

INTRODUCTION

COMPREHENSIVE PLANNING

This plan sets forth the goals and objectives determined by the citizens of the City of Rigby to guide their community in future growth and development decisions. These carefully conceived goals reflect many hours of discussion and contemplation on the county's future and the desires of its residents. They are intended to provide and protect a "quality" standard of living for residents and visitors alike and set tasks to be accomplished to achieve this.

It is the intent of the City to use the plan as a framework which will promote sound land development, a safe and healthy living environment and a successful economic climate.

Therefore the plan will be used as a "working" document, referred to in each land use and growth decision made. It will be responsive to the ever changing environment of the community and will be subject to amendment to address those changes. It will continue to be a truly public document, requiring full public participation in its continued use and future changes.

Amendments to the plan will follow the guidelines set in Idaho Code 67-6509:

- 1) The plan may only be amended once each six months.
- 2) Upon any request to amend or repeal the plan, the Planning Commission/City Council shall set a public hearing, giving at least 15 days public notice in the local newspaper or by mail.
- 3) The Planning Commission/City Council shall hold the public hearing to hear comments on the proposed change. They will consider such comments and make a decision on the plan's amendment.
- 4) No amendment shall be effective unless adopted by an ordinance or resolution, of which three copies shall be on file at City Hall.

POPULATION

Population projections are based upon the trends seen in the various areas in Rigby and Jefferson County. Below are some of those trends upon which conclusions were based.

School District #251

Enrollment figures for the school district serving the Rigby area can be found in the Schools and Transportation section. Since 1990, the district has seen a 7.7% increase in enrollment.

Idaho Department of Commerce

Population Figures for Jefferson County (see Exhibit 1):

1980	15,304		
1990	16,543	+	7.5%
1992	17,486	+	5.4%
1994	18,427	+	5.2%
1995	18,786	+	2.0%

Jefferson County's population is 83.5% rural and 16.5% urban (living within City limits - there are seven incorporated cities in Jefferson County, with Rigby as the largest). The median age is 26.4 years. The average household size is 3.38 persons per household, down from 3.61 persons in 1980.

The number of births in the county from 1990 to 1994 was 1,433 while during the same period the deaths were 358. This indicates the county birth rate is 75% higher than the death rate.

Of those living in the county, 13.1% lived in a different county in 1985 and 6.9% lived in a different state.

From 1980 to 1990 Jefferson County saw a 16% increase in residential housing units.

Employment trends in the county show that the top three employment sectors listed are agriculture, government, manufacturing and services, in that order. Overall employment increased 18.5% from 1985 to 1993.

Of the county's workforce, 39.3% commutes out of the county for employment.

Rigby population:

1980	2,624		
1990	2,681	+	2.2%
1992	2,950	+	9.2%

1994 3,047 + 3.2%

Idaho Power

Population figures and projections for Jefferson County (see Exhibit 1):

	<u>Population</u>	<u>% Change</u>	<u>Persons per Household</u>
1980	15,390		3.43
1990	16,540	+ 7.0%	3.38
1992	17,570	+ 6.0%	3.36
1994	18,360	+ 4.4%	3.33
2000	20,890	+ 11.%	3.26
2010	23,970	+ 13.%	3.15

Idaho Power employment figures show the following*:

	<u>1990</u>	<u>1992</u>	<u>1993</u>	<u>1994</u>	<u>2000</u>
Government	990	1,040	1,070	1,090	1,270
Services	210	330	340	350	340
Manufacturing	470	510	520	540	660

* Idaho Power does not provide agricultural figures.

Idaho Facts

Age breakdown for the county:

0-15	6,017
16-24	1,957
25-44	4,340
45-64	2,607
65+	1,622

East Central Idaho Planning and Development Association

Some conclusions reached in the 1993 "Overall Economic Development Plan" for this region included:

- Growth is occurring along the growth corridor from Bonneville County to Madison County.

- Of the district's labor force of 64,600, 14% (or 9046 persons) are self employed and sixty percent of the self-employed are involved in agriculture.

- 90% of the district's workforce is within one hour commute of Idaho Falls

- 3 of 10 workers live outside Bonneville County and commute to another county to work.

- In the past 50 years, 88% of the overall growth in the district was in Bonneville and Madison Counties.

Average growth in the United States from 1980 to 1987 was 7.4%, in

the west was 15.1% and in Jefferson County was 8.1%.

Building Permits

The City of Rigby issued 35 building permits in 1994 and 39 in 1995. Of these, in accordance with the state wide averages, approximately 10 per year were for new residential construction.

Based upon these figures and upon an average occupancy rate of 3.24 persons per household for the next twenty years, this represents an average annual increase of 1.1% (or 33 persons) per year.

PRIVATE PROPERTY RIGHTS

The people of Rigby recognize the importance of the property rights established by federal and state constitutions. One purpose of this plan is to protect property rights and enhance property values. The citizens of Rigby also recognize that major changes in the use of a property inevitably affects the entire community. The freedom to make such decisions is meaningful only where landowners accept responsibility for the consequences of their actions and avoid or mitigate adverse impacts. This plan and accompanying documentation will provide guidance for landowners seeking to fulfill that responsibility.

The City of Rigby wishes to insure that land use policies, restrictions, conditions and fees do not violate private property rights, adversely impact private property values or create unnecessary technical limitations upon the use of the property which will constitute an unconstitutional taking of private property rights. More specifically:

It shall be the policy of the City of Rigby to balance private property rights with community planning, public health and safety needs within the accepted confines of the national, state and local laws. In doing so, they will use the guidelines prepared by the Idaho Attorney General. See Appendix B for those guidelines.

