

ORDINANCE NO. 2003-01

AN ORDINANCE AMENDING THE FREMONT COUNTY COMPREHENSIVE PLAN BY AMENDING CHAPTER II POLICY 9 SECTIONS D AND E BY DELETING REFERENCE TO THE ADOPTION OF "UNIFORM BUILDING CODE" AND ADDING REFERENCE TO THE ADOPTION OF THE "INTERNATIONAL BUILDING CODE" AND INTERNATIONAL RESIDENTIAL CODE"; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF FREMONT IDAHO DOES ORDAIN AS FOLLOWS:

THAT THE FOLLOWING CHANGES BE MADE TO THE FREMONT COUNTY COMPREHENSIVE PLAN :

THIS ORDINANCE SHALL TAKE FULL FORCE AND EFFECT JANUARY 27, 2003.

PASSED BY THE FREMONT COUNTY BOARD OF COUNTY COMMISSIONERS THIS
27th DAY OF JANUARY 2003.

Bill Forbush
CHAIRMAN, COUNTY COMMISSIONERS

ATTEST:

Abbie Mace
ABBIE MACE, COUNTY CLERK

Efforts, but the issue is a continuing one. The Mack's Inn-Island Park Village sewerage system has reached capacity and there are still incidents of well contamination.

Commercial Development. The pace of commercial development accelerated after this plan was adopted in 1992. Old businesses re-opened (the Cowbell), existing stores expanded (Last Chance Texaco), and controversy erupted over the visual impacts and large-scale of commercial development on the Henrys Lake Flats. This controversy led to amendments to this plan (see Policy 11) and the *Fremont County Development Code*. Commercial development was also the focus of the City of Island Park's planning effort. See the City of Island Park section of this document.

Island Park Planning Area: Policies

Policy 9. Maintain the Island Park Area's Natural Assets

It shall be the policy of Fremont County to maintain the natural assets upon which resort economy and recreational amenities of the Island Park Planning Area are based. The county shall also direct development away from naturally hazardous areas.

Fremont County will pursue this policy using the following strategies.

- A. The county will continue to seek funding for construction of central sewerage systems, where needed to protect the area's water quality.
- B. The county will use its development code to assure that land development is consistent with the high water quality needed to sustain the Island Park resort industry and provide a continuing amenity for county residents.
 - i. The code will encourage connection to existing central sewerage systems and the provision of central water and sewerage systems in the water quality vulnerability areas identified on the map on page 16. See FCD VIII.F., CC., and FF.
 - ii. The development code will include performance standards for runoff and erosion control, wetlands protection, and development setbacks along streams and lakeshores. See FCD VIII.C., D., and E.
- C. The county will use its development code to direct development away from flood hazard areas and steep slopes. See FCD VIII.E., G., and H.
- D. The northern portion of the Island Park Planning Area is in the second Most active seismic area in the continental U.S. (California is most active). The return interval for earthquakes greater than 7.0 on the Richter Scale in the Henrys Lake area has been calculated at 73 years. ~~The county will consider adopting and enforcing the Uniform Building Code,~~ **The county has adopted the International Building Code and International Residential Code**, which would impose special construction requirements intended to reduce the possibility of injury and property damage during an earthquake.

Implementation Note. Fremont County implemented this strategy by beginning to enforce the *Uniform Building Code* in 1996.

- E. The Yellowstone fires of 1988 burned extensive tracts in the Targhee National Forest just east of Island Park's resort areas, highlighting the vulnerability of many local developments by wildfire.

- i. Fremont County will require the construction of fuelbreaks and encourage the provision of a water supply adequate for the fire fighting. See FCD VIII. I. and DD.
 - ii. With the adoption of the *Uniform Building Code* ~~the~~ *International Building Code and International Residential Code*, the county will consider amendments that require special construction techniques in wildfire hazard areas.
- F. Moose, osprey, antelope, trumpeter swans, sandhill cranes, pine squirrels, and even the wondering grizzly are essential parts of what makes Island Park a special place. Fremont County will use its development code to encourage development that is sensitive to the needs of wildlife. See FCD VIII. J. and note that habitat protection is also one objective of the wetlands and stream corridor protection strategies. Critical wildlife habitat maps have been prepared to aid in implementation of this strategy. An example appears on page 20. The wildlife habitat maps are described in more detail in the *Land Use and Natural Resources Inventory*.

Policy 10. Assure Land Use Compatibility as Development Proceeds

It shall be the policy of Fremont County to prevent the creation of nuisances and require that new development blend compatibility with its surroundings. Industrial land uses that have a potential to adversely affect the environment will not be permitted in the Island Park Planning Area. Commercial development will generally be confirmed to existing commercial areas.

Fremont County will assure land use compatibility and the protection of property values in the Island Park Planning Area by implementing the following strategies.

- A. Agriculture remains a major land use in the Island Park Planning Area. Fremont County will use its development code to require consideration of impacts of land development on nearby agriculture operations and their irrigation systems. See FCD VIII.L. and M.
- B. The county will prohibit industrial uses that could have a negative impact on environmental quality and the attractions of the area, including the geothermal features of Yellowstone National Park. See FCD VIII. N.
- C. Fremont County will use its development code to require mitigation of potential nuisances, including noise, glare, the improper handling of solid waste, and the odor, insects, etc. generated by improper keeping of livestock on small parcels. See FCD VIII.P. and Q.
- D. The *Fremont County Development Code* will permit home occupations in this planning area, but subject to conditions assuring compatibility with neighboring residences. See FCD VIII. R.
- E. Commercial development should generally be confined to the Existing nodes, but home occupations (see Strategy 10.D.) and isolated individual lodges and stores will be permitted, in compliance with the *Fremont County Development Code*.
- F. The county's development code will require that the compatibility of proposed developments be evaluated on the basis of lot coverage, building height, bulk, and massing; activity levels, and similar measures. See FCD VIII. T. Retention or installation of landscaped buffers between potentially incompatible uses will also be required. See FCD VIII.T.,U., and X.
- G. The county will encourage cooperative site planning, including shared access drives and parking, and shared buffers and open space.