

Jefferson County's Comprehensive Plan



2020

Jefferson County Comprehensive Plan

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Approved by:

Scott Hancock / 8/24/20
Date

Scott Hancock, Chairman
Jefferson County Board of Commissioners

Table of Contents

Chapter 1: Introduction

Jefferson County Early Settlement and Natural Features.....	1-1
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Chapter 2: Vision and Goals

Overview.....	2-1
Planning Area.....	2-1
Land Use Area.....	2-1
Comprehensive Plan Goals.....	2-2
Components.....	2-3

Chapter 3: Trends, Conditions, and Needs

Overview.....	3-1
Population Trends & In-migration.....	3-1
Housing Trends.....	3-1
Transportation Trends.....	3-1
Seniors.....	3-2
Agricultural Trends & Issues.....	3-2
Trends in Water Use and Management.....	3-2
Surrounding Counties.....	3-3
US Highway 20 Corridor Design Standards.....	3-3

Chapter 4: Protection of Property Rights

Overview.....	4-1
Goals.....	4-1

Chapter 5: Population and Demographics

Overview.....	5-1
Demographics.....	5-1
Goals.....	5-1
Policies.....	5-1

Chapter 6: School Facilities & Transport

Goals.....	6-1
Policies.....	6-1
Jefferson County Public Schools.....	6-2

TABLE OF CONTENTS

Chapter 7: Economic Development

Goals.....	7-1
Policies.....	7-1

Chapter 8: Land Use

Goals.....	8-1
Policies.....	8-1
Agricultural Land Use Policies.....	8-2
Canals & Surrounding Land Use.....	8-2
Transitional Agricultural Land Uses.....	8-2
Mineral Exploration & Extraction.....	8-3
Preservation Policies.....	8-3
Housing and Residential Land Use Policies.....	8-3
Commercial Land Use Policies.....	8-4
Industrial Land Use Objectives.....	8-5
Industrial Land Use Policies.....	8-5
Other Land Uses.....	8-6
Existing Uses.....	8-6

Chapter 9: Natural Resources

Goals.....	9-1
Policies.....	9-1
Rivers and Other Waters.....	9-2
Minerals.....	9-3
Forests.....	9-4
Range.....	9-4
Soils.....	9-4
Game Animals.....	9-4

Chapter 10: Hazardous Areas

Overview.....	10-1
Goals.....	10-1
Policies.....	10-1

TABLE OF CONTENTS

Chapter 11: Public Services, Facilities, & Utilities

Overview.....	11-1
Goals.....	11-1
Policies.....	11-1

Chapter 12: Transportation Plan

Overview.....	12-1
Goals.....	12-1
Policies.....	12-1

Chapter 13: Parks & Recreation

Overview.....	13-1
Goals.....	13-1
Policies.....	13-1

Chapter 14: Special Areas & Sites

Overview.....	14-1
Goals.....	14-1
Policies.....	14-1

Chapter 15: Housing Analysis

Overview.....	15-1
Goals.....	15-1
Policies.....	15-1

Chapter 16: Community Design

Overview.....	16-1
Goals.....	16-1
Policies.....	16-1
Discussion.....	16-2
Pedestrian Orientation.....	16-3
Infill.....	16-3
Property Maintenance.....	16-3

TABLE OF CONTENTS

Chapter 17: The Implementation Process

Overview.....17-1

Goals.....17-1

Policies.....17-1

Budgeting.....17-1

Zoning.....17-2

Subdivision Regulation.....17-2

Development Standards.....17-2

Other Municipal Authority.....17-2

Planning & Zoning Commission.....17-2

Chapter 18: Appendices

Appendix A– Glossary of Terms

Appendix B– Comprehensive Plan Map

Chapter 1: Jefferson County History

Early Settlement

Several early expeditions passed through this area, including the Coulter party in 1808 and Captain Bonneville in 1832. White trappers frequently stopped at the Native American camp grounds around what was then called Market Lake (Roberts) because of an abundant supply of game.

One of the earliest settlements was located at present day Roberts. This settlement eventually became an important stage depot for the Union Pacific Railroad. Other stage and freight stations were established at Sand Hole and Lava under the auspices of the Eastern Pony Express in 1864 and later, Wells Fargo.

Lava (Camas) was especially busy as an ore loading point during Idaho's silver mining period, although Jefferson County never experienced a mining boom.

The earliest permanent settlers in the region were Utah members of the Church of Jesus Christ of Latter-Day Saints who arrived in the 1870s and 1880s and established irrigation systems and prosperous farming communities. Annis, Menan, Lewisville, and Lorenzo (all in the Snake River Valley) were among the early settlements. In addition to land irrigated from Mud Lake and the Snake River, the drier areas were utilized by early farmers for livestock raising and dairying, as well as some dry farming.

Thomas R. Hamer, an Idaho congressman, said in September 1913 that Fremont County should be divided, arguing that it was becoming too costly for the sprawling county. The question of division was submitted at the November 4, 1913 election, with the people living within the boundaries of the new County paying for the expense of the election.

If the majority of the votes cast were in the affirmative, the Governor would appoint officers to serve beginning on the first Monday in January 1914. The election was held on November 5, 1913 with 1,827 votes in favor of the new county and 603 votes in the negative. At this election the voters also voted on the County seat. Rigby received 1,368 votes with Menan receiving 961 votes. Choosing a name was the first order of business for the new county.

It was unanimously voted. Governor John M. Haines then issued an executive act declaring the creation of Jefferson County. The residents of Rigby provided the County with a frame courthouse and a lease on the ground for ninety-nine years at a cost of one dollar per year.

Natural Features

Lying within the Snake River Plain, Jefferson County is one of the most uniformly level counties in Idaho. Except for a few knolls, the general elevation varies less than 210 feet throughout the County. The difference in elevation between the highest point (Kelly Mountain, 6,664) and the lowest point of the Snake River (Bassett, 4,770 ft) is 1,894 feet.

Jefferson County History

Jefferson County has the Snake River winding through its terrain. This river bottom is vegetated with cottonwoods and other deciduous trees making it a prime habitat for a multitude of large game and small animals. The County is also a primary recharge area for the Upper Snake River Plain Aquifer due to having a large percentage of flood-irrigated ground. Jefferson County has been touted as having more miles of ditches than any county of equivalent size within the State of Idaho.

The annual average precipitation in the Mud Lake area (western Jefferson County) is 7.38 inches and in Rigby (eastern Jefferson County), the average annual precipitation is 11.03 inches.

The eastern half of the County has a 120 to 160 day frost-free growing season while the western half of the County has a growing season of 80 to 120 days. Jefferson County has a low humidity rate. Winds come predominantly from the southwest and average 7 to 9 mph.

Chapter 2: Vision and Goals

Overview

Owing to Jefferson County's rich history, beautiful landscapes and varied terrain from steep mountains to desert plains; generations of people have migrated to this uniquely beautiful area. To preserve the very quality of life that has proven to be so alluring as to motivate tens of thousands to move to this area, and to preserve this quality of life for future generations, this Comprehensive Plan has been written. Additionally, the following specific purposes have been achieved by adoption of the Jefferson County Comprehensive Plan:

- To meet the requirements of the Local Land Use Planning Act, Idaho Code, Title 67, Chapter 65.
- All individuals and government agencies whose duties, responsibilities or activities related to matters covered by the Plan should use the Plan.
- The Plan is not intended to, and does not, rezone any parcels or lots, 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 Plan is not precise and does not 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. Established laws, ordinances, and procedures make specific consideration and determinations.

Planning Area

The Jefferson County Comprehensive Plan shall have jurisdiction over all the lands within the non-incorporated boundaries of the County except federal and state lands. It is the intent of the County to work closely with city governments in coordinating municipal plans into larger countywide goals and objectives.

Land Use Areas

The County seeks to support property rights for each landowner and to optimize efficiency and minimize infrastructure expenses.

- **Commercial:** Areas where businesses that buy, sell, and distribute merchandise are desired.
- **Residential:** Areas where it is desired that people live and locate their homes.

- **Industrial:** Areas where processing, generating, and manufacturing businesses are desired
- **Agricultural:** Areas where land is used to cultivate soil, produce crops, and raise livestock

Comprehensive Plan Goals

- **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 principles that, when followed, will achieve a goal.
- **RATIONALE** statements are expressions of intent and reason.

The Comprehensive Plan is legally intended to be a guide for governmental bodies, not a law that must be adhered to in the most stringent sense. However, State law requires that zoning “...*be in accordance with the adopted comprehensive plan...*”

The Plan therefore becomes binding to an extent, although revisions can be made in accordance with the *Idaho Local Land Use Planning Act*.

The Land Use Map of the Plan and the relevant text should be referred to for each issue. Although the Land Use Map designates the basic type of land use to be permitted in an area, the text will give further information regarding densities intended for the types of land use, ideal extent of particular zones, and other information that cannot be shown on the map.

The Plan may be amended as needed. Factors that necessitate changes to the Plan are growth, changing conditions, and various decisions made by the County over time.

When considering an amendment to the Plan, decision-makers should ask themselves:

“Have conditions changed so that the Plan does not reflect the County’s preferred development patterns or its current goals?”

If this question cannot be answered affirmatively, any amendment should be considered with caution.

