Proposed Jefferson County Comprehensive Plan

This document is the result of an extensive public process that has included input from public hearings, interviews and discussions with residents of the County over a two-year period of time.

Every effort has been made to include best planning principles in the development of the goals and objectives outlined in the plan. Public Hearings were held and a county wide survey was sent out to assist the commissioners in assessing the desires of the county residents for the future of the county.

The Planning and Zoning Commission and the Comprehensive Plan Committee recommended the plan to the County Commissioners for adoption on October 18, 2005.
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COMMUNITY LEADERSHIP

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OPEN LETTER FROM THE COUNTY COMMISSIONERS

January 15, 2005

Dear Jefferson County Residents,

We are pleased to present to you this Comprehensive Plan which represents the best planning efforts of numerous citizens in our communities. This document is a requirement of the Idaho Land Use Planning Act and fulfills the requirements of this public law. It is a vision that we would like to work towards together. There has never been a more important time to communicate effectively with your elected officials and with the volunteer and appointed committees. We appreciate your support as we work toward this common vision.

Jefferson County is experiencing tremendous growth and change and we are aware of the sacrifice and struggle many have experienced as areas in the county have changed and developed. Some of this change has been positive and some has not. However, we are convinced that growth and development can be positive if we actively take an interest in guiding and directing processes toward the vision presented in this Comprehensive Plan.

We urge you to be progressive in assisting us in updating this plan on an ongoing basis. This document should evolve as the needs and desires of our citizens’ change over time. Thank you again for your interest and involvement.

Sincerely,

The Jefferson County Commissioners
“The Jefferson County Planning Commission extends our warmest thanks to those who took the time to submit input through the Jefferson County Citizen Survey. All input was recognized and carefully considered in development of this document.

We would also like to thank the youth who took the time to submit their graphical vision of all that is wonderful about living in Jefferson County. It has greatly contributed to making this document a more clear vision of our future.”

Carl Ball, Chairman
Jefferson County Planning and Zoning Commission
Several early expeditions passed through this area including the Coulter party in 1808 and Captain Bonneville in 1832.

White trappers frequently stopped at the Indian Camping ground around what was then called Market Lake (Roberts) because of an abundant supply of game.

One of the earliest settlements was located there. This eventually became an important stage depot for the Union Pacific. 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 Mormons who arrived in the 1870’s and 1880’s and set up irrigation systems and established 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 the early farmers for livestock raising and dairying, as well as some dry farming.
Roberts (the first settlement in the county), Annis, Menan, Lewisville, Lorenzo and Labelle were among the early settlements.

Thomas R. Hamer, an Idaho congressman, said in September 1913 that Fremont County should be divided as 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 as of the first Monday in January 1914. The election was held on November 5, 1913 with 1827 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.

To choose a name for the new county was the first order of business. County Treasurer James J. Chandler read the following from the inaugural address of Thomas Jefferson:

“We are about to enter, fellow-citizens, on the exercise of duties which comprehend everything dear and valuable to us, it is proper we should understand that we deem the essential principles of our government, and consequently those which ought to shape its destiny. In honor of this great man I suggest the name for our county be Jefferson County.”

It was unanimously voted.

Governor John M. Haines then issued an executive act declaring the creation of Jefferson County. The citizens 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 a year.

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 knoll (Circular Butte, 5,070 ft) and the lowest point on the Snake River (Bassett, 4770 ft) is only 308 feet.

Jefferson County has the Snake River winding through the County. 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. This is due to the large percentage of flood-irrigated ground. Jefferson County has been touted as having more miles of ditches than any county of equivalent size.

The annual average precipitation in the Mud Lake area (Western Jefferson County) is 7.38 inches and in Rigby (Eastern Jefferson County) it is 11.03 inches.

The east half or the county has a 120 to 160 day frost free growing season while the west half of the County has a growing season of 80 to 120 days. Jefferson County has a low humidity rate. Average Wind speed is from the Southwest at 7 to 9 mph.
CHAPTER 1
VISION AND GOALS

There are several specific purposes 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.

The plan is not to be regarded as regulation but is to be used as a planning tool to assist governing bodies in moving in the direction that the community has determined is the most
orderly and beneficial. See Idaho Code § 67-6508. A zoning ordinance is a detailed list, by zoning category, of allowed uses not requiring permits and other uses that require a permit. See Idaho Code § 67-6511.

PLANNING AREA

The Jefferson County Comprehensive Plan shall have jurisdiction over all the lands within the non-incorporated boundaries of the County. 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

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

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

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.
- **IMPLEMENTATION ACTIVITIES** are a non-exhaustive description of strategies to implement policies to achieve goals.

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, though 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 citizens 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 corroboration between municipal planning and zoning commissions to assure broad based input and support while working together towards our county’s future.

**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 2
TRENDS, CONDITIONS, AND NEEDS

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. There are many different ethnic groups represented in the population and Jefferson County has a large minority population in several area schools.

There has also been a large population of government workers locating in the county due to its proximity to the INEEL site. This large population shift has presented challenges for the school districts and for government service organizations.

HOUSING TRENDS

Housing has become an issue in some part of the county as the availability of low income housing for agricultural workers has been limited. Several agencies have been watching the
situation and are currently poised to assist communities with documented housing deficiencies. There seems to be an abundant supply of single family housing lots in the county at present. There is major concern over the over-build of these rural subdivisions as it is unknown what their immediate and long-term effect on groundwater will be. The County has expressed a desire to study this issue in greater depth to assure progressive planning and protect water as a valuable resource.

THE NEED FOR LIVING WAGE JOBS

There is a growing concern in the county about the unavailability of high paying technical jobs. Many of the labor force in Jefferson County that increase their skills are forced to move to another location to find employment. Families feel like they are exporting their children to far away job markets due to limited professional job market in the county.

Economic development professionals are working to attract new and to grow existing companies that will pay a living wage and allow our local market to take advantage of these highly trained individuals.

TRANSPORTATION TRENDS

Transportation issues have become more of a concern in Jefferson County. 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 county residents concerned for safety at the intersections. Control of these accesses is a growing concern to residents as more and more subdivisions have been sprouting up out in the county away from established municipal boundaries. The County has applied for funding to study transportation issues. It is hoped that the Cities will be closely involved in assisting the County in this process. This study will begin the Fall of 2004 and findings and the capital improvement plan will need to be integrated into this document at a later date.

SENIORS

Jefferson County is following the national trend of a growing older population. Access to services for an aging population and assuring that issues important to seniors will become an ever more important part of defining society’s needs.

Jefferson County has excellent resources for seniors and 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. The county is working aggressively on these issues by constructing a new county courthouse and associated facilities.

AGRICULTURAL TRENDS AND ISSUES

Jefferson County has historically been an agricultural county with farm and ranch economy being the major economic
engine. This is still the case but other sectors are beginning to gain in importance. Small non-agricultural business is gaining in importance and manufacturing is also gaining in importance.

There is concern that ranching is being threatened in the Camas refuge area. Government study and potential protection of the Sage Hen and other species may have a negative impact on ranching in the area as public grazing land may be restricted or withdrawn from public use.

County ranchers would like to see this issue studied and solutions found to protect the public use of these range lands.

There is a strong desire within Jefferson County to preserve the agricultural uses that have historically been a part of life here in the region. To this end the County has tried to make a place for feed lots and large dairies. The nature of the family farm is changing and many smaller parcels are not economical to farm. This has required the aggregation of farms into larger parcels in some areas. Low commodity prices have required subsidies of agricultural products.

Another important issue in the County is the Recreational reuse of gravel mining facilities. Funding for restoration of these gravel mines needs to 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 residents would like to see more of these facilities reclaimed for recreational use.

**TRENDS IN WATER USE AND MANAGEMENT**

Jefferson County has an abundance of water resources within the County. The South Fork of the Snake River traverses Jefferson County and as a result large amounts of acreage have been developed into irrigated parcels. Jefferson 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, have the potential to affect the future of the family farm.

Jefferson County is an aquifer recharge area. Traditional methods of recharge are being threatened as flood irrigation is replaced by sprinkler irrigation. Water rights will affect the future of Jefferson County’s economy. Concerns over endangered species will continue to dominate water issues in Jefferson County and the State of Idaho.

**TRENDS IN SURROUNDING COUNTIES**

Jefferson County realizes that we are located in the middle of a regional economy. What affects sister counties will also have an impact upon our residents. Enhanced transportation and communication access has leveled the playing field in many industries and has tied our economy into a larger whole.

Though Jefferson has several sister counties, Bonneville and Madison Counties will have the most direct impact upon our way of life over the foreseeable future.
**Bonneville County**

Population in Bonneville County over the last 20 years has changed dramatically. In 1980, 33% of the population lived in the county and 67% lived in the urban areas. In 2002, this had changed to only 19% living in the Country and 81% living in urban areas. The population during this same period of 1980 to 2002 grew from 65,980 to almost 85,000 people. Idaho Falls has grown to become a regional market center and has a large Regional Hospital and Airport.

The City also is home to the Eastern Idaho Technical College and houses a University Center. Many Jefferson County residents work in Bonneville County. Bonneville County has recently taken steps to limit large agricultural operations (CAFOs) and this has resulted in additional interest in placing these operations in Jefferson County. Bonneville County Planning and Zoning decisions have a large potential impact on our county.

**Madison County**

Population in Madison County has exploded in the last three years. Ricks College has transitioned into Brigham Young University-Idaho and enrollments have increased. This has brought on a multi-family housing boom and growth that has moved Rexburg into the title of the fastest growing community in the State.

Population in 1980 was 19,480 residents in the county. In 2002 there were over 27,686 residents. About half the population of Rexburg is student population. The percent of the population living in the County in 1980 was 41% with 59% living in the City. Today there has been a shift to 30% living in the County and 70% living within city boundaries. Rexburg is also growing into a regional marketplace and has a large hospital and a major University. Some Jefferson County residents work in Madison County and Jefferson County has become a bedroom community of sorts for people who commute to work in Rexburg. Madison County planning and zoning decisions will continue to have a large impact on our county.

**US HIGHWAY 20 CORRIDOR DESIGN STANDARDS**

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

Construction of the interchanges in the County will increase awareness as to the visual possibilities and Jefferson County will work with the Idaho Transportation Department in implementing the forthcoming transportation plan.

**JEFFERSON COUNTY COMMUNITY-WIDE SURVEY**

The Jefferson County Planning and Zoning Commission prepared a County-wide planning survey to gather public attitude and perspective about planning issues in the county.
Approximately 100 surveys were returned from all parts of the County.

Highlights of this survey would be the resounding desire of county residents to protect the lifestyle that currently exists in Jefferson County. There are concerns about rapid subdivision development outside of municipal boundaries as well as concern for development of improved transportation facilities. There is also a strong desire to carefully control new growth.
CHAPTER 3
PROTECTION OF PROPERTY RIGHTS

Both the federal Constitution and the constitution of the State of Idaho provide that private property may not be taken for public use without just compensation as prescribed by law.

Idaho Code sections 67-6508 (a), 67-8001, 67-8002, and 67-8003 establish a review process which the City uses to evaluate whether proposed regulatory or administrative actions result in a taking of private property without due process of law.

However, Section 67-8001 states that it is not the purpose of the chapter to expand or reduce the scope of the private property protections provided in the State and federal Constitutions. Section 67-8001 states that nothing in the section grants a person the right to seek judicial relief requiring compliance with the provisions of the chapter.

Any laws or regulations governing private property should heavily depend upon the government’s authority and responsibility to protect public health, safety, and welfare.

Based upon this premise, courts have supported the limitation of the use of private property through land use planning regulations such as Comprehensive Plans, Zoning Ordinances, Subdivision Ordinances, and Environmental Quality Acts.
GOAL

Ensure that Jefferson County land use policies, restrictions, conditions and fees do not violate private property rights and to establish a predetermined orderly, consistent review process for Jefferson County to evaluate whether proposed regulatory or administrative actions may result in a taking of private property without due process of law.

OBJECTIVES

1. Ensure that county land use actions, decisions, and regulations will not cause an unconstitutional physical occupation of private property.

2. Ensure that land use actions, decisions, and regulations do not cause an unconstitutional physical invasion of private property.

3. Ensure that county land use actions, decisions, and regulations do not effectively eliminate all economic value of the property.

4. Ensure that County land use actions, decisions, and regulations depend upon the County's responsibility to protect public health, safety, and welfare.

5. 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 a substantial and significant limitation on the use of the property.

IMPLEMENTATION POLICY

It shall be the policy of Jefferson County that staff shall consider the following questions in reviewing the potential impact of a regulatory or administrative action on specific property.

While these questions provide a framework for evaluating the impact proposed regulations may have generally, takings questions normally arise in the context of specific affected property. The public review process used for evaluating proposed regulations is another tool that the County should use aggressively to safeguard rights of private property owners. If property is subject to regulatory jurisdiction of multiple government agencies, each agency should be sensitive to the cumulative impacts of the various regulatory restrictions.

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

1. Does the regulation or action result in a permanent or temporary physical occupation of private property?
Regulation or action resulting in a permanent or temporary physical occupation of all or a portion of private property will generally constitute a "taking."

2. Does the regulation or action require a property owner to dedicate a portion of property or to grant an easement?

Carefully review all regulations requiring the dedication of property or granting of an easement. The dedication of property must be reasonably and specifically designed to prevent or compensate for adverse impacts of the proposed development. Likewise, the magnitude of the burden placed on the proposed development should be reasonably related to the adverse impacts created by the development.

3. Does the regulation deprive the owner of all economically viable uses of the property?

If a regulation prohibits all economically viable or beneficial uses of the land, it will likely constitute a "taking." In this situation, the agency can avoid liability for just compensation only if it can demonstrate that the proposed uses are prohibited by the laws of nuisance or other pre-existing limitations on the use of the property.

4. Does the regulation have a significant impact on the landowner's economic interest?

Carefully review regulations that have a significant impact on the owner's economic interest. Courts will often compare the value of property before and after the impact of the challenged regulation. Although a reduction in property value alone may not be a "taking," a severe reduction in property value often indicates a reduction or elimination of reasonably profitable uses.

5. Does the regulation deny a fundamental attribute of ownership?

Regulations that deny the landowner a fundamental attribute of ownership—including the right to possess, exclude others, and dispose of all or a portion of the property—are potential takings.

6. Does the regulation serve the same purpose that would be served by directly prohibiting the use or action; and does the condition imposed substantially advance that purpose?

