



## **BINGHAM COUNTY**

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# **BINGHAM COUNTY COMPREHENSIVE PLAN**

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## **SUMMARY**

The Bingham County Comprehensive Plan (Plan) is a document guiding the future development of the county, based on stated long-term goals of the county. The Plan is the result of public input, study and analysis of existing physical, economic, environmental and social conditions and a projection of what future conditions are likely to be. The Plan addresses fourteen components such as property rights, land use, etc. as required by the Local Planning Act which is the Idaho State enabling legislation for planning.

This Plan serves as a guide for making land use changes, preparation of implementing ordinances (zoning, platting), preparation of budget programs and the rate, timing and location of future growth. The purpose of this Plan is to promote the orderly development of the county; to conserve and stabilize the value of property; and otherwise promote the public health, safety and general welfare of the county.

This Plan replaces the Comprehensive Plan approved by the Bingham County Board of County Commissioners in August 1982.

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APPROVAL ..... 59

# BINGHAM COUNTY COMPREHENSIVE PLAN

## INTRODUCTION

The Bingham County Comprehensive Plan indicates, in a general way, how the county should develop in the next 20 to 25 years. Using this document as a foundation, the county will also adopt and administer zoning and subdivision ordinances, which are more technical standards and procedures that govern development activities and which implement the policies in this plan.

Residents new to Bingham County expect to have schools, roads, emergency services, and a choice of places to live, work and shop. People who already live here desire to maintain the rural lifestyle and improve efficiency of transportation, schools, industry and recreation services. Everyone desires clean air, clean water and reasonable taxes.

Providing essential and desired services is constrained by limited resources. This comprehensive plan is intended to guide efforts to make the most of these limited resources while making land use decisions and investing for the future of Bingham County.

## PURPOSES of the PLAN

- **LEGISLATIVE:** To meet the requirements of the Local Land Use Planning Act, Idaho Code, Title 67, Chapter 65 and to aid in establishing zoning regulations consistent with the comprehensive plan.
- **POLICYMAKING:** To outline Bingham County citizens' intentions regarding the rights and expectations of landowners, enterprise and local governments.
- **EDUCATION:** To inform people about Bingham County's goals, policies, rationale and implementation activities.
- **COORDINATION:** To establish a basis for coordinating with landowners, enterprise and local governments within Bingham County and to establish a county position on regional growth and development issues.

The specific purpose of this Plan is to promote the health, safety and general welfare of the people of the county as follows:

- (a) To protect property rights, property values and the use of property.
- (b) To ensure that adequate public facilities and services are provided to the people at reasonable cost.
- (c) To ensure that the economy of the county is protected and enhanced.
- (d) To ensure that the important environmental features of the county are protected

and enhanced.

- (e) To encourage the protection of prime agricultural, forestry and mining lands for production of food, fiber and minerals.
- (f) To encourage urban and urban-type development within or near incorporated cities.
- (g) To avoid undue concentration of population and overcrowding of land.
- (h) To ensure that the development on land is commensurate with the physical characteristics of the land.
- (i) To protect life and property in areas subject to natural hazards and disasters.
- (j) To protect fish, wildlife and recreation resources.
- (k) To avoid undue water and air pollution.
- (l) To allow local school districts to participate in community planning and development to address school needs and impacts on an ongoing basis.

## **GUIDELINES**

- The comprehensive plan should be used by all individuals and government agencies whose duties, responsibilities or activities relate to matters covered by the plan.
- The comprehensive plan is not intended to, and does not, take any land for public purposes, cloud the title to any property, or require any land to be transferred to any person or entity.
- The comprehensive plan is not precise and does not show, or intend to show, the exact outline of zoning districts or the exact location of future streets or public facilities. The plan shows the general location, character and extent of land use patterns. Specific consideration and determinations are made by established laws, ordinances and procedures. The map should be very general and less specific.

The Idaho Supreme Court said the Local Land Use Planning Act (Act) was promulgated to ensure the orderly and effective development of land to the benefit of Idaho citizens. The Act indicates that a comprehensive plan and a zoning ordinance are distinct concepts serving different purposes.

A comprehensive plan reflects the desirable future situations for the land within a jurisdiction. See Idaho Code (I.C.) 67-6508. A comprehensive plan does not operate as legally controlling zoning law, but rather serves to guide and advise the governmental agencies responsible for making zoning decisions. The governmental agencies refer to the comprehensive plan as a general guide in instances involving zoning decisions.

Bingham County must look at all facets of the comprehensive plan and assure that the land fits within all of the various considerations set forth in the plan. A proposed development must generally comply with the overall goals and policies of the comprehensive plan; it is not required to agree with all provisions in the comprehensive plan. A requested development cannot be denied solely for non-compliance with the comprehensive plan.

A zoning ordinance is a more detailed list of criteria, rules, procedures and enforcement provisions that reflects the uses allowed or permitted for various parcels within the jurisdiction. See I.C. 67-6511.

## **BINGHAM COUNTY HISTORY**

Bingham County was created and approved by an act of the Thirteenth Territorial Legislature on January 13, 1885. At that time, it included Bannock, Bonneville, Teton, Jefferson, Madison, Fremont, Clark, Butte, Power and part of Alturas County, which later became Blaine County. Bingham was the fourteenth county to be created in the state. The same act named Blackfoot as county seat.

Conflicting stories exist on how Bingham County was given its name. You can read for yourself and decide.

1. Bingham County was named for Henry H. Bingham, a Pennsylvania congressman and friend of Territorial Governor W.M. Bunn, who served in 1884.
2. Daph Jemmett, a Salt Lake Tribune correspondent, states that courthouse records indicate the name was determined by a race from Blackfoot to Boise between two citizens of Blackfoot and Eagle Rock (now Idaho Falls). The contender to reach Boise first in the race, the government officials had ordered, would have the honor of selecting the county seat and have the county named for him. The winner was Blackfoot's Elisha E. Bingham a native of Riverside, Utah who homesteaded in Blackfoot in 1883. Mrs. Ada Katseanes, a daughter of Elisha Bingham, recalls hearing her parents talk of the race having been made with a team of horses.

Bingham County is 2,184 square miles including the 359 square miles in the Fort Hall Indian Reservation. The county is bordered by Bonneville, Butte, Blaine, Power, Bannock and Caribou counties. Bingham County is fairly level, with the Blackfoot mountain range on the east. The elevations of different towns are: Shelley, 4,624 feet; Blackfoot, 4,497 feet; Pingree and Grandview 4,430 feet; and Aberdeen, 4,400 feet. Lying entirely within the Snake River plain, Bingham County is situated on a high plateau, forming a wide intermountain belt in southern Idaho. There are two major rivers running through Bingham County: the Blackfoot River and the Snake River. There are two major reservoirs: the American Falls Reservoir located in the southwestern part of the county and shared with Power and Bannock counties. The other is the Blackfoot Reservoir located near the southeastern part of the county and shared with Caribou County.

Bingham County soil mostly falls into three classifications: Sagemoor, Declo and Bannock. These are good soils, suitable for the major crops grown here. Alfalfa hay, sugar beets, oats, barley, wheat (spring and winter), mixed grains, potatoes and others such as rye, clover and corn silage.

Bingham County is known as the potato capital of the world. Its rich agricultural heritage continues to be recognized; however, new industry and technology are becoming increasingly important to the economy of the county.

## **COMPONENTS**

The Plan includes discussion of the following planning components as required by the Local Land Use Planning Act (I.C. 67-6508):

- (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 and analysis as prescribed under the declarations of purpose in Chapter 80, Title 67, Idaho Code.
- (b) Population** - A population analysis of past, present and future trends in population including such characteristics as total population, age, sex and income.
- (c) School Facilities and Transportation** - An analysis of public school capacity and transportation considerations associated with future development.
- (d) Economic Development** - An analysis of the economic base of the area including employment, industries, economies, jobs and income levels.
- (e) Land Use** - An analysis of natural land types, existing land covers and uses and the intrinsic suitability of lands for uses such as agriculture, forestry, mineral exploration and extraction, preservation, recreation, housing, commerce, industry and public facilities. A map shall be prepared indicating suitable projected land uses for the jurisdiction.
- (f) Natural Resources** - An analysis of the uses of rivers and other waters, forests, range, soils, harbors, fisheries, wildlife, minerals, thermal waters, beaches, watersheds and shorelines.
- (g) Hazardous Areas** - An analysis of known hazards as may result from susceptibility to surface ruptures from faulting, ground shaking, ground failure, landslides or mudslides; avalanche hazards resulting from development in the known or probable path of snow slides and avalanches and floodplain hazards.
- (h) Public Services, Facilities and Utilities** - An analysis showing general plans for sewage, drainage, power plant sites, utility transmission corridors, water supply, fire stations and fire fighting equipment, health and welfare facilities, libraries, solid waste disposal sites, schools, public safety facilities and related services. The plan may also show locations of civic centers and public buildings.
- (i) Transportation** - An analysis, prepared in coordination with the local jurisdiction(s) having authority over the public highways and streets, showing the general locations and widths of a system of major traffic thoroughfares and other traffic ways and of streets and the recommended treatment thereof. This component may also make recommendations on building line setbacks, control of access, street naming and numbering and a proposed

system of public or other transit lines and related facilities including rights-of-way, terminals, future corridors, viaducts and grade separations. The component may also include port, harbor, aviation and other related transportation facilities.

**(j) Recreation** - An analysis showing a system of recreation areas, including parks, parkways, trailways, riverbank greenbelts, beaches, playgrounds and other recreation areas and programs.

**(k) Special Areas or Sites** - An analysis of areas, sites, or structures of historical, archeological, architectural, ecological, wildlife, or scenic significance.

**(l) Housing** - An analysis of housing conditions and needs; plans for improvement of housing standards; and plans for the provision of safe, sanitary and adequate housing, including the provision for low-cost conventional housing, the siting of manufactured housing and mobile homes in subdivisions and parks and on individual lots which are sufficient to maintain a competitive market for each of those housing types and to address the needs of the community.

**(m) Community Design** - An analysis of needs for governing landscaping, building design, tree planting, signs and suggested patterns and standards for community design, development and beautification.

**(n) Implementation** - An analysis to determine actions, programs budgets, ordinances, or other methods including scheduling of public expenditures to provide for the timely execution of the various components of the plan.

## **GOALS, POLICIES, RATIONALE, AND IMPLEMENTATION ACTIVITIES**

The following items are addressed in the succeeding sections where each of the planning components are discussed in detail.

- **GOAL** statements are expressions of desired outcomes. They are broad directions that establish ideal future conditions toward which policies are oriented.
- **POLICY** statements are expressions of guiding principles.
- **RATIONALE** statements are expressions of reason and intent.
- **IMPLEMENTATION ACTIVITIES** are ways for implementing policies to achieve goals. Identification of all possible alternatives for achieving a desired result is not feasible and, in many instances, it will be necessary to conduct more detailed studies prior to commencing a project.

## **A. PROPERTY RIGHTS**

### **Goal**

To balance property rights of all individuals when making land-use and planning decisions.

### **Policy A1. Regulatory Compliance**

It is the policy of Bingham County to comply with the requirements of the Idaho Code provisions.

### **Rationale**

In the 1994 Legislative Session, the Idaho Regulatory Takings Act (I.C. 67-8001, -8002 and -8003) was adopted to establish a process to better provide 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 private property.

### **Policy A2. Private Property Rights**

To comply with I.C. 67-6508 and 67-8003, agency or local government staff must use the following questions<sup>1</sup> in reviewing the potential impact of a regulatory or administrative action on specific property. The public review process used for evaluating proposed regulations is another tool that the agency or local government should use aggressively to safeguard rights of private property owners. If property is subject to regulatory jurisdiction of multiple governmental agencies, each agency or local government should be sensitive to the cumulative impacts of the various regulatory restrictions.