All interested residents are encouraged to recommend potential amendments to this Plan at any time. All requests will be carefully considered and citizen input and participation in the process is encouraged.

The Comprehensive Plan is meant to be a consensus-building document where the values and visions of our residents are communicated to those that do not understand the history or context of life in Jefferson County.

The Jefferson County Comprehensive Plan will facilitate enhanced collaboration between municipal planning and zoning commissions to ensure broad based input and support while working together towards our County’s future.

Vision & Goals

Components

As required by the Local Land Use Planning Act, the Plan includes provisions from analysis and discussion of information, data and trends pertaining to the following components:

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

Chapter 3: Trends, Conditions, and Needs

Overview

There are several major trends currently being observed in Jefferson County. Some of these are anticipated to be planning issues for many years to come while others will be resolved through markets responding to supply and demand economics.

Population Trends and In-Migration

Currently there is a large in-migration in Jefferson County. There are large numbers of people moving into the county from many different directions. This is having the net effect of rapidly diversifying the population, having many ethnic groups represented.

There is a large population of government workers located in the county due to its proximity to the Idaho National Laboratory (INL) site. As of 2018 the population of Jefferson County was 29,439. Current population data and trends after the adoption of this document can be found at the Idaho Department of Labor Workforce Trends.

According to a study conducted by Brigham Young University– Idaho, the area around Rigby has seen over 70% growth in the last 10 years. The western portion of the county has remained stable with an aging population.

Between 2008 and 2018, the County was the second fastest growing county in the State of Idaho according to the Idaho Department of Labor.

Housing Trends

New housing has primarily occurred in rural residential developments with limited multi-family and planned unit developments, and manufactured housing in areas of city impact. Housing has become an issue in some parts of the County as the availability of affordable housing has been limited. There is major concern with the aggressive growth of rural subdivisions, as it is unknown what their immediate and long-term effects will be on county infrastructure and natural resources. Utilization of community and municipal infrastructure systems is preferred to individual utility systems. The dramatic population growth around the City of Rigby area has had some adverse effects, that have recently been addressed in the recently adopted area of impact agreement (2019). This should facilitate better proactive planning and growth in this area. As of 2020 Jefferson County is in the process of updating all of the area of city impact agreements with the cities in the county.

Transportation Trends

Transportation issues have become more of a concern to residents in Jefferson County in recent years. Major concerns include road width and congestion in certain areas due to increased traffic. Subdivision access onto County roads is also a growing concern with respect to safety at these intersections.

Trends, Conditions, & Needs

Control of residential and subdivision accesses has become more of a safety issue as more subdivisions are developed away from established municipal boundaries.

Careful review of traffic patterns and usage must be addressed. Decisions on road widths, stop signs, and traffic lights will need to be studied as growth continues. The Comprehensive Plan and new development will utilize the ongoing traffic and impact studies of the County, the Idaho Transportation Department, surrounding counties or other plans that are available to assist in planning for future growth.

Seniors

The County is following the national trend of an increase in older population. Access to services for an aging population and ensuring that issues important to seniors will become an ever more important part of defining the County's needs.

The County has excellent resources for seniors. Several communities within the County have senior citizen centers and accompanying programs. Accessibility for those with disabilities is an important part of transitioning aging facilities into complete compliance with associated statutes and ordinances.

Agricultural Trends and Issues

The County is an agricultural county with the farm and ranch economy being the major economic engine. In 2018 the county was the 9th largest agricultural producer among Idaho counties according to the United States Department of Agricultural 2018 Annual Statistical Bulletin.

There is a strong desire within Jefferson County to preserve the agricultural uses that have historically been a part of life in the region. It is important that the county continues to support the right to farm. In planning we must ensure our basic agriculture is not harmed. Decisions related to the Comprehensive Plan should support farming and agricultural goals.

Another important issue in the County is the recreational reuse of gravel mining facilities. Funding for restoration of these gravel mines will be part of the permitting process to keep Jefferson County from having a blighted pock marked appearance. Reuse of these facilities has been shown to be possible and their reclamation should be promoted.

Trends in Water Use and Management

The County has an abundance of water resources. The South Fork of the Snake River traverses the County and as a result, large amounts of acreage have been developed into irrigated parcels. The County has some of Idaho's earliest water claims and the impact of water on the County is immeasurable. Current water issues, including the adjudication thereof, have the potential to affect the future of all County residents.

The County is an aquifer recharge area. Traditional methods of recharge are being threatened as flood irrigation is replaced by sprinkler irrigation. However, the state has made major headway into recharging the aquifer via the state recharge program. The County plays an important part in these recharge efforts and the county role in the recharge effort must be considered in future development. Water rights will affect the future of the County's economy. Concerns over endangered species will continue to dominate water issues in the County and the State of Idaho. It is the goal of the County to preserve the priceless natural resource of water to the benefit of all users.

Surrounding Counties

The County realizes that we are located in the middle of a regional economy. What affects sister counties will also have an impact on our residents. Although the County has several sister counties, Bonneville and Madison counties will have the most direct impact upon the way of life in the foreseeable future. Enhanced transportation and communication access have leveled playing fields in many industries and have tied our economy into a larger whole.

US Highway 20 Corridor Design Standards

Many of Jefferson County's residents would like to see a pleasing presentation as they travel along US Highway 20. The County is determined to implement design standards for the corridor to ensure that industrial and commercial uses adjacent to the road will not be a scenic blight on the County.

Construction of interchanges in the County will increase access to and awareness of Jefferson County. The County's goal is to encourage development of a pleasant and welcoming presentation as people access the County. The County will work with the Idaho Transportation Department in implementing the forthcoming transportation plan. According to the Idaho Transportation Department, US Highway 20 is averaging currently about 20,000+ vehicles per day, and in the summer months this can exceed 30,000 vehicles per day using the highway.

Chapter 4: Protection of Property Rights

Overview

The preservation of property rights is vital to the proper enjoyment, growth, and development of Jefferson County. The regulation of land use should balance the landowner's Constitutional and statutory rights with the need to maintain and improve the health, safety, and welfare of Jefferson County. The guidance contained in the applicable version of the Idaho Regulatory Takings Act Guidelines should be followed when drafting, passing, implementing, or enforcing land use regulations.

Goals

- Goal 4-1:** Ensure that County land use actions, decisions, and regulations will not cause an unconstitutional physical occupation or invasion of private property.
- Goal 4-2:** Ensure that County land use actions, decisions, and regulations do not unconstitutionally or, otherwise illegally, eliminate or reduce the economic value of the property.
- Goal 4-3:** Ensure that County land use actions, decisions, and regulations reflect the County's responsibility to protect public health, safety, and welfare.
- Goal 4-4:** Ensure that County land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right or impose an impermissible limitation on the use of the property, while conforming to the ordinances and codes of Jefferson County and the State of Idaho.

Chapter 5: Population and Demographics

Overview

To create a vision of how to upgrade, maintain, and expand county public services to meet the demands and needs of existing and future residents of Jefferson County.

Demographics

Jefferson County enjoys a rich cultural and ethnic diversity in its population. It is recognized that the County's population is increasing at an accelerated rate receiving residents from all over the United States. Because of the unique qualities of life provided for in the County, it can be expected that the population will continue to increase throughout the foreseeable future. According to a study conducted by Brigham Young University-Idaho in 2019, the County does not foresee growth rates to continue at the same rate as experienced in the last five years, but can continue to see a higher than state average for growth.

Goals

Goal 5-1: Work with Federal and State agencies to estimate population trends and project and fund future public service needs, capacities, and locations.

Policies

Policy 5-1: Encourage future high-density population to locate within incorporated cities and/or areas of city impact.

Policy 5-2: Protect agricultural land from non-agricultural land development as much as is possible.

Chapter 6: School Facilities and Transport

Goals

- Goal 6-1:** Encourage the location of schools that will support integration with current and future public services including but not limited to water, sewer, transportation, power, fiber optics, broadband, law enforcement, and emergency services.
- Goal 6-2:** Plan and coordinate with County School Boards to facilitate the location of public schools to effectively utilize existing infrastructure and promote timely, safe, transportation of students to school facilities.
- Goal 6-3:** The county will plan in conjunction with school districts in Jefferson County, to locate schools and expansion near the population centers to alleviate traffic congestion and support shorter bus routes.

Policies

- Policy 6-1:** Encourage coordination between school districts and the County Planning and Zoning.
- Policy 6-2:** Encourage multiple use of school facilities as allowed in district policies.
- Policy 6-3:** Encourage development of land, transportation systems, and other public services that integrate with, and support the school district's mission to provide quality education in a safe environment while adding value to the community.
- Education is a key element of communities economically, socially, and demographically.
 - Planning and zoning policies should take into account the district's ability to support an attractive community center of activity.
 - New school construction should consider transportation issues for students, staff, and the public including pedestrian, bicycle, and automobile.
- Policy 6-4:** Promote a communication process to coordinate planning and land use decisions between county and school leaders.
- Policy 6-5:** Maintain ongoing coordination between the county and local school districts and other educational institutions.
- Policy 6-6:** Encourage carpooling and mass transit use when available.

Jefferson County Public Schools

Jefferson County is served by three school districts. Geographically they are located from east to west as follows: Ririe School District #252, Jefferson Joint School District #251, and West Jefferson School District #253.