The Planning and Zoning Commission and the Rigby City Council will consider the potential impact of any amendments to this plan or the Rigby Code pertaining to property rights.

The Rigby Code will include a procedure for the review of claims that a city decision has affected a taking of property without compensation, as prohibited by the Constitution.

GOAL:

It shall be the policy of the City of Rigby to balance private property rights with community planning, public health and safety needs within the accepted confines of the national, state and local laws.

OBJECTIVES:

1. To review all land use decisions, policies, procedures and ordinances keeping the City's policy as stated above in mind.
2. To adopt the Attorney General's checklist, asking and answering six questions (as stated above), to insure that all actions concerning private property within the confines of the law.

SCHOOLS AND TRANSPORTATION

Rigby has two elementary schools and a Jr. High school within its city limits. Students attending grades 6 and 7 are bused to the Lewisville area to Midway Middle School.

The Kinghorn Elementary School houses, 1st, 2nd, and 3rd grade. The Harwood building houses Kindergarten, 3rd, 4th, and 5th grades. The Kinghorn building has been upgraded in the last two years and depending on the growth of the districts in the next few years as to consideration of a new building. At the present time, 1996-97, the growth rate has seemed to level.

School Enrollment:

83-84	3,306	
88-89	3,797	+ 13.0%
89-90	3,849	+ 1.4%
90-91	3,875	+ .8%
91-92	3,988	+ 2.9%
92-93	4,089	+ 2.5%
93-94	4,173	+ 2.1%
94-95	4,171	0%
95-96	4,198	+ .7%

A five year strategic plan is in progress in our school district. This operates from a broad base committee. A five year technical plan is in progress also. Our district school buildings are networked. Our libraries are on a computer inventory system also.

There is an alternative high school offering alternatives to traditional education.

Jefferson School District #251 does participate in the Distance Learning Network for the State of Idaho. They send and receive courses for high school students, while in high school, continuing education participants and college and university students.

There are no post-secondary facilities in Rigby. The University of Idaho, Idaho State University, and Brigham Young University have extension services in Idaho Falls. Ricks College, a Junior College, is located in Rexburg, Idaho; a distance of 12 miles north of Rigby.

The children are served by 60 school district busses over 50 transportation routes throughout the county. Although eight routes were added this year due to growth and a change in scheduling, these routes are not expected to change significantly in the future except for the addition of bus routes that may be needed as growth occurs. The district does safety bussing (bussing any child that has to cross a barrier caused by a highway or railroad tracks) in

the Rigby, Lewisville, Menan and Roberts areas. The proposed loss of state funding for safety bussing may hamper the district and the safety of children within one and one-half miles from their school who may then be required to walk.

GOAL:

To continue to provide an excellent and adequate education to all children in Jefferson School District #251.

OBJECTIVES:

- 1) Support parent involvement in the school system.
- 2) Support the upgrading of technology in the schools by increasing communication with the business community to stay updated on their needs that can be met through education and training. Encourage the donation of equipment to the schools for training purposes. Educate the public on the importance of technology and support a budget allowing the district to keep up-to-date.
- 3) Encourage vocational training in technical areas to meet the needs of local businesses
- 4) Support needed school facilities through the school district master plan.
- 5) Continue to protect the safety of the children both to and from school and while they are in school.
- 6) Support continued communications between the district and the community through involvement of school board, staff and volunteers in various community meetings, projects and events and the continued joint use of school and recreational facilities by the public as available and appropriate.
- 7) Work closely with the school district on growth projections and future district needs, including site locations.

ECONOMIC DEVELOPMENT

The City of Rigby is located along Hwy 20, in eastern Idaho, between the cities of Idaho Falls and Rexburg. Access to I-15 can be found at Idaho Falls, ten miles to the south. The area's economy is currently agricultural and government based, with manufacturing being the third largest employment sector.

Jefferson County has seen an 18.5% increase in jobs from 1985 to 1993 (5,517 to 6,762). The increase in telecommuting and long distance commuting has enticed workers to live in rural communities like Rigby and commute elsewhere to work. The nearness of the INEEL, a major governmental research facility in Bonneville and Butte counties has encouraged this trend. Per capita income for the county in 1992 was \$13,719 (about 78% of the state average and 66% of the national average). From 1987 to 1993 the County saw 48 new businesses.

Businesses in Rigby include mainly related retail and service oriented, and agriculturally related businesses. There are a few cottage industries as well - persons conducting their businesses out of their homes. These are family owned and operated for the most part and employ one to two persons.

The Rigby commercial section can be found mainly along Hwy 20 and the business loop running through Rigby, and in the downtown area. The residential areas surround the commercial areas in the core of the community. Public infrastructure to serve commercial and industrial needs is good and can handle growth.

An industrial area can be found to the south and west of the commercial area in Rigby. The community has focused their recruitment efforts on clean industry which will not have huge impacts upon the city infrastructure, particularly the wastewater treatment system.

There are many economic resources within the area that the City of Rigby and it's residents can rely upon. The Chamber of Commerce, currently representing the majority of businesses in Rigby, provides information about the community upon request.

The Rigby Gem Community Committee is composed of members of the Rigby City Council and other community members and serves as the coordinating body for development activities in Rigby. This group participated in developing the Gem Communities Plan process in 1990, developing an economic development plan for Rigby. The plan identified improvements in infrastructure, retention and recruitment efforts as major priorities.

Local cooperation and research is needed to develop incentives and other recruitment tools. The citizens must become educated as to the options in growth and subsequent impacts on city services.