A regulation may go too far and may result in a takings claim where it does not substantially advance a legitimate governmental purpose. Likewise, regulatory actions that closely resemble, or have the effects of a physical invasion or occupation of property, are more likely to be found to be takings. The greater the deprivation of use, the greater the likelihood that a "taking" will be found.

Private property rights and local land use control have been linchpins of American society for many years but it seems these ideals, sometimes viewed as complementary, have become unlikely adversaries.
Property rights activists must understand that rights can be strong, but only up to the point where exercising them does not have a substantial external effect on the community. And when the community wants certain land used a certain way, then the community must purchase that land, its development rights, or an easement for public use.

In many places “local control” has become a euphemism for no or slow growth, and “property rights” a euphemism for no planning. Getting back to reasonable definitions of those terms, and shifting the local approval processes from the tactical to the strategic, will help us retain local control as well as strong private property rights.
Jefferson County has not experienced a pattern of steady growth in the past. The county has a population growth pattern which has shown alternate decades of increase and decrease of total population, until the 1980’s which experienced an increase rather than the historical decrease. From 1980 to 2002

The estimated total population of 19,781 represents an increase of almost 10,000 people over the 1920 population of 9,441.

At the present time there is an average annual growth rate (2000-2002) of 3% for the population in Jefferson County. This is well below half the rate the county experienced during the “boom decade” of 1970-80 when the average annual rate was almost 30.4%. Population projections for the year 2010 have been calculated at approximately 23,000 persons and by the year 2020 there is estimated to be about 27,000 residents in the county.

In 1980 there were only 14 persons per square mile in Jefferson County. Today that has changed to nearly 20 persons per square mile.

This significant change in the historical growth trends for the county will continue to have an impact upon all services and facilities being provided to Jefferson County residents.
The current changes in population growth trends are expected to continue for the County. The County is projecting a steady growth rate over the next 20 year planning period.

It is very important to note that the historic trend of alternate decades of increase and decline in population growth is replaced with an extension of the current trend of continuous growth, but at a slower rate.

**POPULATION CHARACTERISTICS**

The population in Jefferson County is very homogenous with only a 4.7% minority in 1980. This figure may change due to an apparent trend of migrant farm workers locating permanently in the area as agriculture product processing jobs increase and offer better opportunities for additional winter jobs.

This change in the population character of the county will not need to be large to create need for an adjustment in such public services as schools. The majority of this new segment of the County’s population is Spanish speaking with very limited abilities in speaking and understanding English.

The population in Jefferson County is relatively young with the median age of 24. The percent of the population under 5 years old is relatively high (14.1) which will continue to put pressure on the school districts to accommodate the growing
enrollments. The proportion of elderly, 65 years and over will increase in the future bringing additional requirements for services and facilities to meet the needs of Senior Citizens.

Persons in Group Quarters is relatively small (83), however, the facilities to accommodate more people has already become a hot issue that will continue to be a difficult chore that must be dealt with in Jefferson County. As the numbers of elderly and others that must be cared for increase there will be additional demand for county services and programs.
GOALS

1. Strive to estimate the number of people moving into Jefferson County; consider the development that will result, and the areas of that development.

Policy No. 1: Provide the planning base for an anticipated population of at least 23,000 by the year 2010 and 27,000 by the year 2020.

Policy No. 2: To encourage future high-density population to locate within incorporated cities and/or areas of city impact.

Policy No 3: To locate future population in areas outside of best suited and moderately suited agricultural areas.
Jefferson County Comprehensive Plan

CHAPTER 5
SCHOOL FACILITIES AND TRANSPORT

Jefferson County is served by three school districts that cover the entire area of the County. They are located geographically from East to West as follows: Ririe School District, Rigby School District, and West Jefferson School District.

RIGBY SCHOOL DISTRICT
District No. 251 serves Rigby and areas as far west as Sage Junction, including Roberts. District 251 completed a new 1,000 student High School in 1987. Rigby High School is located about 15 miles north of Idaho Falls, 15 miles south of Rexburg and 1 mile west of Rigby. It draws students from one of the largest square miles sized school districts in Idaho.

The high school serves about 7 other small communities within Jefferson County. Rigby High School is a comprehensive high school with about 900 students.

Site Acreage: 44.46 acres
Building Size: 150,752 Sq. Ft.
Number of Teaching Stations: 49
Grades Housed: 10 - 12
Fall 2000 Enrollment: 855

Rigby High School operates on a trimester system, three 12-
week terms, with 5 class periods per day, each class being 70 minutes in length. There are two separate 30-minute lunches with a 5-minute passing time between all classes. School begins at 7:45 a.m. for teachers and 8:15 a.m. for students. School ends at 2:55 p.m. for the students and 3:25 p.m. for the teachers.

Rigby High School communicates with staff and students with an intercom system that goes into all the rooms. The buildings heating and cooling system are acclimatized with a computer system to monitor and regulate the temperatures.

In 1998, a security camera system was purchased for the school. Eight cameras were placed on the halls of the school and three cameras were placed on the outside of the school. The cameras have been helpful in detecting and preventing discipline problems and crimes. The front entry of the school was paved with paving stones, benches were added, and bushes were planted to make it visually attractive.

In 1999, a battery backup system was purchased for the telephones in the event of a power outage.

The district has one Junior High school at Rigby, two Middle Schools located Midway and Roberts and elementary schools at Roberts, Menan and two in Rigby. The total student enrollment is 3,832.

**RIRIE SCHOOL DISTRICT**
District 252 has one High School with 231 Students and one Middle school with 210 Students. Ririe also has an Elementary School with 252 Students enrolled. The Ririe School District has a grand total of 693 students including those students enrolled in the preschool programs. All of the schools are located in, or adjacent to, the City. The district passed a Bond in January 2003 for an addition to the high school.

**WEST JEFFERSON SCHOOL DISTRICT**
District 253 serves areas west of Hamer, Terreton, Mud Lake, etc. District No. 253 has one High School located at Terreton with Elementary Schools located in Hamer and Terreton. The student enrollment for the District is 752 students (March, 1988).
**POST HIGH SCHOOL OPPORTUNITIES**
There are not post-secondary schools in Jefferson County; however, Brigham Young University-Idaho, a church owned University, is located in Rexburg 13 miles northwest of Rigby. Eastern Idaho Technical College in Idaho Falls offers Technical training and Workforce Development. Extension courses from Idaho State University and the University of Idaho are available in Idaho Falls, about 15 miles southwest of Rigby.

**GOALS AND POLICIES**

<table>
<thead>
<tr>
<th>GOALS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Encourage the location of schools that support the timely and orderly delivery of educational services to meet demand and address transportation issues.</td>
</tr>
</tbody>
</table>

**Policy No. 1:** Coordinate information on comprehensive planning to be coordinated between school districts and the Jefferson County Planning and Zoning.

**Policy No. 2:** Coordinate multiple uses of school facilities according to school district policies.

**Policy No. 3:** Coordinate integration of school sites with land use, transportation systems, parks and recreation sites and other elements of the plan so that schools can function as neighborhood centers of activity in safe, efficient, and attractive settings. Avoid site limiting features and other hazards and nuisances detrimental to the safety of children and to the general operation of schools, for example, areas of floodplains, airports, airstrips, runways and takeoff/landing routes.

**Rationale:** The quality and use of educational facilities available to every group of citizens in the community significantly affects the quality of life in the county and increases the areas ability to attract quality development. This policy also seeks to coordinate development of schools within walking distance of residential areas and vice versa so that, through development, adequate pedestrian and bicycle sidewalks or pathways and controlled road crossings will be provided for students during school hours.

**Policy No. 4:** Support educational institutions through assistance in planning for educational facilities.

**Policy No. 5:** Maintain on-going coordination between the County and local school districts and other educational institutions.

**Policy No. 6:** Consider the impact on school enrollments and capacities when reviewing zone changes and land-use plan amendments.

**Policy No. 7:** Encourage the maintenance and enhancement of top-quality and accredited higher educational institutions to meet the needs of Jefferson County’s residents and business community.
CHAPTER 6
ECONOMIC DEVELOPMENT

Jefferson County’s present economic base is oriented to farming, government employment, as well as in wholesale and retail trade.

The County has good potential for diversification. Rigby and Roberts both have railroad service and are reasonably close to the Idaho Falls Airport where commercial airline passenger and cargo service is available. Roberts sits beside Interstate 15 a short distance north of the City of Idaho Falls.

The presence of Idaho Falls so near Jefferson County is both a handicap and a benefit as far as economic development is concerned. The handicap occurs in that many purchasers go to Idaho Falls, the regional trade center. Retail leakage weakens the local economy. Wholesaling and manufacturing is concentrated in Idaho Falls because it is a large market for both consumers and producers.

However, the proximity of Idaho Falls is a benefit in that a business located in Jefferson County can tap these same markets. Land may be cheaper in Jefferson County. There is available vacant land in Jefferson County that is near the railroads; traffic congestion is less and utility service can be equal.
The amount of economic/industrial development in Jefferson County depends in part on the desires of its residents. Industrial growth will occur though the expansion of existing agriculture proceeding businesses.

However, whether any new firms settle in the County depends a great deal upon the attitudes of the County and the Cities towards growth.

This plan encourages development to take place in the appropriate areas of the County where services exist and transportation facilities are adequate.

This vision would include all new industrial/commercial uses to be connected to municipal wastewater systems. The county and municipalities should work closely to assure this happening. This will require a more aggressive partnership than what has existed between city, county, and regulatory agencies such as District 7 Health Department.

Jefferson County per capita income is near the lowest in the State of Idaho, ranking 42nd out of the 44 Idaho Counties. This is a strong incentive for development of new jobs in the County for the future.

### ECONOMY

<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>Total Employment</td>
<td>5,732</td>
<td>5,483</td>
<td>6,119</td>
<td>7,925</td>
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<tr>
<td>Wage &amp; Salary Employment</td>
<td>3,927</td>
<td>3,043</td>
<td>4,121</td>
<td>5,255</td>
</tr>
<tr>
<td>Farm Producers</td>
<td>648</td>
<td>687</td>
<td>778</td>
<td>818</td>
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<tr>
<td>Non-Farm Producers</td>
<td>1,585</td>
<td>1,533</td>
<td>1,242</td>
<td>1,452</td>
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<th></th>
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<tbody>
<tr>
<td>Farm</td>
<td>1,519</td>
<td>1,496</td>
<td>1,276</td>
<td>1,389</td>
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<tr>
<td>Ag., Ser., Forest., Fish., &amp; Other</td>
<td>07</td>
<td>258</td>
<td>570</td>
<td>421</td>
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<tr>
<td>Manufacturing</td>
<td>218</td>
<td>731</td>
<td>555</td>
<td>555</td>
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<tr>
<td>Mining</td>
<td>18</td>
<td>12</td>
<td>15</td>
<td>14</td>
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<tr>
<td>Construction</td>
<td>273</td>
<td>515</td>
<td>369</td>
<td>325</td>
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<tr>
<td>Transp., comm., &amp; Pub. Util.</td>
<td>218</td>
<td>224</td>
<td>186</td>
<td>272</td>
</tr>
<tr>
<td>Wholesale Trade</td>
<td>555</td>
<td>385</td>
<td>367</td>
<td>444</td>
</tr>
<tr>
<td>Retail Trade</td>
<td>576</td>
<td>704</td>
<td>729</td>
<td>984</td>
</tr>
<tr>
<td>Finance, Ins., &amp; Real Estate</td>
<td>238</td>
<td>302</td>
<td>198</td>
<td>320</td>
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<tr>
<td>Services</td>
<td>08</td>
<td>575</td>
<td>739</td>
<td>1,215</td>
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<tr>
<td>Federal Civilian</td>
<td>56</td>
<td>64</td>
<td>64</td>
<td>93</td>
</tr>
<tr>
<td>Federal Military</td>
<td>131</td>
<td>80</td>
<td>107</td>
<td>78</td>
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<tr>
<td>State &amp; Local Government</td>
<td>728</td>
<td>774</td>
<td>888</td>
<td>1,123</td>
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</tbody>
</table>

* Source: U.S. Bureau of Economic Analysis

β = less than α

Source: Idaho Department of Commerce and Labor
JEFFERSON

Average Monthly % Unemployed - 2002

<table>
<thead>
<tr>
<th>Month</th>
<th>Unadjusted</th>
<th>Adjusted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jan</td>
<td>5.9</td>
<td></td>
</tr>
<tr>
<td>Feb</td>
<td>5.5</td>
<td></td>
</tr>
<tr>
<td>Mar</td>
<td>6.3</td>
<td></td>
</tr>
<tr>
<td>Apr</td>
<td>6.5</td>
<td></td>
</tr>
<tr>
<td>May</td>
<td>6.0</td>
<td></td>
</tr>
<tr>
<td>Jun</td>
<td>5.5</td>
<td></td>
</tr>
<tr>
<td>Jul</td>
<td>5.7</td>
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</tr>
<tr>
<td>Aug</td>
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<tr>
<td>Sep</td>
<td>5.7</td>
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<tr>
<td>Oct</td>
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</tr>
<tr>
<td>Nov</td>
<td>5.5</td>
<td></td>
</tr>
<tr>
<td>Dec</td>
<td>6.0</td>
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</tbody>
</table>

Environmental Laboratory (INEEL) Settlement Fund program.

ECONOMIC DEVELOPMENT

Jefferson County could be the next high growth area in Eastern Idaho. With the increasing amount of growth Madison County is experiencing due to BYU-Idaho, and the steady growth in Bonneville County, it is only natural that Jefferson County would receive a large portion of that "spill-over" growth because of its location in-between Madison and Bonneville counties.

This spillover growth could affect many different areas in the county, including housing, utilities, the school systems, and infrastructure (roads and traffic). A main area of concern with regards to economic development and growth in the county might be the capacity of the current water and sewer systems. Because commercial and industrial growth often requires much more water/sewer capacity, upgrades to the current system may be required.

There are many economic development resources within the region that the County and its residents can utilize. East Central Idaho Planning & Development (ECIPDA) operates two direct financing programs - EDA has funded a Revolving Loan Fund and the Small Business Administrations Certified Development Company 504 loan program.

They also have access to several banks for use with the SBA 7(a) guaranty program. The Regional Development Alliance is an organization created to assist the Governor of the state of Idaho in the utilization of the Idaho National Engineering and Environmental Laboratory (INEEL) Settlement Fund program.
as a catalyst to affect and enhance quality job creation opportunities, activities and efforts in Bannock, Bingham, Bonneville, Butte, Custer, Jefferson, and Madison counties.