Ririe School District #252

Ririe district is a 2A classification district with a 2018 total enrollment of 723 students K-12. Ririe has a Jr/Sr High School that serves 361 students and an elementary school that serves 362 students. All of the schools are located in or adjacent to the city of Ririe.

Jefferson School District #251

Jefferson School District is a 5A classification (the largest classification in Idaho) with a 2018 total enrollment of 6,162 students K-12. Jefferson has two high schools. Rigby High serves 1606 students and Jefferson High serves 55 students. One middle school serves 1477 students, and six elementary schools that combined serve 3,024 students. Jefferson serves the city of Rigby as well as the communities of Menan and Roberts.

West Jefferson School District #253

West Jefferson District is a 2A classification district, with a 2018 total enrollment of 598 students. West Jefferson has one high school which serves 212 students, one Jr high which serves 141 students, and two elementary schools serving 245 student combined. The high school, Jr high, and one elementary are located in Terreton with one elementary school in Hamer. West Jefferson serves the communities of Hamer, Montevieu, Mud Lake, and Terreton.

Chapter 7: Economic Development

Goals

- Goal 7-1:** Plan for community and infrastructure design that supports economic development to maximize opportunities for local production and purchasing of goods and services by residents, and visitors of the County.
- Goal 7-2:** Encourage industrial and commercial expansion to provide an environment that will promote capital investment and support proactive growth and development.
- Goal 7-3:** Incorporate agricultural, manufacturing, home based businesses and high tech industries into the planning process, community design, and transportation planning.
- Goal 7-4:** Promote the county as a desirable option for new businesses and industry in order to encourage the creation of new jobs for the citizens of the county to develop an atmosphere that will increase industry and business growth and bring higher paying jobs with benefits for employees.

Policies

Development of all new industrial/commercial land uses should connect to municipal services such as sewer and water where such services are reasonably accessible. The County and municipalities are encouraged to work together with other regulatory agencies to support such development.

- Policy 7-1:** Ensure that development meets the standards of applicable regulatory agencies.
- Policy 7-2:** Develop plans to encourage the location of high infrastructure-impact business and industry to locate where city water and sewer systems are available and/or feasible.
- Policy 7-3:** Plan for commercial and industrial development surrounding transportation corridors.
- Policy 7-4:** Work with economic development agencies in the development of comprehensive plans and maps to promote the manufacture and production of new and existing products and services.

Chapter 8: Land Use

Goals

- Goal 8-1:** Encourage growth and development in an orderly fashion, while minimizing adverse impacts on differing land uses, public health, safety, infrastructure and services.
- Goal 8-2:** Avoid the creation of incompatible land uses.
- Goal 8-3:** Provide appropriately located residential areas with an adequate variety of dwelling types and density ranges as needed to meet demand.
- Goal 8-4:** Encourage livability, creativity, and excellence in the design of all future residential developments as well as to preserve the natural beauty and ecology of the County.
- Goal 8-5:** Encourage development which provides the most favorable conditions for future availability of community services.
- Goal 8-6:** Consider adjacent county land uses during county line land use development.
- Goal 8-7:** Compatible use to avoid conflicts between existing land owners and new development .

Policies

- Policy 8-1:** Concentrate development of rural areas currently being served by roads and other public services.
- Policy 8-2:** Land development should focus higher population densities within city impact areas where existing community services may be more readily available.
- Policy 8-3:** Development and its resulting land use should be calculated to achieve the most desirable, effective, and lasting compatible relationship between people and land.
- Policy 8-4:** Developments of all types should be arranged to provide an adequate, but not excessive, amount of land for each use.
- Policy 8-5:** Development should be located to provide suitable and adaptive use of the land.
- Policy 8-6:** The intensity and type of land use should be related to, and limited by, the capability to provide adequate services to the area. (e.g. water and sewer)
- Policy 8-7:** Encourage land use development which does not have a negative impact on current or surrounding uses, with a goal to have a positive impact on the quality of the environment.

Policy 8-9: Promotion of compatible uses of floodplain areas, such as for agriculture, open space or recreation, is encouraged.

Policy 8-10: Development of high-noise level , or industrial user installations in or near residential areas is discouraged.

Policy 8-11: Development of adequate water, sanitary sewer and storm drainage facilities, which protect existing and future land uses, is encouraged.

Agricultural Land Use Policies

Preservation of historical and customary agricultural and range use is of great importance to the residents of Jefferson County. Maintaining viable tracts of agricultural and range land is a high priority for the County.

Policy 8-12: Agricultural lands in Jefferson County should be protected from encroachment of non-agricultural uses.

Policy 8-13: Encourage County support in local agriculture development efforts as a means of increasing economic benefits and influencing the maintenance of proper environmental conditions in the County.

Policy 8-14: Consider confined animal feeding operations (CAFOs) in areas where they individually and cumulatively present minimal threat of pollution to air, surface water, and/or groundwater.

Canals and Surrounding Land Use

Policy 8-15: Due to the varied nature of the canal companies and the extreme variation between different canal types, it is the intent of the County to have proposed development coordinate developments directly with adjacent canal companies, with regards to setback and other requirements. Reasonable setbacks should be negotiated by a developer in consultation with the local canal company that supports the companies interest in maintaining unobstructed maintenance access and the protection of property. Access should be mutually negotiated by the developers and canal companies.

Transitional Agricultural Land Uses

The Transitional/Agricultural land use is created to provide a transition between those areas in the County that are strictly agricultural and those areas that may be suitable for other types of development.

Policy 8-16: No lot will be developed without proper access to a public street or road (either directly, or by use of a private road meeting County standards for ingress and egress and emergency response). Should such public or private street or road not be paved or improved, it shall be the responsibility of the property owner whose property is being developed to improve the street or road to County standards.

Policy 8-17: All developments shall meet the minimum health and safety regulations set by Eastern Idaho Public Health and other appropriate regulatory agencies.

Land Use

Mineral Exploration and Extraction

- Policy 8-18:** Allow mineral exploration only in areas where potential extraction will be compatible with existing or planned land uses and which will not be detrimental to the environmental characteristics of the area.
- Policy 8-19:** Detailed site and operations plans shall be approved by the County prior before authorizing extraction activities.
- Policy 8-20:** Minimum operating standards shall be established for all mineral extraction activities allowed in Jefferson County.
- Policy 8-21:** Site reclamation/recovery requirements shall be established for all mineral extraction activities.

Preservation Policies

- Policy 8-22:** Homesteads should be identified and efforts undertaken to preserve structures and artifacts having unique features of historical value.
- Policy 8-23:** Historic trails, roads, and railroads that served as the arteries of life should be identified and efforts made to preserve and restore as much as is possible.
- Policy 8-24:** The Snake River and Dry Bed of the Snake River were critical to early development of the County and should have various sections and sites identified and preserved which would illustrate the history of this important natural resource.
- Policy 8-25:** Preservation of the floodplain and other natural features of the County should be undertaken through planning, development controls, and specific activities for future open space usage in conjunction with FEMA and the State of Idaho.
- Policy 8-26:** Native American campgrounds should be identified and efforts undertaken to obtain state assistance and landowner cooperation for preservation of the most significant campsites in Jefferson County.

Housing and Residential Land Use Policies

- Policy 8-27:** Residential areas should be considered as a “neighborhood or community unit” for the purpose of providing suitable and appropriate dwelling units, religious institutions, open space-recreation areas, educational facilities, transportation facilities, and other public services.
- Policy 8-28:** The residential “neighborhood or community” should be oriented towards pedestrian access. Street systems should be designed to discourage rapid or through vehicle traffic travel.
- Policy 8-29:** Higher-density residential development and other uses which may serve an area larger than the “neighborhood or community” should be located near the outer edge of communities with good access to the major road systems.

Land Use

Policy 8-30: Development of housing types in affordable cost ranges to meet the variety of housing needs for the County should be encouraged.

Policy 8-31: Lots in the new residential areas which are adjacent to arterial, collector or section line roads should be platted to improve such roads, with future vehicular access from minor collector residential streets only.

Policy 8-32: Developments which offer protection from noise and congestion should be encouraged.

Policy 8-33: Builders shall be required to adapt development designs to existing site physical conditions and to correct site deficiencies before, during, and after construction.

Policy 8-34: Landscaping, erosion control, and flood hazard considerations should be fully provided for by builders in residential developments.

Policy 8-35: Residential piecemeal urban fringe developments, or “metes and bounds” subdivisions which lead to urban sprawl should be discouraged in the County.

Commercial Land Use Policies

Commercial land use development in the County has traditionally been located along state highways and in municipalities, to primarily serve travelers throughout the area, and to serve consumer needs of the residents, including serve agricultural needs. It is the desire of the residents of the County to continue such land uses adjacent to highway corridors, but also to cluster these endeavors throughout the County to avoid “strip” commercial type developments from occurring and to encourage further commercial development within the city limits.

Policy 8-36: Commercial development which is compatible with and will enhance the operation of, “neighborhood or community” centers is encouraged.

Policy 8-37: General commercial activities are developed within unified groupings of compatible commercial uses whenever possible.