Partnerships between the private sector and public sector will be essential in developing and carrying out an overall development plan for Rigby, including the means to pay for the impacts of growth.

Outside resources include East Central Idaho Planning and Development Association which operates two direct financing programs - an EDA funded Revolving Loan Fund and the Small Business Administration's Certified Development Company 504 loan program. The staff also has access to several banks for use with the Small Business Administration's 7(a) guaranty program. With these tools the district can package a wide variety of financial assistance to entice and facilitate business growth in the area.

Another resource available to Rigby is Ricks College, located in Rexburg, and extension services for Boise State University, the University of Idaho and the Idaho State University located in Idaho Falls. These colleges have proved responsive in providing training to meet labor force requirements as well as other more direct services such as conducting surveys and studies in economic development.

Finally such state agencies as the Idaho Department of Commerce can offer technical assistance and financial assistance in helping to seek out and locate businesses in Rigby..

GOAL:

To follow the Gem Communities Plan in preserving the viability of Rigby as a residential and business community, to build a diversified economic base in Rigby and enhance the quality of life for Rigby residents.

OBJECTIVES:

- 1) To improve water and sewer lines to food processing plants along Spud Alley railroad siding.
- 2) Replace deteriorated bridges over canals.
- 3) Install new sidewalks between sections of existing sidewalks in residential areas.
- 4) Improve downtown parking lots for reverse entrances to downtown stores, including landscaping, sealcoating and stripping.
- 5) Plan and construct a new senior center.
- 6) Implement a housing program to maintain the large number of older dwelling units.

- 7) Enhance ability of Rigby to market itself as a bedroom community by extending city services to undeveloped areas to attract new home construction.
- 8) Increase awareness of business counseling assistance available to local businesses and other local resources for entrepreneurs.
- 9) Develop a strategy to reduce retail leakage to Idaho Falls and Rexburg.
- 10) Develop a marketing plan for the downtown business district.
- 11) Improve the appearance of the downtown commercial district by developing a low-interest loan fund for facade improvements on Main Street.
- 12) Identify a location and develop a plan for a business/industrial park.
- 13) Encourage compatible home-based businesses.
- 14) Develop overnight accommodations by recruiting a motel developer to build a 20 to 40 unit facility in Rigby.
- 15) Work with INEEL and the Idaho Technology Transfer Center in identifying technology transfer spin-offs.
- 16) Assist local health professionals build a medical facility.
- 17) Provide better signage to tourists to market local retailers and service providers.
- 18) Encourage INEEL to look at Rigby for future office sites.

LAND USE

The City of Rigby sits on the high plains of Eastern Idaho, on State Highway 20. Land surrounding the city is prime for expansion. Currently the majority of this land is used for agricultural purposes, either for farm or range land.

Rigby is mainly a residential community, with the majority of commercial uses located along the Highway 20 business corridor and in the downtown area and a few small industrial uses located along the railroad track intersecting the community. Public and semi-public uses are spread throughout the community and include the City Hall, city parks, schools, the Senior Center, museum, churches, meeting halls, and library.

Rigby has several sites that are considered significant to their history located throughout the community. These have been identified in the Special Sites/Areas component of the plan.

Land Use Types

Residential Land Use:

Residential land use is prominent in Rigby, and is located throughout the community. The purpose is to promote the orderly development of residential neighborhoods to meet the demands of the population.

Areas designated as residential are suitable for single family and low density duplex residential living, including manufactured homes meeting certain building requirements. Other uses allowed in this zone might include cottage industries which have minimal impact on the neighborhood, public or semi-public facilities compatible to the residential use and necessary utility installations. Areas within the residential land use will be specified for higher, multi-family densities, including manufactured home parks allowing both manufactured and mobile homes. Such parks will be built under standards set by the City Council addressing the construction and aesthetics of the park.

No lot will be developed without proper access to a public street. Should such street not be improved, it shall be the responsibility of the property owner whose property is being developed to improve the street to City standards.

Commercial use in a residential zone shall not be allowed with the exception of limited home occupation under strict guidelines. Residential areas abutting commercial or industrial areas will be buffered, whenever possible, from these incompatible land uses. Buffering may include fencing, landscaping and planting strips.

Commercial Land Use:

Commercial use in Rigby has traditionally been located along State Highway 20 and Business Route 20, with the primary uses serving travelers through the area and in the downtown area serving immediate local needs of the residents. It is the desire of the citizens of Rigby to continue such uses along or within the area of this highway corridor and in the downtown area.

Commercial use shall be defined as a retail establishments, or those which provide a service for a fee. Wholesale businesses shall be approved only upon submission of a special use permit and the review and approval of the City Council. Business uses shall only be allowed with a business license.

Industrial uses shall be confined to the industrial zone.

Such uses allowed shall be those which are highway/commercial related, such as gas stations, convenience stores, restaurants and lounges, grocery stores, motels and other related businesses. The zone shall also allow neighborhood related uses such as laundries and dry cleaners and other related businesses. Public and semi-public facilities compatible to surrounding uses shall be allowed.

Residential use in the downtown area will be encouraged if sufficient parking is available.

No commercial lot shall be developed without proper access to a public street. Should such street not be improved, it shall be the responsibility of the property owner of the property being developed to improve the street to City standards. Off street parking shall be adequate to meet the needs of the commercial use.

Landscaping requirements to provide necessary functions as screening and aesthetic functions will enhance the rural appearance of Rigby. Signage shall also meet aesthetic standards and placement shall be appropriate based upon the use of the sign.

