City of Inkom Comprehensive Plan 2014

September 8, 2014

Table of Contents

1.0 Introduction 3
Purpose & Scope 3
1.1 Location 3
1.2 Historical Background 4
1.3 Climate, Elevation & Temperatures 5
2.0 Property Rights 7
3.0 Population 8
Future Conditions: 8
Concerns: 9
4.0 Economic Profile 10
5.0 Transportation 12
6.0 Recreation 13
7.0 Natural Resources 14
8.0 Special Areas & Sites 15
9.0 Community Design 16
10.0 Housing 18
11.0 Public Services, Facilities and Utilities 19
12.0 Hazardous Areas 20
13.0 School Facilities and Transportation 22
14.0 Land Use 23
15.0 Implementation 24
16.0 Land Use and Zoning Maps 25

City of Inkom Comprehensive Plan

1.0 Introduction

Purpose & Scope

The purpose of the City of Inkom Comprehensive Plan is to provide basic, easily understood guidance, for future land use and community development for the City of Inkom. The Plan is designed to respect the independent spirit of the community while providing the tools needed to ensure that land development imposes no undue burdens on the community or the environment.

The policies adopted in this Plan emphasize the importance of traditional rural lifestyle in the City of Inkom, and the need to ensure that future land development does not reduce the viability of those activities. This Plan also recognizes the diversity of the City's landscape and the ultimate need for more detailed planning in some areas, by establishing a geographic framework for the policy statements.

Authority

The Idaho Legislature passed legislation authorizing the forming of Planning Commissions, developing Comprehensive Plans, and adopting implementing ordinances in the 1950's. This original legislation was subsequently repealed and superseded by the Local Planning Act of 1975, set forth in Chapter 65, Title 67, of the Idaho Code. This Act requires all cities and counties in Idaho to undertake a planning and zoning program.

The most recent update to the City of Inkom Comprehensive Plan was completed in 1995, this Plan supersedes that version. This document is a planning tool to assist governing bodies in moving in the direction that the community has determined.

1.1 Location

The City of Inkom is located just south of Pocatello in northern Bannock County.

Inkom is surrounded by beautiful mountains and rivers. Inkom is a perfect place to live or visit and provides roads, trails, and mountains for avid bikers, runners, skiers/snowboarders, hunters and other outdoor activities. The City's growth is restricted by natural barriers, but being a small community is also what provides such great conditions for outdoor interests. During the winter months, one of the nearby attractions is the Pebble Creek Ski Area. Pebble Creek attracts skiers/snowboarders of any skill level. It has been said, "If you can ski Pebble Creek, you can ski anywhere" and it has been proven true by attracting professional athletes to the area.

Idaho State University, located in Pocatello, Idaho, is approximately twelve miles from Inkom. The close proximity of Pocatello provides many options for movies, restaurants, shopping and other activities. Inkom is close to other tourist attractions and other amenities for its residents and/or visitors. The residents of Inkom are very welcoming and friendly. Inkom is a great place to visit and more importantly, Inkom is a great place to live.

As of the 2010 US Census Report, there were 854 people, 288 households, and 222 families residing in the City of Inkom. The population density was 1,154 people per square mile (445.6/km²). There were 305 housing units within the City limits. The racial makeup of the City

was 95.2% White, 0.6% African American, 0.2% Native American, 0.8% Asian, 1.3% from other races, and 1.9% from two or more races. Hispanic or Latino of any race made up 4.4% of the population.

Of the 288 households there were 41.7% that had children under the age of 18 living with them, 64.6% were married couples living together, 8.3% had a female householder with no husband present, 4.2% had a male householder with no wife present, and 22.9% were non-families. 18.1% of all households were made up of individuals and 6.7% had someone living alone who was 65 years of age or older. The average household size was 2.97 and the average family size was 3.41.

The median age in the city was 32.4 years. 33% of residents were under the age of 18; 7.8% were between the ages of 18 and 24; 23.7% were from 25 to 44; 23.6% were from 45 to 64; and 11.8% were 65 years of age or older. The gender makeup of the city was 47.5% male and 52.5% female.

1.2 Historical Background

The Shoshone Indians named the area around present day Inkom, "Ingacom". A reference to the rock formation on the eastern side of town, where one can see the remnants of the "*Red Hare*". It was photographed in 1930 after the "ears" had been knocked off by vandals. The local creek was originally called "*Rabbit River*" but later changed to Rapid Creek as it is called today. The "*Red Hare*" can still be seen there today and is also in the City's website logo.

As early as 1889 people were in the Inkom area, the railroad was here along with trappers and hunters. The great rush for homesteads started from Pocatello with the Railroad on June 16, 1902 when 418,000 acres were opened for white settlement. Inkom was part of the Fort Hall Indian Reservation before the land rush. The first settlers lived in tents, dug-outs and covered wagons until they could build homes.

On October 15, 1902, School District No. 46 was formed. Logs were dragged through the snow with horses in single file to construct the first school location on Inkom's Main Street. It was a one room school house. By 1910, two additions had been built onto the school, making it large enough for three teachers. In 1915, the school on Grant Street was built and was a significant addition to the tiny community. In recent years, it has become the Inkom Bible Church.