Local resources include Jefferson County Economic Development, a non-profit economic development organization created in 2003 through a grant from the Regional Development Alliance. Jefferson County Economic Development provides services to assist local businesses in expansion and job creation as well as recruits new businesses to the county.

With the efforts of these local and regional economic development organizations, as well as state agencies such as the Idaho Department of Commerce and Labor and county and city administrations, growth in Jefferson County can be positive and beneficial to both the economy and the residents of the county.

## GOALS AND POLICIES

<table>
<thead>
<tr>
<th>GOALS</th>
<th>POLICIES</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Encourage economic development that maximizes opportunities for local production and purchasing of goods and services by industry, business, residents and visitors in the County.</td>
<td></td>
</tr>
<tr>
<td>2. Encourage industrial and commercial expansion, employment opportunities, and capital investment.</td>
<td></td>
</tr>
<tr>
<td>3. Encourage economic growth that includes support for the agricultural/manufacturing and high tech industries in the County.</td>
<td></td>
</tr>
<tr>
<td>4. Encourage economic growth that includes support for the agricultural/manufacturing and high tech industries in the County.</td>
<td></td>
</tr>
</tbody>
</table>

**Policy No. 1:** Encourage economic development that is consistent with and supports County attributes such as the character, lifestyle, and agriculture industry of Jefferson County.

**Policy No. 2:** Encourage efforts that provide for increases in income and that enable citizens to remain ahead of the national inflation rate.

**Policy No. 3:** Support options for alternative funding sources for capital improvements.

**Policy No. 4:** Encourage economic development that meets standards of applicable regulatory agencies and provides local employment for county residents.

**Policy No. 5:** Encourage high infrastructure-impact business and industry to locate where city water and sewer systems are available and/or feasible.

**Policy No. 6:** Work with local, regional and state organizations to identify and recruit new businesses and industries to Jefferson County. Create and implement a Business Retention and Expansion program in Jefferson County to maximize...
potential growth and retention of existing businesses, as well as create an "annual report" for the county on a yearly basis

Policy No. 7: Plan for commercial and industrial development surrounding the Airport and Rail Corridors.

Policy No. 8: Develop a comprehensive website that encompasses all information about Jefferson County that can be used as a tool in recruiting new business/industry to the area.

Policy No. 9: Promote tourism for the Eastern Idaho region, and increase tourism dollars in Jefferson County.

Policy No. 10: Create master resource directory of business assistance sources available.

Policy No. 11: Provide assistance to any and all businesses and entrepreneurs in the county in any way feasible.

Policy No. 12: Continue improving the development review protocol so that it is user-friendly and streamlined. Promote customer service in delivering County services.

Policy No. 13: Support Jefferson Economic Development and other economic development groups in their efforts to promote a business friendly environment.

Policy No. 14: Work with economic development agencies in the identification, exploration, and development of new markets for existing products and services and/or expansion of existing markets.

Policy No. 15: Work with higher education to facilitate local commercial applications of research and education Cooperate with the local schools, BYU-Idaho, ISU and other organizations in preparing the local labor force for productive employment.

Policy No. 16: Encourage Business Park Development.

Policy No. 17: Work with the Idaho National Laboratories (INL) to promote economic development in Jefferson County. Develop and maintain communications with key INL management and contractors in order to monitor research developments, potential spin-off applications and technology transfers.
CHAPTER 7
LAND USE

Of the 709,800 acres in Jefferson County, about 48.8 percent (346,518 acres) is controlled by the Federal Government (Bureau of Land Management, Department of Energy and a small acreage by the Forest Service). Practically all of the federally controlled land is classified and used as rangelands or barren land.

An additional 72,000 acres of rangelands are under private ownership. Approximately 26.9 percent of 190,800 acres of Jefferson County is rangelands and 224,000 acres are barren land.

There are about 125,000 acres suitable for conversion from rangelands to cropland in Jefferson County.

In 1979, 268,400 acres were classified as agricultural land (37.8 percent). Jefferson County has 15,800 acres of wetlands and 8,100 acres of water. There are 1,000 acres of land in the County that are considered forestland.
The Urban areas of the County occupy 1,700 acres. With the County growth rate, previously mentioned, Jefferson County will need approximately 1,000 additional acres of land converted to urban use in the next 20 years.

LAND USE

Jefferson County is relatively flat. Land Use is primarily agricultural. Private lands are predominately irrigated farms with some grazing. Federal and State lands are used for recreation and grazing purposes.

The county has seven incorporated communities: Rigby, Menan, Ririe, Lewisville, Roberts, Mud Lake and Hamer. These communities are home to 29% (5621/19155) of the county residents. Rigby is the County Seat and the major commercial center located in the county. Public and semi-public uses are spread through the communities including city buildings, city parks, school complexes, senior centers, and churches and meeting halls.

AREA OF CITY IMPACT

The preservation of agricultural uses within the Area of City Impacts is a high priority. While agricultural uses surrounding larger communities is trending to become non-economical, Rigby and the surrounding communities are still of the size and inclination to allow these related uses within the area of impact. This use is also appropriate in rural lands with marginal suitability of agricultural production. This use allows for the mixture of larger parcels and smaller parcels providing for rural, low-density living atmosphere. These lands are considered to be in a changing environment where public facilities and services will be necessary before intensive urbanization should occur.

However, heavy agricultural uses will be allowed only if conditions are met that insure the health and safety of our citizens and the preservation of the value and aesthetics of surrounding properties.

GOALS AND POLICIES

<table>
<thead>
<tr>
<th>GENERAL LAND USE GOALS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. To encourage growth and development in an orderly fashion, minimize adverse impacts on differing land uses, public health, safety, infrastructure and services.</td>
</tr>
<tr>
<td>2. Use appropriate techniques to buffer incompatible land uses.</td>
</tr>
<tr>
<td>3. To provide for appropriately located residential areas with an adequate variety of dwelling types and density ranges as needed to meet demand.</td>
</tr>
<tr>
<td>4. To encourage livability, creativity and excellence in the design of all future residential developments as well as to preserve the natural beauty and ecology of Jefferson County.</td>
</tr>
<tr>
<td>5. To encourage development in those areas of the county which provide the most favorable conditions for future development.</td>
</tr>
</tbody>
</table>
Policy No. 1: Preserve prime agriculture land.

Policy No. 2: Non-agriculture development to be located in areas outside of prime agriculture lands.

Policy No. 3: Concentrate serving rural areas currently served by roads and other public facilities.

Policy No. 4: Density of development should be tied to the concepts embodied in the Comprehensive Plan, which relate to the focus on higher densities within the Impact Areas where existing community services may be expanded, and lower densities outside of those areas.

Policy No. 5: Development and its resulting land use should be calculated to achieve the most desirable, effective and lasting compatible relationship between people and land.

Policy No. 6: Developments of all types should be arranged to provide an adequate, but not excessive, amount of land for each use.

Policy No. 7: Development should be located in accordance to provide suitability and adaptability of land.

Policy No. 8: The intensity and type of land use should be related to, and limited by, the capability to provide adequate services to the area.

Policy No. 9: Land use development, which contributes to improved quality of the environment, is encouraged.

Policy No. 10: Compatible uses of floodplain areas, such as for agriculture or open space and recreation, are encouraged.

Policy No. 11: The use of unsuitable soils, areas and terrain as building sites is discouraged.

Policy No. 12: The development of high-noise level installations in or near residential areas is discouraged.

Policy No. 13: Development of adequate sanitary sewer and storm drainage facilities, which protect existing and future land uses, are encouraged.

AGRICULTURAL LAND USE

The preservation of historical and customary agricultural and range use is of great importance to the citizens of Jefferson County, who base a large portion of their economy on this use. Maintaining viable tracts of prime agricultural and rangeland is a goal for local area leaders.
AGRICULTURAL LAND USE POLICIES

Policy No. 1: Prime agricultural lands in Jefferson county should be protected from encroachment of other uses and encouragement given for further development of only agriculture uses in prime agricultural land areas.

Policy No. 2: The nature, extent and location of desirable agriculture uses within the county should be established and expressed in County Ordinances which provide for consistent fair and impartial treatment for future development.

Policy No. 3: The County should participate in local agriculture development efforts as a means of increasing economic benefits and influencing the maintenance of proper environmental conditions in the county.

Policy No. 4: 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 No. 1: Due to the varied nature of the canal companies and the extreme variation between different canal types, it is the intent of the Jefferson County Planning and Zoning Commission to have proposed development consult directly with adjacent canal companies in regards to setback and other requirements. Reasonable setbacks should be negotiated by a developer in consultation with the local canal company that acknowledges the companies interest in maintaining unobstructed maintenance access and the protection of property.

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, yet still dependent and respectful of agricultural uses.

Policy No. 1: No lot will be developed without proper access to a public street or road (either directly, or by use of a private road meeting standards for ingress and egress and emergency response). Should such public street or road not be 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 No. 2: All developments shall meet the minimum health and safety regulations set by District Seven Health. Additional requirements and regulations to be established by the zoning ordinance.
MINERAL EXPLORATION AND EXTRACTION

Policy No. 1: 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 No. 2: The County will require detailed site and operations plans before approving extraction activities.

Policy No. 3: Minimum operating standards will be established for all mineral extraction activities allowed in Jefferson County.

Policy No. 4: Site recovery requirements will be established for all mineral extraction activities.

PRESERVATION POLICIES

Policy No. 1: Homesteads should be identified and efforts undertaken to encourage preservation of the most significant ones.

Policy No. 2: Buildings, which have unique features and historic value, should be identified and preserved.

Policy No. 3: Trails, Roads, and Railroads that serve as the arteries of life and evaluation of the Jefferson County economy should be identified and efforts made to preserve and restore appropriate remains of the most historic of these.

Policy No. 4: The Snake River was critical to early development of the County and should have various stretches and sites identified and preserved which would illustrate the history of this important natural resource.

Policy No. 5: Preservation of the Flood Plain and other Natural Features of Jefferson County should be undertaken through planning, development controls and specific activities for future open space usage.

Policy No. 6: Indian campgrounds should be identified and efforts undertaken to obtain state assistance and land owner cooperation for preservation of the most significant camp sites in Jefferson County.

HOUSING AND RESIDENTIAL LAND USE POLICIES

Policy No. 1: 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 within the Impact Area(s) identified in the Land Use Plan.

Policy No. 2: The residential “neighborhood or community” should be oriented towards pedestrian access and the street
system should be designed to discourage rapid or through vehicle traffic consistent with this Plan.

Policy No. 3: 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 the communities with good access to the major road system.

Policy No. 4: Development of housing types in appropriate cost ranges to meet the variety of housing needs for the County should be encouraged.

Policy No. 5: Lots in the new residential areas which are adjacent to arterial, collector or section line roads should be platted to back up such roads, with future vehicular access from minor residential streets only.

Policy No. 6: Developments which offer protection from noise and congestion should be encouraged.

Policy No. 7: Builders should be required to adapt designs to the site physical conditions and to correct site deficiencies before, during and after construction.

Policy No. 8: Landscaping, erosion control and flood hazard considerations should be fully provided for by builders in residential developments.

Policy No. 9: Residential piecemeal urban fringe developments, or “meets and bounds” subdivisions which lead to urban sprawl should be discouraged in Jefferson County.
Jefferson County Subdivisions
COMMERCIAL LAND USE

Commercial use in Jefferson County has traditionally been located along the state highways and in the Rigby area, with the primary uses serving travelers through the area, serving the consumer needs of the residents, and serving agricultural needs. It is the desire of the citizens of Jefferson County to continue such uses along or within the area of the highway corridors, but to cluster these endeavors throughout the county to avoid a “strip” commercial type of development from occurring or encourage further commercial development within the city limits.

COMMERCIAL LAND USE POLICIES

Policy No. 1: Commercial development which is compatible with, and will enhance the operation of the “neighborhood or community” centers, is encouraged to develop on available sites within higher density areas.

Policy No. 2: General commercial activities are developed within unified groupings of compatible commercial uses when ever possible.

Policy No. 3: Re-use and re-development of existing commercially-developed areas must stress 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 No. 4: 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 No. 5: “Spot Zoning” of individual lots for commercial purposes within residential neighborhoods is discouraged, unless residential compatibility can be proven.

Policy No. 6: The provision of adequate off-street parking and traffic circulation in commercial areas is required.

Policy No. 7: Beautification of existing commercial establishments is encouraged to unify the “neighborhood or community” overall design image.

Policy No. 8: Commercial land use areas are buffered from other uses by landscaping screening and/or decorative fencing to improve comparability with adjacent uses and catch blowing debris.

INDUSTRIAL OBJECTIVES

Policy No. 1: To encourage industrial development and that it be located in appropriate areas of the county.

Policy No. 2: To set aesthetically pleasing standards, dealing with off street parking, landscaping, buffering from surrounding uses, streets and utilities.
Policy No. 5: To encourage environmentally safe industrial development that is not offensive to surrounding uses or to the community as a whole.

Policy No. 4: To take into account the transportation system, including ingress and egress into public streets, resulting traffic flows and their impact based upon the industrial use.

OVERALL

To work with surrounding land owners and potential developers of residential, commercial and industrial properties to make land available within the county for the orderly development of these uses to meet the demands of the citizens of the county.

INDUSTRIAL LAND USE POLICIES

It is the policy of the county to allow and encourage such development in the appropriate industrial zones. The county will encourage the recruitment of clean industries that will compliment their county.

Exceptions to this might include farm services and the initial processing of commodities including grain elevators and “fresh pack” potato plants.

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

No industrial lot shall be developed without the 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 No. 1: 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 No. 2: 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 No. 3: Industrial sites should be planned and located adjacent to collector or arterial roads and other modes of transportations may be needed.
**Policy No. 4:** Land uses for industrial activities should be discouraged from locating in areas where transportation networks are in adequate or when site conditions are marginal.

**Policy No. 5:** Industrial development should be prohibited in or adjacent to residential areas or when nonconforming to other existing uses in the area.

**Policy No. 6:** Industrial development Nodes for storing, handling or processing of agriculture products should be strategically located utilizing existing transportation facilities close to concentrated growing areas.