Industrial:

There has been some industrial development within the City limits of the City of Rigby, and it is the policy of the citizens to allow and encourage such development in the appropriate industrial zones.

The citizens will encourage the recruitment of small, clean industries that will compliment their community. Such industry, while providing economic base and jobs, shall not negatively impact the "bedroom" community atmosphere Rigby currently enjoys.

Industrial use shall include light industries, small manufacturing plants, processing plants and other related uses which are deemed compatible by the community. Industrial uses shall be confined to the industrial zone.

No industrial lot shall be developed without the proper access to a public street. Should such street not be improved, it shall be the

responsibility of the property owner of the property being developed to improve the street to City standards. Off street parking appropriate to the industrial use shall be required.

The City will encourage the grouping of industrial uses in land developed as an industrial park. Landscaping will be required.

Other Land Uses:

The City may establish special land use categories to address unique characteristics of the land or environment. This may include identifying floodplain areas and areas of critical concern such as historical sites, geographic features, wildlife areas, and natural resource areas, etc. These are discussed more fully in the Natural Resource, Hazardous Areas and Significant Sites elements of the plan.

Existing Uses:

It is recognized that certain conforming uses have existed prior to the establishment of zones, which may not conform to the requirements of that zone. Such uses shall be allowed to continue to exist but will not be able to be expanded nor replaced if more than 60% of the building has been destroyed.

AREA OF IMPACT

The Area of City Impact has been established to provide sufficient protection to the City of Rigby in reviewing and approving growth and development outside of their city limits which might affect their community. That Area of Impact has been delineated on the attached map.

With the adoption of the Area of City Impact ordinance and agreement with the County, the city has agreed to work with the County in coordinating development applications, subdivision and rezoning requests and any comprehensive plan changes.

GOAL:

To provide land use types that will meet the needs of Rigby's residents and businesses; provide for standards under which land is developed to insure orderly and quality development and to avoid costs of growth falling upon current residents.

OBJECTIVES:

- 1) Review, update and enforce the Rigby Zoning ordinance.
- 2) To recognize the value of manufactured and mobile homes in the community and plan for appropriate parks and subdivisions to

accommodate these needs.

3) Develop an annexation policy that avoids piecemeal and jagged additions to the city in an unplanned manner.

4) Encourage the development of multi-family housing in appropriate areas of the community.

5) Protect property values through buffering of incompatible uses through use of planting strips, landscaping, fencing and other means.

6) Develop construction and aesthetic standards for manufactured home park development and strictly enforce these.

7) Encourage the development of affordable housing, scattered throughout the residential areas.

8) Develop landscaping standards for commercial and industrial areas.

TRANSPORTATION

Rigby's major source of transportation is vehicular. The county also has the luxury of a railroad, an airport and some typical alternate transportation opportunities such as bike paths or walking trails. Despite these alternate means of transportation, Rigby's dependence upon the highway and local street systems is considerable.

The Functional Classification Map (Map 1) shows the state highway system, identifying U.S. 20 as a principal arterial*, Hwy 33 as a minor arterial*, Hwy 48 and county roads A3 and A4 as a major collectors*. Map 2 shows the average daily traffic counts on these state highways. Rigby's biggest traffic volume is on U.S. 20 which can carry up to 11,000 vehicles a day, with lesser amounts on some of the other roads in the county.

* See Exhibit 1 for definitions of these terms.

State Transportation Department maintenance and overlay schedules indicate the following major construction or maintenance is planned in Jefferson County in the near future:

- 1998 - I-15, Sage to Hamer
- 1999 - SH28, Jct SH33 to Jct SH22
- 1999 - SH33, Sage Jct, West

Idaho Transportation Department only schedule maintenance schedules for a six year period. These are subject to change should other priorities be discovered or an emergency exists.

The remainder of the roads in the city not considered a state highway are maintained by Rigby Street Department. Map 3 shows these roads, both platted and improved and future road locations. Minimum right-of-way widths have been set as:

Expressways	120 feet (7 lanes)
Main Arterial	90 (5 lanes)
Minor Arterial	90
Collectors	80
Local (residential)	80

The City has adopted street, curb and gutter construction standards and setback requirements. The subdivision ordinance requires that roads be improved to city standards prior to being accepted into the city system for maintenance.

Streets are considered to be in fair to good condition. Rigby completed a large street improvement project in 1980 and has been regularly maintaining and replacing streets since then on a regular plan. Communication and coordination with the state, and the county is good. Current equipment levels are adequate but are aging. Care must be taken to keep equipment and techniques up to date to retain the good condition of the roads.

Other Transportation Considerations:

1) Airport - The county residents are served by the County Airport located along U.S. 20 just south of Rigby. The airport is capable of handling single engine aircraft. The airport offers no commercial passenger service at this time.

The nearest commercial airport is located in Idaho Falls, approximately 10 miles to the south of Rigby. Passenger service to Boise and Salt Lake City with connections to larger cities is available.

2) Bus - the Rigby area is served by Greyhound Bus service, Western Trails (charter) and the Teton Stage Lines (charter) as well as a senior bus service which provides a taxi-like service to seniors in running errands or attending the Senior Center in Rigby. The area also has two transportation services. CART, a non-profit venture, provides transportation locally and to Idaho Falls and SLASS, the Salt Lake Shuttle Service, provides transportation to Salt Lake City.

3) Railroad - the county has numerous Eastern Idaho railroad lines which provide only freight service. All offer spur line service to industrial and agricultural uses.

4) Freight Service - The area is served by several private trucking businesses providing freight service to the Rigby area, including overnight delivery services.

