food, fiber, and minerals.

ACTIONS:

a. Create and define new zoning districts which have minimum lot sizes and development standards designed to maintain rural characteristics.

b. Develop site design standards to reduce visibility of development.

2. Protect the natural environment surrounding urban areas.

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ACTIONS:

- a. Establish minimum distances from streams for development of new improvements, including but not limited to fences, septic drainfields, outbuildings and animal access in residential sites.
 - b. Identify and protect critical fish and wildlife habitat via:
 - (1) voluntary conservation easements
 - (2) encourage development which results in a system of open spaces without reducing development potential.
 - (3) Change planned unit development policy to create connected, networked, open spaces.
 - c. Encourage developers to create, and financially benefit from, open spaces.
 - d. Incorporate Department of Fish and Game recommendations into subdivision approval process.
 - e. Prohibit development on slopes of more than 20%.
3. Protect the county's agricultural lands from uses which are not compatible.

ACTIONS:

- a. Continue to prohibit subdivision in the Agricultural zoning district.
 - b. Increase minimum lot size in zones which allow subdivision and where primary use is now agriculture.
4. Encourage and direct urban growth to urban infill areas and contiguous lands.

ACTIONS:

- a. Develop annexation policy with cities.
 - b. Require city water and sewer in city impact areas where city has capability to provide at developer's expense.
5. Promote and coordinate beneficial and compatible land development within areas of city impact.

ACTIONS:

- a. In undeveloped areas of the county, zone compatible with adjacent city zoning.

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- b. Encourage cities to consider existing land uses and development in the county when zoning for future growth.
 - c. Require annexation to adjacent city for subdivisions in the impact area.
 - d. Execute new area of impact agreements and maps; update as necessary.
6. Encourage and prepare for a diversified population

ACTIONS:

- a. Not tolerate illegal discrimination
- b. Avoid zoning which establishes minimum size and/or minimum building costs, or other features whose purpose is to prohibit home development by any certain group, and which only add cost and do not add to safety or welfare of the occupants.

III. ECONOMIC DEVELOPMENT

GOALS:

1. Offer increased opportunities for commercial and industrial development throughout the county in a manner that is sensitive to the natural environment and all the development needs of the communities of Bannock County.

ACTIONS:

- a. Create an Industrial overlay zone south of the area of non-attainment with these considerations:
 - Avoid prime agricultural land; avoid critical habitat including wetlands, utilize existing transportation systems, avoid land with recreation potential, and avoid interfering with access to public lands.
- b. Consider tax increment financing for manufacturing or basic industry jobs in the "industrial overlay" zone.
- c. Redistribute "Multiple Use" zoning to light manufacturing and residential zones.
- d. Promote diversified economic development that facilitates quality growth appropriately distributed throughout the county.

2. Protect Agriculture as an important component of the county's economy.

ACTIONS:

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- a. Promote a diversified agricultural economy, utilizing alternative crops and livestock operations.
3. Provide shopping and service areas convenient to both county residents and the visiting non-resident public while providing for critical resource protection.

ACTIONS:

- a. Protect city commercial and industrial centers by enacting similar performance standards for development in the unincorporated areas.
 - b. Enact zoning which will not compete with a city's commercial areas.
 - c. Allow zoning for travel-related businesses along Interstate Highway interchanges.
 - d. Encourage annexation of new business development into adjacent city.
4. Encourage the development of environmentally sensitive businesses and industries.

ACTIONS:

- a. Target specific industry for recruitment if the business meets pre-determined criteria, including but not limited to: number of employees greater than five, pay the national average wage as determined by U.S. Commerce Department, provide affordable health insurance for all employees, and be non-polluting.
5. Assure that commercial and industrial areas reflect the social, aesthetic, and economic values of the adjacent communities.

ACTIONS:

- a. Require the adjacent city's site plan approval of commercial and industrial sites in its impact area.

IV. TRANSPORTATION

GOALS:

1. Establish a coordinated multi-modal transportation system that re-establishes Bannock County's role as the transportation and warehousing hub of the region.

ACTIONS:

- a. Retain existing Light Industrial-Warehouse and Industrial zoning which allows freight terminals, hubs and warehouse facilities.

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b. Promote area via Bannock Development Corporation to recruit warehouse and transportation companies.

2. Improve the operation and finance of our transportation system by establishing cooperation among all levels of local, regional, state and federal transportation representatives and agencies.

ACTIONS:

a. Work with Bannock Planning Organization, the local metropolitan planning organization, to obtain federal funds.

b. Assist Bannock County Road and bridge and the Downey-Swan Lake Highway District to determine needs and possible means of meeting them.

3. Provide safe and adequate street capacity and design guidelines to meet circulation and access needs while minimizing disruption of the natural environment.