Two men, H.A. Witthoft and Theodore H. Gathe, bought the property known as the Inkom town site, from the Sorrells in 1912. They laid out the town by naming the streets (same as they are today) and sold lots for $100.00. The ad for the property read, "Get choice location, secure your lots now, only $5.00 cash down, balance $1.25 per week, no interest." Telephones were also brought to Inkom in 1912.

A flu epidemic hit Inkom in 1918 and, unfortunately, many died. Area women helped care for the seriously ill. There were not any morticians at the time, so everything was done by the family members. Caskets were home-made and lined by the women of the community.

In 1928, J. Simons and J.B. Mayfield purchased 160 acres of hillside and river bottom that contained vast amounts of Limestone and Silica suitable for the production of Portland cement. A plant was build and in July 1929, the first bag of Eagle Brand Portland Cement was produced in Inkom. In 1974 over 5 million bags were marketed under the name of Ashgrove Cement. The plant continued to be a major factor in the local economy until about 2010, at which time there was a major decrease in cement manufacturing and a large number of employees were laid off.

Currently, the facility is being modified to be a cement shipping terminal only, with no plans of future manufacturing.

The City of Inkom was an unincorporated Village until 1946, at which time, a Mayor form of city government was set up. Inkom is now part of Bannock County. It is also Idaho Judicial District 6, Idaho Legislative District 29, and US Congressional District 2.

Currently, Inkom has a population of 854 with businesses such as postal services, banking, grocery, fuel and vehicle repair that keep our City self-sufficient. There are many other small businesses in Inkom that provide other amenities to area visitors and residents as well.

1.3 Climate, Elevation & Temperatures

Inkom's average precipitation:

- Spring 4.21 inches
- Summer 2.68 inches
- Fall 3.21 inches
- Winter 3.49 inches

Inkom's average snowfall is 10.7 inches.

A VISION OF INKOM'S FUTURE:

Inkom has maintained its status as a high quality bedroom community for the greater Pocatello urban complex. The residents of Inkom have access to a variety of outdoor recreational opportunities in a physical setting unmatched in the region. A variety of housing opportunities exist set within well-served neighborhoods. A small, attractive, commercial center provides for residents' daily conveniences while Inkom's location allows for easy access to the Pocatello/Chubbuck area's goods and services.

PRIMARY ISSUES AND OPPORTUNITIES:

In order to fulfill our vision, we must resolve or overcome the issues listed below, and take advantage of the opportunities our present circumstances offer us:

- The lack of developable land: Inkom is constrained by lava flows, flood plain, steep slopes, and the interstate. This reduces the amount of land available for future development. Consequently, it is expected these constraints will increase pressure for higher density housing developments, annexation of areas outside existing city boundaries, and make mixed land use compatibly more challenging.
- Using Inkom's open spaces to the best advantage: The same constraints which inhibit development represent opportunities for recreation development. Creek and river bottoms and the top of the lava flows represent trail and open space potential. Properly managed, trails and open space systems could resolve some of the City's flooding and road safety problems as well as provide valued to adjacent properties.
- Clean-up and beautification: As a matter of civic pride and to improve Inkom's attraction for quality investment, it is important to improve junk removal and weed control to improve the City's image.

- Maintenance and Expansion of City Water System: Water plant capacity – both tanks and lines – are critical for water supply and fire suppression capability. As the City grows through annexation additional capacity will be needed.
- Annexation or Area of City Impact negotiations and utilities extension: A great deal of growth is taking place in the Jackson Creek, Rapid Creek, and Inkom Road areas. Similarly, the current management of the Pebble Creek Ski area plan on and anticipate slow, but steady growth, which will bring more residential and commercial development over time. Inkom needs to be able to accommodate, and eventually service the future growth in many of the areas mentioned. It also needs to monitor and mitigate the effects of the outlying growth on the City. This is likely to require changes to the Area of City Impact agreements with the County and an annexation policy that examines the improvement or expansion of services.
- Economic Development: Housing and small commercial business are Inkom's primary tax base. To expand opportunities for housing, a balance should be sought between affordable housing and larger single family units. A policy that allows growth balanced with increased services should be established.
- Community Design: Highway 30 and Main Street are the City of Inkom's commercial center. The areas along Rapid Creek Road will be developed in a mixed use framework which will allow for a cohesive transition to the commercial district. The transition is being used to create a sense of place that provides Inkom with a viable and attractive community center.
- Street repair and improvements and lack of sidewalk: Inkom has an image problem created by junk, some poorly maintained streets, and missing sidewalks. The lack of sidewalks in some areas creates a safety hazard.

2.0 Property Rights

An analysis of provisions which may be necessary to insure that land use policies, restrictions, conditions and fees do not violate private property rights, adversely impact property values or create unnecessary technical limitations on the use of property and analysis as prescribed under the declarations of purpose in Chapter 80, Title 67, Idaho Code.

The City of Inkom desires to ensure 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.