Policy 8-38: Re-use and re-development of existing commercially developed areas must address correction of access, parking, congestion, design, and signage problems through the planned use of unified groupings, common facilities, and/or limited access points onto adjacent roads.

Policy 8-39: Strip commercial development is limited to existing highway oriented areas with special consideration given to re-development efforts which stress unified grouping and common facilities.

Policy 8-40: Spot zoning of individual lots for commercial purposes within residential neighborhoods is discouraged, unless residential compatibility can be proven.

Policy 8-41: The provision of adequate off-street parking and traffic circulation in commercial areas is required.

Policy 8-42: Commercial land use areas are buffered from other uses by landscaping screening or buffering/berming and/or decorative fencing to improve compatibility with adjacent uses and catch or restrict blowing debris.

Industrial Land Use Objectives

Policy 8-43: To encourage industrial development in appropriate areas of the County.

Policy 8-44: Aesthetically pleasing standards, dealing with off street parking, landscaping, buffering from surrounding uses, streets and utilities must be engineered into each commercial development.

Policy 8-45: Encourage environmentally safe industrial development that is not offensive to surrounding uses or to the community as a whole.

Policy 8-46: Commercial development must take into account transportation systems, including ingress and egress into public streets, resulting traffic patterns, and their impact based upon the anticipated industrial use.

Industrial Land Use Policies

It is the policy of the County to allow for, and to encourage development of appropriate industrial zones. The County encourages recruitment of clean industries that will compliment support of agricultural, tourist and residential populations and activities.

Industrial use shall include light and heavy industries, small manufacturing plants, processing plants, and other related business. Public and semi-public facilities compatible with surrounding uses shall be allowed and encouraged.

No industrial lot shall be developed without proper access to a public street or road. Should such street or road not be improved, it should be the responsibility of the property owner, of the property being developed, to improve the street or road to County standards.

Off-street parking appropriate to the industrial use shall be required. Access to major County roads should be limited.

The County will encourage the grouping of industrial uses in land developed as an industrial park.

Policy 8-47: Industrial uses shall be located in areas where problems of noise, odor, dust, and glare will have minimal impact upon adjacent properties. Buffering should be applied where applicable.

Policy 8-48: Industrial uses shall provide parking areas, access, and traffic circulation with adequate paving and landscaping to prevent congestion problems or the creation of a nuisance due to blowing dust, etc.

Policy 8-49: Industrial sites should be planned and located adjacent to collector or arterial roads and other modes of transportation may be needed.

Policy 8-50: Land uses for industrial activities should be discouraged from locating in areas where transportation networks are inadequate or when site conditions are marginal.

Policy 8-51: Industrial development should be prohibited in, or adjacent to, residential areas, or when non-conforming to other existing uses in the area.

Policy 8-52: Industrial development nodes for storing, handling, or processing of agricultural and commercial products should be strategically located utilizing existing transportation infrastructure.

Policy 8-53: The majority of industrial uses shall be located within areas of city impact where city services are more likely to be available.

Other Land Uses

The County shall establish special land use categories to address unique characteristics of the land or environment. This shall include identifying public lands, floodplain areas, and areas of critical concern such as historical sites, geographic features, wildlife areas, and natural resource areas. These are discussed more fully in the natural resources, hazardous areas, and significant sites elements of the Plan.

Existing Uses

It is recognized that certain uses have existed prior to the establishment of current land use requirements. Such uses are pre-existing and shall be allowed to continue unless the use has been abandoned, changed, modified, or conflicts with valid and applicable State or County law. Pre-existing non-conforming uses are intended to transition and be adjusted to conforming uses and development whenever possible.

Chapter 9: Natural Resources

Goals

- Goal 9-1:** Encourage the preservation of agricultural land, wildlife, clean water and air, and native vegetation for use by future generations.
- Goal 9-2:** Develop natural resources according to local priorities without creating environmental damage.
- Goal 9-3:** Conserve wildlife habitat and water resources when able.
- Goal 9-4:** Protect the aquifer against development and activities that could harm the aquifer system.
- Goal 9-5:** Enhance and preserve river corridors.
- Goal 9-6:** Encourage the efficient and sustainable use of available water resources

Policies

- Policy 9-1:** Discourage the subdivision development of agricultural land outside of areas of city impact.
- Policy 9-2:** Examples of natural resources include but are not limited to: the Snake River, Dry Bed of the Snake River, Market Lake Wildlife Refuge, BLM rangeland, and National Forest lands, etc.
- Policy 9-3:** Gravel mining operations should be located to avoid contamination of the river channel or other natural resources. Aesthetic consideration should be a factor to consider with the placement of gravel pits.
- Policy 9-4:** Encourage measures to provide for future use of an excavated mining sites.
- Policy 9-5:** Encourage mineral extraction site design and operation so as to minimize noise, dust, and increased traffic as much as possible.
- Policy 9-6:** In deciding whether to approve a mineral extraction request, consideration should be given, but not limited to, the following impacts: economic value of the ground, access to the ground, compatibility with surroundings, noise, traffic, visual aesthetics, flooding, and potential contamination to ground water and air.
- Policy 9-7:** Preserve natural habitat by careful zoning control in areas adjacent to habitat.
- Policy 9-8:** Control industrial and commercial land uses adjacent to sensitive areas.
- Policy 9-9:** Recognize the importance of the surface water and groundwater resources of the County in accordance with Article XV, Section 3 of the Idaho Constitution.

Policy 9-11: Recognize the need to protect and preserve existing water rights and encourage the preservation of existing water right use.

Policy 9-12: Encourage cooperation in the development and implementation of local and regional efforts to maintain and improve air quality.

Policy 9-13: Encourage applicants to utilize technology and best management practices to address air quality.

Policy 9-14: Encourage maintenance of air quality when authorizing development activities. Consider land use and transportation issues as important factors in reducing air pollution.

Rivers and Other Waters

The annual average precipitation in the Mud Lake area is 7.38 inches and in Rigby it is 11.03 inches. Approximately 40% of this precipitation occurs in the form of snow between the months of October and April.

The Snake River enters near Heise and forms the northern boundary for the southeastern tip of Jefferson County between Heise and a point near the Menan Buttes. The portion of the County which is directly a tributary to the Snake River is relatively small. This area is nearly all irrigated farmland relying on major diversions near Heise and near the Menan Buttes.

The Snake River diversions average nearly 2 million acre-feet of water per year, but a considerable part of this water is used in Bonneville County.

Mud Lake, in central Jefferson County, is a terminal lake perched over the Snake River Plane aquifer. Camas Creek and its tributary, Beaver Creek, are the only source of significant surface inflow to Mud Lake. Mud Lake is a diked body of water which is used as a storage reservoir.

High water table problems occur annually during the irrigation season on the alluvial fan of the Snake River near the cities of Rigby and Ririe. Problems such as water in basements and potato cellars or flooded fields and corrals are prevalent.

The area lying east and south of the Snake River is irrigated by water diverted from the Snake River. The Great Feeder head gates, located east of Ririe, are the main diversion of irrigation water from the Snake River. The Great Feeder bisects the area from the east to the west with approximately 17,000 acres of irrigated land lying between the Great Feeder Canal and the Snake River.

The Great Feeder Canal is an old floodwater channel which has been converted as a carrier for irrigation water. The entire area, both to the north and south of the Great Feeder Canal, is underlain with deep deposits of coarse river gravel material.

Surface soils range from sandy and rocky soils in the east to a heavy clay loam soil in the western area adjacent to the river. Some of the soil in the upstream end of the area is so sandy and rocky that the land is considered marginal farmland.

The underground water in the region between the Great Feeder and the Snake River to the north moves parallel to both water bodies. Underground water south of the Great Feeder moves west. Rather large quantities of water are required to irrigate the lands in this area because of the porous nature of the soils and sub-soils.

Canal losses are heavy and water percolates rapidly into the gravel sub-soils as it flows across the lands. Records of this area indicate that water use per season ranges from 7 to 13 acre-feet per acre.

The Mud Lake area extending from Hamer to Montevue is largely dependent upon an underground source of water from the Egin Beach area in Fremont and Madison Counties.

The Mud Lake area is a natural depression in the lava fields which has been filled by ancient lakebed materials that include a great amount of clay. The present lake occupies a shadow depression near the north edge of the loam soil which is quite fertile.

Because of its low permeability, the ancient lakebed maintains a perched water table and acts as a collecting basin for both surface and ground waters originating in the Centennial Mountains north of Mud Lake. The lake contributes to the ground water supply in the area despite Camas Creek being the only surface stream that flows directly into the lake.

Approximately one-fourth of the Mud Lake, Hamer, and Montevue area is irrigated from the lake while the other three-fourths are irrigated from water developed from deep and shallow wells. Part of the land is irrigated from flood methods and part by overhead sprinkler systems.

The water used per season ranges from 1 to 5 acre-feet per acre. The canal system in the area averages 3 acre-feet per acre. The water table for the different areas in the County is variable.

In the Ririe area at the east end of the County, the water level is about 60 feet below the surface. In the Rigby area, the water table may vary from 1 to 2 feet in the summertime and 20 to 30 feet in the wintertime.

In the Roberts area, the water table is at the surface on much of the old lakebed grounds. In the area west of Roberts where deep pluming is the source of water, deep wells vary from 300 to 600 feet.