**Policy No. 7:** The majority of industrial uses shall be located within area of impacts 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 land uses, which may not conform to the requirements of that land use. Such uses shall be allowed to continue to exist as a grandfathered use with a 10% maximum growth factor.
CHAPTER 8
NATURAL RESOURCES

Jefferson County is in the eastern part of Idaho with the county seat in Rigby, Idaho. The county has a total area of 1,089 square miles, or 696,960 acres.

Elevation of most of the county ranges from about 4,780 feet, at Mud Lake, to about 5,200 feet, in the higher lava-covered areas. A small area east of Heise is at an elevation of 6,469 feet.

About half of the county is covered by a lava flow overlain by a thin mantle of soil. Water deposited materials cover most of rest of the county. The area around Mud Lake and northwest of Roberts is covered mostly by alluvium for the Snake River. The northwest part of the county is also cover by alluvium.

The climate in Jefferson County is what is known as a semiarid climate. Summers are warm and dry. The county, which is mostly on the Snake River Plain, is one of the most uniformly level counties in Idaho. The climate therefore is relatively uniform throughout the county.
GOALS AND POLICIES

NATURAL RESOURCE GOALS

1. To encourage the preservation of prime agricultural land, wildlife, clean water and air, native vegetation, for use by future generations.

AGRICULTURAL LAND

Policy No. 1: Preserve prime agriculture land.

Policy No. 2: Discourage the subdivision of prime agricultural land, which is “development” by definition.

Policy No. 3: No Implementation Activity

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 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.

The western part of the County received approximately 8 inches of rainfall annually and the eastern part approximately 11 inches. Generally, 60% of the total precipitation comes between April and October.

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 consisting of approximately 85,000 acres 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.
Approximately 63,000 acres of the irrigated land lie to the south of the Great Feeder Canal to the County boundary line between Bonneville and Jefferson Counties.

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 course 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 up-stream end of the area is so sandy and rocky that the land is considered marginal farmland.

The underground water between the Great Feeder north to the Snake River moves parallel to the river and the Great Feeder. Underground water south to 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 are it flows across the lands. The records of this area indicate the water use per season ranged from 7 to 13 acre-feet per acre.

Some 8,500 acres of land are irrigated by deep wells and sprinkler systems on the desert land west of Roberts. Most of this land has been brought under irrigation within the last 20 years.
The Mud Lake area extending from Hamer to Monteview is largely dependant 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 and contributes to the ground water supply in the area, but Camas Creek is the only surface stream that flows directly into the lake.

Approximately 75,000 acres are now under cultivation in the Mud Lake, Hamer, and Monteview area. Approximately one-fourth of the area is irrigated from the lake: the other three-fourth is 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 Ririe area, in 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. 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 we find a great variation in the level of our ground water. In and around Terreton and Hamer the water level may rise to the surface.

In the Monteviow 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 relative 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. Thus is most noticeable on new lands recently developed and planted to potatoes.

Policy No. 1: Consider as examples of natural resources the following, but not limited to, the Snake River, Market Lake Wildlife Refuge, BLM rangeland and National Forest Lands.
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.

Policy No. 1: Gravel Mining Operations should be located to avoid intruding on the river channel.

Policy No. 2: Encourage measures to provide for future use of an excavated site.

Policy No. 3: Encourage mineral-extraction site design and operation so as to minimize noise, dust and increased traffic to the extent practical.

Policy No. 4: 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, and flooding.

FORESTS

There is only a small area in eastern Jefferson County that supports timber growth. The area is about 1000 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 western and the north half of the County is dry rangeland. Most of the rangeland is managed by the Bureau of Land Management (U.S. Dept. of Agriculture) and the U.S. Department of Energy.

SOILS

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 coil built up through meandering of the Snake River. Soils vary from deep sandy loams to gravel bar outcrops.

The flat land around Roberts is stratified clay, silt and sand, mostly 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 Monteview 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.
Soil Characteristics vary considerably throughout Jefferson County.

Planning for specific site requires far more detailed surveys continued in the U.S.D.A. Soil Conservation Service’s Soil Survey of Jefferson County, Idaho in order to detect variations in slope, depth, stoniness, drainage, permeability, and other properties that affect land use.

**SOIL TYPE**

The soil in Jefferson County has several different types and textures. The following soil types are found in Jefferson County:

- Menan area = Annis series, north of Menan Heiseton series, south of Menan

- Rigby area = Bannock series, south of Rigby Blackfoot series, west of Rigby Blocks ton series, south of Rigby Hayes ton series, south of Rigby Lorenzo series, north of Rigby Peals series, south of Rigby Waldoboro series, north of Rigby

- Monte view area = Bond farm series, northeast of Monte view Lady series, west of Monte view Maim series, east of Monte view Matheson series, northwest of Monte view

- Hammer area = Bond ranch series, southeast of Hammer Grassy Butte series, north of Hammer Bodkin series, south of Hamer

- Ririe area = Grebe series, northeast of Ririe

- Roberts area = Hove series, north of Roberts Market series, 5 miles north and 1 mile west of Roberts Pincher series, 6 miles south and 2 miles west of Roberts Wolverine series, 2 miles north of Roberts Minnewaukan series, west of Roberts

- Terreton area = Level ton series, northeast of Terreton Terreton series, also found north east of Terreton White knob series, northwest of Terreton Wifely series, 4 miles east and 2 miles south of Terreton

**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 provide an attraction for hunting which can become a more important economic activity for the County with proper management and more promotion.

The County has two Idaho Department of Fish and Game management areas and one National Wildlife Refuge. These are primary waterfowl areas. The Idaho Department of Fish and Game is continuing to develop their management areas to
provide nesting and feeding areas for waterfowl. The prime waterfowl use times are spring, summer and fall. With most water areas frozen, little wintering occurs in these areas.

Just about any sagebrush area is antelope and sage grouse winter range. Important areas are the Table Butte area north of Mud Lake and the lava areas south of Mud Lake and on the Idaho National Engineering Laboratory Site (INEEL).

Sagebrush areas east of Interstate-15 are important for wintering antelope, sage grouse, deer and elk. Very important elk calving areas are the head of Stoddard Creek west of I-15 and east of I-15 in the head of West Camas Creek, Ching Creek, Sheridan Creek and Dry Creek.

Desert areas west of Roberts, north of Mud Lake, and north and south of State Highway 33 provide critical winter range for deer, elk, antelope and sage grouse. Moose live yearlong on the Snake River.

There is various upland birds scattered throughout the County. Pheasants, forest grouse, and Hungarian partridge are the most important. Most of the County is pheasant habitat with the Mud Lake Monteview area being the most important.

Mud Lake and Market Lake provide important waterfowl and shore bird breeding areas as well as rest areas for spring and fall migrations. Farm fields are used extensively for feeding by waterfowl.

The natural resources of Jefferson County lie in a delicate balance between agriculture, population growth, water resources and habitat. Maintaining this balance will require resisting pressure to encroach on natural resources while at the same time providing encouragement for growth and industry within the county.

**GOALS AND POLICIES**

<table>
<thead>
<tr>
<th>NATURAL RESOURCE GOALS</th>
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<tbody>
<tr>
<td>1. Develop natural resources according to local priorities without doing environmental damage.</td>
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<tr>
<td>2. Conserve wildlife habitat and water resources.</td>
</tr>
<tr>
<td>3. Aquifer Protection</td>
</tr>
<tr>
<td>4. Enhance and Preserve River Corridors</td>
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</tbody>
</table>

**Policy No. 1:** Preserve prime agriculture land.

**Policy No. 2:** Preserve natural habitat by careful zoning control in areas adjacent to habitat.

**Policy No. 3:** Control Industrial and Commercial Land Uses adjacent to sensitive areas.

**Policy No. 4:** 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 No. 5:** Recognize the need to protect and reserve existing water rights and encourage the preservation of existing water right use.

**AIR QUALITY**

**Policy No. 1:** Encourage cooperation in the development and implementation of local and regional efforts to maintain and improve air quality.

**Policy No. 2:** Encourage applicants to utilize technology and best management practices to address air quality.

**Policy No. 3:** Consider air quality programs that are fair. Consider land use and transportation issues as important factors in reducing air pollution.
CHAPTER 9
HAZARDOUS AREAS

Section 67 paragraph (g) of the Local Planning Act of the Idaho State Code requires the county to complete “an analysis of known hazards as may result from susceptibility to surface ruptures from faulting, ground shaking, ground failure, landslides or mudslides; avalanche hazards resulting from development in the known or probable path of snow slides and avalanches, and floodplain hazards.”

The following hazards were identified were based upon a visual survey of Jefferson County and a literature search.

NATURAL HAZARDS

Natural hazards include, but are not limited to, seismic, flooding, avalanche/landslides, and range/forest fires. This section identifies hazards that need to be included in the Jefferson County comprehensive plan.

SEISMIC

Geological and seismological studies show that earthquakes are likely to happen in any of several active zones in Idaho and adjacent states. Idaho is ranked fifth highest in the nation for earthquake risk.
The eastern half of Idaho has been classified as an area that could receive severe damage from a seismic event.

**FLOODING**

The Federal Emergency Management Agency (FEMA) published Flood Insurance Rate Maps (FIRMS) for areas prone to flooding. This information can be used to identify areas that need special planning.

Flooding may result in damage or loss of property, injury or loss of life, and contamination of waterways with debris and hazardous chemicals. The Flood Insurance Rate Maps indicate flood prone areas within Jefferson County. These maps can be viewed at the Jefferson County Planning and Zoning office in Rigby.

Jefferson County participates in the Federal Emergency Management Agency’s Flood Insurance Program. This requires Jefferson County to avoid housing and commercial
development in the flood plain. Jefferson County has a policy of not allowing new growth into the flood plain.

Potential areas for landslides or mudslides include the Kelly Canyon area and the Menan Buttes. It is recommended that county planner be aware of this potential problem and address development within these areas accordingly.

Range/Forest Fires

Jefferson County includes both desert type areas (rangeland and barren land) and a limited amount of forest area. Both of these land types can sustain a fire that could impact county homes, businesses and the environment.

**RANGE AND WILDFIRE**

For county planning, the fire hazard cannot be avoided. It is recommended that Jefferson County officials address emergency actions in the event that a range or forest fire does impact the county.

**INDUSTRIAL HAZARDS**

Industrial hazards cover a vast range of hazards that have resulted as a part of the advancement of industry. It is not the intent of this section to identify all industrial hazards, but to
indicate likely hazards based upon the current industry in Jefferson County. An example of industrial hazard could be the methane gas generated from large scale dairy operations. Hazards associated with any new industry should be considered by county planners before allowing the industry into the county.

**UNDERGROUND STORAGE TANKS**

Underground storage tanks constitute a hazard in that leakage from these tanks can result in contamination of ground water supplies. It is recommended that county planners determine where underground storage tanks are located to support any anticipated expansion.

**ABOVEGROUND FUEL TANKS**

Aboveground storage tanks constitute an explosive hazard and leakage from these tanks could result in contamination of ground water supplies. It is recommended that county planners determine where storage tanks are located to support any anticipated expansion.

**HAZARDOUS CHEMICAL STORAGE**

Hazardous chemicals stored properly do not pose an immediate hazard to the public. However, if the chemicals are spilled or are involved in an accident (i.e. fire, explosion, etc.) that could lead to a release, the public may be exposed. County officials need to know the type of chemicals that will be stored in businesses to protect emergency personnel in the even of an accident and the public from undue hazards.

Businesses dealing with hazardous chemicals should be identified, emergency plans developed in the event of potential releases, and the public informed of any releases that may affect them.

In addition, county planners need to ensure areas where chemical spills have happened in the past are cleaned up before allowing general use of the area.

**AIR POLLUTION**

Air pollution is not typically a problem in a rural area. However, any potential problems should be identified in the comprehensive plan.

Local farmers are allowed to have controlled burns of the fields and ditch banks during the spring and fall, thus creating a potential air pollution hazard at the time. Usually the smoke is quickly dissipated and is not a continuous hazard. Before burning, the farmers must contact the Jefferson County Sheriff’s Office.
**PROPANE TANKS**

Propane is highly explosive when heated under confined conditions and it is also a fire hazard. Propane is used to heat some homes and businesses in Jefferson County. It is recommended that county planners ensure that propane tanks are located away from traffic areas and potential heat sources. Any propane tanks owned by county agencies need to be checked for leaks and any ignition sources removed from areas around tanks. Also information should be made available to the public explaining the hazards of propane.

**RAILROAD**

The railroad provides a vital service for the agricultural industry. However, county planners must consider the hazards associated with this service in authorizing expansions in areas traversed by railroad tracks. These hazards include, but are not limited to, danger in crossing the tracks and impacts from a wreck, such as collisions and release of hazardous materials.

Three railroad lines run north and south across Jefferson County. They include the West Belt Branch and the Yellowstone Branch of the Eastern Idaho Railroad and the Montana subdivision of the Union Pacific Railroad.

It is recommended that county planners address this hazard by developing emergency plans for train wrecks within the county. The emergency plans need contingencies for human injury and death resulting from impact, fire, explosion, and hazardous chemical release.

**GRAIN SILOS**

From 1900 to 1980, more than 1,200 grain elevator explosions occurred in the United States. Occupational Safety and Health Administration (OSHA) estimates that between 1974 and 1984, there were some 200 explosions at U.S. mills and grain elevators, resulting in more than 600 deaths and injuries. Often poor housekeeping, especially uncontrolled grain dust, has been suspected as the cause of these explosions. Silos are located throughout Jefferson County. County planning should address development around the silos. The operators need to follow OSHA regulations in controlling the dust levels around and within the silos.

**GOALS AND POLICIES**

<table>
<thead>
<tr>
<th>HAZARDOUS AREA GOALS</th>
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</thead>
<tbody>
<tr>
<td>1. Carefully consider limiting development in hazardous areas.</td>
</tr>
<tr>
<td>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.</td>
</tr>
</tbody>
</table>
Policy No. 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.

Rationale: This policy seeks to protect human life and property, and to reduce public and involuntary costs resulting from disasters.

Policy No. 2: Support efforts to preserve and manage the floodway corridors capacity in Jefferson County.

Rationale: The intent is two-fold. First the goal should be to strive to avoid the loss of life or property in the event of a 100-year flood. Support management for smaller, more frequent high-water events, which are a cause of waterway erosion.

Policy No. 3: Objectively consider requests to place structures in floodplain areas. Enforce building requirements as regulated by FEMA.

Policy No. 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.

Policy No. 5: Establish appropriate development standards and require development review of proposals in potentially hazardous areas.