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

1. Does the regulation or action result in a permanent or temporary or physical occupation of private property?
2. Does the regulation or action require a property owner to dedicate a portion of property or to grant an easement?
3. Does the regulation deprive the owner of all economically viable uses of the property?
4. Does the regulation have a significant impact on the landowner's economic interest?
5. Does the regulation deny a fundamental attribute of ownership?
6. Does the regulation serve the same purpose that would be served by directly prohibiting the use or action; and does the condition imposed substantially advance that purpose?

### **Rational**

A regulation may go too far and may result in a "taking" claim where it does not substantially advance a legitimate government purpose. Likewise, regulatory actions that

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<sup>1</sup> These questions are taken from the "Idaho Regulatory Takings Act Guidelines" published by the Office of Attorney General, September 2002.

closely resemble, or have the effects of a physical invasion or occupation of property, are more likely to be found to be a "taking". The greater the deprivation of use, the greater the likelihood that a "taking" will be found.

**Policy A3. Landowner Property Rights**

Encourage the protection of the property rights of landowners to the extent possible. Real property rights include:

- a. The right to own real property.
- b. The right to possess and use real property, (according to local and state law).
- c. The right to invite others onto or exclude others from the real property.
- d. The right to dispose of an interest in the real property (lease, easement, mortgage, gift, inheritance, sell or deed, etc.).
- e. The right to enjoyment of the real property.

**Rationale**

Within a zoning classification, property rights allow for the highest and best use of the land. To achieve additional or different land uses, a landowner has the right to apply to rezone, i.e. change to a different zoning classification of the property.

Infringements of property rights are a problem. Intrusions should be eliminated or mitigated. Claims of absolute property rights may infringe on a neighbor's property rights.

There are two forms of land-use restrictions which are enforced differently. Covenants, conditions and restrictions (CC&Rs) can be enforced by the property owner's association or owners of other lots within the subdivision and shall not be used as criteria in making zoning or permitting decisions by the local government.

Zoning laws are different than CC&RS. CC&RS is a contract usually between owners of subdivision lots that is filed and recorded with the county and encumbers the owner's property with land-use and building restrictions. Zoning laws are enforced by local government officials and can be enforced through civil lawsuits.

Both CC&Rs and zoning ordinances affect the legally permissible uses of the land. Both must be complied with and neither provides an excuse for violating the other.

## **B. POPULATION**

### **Goal**

Population, demographics and projections are included in the comprehensive plan to assist businesses, governmental entities, service providers and others in identifying needs in the county and planning for future private and public development. The goal of this section, as well as the entire comprehensive plan, is to encourage and facilitate wise land-use planning which will help to ensure that projected growth in the County will be managed to provide satisfactory living, business and agricultural environments.

### **Policy B1. Orderly Growth**

Population in Bingham County is projected to increase significantly. Population increases indicate increased needs for housing, jobs and services. Economic development and provisions for well-planned utilities, roads and other services will become more and more important. This policy mandates orderly and rational growth patterns that provide for preservation of prime agricultural and natural resource lands as well as allowing for residential and commercial growth.

### **Rationale**

The US Department of Commerce predicts that Idaho will be the sixth fastest growing state (based on percentage of change) in the nation through 2025 with a projected increase of 575,000 people. The population of Bingham County has steadily increased over the last 30 years with 11% growth occurring from 1990 through 2000. US Census figures project similar growth rates in the County over the next 15 to 20 years. All non-rural areas in the County have shown significant growth over the past 30 years with the exception of Atomic City, Firth and possibly Basalt. The non-rural growth rate is below the overall growth rate of the County, indicating that there is significant rural population growth in Bingham County. A major part of this rural growth rate is occurring close to, but outside of the city limits of the larger towns in the county with most growth occurring around Blackfoot, Shelley and Firth. The increase in rural population at the northern end of the county can logically be attributed to spillover from the increase in population of the Idaho Falls area. Many people are expressing a desire to live in a more rural environment.

### **Policy B2. The Elderly Population**

Bingham County, along with the rest of the nation, will need to look ahead towards the aging of it's population with plans for adequate housing and health-care for the elderly. This policy requires orderly, appropriate development of senior citizen housing and nursing homes, as well as services aimed at enabling seniors to remain independent as long as is feasible. Home health care services and public transportation provisions should be facilitated to assist in this goal.

### **Rationale**

Census information indicates a growth in the numbers of the elderly of Bingham County, the State of Idaho and the United States, as the "Baby Boom" generation moves through middle age and into their "golden years".

**Policy B3. Educational Needs**

Schools within Bingham County need to provide curriculums to prepare all students for a higher education. This is consistent with what has taken place in Bingham County schools during the past few years. Non-school resources need to be utilized within the county to assist schools with developing service based learning opportunities.

**Rationale**

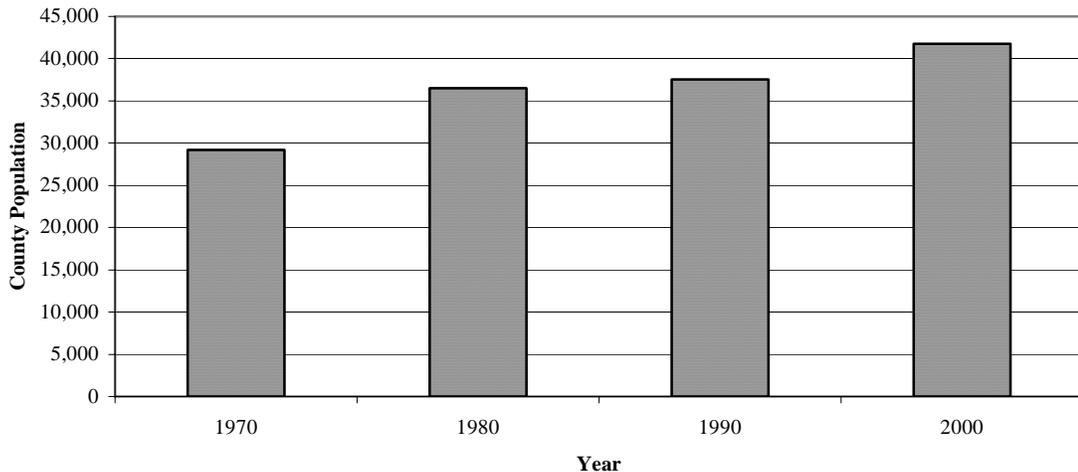
The US Census projects large increases in the number of non-white (both Hispanic and non-Hispanic) populations in Bingham County through the year 2012. Education projections show a steady increase in the number of people who are expected to obtain the equivalent of a high school diploma and higher education with a corresponding decrease in the number who do not obtain at least a 12<sup>th</sup> grade education.

**Population Trend in Bingham County**

Area	1970	1980	1990	2000	% Change 90-00
Aberdeen	1,542	1,528	1,406	1,840	24
Atomic City	24	34	25	25	0
Basalt	349	414	407	419	3
Blackfoot	8,716	10,065	9,646	10,419	8
Firth	362	460	429	408	-5
Shelley	2,614	3,300	3,536	3,813	7
Bingham County	29,167	36,489	37,583	41,735	11

Idaho Department of Commerce, July 2002

**Bingham County Population Trend**



**County Population Projections**

<b>POPULATION</b>	<b>2000 ACT</b>	<b>2002 EST</b>	<b>2007 EST</b>	<b>2012 EST</b>	<b>% Change 2000-2012</b>
<b>Bingham Co</b>	41,735	42,401	44,225	46,487	11
<b>Idaho</b>	1,347, 000	1,489,000	1,557,000	1,622,000	17

Idaho Figures rounded  
US Census Website, 2002

**DEMOGRAPHIC & SOCIO-ECONOMIC INFORMATION**

**BINGHAM COUNTY AGE GROUPS**

2000 Actual and Future Estimates

<b>Age Groups</b>	<b>2000 Actuals</b>			<b>2012 Projections</b>		
	<b>Males</b>	<b>Females</b>	<b>Totals</b>	<b>Males</b>	<b>Females</b>	<b>Totals</b>
<b>Under 5</b>	1,871	1,799	3,670	1,913	1,840	3,753
<b>5-9</b>	2,048	2,025	4,073	1,637	1,619	3,256
<b>10-24</b>	5,609	5,228	10,837	6,689	6,235	12,924
<b>25-34</b>	2,303	2,446	4,749	1,986	2,109	4,095
<b>35-44</b>	3,034	2,955	5,989	3,477	3,387	6,864
<b>45-54</b>	2,445	2,336	4,781	3,481	3,326	6,807
<b>55-59</b>	828	901	1,729	1,069	1,164	2,233
<b>60-64</b>	808	766	1,574	829	786	1,615
<b>65-74</b>	1,145	1,284	2,429	1,222	1,370	2,592
<b>75-84</b>	621	836	1,457	734	989	1,723
<b>Over 85</b>	156	291	447	218	407	625
<b>Total</b>	20,868	20,867	41,735	23,257	23,230	46,487

US Census, 2000  
US Census Website, 2002

**Demographic Component Changes**

Actual & Projections\*

	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2002*</b>	<b>2012*</b>
% Under 18 yrs	40.1	38.6	34.9	34.2	31.5
% 18-64 yrs	51.7	51.3	54.7	55.3	57.9
% 65+ yrs	8.1	10.0	10.3	10.4	10.6
Median Age	24.5	27.6	29.7	29.2	31.9

Actuals: Idaho Department of Commerce, July 2000  
\*Projections: US Census Website, 2002

**Race: Breakdown and Projections**

<b>Origin</b>	<b>2000</b>	<b>2002*</b>	<b>2012*</b>
<b>White</b>	32,824	33,182	26,220
<b>Hispanic</b>	5,550	5,913	7,857
<b>Other</b>	3,361	3,306	12,410

Actuals: Idaho Department of Commerce, July 2000

\*Projections: Eastern Idaho Economic Development Council

### **Education: Breakdown and Projections**

	<b>2000</b>	<b>2002*</b>	<b>2012*</b>
<b>Totals Age 25+</b>	23,155	23,634	26,554
<b>12 Grade or less</b>	4,498	3,934	3,384
<b>HS Diploma/GED</b>	7,204	8,092	9,069
<b>Some College No Degree</b>	5,409	5,594	6,689
<b>Associates Degree</b>	1,715	2,049	2,390
<b>Bachelor's Degree</b>	2,468	2,872	3,633
<b>Graduate/Prof Degree</b>	861	1,093	1,389

Actuals: Idaho Department of Commerce, July 2000

\*Projections: Eastern Idaho Economic Development Council

## C. SCHOOL FACILITIES AND TRANSPORTATION

### Goal

Education, as an issue, is included in most other elements of this Plan and it logically follows that schools, as an element, is of a very high priority with county residents. Because of the more rural and open space nature of the county, most schools are located in cities or near town sites and it has not been the county's practice to map future school locations, but to facilitate the school districts' needs.

The goal of the county is to coordinate with the school districts on issues, such as subdivision planning, zoning for growth and transportation. Coordination on these issues will assure schools are planned and available when needed, are optimally located and transportation issues are properly interfaced.

Enrollment in the various schools within the county is provided in the following tables.