Again in the Mud Lake area, is found a great variation in the level of ground water. In and around Terreton and Hamer, the water level may rise to the surface.

In the Montevue area where the source of water is primarily deep wells, the ground level varies from 100 to 300 feet.

Water distribution is well established throughout the County but improvements are needed on all systems to improve efficiency in maintenance and reduce water loss.

In view of the relatively level condition of the farmland, water erosion is not a serious problem. Some wind erosion does occur west of Roberts and on some sandy soils in the Hamer and Mud Lake areas. This is most noticeable on new lands recently developed and planted for potatoes.

Minerals

Minerals and other resources being developed (with limited success) in Jefferson County include gold, oil, natural gas, and phosphate. However, there are no mineral resources industries in Jefferson County.

Forests

There is only a small area in eastern Jefferson County that supports timber growth. The area is about 1,000 acres in size and managed by the U.S. Forest Service.

Range

A large part of Jefferson County is rangelands (418,000 acres). A major portion of the western and the northern sections of the County are dry rangeland. Most of the rangeland is managed by the Bureau of Land Management (U.S. Department of Agriculture), Idaho Department of Lands and the U.S. Department of Energy.

Soils

Soil characteristics vary considerably throughout Jefferson County. The general soils of the area including Jefferson County within the High Country R.C. & D. are shown on the Soils Maps of the County.

The land in Jefferson County which lies east of the Snake River has an alkaline soil built up through meandering of the Snake River. Soils vary from deep sandy loams to gravel bar outcrops.

The flat land around Roberts is comprised of stratified clay, silt, and sand which is primarily of non-volcanic origin. The soils of Mud Lake have sand predominating in the Hamer area with more clay around Terreton. The lands farther away from the lake, especially in the Montevue area, are silt and clay.

The major grazing area of Jefferson County is moderately coarse to medium textured soils formed in alluvium deposits on basalt plains.

Game Animals

Jefferson County provides important habitat for deer, elk, antelope, moose, sage grouse, partridge, pheasant, geese, swans, and many species of duck and shore birds. Many of these species provide an attraction for hunting which can become a more important economic activity for the County with proper management and more promotion.

Chapter 10: Hazardous Areas

Overview

Development should take into consideration inherent and potential hazards. Planning should take steps to mitigate adverse impacts to the extent possible and minimize risks to health, safety, and property. Review of the Jefferson County All Hazards Mitigation Plan and Wildlife/ Urban Interface Fire Mitigation Plan should be considered in conjunction with development in Jefferson County.

At a minimum, planning should consider the following hazards: Natural Hazards, Seismic, Flooding, Range and Wildfire, Industrial Hazards, Underground Storage Tanks, Above ground Storage Tanks, Hazardous Chemical Storage, Air Pollution, Propane Tanks, Railroad, and Grain Silos.

Goals

Goal 10-1: Carefully consider limiting development in hazardous areas.

Goal 10-2: Plan and construct development in hazardous areas in a way that considers the natural conditions of those areas and maximizes the health and safety of the County residents while minimizing the risk of damage or loss of property.

Policies

Policy 10-1: Endeavor to limit and/ or cluster structures and developments in areas where known physical constraints or hazards exist. Such constraints or hazards include, but are not limited to, the following:

1. Flood Hazards
2. Unstable soil and/ or geologic conditions; and
3. Contaminated groundwater.
4. Wildlife Urban Interface

Policy 10-2: Support efforts to preserve and manage the floodway corridor's capacity in Jefferson County.

Policy 10-3: Objectively consider requests to place structures in floodplain areas. Enforce building requirements as regulated by FEMA.

Policy 10-4: Work with university, state and federal agencies to update knowledge of the incidences, extent and location of the following: seismic activity, flooding, aquifer contamination, and other hazards.

Hazardous Areas

- Policy 10-6:** Review and adopt building codes that regulate construction within seismic areas as appropriate and necessary.
- Policy 10-7:** Identify and monitor contamination in soils, wells, and/or the aquifer in order to eliminate or minimize harmful effects.
- Policy 10-8:** Allow development in areas suited for construction as evidenced by credible soil, geology, and hydrology investigations and reports.
- Policy 10-9:** Encourage development designed to fit the topography, soils, geology, hydrology and other conditions existing on the proposed site.
- Policy 10-10:** Encourage development designed to comply with the Jefferson County Wildland/Urban Interface Fire Mitigation Plan.

Chapter 11: Public Services, Facilities, and Utilities

Overview

The presence of adequate public facilities is vital to the future of Jefferson County. These facilities are essential to the health, safety, and welfare, as well as the social and cultural enrichment of its residents. Services and facilities of many kinds are related to the Plan.

Water, sewage, drainage, irrigation systems, schools, fire stations, electricity, solid waste disposal, telephone, and natural gas systems are typical public facilities that must be considered in coordination with land use, transportation, and other elements of the Plan.

The Plan encourages local officials and those supplying public services to meet the changing and growing needs of Jefferson County. To the extent reasonably possible, new growth should pay for the extension of public services, facilities, and utilities by utilizing impact fees, development agreements or other methods available to fund development. This contribution will help to achieve the greatest general benefit and economy for everyone that uses these vital facilities.

Goals

- Goal 11-1:** To the extent reasonably possible, new growth should pay for the extension of public services, facilities, and utilities.
- Goal 11-2:** Water and Sewer- Central water and sewage systems for non-agriculture development.
- Goal 11-3:** Health services– Encourage adequate public health services in Jefferson County.
- Goal 11-4:** Libraries- Provide public library services to all residents.
- Goal 11-5:** Solid Waste- Dispose of solid waste in the most economical and feasible way such as providing a transfer station to citizens of the county.
- Goal 11-6:** Government Management– Provide infrastructure to enable an efficient and responsive government.
- Goal 11-7:** Fire Protection– Provide infrastructure to enable protection for all residents.
- Goal 11-8:** Protection of Citizens- Provide infrastructure to enable protection for all residents.

Policies

- Policy 11-1:** Encourage design, development, location, and land size that plans for expanded services, facilities, and utilities for adequate capacities and patterns needed to meet the demand of an increasing population and to consider potential environmental impacts.
- Policy 11-2:** In areas where a subdivision or planned unit development proposes altering and/ or buying an irrigation supply or drainage ditch, maintenance of that supply and/ or drainage ditch should be the responsibility of either the landowner, developer, and/ or homeowners association created to govern the subdivision.

Public Services, Facilities, & Utilities

- Policy 11-3:** Encourage homeowners associations in subdivisions and planned unit developments to maintain common areas and roads, if not dedicated to the public.
- Policy 11-4:** Encourage the establishment of expanded water and sewer infrastructure, and wastewater treatment in areas of city impact.
- Policy 11-5:** Consider scientific and technical information from regulatory agencies, or other reputable sources in determining whether community wastewater disposal systems are appropriate outside areas of city impact.
- Policy 11-6:** Consider scientific and technical data from regulatory agencies in determining whether community water systems are appropriate outside city impact areas.
- Policy 11-7:** Encourage activities to promote the protection of groundwater and surface water.
- Policy 11-8:** Plan for the effective and efficient location of public services, facilities, and utilities supporting development.
- Policy 11-9:** Provide protection and safety to members of the community.
- Policy 11-10:** Develop transportation connections to increase access for emergency vehicles.
- Policy 11-11:** Support implementation of precautionary measures within wildfire-prone areas.
- Policy 11-12:** Provide supportive police services to county oriented public safety programs.
- Policy 11-13:** Capital improvement plans should include adequate public facilities to serve planned development within identified infill and redeveloped areas.
- Policy 11-14:** Infill of underutilized property may be encouraged through the use of innovative approaches for the provision of utilities in otherwise developed areas.
- Policy 11-15:** Document developer's business strategy.
- Policy 11-16:** Consider developing financing techniques that allocate costs required for infrastructure improvements in a fair and equitable manner.
- Policy 11-17:** Use innovative financing strategies to provide needed infrastructure for projected growth.
- Policy 11-18:** Where reasonable and feasible within the areas of city impact, encourage new development to have a central sewage collection system meeting city standards that can be connected in an orderly manner to city collection and treatment systems in the future.
- Policy 11-19:** Protect areas within and surrounding the municipalities from wildfire.
- Policy 11-20:** In the city impact areas, ensure that individual onsite sewage disposal systems provide protection from subsurface aquifer contamination or surface seepage and encourage the installation of dry sewer lines for future connections to municipal systems.

Public Services, Facilities, & Utilities

- Policy 11-21:** Encourage infill development within existing fire service boundaries.
- Policy 11-22:** Assist the Jefferson County fire districts to ensure adequate facilities and staffing exists to provide proactive emergency responses throughout Jefferson County.
- Policy 11-23:** Develop and implement policies to safeguard and conserve the supply of potable water to meet the needs of current and future County residents.
- Policy 11-24:** Investigate issues surrounding groundwater contamination and develop prevention plans and policies.
- Policy 11-25:** Require developers to meet or exceed current or future DEQ, EPA, Eastern Idaho Public Health and other regulatory agency policies.
- Policy 11-26:** Encourage clustering and preservation of natural drainages in areas with steep slopes.
- Policy 11-27:** Protect life and property in Jefferson County by providing fire, rescue, and emergency medical services.