Policy No. 6: Review and adopt building codes that regulate construction within seismic areas as appropriate and necessary.

Policy No. 7: Identify and monitor contamination in soils, wells and/or the aquifer in order to eliminate or minimize harmful effects.

Policy No. 8: Encourage public Access to the Snake River.

Policy No. 9: Allow development in areas suited for construction as evidenced by competent soils, geology and hydrology investigations and reports.

Policy No. 10: Encourage development designed to fit the topography, soils, geology, hydrology and other conditions existing on the proposed site.

Policy No. 11: Use low-water landscaping or natural re-vegetation to reduce the need for irrigation, which may lead to soil settlement and in extreme cases soil instability associated with loess soils.

Policy No. 12: Encourage the U.S. Army Corps of Engineers to update and re-evaluate the flood plain designation of lands within the County.
CHAPTER 10
PUBLIC SERVICES, FACILITIES AND UTILITIES

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. Their contribution will help to achieve the greatest general benefit and economy for everyone that uses these vital facilities.

SEWERAGE SYSTEMS

Hamer, Lewisville and Lorenzo are serviced by individual subsurface sewage disposal units to dispose of sewage wastes.

In the spring of 1971 Mud Lake and Terreton joined in an area-wide sewer association and constructed a sewage collection system and treatment facility which serves both and a few homes between. Menan has recently constructed a sewerage collection and treatment system.

Roberts, Rigby, Menan, and Ririe are also serviced by their own sewage collection and treatment facilities.

While Mud Lake, Terreton, and Ririe have adequate sewer systems, Hamer, Lorenzo, Roberts, Lewisville, and Rigby are in need of either improvements to their existing sewer systems or construction of a centralized collection system.

POWER PLANT SITES AND UTILITY COORIDORS

There are no Power Plants operating in Jefferson County. Utah Power and Light, Fall River Electric and Idaho Power provide electricity to the County.

There has been some interest in wind power generation in the county but the county is not currently on the list at water resources as being a viable county for development of large scale wind generation systems.

WATER SUPPLY

The Snake aquifer constitutes the only source of domestic water supply in Jefferson County. Wells that have penetrated the water table, almost without exception, yield abundant supplies of water for domestic and municipal use, with but a light drawdown. The quality is generally excellent. A yield of more than 50 gallons per minute for each foot of drawdown are not common, and yields of more than 500 gallons per minute for each foot of drawdown is recorded.

In general, most large wells yield in excess of 2,000 gallons a minute. Depths to the aquifer west and north of the river range between about 250 feet to 275 feet.
Hamer, Lewisville, Lorenzo and Menan all obtain their water from privately owned individual wells while Mud Lake, Rigby, Roberts, and Ririe are serviced by central water systems with two main wells.

**FIRE STATIONS AND FIRE EQUIPMENT**

Formal or organized fire protection for the unincorporated rural area in Jefferson County began in the early 1950’s when Snake River Mutual Insurance purchased the first fire truck. In the mid to the late 1960’s, Jefferson County purchased Snake River Mutual’s truck and continued fire protection for rural county areas. Several Fire Districts had been formed during these years, i.e. Menan, West Jefferson, Hamer, etc.

It was not until 1980, when the Jefferson Central Fire District was formed, that the eastern portion of the County was protected by a fire district.

During this time EMS services (QRU and ambulance services) were established for the rural area of the County.

At the present time, West Jefferson provides ambulance service and all of eastern Jefferson County receives contract service from Idaho Falls Fire Department.

There is a need for more fire district supported EMS with establishment of full time ambulance-fire fighters.

As the fire protection and EMS needs within the Urban Growth Areas (Map 2) of Jefferson County become more serious it will be necessary to establish a program to supplement the volunteers with full time paid personnel.

The following is an estimate of equipment operated by the Jefferson County Fire Districts:

<table>
<thead>
<tr>
<th>Equipment Type</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fire Engines</td>
<td>13</td>
</tr>
<tr>
<td>Tankers</td>
<td>3</td>
</tr>
<tr>
<td>Mini Pumpers</td>
<td>5</td>
</tr>
</tbody>
</table>
HEALTH AND WELFARE FACILITIES

There are no hospitals in Jefferson County. Rigby has four dentists, a doctor and a chiropractor. Jefferson County is served by the District Seven Health Department.

District Seven Health Department provides public health nurses; and offers vaccinations, weight control programs, blood pressure screening and family planning. Home health is currently being provided by independent contractors and is no longer a function of the Health Department.

Quick response units located in the fire stations and ambulance located in the West Jefferson station are available to provide emergency medical assistance until an ambulance can arrive from Idaho Falls or Rexburg.

LIBRARIES

Public Libraries are located in the communities of Hamer, Terreton, Lewisville, Menan, Rigby, Ririe and Roberts to serve the needs of children and adults in addition to the school library facilities in Jefferson County.

SOLID WASTE DISPOSAL SITES

Some forms of collection service, either door to door or bin collection, is available to all residents of the County. The City of Rigby provides collection service for its residents. For a monthly fee of $3.50, residence and businesses receive once a week curbside pickup service. If businesses need more frequent service, they pay accordingly.

The four smaller communities of Lewisville, Menan, Ririe and Roberts receive door-to-door weekly collection provided by the
Jefferson County. Approximately 100 six cubic yard bins are placed in strategic locations along major roads to provide collection service for rural residents. A private collector, based in Bonneville County, provides collection service to approximately 40 residences (mostly inside mobile parks) in Jefferson County. The fee is $3.50 per month for weekly service.

There are currently two approved landfills in Jefferson County. The Non-domestic/Hazardous Waste landfill is located on County Line Road. The other federally approved site for domestic and hazardous waste is at circular Butte in Mud Lake. This is aSubtitle D Approved Site.

All old dumping areas in the County have been closed.

**COMMUNICATIONS**

Jefferson County has one newspaper, the Jefferson Star, serving the county. The Jefferson Star is the Legal Newspaper for public notices. The regional newspaper, the Post-Register, is published in Idaho Falls.

The County receives all three major television networks and public broadcasting station from Idaho State University at Pocatello. Rigby has a 24-channel cable television service; however, cable television is not available in any other part of the County.

Qwest provides telephone service to southern and eastern Jefferson County. The Mud Lake Telephone Cooperative Association serves in Montevideo, Mud Lake-Terreton and Hamer areas. Jefferson County has abundant Fiber Optic Line criss crossing the county and Fiber access is available.

There is a new Spanish Language Radio Station in Jefferson County. The residents and businesses in the County are also served by Radio Stations located in Rexburg, Idaho Falls and Pocatello.
GOALS AND POLICIES

PUBLIC SERVICES/FACILITIES GOALS

1. To the extent reasonably possible, new growth should pay for the extension of public services, facilities, and utilities.

2. Water and Sewer - Central water and sewage systems for non-agriculture development. This goal is achievable with the support of City governments and their appointed planners.

3. Health services - Improve physician services

4. School and Education - Provide and maintain high level of education to all residents

5. Libraries - Provide public library services to all residents.

6. Solid Waste - Dispose of solid waste in the most economical and feasible way.


8. Fire Protection - Adequate fire protection for all residents

9. Criminal Justice - Provide adequate protection for all residents.

Policy No. 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 No. 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.

Policy No. 3: Encourage homeowners associations in subdivisions and planned unit developments to maintain common areas and roads if not dedicated to the public.

Policy No. 4: Encourage the establishment of expanded sewer infrastructure and wastewater treatment in the areas of city impact.

Policy No. 5: Consider scientific and technical information from regulatory agencies in determining whether community wastewater disposal systems are appropriate outside areas of city impact.

Policy No. 6: Consider scientific and technical data from regulatory agencies in determining whether community water systems are appropriate outside city impact areas.

Policy No. 7: Encourage activities to promote the protection of groundwater and surface water.

Policy No. 8: Plan for the effective and efficient location of public services, facilities, and utilities supporting development.

Policy No. 9: Provide protection and safety to members of the community.
Policy No. 10: Develop transportation connections to increase access for emergency vehicles.

Policy No. 11: Support the implementation of precautionary measures within wildfire-prone areas.

Policy No. 12: Provide supportive police services to county oriented public safety programs.

Policy No. 13: Capital improvement plans should include adequate public facilities to serve planned development within identified infill and redeveloped areas.

Policy No. 14: Infill of underutilized property may be encouraged through the use of innovative approaches for the provision of utilities in otherwise developed areas.

Policy No. 15: Consider establishing procedures that allow developers to be reimbursed when they front the costs for offsite transportation or infrastructure improvements. As additional properties develop later, property owners or developers could pay the initial developer for their share of the improvement costs.

Policy No. 16: Consider developing financing techniques that allocate the costs required for infrastructure improvements in a fair and equitable manner.

Policy No. 17: Use innovative financing strategies to provide needed infrastructure for projected growth.

Policy No. 18: Manage the solid municipal waste stream in an efficient and sanitary manner.

Policy No. 19: Where reasonable and feasible within the Area 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 the City collection and treatment system in the future.

Policy No. 20: Protect areas within and surrounding the municipalities from wildfire.

Policy No. 21: 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.

Policy No. 22: Encourage infill development within existing fire service boundaries.

Policy No. 23: Monitor population growth patterns in consideration of the need for building additional fire stations in Jefferson County.

Policy No. 24: Seek to maintain the fire rating of three (3) as established by the Idaho Surveying and Rating Bureau.

Policy No. 25: Develop and implement policies to safeguard and conserve the supply of potable water to meet the needs of current and future County residents.
Policy No. 26: Investigate issues surrounding groundwater contamination and develop prevention plans and policies.

Policy No. 27: Work with DEQ and EPA to provide best science available to developers and policy makers.

Policy No. 28: Encourage clustering and preservation of natural drainages in areas with steep slopes.

Policy No. 29: Protect life and property in Jefferson County by providing fire, rescue, and emergency medical services.
CHAPTER 11
TRANSPORTATION PLAN

The transportation system in Jefferson County includes a network of State Highways, County Roads, City streets, Railroads and Airports. In order to serve the urban 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 on the Transportation Plan.

In addition to the State and Interstate Highway Network the County Road System serves the needs of residents and travelers in Jefferson County.

MAJOR TRAFFIC THROUGHFARES

Jefferson County has good vehicular traffic routes and roads for the population and geographic size of the County. Highway 191/20 is a four lane controlled divided highway through the County. This highway links the County with Idaho Falls to the southwest and West Yellowstone, Montana and other areas northeast.

Interstate-15 serves as the County’s connection to Idaho Falls, Pocatello, Salt Lake City and southwestern U.S.A. Also I-15 connects the area to Butte, Montana and other areas in the northwest.
State Highway 33 serves the northern portion of the County east and west, thereby linking the west County area to Rexburg and Jackson Hole, Wyoming on the east. Also, SH-33 links the County with Arco, Boise and the Oregon-Washington costal areas, in addition to Missoula, Montana and Canada to the north.

Highway 48 links Roberts, Menan, Lewisville, Rigby and Ririe.

**Minimum right-of-way widths have been set as:**

- Main Arterial (Section lines roads) 120 feet
- Minor Arterial (Section lines roads) 90 feet
- Collectors (within section lines) 80 feet
- Local (residential) 80 feet
- Farm to Market 80 feet
- County Dirt Roads 80 feet

Access to Arterial roads is limited to three per mile. No parking will be allowed on Arterial and collector roads. Access to State highways 33 and 48 is restricted to 300 feet.

**BUILDING LINE SETBACKS**

- Minimum setbacks from centerline:
  - Main Arterial (Section lines roads) 100 feet
  - Minor Arterial (Section lines roads) 100 feet
  - Collectors (within section lines) 80 feet
  - Local (residential) 80 feet
  - Farm to Market 80 feet
  - County Dirt Roads 80 feet

US-20 is a critical link within the NHS system, which contains both Interstate and Primary routes regarded as vital to the nation's highway transportation network.

The proposed project involves improvements to existing US-20 between Rigby and Rexburg. The section of US-20 proposed for improvement by the addition of two interchanges is approximately 7.0 miles in length, extending northeasterly from Milepost (MP) 323 south of the Dry Bed Crossing to MP 330 north of Burton road. It is located within both Madison and Jefferson Counties.

The approximate interchange locations are: one in the area of Thornton north of the Snake River in Madison County, and one in the area south of Lorenzo in Jefferson County.

There is a railroad track parallel to the highway with several at-grade crossings within the area of study. The highway crosses the Snake River and several canals and sloughs. US-20 is classified as a Principal Arterial within the NHS. The existing roadway in the project area is a 4-lane roadway with a variable-width depressed median.

US-20 within the project area serves interstate, regional, and local needs; it is the only local crossing of the Snake River in
This area and is the key link between Idaho Falls and the numerous communities and rural areas of the upper Snake River Valley, an area that serves as a primary gateway to the Yellowstone National Park and provides access to major resorts and scenic byways in Idaho, Montana and Wyoming.

The US-20 Corridor Plan as adopted by the Idaho Transportation Department Board on June 23, 2000 concluded that US-20 should be a full-access control facility in the 6.8 mile segment between Rigby and Thornton.

The purpose of this action is to increase safety and improve operational effectiveness of US-20 between Rigby and Rexburg by eliminating all at-grade intersections within this segment.

The project will also restore local access to US-20 where necessary by means of grade-separated interchanges. The local service area is bisected by the Snake River.

It is necessary that access to US-20 address needs both north of the Snake River in Madison County and generally in the vicinity of Thornton, and south of the Snake River in Jefferson County. It is intended that interchange locations be sought which minimize the effort needed to effectively connect to the local system.

The two alternatives being considered for Interchange Development in Jefferson County are as follows:

Average Daily Traffic (ADT) in 2000 on US-20 in the project
area is 12,740 vehicles per day. These traffic volumes make turning movements from connector roads onto US-20 problematic at the existing at-grade intersections.

CONTROL OF ACCESS

The traffic carrying capacity of the Arterial, Collector and Section Line Roads in Jefferson County should be protected by the initiating a program to control the property access onto these facilities.

BUILDING LINE SETBACKS

All new buildings should be located a minimum of 80 feet from the centerline of County Section Line Roads and Collector Roads designated on the Transportation Improvement Plan. The minimum setback from Arterials should be 100 feet.