### Bingham County School Districts and Schools

<b>Snake River District No. 52</b>	<b>Grades</b>	<b>2001 Fall Enrollment</b>
Snake River High School	9-12	732
Snake River Junior High School	7-8	346
Snake River Middle School	5-6	314
Moreland Elementary School	K-2	296
Pingree Elementary School	K-1	90
Riverside Elementary School	3-4	192
Rockford Elementary School	2-4	163
	Total	2,133

<b>Blackfoot School District No. 55</b>		
Blackfoot High School	9-12	1,208
Mountain View Middle School	7-8	624
Blackfoot Sixth Grade School	6	334
Fort hall Elementary School	K-5	161
Groveland Elementary School	1-5	308
I.T.Stoddard Elementary School	1-5	313
Irving Kindergarten Center	K	284
Ridge Crest Elementary School	1-5	325
Donald D Stalker Elementary School	1-5	301
Wapello Elementary School	1-5	191
Independence High School (ALT)	9-12	113
State Hospital South		8
Blackfoot Charter Community Learning Center	K-5	54
	Total	4,267

**Aberdeen School District No. 58**

Aberdeen High School	9-12	267
Aberdeen Elementary-Middle School	Pre K-8	682
	Total	949

**Firth School District No. 59**

Firth High School	9-12	326
Firth Middle School	5-8	321
A.W. Johnson Elementary School	Pre K-4	302
	Total	949

**Shelley Joint District No. 60**

Shelley Senior High School	10-12	525
Shelley Junior High School	8-9	316
Donald J Hobbs Middle School	6-7	319
Dean Goodsell Primary School	K-2	388
Hazel T Stuart Elementary School	2-5	501
	Total	2,049

**BINGHAM COUNTY SCHOOL DISTRICT FALL ENROLLMENTS**

7-Year Comparison

DISTRICT	1995	1997	1999	2001	% Change 1995 to 2001
SNAKE RIVER #52	2,414	2,364	2,209	2,133	-22
BLACKFOOT #55	4,594	4,449	4,263	4,267	-7
ABERDEEN #58	1,056	994	955	949	-10
FIRTH #59	1,098	1,043	964	949	-14
SHELLEY #60	2,344	2,215	2,100	2,049	-13
TOTAL	11,506	11,065	10,491	10,347	-10

From Idaho Department of Education web site

**Policy C1. Coordination with School Districts**

Ensure information on comprehensive planning matters and planning issues is coordinated between school districts and the Bingham County Planning and Zoning Department.

**Rationale**

This policy focuses on the need to locate new school facilities in places that are in harmony with evolving land use activities and to maintain land use harmony around existing school facilities.

**Policy C2. Land Uses**

The integrity of school facilities will be protected by prudent selection of neighboring land uses.

**Rationale**

This policy recognizes that the educational processes must be uninterrupted and thus school facilities should be protected against the introduction of land uses that may result in conditions incompatible with student life, educational activities and safety.

**Policy C3. School Sites**

Future school sites, within county jurisdiction, will be identified as such and will be so zoned as soon as possible after identification.

**Rationale**

Effective long-range planning can only occur if future sites are identified as far in advance as possible.

**Policy C4. Transportation**

Safe and efficient transportation corridors will be planned, implemented and monitored in coordination with the school districts.

**Rationale**

School zones present challenges for pedestrian safety and vehicular speed control. As traffic increases or other traffic changes take place, school zones need continual monitoring. This element is addressed as part of the Bingham County Master Transportation Plan.

## **D. ECONOMIC DEVELOPMENT**

### **Goal**

Encourage beneficial and appropriate development of additional employment opportunities and economic diversity in Bingham County, which will ensure a benefit to the county, and more importantly, its residents.

### **Population:**

According to the Idaho Department of Labor, dated February 2002: "Since 1990 Bingham County's population increased steadily, reaching 11.0 percent growth over the decade. Blackfoot is Bingham County's largest city and is a major farm service, potato processing and potato-shipping center. Level, irrigated farm lands, mountains and the Snake River<sup>2</sup> (that runs directly through the county) offers a picturesque setting to live in, and the farming community offers a lifestyle few people want to leave."

- "Most population increases during the decade were because of natural increases (births minus deaths)."
- "Significant population increases were because of international migration. Many migrant farm-workers have found year-round full-time jobs and stayed in the county."

### **Labor Force and Employment:**

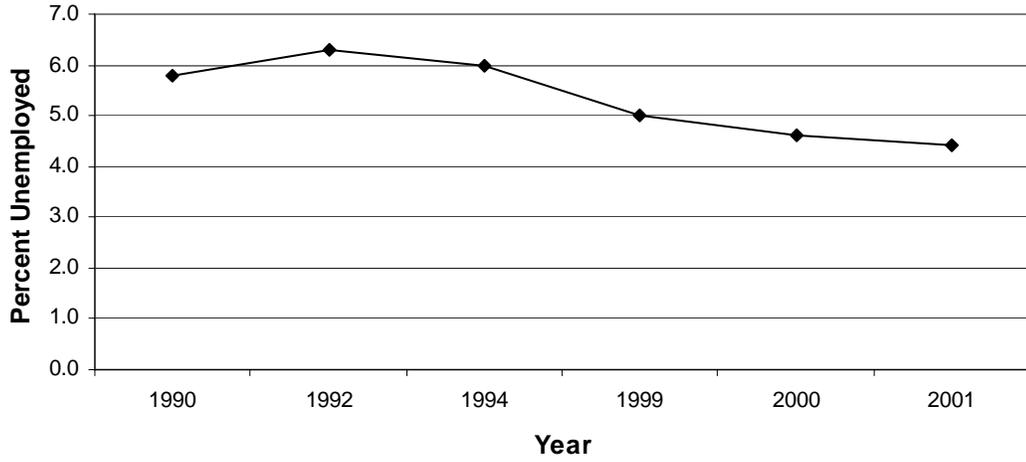
According to the Idaho Department of Labor, dated February 2002: "Bingham County is heavily dependent on agriculture and agriculture related industries. There is considerable diversity however because of the location of Idaho's State Hospital South, First American Title's headquarters office, Wal-Mart, and expansions at several other businesses--along with Bingham County's location between two major trade centers; Pocatello to its south and Idaho Falls to its north. Therefore, Bingham County has a very diverse and skilled labor force with an excellent work ethic and ample employment opportunities."

- "Over the decade, Bingham County's Civilian Labor Force increased 19.3 percent and employment increased 20.7 percent. Since employment growth surpassed labor force growth, more people found employment and the unemployment rate dropped from a high of 6.3 percent in 1992 to 4.4 percent in 2001."
- "Location of the Idaho Nuclear Engineering and Environmental Laboratory and the Fort Hall Indian Reservation in Bingham County provides a wide variety of service sector employment for the county's labor force."
- The National Grain Repository and the University of Idaho Research and Extension Center in Aberdeen employ several hundred people from the Aberdeen, Pocatello and Blackfoot areas. Jobs vary in educational requirements from high school graduate to PhD and include skill levels from manual labor through professional levels.

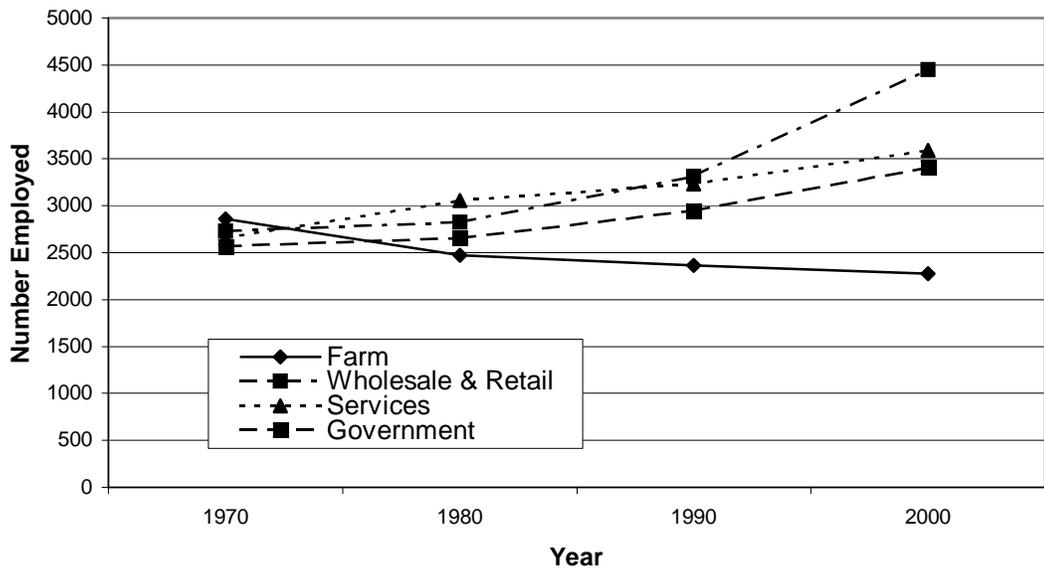
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<sup>2</sup> Bingham County also includes the Blackfoot River that runs through the county and provides irrigation water and recreation.

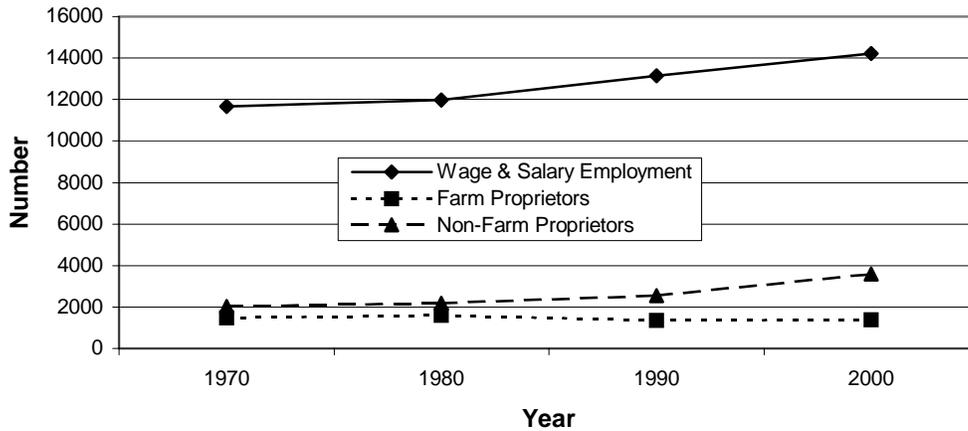
### Annual Percent of Labor Force Unemployed



### Employment by Selected Industry



### Employment by Type



### Bingham County Income Comparison

Total Personal Income	1980	1985	1990	1999
Per Capita Personal Income	7,212	9,888	14,179	17,621
Percent of National Average	70.8	67.2	72.4	61.7
Percent of State Average	82.6	84.9	89.4	77.1

US Census 2000 and Historical

### Poverty Level Information

Percent Below Poverty	1979	1989	2000
Bingham County Families	11.6	13.1	9.9
Idaho State Families	14.7	12.4	8.3
Bingham County Persons	13.6	15.6	12.4
Idaho State Persons	12.6	11.9	11.8

US Census 2000

#### **Policy D1. Economic Growth**

Plan for economic growth that is consistent with and supports industry in Bingham County.

#### **Rationale**

This policy recognizes that agriculture comprises a significant share of the local economy.

#### **Policy D2. Commercial and Industrial Expansion**

Carry out a program on a continuing basis to fully explore commercial and industrial expansion potentials that are beneficial to the county.

### **Rationale**

Primary employers that provide good wages, benefits, safe conditions, advancements and stability are a strength to the community. Demographic sources show that the number of people below the age of 18 years has declined over the past 10 years and is projected to continue this trend into the near future. Continuing employment opportunities are particularly important because the group of people between the ages of 18 and 64 years is the fastest growing age group in the county. The median age is also rising steadily. US Census projections indicate that the increase in population will ensure that for the next 10 to 15 years, the work force in Bingham County will remain about the same in numbers.