In order to evaluate each related action, the City will ask the following questions of that action:

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

Goal:

Protect property rights through all land use decisions made by City of Inkom pursuant to this Plan.

Objective:

Protect private property rights by considering the impact of any amendments to this Plan or the City of Inkom Land Use Ordinances.

Actions:

a. The City will actively encourage the participation of residents in the planning process.

b. The City will maintain the Comprehensive Plan with regular updates and amendments that reflect the learning process of Plan administration, as well as keeping in mind changing conditions and public values.

3.0 Population

An analysis of past, present, and future trends in population including such characteristics as total population, age, sex, and income

As of the 2010 US Census Report, there were 854 people, 288 households, and 222 families residing in the City of Inkom. The population density was 1,154 people per square mile (445.6/km²). There were 305 housing units at an average density of 412.2/sq mi (159.2/km²). The racial makeup of the city was 95.2% White, 0.6% African American, 0.2% Native American, 0.8% Asian, 1.3% from other races, and 1.9% from two or more races. Hispanic or Latino of any race made up 4.4% of the population.

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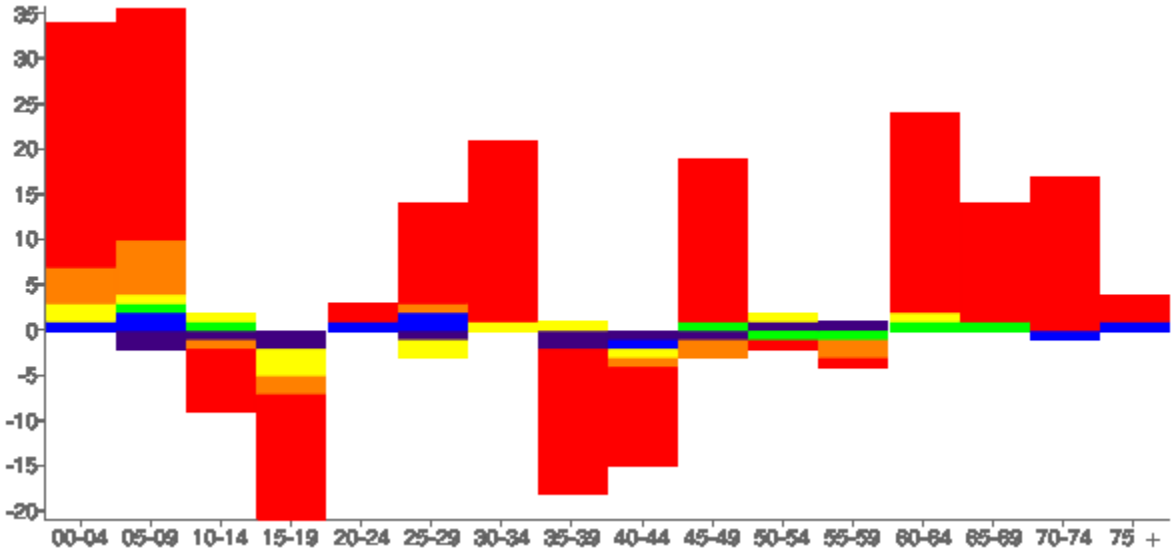
Future Conditions:

The City increased in population between 2000 and 2010 by 15.25%. The largest growth was in persons between the ages of 0-4 years which was an increase of 70.83%. Other age groups had modest growth expect ages 65 and older which increased by 50.75%. Family sizes during the same period increase by ~15%. The future population trends, as well as the recent community survey, indicate and growth in school age children in the future and a need for services for seniors.



Concerns:

- As families move to the Inkom area to enjoy the rural atmosphere the number of school age children will increase requiring expansion of the elementary school.
- The growth of family size in Inkom establishes a need for additional services such as health care, education, and recreation.
- As the established population of Inkom ages there will be a need for more senior services, such as housing and health care.

Goal:

Preserve Inkom's small town atmosphere, flavor, and culture.

Objective:

- Encourage new businesses and workforce recruitment.
- Coordinate growth and development with the School District
- Establish Land Use Policies that allow for senior housing

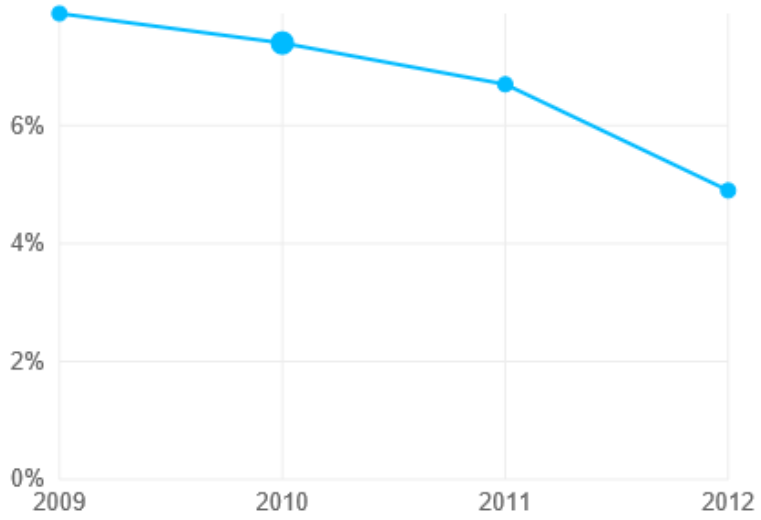
Actions:

1. Work with Bannock Development Corporation to recruit businesses to Inkom that provide the following:
    a. Restaurants
    b. Immediate Health Care
2. Zone for the construction of Senior Housing in the City.
3. Work with the Library District to build a branch library in the City of Inkom.