RAILROAD FACILITIES

Jefferson County has good rail service in the eastern portion of the County. Rigby, Ririe, Roberts, Menan, Lewisville and Hamer all have freight rail service. The Mud Lake-Terreton and Monteview areas are without rail service. There is no passenger rail service in Jefferson County.
AVIATION

Commercial air service is available only in Idaho Falls. Jefferson County has a small airport south of Rigby and a landing strip west of Mud Lake. Some agriculture spraying services use these airports in Jefferson County.

BUS TRANSPORTATION

CART provides intercity service for the general public. The transit system for INEL provides bus service to Jefferson County for workers at their site on the Arco Desert.

OFF STREET PARKING

Parking lots should be designed to achieve the following objectives:

1. Provide maximum number of spaces
2. Minimize travel discomfort while parking, unparking and driving within the lot.
3. Minimize interference of entrance and exit lanes with pedestrian and vehicle movements external to the lot.

Layouts for self-parking should use stall widths no less than 8.5 feet. To allow the maneuver into and out of stall with comfort and convenience, the minimum width of an aisle should be 12 feet for one way movement, and 24 feet for two way travel.
GOALS AND POLICIES

TRANSPORTATION GOALS

1. Cooperate with transportation governing agencies to consider creating a multi-modal transportation system to service Jefferson County residents.

2. Encourage transportation governing agencies to analyze, and where practical to reduce traffic congestion on county roads, improve public transportation, and provide better transportation connectivity to cities and arterials and major collectors in the county.

Policy No. 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 No. 3: Analyze specific applications to protect functionally classified right of way. Consider adequate widths and access control for the integrity of the transportation system.

Policy No. 4: 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 No. 5: Use access guidelines for new development and redevelopment on arterial and collector streets.

Policy No. 6: Continue protection of future rights-of-way with building setback standards along the network of roads.

Policy No. 7: Encourage expansion and improvement of airport services and facilities for transportation of freight and passengers.

Policy No. 8: Expand pedestrian, bicycle and transit facilities to provide transportation alternatives and promote an environment that is inviting for pedestrians, bicyclists and transit riders.

Policy No. 9: Decrease the demand for automobile use on all collectors, minor and primary arterial roads in the functional class road system by encouraging pedestrian, bicycle, ride sharing and transit travel.

Policy No. 10: Encourage mixed use development which locates commercial services and areas of employment within walking or biking distance from residences.

Policy No. 11: Encourage the development of a regional Airport at a location that would support expansion of facilities.

Policy No. 12: Encourage development of parking lots near recreation sites.

CHAPTER 12
PARKS & RECREATION

Adequate amounts of appropriately located recreation facilities and permanently committed open spaces are becoming more necessary and important as the County develops. The usage of the parks and recreation areas in the County will become more intense as gasoline costs rise and as picnic 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.

The recreation facilities in Jefferson County that should be a part of this system are varied and unique and each plays an important role in meeting the needs of our residents.

TRAILWAYS

There should be a system of trails established along the river with in the flood plain areas of Jefferson County to accommodate hikers, fisherman and horseback riding.

Description: Rigby lake
RIVER BANK GREEN BELTS

The natural areas of tree growth along the river and its tributaries should be preserved as natural Green Belts.

BEACHES

Jefferson County Lake Recreation Area, located one mile north of Rigby, is a 40 acre swimming and boating area. The lake has picnic and camping areas around the lake. A jogging trail is provided. Areas along the river should be identified for beach improvements and fishing access.

GOLF

The Jefferson Hills Golf and Recreation Center is located 1 1/2 miles north of Rigby on old highway 191. The 18-hole course contains approximately 60 acres and is privately owned through stock membership. On the premises there is a pro-shop, snack bar and a lounge licensed to sell cocktails. One interesting feature of playing this golf course is the course is dissected by two bodies of water.
The Heise Hills Golf Course is located east of Ririe and contains approximately 18 acres and is privately owned by Heise hot springs. The nine-hole course has a golf shop and a pizza parlor on the premises. The unique feature of this golf course is its location and mountain scenery. The County has two new par 3 courses: Baron’s at Heise and Smiths, at Cedar.

**SKI FACILITIES**

Kelly Canyon Ski Resort is located 25 miles northeast of Idaho Falls and 17 miles east of Rigby. There are 3 high capacity double-chair lifts, 3 rope toms, 2 cross country trails and 10 major runs.

This resort offers 5 nights of skiing with an 8,000 sq. ft. day lodge complete with rental shop, cafeteria, game room, and sun deck a nursery facility is available.

I.S.I.A. and P.S.I.A. certified ski school is available. There are three snow cats available to be used to keep the slopes well groomed.

**HEISE HOT SPRINGS**

Heise Hot Springs Resort is located 5 miles northeast of Ririe, just off U.S. 26. This resort is open daily from 10 a.m. to 10 p.m. The resort offers a large filtered swimming pool for summer use only but has hot mineral baths offered year round.

There are facilities for camping to include restrooms, hot baths and picnic areas. A pizza parlor and golf course are located adjacent to the camping area and open for public play and enjoyment.

**BOAT DOCKS**

Roberts Bridge Boat Dock- This dock located on the Snake River contains approximately 3 acres and includes picnic areas and restrooms.

Byington- This location also now has improved boat ramps. Lorenzo, Menen and North Mud Lake
**MUD LAKE**

On the south side of Mud Lake there is a boat ramp and dock with picnic areas and restroom facilities.

**WEST JEFFERSON FAIRGROUNDS**

This fairground is approximately 10 acres. The various clubs and organizations use the buildings and maintain and pay the electricity bill for the use thereof. This is also used yearly for fair purposes, and is located one mile east of Terreton.

**RIGBY FAIRGROUNDS**

The City of Rigby has approximately 28 acres located on the southern edge of the City that are used continuously during the summer months for rodeos, posse practice, fairs, training and racing horses. In the winter the track is used for cutter racing.

This area also contains picnic shelters; a playground area with swings and rides for children, three ball diamonds for Babe Ruth, Little League and softball players.

**CITY PARKS**

There are public parks located within the City limits of Rigby, Ririe, Roberts, and Lewisville. These parks have restroom facilities, playground equipment and picnic areas.

**SENIOR CITIZEN FACILITIES**

Senior Citizen Centers are located in Rigby, Ririe, Mud Lake and Roberts.

**GOALS AND POLICIES**

<table>
<thead>
<tr>
<th>PARKS AND RECREATION GOALS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. To encourage the preservation of recreational, historical, archeological and architectural landmark areas of the County for the beneficial use of future generations.</td>
</tr>
<tr>
<td>2. Encourage promotion and coordination of the development of the recreational opportunities and facilities.</td>
</tr>
</tbody>
</table>

**Policy No. 1:** Encourage the expansion of existing recreational areas and a variety of new outdoor public recreation opportunities and activities.

**Policy No. 2:** Encourage parks, greenbelts, and walking paths. Coordinate with Trails of Madison County to complete links to larger trail systems.

**Policy No. 3:** Consider the Snake River and adjacent wetlands special areas of the county.

**Policy No. 4:** Encourage the development of additional public controlled access to the Snake River.
Policy No. 5: Encourage preservation of historical sites and architectural landmarks and their functions.

Policy No. 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 No. 7: Protect, conserve, enhance and maintain the natural, scenic, historic, economic and recreational qualities of lands along the Snake River.

Policy No. 8: Increase and maintain public access to and along the Snake River to create recreational opportunities and provide linkages to other transportation corridors.

Policy No. 9: Develop a Master Greenways Plan integrated into trails systems.

Policy No. 10: Secure and maintain access to the public lands surrounding the County.

Policy No. 11: 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 No. 12: Create a Parks and Recreation System Master Plan to consider the following:

- Acquisition and development of land for a third golf course
- Development of a cultural arts/performing arts center
- Development of an ice rink
- Cemetery operations
- Additional development of Park
- Maintenance of existing facilities

- Upgrades of playground equipment
CHAPTER 13
SPECIAL AREAS AND SITES

Jefferson County has three refuge areas: (a) the Camas Wildlife Refuse 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 Indian 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 AND POLICIES

SPECIAL AREAS AND SITES GOALS

1. Protect and enhance wildlife refuge areas.
2. Identify and preserve Indian campgrounds.
3. Identify Historically significant buildings, homesteads, Railroad Crossings, trails, roads, etc. for preservation

Policy No. 1: Encourage the expansion of existing recreational areas and a variety of new outdoor public recreation opportunities and activities.

Policy No. 2: Promote and preserve historic buildings, structures, districts and significant ecological and archeological features.

Policy No. 3: Create and maintain an inventory of historic, architectural, archaeological, ecological and scenic areas and sites within the City.

Policy No. 4: 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 No. 5: Encourage the rehabilitation of historic or architecturally significant structures for continued use or appropriate adaptive reuse.

Policy No. 6: Integrate preservation and protection efforts for special sites into the County’s land use, community design, housing, recreation, and transportation policies.

Policy No. 7: Revise or add codes and ordinances that encourage preservation or rehabilitation efforts.

Policy No. 8: Try to protect newly discovered or designated archaeological sites until appropriate measures can be taken to document and/or preserve them.

SPECIAL SITE LISTING

Ririe A Pegram Truss Railroad Bridge (Ririe)
Ririe B Pegram Truss Railroad Bridge (Ririe)
Josiah Scott House (Annis)
Snake River
Jefferson County Fairgrounds
Mud Lake Fairgrounds
Menan Buttes
Twin Bridges
Rigby Sugar Factory
Lorenzo Townsite
Labelle Townsite
Annis Townsite
Lewisville Knolls
Annis Little Buttes
Market Lake Wildlife Refuge
Mud Lake Wildlife Refuge
Camas Wildlife Refuge
Kelly Canyon
Heise Hot Springs
Mud Lake
I.N.E.E.L.
Krupp Scout Hollow
Mud Lake Museum

**Rigby**
Jefferson County Courthouse (Rigby)
Jefferson County Historical Society & Farnsworth TV Pioneer Museum

![Menan Pathway Bridge](image)

**Roberts**
Hotel Patrie (Also known as Roberts Hotel)
St. Anthony’s Catholic Church (Roberts)

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**Cemeteries in Jefferson County**
- Adams Cemetery
- Annis Cemetery
- Earl D. Jones grave
- Grant Cemetery
- Jones Family Cemetery
- Lewisville Cemetery
- Market Lake Cemetery
- Milo Cemetery
- North Camas Cemetery
- Rigby Cemetery
- Roberts Cemetery
- Shelton Cemetery

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![Old Hotel Patrie in Roberts](image)
CHAPTER 14
HOUSING ANALYSIS

According to the 1980 U.S Census of Housing, Jefferson County had 3,488 housing units, 64 of which were vacant due to their primary use as seasonal or migratory population housing. Of the 3,424 year round housing units, 3,201 units were occupied by 11,517 persons (3.6 persons per unit). Approximately 78.8 percent (2,523 units) of the housing units in the County were owner occupied; 678 occupied (21.2 percent), therefore, were rental units.

Approximately 8.1 percent of the housing units (277 units) lacked plumbing facilities. In comparison, the County exceeded the region by 2.6 percent and the state by 3.5 percent.

The median value of a home on less than 10 acres in the County according to the 1980 census $12,700, compared to median value of $15,700 in the region. The median unit in the State is $14,100.

The majority of the homes in the County are using individual water and sewer system to handle their culinary water and sanitary needs. Warm air furnaces heated over 60 percent of the homes in Jefferson County in 1970 and only 282 units were heated expected to be substantially higher. Fuel oil has been the most popular 49 percent source of heating fuel and electricity was next to last as to popularity as a heating source; however, new homes are generally equipped with electric heat and supplemented by wood burning stoves.
## GOALS AND POLICIES

### HOUSING GOALS

1. Encourage an adequate number of housing units at price ranges affordable to the region’s households and a variety in housing location.

2. Identify and preserve Indian campgrounds.

3. Identify Historically significant buildings, homesteads, Rail Road Crossings, trails, roads, etc. for preservation

### Policy No. 1:*

Encourage opportunities for a diversity of housing choices.

### Policy No. 2:*

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

### Policy No. 3:*

Encourage development of housing for households of all income levels.

### Policy No. 4:*

Support the development and maintenance of affordable housing throughout the community.

### Policy No. 5:*

Continue the support of a pro-active role in meeting demand for affordable housing.

### Policy No. 6:*

Support existing and new partnerships that encourage and provide for affordable housing as appropriate.

---

### HOUSING UNIT TABLE

<table>
<thead>
<tr>
<th>Housing Units</th>
<th>1980</th>
<th>1990</th>
<th>2000</th>
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<tbody>
<tr>
<td>Mobile Homes, Mobile, RV, Van, etc</td>
<td>404</td>
<td>1,206</td>
<td>1,101</td>
</tr>
<tr>
<td>One-family/Space For Rent</td>
<td>31</td>
<td>133</td>
<td>100</td>
</tr>
<tr>
<td>Units Without Bath or All Plumbing</td>
<td>187</td>
<td>205.3</td>
<td>358</td>
</tr>
<tr>
<td>Total Vacant Units</td>
<td>537</td>
<td>450</td>
<td>885</td>
</tr>
<tr>
<td>Household Composition (Household Size by %)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 to 2 Persons</td>
<td>48.2</td>
<td>49.1</td>
<td>44.8</td>
</tr>
<tr>
<td>3 to 5 Persons</td>
<td>48.0</td>
<td>49.4</td>
<td>42.7</td>
</tr>
<tr>
<td>6 + Persons</td>
<td>11.8</td>
<td>15.5</td>
<td>12.4</td>
</tr>
<tr>
<td>Tenure</td>
<td></td>
<td></td>
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<tr>
<td>Owner Occupied Units</td>
<td>3,656</td>
<td>3,600</td>
<td>5,095</td>
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<tr>
<td>Renter Occupied Units</td>
<td>785</td>
<td>951</td>
<td>593</td>
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<tr>
<td>Value</td>
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<tr>
<td>Median Rental Value</td>
<td>$41,000</td>
<td>$40,300</td>
<td>$41,900</td>
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<tr>
<td>Median Rent</td>
<td>$581</td>
<td>$522</td>
<td>$433</td>
</tr>
</tbody>
</table>

### HOUSING FACILITIES

- Public Sewer: 1,624
- Public Water Supply: 1,503

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1. Category definitions in Counties (1993) in "Tracking Economic Housing Quality"
Policy No. 7: Encourage the development of a variety of housing types responsive to the demands of special populations within the community.