### **Policy D3. Growth vs Quality of Life**

Encourage industrial and commercial growth in the county but ensure it is not at the expense of the quality of life of its residents. "Quiet use and enjoyment of property" should be protected as specified in Component A, Property Rights.

### **Rationale**

The citizens of Bingham County value their homes and their property rights. Many future controversies can be avoided through respect for one another's property rights and proven consistent zoning standards.

### **Implementation Activities**

Ensure that industrial and commercial growth:

1. Is sensitive to the natural environment.
2. Does not contaminate or pollute the surrounding air, water or soil.
3. Is compatible with surrounding land uses.
4. Is free from objectionable or dangerous conditions that could negatively impact the surrounding area.
5. Controls negative impacts such as, but not limited to: noise, odor, dust, vibrations, etc.
6. Is such that negative impacts, as much as possible, do not leave the boundaries of the commercial or industrial zones.
7. Is required to provide buffers to protect the aesthetic value of the area.
8. Routes traffic away from residential neighborhoods.

### **Policy D4. Noise**

Control the negative impact of noise by implementing a sound ordinance.

### **Policy D5. Organized Industrial and Commercial Development**

Industrial and commercial development should be accomplished in an organized, planned and attractive manner.

### **Rationale**

The communities will benefit from orderliness and attractive development. Property rights will be protected. Less controversy between residents, developers and county officials will be an asset to all concerned.

**Implementation Activities**

1. Programs must be followed to place industrial and commercial expansion in proper balance with other land uses and prevent fragmented development.
2. Commercial and industrial zones should have a reasonable supply of land for the market demand.
3. Plan for growth that could realistically happen. Avoid too large of a land supply as it invites fragmentation, diminishes the value of the property and restricts its use and development.

**Policy D6. Future Housing**

Plan for future housing by encouraging the development of quality housing that is safe, sanitary and affordable and abide by fair housing standards. Encourage the development of higher density housing near the population centers or where services are available.

**Rationale**

New residents do not just pay taxes and consume services; they contribute to the economic base of the community.

**Policy D7. Education**

Encourage and support a strong educational system.

**Rationale**

Educational and skill levels help determine the types of industries that locate or the businesses that can be initiated. The types of jobs available in turn influence the educational level of the community.

## **E. LAND USE**

### **Goal**

Assure the Plan is consistent with state statutes regarding land use while offering citizens flexibility allowed within those statutes. Bingham County recognizes Idaho's Local Planning Act (I.C. 67-6502 "Land Use Planning Act") as a primary source of guidance in land use decisions. It also recognizes Idaho's "Right to Farm" laws (I.C. 22-4501 to 22-4504), along with any and all other statutes within the State of Idaho pertaining to land use. The county's goal is to ensure orderly development within the scope outlined and to promote public health and safety.

It is recognized that strong town centers are to be encouraged. Transitional residential-type development should be encouraged to locate in areas adjacent to municipalities.

Bingham County recognizes that prime agricultural land is a valuable, non-renewable natural resource, and as such, promotes the preservation of this agricultural ground for agricultural purposes.

Agricultural land uses in Bingham County provide an economic base that should be maintained. Haphazard urbanization could erode the economic base produced by agricultural activity. The county should encourage the protection of prime agricultural land for agricultural uses and cooperate with agricultural activities. To protect these resources in Bingham County, the following goals are to be implemented:

1. Uniform application of zoning and subdivision regulations throughout the planning area is given prime importance.
2. Compatibility of various land and natural resources use is to be considered with the avoidance of conflicting uses.
3. Urban sprawl, the fragmentation of large tracts of agricultural land and leapfrog residential development is to be discouraged.
4. Natural resources are to be protected.

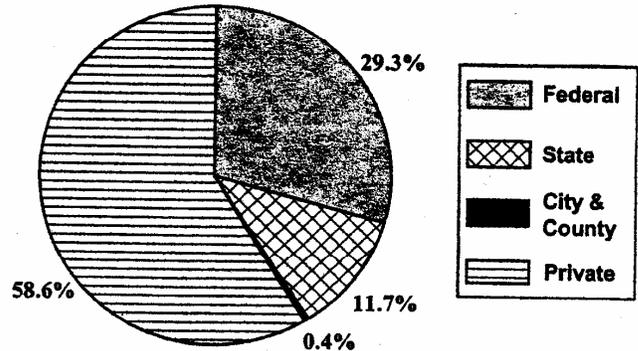
The data on the following page provide recent information on land ownership and land use in Bingham County.

## Bingham County Land Ownership and Land Use

### Land Ownership

	<u>Acres</u>
<b>Federal Land</b>	<b>392,484</b>
BLM	299,472
Nat'l Forests	0
Other	93,012
<b>State Land</b>	<b>156,198</b>
Endowment Land	153,893
Fish & Game	1,926
Parks & Recreation	0
University of Idaho Land	379
<b>Private Land</b>	<b>786,156</b>
<b>County Land</b>	<b>5,480</b>
<b>Municipal Land</b>	<b>354</b>
<b>Total</b>	<b>1,340,672</b>

Percent of Total Land Ownership



### Land Use \*

	<u>Acres</u>	<u>Percent Total</u>
Urban Land	3,200	0.2%
Agricultural	428,200	31.7%
Rangeland	632,200	46.8%
Forest	51,900	3.8%
Water	18,400	1.4%
Wetland	16,000	1.2%
Barren Land	201,800	14.9%
Tundra	0	0.0%
Perennial Snow	0	0.0%
<b>Total</b>	<b>1,351,700</b>	<b>100.0%</b>

\*Data taken from the 1997 Census of Agriculture-County Profile, USDA

### **Policy E1. Agricultural Lands Planning Issues**

There are three major issues in planning for agricultural lands:

1. The need to maintain the agricultural resource base,
2. The need to protect farm operations from the adverse impacts of urban or suburban development and
3. The need to provide agricultural landowners with some flexibility in the disposition of their property.

With these things in mind, the county must regulate and guide private development by establishing clear and uniform standards and conditions in the zoning ordinance under which development may occur.

#### **Rationale**

Agriculture is Bingham County's dominant land use. Agriculture and agribusiness enterprises are an important source of personal income in the county. The maintenance of agricultural land and water resources and of viable farm units is essential to the county's continued prosperity. This policy statement establishes a goal and strategies that address the need to minimize adverse impacts on agricultural operations and the agricultural resource base as Bingham County grows. Idaho's Local Planning Act authorizes counties "To encourage the protection of prime agricultural, forestry and mining lands for production of food, fiber and minerals". (I.C. 67-6502. (e.).

### **Policy E2. Concentrated Animal Feeding Operations (CAFO)**

CAFO operations should be discouraged except in areas where they individually and cumulatively present minimal threat of pollution to air, surface water and/or groundwater.

#### **Rationale**

CAFO operations are industrial/commercial in nature and their operations need special regulations. They present air and water pollution problems that need to be addressed in the comprehensive plan and through ordinances. They may be permitted in areas where they individually and cumulatively present minimal threat of pollution to air, surface water and/or groundwater. CAFOs can be incompatible with many surrounding land uses and require careful consideration in their siting. CAFO siting standards and regulations should protect CAFOs from intrusion of incompatible land uses and minimize CAFOs' negative impact(s) on other land uses.

### **Policy E3. Residential or Residential-Type Development Within City Impact Areas**

1. The area should provide for residential living that is safe, convenient and attractive.
2. The area should allow several types of housing, ranging from single-family homes and affordable housing to multi-family dwellings.

#### **Rationale**

This policy is intended to encourage sequential residential development to facilitate county/city cooperation in planning and to help implement other policies of this plan. Residential areas are generally described as those adjacent to or in close proximity to

cities where existing or contemplated development is occurring. Subdivision development is encouraged to take place within the city impact areas and rural centers where public infrastructure, services and facilities are available or where they are planned and will be provided in the near future.

**Policy E4. Commercial Zones**

To insure that business establishments have sufficient land. The size and dimensions of sites should be adequate for buildings, off-street parking, loading and on-site vehicular circulation that will permit street access at appropriate locations for safety.

**Rationale**

These zones are intended for a wide variety of retail, repair services and professional businesses that are required for urban and rural areas of the county. These zones should provide general patterns and guidelines for county commercial development that can be applied to local governments through zoning. It should allow for major and minor business concentrations and commercial development of arterials that will have a minimum adverse effect upon surrounding and adjacent streets.

Commercial areas must be preserved for business use by limiting residential, industrial and other incompatible uses.

**Policy E5. Suitable Industrial Zones**

Provide for industrial zones that are suitable for the purpose, properly located with respect to transportation and other land uses and for industrial demands.

**Policy E6. Industrial Utilities**

Encourage industrial uses where a water supply, waste disposal, power, fire protection and other required services and facilities can be most economically provided.

**Policy E7. Industrial Separation**

Provide good isolation or separation of industrial operations from residential areas.

**Rationale**

Encourage industry in areas that will not adversely impact residential or agricultural areas. Separation will also offer buffering areas between conflicting uses.

**Policy E8. Agricultural Industry**

Permit agriculturally oriented industry in rural farm areas where such location is necessary for successful operation. For concentrated animal feeding operations see Policy E2.

**Additional Land Use Policies**

**Policy E9. Use of Information**

Use data, expertise and other available information from all pertinent sources when considering land use change proposals.

**Rationale**

This policy recognizes that there are numerous resources available from the public and private sectors to facilitate the presentation, analysis, deliberation and resolution of land use proposals where consideration is being given to changes in land use patterns away from agriculture.

**Rationale**

This policy recognizes that population growth and the resulting development activity should occur where public infrastructure, service and facilities are available or where they are planned and will be provided in the near future.

**Policy E10. Cooperation**

Cooperate with the municipalities of the county; adjusting areas of city impact in harmony with each city's trade area, geographic factors, water and sewer service areas and areas that can reasonably expect to be annexed in the near future.

**Rationale**

The county recognizes each city in the county has its individual make up, designs, intents and growth and development plans. This is to be implemented by establishing or revising with each city a joint Memorandum of Understanding that is clear, and reasonable. Continued expansion is based upon proposed future use and areas not developed are to be receded.

**Policy E11. Agreement**

Reach agreement with each municipality, in accordance with statutes, defining the methods to be used in meeting development intents of each municipality in administering planning and development procedures in areas of city impact.

**Rationale**

This policy recognizes that coordinated planning as well as several procedural steps must be taken to assure that ordinances, codes and administrative procedures are adopted and properly enforced in order to assure the desired development integrity of areas of city impact. This policy is to be implemented by the planning and zoning administrator meeting at least annually with each city in the county to discuss growth and determine the processes and procedures (comprehensive plan and ordinances) governing development in areas of city impact.

## **F. NATURAL RESOURCES**

### **Goal**

This plan recognizes the importance of Natural Resources in Bingham County and provides implementation tools necessary to conserve and protect them. The natural resources component of the plan consists of an analysis of the utilization of the natural resources that exist in Bingham County. One of the most important ongoing planning challenges, however, is to adequately conserve and balance the natural resources of Bingham County with population growth and the protection of the lifestyle that makes the county an attractive place to live.

### **a. Agricultural Land**

Agricultural land uses in Bingham County provide an economic base that should be encouraged. Urbanization of large tracts of land could rapidly eliminate the economic base of the agricultural land.

### **b. Mineral Resources**

A summary of available mineral deposits indicates a large number of sand and gravel deposits that have produced in the past or are producing currently. A few locations of gold, stone and pumice have produced in the past, but are not considered significant resources at present.