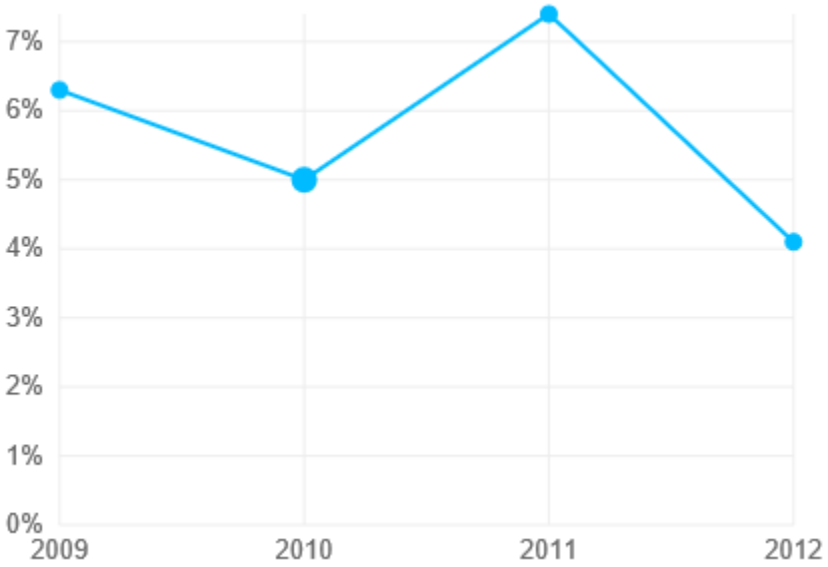
4.0 Economic Profile

An analysis of the economic base of the area including employment, industries, economies, jobs, and income levels.

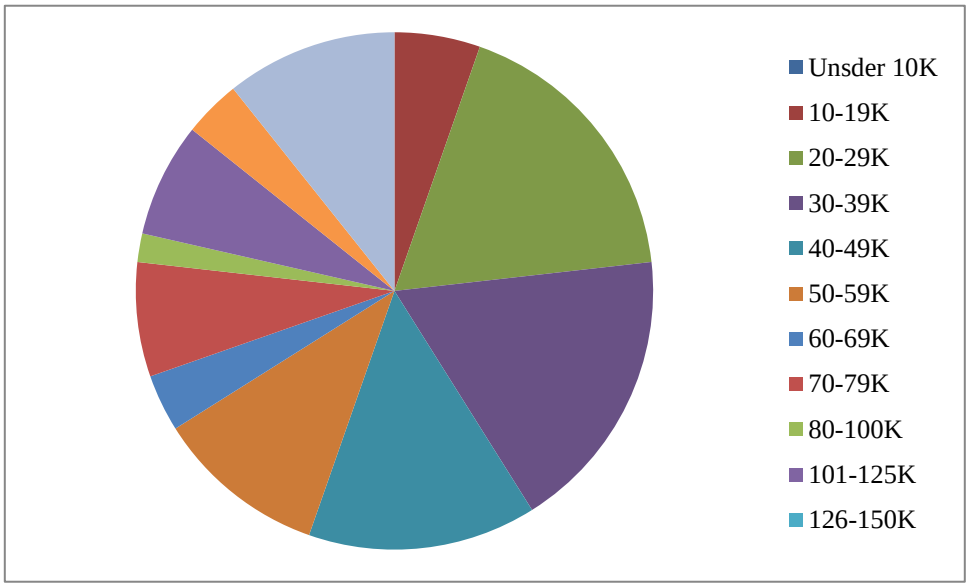
The average per capita income level for the City of Inkom is $24,284. The unemployment rate is 4.1% and the poverty rate is 4.9%..



Individuals living below poverty level



Unemployment rate



Income diversity

Goals:

Promote slow, but definite economic growth with Inkom serving as a bedroom community for Pocatello/Chubbuck with housing and small commercial businesses being the economic and tax base.

Actions:

a. Encourage the conservation of key recreational opportunities as a basis for attracting population. Work to phase the development of these attractions through the extension of City services over time. These recreational opportunities and attractions include Rapid Creek, Jackson Creek, Portneuf River, basalt flows, view lots, and access to public land.

Goal:

Promote the restricted provision of convenience-type shopping and service areas (light industry) convenient to City residents' basic needs, compatible with the residential element, and in step with the City's envisioned "bedroom" relationship with Pocatello.