Chapter 12: Transportation Plan

Overview

The transportation system in Jefferson County includes a network of state highways, county roads, city streets, railroads and airports. In order to serve the growth areas of the County, a number of the existing state highway and county road facilities will need to be upgraded to serve the needs of these areas for collector and arterial facilities as shown in the Jefferson County Transportation Plan. Problem areas have been identified and need to be mitigated.

In addition to the State and Interstate Highway Network, the county road system serves the needs of residents and travelers in Jefferson County.

Goals

- Goal 12-1:** Roadway continuity, access management and inter-agency cooperation for free movement about the county.
- Goal 12-2:** Encourage governing agencies to analyze, and where practical to reduce traffic congestion on county roads, by encouraging additional interchanges at major east-west arterial roads with stop lights, improving public transportation, and provide better transportation connectivity to cities and county arterials

Policies

- Policy 12-1:** Encourage multi-modal transportation systems for the efficient and expeditious movement of people, goods, and services within Jefferson County that is compatible with adjoining counties.
- Policy 12-2:** Encourage carpooling and mass transit use when available and park and ride lots near US-20 and I-15.
- Policy 12-3:** Encourage design, development, location, and land size that plans for expanded services, facilities, and utilities for adequate capacities and patterns needed to meet the demand.
- Policy 12-4:** Use access guidelines for new development and redevelopment on arterial and collector streets.
- Policy 12-5:** Continue protection of future rights-of-way with building setback standards along the network of roads.
- Policy 12-6:** When possible, encourage facilities for bicycles and pedestrian paths to decrease automobile use.

Policy 12-7: Encourage mixed-use development which locates commercial services and areas of employment within walking or biking distance from residences.

Policy 12-8: Encourage development of parking lots near recreation sites.

Policy 12-9: Discourage residential development near US-20 and state highways.

Policy 12-10: Allow responsible development of new roads as necessary to accommodate new development and growth.

Chapter 13: Parks & Recreation

Overview

Adequate amounts of appropriately located recreation facilities and permanently committed open spaces are becoming increasingly necessary and important as the County develops. The usage of parks and recreation areas in the County will become more intense as fuel costs rise and access to areas within the outlying open spaces in the National Forest become more saturated.

Recreation areas should be considered as part of a system, not as unrelated areas. Each portion of the system plays a definite role in the entire plan.

Recreational facilities in the County should be a part of this system and be varied and unique as each plays an important role in meeting the needs of our residents.

Goals

- Goal 13-1:** Encourage the preservation of recreational, historical, archeological, and architectural landmark areas of the County for the beneficial use of future generations.
- Goal 13-2:** Encourage promotion and coordination of the development of the recreational opportunities and facilities.
- Goal 13-3:** Encourage the community participation in future planning and selection of parks and recreation facilities, when available.

Policies

- Policy 13-1:** Encourage the expansion of existing recreational areas and a variety of new outdoor public recreation opportunities and activities.
- Policy 13-2:** Encourage parks, greenbelts, and walking paths. Coordinate with trails of Madison County to complete links to larger trail systems.
- Policy 13-3:** Consider the Snake River and adjacent wetlands to be special public access areas of the County.
- Policy 13-4:** Encourage the development of additional public controlled accesses to the Snake River.
- Policy 13-5:** Encourage preservation of historical sites and architectural landmarks and their functions.
- Policy 13-6:** Provide standards for size and location of parks and recreational facilities including requirements for acceptance of land for use as community and neighborhood parks.

Policy 13-7: Protect, conserve, enhance, and maintain the natural, scenic, historic, economic, and recreational qualities of lands along the Snake River.

Policy 13-8: Increase and maintain public access to, and along, the Snake River to create recreational opportunities and provide connections to other transportation corridors.

Policy 13-9: Secure and maintain access to the public lands located in or around the County.

Policy 13-10: Coordinate trail and trail head development with the Bureau of Land Management and the United States Forest Service to provide connections to local trails.

Policy 13-11: Develop a trail and walk path master plan for adoption. Coordinate with transportation master plan and tie to parks and recreation area.

Policy 13-12: The natural areas of tree growth along the river and its tributaries should be preserved as natural greenbelts.

Chapter 14: Special Areas and Sites

Overview

The County has three refuge areas: (a) the Camas Wildlife Refuge west of Hamer, (b) the Market Lake Wildlife Refuge northwest of Roberts, and (c) Mud Lake Wildlife Refuge north of Mud Lake.

There are areas reputed to be Native American campgrounds which should be investigated to determine the location of any such areas for preservation. The location of original homesteads should be undertaken to preserve some of the pioneer heritage of Jefferson County.

Goals

Goal 14-1: Work with designated agencies to protect and enhance wildlife refuge areas.

Goal 14-2: Assist Native American campgrounds, when appropriate.

Goal 14-3: Assist to identify historically significant buildings, homesteads, railroad crossings, trails, roads, *etc.* for preservation.

Policies

Policy 14-1: Support, and preserve historic buildings, structures, districts, and significant ecological and archeological features.

Policy 14-2: Create and maintain an inventory of historic, architectural, archaeological, ecological, and scenic areas and sites within the County.

Policy 14-3: Use Historic Overlay zones, local designation status, and other protective measures to guide and/ or regulate the use or modification of significant historic areas in the community.

Policy 14-4: Encourage the rehabilitation of historic or architecturally significant structures for continued use or appropriate adaptive reuse.

Policy 14-5: Integrate preservation and protection efforts for special sites into the County's land use, community design, housing, recreation, and transportation policies.

Policy 14-6: Revise or add codes and ordinances when necessary to encourage preservation or rehabilitation efforts.

Policy 14-7: Try to protect newly discovered or designated archaeological sites until appropriate measures can be taken to document and/ or preserve them.

Chapter 15: Housing Analysis

Overview

Housing within the County is as varied as the population that has chosen to live here. The challenge of the County is to fairly approach land use applications in a manner that is fair and equitable to all residents of the County.

The majority of the homes in the County used individual water and sewer system to handle their culinary water and sanitary needs.

Goals

Goal 15-1: Encourage an adequate number of affordable housing units.

Goal 15-2: Identify and preserve historically significant buildings, homesteads, trails, and roads.

Goal 15-3: Provide updates to county ordinances when needed to insure development is done in an orderly, responsible and proactive manner, with specific consideration of public services, infrastructure, and utilities.

Policies

Policy 15-1: Encourage opportunities for a diversity of housing choices.

Policy 15-2: Encourage development of high-quality housing that is safe, sanitary, attractive, and affordable.

Policy 15-3: Encourage the development of housing for those with special needs.

Policy 15-4: Allow accessory dwellings in appropriate areas throughout the County, subject to design standards, to utilize additional housing opportunities.

Policy 15-5: Encourage multi-family housing development in areas of city impact or where central water and sewer can be extended.

Policy 15-6: Encourage medium and high residential densities in areas where infill and redevelopment are encouraged.

Policy 15-7: Encourage the restoration and improvement of homes in historic neighborhoods and homesteads.

Policy 15-8: Support home ownership opportunities.

Policy 15-9: Direct land zoning to support subdivision expansion into designated areas of city impact.

Policy 15-10: Encourage clustered development throughout the County.

Chapter 16: Community Design

Overview

It is the mission of the County to guide private and public development toward the creation of a well-ordered and aesthetically pleasing community.

Goals

Goal 16-1: Evaluate development proposals in terms of size, scope, and related community impacts.

Goal 16-2: Encourage trail and pathway systems to enhance the recreational opportunities for county residents.

Goal 16-3: Encourage innovation and excellence in design for development.

Goal 16-4: Minimize adverse affects of light and noise pollution within the County.

Policies

Policy 16-1: Consider community design features that promote the health, safety, and welfare efforts of the residents of the County. Encourage higher density development in established areas of city impact.

Policy 16-2: Encourage development of self-sustaining communities that maintain the rural lifestyle and quality of life of the County.

Policy 16-3: Encourage development design that optimizes topography and promotes conservation of natural resources and agricultural land.

Policy 16-4: Encourage innovation and excellence in design for all developments.

Policy 16-5: Encourage each development to address concerns regarding roads, lighting, drainage, storm water runoff, landscaping, re-vegetation of disturbed areas, underground utilities, and weed control.

Policy 16-6: Encourage attractive infill development that is compatible with or improves the quality of established neighborhoods.

Policy 16-7: Encourage beautification along transportation corridors entering and exiting Jefferson County.

Policy 16-8: Discourage residential uses impacted by airports and carefully consider such uses near airstrips, runways and low flight routes.

Policy 16-9: Encourage pressurized irrigation systems using non-potable water where possible.