### **Policy F1. Extraction of Mineral Resources**

Promote extraction of mineral resources with mitigation of the impact to neighboring uses, when compatible with surrounding land uses. Mandate restoration plans for existing and new mining projects. The plans should include that all lands mined be restored to their original state as closely as possible.

### **Rationale**

Mined ground should be restored back as closely as possible to the original scenic value. The area that has been mined should be protected from future soil erosion by spring run off. Also existing water resources should be protected from pollution due to mining operations.

### **Implementation**

New mining projects should include restoration plans.

### **c. Wildlife**

Large areas of Bingham County are well suited for wildlife habitat. On the flat lava beds and sagebrush lands in the western part are sage grouse, antelope and deer. Waterfowl are abundant along the rivers, together with upland game birds in the Springfield and Equalizing Reservoir protected areas. Deer, elk and moose, as well as sharp-tailed grouse, range in these areas beyond the Blackfoot River in the eastern portion of the county.

**Policy F2. Development along Rivers**

Discourage development in low-lying areas along the Snake and Blackfoot Rivers.

**Policy F3. Open Spaces**

Encourage, through ordinance, the use of open spaces with natural vegetation.

**Policy F4. Plants and Animals**

Preserve, restore and enhance the natural ecosystems of all species of animals and plants that are endangered or threatened. Encourage perpetuation of native plants.

**Policy F5. Migrating Birds**

Preserve the migrating bird resources.

**Rational**

Preservation of wildlife habitat should be a priority. The county's wildlife resources are an appealing asset of the county.

**d. Water**

Water, particularly underground water, is a valuable natural resource in Bingham County, especially as it relates to the predominately agricultural economy.

**Policy F6. Monitoring**

Southeast District Health Department, the Idaho Department of Environmental Quality and the Idaho Department of Water Resources monitor the water supply of the county in order to protect and conserve this resource in all forms, including ground water and surface water resources. This includes wetlands, rivers and thermal waters (if any).

**Rational**

The water supply of the county must be monitored in order to protect and conserve this valuable natural resource for a maximum supply into the future.

**Policy F7. Water Rights**

No prior held water rights, including existing canals, ditches, drains, etc., shall be infringed upon, delayed, denied, or damaged due to development within the county.

**Rational**

The protection of water rights must be supported.

**e. Air**

For the most part, air quality in the county is very good. However, the Snake River Valley from Rexburg to Fort Hall experiences windblown particulates from agricultural lands. The problems could be reduced by better management practices on agricultural lands.

### **Policy F8. Air Quality**

All land use decisions or policy development shall consider the impacts of air quality.

#### **f. Native Vegetation**

There are several native species of vegetation in Bingham County with a large range of habitat. The habitat goes from desert in the west to river bottoms and mountains in the east.

In the desert and mountains can be found Wyoming big sagebrush, basin big sagebrush, mountain big sagebrush and three-tipped sagebrush.

In the mountains can be found mountain penstemon, mountain eriogonum, aspen, douglas fir, rocky mountain juniper, and Utah juniper. The rocky mountain juniper and the Utah juniper can also be found in the desert.

Green rabbit brush, four wing salt bush, tall rabbit brush, balsam root, hawksbeard, and herbaceous sage can be found throughout the county.

Along the river bottoms can be found black cottonwood and several types of willows that are also found in the mountains.

Native grasses consist of blue bunch wheat grass, stream band wheat grass, basin wild rye grass, Nevada bluegrass, and sandburg grass found in the desert regions. Sedges, rushes and tufted hair grass are found along the river bottoms. In the mountains can be found blue bunch wheat grass, basin wild rye, stream bench wheat grass, western wheat grass, slender wheat grass, Idaho fescue and pine grass. Mountain shrubs consist of serviceberry, snowberry, chokecherry, and snowbush.

### **Policy F9. Protection of Native Vegetation**

Care should be taken to protect the county's forest, grassland, and desert regions from degradation that causes soil erosion.

#### **Rational**

To protect the scenic beauty of the county's forest, grassland, and desert regions with as little impact as possible.

## **G. HAZARDOUS AREAS**

### **Goal**

Bingham County has the responsibility to protect its citizens from known or anticipated hazardous conditions. Part of that responsibility includes controlling building and development in potentially hazardous areas. This section of the plan is required (Idaho Code 67-6508) to include an analysis of known hazards as may result from susceptibility to surface ruptures from faulting, ground shaking, ground failure, landslides or mudslides; avalanche hazards resulting from development in the known or probable path of snow slides and avalanches and floodplain hazards.

### **Policy G1. Flood**

To adhere to and enforce Federal Emergency Management Agency (FEMA) requirements in floodplain areas of Bingham County. Specific building requirements for these floodplain areas of Bingham County have been implemented

### **Rationale**

Bingham County has periodic mild to severe flooding problems. Along the Upper Snake River, Blackfoot River, Sand Creek, Willow Creek and other principal tributaries, potential for flood exists, due mainly to heavy rain, rapid snowmelt or ice jams. The watershed between Aberdeen and the Snake River and between the INEEL and the Snake River also experiences some springtime flooding, although the damage is usually not great. FEMA has determined flood zones.

### **Policy G2. Storm**

To protect life and property from severe storm damage as much as practical. Maintain adequate snow removal equipment to cope with most winter road problems. Maintain road and drainage systems to handle runoff from storms. Provide fire protection within the county to fight storm-caused fires.

### **Rationale**

Various storms affect the life and economy of the county. High winds occur frequently and tornados occur on rare occasions. Hail and lightning storms occur with crop loss and damage from range fires. Severe snowstorms continue to plague the area.

### **Policy G3. Seismic Activity**

Enforce building codes to assure new construction meets currently accepted standards required to resist earthquake damage.

### **Rationale**

Bingham County is considered less seismically active than other areas in Southeastern Idaho. The Blackfoot Mountains have a small number of geologically young faults (movement within less than 20 million years) which can be considered potentially active; that is, movement on any of them would not be surprising. Such movement, felt most strongly near the fault, possibly would cause breakage at the land surface. One epicenter lies along the southeastern county boundary.

The major portion of the county lies in the Snake River Plain, which serves to deaden shocks from fault movements in other locations; therefore, the county as it involves population centers is considered relatively aseismic.

**Policy G4. Hazardous Materials**

Limit public exposure to hazardous materials during transportation, storage and use as much as is reasonably practical.

**Rationale**

Many substances classified as hazardous materials are used, stored or transported within Bingham County on a continuing basis. A partial listing of those substances includes herbicides, pesticides, gasoline and other fuels, battery acid, explosives, certain chemical fertilizers, industrial chemicals, household chemicals and radioactive materials.

Many hazardous materials incidents are reported each year in Idaho involving spillage, leakage, fire or explosion. Vehicular transportation was involved in the majority of reported incidents, followed by rail transportation. The substances involved in most cases were Class B poisons, flammable liquids and corrosive liquids. Other incidents occurred along major transportation routes throughout Idaho and included radiological transport incidents reported at or near the Idaho National Engineering and Environmental Laboratory (INEEL).

Although no major disasters in this state are known to have been caused by hazardous materials, the potential for a serious incident continues to exist. Transportation routes, transportation terminals and storage locations appear to be the major area of concern, particularly where they are in close proximity to populated and/or newly developed areas.

**Policy G5. Landslide, Mudslide, Avalanche**

Control building and development in areas of the county that may be prone to landslide, mudslide, or avalanche due to flood, unstable geologic conditions, soil conditions, or topography. County ordinances must include standards for work or development on or near hillsides. These ordinances shall include prevention of erosion and protection of people and property downhill. Hillside development shall be bonded to guarantee hillside restoration. Hillsides shall be considered sensitive areas to be protected from runoff, erosion and pollution. In areas with existing development on hazardous areas, additional safeguards should be imposed through ordinances.

**Rationale**

Certain areas of the county may be prone to landslide, mudslide, or avalanche due to flood, unstable geologic conditions, soil conditions, or topography. Soil movement due to any of these occurrences could result in property damage and/or personal injury.

## **H. PUBLIC SERVICES, FACILITIES, AND UTILITIES**

### **Goal**

Provide current level of service and plan for expanded public services, facilities and utilities to assure adequate capacities needed to meet the demand of an increasing population.

### **Rationale**

This policy underscores the need to carefully consider both the site, and the situation, of new developments and their impact on public services, facilities and infrastructure. Also, this policy recognizes that development agreements will be needed on complex developments to assure that the project is completed as approved.

### **Policy H1. Purchase of Sites**

Encourage purchase of public facility sites as far in advance of actual need as possible.

### **Rationale**

This policy should serve to secure proper locations as well as confirm planning policies regarding the stability of surrounding land uses and zoning patterns for the future.

### **Policy H2. Solid Waste**

Manage the disposal of solid waste in a manner that will protect the public health, safety and welfare and will not contaminate the land, air, water or visual resources. Encourage recycling where practical.

### **Policy H3. Facility Construction**

Encourage public services to plan and construct facilities in harmony with the comprehensive plan, the development codes and ordinances of the county.

### **Policy H4. Coordination**

Coordinate planning for public services, facilities and utilities with the municipalities of the county and with irrigation companies and drainage districts to prevent interference with the delivery and drainage of irrigation water.

### **Rationale**

This policy recognizes that costs for these services are extensive. Cooperation to have multiple use of facilities and services is of importance to all taxpayers in the county.

### **Implementation Activities**

1. Integrate school sites with land use, transportation systems, parks and recreation sites and other elements of the plan. Encourage schools to function as neighborhood centers of activity in safe, efficient and attractive settings.
2. Encourage the location of governmental, civic, social and cultural facilities in complexes or groupings that will best serve the public and provide attractive places for the activities to be undertaken by the county and its citizens. These centers of activity are already established in the municipalities of the county and

should continue to be enlarged and improved as future needs arise. Rural Centers, which are in rural settings of the county, may provide locations for branch fire stations, post offices, libraries or other public facilities of a similar nature.

#### **Policy H5. Septic Systems**

Community septic systems should be encouraged and used, if available, and engineering studies indicate it to be the most efficient and effective method to handle the waste.

#### **Rationale**

Community septic systems are monitored by the Idaho Department of Environmental Quality. Monitoring is desired at every opportunity to ensure the water table is not contaminated by septic systems.

#### **Implementation Activities**

1. Obtain input from the Southeastern District Health Department since it is the local authority on septic systems.
2. Enforce the requirements for new developments to meet water and sewer regulations of local, county, state and federal agencies.
3. Require new subdivisions in areas of city impact to connect to the city sewer system if the connection is available at the subdivision site. If it is not, require the subdivision design to provide for a future connection if applicable.

#### **Policy H6. Community Wells**

In every appropriate situation, community wells will be encouraged.

1. Enforce the requirements for new developments to meet water and sewer regulations of local, county, state and federal agencies.
2. Require new subdivisions in areas of city impact to connect to the city water system if the connection is available at the subdivision site. If it is not, require the subdivision design to provide for a future connection.

#### **Rationale**

Community wells are monitored by the Idaho Department of Environmental Quality. Monitoring of water quality is desired at every opportunity.

#### **Policy H7. Public Facilities**

Develop needed public facilities primarily in the growing and unincorporated areas in Bingham County requiring urban services and facilities. This is especially important in the areas of city impact where the cities will eventually annex the areas involved and integration with the municipal systems is an apparent planning need. Encourage city water and sewer to be expanded into areas of city impact and especially to be in place prior to annexation.

#### **Policy H8. Future Capacity**

Design and locate public buildings that have capacities needed for the future, have ample land for expansion that has been adequately evaluated for potential environmental

impacts at the location involved.

### **Rationale**

Good long-term planning in this area will usually result in lower long-term costs and more efficiently used public facilities.