Policy No. 8: Encourage the development of housing for those with special needs including but not limited to the elderly, mentally ill and disabled.

Policy No. 9: Continue educating the public on Fair Housing Standards.

Policy No. 10: Allow accessory dwellings in appropriate areas throughout the County, subject to design standards, to encourage additional housing opportunities.

Policy No. 11: Encourage compatibility of accessory dwellings by applying development standards that address architectural design, parking and separate entrances for accessory dwellings.

Policy No. 12: Encourage upper-story housing in the downtown area.

Policy No. 13: Permit multifamily housing development only in the areas where central water and sewer can be extended.

Policy No. 14: Educate local housing interests on the financial viability of a variety of housing types.

Policy No. 15: Work with agencies and entities to try to maintain an adequate supply of quality facilities and transitional housing.

Policy No. 16: Consider medium and high residential densities in areas where infill and redevelopment are encouraged.

Policy No. 17: Create more Low Income Housing and Promote Home Ownership through self-help programs.

Policy No. 18: Encourage the restoration and improvement of homes in historic neighborhoods and homesteads. See Special Sites.

Policy No. 19: Support home ownership opportunities.

Policy No. 20: Encourage subdivision development in the Terreton, Hamer, and Mud Lake Areas to encourage new residents on the West side of the County.

Policy No. 21: Zone land such that subdivisions can locate in key growth areas.

Policy No. 22: Encourage clustered development throughout the county.
CHAPTER 15: COMMUNITY DESIGN

MISSION STATEMENT

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

DISCUSSION

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

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

LANDSCAPING

The County recognizes the importance of landscaping in helping make Jefferson County an attractive place to live and
work. The County encourages the installation, maintenance and protection of trees, shrubbery and other landscape elements. Street trees within the Cities and Rural Subdivisions provide shade to help cool buildings and conserve energy as well as enhance the visual appeal of a streetscape and create a pleasant environment for pedestrians and bicyclists.

Landscape buffers should be used between commercial and residential properties to provide visual separation and insulate residential areas from noise and visual impacts of commercial and industrial development.

Front yards and side yards in residential areas should be landscaped except where driveways are present. To promote water conservation, low-water landscaping techniques are encouraged throughout the County.

**SIGNAGE**

Size, height, colors and illumination of signs should be regulated and in keeping with the character of the community. Signs should be designed and scaled to either a pedestrian- or vehicle-oriented environment depending on their location.

Sign regulations are intended to avoid unsafe placement and avoid visual clutter. The use and placement of off-site signs such as billboards should be strictly regulated. Any exceptions to the Sign Code should be granted only through a review process that includes a public hearing.

**BUILDING DESIGN**

Quality building design can contribute to livability, improved aesthetics and the sense of community identity. Therefore, the City should promote building design that is visually compatible with surrounding development and enhances the community in order to create and retain attractive neighborhoods and business districts. However, policies and programs should not stifle creativity, individuality or personal choice and should be reasonably related to health, safety and welfare issues of the community.

Design related policies should be as clear and objective as possible, but should also recognize that each neighborhood has special and unique characteristics so what is visually compatible in one location may be not be appropriate in another location.

**PEDESTRIAN ORIENTATION**

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

The presence of pedestrians on the street adds vitality to neighborhoods and shopping areas and provides informal surveillance of public spaces. To create and/or retain a pedestrian friendly environment, special attention must be paid to streets as a shared public space.
Pedestrian friendly features include building entrances oriented to sidewalks rather than parking areas, a consistent edge of buildings along the streetscape, a variety of building styles, sidewalks separated from the road by planting strips and shade trees.

**DESIGN GUIDELINES**

Design guidelines and/or design review may occur in special areas or situations to promote the creation or retention of an area’s unique characteristics. Design review could be required for a locally designated Downtown Historic District to make sure new development and exterior remodeling is consistent with the historic character of the district.

Design guidelines may be created for development for a Pedestrian Area Overlay to retain the pedestrian-friendly character of these areas. Development guidelines or standards could also be developed for New Neighborhoods.

**INFILL**

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

**PROPERTY MAINTENANCE**

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

**GOALS AND POLICIES**

**COMMUNITY DESIGN GOALS**

1. Evaluate development proposals in terms of size and scope and related community impacts.
2. Consider a river trail and pathway system to enhance the recreational opportunities for county residents.
3. Encourage innovation and excellence in design for development.
4. Control light pollution through proper lighting consideration.

**Policy No. 1:** Consider community design features that promote the health, safety, and welfare efforts of the citizens of the county.
Policy No. 2: Encourage development of self-sustaining communities that maintain the rural lifestyle and good quality of life of the county.

Policy No. 3: Encourage development design that optimizes topography and promotes conservation of agricultural land.

Policy No. 4: Encourage innovation and excellence in design for all developments.

Policy No. 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 No. 6: Encourage attractive infill development that is compatible with or improves the quality of established neighborhoods.

Policy No. 7: Encourage beautification along transportation corridors entering and exiting Jefferson County.

Policy No. 8: Discourage residential uses impacted by airports and carefully consider such uses near airstrips, runways and low flight routes.

Policy No. 9: Encourage pressurized irrigation systems using non-potable water where possible.

Policy No. 10: Improve the physical image of the County.

Policy No. 11: Encourage beautification efforts and standards for design, property maintenance and landscaping.

Policy No. 12: Incorporate appropriate development standards and design regulations into zoning and subdivision regulations.

Policy No. 13: Identify and remediate slum and blighted areas utilizing appropriate laws and programs.

Policy No. 14: Encourage buffer areas and open spaces between residential and other districts to promote compatibility between uses.

Policy No. 15: Upgrade and maintain public spaces and facilities to improve community image.

Policy No. 16: Consider encouraging the development and use of private neighborhood covenants.

Policy No. 17: Maintain, improve and expand the system of open spaces in the form of squares, greens, parks and greenways. See Parks and Recreation.

Policy No. 18: Foster recognition, rehabilitation and preservation of historic sites and districts. See Special Sites.

Policy No. 19: Improve the physical image of County-owned facilities.
CHAPTER 16:  
THE IMPLEMENTATION PROCESS

Implementation of the various policies of the plan has been detailed within each separate section. As a summary of implementation measures, the major tools available to the County are outlined here.

BUDGETING

No Comprehensive Plan can be implemented without allocation of funds for its accomplishment. Budgeting for projects proposed in this plan is the first and most important step in carrying out plan objectives. In setting up the County’s budget, the commission is establishing priorities of county needs.

Not all of the policies adopted in this plan will require funding in the form of staffing, funding of commissions, consultant services, or other forms of operational support.

A number of projects will require large amounts of funding. While alternatives to public funding are available for a number of needs, others will depend on City or other governmental sources.

A comprehensive capital improvements budget for the county should be developed to plan for a six year period to include street, sewer, park, public facility, street landscaping, water,
storm drainage, and river parkway projects suggested in this plan.

**GRANTS AND OTHER FUNDING SOURCES**

It would be impossible for the County to fund all of the needed improvements included in this plan through general County funding. A number of Grant assistance programs for specified types of projects are available and these sources should be actively pursued. If obtained, these grants could speed up the implementation of the Plan substantially.

**ZONING**

The County’s zoning power is one of the most effective implementation tools of the Comprehensive Plan, particularly since Idaho statutes mandate that the zoning be in accord with the plan. Together with the Area of City Impact Legislation, zoning by the city or county or both cooperatively can regulate the type and timing of development in Jefferson County’s various Impact Areas.

**SUBDIVISION REGULATION**

Within the subdivision ordinance, state law gives the County the opportunity to enact a great many of the policies set forth in the plan, in both mandatory and discretionary fashion. Through subdivision control in the Impact Area, the County can ensure that these developments meet County Standards and are properly integrated into the transportation, parks, and public utility systems of the County. The County Subdivision Ordinances apply to all the lands located within the County as well as all of the lands located within the Impact Area unless authority is delegated to City Planning and Zoning Commissions.

**DEVELOPMENT STANDARDS**

The Idaho Local Land Use Planning Act of 1975 endows the County Commission with authority to adopt standards for building designs, blocks, lots, and tracts of land, yards, courts, greenbelts, planting strips, parks and other open spaces, trees, signs, parking spaces, roadways, streetlanes, bicycleways, 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 development. Such standards can be developed as individual ordinances or within other implementing policies of this plan.

**OTHER MUNICIPAL AUTHORITY**

Local government authority to regulate other aspects of development include mobile home parks and building and public improvement construction, along with such authority as
eminent domain and acceptance of public dedications, can be useful in accomplishing the goals and policies of the 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 Commission. The Planning and Zoning Commission is charged with recommending to the County Commission, 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 Commission 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.

In order to carry out these responsibilities, the Planning Commission must continually make itself aware of the policies established in this plan and their current relation to current considerations, public sentiment, and the physical condition of the city. 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.

**GOALS AND POLICIES**

<table>
<thead>
<tr>
<th>IMPLEMENTATION GOALS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Maintain the Comprehensive Plan as a current document.</td>
</tr>
<tr>
<td>2. Perform an ongoing review of the Comprehensive Plan and accomplish periodic updates as needed.</td>
</tr>
<tr>
<td>3. Incorporate public input in updates to the Comprehensive Plan.</td>
</tr>
<tr>
<td>4. Incorporate County departmental input in updates to the Comprehensive Plan.</td>
</tr>
</tbody>
</table>

**Policy No. 1:** Remain abreast of issues and the public perception of issues facing the community.

**Policy No. 2:** Implement goals, objectives and policies of the Comprehensive Plan.
Policy No. 3: Incorporate applicable portions of this Plan in annual County department goals and statements when feasible and when within budget restrictions.

Policy No. 4: Incorporate goals, objectives and policies of the Comprehensive Plan into the zoning ordinance and other municipal codes.

Policy No. 5: Use Comprehensive Plan goals, objectives and policies to develop written standards with which to regulate development.

IMPLEMENTATION ACTIVITIES
(In Development)

Property Rights
Policy No. 1: No Implementation Activity
Policy No. 2: No Implementation Activity
Policy No. 3: No Implementation Activity

Population
Policy No. 1: No Implementation Activity
Policy No. 2: No Implementation Activity
Policy No. 3: No Implementation Activity

School Facilities
Policy No. 1: No Implementation Activity
Policy No. 2: No Implementation Activity
Policy No. 3: No Implementation Activity

Economic Development
Policy No. 1: No Implementation Activity
Policy No. 2: No Implementation Activity
Policy No. 3: No Implementation Activity

Overall Land Use Policies
Policy No. 1: No Implementation Activity
Policy No. 2: No Implementation Activity
Policy No. 3: No Implementation Activity

Agricultural
Policy No. 1: No Implementation Activity
Policy No. 2: No Implementation Activity
Policy No. 3: No Implementation Activity
Policy No. 3: No Implementation Activity

Residential
Policy No. 1: No Implementation Activity
Policy No. 2: No Implementation Activity
Policy No. 3: No Implementation Activity

Area of City Impact
Policy No. 1: No Implementation Activity
Policy No. 2: No Implementation Activity
Policy No. 3: No Implementation Activity

Commercial and Industrial
Policy No. 1: No Implementation Activity
Policy No. 2: No Implementation Activity
Policy No. 3: No Implementation Activity

Natural Resources
Policy No. 1: No Implementation Activity

Policy No. 2: No Implementation Activity
Policy No. 3: No Implementation Activity

Agricultural Land
Policy No. 1: No Implementation Activity
Policy No. 2: No Implementation Activity
Policy No. 3: No Implementation Activity

Fish and Wildlife
Policy No. 1: No Implementation Activity
Policy No. 2: No Implementation Activity
Policy No. 3: No Implementation Activity

Water
Policy No. 1: No Implementation Activity
Policy No. 2: No Implementation Activity
Policy No. 3: No Implementation Activity

Air
Policy No. 1: No Implementation Activity
Policy No. 2: No Implementation Activity
Policy No. 3: No Implementation Activity

Mineral Resources
Policy No. 1: No Implementation Activity
Policy No. 2: No Implementation Activity
Policy No. 3: No Implementation Activity

Hazardous Areas
Policy No. 1: No Implementation Activity
Policy No. 2: No Implementation Activity
Policy No. 3: No Implementation Activity

Public Services, Facilities and Utilities
Policy No. 1: No Implementation Activity
Policy No. 2: No Implementation Activity
Policy No. 3: No Implementation Activity

Transportation
Policy No. 1: No Implementation Activity
Policy No. 2: No Implementation Activity
Policy No. 3: No Implementation Activity

Special Areas and Recreation
Policy No. 1: No Implementation Activity
Policy No. 2: No Implementation Activity
Policy No. 3: No Implementation Activity

Housing
Policy No. 1: No Implementation Activity
Policy No. 2: No Implementation Activity
Policy No. 3: No Implementation Activity

Community Design
Policy No. 1: No Implementation Activity
Policy No. 2: No Implementation Activity
Policy No. 3: No Implementation Activity

Wildfire

Policy No. 1: No Implementation Activity
Policy No. 2: No Implementation Activity
Policy No. 3: No Implementation Activity
APPENDICES