ACTIONS:

a. Develop alternative road design and building standards to suit various situations and terrain.

b. discourage development where road maintenance presently [at 1-1-95] does not exist.

c. Support transit routes in the county as need develops.

d. Provide bicycle lanes on functionally classified and recreation areas access county roads as they are widened or substantially improved.

V. PUBLIC SERVICES, FACILITIES, AND UTILITIES

Goals:

1. Increase the efficiency and effectiveness of public service in promoting the safety, health and welfare of Bannock County citizens.

2. Mitigate the impact of rural subdivision on the provision of present and future public services, facilities and utilities provided by municipalities.

ACTION: ROAD AND BRIDGE - BANNOCK COUNTY AND DOWNEY-SWAN LAKE -

a. Enact new subdivision ordinance and performance standards reflecting this policy.

b. Review zoning district boundaries so as to allow subdivision in service area.

c. Provide a service area map for reference.

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ACTIONS: LANDFILL

- a. Perform cost-benefit analysis of providing recycling opportunities which do not rely on private market.
- b. Work with cities to purchase chipping equipment which will produce mulch from yard wastes.
- c. Educate public on benefits of recycling, reuse and reduction of waste.

ACTIONS: SHERIFF'S DEPARTMENT AND JAIL

- a. Develop citizen awareness programs to prevent crime.
- b. Be more responsive to property crimes.
- c. Be more visible on county roads.

ACTIONS: UTILITY DELIVERY:

- a. Balance need for additional utilities against cost to community in dollars and aesthetics.
- b. Require a conditional use permit in all zoning districts for utility facilities and transmission lines; add a standard that there must be a community need.
- c. Establish and preserve utility routes and easements.

VI. NATURAL RESOURCES

Goals:

1. Encourage development that is compatible with the natural environment.

ACTIONS:

- a. Identify critical resource areas, slopes over 20%, wetlands, cities water recharge areas, wildlife corridors and habitat.
- b. Acknowledge the economic value of resources such as wildlife habitat and aesthetics.

2. protect and enhance the quality of the natural environment and its resources for use by present and future generations.

ACTIONS:

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- a. Establish stream setbacks to protect surface water and aquatic life.
- b. Consider studies of development's effect on aquifer and surface water.
- c. Establish performance standards which prevent air or water pollution.
- d. Encourage development which protects open space.
- e. Work with State Division of Environmental Quality to remedy point sources of water or air pollution.
- f. Develop and promote educational programs which show the connection between a clean environment and economic well being.

VII. COMMUNITY DESIGN AND VIII. SPECIAL SITES

GOALS:

1. Promote a high quality landscape with consideration for the natural environment.

ACTIONS:

- a. Adopt and enforce design performance standards for commercial and industrial uses.
 - b. Abate violations of land use ordinances and solid waste ordinance.
2. Provide appropriate development guidelines for each distinct area of the County.

ACTIONS:

- a. Consider residents' perception of the area when devising development guidelines.
 - b. Establish separate design and landscaping standards for the seven distinct planning areas.
 - c. Vary the permitted uses in each planning area according to local needs of residents and the land.
3. Identify and provide information about the variety of historic resources and ecologically sensitive areas in the county and the educational, economic and aesthetic value of these resources.

ACTIONS:

- a. Determine the sensitive areas by working with natural resource related agencies.

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- b. Work with Historical Society to identify and protect historic sites, and provide appropriate signage.
- c. Educate the landowners to the potential reward, economic and otherwise, for preserving historic and scenic areas.
- d. Work with Idaho State University to develop history of Bannock County, both natural and cultural.
- e. Compile list of special sites which exist in unincorporated areas, and describe significance, for distribution to public.

IX. PARKS AND RECREATION

GOALS:

1. Foster an open space and linked trail system that is responsive to the needs and values of Bannock County citizens and complementary to the parks, open space and recreation programs provided by municipalities and public land agencies.

ACTIONS:

- a. Work with Idaho Department of Fish and Game and the Department of Environmental Quality to establish a functional wildlife and water quality setback along the Portneuf River and its tributaries.
 - b. Work with the Portneuf Greenway Foundation, Three Rivers Resource Conservation and Development Agency, the Idaho Farm Bureau, Idaho Transportation Department, and other organizations to establish a greenway and or bicycle trails along or near the Portneuf River without requiring condemnation of private property.
 - c. Coordinate access from greenway to adjoining or nearby public lands where possible and appropriate, by working with public land agencies and Fish and Game.
2. Ensure existing access to public lands and explore additional access points.
 - a. Consider the provisions of public access to public lands when considering subdivision proposals.
 - b. Coordinate efforts with public land agencies to post and paint public access corridors in a standardized fashion, and to maintain such posting and painting to protect public access against encroachment.

X. HOUSING

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GOALS:

1. Improve safety and security within neighborhoods.

ACTIONS:

- a. Continue to improve patrolling and communications capabilities of Sheriff's Department.
- b. Identify areas within the urban-wildlife interface that are prone to fire and impose appropriate building and site design codes. An example of a building code would be restrictions on cedar shake roofs, and a site design code would be to provide a firebreak around home site.