## **A Brief Analysis of Public Services, Facilities and Utilities in Bingham County**

### **Sewage**

Blackfoot, Shelley, Firth, Aberdeen and Basalt have community sewer systems. There are a few community sewer districts (separate from city systems) within the county such as the Groveland water and sewer district and the Riverside/Moreland Jacobson Subdivision.

### **Drainage**

The city of Blackfoot has storm water control. The county rural areas are naturally drained. The county works to promote the natural drainage. Buildings and structures should not be built in natural drainages

### **Power Plant Sites**

None.

### **Electrical Transmission Corridors**

Major electrical transmission lines come from power plants located outside of the county. Power is distributed from the Goshen substation to most of Bingham County and to surrounding counties. Additional information is available directly from Utah Power and Light and Idaho Power Company.

### **Water Supply**

The cities of Blackfoot, Shelley, Firth, Basalt, Atomic City and Aberdeen have their own wells offering community water service. Woodville, Greenfield Acres, Rockford, Jacobsen, Empey, 4 Seasons, Groveland and Springfield also have community water systems.

Rural locations have to supply their own well water.

### **Disaster Services and Emergency Preparedness**

The Bingham County Disaster Services department plans and prepares for emergencies. This planning is documented in the Bingham County Emergency Operations Plan. The plan is currently being updated; the update is planned for release in the summer of 2005.

### **Fire Stations and Fire Equipment**

There are four fire districts in Bingham County.

**Blackfoot-Snake River**-Stations are located in Blackfoot and Rockford. The

Blackfoot Fire Department, located at 225 N. Ash, currently has 19 full time firefighters/EMTs, a Fire Marshal and the Fire Chief. The station has three fire engines, one tanker, one brush rig, two command vehicles and three squad trucks. The fire department initially responds to fires with 4,000 gallons but can respond with up to 9,000 gallons. The fire department has three ambulances for medical emergencies. The Rockford Fire Station, located at 58 So. 1200 West, is manned by two paid firefighter/EMTs weekdays 8:00 am to .5:00 pm. During weeknights and weekends the station is manned by Rockford resident volunteers. The station currently has one fire engine, one tanker, one brush rig, two ambulances and one squad truck.

**Shelley-Firth**-Stations are located in Shelley and Firth. The Shelley station is manned by 16 volunteer firefighter EMTs. Equipment includes two fire engines, one 4,000-gallon tanker, one 6x6 brush truck and one rescue truck. The Firth station has 18 volunteer firefighter EMTs. Equipment includes two fire engines, one pumper/tanker (3,000 gallon), four brush rigs (with foam units) and radio communications equipment that includes a repeater and 20 hand-held radios.

**Aberdeen-Springfield**-Stations are located in Aberdeen and Springfield. The Aberdeen fire station has approximately 17 volunteer fire fighters and EMTs. Equipment includes two ambulances, one command center rescue truck, two fire engines, one 4,500-gallon tanker and thee brush rigs. The Springfield fire station has approximately 8 volunteer fire fighters and EMTs. Equipment includes one ambulance, one fire engine, one combination 2,500-gallon tanker and brush rig and one small brush rig.

**Fort Hall**-One station is located in Fort Hall at 700 Widowville Road. There are currently 21 employees (including firefighters and EMTs) with a minimum of six on duty at all times. Equipment includes two fire engines, two ambulances, one heavy rescue vehicle, five brush trucks, one water tanker, one hazardous material truck and four staff vehicles.

### **Law Enforcement Facilities**

Each of the cities of Blackfoot, Aberdeen, and Shelley has a police Department. The Blackfoot Police department and the Bingham County Sheriff's department are located in the Bingham County Court House. The Sheriff's Department covers the entire county with the exception of the three cities mentioned. They have entered into a memorandum of understanding in that any of them can assist another in case of a situation requiring backup. The Bingham County Search and Rescue Unit is operated under the jurisdiction of the Bingham County Sheriff's Department. They are capable of operating in a variety of rescue or search situations. They have the skills to operate in winter weather, water or underwater conditions, or a variety of extraction operations.

### **Health and Welfare Facilities**

Five distinct health and welfare facilities provide social services in Bingham County.

**Bingham Memorial Hospital** is a 40 bed community-owned and operated acute-care hospital with an attached 75-bed extended care facility. There are 29 active physicians on the medical Staff including specialists in family practice, pediatrics, internal medicine, general surgery, orthopedic surgery, obstetrics/gynecology, anesthesiology, radiology and podiatry. Other specialists are available on a regular basis. Bingham Memorial offers a full range of inpatient and outpatient services. Ambulance service is available along with a helicopter pad. New services at the hospital include an imaging center that houses a state-of-the-art MRI; an education center, offering a variety of courses to the community; and a health clinic located on the main floor:

**The Southeastern District Health Department's** mission is to prevent disease, disability, and premature death; to promote healthy lifestyles; and to protect and promote the health and quality of our environment. This mission is accomplished through a variety of services.

**State Hospital South** has an average of approximately 125 patients, and maintains four separate and distinct treatment programs depending upon the patient's age, legal status and mental condition. The four treatment programs are: admission services, general adult services, adolescent services and psych-geriatric services. The staff of 340 employees uses the latest treatment methods to cure patients admitted to the 40-acre facility.

**The Bingham Crisis Center** mission is to work within the community to eliminate domestic and sexual violence and promote healthy non-violent relationships by providing emergency services, individual and group treatment and education and support services to survivors and their families. The center has been serving victims of domestic or sexual violence in Bingham County and surrounding areas for more than twenty years. They offer support groups and individual counseling. The center is funded through grants and support of groups and individuals in the community.

**The General Services Office** works closely with the community, state and federal programs and other offices in Bingham County to provide necessary services to county residents. Services include assistance in locating and applying for local, state and federal assistance programs and working with those programs. Assistance includes indigent medical assistance and assistance with necessities of life on an emergency basis. The Bingham County **Veterans Service Office** is also located in this department. This office assists veterans and their families in applying for benefits.

### **Solid Waste Disposal**

Bingham County is responsible for providing solid waste disposal for the residents in the county. The county periodically adjusts the plans and modifies the process because of changes in regulations, costs and needs as they occur. Bingham County has three non-municipal landfills/transfer sites in the county. The non-municipal sites are located in

Aberdeen, Moreland and the Rattlesnake Canyon in the Wolverine area. The three sites collect and transfer waste to the appropriate site that is permitted for the disposing of the waste. The solid waste facilities are located at three different locations for the efficiency and convenience of the Bingham County residents.

The Central Transfer Station located in Moreland receives all municipal solid waste (household waste) in the county. The waste is then compacted and transported to Mountain Home to a private landfill owned by Idaho Waste Systems. The Central Transfer Station accepts white goods, batteries, tires, used oil, inert material, and dried paint. There is a burning site for tree limbs. Freon is removed from refrigeration units and the metal is recycled.

The Rattlesnake Transfer Site is a site for construction and demolition (C&D) debris and a burning site for tree limbs. There are containers in designated areas to hold used oil, antifreeze, batteries and tires; all items are picked up on a regular basis. Metal is sorted and recycled. The Rattlesnake Site is the only public facility in Bingham County that accepts dead animals.

The Aberdeen Non-Municipal Landfill receives and buries C&D solid waste. It has two roll off containers for items not allowed in the landfill. These containers are transported to the Central Transfer Station for disposal of the waste. There is a burning site and dumpsters for household waste. White goods are accepted and then transported to the Central Transfer Station.

### **Other Public Services**

**Public libraries** operate in the cities of Blackfoot, Shelley and Aberdeen. Snake River High School's library is also open for public use.

**Natural gas** distribution service is provided by Intermountain Gas Company to Blackfoot, Shelley, Firth, Wapello, Riverside, Moreland, Thomas, Groveland, Fort Hall, Basalt, Aberdeen and some outlying areas.

**Basic telephone service** is provided to Bingham County by Qwest and Frontier. A variety of companies supply other telecommunications services such as cellular phone, radio and internet.

**A Veterans shuttle bus** runs from Salt Lake to Blackfoot and Shelley to transport veterans to the Veterans Hospital in Salt Lake City, Utah. It runs ten times a month, three days one week and two days the following week. It alternates from week to week. The Veterans Hospital pays for the repairs and maintenance on the bus. The drivers are all volunteers from the Disabled American Veteran Chapters. The bus runs from North Ashton to Pocatello and from south Pocatello to Salt Lake.

## **I. TRANSPORTATION**

### **Goal**

Provide for the present and future transportation needs of the Bingham County citizens and businesses through implementation of the Bingham County Master Transportation Plan.

### **Rational**

The relationship between land use and transportation is critical when planning for future transportation facilities. The way land is utilized influences the need for and location of new transportation facilities. Bingham County is a large rural county, primarily agricultural, with the largest city, Blackfoot, containing 9,721 residents. The need to plan for present and future needs of the transportation system when making land use decisions is essential.

### **Policy II. Master Transportation Plan**

Implement the goals, objectives and policies specified in the most current revision of the Bingham County Master Transportation Plan.

## **J. RECREATION and K. SPECIAL AREAS OR SITES**

### **Goal**

The primary goal of this component is to maintain and upgrade present Bingham County recreational facilities and programs. Additional facilities and programs that will be needed as the county population base expands are also desired. Consideration must be given to the acquisition of property for new or additional facilities because of the dwindling availability of property for public space. Recreation and leisure activities are growing increasingly more important in enhancing quality of life.

### **Policy J1. Preservation**

Encourage the preservation and improvement of areas with special interests or uses, within Bingham County.

### **Rationale**

Because the designation " Special Areas" applies to a somewhat limited portion of Bingham County, it is important that these limited areas are maintained and available for use by the public. Special uses may be defined as areas in Bingham County that may be of special interest because of a historical, an unusual natural or a geological site.

### **Policy J2. Maintenance**

Maintain and improve existing county-owned recreation areas. The available recreational use areas within the county should be mapped and updated periodically.

### **Rationale**

The availability of recreation information within the county would be valuable to industry, considering Bingham County as a location for new commerce. It would provide individuals and families within the county, a better quality of life by helping them know the types and locations of recreation within the county. (See attached map in the Appendix, which shows location and type of recreation within the county.)

### **Policy J3. Planning**

Develop a plan outlining the goals and plans of the county Parks and Recreation Department.

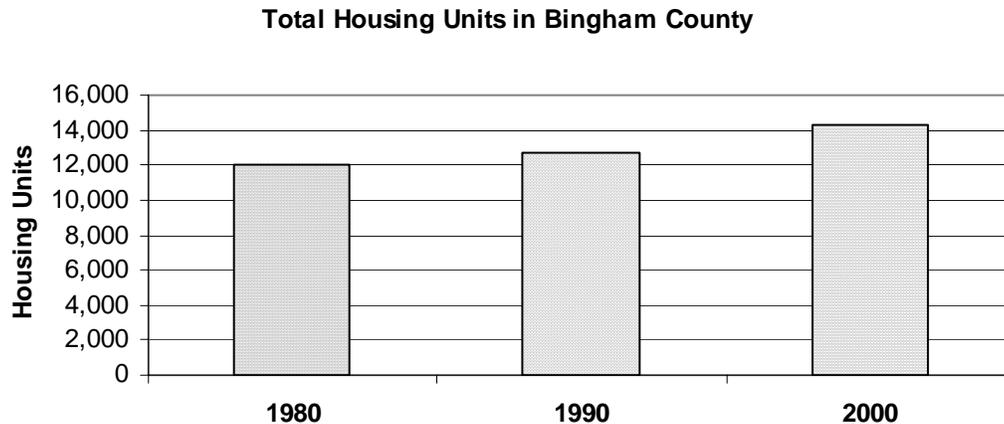
### **Rationale**

This plan should be reviewed and updated regularly. These plans should be guidelines for growth and development of county recreations sites both existing and future. (See the 25-year comprehensive plan included in this document in the Appendix.)