Community Design

- Policy 16-10:** Improve the physical, scenic and aesthetic image of the County.
- Policy 16-11:** Encourage beautification efforts and standards for design, property maintenance, and landscaping.
- Policy 16-12:** Incorporate appropriate development standards and design regulations into zoning and subdivision regulations.
- Policy 16-13:** Address developed areas that will require upgraded transportation and utility capabilities.
- Policy 16-14:** Encourage buffer areas and open spaces between residential and other districts to promote compatibility between uses.
- Policy 16-15:** Upgrade and maintain public spaces and facilities to improve community image.
- Policy 16-16:** Consider encouraging the development and use of private neighborhood covenants.
- Policy 16-17:** Maintain, improve and expand the system of open spaces in the form of squares, greens, parks and greenways.
- Policy 16-18:** Foster recognition, rehabilitation and preservation of historic sites and districts.
- Policy 16-19:** Improve the physical image of county owned facilities.
- Policy 16-20:** Develop transportation designs that abate and reduce transportation noise.
- Policy 16-21:** Size, height, colors and illumination of signs should be regulated and in keeping with the character of the community. Signs should be designed and scaled to either a pedestrian or vehicle oriented environment depending on their location.
- Policy 16-22:** Sign regulations are intended to avoid unsafe placement and avoid visual clutter. The use and placement of offsite signs such as billboards should be strictly regulated. Any exceptions to the sign code should be granted only through a review process that includes a public hearing.
- Policy 16-23:** Encourage public access to the Snake River.

Discussion

Good community design provides an attractive living environment and can also result in an orderly, well landscaped environment which increases real estate values, energy efficiency, and livability and promotes an attractive climate for economic development and business investment.

The promotion of quality design is also an important component of implementing compact development, infill/redevelopment, and mixed use development concepts without sacrificing neighborhood livability. Landscaping, building design, signs, and tree planting are all aspects of community design.

Community Design

Pedestrian Orientation

Pedestrian friendly development is encouraged as an important aspect of community design. Walkable neighborhoods and commercial districts promote social interaction and are accessible to those who cannot drive.

The presence of pedestrians on the street adds vitality to neighborhoods and shopping areas and provides informal surveillance of public spaces. To create and/or retain a pedestrian friendly environment, special attention must be paid to streets as a shared public space.

Pedestrian friendly features include building entrances oriented to sidewalks rather than parking areas, a consistent edge of buildings along the streetscape, a variety of building styles, sidewalks separated from the road by planting strips and shade trees.

Infill

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

Property Maintenance

Properties should be maintained to be free of trash and litter and the accumulation of weeds. Outdoor storage should be screened to conceal unsightly objects. The County should prioritize repeated complaints and take strong enforcement action. Commissioners should work closely with the Prosecutor and the Planning and Zoning Administrator in pursuing “willful violations” of the Zoning Ordinances.

Chapter 17: The Implementation Process

Overview

Implementing the Comprehensive Plan will require financial support, an actively engaged Planning and Zoning Commission, and systematic coordination with other county regulatory agencies and departments.

Goals

Goal 17-1: Maintain the Comprehensive Plan as a current document..

Goal 17-2: Incorporate county departmental input in updates to the Plan.

Goal 17-3: Incorporate county departmental input in updates to the Comprehensive Plan.

Policies

Policy 17-1: Remain abreast of issues and the public perception of issues facing the community.

Policy 17-2: Implement goals, objectives and policies of the Comprehensive Plan.

Policy 17-3: Incorporate applicable portions of this Plan into annual county department goals and statements when feasible and when within budget restrictions.

Policy 17-4: Incorporate goals, objectives, and policies of the Comprehensive Plan into the zoning ordinance and other municipal codes.

Policy 17-5: Use Comprehensive Plan goals, objectives, and policies to develop written standards with which to regulate development.

Budgeting

- Comprehensive Plan priorities can be established through the county budgeting process.
- Many elements of the plan may not require direct funding but will need other types of support such as staffing, commissions, consultant services, and operational support.
- Projects that require funding will primarily depend on governmental sources but are encouraged to seek supplemental funding such as Grant Assistance Programs and other alternate funding sources.
- A 10-year projected Comprehensive Capital Improvements budget should be developed by the county to proactively address the projects of this plan including: street, sewer, technology, parks, public facilities, street landscaping, water, storm drainage, and river parkways.

Zoning

The county's zoning power is one of the most effective implementation tools of the Comprehensive Plan since Idaho statute mandates that zoning be in accordance with the Plan. The Area of City Impact Legislation combined with zoning can be used by both city and county to regulate the type and timing of development in Jefferson County's various impact areas.

Subdivision Regulation

Through the subdivision ordinance, state law provides Jefferson County the authority to implement many of the policies set forth in the Comprehensive Plan in both a mandatory and a discretionary fashion.

Through subdivision regulation in the impact area, the County can ensure that developments meet county standards and are properly integrated into the public utilities and services of the county. County subdivision ordinances apply to all lands located within the county unless otherwise directed by the area of city impact agreements.

Development Standards

The Idaho Local Land Use Planning Act of 1975 (LLUPA) endows the county commissioners with authority to adopt standards for building designs, blocks, lots, tracts of land, yards, courts, greenbelts, planting strips, parks and other open spaces, trees, signs, parking spaces, roadways, street lanes, cycle ways, pedestrian walkways, rights of way, grades, alignments, intersections, lighting, easements for public utilities, access to streams, lakes and viewpoints, water systems, sewer systems, storm drainage systems, street numbers and names, house numbers, schools, hospitals, and other public and private developments. Such standards may be developed as individual ordinances or within other implementing policies of this plan.

Other Municipal Authorities

Local government authority to regulate aspects of development include manufactured home parks and placement, buildings, public improvement construction, eminent domain. Acceptance of public dedications can be useful in accomplishing the goals and pieces of the Comprehensive Plan.

Planning and Zoning Commission

It is the planning and zoning commission's responsibility to see that this plan is implemented and revised when necessary by the county commissioners. The planning and zoning commission is charged with recommending to the county commissioners, either upon suggestion from outside of the planning commission or upon its own initiative, actions regarding all aspects of county government considered within the plan.

It is thus not only the duty of the planning commission to respond to issues sent to it by the county commissioners and public requests, but also to actively evaluate county needs in terms of physical development and to bring them to the attention of the county commissioners.

The Implementation Process

In order to carry out these responsibilities, the planning commission must continually make itself aware of the policies established in this plan and their relation to current considerations, public sentiment, and the physical condition of the county. A standing committee should be appointed that would continuously evaluate and update this Comprehensive Plan.

Appropriate actions, programs, budgets, ordinances and other methods should be created, reviewed, and implemented by this plan and under the guidance of the county commission in cooperation with appropriate commissions, and staff.

The Comprehensive Plan outlines goals, objectives, and policies that the County should use to draft county codes and other development standards to promote economic development, manage and regulate development, conserve natural resources, protect the environment and promote public health, safety, and the general welfare of the entire community.

Appendix A: Glossary of Terms

ADMINISTRATIVE	Pertaining to activities of Jefferson County employees, usually the Planning, Zoning, and Building Department.
ADMINISTRATIVE LOT SPLIT	A division of land authorized by administrative personnel if criteria provided by ordinance have been satisfied.
AGRICULTURE	Tilling of soil, pasturage, horticulture, aquaculture, viticulture, floriculture, raising crops directly from the soil, raising livestock, poultry, poultry products, dairy animals and dairy products, bee keeping or bee keeping products, fur animals, trees grown in row crop fashion, fruits of all kinds and their products, floral and ornamental and greenhouse products, including all uses customarily accessory and incidental thereto.
AGRICULTURAL LAND	Any parcel of land presently being used for the primary purpose of obtaining a monetary profit by raising, harvesting and selling crops or by feeding, breeding, management and sale of the products of livestock, poultry, fur bearing animals or honey bees.
AIR POLLUTION	The presence in the outdoor atmosphere of any pollutant of such nature, concentration or duration that causes injury to human health or welfare, to animal and plant life, or property, or which unreasonably interferes with the enjoyment of life or property.
AIRPORT INFLUENCE AREA	Areas near the Rigby and Terreton airports and private or public airstrips that are affected by significant aircraft noise, use, light, and safety hazards.
AQUIFER	A geological formation of permeable saturated material, such as rock, sand, gravel, <i>etc.</i> , capable of yielding economically significant quantities of water to wells and springs.
AREA OF CITY IMPACT	The land surrounding each incorporated city within Jefferson County that is part of the city's trade area, and can reasonably be expected to be annexed into the city within five (5) years.
ARTERIAL	A roadway corridor used for fast and/or heavy (measured by number of daily trips) traffic and that functions to connect collector roads to the interstate.
BARRIER	A man-made or natural condition causing separation, for example berms, trees, fences, walls or open space.
BEST MANAGEMENT	A measure or combination of measures determined to be the most effective and practical means of preventing or reducing contamination to groundwater and/or surface water from nonpoint and point sources to achieve water quality goals and protect the beneficial uses of the water.
BOARD	The Board of Jefferson County Commissioners.