GOAL:

To further develop, keep and maintain a transportation system which fulfills the needs of citizens, visitors and economic development, and to recognize in future planning that land use changes bring changes in traffic volume.

OBJECTIVES:

1) To support the regular maintenance and capital improvements schedule for city streets and support the concept that all new development shall provide sufficient transportation means to serve that development, through subdivision and other ordinances (growth pays for itself).

2) To search out funding resources.

3) Work consistently with the State Transportation Department and the county in planning, maintenance and construction phases so that all systems will compliment each other.

4) To work within the framework of the Comprehensive Plan street

map to guide locations of future roads, discouraging building sites that will interfere with the orderly development of the road system.

5) To assure that right-of-way requirements are sufficient to meet not only current needs but future needs as well.

6) To develop a sidewalk plan to insure the construction of sidewalks in all areas of the community, including filling in the gaps where they currently do not exist.

7) To replace deteriorated bridges over the canals.

PUBLIC SERVICES, FACILITIES AND UTILITIES

The City of Rigby contains numerous public facilities and services. Each is identified below:

Public:

1) City Hall - the City building is located in the downtown area of Rigby, at 158 West Fremont Avenue. It is an updated facility, shared with the Rigby fire Department, and contains a meeting area for City Council, Planning Commission and other public and quasi-public groups, office areas for conducting city business by the Mayor, Council, City Administrator, Clerk, Superintendent and other appointed officials. The building contains public restrooms and is currently up to the American with Disabilities Act standards. The building has four bays for emergency vehicles. Facilities are adequate for present needs. Future needs are expected to be met with only moderate expansion of the present facilities.

2) City Shop - The shop is located at adjacent to the City Hall. The shop houses all of the public works departments and allows for storage of materials and vehicles necessary for the operation of the departments. The facility currently meets the needs of the City and can be expanded as needs grow.

3) City Parks - City parks are covered in detail in the recreation component of this plan.

4) City Water System - The City Water system has recently been upgraded and strict construction requirements imposed to keep the high standard of the system.

The sole water source is the Snake River Plain Aquifer. Currently there exist many claims on the aquifer which could impact Rigby's municipal water supply. These need to be carefully monitored by the City so impacts can be anticipated and planned for.

Maintaining capacity will be based on quality maintenance of the system, as well as insuring extensions of the system are done within acceptable engineering standards and methods. This will require inspection of such extensions by City staff or authorized representatives as the system grows. The City has developed a policy requiring that the developers pay for the cost of the extension and the cost of such inspection. Protection of the system will insure it's full life in meeting Rigby's needs in the future.

5) City Sewer System - The city wastewater treatment system has also been recently upgraded and expanded, again with strict construction standards imposed to protect the integrity of the

system.

6) Library - the Rigby library is located in Rigby at the corner of State and Main. The facility has over 20,000 volumes and offers audio and video tapes as well. The library is governed by a six member Library Board, who are appointed by the Mayor and confirmed by the City Council. The library is on an interlibrary loan program and can also access the Internet for services. Funding for the library is through property taxes, user fees and from private donations and is open 6 days a week, approximately 40 hours a week. It is free to city residents - non-residents pay a fee for its use.

7) Cemeteries - there are seven cemetery districts in Jefferson County which serve Rigby patrons. These include Pioneer, Central, Little Butte, Shelton, Lewisville, Roberts and West Jefferson.

8) Schools - The public school system and it's needs are addressed in a previous section entitled Schools and Transportation.

9) Senior Center - The Rigby Senior Center is located in the northeast business district on Farnsworth. The Senior Center is regularly open five days a week, and at other times for special events. The Senior Center provides such services as hot meals, Meals on Wheels and recreational programs. The building currently serves up to 120 persons, which is more than adequate to provide the space needed for senior activities, meals and other public and community gatherings. This building is used regularly by the City and the residents for meeting space for public and social events. It is equipped with a full kitchen and restroom facilities and is ADA accessible.

10) Drainage - Rigby currently handles natural drainage with a storm sewer system located throughout portions of the community. The city may have to deal with potential future EPA regulations concerning the treatment of stormwater runoff.

11) Streets - The maintenance of the streets is supported as a line item in the city budget. These infrastructure needs are addressed more fully in the Transportation section of this plan.

12) Utilities - currently there are several outside utilities serving the City of Rigby:

a) Electric - Electrical power is currently available to residents of Rigby by Utah Power company.

It is extremely important for the city to plan uses around these lines that are safe and compatible. It is usual not to allow any construction or other continuous activities under these lines.

Siting of major transmission facilities should be kept out of the

residential areas of the community without placing conditions upon them to mitigate their impact on the neighborhood.

b) Cable TV - Cable TV service is currently offered by TCI, a private cable company in Rigby. Cable lines are placed on telephone poles or underground as the circumstances dictate.

c) Telephone - Telephone service is offered by US West in Rigby. Service is offered both through overhead telephone lines and underground lines as the circumstances dictate. The present system is a state of the art digital switching equipment with fiber optic cabling.

d) Solid Waste Disposal - Solid waste sanitation services are offered through the city. Solid waste is taken to the county landfill. The County has developed long range plans for the use of this and other facilities.

City may study the possibilities of implementing a recycling program within the next several years and making a determination on it's appropriateness for Rigby.

e) Natural Gas - The Rigby area is served by the Intermountain Gas Company.

Utility facilities must be maintained and improved on a regular basis to meet the needs of Rigby's citizens and provide quality service level. This can be accomplished through negotiation of franchise agreements.