Actions:

a. Provide commercial development opportunities through zoning along US HWY 30 and Main Street. Develop a transition area through the use of a mixed use zone with allows small business and mixed housing use along Rapid Creek Road.

b. Work with Pebble Creek Ski Area to establish long-term strategies for location and type of support services for the ski area. Alter the City Area of Impact to facilitate development in key areas support the ski area.

c. Support a City commercial development policy that seeks to promote, or at least permit more commercial opportunities.

5.0 Transportation

An analysis showing the general locations and widths of a system of major traffic thoroughfares and other traffic ways, and of streets and the recommended treatment thereof. This component may also make recommendations on building line setbacks, control of access, street naming and numbering, and a proposed system of public or other transit lines and related facilities including rights-of-way, terminals, future corridors, viaducts and grade separations. The component may also include port, harbor, aviation, and other related transportation facilities.

Goal:

Improve and/or develop roads or bypasses to provide better access within outside of the City which minimizes the impact on safety within City neighborhoods.

Objective:

- Determine areas of continued road maintenance, or where maintenance has been seasonal, and how best to handle the increased usage of these areas.
- Determine routes within the City which will reduce traffic through neighborhoods.

Actions:

1. All new land developments will be required to have a safe system of internal circulation.
2. All new land developments will be required to have two means of ingress and egress.

Goal:

Develop a safe and efficient transportation system that provides accessibility and circulation for the community and effective linkages to the region.

Actions:

1. Work with Pocatello Regional Transit and the Idaho National Engineering Laboratory to develop a park and ride lot for bus riders in Inkom.
2. Work with property owners along Rapid Creek, Marsh Creek, and the Portneuf River to establish pedestrian and bike paths for access to school, shopping, and other necessities. Plan for sidewalk and bike lane connections to these pathways to be made from future subdivisions.
3. Develop a parking area for semi-trucks

6.0 Recreation

An analysis showing a system of recreation areas, including parks, parkways, scenic byways, trails, playgrounds, and other recreation areas and programs

Inkom is surrounded by beautiful mountains and rivers. Inkom is a perfect place to live or visit and provides perfect roads and mountains for avid bikers, runners, skiers/snowboarders, hunters and most anything outdoors. The City's growth is restricted by these natural barriers, but being a small community is also what provides such great conditions for outdoor interests. During the winter months, one of the nearby attractions is the Pebble Creek Ski Area. Pebble Creek attracts skiers/snowboarders of any skill level. It has been said, "If you can ski Pebble Creek, you can ski anywhere" and it has been proven true by attracting professional athletes to the area.

Goal:

Encourage and increase use of City of Inkom recreational areas.

Objective:

- Provide public information and signage for recreational areas.

Goal:

Promote a comprehensive park and open space system that is responsive to the needs and values of the citizens.

Actions

1. Plan for future mini-park space, between one and three acres each, in the area south of US HWY 30 west of town, the Jackson Creek area, and the area near the mouth of Indian Creek.
2. Develop a strategy for multi-use trail development along Rapid Creek

7.0 Natural Resources

An analysis of the uses of rivers, and other waters, forests, range, soils, harbors, fisheries, wildlife, minerals, thermal waters, beaches, watersheds, and shorelines.

Goal:

Encourage urban development compatible with the natural and built environment through the conservation, protection and enhancement of natural resources including significant hillsides, major drainage ways, scenic vistas, and habitat areas in and around Inkom.

Actions:

1. Work with property owners along Rapid Creek, Indian Creek, Marsh Creek, and the Portneuf River and the Idaho Fish & Game Department, Bannock County, Friends of the Portneuf, the Portneuf Greenway Foundation, Three Rivers Resource Conservation and Development, Idaho Cattle Growers Association, Idaho Farm Bureau, and others to establish and or protect the following:
    a. A mandatory minimum setback for groundwater protection; and
    b. Voluntary preferred setbacks for habitat and fishery protection;
    c. Standards for fencing that protect the resource and allow access for livestock;
    d. Programs for financial support for property owners; and,
    e. Acceptable land uses (i.e. structures, lawn, livestock, etc.) within certain distances of the stream centerline.
2. Minimize Development on Steep Slopes – New development will be minimized on steep, unstable slopes as follows:
    a. On slopes that are 15 % to less than 30 % slope, minimize development (no more than 20 % of a parcel will develop and only if parcel is configured so that no suitable flatter locations exist).
    b. On slopes that are 30 % slope and greater, avoid development (no more than five % of a parcel will develop, and only if parcel is configured such that no suitable flatter locations are available).
    c. Development on slopes greater than 20% should have a conservation plan in place or a geo-technical report provided by developers migrating any potential problems or impact to the surrounding area.
3. Limit Development in 100-Year Floodplain – New development must avoid the 100-year floodplain (including locations with flash flood potential).

8.0 Special Areas & Sites

An analysis of areas, sites, or structures of historical, archeological, architectural significance

Goals:

Protect areas designated as significant wildlife habitat, and those areas essential to that habitat, and those areas essential to that habitat. (See strategies under transportation and natural resources elements).

Maintain the heritage and historic nature of Inkom through preservation of historic buildings and sites.

Actions:

1. Work with property owners to develop an acceptable designation and protection policy for the Old Scout Cabin, the Ingakom Red Rabbit, Community Bible Church, and the outcroppings in town.