BUFFER AREA	Space or a barrier that limits the impact of sight, sound, or odor between contiguous properties.
CLUSTERING:	A technique which allows lots to be reduced in size and buildings sited closer together provided the total development density does not exceed that which could be constructed on the site under conventional zoning and the remaining land is utilized for open space or public purpose.
COLLECTOR	A roadway corridor used primarily for carrying traffic from minor streets to other collector streets and/or arterial streets.
COMMERCIAL USE	An occupation or enterprise which is carried on for profit or as a business upon the premises for which the use lies.
COMMISSION	The Jefferson County Planning and Zoning Commission
COMMUNITY	Community typically entails groups of people self-identified, or identified by others, who interact socially, have common historical or other ties, meet each other's needs, or share a common history.
COMMUNITY SEWAGE TREATMENT SYSTEM	Privately or publicly-owned or operated sewage treatment and disposal system servicing multiple parcels or lots.
COMMUNITY WATER SYSTEM	Privately or publicly-owned or operated domestic water supply system servicing multiple parcels or lots.
COMPATIBLE	Existing without substantial injury or interference with others.
COMPREHENSIVE PLAN	A document that serves as a planning tool in accordance with Idaho Code § 67-6508, as amended, and is used as a guide for public and private development.
CAFO	Confined Animal Feeding Operations (CAFO) are corrals or holding areas for the primary purpose of holding or feeding farms animals for market, and not incidental to a farm or ranch (also called feedlot).
DEVELOPMENT	Any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, filling grading, paving, and excavation or drilling operations.
DWELLING	Any building or structure with facilities for cooking, sleeping and sanitation designed for shelter or as an enclosure for people or a person, that is a conventionally conventional built, modular constructed, mobile home or portion thereof, remodeled for residential occupancy.
ENVIRONMENT	Features, natural resources or land characteristics that affect the health, life, growth, and development of a population.

FARMING	The raising and harvesting of crops; feeding, breeding, and management of livestock; dairying; or any other agricultural or horticultural use including nurseries for wholesale, or any combination thereof. It also includes fisheries, including fishponds for breeding fish and fish hatcheries. It includes the construction and use of dwellings and other structures customarily provided in conjunction with farming, and further includes the disposal, by marketing or otherwise, of products produced on the premises.
FLOOD CONTROL	A district established by the State of Idaho pursuant to the Flood Control District Act.
FLOOD HAZARD	Any high-water event that threatens to disrupt community affairs damage property and/or facilities, or cause danger to human life and health when land use is incompatible with the hydrologic-hydraulic system.
FLOODPLAIN	The relatively flat area or low land adjoining the channel of a river, stream, lake or other body of water which has been or may be covered by water of a flood of 100-year frequency. The floodplain includes the channel, floodway or floodway fringe, as established pursuant to engineering practices of the U.S. Army Corps of Engineers, as follows: • Channel: A natural or artificial watercourse of perceptible extent, with definite bend and banks to confine and conduct continuously or periodically flowing water. • Flood: The temporary inundation of land adjacent to and inundated by overflow from a river, stream, lake or other body of water. Flood Of 100-Year Frequency: A flood magnitude which has a one percent (1%) chance of being equaled or exceeded in any given year. • Floodway: The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot (1'). • Floodway Fringe: That part of the floodplain which is beyond the floodway. Such areas include those portions of the floodplain which will be inundated by a flood of 100-year frequency.
FLOODWAY	The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot, as shown in the Flood Insurance Study for Jefferson County, Idaho.
GREENBELT	Land retained in an open unimproved, natural condition or landscaped and improved as park facilities for public and private purposes. Ownership of such and may be private, with an easement or reservation for greenbelt use by deed restriction or it may be dedicated to the public. The designation of a greenbelt does not automatically provide for access by the public.

GROUNDWATER	Any water of the state which occurs beneath the surface of the earth in a saturated geologic formation of rock or soil.
HABITAT	The place or site where an animal or plant normally lives and grows.
HIGH DENSITY	The permitted number of dwelling units per acre of land to be developed.
HIGH DENSITY DEVELOPMENT	Development demonstrating intense use based on per acre usage or dwelling unit densities.
HIGH IMPACT BUSINESS OR INDUSTRY INFRASTRUCTURE	Commercial or industrial operations having over 50 employees requiring 1400-2100 gallons of water per minute, or discharging over 1000 gallons of waste water per day, or operations that require substantial transportation infrastructure upgrades or maintenance that is generally available in or close to incorporated cities and not typically found in the county.
HILLSIDE	Land with slopes greater than fifteen percent (15%).
HISTORIC PRESERVATION	The research, documentation, protection, restoration, and rehabilitation of buildings, structures, objects, or areas significant to the history, architecture, or archaeology in Jefferson County.
IMPERVIOUS SURFACE	A surface on top of the ground that will not accept water because of physical composition or conditions such as asphalt, pavement, wood, rock, hardpan, or clay.
INDUSTRIAL	The manufacture, processing and/or testing of goods and materials including the production of power.
INFILL	The development of new dwellings, commercial structures, subdivisions, etc. on land between other buildings in already developed areas.
INFRASTRUCTURE	The facilities and services needed to sustain industry, residential, agricultural, and commercial activities. Infrastructure includes, at least, water, sewer or septic system, street and roads, power, communications, law enforcement, and fire protection.
INTERSTATE	A roadway corridor used for traffic from state to state.
LANDMARK	Any building, structure, area or site that is significant in the history architecture or archeology of this state, its communities, or the nation.
LANDSCAPING	Acting with the purpose of meeting specific criteria regarding uses of outside space, including ground cover, buffers, and shade trees.
LOCAL GOVERNMENT	Any city/County taxing district or other political subdivision of state government with a governing body.
LOCAL STREET	A roadway corridor used primarily for connecting homes and businesses to collector roads.

MINERAL RESOURCES	Areas where soils contain sand, gravel, cinders, or other minerals or aggregates. Mineral extraction sites and considered a temporary use of the land and may have a subsequent use.
MULTI-MODAL	Refers to the different kinds of transportation service.
NATIVE SPECIES	Those species that have historically occupied a given area..
NATURAL AREA	An area that has not been developed and remains in an undisturbed state including water bodies, wildlife animal habitat, native vegetation, geologic landforms, <i>etc.</i>
NATURAL DRAINAGE	The process, occurring in conformity with the ordinary course of nature, of drawing off liquid and gradually making dry.
NATURAL RESOURCES	Areas of naturally-occurring characteristics or features such as surface water, topography soils, mineral resources, vegetation, and wildlife animal.
NITRATE PRIORITY	General locations of properties in Jefferson County, as defined by the appropriate state agencies, where groundwater areas test results show the occurring presence of nitrates in varying amounts above the amount that is naturally occurring in Jefferson County.
OPEN SPACE	A common area platted as a separate lot, or an area dedicated to and accepted by the county, substantially open to the sky, exclusive of streets, buildings and other covered structures. A portion of a development which remains predominantly undeveloped and which may include natural resource areas, agricultural land, garden plots, greenways, and recreation areas.
PLANNED UNIT DEVELOPMENT	An area of land under single ownership or control in which a variety of residential, commercial, industrial, or other land uses are developed and allows for flexibility in site design and dimensional standards to develop.
PRIVATE PROPERTY	All real and/or personal property protected by the Fifth Amendment and the Fourteenth Amendment of the federal Constitution or Section 13, Article I of the Idaho Constitution.
PRIVATE STREET	A right of way which provides access to adjacent properties under separate ownership and which is not dedicated to or officially accepted by a public entity, but not including a driveway.
PUBLIC SERVICES AND FACILITIES	Water and sewage, drainage, irrigation, schools, fire stations, and solid waste disposal services facilities owned and operated by governmental entities.
PUBLIC TRANSPORTATION	Refers generally to one or all of several modes of transportation have capacity to move larger numbers of people of goods. Public transit transportation mode include bus, shuttle, rail, light rail, carpool, van pool, and park-and-ride, and may have established routes and schedules.
RECLAMATION PLAN	A plan that will effectively reclaim and restore for re-use, land that has been impacted through development.

RECREATION AREAS	Areas where people meet for family gatherings, social events, and relaxation, which include areas where natural resources may be utilized.
ROAD	Any private or public way intended for travel or transportation.
SELF-SUSTAINING	An autonomous, large-scale, planning development which will have a mixture of interrelated uses.
STREET	A right-of-way reserved for public use (other than alley) which also provides primary vehicular and pedestrian access to adjacent properties; it may also be used for utility access to adjacent properties. a. Street, arterial: A street primarily used for through traffic, as designated on the Zone District Maps. b. Street, local: A street primarily used for access to adjacent properties.
STORMWATER RUNOFF	That portion of precipitation that does not naturally percolates into the ground or evaporate, but flows via overland flow, interflow, channels, or pipes into a defined surface water channel, or a constructed infiltrator.
STUB ROAD	A partially-constructed road that may eventually be extended or intersected.
TAKING	An uncompensated deprivation of private property in violation of the state or federal constitutions. See Idaho Code § 67-8002(4), as amended.
TRANSPORTATION AMENITIES	Bus stops, walking paths, bike lanes, and other like improvements that contribute to the safe, efficient movement of people and goods.
UTILITY	A structure or facility owned by a government entity, nonprofit organization, corporation, or other entity defined as a utility, and used in connection with the production, generation, transmission, delivery, collection or storage of water, sewage, electricity, gas, oil, telecommunications or electronic signals.
WETLAND	Lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. Wetlands must have the following three attributes: 1) at least periodically, the land supports predominately hydrophytes; 2) the substrate is predominately undrained hydric soil; and 3) the substrate is on soil and is saturated with water or covered by shallow water at some time during the growing season of each year.
WILDLIFE	Animals, birds, and fish found in natural waters and habitat.

Appendix B: Comprehensive Plan Map