13) Rigby U.S. Post Office - The post office is located near the downtown area. The post office offers rural route delivery outside Rigby and box and home delivery for addresses within Rigby. The US Postal Service has property acquired for future expansion of their facilities and services within a 10 year plan.

14) Irrigation - The city is served by a canal irrigation system operated by several private irrigation companies.

15) Law Enforcement - Law enforcement in Rigby is currently provided by a city funded police department. Mutual aid is provided by the Sheriff's Department and the Idaho State Patrol, who concentrate on traffic enforcement on the state highway. The City currently hires eight full time officers to provide services within the City limits. A School Resource Officer is assigned from the department and serves at the Junior High, while the Sheriff Department provides resources for the High School.

Current crime rates indicate that the current level of enforcement is adequate. The community residents expect that increased levels of police protection will be funded as they become necessary.

Population growth, increased tourism, economic development and other growth factors will determine the rate of increased police services in the future. Currently equipment utilized by the Police Department is adequate, however care must be taken to keep all equipment and training of officers up to date and maintained properly. Retention of trained officers is extremely important for continuity and cost saving law enforcement services. This often can be difficult for a community like Rigby, due to high amount of hours on the job, lower pay and high stress. Small communities also serve as training grounds, after which a qualified officer may be enticed away by a larger, better paying department.

16) Fire Protection - Rigby has a totally volunteer fire department with 16 volunteers currently and ____ apparatuses. The fire department is located adjacent to the City Hall.

The Idaho Surveying and Rating Bureau has given the City fire insurance rating of 6. This rating is considered good for a city of this size.

All of the above services are dispatched by a county wide 911 system.

c) Ambulance Service - Ambulance service is provided by the County Ambulance District. Transports are taken to Rexburg, Idaho Fall, Pocatello and Salt Lake City.

d) Health Facilities - Rigby currently has one clinic located within its city limits run by 7th District Health. In addition, there are two doctor's office offering services to residents.

In addition to this health service, the City residents are served by the following regional facilities:

Eastern Idaho Medical Center, Idaho Falls
Madison Memorial Hospital, Rexburg

Nursing home facilities include:

Rosewood Manor - 9 patients
Country Living Center (Clark area) - 27 patients
Golden Pines (Clark area) - 12 patients

Quasi-Public:

Below is a list of quasi public facilities in Rigby:

Churches
VFW Hall
Senior Center
County Rodeo grounds
Museum

GOAL:

To provide public and quasi-public facilities and services at a level to meet the needs of the public, to maintain health and safety standards for our citizens, to provide necessary facilities to meet reasonable federal and state requirements and to provide these within the financial ability of our citizens.

OBJECTIVES:

- 1) To support and ensure planned expansion of the US Postal Service facilities.
- 2) Ensure the quality of the police force is maintained through the provision of adequate pay, training and equipment.
- 3) Ensure the provision of adequate fire protection throughout the city.
- 4) Provide for an efficient City government.
- 5) Encourage private utility companies to keep their services and facilities up to date.
- 6) Continue to provide solid waste collection services in the most cost efficient manner.
- 7) To provide adequate health care to Rigby residents.
- 8) To continue to upgrade infrastructure to meet the needs of residents and businesses, including the repair of bridges, the maintenance of streets, development of downtown parking areas and the upkeep and replacement of sidewalks in the community

NATURAL RESOURCES/HAZARDOUS AREAS

Jefferson County, the home of the City of Rigby, is in the eastern part of Idaho, along the Snake River corridor. It is the sixteenth largest county by population and the twenty-eighth by area in the state. Slightly less than one-half of its land is federally owned.

Jefferson County is high in acreage of agricultural and range land, much of this located within the areas surrounding Rigby. According to the Natural Resources Conservation Service (formerly the SCS) 66% of lands qualify under this classification.

The Rigby area has also been historically been agricultural land and much of it remains so today. The land is relatively flat, at an elevation of 4,860 feet above sea level. The soils are alkaline and vary from deep sand loams to gravel bar outcrops. These soils are best used for irrigated crops, pasture and wildlife.

The Idaho Fish and Game Department and the U.S. Fish and Wildlife Service provides a list of "Rare Elements" which includes sightings of rare birds, animals and plant life by county. Jefferson County does not have any big game wildlife habitat which needs to be protected.

Wildlife residing in the area include deer, elk, upland gamebirds and waterfowl. Areas near Rigby where natural species can be observed include the Snake River and in surrounding rural areas both in and outside Jefferson County.

There is no feasible streams in the Rigby area but Jefferson County area has 75 miles of feasible streams, the majority of which are in eastern Jefferson County. Cutthroat trout, whitefish, rainbow trout, brown trout, yellow perch, and brown bullhead are found in the Snake River.

There are no known valuable mineral resources in the Rigby area, however some gravel extraction does take place.

Rigby city limits is not within a flood plain. Other natural hazards in the area include high subsurface water that can cause basement flooding.

Potential man-made hazards in the community come from the following sources:

- 1) Underground storage tanks that have not been removed or do not meet the new federal requirements to prevent leakage/contamination into the groundwater
- 2) Storage of grains and other agricultural products
- 3) Storage and use of chemicals in residential, commercial or industrial operations.
- 4) Hazardous material transported on trucks or the railroad coming through the community.

- 5) Chlorine use at the treatment plant
- 6) Some use of septic tanks.

The City of Rigby has a Fire Department trained to respond to hazardous material incidents, as part of a district hazmat network.

In addition, the City is part of the County emergency preparedness plan, which addresses responses to both hazardous materials incidents and natural disasters.