2. Encourage development of new housing in suitable locations.

ACTIONS:

- a. Refine maps delineating critical resource areas and areas of important community value that would regulate the location of housing or influence the type of housing permitted within these areas.

3. Permit a variety of housing types and values to meet individual needs.

ACTIONS:

- a. Continue to permit the location of manufactured homes meeting the Zoning Ordinance #1990-1 standards.
- b. Encourage manufactured home parks as planned unit developments, with housing units manufactured to Housing and Urban Development codes, with adequate provision for sewer and other community systems.

XI. SCHOOLS

GOALS:

1. Provide quality education for the residents of Bannock County

ACTIONS:

- a. Educate the citizens to the effect of a poorly educated community with regards to economic development and the provision of local services.
- b. Adopt policies which deter distractions to education, including such distractions as substance abuse, unsafe surroundings, crime, and poor health.

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- c. Encourage school districts to upgrade teacher qualifications through continuing education.
3. Help schools initiate measures which produce high school graduates and college students.

ACTIONS:

- a. Encourage Idaho State University to recruit students in all areas of the county, and to facilitate transportation to campus from the south county area.
- b. Ask community leaders to perform "outreach" activities to encourage higher education.

XII. HAZARDOUS AREAS

GOALS:

1. Prevent loss of life or property resulting from known natural or man-made hazards.

ACTIONS:

- a. Discourage development in areas of known hazard.
- b. Review flood plain regulations to ensure that they are applicable and effective.
- c. Restrict development on steep slopes.
- d. Identify canyons for flash flood potential and plan accordingly.
- e. Adopt design guidelines for all development with reference to floodplain, wildfire, slope, placement relative to adjacent slopes, natural gas pipelines, transportation corridors, utility transmission lines and other sources of possible danger.

XIII. IMPLEMENTATIONS

The steps to accomplish the goals, the implementation of the plan, are presented in each element as "actions".

A time frame for implementing the Plan follows:

<u>Date</u>	<u>Task</u>
8/1/95	Examine existing zoning ordinance for compliance with Plan, and review Plan to determine if all goals are being implemented in the below named ordinances and codes. By: County Planner

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10/1/95	Amend or enact new zoning ordinance to comply with Plan. By: Board of Commissioners after recommendation by Planning and Development Council.
10/1/95	Examine existing subdivision ordinance for compliance with Plan. By: County Engineer
12/1/95	Enact new Subdivision ordinance to comply with Plan. By: Board of Commissioners after recommendation by Planning and Development Council.
11/1/95	Examine existing Building Code Ordinance for compliance with plan. By: County Building Official and County Engineer.
2001	Update the statistical information contained in the Plan, using new Year 2000 Census data, and hold public hearings to determine if Plan needs (a) new elements, (b) there are new issues to be considered, or (c) changes are needed in goals in implementations. By: County Planner, Planning and Development Council and Board of Commissioners

The Plan should be reviewed at five year intervals to reaffirm or redirect the goals and policies. It should have statistical updating when the census data becomes available, 2001, 2011 and 2021. The Plan should be undertaken anew when total county population reaches 100,000, or the year 2020, whichever comes first.

SECTION 2

- A. The Bannock County Planning and Development Council, prior to recommending the Plan, has conducted at least one public hearing in which interested persons have had an opportunity to comment on the Plan.

A notice of the time and place of said public meeting was published in the newspaper of general circulation within the district fifteen days prior to the meeting.

The Council recommended the Plan for approval on May 16, 1995, and June 20, 1995.

- B. The Board of County Commissioners has conducted three public hearings, April 25, May 31, and June 22, 1995 at which members of the public were invited to comment on the Plan.
- C. This Ordinance enacting the Goals and Actions (called implementations in Idaho Code) for the Plan, or part thereof, may be amended or repealed by reference as provided for in Sections 31-715 and 50-901 Idaho Code; three copies of the Plan

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shall be on file with the County Clerk.

SECTION 3 AMENDMENT TO THIS ORDINANCE

- A. This Comprehensive Plan cannot be amended more frequently than six months intervals.

SECTION 4, SEVERABILITY Be it further ordained that the terms and provisions wherein enacted shall be deemed separable, and the invalidity of any section of this ordinance shall have no effect on the validity of any other section.

SECTION 5, EFFECTIVE DATE This Ordinance is to be in full force after its passage, approval and publication according to law.

Adopted by the Board of County Commissioners of Bannock County, State of Idaho, on this 22th day of June, 1995.

(Signatures)

BOARD OF COUNTY COMMISSIONERS

Tom Katsilometes, Chairman

Carolyn Meline, Member

J. O. Cotant, Member

Attest:

(seal)