Appendix A: Glossary of Terms

Appendix B: Amending the Comprehensive Plan
## APPENDIX A: GLOSSARY OF TERMS

<table>
<thead>
<tr>
<th>Term</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADMINISTRATIVE</td>
<td>Pertaining to activities of Jefferson County employees, usually the Development Services Department.</td>
</tr>
<tr>
<td>ADMINISTRATIVE LOT</td>
<td>A division of land authorized by administrative personal if criteria provided by ordinance have been satisfied.</td>
</tr>
<tr>
<td>LOT SPLIT</td>
<td></td>
</tr>
<tr>
<td>AGRICULTURAL LAND</td>
<td>Land suited for agricultural. See definition of Agriculture.</td>
</tr>
<tr>
<td>AGRICULTURE</td>
<td>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.</td>
</tr>
<tr>
<td><strong>AESTHETIC</strong></td>
<td>Visually pleasing characteristic of the rural character of the County and rural lifestyle, also having a sense of beauty, artistic or being in accordance with accepted notions of good taste.</td>
</tr>
<tr>
<td><strong>AIR POLLUTION</strong></td>
<td>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.</td>
</tr>
<tr>
<td><strong>AIRPORT</strong></td>
<td>Areas near the Rigby and Terreton airports, and private or public airstrips that are affected by significant aircraft noise, use, light and safety hazards.</td>
</tr>
<tr>
<td><strong>AQUIFER</strong></td>
<td>A geological formation of permeable saturated material, such as rock, sand, gravel, etc., capable of yielding economically significant quantities of water to wells and springs.</td>
</tr>
<tr>
<td><strong>AREA OF CITY</strong></td>
<td>The land surrounding each incorporated city within Jefferson County this is part of the city’s trade area, and can reasonably be expected to be annexed to the city within five (5) years.</td>
</tr>
<tr>
<td><strong>ARTERIAL</strong></td>
<td>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.</td>
</tr>
<tr>
<td><strong>BARRIER</strong></td>
<td>A man-made or natural condition causing separation, for example berms, trees, fences, walls or open space.</td>
</tr>
<tr>
<td><strong>BEST MANAGEMENT</strong></td>
<td>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.</td>
</tr>
<tr>
<td><strong>BEST SUITED SOIL</strong></td>
<td>Class I &amp; II soil cropland typology. Irrigation (surface or ground water) Continuous annual crop production history</td>
</tr>
<tr>
<td><strong>BOARD</strong></td>
<td>the Board of Jefferson County Commissioners</td>
</tr>
<tr>
<td>Term</td>
<td>Definition</td>
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</tr>
<tr>
<td>BUFFER AREA</td>
<td>Space or a barrier that limits the impact of sight, sound or odor between contiguous properties.</td>
</tr>
<tr>
<td>CLUSTER</td>
<td>The siting of structures or uses close together in order to preserve a large portion of the remaining land as, unimproved/unobstructed. This may allow the developer a more dense development or small lot size than would otherwise be allowed.</td>
</tr>
<tr>
<td>DEVELOPMENT</td>
<td></td>
</tr>
<tr>
<td>COLLECTOR</td>
<td>A roadway corridor used primarily for carrying traffic from local roads to arterial roads.</td>
</tr>
<tr>
<td>COMMERCIAL</td>
<td>Any use involving the purchase, sale or other transaction involving the handling or disposition of any article, substance or commodity for livelihood or profit, or the ownership or management of office buildings, offices, recreational or amusement enterprises or the maintenance and use of offices by professions and trades rendering services.</td>
</tr>
<tr>
<td>COMMISSION</td>
<td>The Jefferson County Planning a Zoning Commission</td>
</tr>
<tr>
<td>COMMUNITY</td>
<td>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.</td>
</tr>
<tr>
<td>COMMUNITY SEWAGE</td>
<td>Privately or publicly owned or operated sewage treatment and disposal system servicing multiple parcels or lots.</td>
</tr>
<tr>
<td>TREATMENT SYSTEM</td>
<td></td>
</tr>
<tr>
<td>COMMUNITY WATER SYSTEM</td>
<td>Privately or publicly owned or operated domestic water supply system servicing multiple parcels or lots.</td>
</tr>
<tr>
<td>COMPATIBLE</td>
<td>Existing without substantial injury or interference with others.</td>
</tr>
<tr>
<td>COMPREHENSIVE PLAN</td>
<td>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.</td>
</tr>
<tr>
<td>Term</td>
<td>Definition</td>
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</tr>
<tr>
<td>CONFINED ANIMAL</td>
<td>A site where (1) pollutants (contaminated runoff, process wastewater, manure) potentially could be discharged into surface or groundwater and (2) the specific numbers of animals are confined for at least 45 days in any 12 month period, including dairy cattle, poultry, swine, etc. A CAFO which does not meet these specifications may be designated as a CAFO by state, federal or county government after an inspection reveals the CAFO potentially could be a significant contributor of pollution to surface and/or groundwater.</td>
</tr>
<tr>
<td>FEEDING OPERATION</td>
<td></td>
</tr>
<tr>
<td>CONSERVATION</td>
<td>An easement in an interest in real property that conveys use, but not ownership of a portion of the owner’s property. A conservation easement is a restriction that limits the future of a property to preservation, conservation or wildlife animal habitat.</td>
</tr>
<tr>
<td>EASEMENT</td>
<td></td>
</tr>
<tr>
<td>CONTIGOUS</td>
<td>Touching a point or along a boundary, including parcels or lots divided by railroad, right-of-way, canal, ditch, river, creek or stream.</td>
</tr>
<tr>
<td>DARK SKIES AT NIGHT</td>
<td>Lighting which uses the most efficient means of illumination of property while at the same time minimizing excess or residual lighting traveling to adjoining properties.</td>
</tr>
<tr>
<td>DEVELOPMENT</td>
<td>A planning or construction project involving substantial property improvement and usually a change in land use character within the site; the act of using land for building or extractive purposes, or intense agricultural operation. Any man-made change to improved or unimproved real estate, including, but not limited to. Buildings or other structures, mining, filling grading, paving, excavation or drilling operations.</td>
</tr>
<tr>
<td>DRAINAGE</td>
<td>The removal of surface water or groundwater from land.</td>
</tr>
<tr>
<td>DWELLING</td>
<td>A house or building in which people live.</td>
</tr>
<tr>
<td>ENVIRONMENT</td>
<td>Features, natural resources or land characteristics that affect the health, life, growth and development of a population.</td>
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</tr>
<tr>
<td>EXOTIC ANIMALS</td>
<td>Animals that are not native to the State of Idaho according to the Idaho Department of Fish and Game.</td>
</tr>
<tr>
<td>FARMLAND</td>
<td>Land used for agricultural purposes such as, but not limited to growth agricultural comps, pasture, grazing of livestock etc.</td>
</tr>
<tr>
<td>FARM</td>
<td>Real property where livestock is fed, grazed, or milked and where the livestock and adjoining residence(s) are sustained under the limitation of a domestic-well or the equivalent of 13,000 gallons of water per day and/or crops are grown.</td>
</tr>
<tr>
<td>FLOOD CONTROL</td>
<td>A district established by the State of Idaho pursuant to the Flood Control District Act.</td>
</tr>
<tr>
<td>FLOOD HAZARD</td>
<td>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.</td>
</tr>
<tr>
<td>FLOODPLAIN</td>
<td>Any land area that is susceptible to being flooded by water from any natural source. This area is usually low land adjacent to a river, stream or watercourse.</td>
</tr>
<tr>
<td>FLOODWAY</td>
<td>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.</td>
</tr>
<tr>
<td>FUNCTIONAL</td>
<td>A process by which roads and highways are grouped into classes, or systems, according to the function they are intended to serve.</td>
</tr>
<tr>
<td>CLASSIFICATION</td>
<td>1. INTERSTATE</td>
</tr>
<tr>
<td></td>
<td>2. ARTERIAL</td>
</tr>
<tr>
<td></td>
<td>3. COLLECTOR</td>
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<tr>
<td>Term</td>
<td>Definition</td>
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</tr>
<tr>
<td>LOCAL ROAD</td>
<td>A roadway corridor used exclusively for access to abutting properties.</td>
</tr>
<tr>
<td>GREENBELT</td>
<td>An open area, which may be cultivated or maintained in a semi-natural state surrounding development or used as a buffer between land uses or to mark the edge of an urban or developed area.</td>
</tr>
<tr>
<td>GROUNDWATER</td>
<td>Any water of the state which occurs beneath the surface of the earth in a saturated geologic formation of rock or soil.</td>
</tr>
<tr>
<td>HABITAT</td>
<td>The place or site where an animal or plant normally lives and grows.</td>
</tr>
<tr>
<td>HIGH DENSITY DEVELOPMENT</td>
<td>Development demonstrating intense use based on per acre usage or dwelling unit densities.</td>
</tr>
<tr>
<td>HIGH DENSITY</td>
<td>The permitted number of dwelling units per acre of land to be developed.</td>
</tr>
<tr>
<td>HIGH</td>
<td>Commercial or industrial uses having large numbers of employees using large volumes of water, sewer, or having substantial transportation needs or other infrastructure.</td>
</tr>
<tr>
<td>AND INDUSTRY AND INDUSTRY AND INDUSTRY</td>
<td>generally available in or close to incorporated cities and not in the County.</td>
</tr>
<tr>
<td>HILLSIDE</td>
<td>Land with slopes greater than fifteen percent (15%).</td>
</tr>
<tr>
<td>HISTORIC</td>
<td>The research, documentation, protection, restoration and rehabilitation of buildings, structures, objects, or areas significant to the history, architecture or archaeology, in Jefferson County.</td>
</tr>
<tr>
<td>PRESERVATION</td>
<td>IMRERVIOUS 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.</td>
</tr>
<tr>
<td>SURFACE</td>
<td>INDUSTRIAL The manufacture, processing and/or testing of goods and materials including the production of power.</td>
</tr>
<tr>
<td>INFRASTRUCTURE-INFRASTRUCTURE</td>
<td>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,</td>
</tr>
<tr>
<td>Term</td>
<td>Definition</td>
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</tr>
<tr>
<td>INTERSTATE</td>
<td>A roadway corridor used for traffic from state to state.</td>
</tr>
<tr>
<td>LANDMARK</td>
<td>Any building, structure, area or site that is significant in the history architecture or archeology of this state, its communities or the nation.</td>
</tr>
<tr>
<td>LANDSCAPING</td>
<td>The addition of lawns, trees, plants and other natural and decorative feature to the land. Landscaping can include walks, patios and some street fixtures.</td>
</tr>
<tr>
<td>LEAST SUITED SOIL</td>
<td>With or without irrigation. With or without continuous annual production history. May have severe slopes.</td>
</tr>
<tr>
<td>LOCAL GOVERNMENT</td>
<td>Any city, county taxing district or other political subdivision of state government with a governing body.</td>
</tr>
<tr>
<td>LOCAL ROAD</td>
<td>A roadway corridor used primarily for connecting homes and businesses to collector roads.</td>
</tr>
<tr>
<td>MINERAL EXTRACTION</td>
<td>See “Mineral Resources.”</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Term</th>
<th>Definition</th>
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</thead>
<tbody>
<tr>
<td>SITES</td>
<td>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.</td>
</tr>
<tr>
<td>MODERATELY SUITED SOIL</td>
<td>With or without continuous annual production history.</td>
</tr>
<tr>
<td>NATURAL ANIMALS</td>
<td>Those species that have historically occupied a given area.</td>
</tr>
<tr>
<td>NATURAL AREA</td>
<td>An area that has not been developed and remains in an undisturbed state including water bodies, wildlife animal habitat, native vegetation, geologic landforms, etc.</td>
</tr>
<tr>
<td>NATURAL DRAINAGE</td>
<td>The process, occurring in conformity with the ordinary course of nature, of drawing off liquid and gradually making dry.</td>
</tr>
<tr>
<td>NATURAL RESOURCES</td>
<td>Areas of naturally-occurring characteristics or features such as surface water, topography soils,</td>
</tr>
<tr>
<td><strong>NITRATE PRIORITY</strong></td>
<td>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.</td>
</tr>
<tr>
<td><strong>OPEN SPACE</strong></td>
<td>A portion of a development which remains predominantly undeveloped and which may include natural resource areas, prime agricultural land, garden plots, greenways and recreation areas.</td>
</tr>
<tr>
<td><strong>PLANNED UNIT DEVELOPMENT</strong></td>
<td>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 residential, commercial and/or industrial uses not allowed individually within specific zoning districts.</td>
</tr>
<tr>
<td><strong>PRIME AGRICULTURAL</strong></td>
<td>Land Characterized by: 1. Predominantly agricultural soil capability Class I and Class II soils as defined in the U.S. Department of Agriculture’s “Soil Survey of Jefferson Area, Idaho” Class I soils have few limitations that restrict their use. Class II soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.”</td>
</tr>
<tr>
<td><strong>PRIVATE PROPERTY</strong></td>
<td>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.</td>
</tr>
<tr>
<td><strong>PRIVATE ROAD</strong></td>
<td>A road lot or easement that is owned by private individuals or entities not by a governmental entities.</td>
</tr>
<tr>
<td><strong>PUBLIC SERVICES,</strong></td>
<td>Water and sewage, drainage, irrigation, schools, fire</td>
</tr>
<tr>
<td>AND FACILITIES</td>
<td>stations, and solid waste disposal, facilities owned and operated by governmental entities.</td>
</tr>
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</tr>
<tr>
<td>PUBLIC</td>
<td>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.</td>
</tr>
<tr>
<td>TRANSPORTATION</td>
<td>SELF-SUSTAINING An autonomous, large-scale, planning development, which will have a mixture of interrelated uses.</td>
</tr>
<tr>
<td>RECLAMATION PLAN</td>
<td>RECLAMATION PLAN A plan that will effectively reclaim and restore, for re-use, land that has been impacted through development.</td>
</tr>
<tr>
<td>RECREATION AREAS</td>
<td>RECREATION AREAS Area where people meet for family gatherings, social events, and relaxation, which includes areas where natural resources may be utilized.</td>
</tr>
<tr>
<td>RIPARIAN</td>
<td>RIPARIAN Relating to, living, or located on the bank of a natural watercourse (as a river or lakes).</td>
</tr>
<tr>
<td>ROAD</td>
<td>ROAD Any private or public way intended for travel or transportation.</td>
</tr>
<tr>
<td>RURAL CHARACTER</td>
<td>RURAL CHARACTER Attributes of relative peace, quiet, open space, dark skyline during the night, fresh air (natural, void of non-natural nuisances or pollutants), minimal disruption of traffic flow, and privacy that comprise enjoyment of real property.</td>
</tr>
<tr>
<td></td>
<td>STORMWATER That portion of precipitation that does not naturally percolate into the ground or evaporate, but flows via overland flow, interflow, channels, or pipes into a defined surface water channel, or a constructed infiltrator.</td>
</tr>
<tr>
<td></td>
<td>STUB ROAD A partially-constructed road that may eventually be extended or intersected.</td>
</tr>
<tr>
<td></td>
<td>TAKING An uncompensated deprivation of private property in violation of the state or federal constitution. See Idaho Code § 67-8002(4), as amended</td>
</tr>
<tr>
<td></td>
<td>TRANSPORTATION AMENITIES Bus stops, walking paths, bike lanes, and other like improvements that contribute to the safe, efficient movement of people and goods.</td>
</tr>
</tbody>
</table>
URBANIZATION  The transition of land use from vacant land to development and urban services.

UTILITY  Any entity that is duly authorized to furnish to the public a regulated service such as, but not limited to, electricity, natural gas, or telephone.

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:
AMENDING THE PLAN

Comprehensive Plan Amendment
Application Form
with
Amendment Process and Timetable