GOAL:

Natural resources and hazardous situations must be carefully assessed, considered and utilized in making any development decisions in the community.

OBJECTIVES

- 1) To educate City officials and citizens as to the various man-made hazards associated with certain types of business and to encourage mitigation of such hazards.
- 2) To remain aware of environmental impacts as growth occurs.
- 3) To discourage development in any area determined to be hazardous, such as any subsurface water or drainage areas in the community, without requiring mitigation of such hazard.
- 4) Encourage on-site drainage to protect water resources and construction designs to allow for natural drainage.
- 5) Encourage the development of a checklist in the review of all development proposals that considers the impact upon natural resources and encourages their preservation and use.
- 6) Encourage development around natural resources in the community, designating such space as open space.

RECREATION and TOURISM

The City of Rigby has numerous recreational opportunities available within it's area. This includes both organized activities and program, as well as opportunities for self initiated recreation. These are delineated below:

- 1) City Parks - There are three parks or open space areas in Rigby. These parks cover a total of 37 acres within the community. These include:
 - Veterans Park
 - South Park
 - Rigby Central Park

All parks are available for passive recreational opportunities. Organized recreational activities are sponsored by the city and other groups and are held mainly in these parks and at the schools.

Since the 1978 Recreation Plan was adopted for Rigby, South Park, Veterans Park and the landscaped areas at the highway exits have been developed.

- 2) Golf Course - A 60 acre privately owned golf course is one and one-half miles north of Rigby on Old Highway 191. This nine hole golf course is currently developing another nine holes.

- 3) Jefferson County School District #251 - The School District has numerous recreational facilities for school and sports related activities and passive, unorganized recreational use at other times. There exists good coordination between the city, recreation district and school district, which should be encouraged to continue for the best utilization of the facilities.

- 4) Jefferson County Lake Park - this 40 acre park offers opportunities for swimming, canoeing, picnicking, camping and jogging.

- 5) Senior Center -The Senior Center, located on Farnsworth Way in Rigby, offers various recreation programs to its seniors. Programs include Meals on Wheels, dance and meeting activities.

- 6) Snake River - Rigby is located five miles from the Snake River. The river, located to the north, provides for an assortment of activities throughout the year. These include boating, hunting, fishing, floating and swimming. There are several public access points including Roberts, Menan, Lorenzo and Twin Bridges.

- 8) Hunting/Fishing Sports - The area has many public and private areas for hunting and fishing opportunities. The area is home to many big game animals, fish species, small game animals and fur bearers, upland game birds and water fowl.

9) Idaho Outdoor Recreation Plan - Exhibit 1 represents the regional goals and objectives set by the Idaho Department of Parks and Recreation.

Jefferson County is on the way to several major tourism areas located outside its boundaries. This includes the Teton National Park, the Yellowstone National Park, Craters of the Moon National Monument, the Idaho National Engineering Laboratory (Department of Energy), Jackson Hole, Island Park, Ririe and Palisades Reservoirs, Sand Hills and the historic Teton Dam site.

GOAL:

Provide for adequate and accessible places and facilities for indoor and outdoor recreation to meet the needs of the local citizens and visitors alike.

OBJECTIVES:

- 1) Consider setting a standard on the number of acres of parkland needed per capita and develop a parks plan for the community with distribution of park and open space throughout the community.
- 2) Encourage efficient utilization of the operation and maintenance of all recreational and park facilities.
- 3) Encourage developers to plan for recreational and open spaces within their developments.

HOUSING

In Jefferson County, from 1980 to 1990 the following U. S. Census statistics prevailed:

	<u>1980</u>	<u>1990</u>
Housing Units	4,994	5,353
Mobile Homes (included)	804	1,206
Owner Occupied	3,652	3,920
Renter Occupied	785	951
Average House Value	\$41,700	\$54,300

Rigby has been impacted by the growth centered in Teton and Bonneville Counties. As growth continues, it brings with it the need for more and more community services and housing. In the 1995 Consolidated Plan done by the Idaho Community Housing Agency, community leaders from the area ranked their housing concerns (particularly availability and affordability) as high, followed by concerns for the infrastructure to serve them. The concern about the future of INEEL also was listed.

This region is expected to experience an 9.9% increase in households by the year 2000. Almost 44% of these households are expected to be non-elderly without children, perhaps reflecting a trend towards suburbanization and commuting to work. However a large number of these new households will not be able to afford to purchase a new home and will be competing for a limited number of affordable rental units. Building trends show that recent construction has been towards the higher end of the market further exacerbating the problem. However it is predicted that as the economy slows down, rental and housing rates will decrease better serving the income levels of the market.

The Jefferson County area has experienced a lack of affordable housing, as well as adequate rental units. Many of Idaho's newest residents come from high priced real estate areas. To avoid capital gains taxes, real estate prices go up. Higher prices inflate assessed valuation, which raise property taxes, Higher prices and taxes place the cost of both new and existing homes beyond the reach of the average incomes.

The City of Rigby had 969 total housing units in 1990 with 66.9% owner occupied and 26.6% renter occupied. Of the total structures in Rigby, 76% are single family stick built housing, 15% are multifamily stick built and 9% are mobile/manufactured homes.

In 1990, 10% of the homes were one bedroom homes, 30% were two, 40% were three and 20% had four bedrooms or more.

Since 1994 the City has averaged 37 residential building permits per year. The City has adopted the Uniform Building Code and a

City Building Inspector does the inspections.

Rigby considers manufactured homes meeting certain construction criteria as allowed by the state to be the same as a single family home and allowed in all areas where single family housing is allowed. This only applies where there are no covenants on the property prohibiting such use.