9.0 Community Design

An analysis of needs for governing landscaping, building design, tree planting, signs, and suggested patterns and standards for community design, development, and beautification.

The City of Inkom is blessed with a beautiful setting and desires to keep it that way. Those aspects of the City's environs that we intent to protect, preserve, and enhance include the unencumbered views of Bonneville Peak and Scout Mountain; the heavily vegetated riparian habitat along Marsh Creek, Jackson Creek, Rapid Creek, and the Porneuf River; the dramatic rock outcroppings in town and along the lava flows; and the fields on the open flood plains at the confluence of Marsh Creek with the Portneuf River. Those aspects of the City which is intended to protect, preserve, and enhance include the low rise buildings, the regular street grid in the Portneuf River Flats, the mature trees, the location of the commercial center of town on US HWY 30 and Main Street, the prominence and frequency of City parks, the real and perceived physical separation from Pocatello.

Future development should be focused on the west side of North Inkom Road and US HWY 30 from the I-15 overpass to the intersection with North Inkom Road.

Goal:

Preserve and enhance the existing character and aesthetic qualities that define Inkom's quality of life.

Objective:

- Revise the Land Use Ordinances and Zoning to balance between private property rights and practical use when making decisions on community design criteria.

Actions:

1. Develop policies to protect the natural environment. (See Natural Resources Element and Land Use Element).
2. Allow for residential development on the west side of Inkom Road and both sides of US HWY 30 from the intersection of Inkom Road and the I-15 over pass, with the provision that neighborhoods with parks, pedestrian facilities, a relationship to the town center, and other characteristics be created there.
3. Develop a corridor plan and or development guidelines for commercial development on US HWY 30 and Mains Street to achieve the following:
    a. Regularly spaced street trees to give shape to the corridor;
    b. Uniform building setbacks to create a continuous front for pedestrian activity;
    c. Parking removed to the side and rear of the buildings to slow down traffic entering parking lots, allow for more attractive planting in the front of buildings, and safer pedestrian activity including school bus stops;
    d. Establish a maximum building height of two or three (2 or 3) stories to retain the small-town character;

e. Encourage or require covered walkways on building fronts to provide for pedestrian interaction and activity extended through more of the year.

4. Ensure a physical and visual separation from Pocatello through coordinated land use policies with Bannock County. The policies, implemented through the Area of City Impact agreement and other tools.

Goal:

Develop and adopt responsible and coordinated policies that guide the decision making process affecting future development.

Actions:

1. Include the use of graphic representation of buildings, plantings, signs, and other design issues as much as possible in future ordinances and development guidelines.
2. Require all developers to submit, in writing, the anticipated effects of their development on the community relative to each plan element and how their development complies with the comprehensive plan and related ordinances.

Goal:

Develop pride and community identity.

Actions:

1. Encourage and facilitate community clean-up through activities and incentives such as:
   a. Access to City or donated trucks for hauling material
   b. Negotiated free dump days at the County Landfill, if possible
   c. Annual awards for best landscaped lawn or cleanest block
2. Discourage and correct community degradation through the strengthening or creation of commercial dumpster requirements, garbage collection ordinances, and junk ordinances.

10.0 Housing

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

In 2012 a majority of Inkom's residents lived in housing units:

- With a mortgage 72.3%
- Heated with Utility Gas 61.7%
- With 2 vehicles available 57.8%

The median house value was $127,900 and the median rent was $586 per month. The monthly owner costs with a mortgage were $1052 and without a mortgage is $292.

Goal:

Create a desirable residential environment through the development of a variety of housing types, values, and tenure, and housing for special needs.

Objective:

- Provide affordable housing for families.
- Provide Senior Housing

Actions:

1. Provide areas zoned for higher density housing
2. Develop acceptable standards for permitted manufactured housing units
3. Develop criteria for the establishment of manufactured home parks.
4. Develop a conditional use permit and criteria for the establishment of accessory apartments within existing single-family residences that address parking, lighting, landscaping, health, density, and other concerns.
5. Zone to encourage Senior Housing

11.0 Public Services, Facilities and Utilities

An analysis showing general plans for sewage, drainage, power plant sites, utility transmission corridors, water supply, fire stations and firefighting equipment, health and welfare facilities, libraries, solid waste disposal sites, schools, public safety facilities and related services. The plan may also show locations of civic centers and public buildings.

Goal:

Provide community services and facilities in an orderly efficient and equitable manner, according to the city's needs and ability to finance.

Objective:

- Refer all proposed new developments to the school district, fire department and other potentially affected services for review and comment.

Actions:

1. Focus infrastructure investments on providing water and sewer service to 100% of the households within city limits.
2. Develop a policy requiring persons within 300 feet of a city sewer or water line to hook into those lines within the city limits.
3. Monitor status of state impact fee legislation and, upon its approval, set an equitable balance of hook-up and impact fees for new development and utility rates for existing developments to provide capital for future water and sewer plant and other improvements and maintenance.
4. Continue to work with Southeast Idaho Council of Governments (SICOG) on:
    a. Monitoring and projection of infrastructure needs;
    b. Grant applications for infrastructure improvements as needed and eligible.