## L. HOUSING

### **Goal**

Provide a choice of housing and land sizes for Bingham County residents that meet the market demand. (The latest U.S. Census Bureau (2000) records shows an increase of 1634 housing units for a total of 14,303 housing units representing a 12.9% growth from 1990.)



The rural character of Bingham County is enhanced through encouraging the development of larger lots and self-sustaining subdivisions, or smaller lots with open spaces.

### **Policy L1. Adequate Housing**

Strive to provide safe, sanitary and adequate housing according to the needs of county residents.

### **Rationale**

Provisions are needed for: low-cost conventional housing, the siting of manufactured housing and mobile homes in subdivisions and parks and on individual lots that are sufficient to maintain a competitive market for each of those housing types in accordance with the provisions of the Local Land Use Planning Act (I.C. 67-6509 and 67-6509A and B).

### **Policy L2. Market**

Support an open housing market free from discrimination as required by the Fair Housing Act.

### **Policy L3. Substandard Property**

Delay approval for development until owners upgrade substandard property conditions that are in violation of county ordinances.

### **Rationale**

This policy recognizes that substandard conditions may result in hazardous conditions for inhabitants of units and that these conditions detract from the overall appearance and livability of an individual unit and the general area.

**Policy L4. Hazards**

Limit housing in areas that are hazardous. (See Component G, Hazardous Areas)

**Rationale**

This policy supports actions limiting or prohibiting housing in places such as flood prone areas and steep or unstable slope areas without an appropriate engineering evaluation.

**Policy L5. Upgraded Housing**

This policy recognizes the benefits that come to a community when upgraded housing is developed.

**Rationale**

As housing standards are improved, some of the following may occur:

- A. Community pride increases
- B. Home values increase and retain value
- C. Surrounding land and home values increase
- D. Nice neighborhoods attract more housing
- E. Nice neighborhoods attract more buyers
- F. Larger businesses attracted that need appropriate housing for employees
- G. Higher-income families attracted
- H. Tax base increases
- I. Commercial demands increase
- J. Economic development benefited

**Policy L6. Protection**

Protect existing residential development.

**Rationale**

The homes in Bingham County are the refuge of the people. They hold their most valuable assets: their children and loved ones. To most they represent one of their greatest financial assets.

## **M. COMMUNITY DESIGN**

### **Goal**

Community design relates to the visual appearance and physical relationship of both the natural and man-made environments within the county. Community Design plays a significant role when addressing “quality of life” issues of its citizens. Community design focuses on landscaping, building design, tree planting and suggested patterns and standards for community design, development and beautification.

The goal of Community Design is to enhance entrance corridors, conserve natural and historic features, protect scenic vistas and enhance social, economic and physical aspects of the county to meet the needs of county residents while maintaining property values.

Further, all rural communities, neighborhoods and cities within Bingham County should be encouraged to develop with sensitivity and appreciation for the aesthetic qualities of the surrounding physical environment.

Bingham County presently has eighteen clusters of urbanization, including Blackfoot, Shelley and Aberdeen, that are the major population centers. The others are: Atomic City, Basalt, Firth, Fort Hall, Goshen, Grandview, Groveland, Moreland, Pingree, Riverside, Rockford, Springfield, Thomas, Wapello, Jameston, Rose and Woodville. In addition to these are several rural housing developments.

The smaller clusters represent a development potential opposite to the guiding principles of a concentration concept of growth patterns. The Plan encourages growth in or near the existing population centers. Typical problems presented by high-density development outside existing population centers are the lack of public water and sewer systems and the potential health problems.

### **Policy M1. County Appearance and Quality of Life**

Encourage innovation and excellence in design for all new developments.

Encourage visually attractive and aesthetically pleasing development in the community.

Adequately landscape and buffer agriculture, commercial and industrial operations, as well as residential developments, thus making a positive contribution to a well-planned place to live.

Improve the visual characteristics of the county by establishing and enforcing location standards and setback requirements and preserving locations of visual corridors.

Protect the visual character of the county through the location of cell phone towers, power transformers and telephone facilities to less visible areas whenever possible.

Encourage development of self-sustaining communities that maintain the rural character, rural lifestyle and quality of life of the County.

Institute other community design features that promote the health, safety and welfare efforts among the citizens of the county.

**Rationale**

This policy recognizes that certain land use activities with proper buffering and screening can add significantly to the appearance of the community and that there are also detractions that occur when proper controls are not in place. This policy encourages improvement to the conditions that detract from the vitality and appearance of the community including control of signs and billboards. In rural areas, special design and development conditions may be required as related to large operations such as gravel extraction, agri-industry, residential areas and other activities, that could cause problems with surrounding land uses.

The overall appearance of the county is important to area residents. A well-planned and appealing appearance enhances property values.

**Rationale**

The county has a responsibility to protect its citizens from known hazards.

**Policy M2. Infrastructure**

Encourage development that minimizes county infrastructure construction and maintenance costs and requires development to support itself as much as possible.

**Rationale**

This policy recognizes that population growth and the resulting development activity should occur, but with minimum added expense to the existing taxpayers.

**Policy M3 Impact Areas**

Encourage the utilization of salable vacant land for residential lots within the areas of impact in the county, prior to approval of new residential development within the county.

**Rationale**

Bingham County recognizes the importance of orderly development and expansion of public services.

**Policy M4. River Access**

Access to the Blackfoot and Snake Rivers and to the various reservoirs should be preserved through the review of new development contiguous to these bodies of water and through ongoing efforts to secure easements.

**Rationale**

Access to the rivers and reservoirs is an important part of the quality of life in Bingham County.

## **N. IMPLEMENTATION**

### **Goal**

The most important aspect in the Comprehensive Plan is its implementation. The goal of the Bingham County Comprehensive plan is to effectively implement the policies enumerated in Components A-M. The following items will be used to aid in that implementation. The Local Planning Act (Idaho Code Title 67, Chapter 65) provides a road map for Idaho's general-purpose local governments to implement planning tools including zoning, comprehensive planning, regulation of subdivisions and other land use issues. Idaho Code (67-6508) states that the implementation component consists of an analysis to determine actions, programs, budgets, ordinances or other methods, including scheduling of public expenditures, to provide for the timely execution of the various components of the Comprehensive Plan. Implementation of the Bingham County Comprehensive Plan must include review and updating of existing maps, ordinances, standards, programs, budgets, provisions and codes on a regular basis. Idaho counties are empowered to implement their comprehensive plans through zoning ordinances (I.C. 67-6511) and subdivision regulations (I.C. 67-6513). The Local Planning Act also provides specific authorization for special use permits and other plan implementation tools. Background studies and public input also provide bases for the implementation strategies adopted in this comprehensive plan.

The Idaho Regulatory Guidelines, I.C. 67-8001 through 8003, are required to be used by local governments to evaluate the impact of proposed administrative or regulatory actions on private property.

### **Policy N1. Zoning Ordinance**

Provide a current, effective, zoning ordinance to delineate the policies provided by the Bingham County Comprehensive Plan.

However, existing uses of land and buildings, that were permitted and approved under earlier ordinances, must be protected, even if they do not meet the requirements of an updated zoning ordinance.

### **Rationale**

A zoning ordinance and maps are the most useful tools for carrying out the Comprehensive Plan. The zoning map shows the location of districts in that natural resource, agricultural, residential, commercial and industrial uses may be located to form a compatible arrangement of land uses. The text of the ordinance establishes the conditions under that land may be used to create stable land use development within the county.

### **Policy N2. Spot Zoning**

Guidelines for spot zoning may include the following factors when determining land use.

1. Does the proposed zoning correct a mistake?
2. What is the size of the parcel or lot?
3. What is the zoning prior to and after the requested rezone?

4. What is the existing zoning of the adjacent properties?
5. What are the benefits and detriments to the subject property's landowner resulting from the rezone?
6. What are the benefits and detriments to the neighboring property owners resulting from the rezone?
7. What are the benefits and detriments to the community resulting from the rezone?
8. What is the relationship between the zoning change and other comprehensive plan policies?
9. Are there changed circumstances since the comprehensive plan was adopted?
10. Is there compatibility with surrounding land uses?
11. Do the public benefits outweigh detriments to other landowners?
12. What is the effect on adjacent communities?

### **Rationale**

Spot zoning should be avoided. Rezoning decisions should be carefully analyzed and should not occur unless the advantages clearly outweigh the disadvantages.

### **Policy N3. Subdivision Ordinance**

Provide a current, effective, subdivision ordinance within the zoning ordinance to delineate the policies provided by the Bingham County Comprehensive Plan.

### **Rationale**

Subdivision regulations establish various standards for new subdivision development. An ordinance may require the subdivider, among other things, to grade and pave streets and install water and sewer lines to county specifications.

Subdivision regulations protect prospective homeowners by ensuring that they are not purchasing a substandard lot, that they will have access to a street built to specifications and that they have adequate utilities. These regulations also seek to insure that a new subdivision will be an asset to the county instead of a liability.

### **Policy N4. Standards**

Provide written standards for public and private development and construction within Bingham County.

### **Rationale**

The Local Planning Act provides that a county may adopt standards for such things as building design; blocks; lots and tracts of land; yards, courts, greenbelts, planting strips, parks and other open spaces; trees; signs; parking spaces; roadways, streets, lands, pathways, rights-of-way, grades, alignments and intersections; lighting; easements or public utilities; access to streams, lakes and viewpoints; water systems; sewer systems; storm drainage systems; street numbers and names; schools, hospitals and other public and private development. Reasonable standards that are based on adopted goals and objectives and existing conditions will be upheld in court.

Adopted standards can be used by the planning and zoning staff in reviewing applications

and by a developer in designing a project. The county benefits by improved appearance and the developer benefits by knowing what is expected.

**Policy N5. Capital Improvements Program and Budget**

County planning will include a capital improvements program and budget plan to assure the improvements required to implement the comprehensive plan are provided for.

**Rationale**

A capital improvements program and budget is a method of identifying public improvements, setting priorities and determining means of financing. This can be a very effective planning tool for phasing and timing public development and construction.

**Policy N6. Other Codes and Ordinances**

Adopt and enforce use of other codes and ordinances that will aid in public and private development and construction within Bingham County.

**Rationale**

A variety of codes and ordinances may be adopted to cover construction requirements for new development and improvements. These include:

1. International Building Code-- This usually amounts to the adoption of the International Building Code and the International Residential Code as amended. This code has been adopted by the State of Idaho including Energy conservation standards and accessibility standards.
2. International Plumbing Code-- This has been adopted by the State of Idaho.
3. National Electrical Code-- This has been adopted by the State of Idaho.
4. International Fire Code-- This has been adopted by the State of Idaho and Local Fire Districts.

**Policy N7. Emergency Provisions**

Adopt emergency provisions on a case-by-case basis to assure emergency or unplanned happenings are provided for within the county.

**Rationale**

The Local Planning Act as embodied in Idaho Code, makes provision for emergency ordinances and moratoriums and for interim ordinances and moratoriums that may be used by local units of government during the planning and zoning process.

**Policy N8. Specific Implementation Goals**

Provide specific goals to assure the Comprehensive Plan and its supporting documentation receive regular review and update

**Rationale**

Specific goals are necessary to assure regular reviews and updates are accomplished.