Of the housing, 45% was built prior to 1960, 39% was built from 1960 to 1980 and 16% was built after 1980. Most of the older housing is located in Rigby's inner core, near the downtown.

Rigby currently has platted lots available for single and multi family housing. Loans are available for the Rigby area. The City provides water and sewer services to it's residents at the expense of the developer or property owner. In addition, if access is required the property owner is responsible for developing the street within the construction standards set by the City. Currently it is believed that future housing needs can be adequately met with current land availability and infrastructure improvements.

Rigby has several affordable housing complexes located inside their City limits:

Meadowview Apartments - 20 units
Lemmon's Apartments - 8 units
Teton View Apartments - 40 units (designated for senior of handicapped only)

HUD offers subsidized rent in other housing units on an individual basis.

GOAL:

To allow for a wide range of safe and decent housing options for City residents with respect to cost and type while protecting existing property values and maintaining high standards of construction safety and aesthetics.

OBJECTIVES:

- 1) Implement the Rigby Comprehensive Plan, subdivision and zoning ordinance.
- 2) Continue to enforce Uniform Building Code standards for new construction while encouraging upgrading of existing housing.
- 3) Encourage energy efficient upgrades of old residences
- 4) Encourage the practice of fair housing policies in both the sale and rental of units in the City of Rigby.

5) Develop a zoning and subdivision ordinance consistent with the goal and objectives listed above.

SPECIAL AREAS OR SITES

The citizens of Rigby have identified several sites within their community that have special or historical significance to them. These are:

1) Rigby Presbyterian Church - this building was erected in 1922 under the leadership of Rev. William Young. The building was constructed of lava rock which was the building material used for major buildings in the Upper Snake River Valley.

2) Abraham Smith Home - the home, built in the early part of the century, is located at 243 West Main Street.

3) Rigby is the home of the late Philo T. Farnsworth, inventor of the television. While a student at Rigby High School in 1922, Farnsworth developed an electronic system which led him to obtain the first patents for television. The current Rigby High School still sits on this site (Main and First West Streets).

Attached is a list of historic sites in Jefferson County currently on the National Register of Historic Places.

GOAL:

To maintain areas of interest in our community whether for lessons in education, historical preservation or to maintain a sense of community.

OBJECTIVES:

- 1) To preserve the City's historic sites.
- 2) Encourage private owners of these sites to recognize their significance to the city and preserve them as much as possible.
- 3) To keep a historic record of each site for future generations. To research the possibility of additional sites being named on the National Historic Register

COMMUNITY DESIGN

The needs for governing landscaping and building design are the subject of the mandated analysis for community design. Rigby's size and growth rate are no longer those of a quiet, crossroads, bedroom community. Rigby's considerable vacant lands and older, smaller commercial buildings ripe for redevelopment, hold potential for quality community design.

Rigby currently has developed design standards in certain areas for it's community. Most of these are incorporated in the physical infrastructure such as sidewalks, street and subdivision standards.

Rigby was initially platted in a grid pattern. The streets in the original plat are 99 feet wide. Additions to the city have varying street patterns and widths depending on the subdivision parcel size and shape. Recent developments have been in compliance with existing zoning and subdivision ordinances.

GOALS:

To invest in the improved appearance of the city and stimulate improvements by the private sector.

To guide private development investment to improve the city and to define its future physical character.

OBJECTIVES:

- 1) Improve code compliance on property appearances through increased code enforcement.
- 2) Contribute to the appearance of neighborhoods through the placement and design of public parks.
- 3) City Hall will model good design and proper maintenance. Identify critical design locations where the city will cooperate in the maintenance and/or installation of the landscaping
- 4) Coordinate private improvements with public investments.
- 5) Develop clear regulations and standards for private development in critical locations as identified on the land use maps.
- 6) Set high minimum landscaping requirements and standards through ordinance adoption, and encourage all developments to exceed them as a matter of pride. Encourage the development of well landscaped parking lots and buffer areas.
- 7) Assure that future development results in the establishment of recognizable neighborhoods. Establish use or activity districts

to increase strength of identity for different areas of the city.

8) Create a framework of public infrastructure including roads, parks, and utilities to guide and order development into desired patterns.

9) Balance open space with built development.

10) Continue with community-wide beautification efforts including the beautification of the entrances to Rigby.

11) Maintain a visual distinction between the urban areas and the surrounding countryside.

12) Work with Jefferson County to encourage proper development within the City Impact Area.

13) Develop a Sidewalk Master Plan showing areas of greatest need.

IMPLEMENTATION

The City of Rigby Comprehensive Plan anticipates ten to fifteen years into the future, which allows time for implementing land use patterns, transportation networks and facility plans.

Implementation of the phase of the planning process which makes the goals and policies, as stated in the Comprehensive Plan, become reality. The plan, no matter how good it may be, is a useless document if it is never used or implemented. Formal adoption of the plan is the first step in implementation.

Prioritization of the tasks does not mean that some are more important than others, simply the urgency might have or the length of time needed to implement them. Therefore a high priority should be in developmental stages immediately, while medium priority means that there is more study required and it may take longer to implement. Low priority indicates tasks that may be completed over a longer period of time.

Council shall indicate the City Council, P&Z shall indicate the County Planning and Zoning Commission and ED shall mean the Economic Development organizations in the City.

GOAL STATEMENT

Execute this Comprehensive Plan as a vital working document as it guides future growth of the City of Rigby.

TASK	RESPONSIBILITY	PRIORITY
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