Goal:

Mitigate the impact of rural subdivisions on the provision of public facilities.

Actions:

1. Work with Bannock County to establish an Area of City Impact Agreement that focuses on *"smart growth"* and expands the existing City limits. Such an agreement should consider different levels of City involvement for areas with differing levels of concern to the City (see the proposed Area of City Impact map).
2. Work with Bannock County to assure that right-of-way for future utilities are developed in future subdivisions.

12.0 Hazardous Areas

An analysis of known hazards as may result from severe weather, susceptibility to surface ruptures from faulting, ground shaking, ground failure, landslides or mudslides; avalanche hazards and floodplain hazards.

The following chart illustrates the risk ranking of hazards for the City of Inkom. Those hazards with the highest magnitude and frequency are found in the red boxes in the lower right hand corner. Those hazards with the lowest magnitude and frequency are found in the green boxes in the upper left hand corner of the chart.

Frequency	Magnitude (Low) 1	Magnitude (Medium) 2	Magnitude (High) 3
(Low) 1	Dam Failure Extreme Heat Riot/Civil Disobedience	Epidemic	Terrorism
(Medium) 2	Tornado Snow Avalanche	Drought Landslide	Earthquake
(High) 3	Hail Straight Line Wind Lightning West Nile Virus	River/Stream Flooding Structure Fire	Wildfire Flash Flood Winter Storm Hazardous Materials Extreme Cold

City of Inkom Risk Ranking

Goal:

City of Inkokm will reduce the potential damage to City infrastructure and structures through implementation of mitigation techniques.

Objective:

- Protect residents and property from potential damages.

Actions:

1. Work with Idaho State University Geology Department and United States Geologic Service (USGS) to establish criteria for identifying areas prone to avalanche and landslide and prohibit development at the top of those slopes.
2. Continue to maintain building codes appropriate to the International Building Code seismic zone in which Inkom is located.
3. Encourage Idaho State University Geology Department and USGS to undertake studies that more accurately determine boundaries where threat of local seismic activity exists.

Goal:

City of Inkom will reduce the losses caused by wildfire by continuing the Wildland Urban Interface Mitigation Program.

Actions

1. Adopt and enforce applicable components of NFPA Code 1144 that addresses the unique needs of the City of Inkom.
2. Improve access to areas prone to Wildland Fire.
3. Reduce flammable fuels immediately adjacent to roads in high risk areas.
4. Develop Additional Water Supplies for Fire Protection.

Goals:

Eliminate development in designated floodways and limit development in the flood fringe areas.

Objective:

- Implement and enforce a policy of denying building permits in the regulatory floodway as indicated on Federal Emergency Management Agency maps, including permits for expansion of existing structures.

Actions:

1. Develop a policy of permitting structures in the floodway fringe that do not increase the risk of downstream flooding.
2. Replace the Main Street bridge
3. Drainage improvement on Opal Lane
4. Install additional storm drain along Rapid Creek Rd
5. Repair culvert at the end of Steed Lane (Multi-Jurisdiction with Bannock County)

13.0 School Facilities and Transportation

An analysis of public school capacity and transportation considerations associated with future development.

Inkom also provides great education for kids and has proven to be one of the top Elementary Schools. Inkom is part of the Marsh Valley Joint School District No. 21 which has a population of over 1300 students. School District 21 is also comprised of the following communities: Arimo, Downey, Garden Creek, Lava Hot Springs, McCammon, Swan Lake and Virginia. The school district has four elementary schools, housing grades K-6 with district wide pre-school programs and developmental kindergarten programs. The District has a middle school program for grades 7-8 and one high school for grades 9-12. In addition, there is an alternative high school. The District also provides services for a comprehensive special education program and all of the schools and programs are fully accredited. The Marsh Valley School District employs About 75 Teachers and almost all certified. We are proud of the Marsh Valley School District.

Goal:

Maintain and increase the enrollment in the Inkom Elementary School

Objective:

- The City of Inkom needs to maintain and increase the number of residents with school age children.

Actions:

1. Provide areas zoned for higher density housing
2. Develop acceptable standards for permitted manufactured housing units
3. Develop a conditional use permit and criteria for the establishment of accessory apartments within existing single-family residences that address parking, lighting, landscaping, health, density, and other concerns.

14.0 Land Use

An analysis of natural land types, existing land covers and uses, and the intrinsic suitability of lands for uses such as agriculture, forestry, mineral exploration and extraction, preservation, recreation, housing, commerce, industry, and public facilities. A map shall be prepared indicating suitable projected land uses for the jurisdiction.

Goals:

Maximize the use of existing services and facilities through appropriate zoning and phasing of water and sewer service extensions (see the Future Land Use Map).

Objective:

- Development in rural areas must be consistent with the level of access and other public services available and compatible with the neighboring uses.

Actions:

1. Redefine the City Area of Impact with Bannock County.
2. Approve service extensions where the developer will pay for the entire installation.