**Implementation**

The Bingham County Planning and Zoning Commission should dedicate one meeting each year to review the policy statements adopted in this comprehensive plan and their enforcement. Annual review of area of city impact agreements should also be done. The comprehensive plan should be updated at least every five years or more often if needed as a result of the comments received at these reviews.

The background studies that support this comprehensive plan should be updated on a regular basis. Bingham County should also fund, or participate in the funding of, additional planning studies as appropriate to support this comprehensive plan.

## **APPENDICES**

### **A. GLOSSERY**

#### **AGRICULTURE**

The use of property for cultivated crops, pasturage, animal or poultry husbandry, forestry, fisheries, truck gardening, horticulture, floriculture, fruit trees and fruit bushes. Included are all customary accessory and incidental uses such as packing, treating and storing of the produce. However, operation of any accessory use shall be secondary and supportive to that of the normal agricultural activity. Incidental retailing of goods and products raised on the premises shall also be considered as being within the definition of agriculture. This definition excludes slaughterhouses, fertilizer works, bone yards and commercial feedlots, commercial storage of farm products, family gardens, pets, and livestock whose primary use is that of outdoor recreation.

#### **AGRICULTURAL ZONE**

The A Zone is established to protect agriculture land for growing agriculture crops and raising livestock. Some development of agricultural industries, agriculture service businesses, recreational facilities, natural resources and public service facilities may be permitted by right or conditional use when such uses do not adversely impact adjacent agriculture uses.

The infiltration of residential development into this zone will be limited to protect agricultural operations.

#### **AESTHETIC**

Visually pleasing. A characteristic in harmony with the comprehensive plan theme of maintaining the rural character and rural lifestyle pervasive in Bingham County. Having a sense of beauty, being artistic or being in accordance with accepted notions of good taste.

#### **AQUIFER**

The water-bearing rock, rock formation, or group of rock formations associated with the Snake River Plain Aquifer.

<b>AREA OF CITY IMPACT</b>	The defined land area surrounding each incorporated city within Bingham County. Areas of city impact are established through negotiations between each city and Bingham County.
<b>ARTERIAL</b>	A street used for fast and/or heavy traffic (measured by number of daily trips).
<b>BOARD</b>	The Bingham County Board of Commissioners.
<b>BUFFER ZONE</b>	An area that acts as a transition between two land uses of different intensity, such as between a residential subdivision and an industrial park. The buffer zone is a barrier that limits the intrusion of sight, sound or odor between neighboring properties.
<b>CLUSTERING</b>	The siting of residences or uses for a property on a specific portion of said property in order to preserve agricultural land, create open space, control access and achieve goals of this plan.
<b>COMMERCIAL</b>	Any use involving the purchase, sale or other transaction involving the handling or disposition of any article, substance or commodity for livelihood or profit, or the ownership or management of office buildings, offices, recreational or amusement enterprises or the maintenance and use of offices by professions and trades rendering services.
<b>COMMISSION</b>	The Bingham County Planning and Zoning Commission.
<b>COMPREHENSIVE PLAN</b>	A guide for public and private development. The plan organizes land-use areas in order to minimize potential injury to adjacent land-use areas. It considers changes in land-use patterns brought about by urbanization of agricultural land.
<b>CONTIGUOUS</b>	Touching a point or along a boundary, including parcels or lots divided by railroad, right-of-way, canal, ditch, river, creek, or stream.
<b>CC&amp;Rs</b>	Covenants, conditions and restrictions. Land-use restrictions that are enforced by nearby property

owners or owners of other lots within the subdivision, they cannot be enforced by local government officials.

**DENSITY**

The number of dwelling units per parcel or per acre.

**DRAINAGE**

(1) Surface water run-off; or (2) The removal of surface water or groundwater from land by drains, creeks, canals, irrigation ditches, grading or other means which include runoff controls to minimize erosion and sedimentation during and after construction or development, the means for preserving the water supply and the prevention or alleviation of flooding.

**DEVELOPMENT**

The division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure; any mining, excavation, landfill or land disturbance; and any use or extension of the use of land.

**ENVIRONMENT**

The sum of all external conditions and influences affecting the health, life, growth and development of a species or population.

**FLOOD PLAIN**

Land area subject to flooding, as indicated by FEMA FIRM Community Number 160018.

**FLOODWAY**

The channel or a watercourse and those portions of the flood plain adjoining the channel that is reasonably required to carry and discharge the floodwater of any watercourse.

**GREENBELT**

An open area, that may be cultivated or maintained in a natural state surrounding development or used as a buffer between land uses or to mark the edge of an urban or developed area.

**GROUNDWATER**

The supply of fresh water under the surface in an aquifer or soil that forms the natural reservoir for potable water for the community. High groundwater indicates that the water table surface is at or near ground level and will cause limitations or failure of subsurface wastewater treatment systems or damage to structures.

**HEAVY COMMERCIAL ZONE**

The C2 zone is established to provide for the development of businesses and service establishments that are incompatible in community shopping areas and may serve as a transitional zone between commercial and manufacturing/industrial uses.

**HEAVY MANUFACTURING/ INDUSTRIAL ZONE**

The M2 zone is established to provide a location for manufacturing, fabricating, outdoor storage (when properly screened) and wholesale distribution, warehouse storage, bulk storage, processing of raw materials, assembly of materials, public utility facilities, processing of agriculture products and by-products and those industries by nature that could have objectionable elements.

This zone should be located to encourage new industry within the county and promote the expansion of existing industry and discourage or eliminate uses that tend to limit the land for industrial use.

**IMPLEMENTATION**

The action(s) required to complete an objective, goal or policy.

**INDUSTRIAL**

The manufacture, processing and/or testing of goods and materials, including the production of power. It does not refer to the growing of agricultural crops or the raising of livestock, or the extraction or severance of raw materials from the land, but it does include activities incidental thereto.

**INFRASTRUCTURE**

The facilities and services needed to sustain industry, residential, agricultural and commercial activities. Infrastructure includes, at least, water, sewer or septic system, streets and roads, power, communications, law enforcement, fire protection.

**LANDSCAPING**

The addition of lawns, trees, plants and other natural and decorative features to the land. Landscaping can include walks, patios and some elements of street furniture.

**LIGHT COMMERCIAL ZONE**

The C1 Zone is established to permit the location of businesses, offices, and service establishments near,

or convenient to, residential areas to encourage community shopping of a primarily retail nature.

**LIGHT MANUFACTURING/  
INDUSTRIAL ZONE**

The M1 Zone is established to provide a location for light manufacturing, fabricating, wholesale businesses, outdoor storage (when properly screened) and warehouse storage, bulk storage, research facilities, assembly of materials from previously prepared parts, public utility buildings and facilities and those businesses of a heavy commercial nature.

This zone should be located to encourage new industry, promote the expansion of existing industry and discourage or eliminate uses that tend to limit the land for industrial use.

**MITIGATE**

To lessen the severity or intensity of impacts resulting from development of the land.

**MINERAL RESOURCES**

Areas where soils contain sand, gravel, cinders or other minerals or aggregates.

**NATURAL RESOURCES**

Areas of naturally occurring characteristics or features such as surface water, topography, soils, mineral resources, vegetation and wildlife, as well as areas defined as a natural area.

**NATURAL RESOURCE/  
AGRICULTURAL ZONE**

The NR/A Zone is established in areas that contain scenic areas, watershed areas, wildlife habitat, agriculture uses and natural resources that may include, but not be limited to mineral deposits and timber or outdoor recreation facilities. This zone will allow the development of such uses in an orderly manner to provide protection for the health, safety and welfare of residents. Development in hazardous areas such as steep or unstable slopes, shallow soil, wetlands or flood areas may be limited.

**OPEN SPACE**

A portion of a development that remains predominantly undeveloped and which may include natural resource areas, prime agricultural land, garden plots, greenbelts and recreation areas.

**PUBLIC SERVICES**

Water and sewage, drainage, electrical power, natural

gas, irrigation, schools, fire stations, law enforcement, health and welfare, solid waste disposal, public libraries, telephone, public transportation and any other service normally provided to the public.

**QUALITY OF LIFE**

Characteristics of the livable Bingham County community, which include elements of space and privacy, commonly described as buffering from neighboring land uses that may be offensive to the senses and the provision for adequate access for essential utilities and emergency services.

**RECREATION AREAS**

Areas where people meet for family gatherings, social events and relaxation, which involves areas where natural resources may be utilized.

**RESIDENTIAL ZONE**

The R Zone is established to provide a higher density of residential development and preserve desirable residential neighborhood characteristics. This zone will restrict the development of land for any purpose that may adversely affect residential uses by creating noise, odor, or dust.

**RESIDENTIAL/  
AGRICULTURAL ZONE**

The R/A Zone is established to direct the orderly and timely conversion of land as the need arises into residential areas that are still rural in character. This will include larger lots and open space to allow for the raising of livestock and agriculture uses to provide for family food and the pleasure of those residing on the premises and not for commercial purposes.

This zone allows for the continuation of those agriculture uses already established, but will limit the establishment of new agriculture uses that may significantly impact urbanizing areas with noise, dust, odor, and other nuisances associated with agriculture uses, such as livestock confinement operations or agriculture-related businesses.

**ROAD**

Any private or public road or street intended for the passage of persons, usually by, but not limited to, vehicular traffic.

**RURAL CHARACTER**

Attributes of peace, quiet, space, dark skyline during the night, fresh air (natural, void of man-

made pollutants), minimal disruption of traffic flow and privacy that comprise enjoyment of real property and the community outdoor environment.

**RURAL LIFESTYLE**

An open view of agriculture or open space and residing on an acreage to enjoy the rural character of the county.

**SPECIAL AREAS / SITES**

Areas in Bingham County that may be of special interest because of a historical, an unusual natural or a geological site.

**SPOT ZONING**

A reclassification that does not bear a substantial relationship to public health, safety, and general welfare and is not in harmony, but in conflict, with the comprehensive plan or the singling out of a small parcel of land for a use classification inconsistent with that of a surrounding area, for the benefit of the owner and to the detriment of others.

The test for determining spot zoning is whether the extension is primarily an orderly development of an existing zone that serves the public or whether it is an attempt to accommodate an individual property owner without regard to community interests.

**SUBDIVISION ORDINANCE**

An ordinance that regulates the division of any lot, tract or parcel of land into more than four lots or parcels for the purpose of development or transfer of ownership.

**URBAN SERVICES**

Facilities, utilities and other services that are typically provided to residents within city limits, which include central water, municipal or central wastewater collection and treatment, public safety, public schools, street maintenance, parks and recreation, public transportation, libraries and storm drainage.

**URBANIZATION**

The transition of land use from vacant land to development and urban services.

**UTILITY**

Any institution or municipal department duly authorized to furnish residents under public regulation, electricity, gas, steam, telephone, transportation or water.

**ZONING ORDINANCE**

An ordinance, which regulates land use within unincorporated Bingham County and assists in the implementation of the county's comprehensive plan.

## **B. Comprehensive Plan Map Notes**

- According to the Local Land Use Planning Act “A map shall be prepared indicating suitable projected land uses for the jurisdiction”. The Comprehensive Plan Map is included in the Plan to fulfill that requirement. As such, the Comprehensive Plan Map is not a zoning map and does not necessarily reflect current county zone designations. Rather, it shows the “Broad Brush” picture of the desired growth patterns for the next twenty years. Changes to current zone designations could result as desired growth patterns are followed.
- No planning is shown for the Fort Hall Reservation since it is not under the jurisdiction of Bingham County.

## **E. Comprehensive Plan Map**

## **F. Other Maps Included for Information**

- County Road Map
- Fire Districts Map
- School Districts Map
- Recreation and Special Sites/Areas Map