Goal:

Reserve significant portions of the natural environment

Actions:

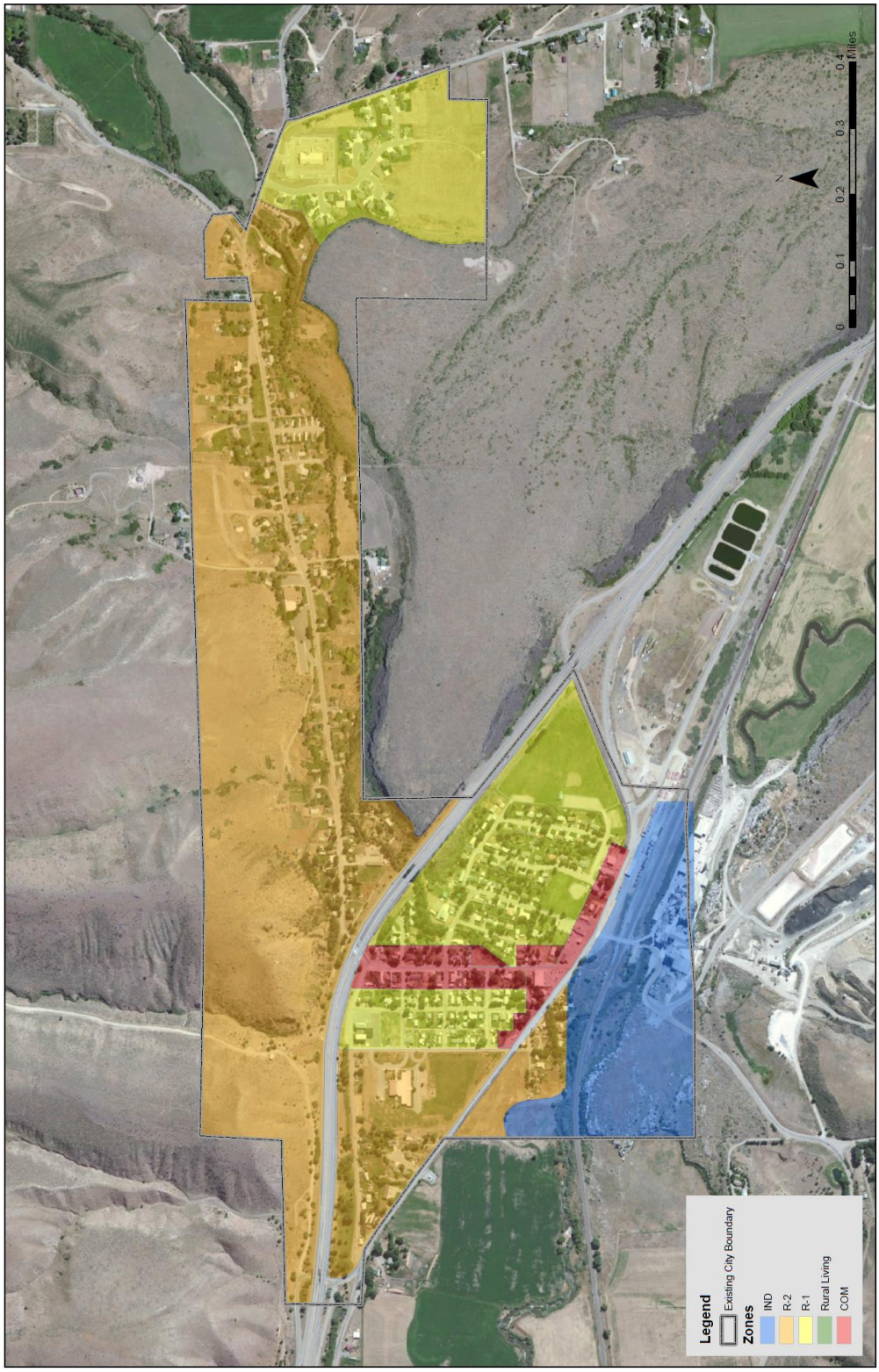
1. Vigorously enforce flood plain development restrictions.
2. Work with Idaho Fish and Game Department and Idaho Division of Environmental Quality to develop stream setbacks for the protections of groundwater, protection of fisheries, and protection of riparian habitat.
3. Minimize Development on Slopes. (See Section 7.0 2.)

15.0 Implementation

An analysis to determine actions, program budgets, ordinances, or other methods including scheduling of public expenditures to provide for the timely execution of the various components of the plan.

It is intended that the recommendations of this plan will be carried out with special priority given to the actions under each element of the plan. The plan must be treated as a living amendable document. A review of this plan by the City of Inkom Land Use Commission should occur annually to make recommendations on needed amendments or additions. Day to day decisions should be based on this plan's goals and objectives. Official actions and ordinances adopted by the City must be in harmony with this plan.

Below are specific recommended actions that will facilitate implementation of various actions listed under each of the plan's elements:

- Review the entire Comprehensive Plan every five years and make annual amendments to maintain current data on population, housing, economic development and public facilities.
- The City of Inkom shall enforce compliance with this Plan and monitor consistency between federal and state actions and activities.

16.0 Land Use and Zoning Map