

IDAHO FALLS PLANNING AND ZONING COMMISSION
 STAFF REPORT
ANNEXATION AND INITIAL ZONING OF R-1
Sections 25, 26, 35, & 36, T2N, R37E (Heritage Park & River)
 November 1, 2016



Community
 Development
 Services

Applicant: City of Idaho Falls

Location: Generally south and north of W Sunnyside Road, west of S Yellowstone Ave, east of Snake River Parkway

Size: 33.64 acres

Existing Zoning:

Site: County A-1
 North: R-1
 South: County A-1/I&M-1
 East: I&M-1
 West: R-1

Proposed Zoning: R-1

Existing Land Uses:

Site: River/ Substation
 North: Undeveloped
 South: Residential/ Industrial
 East: Residential/ Industrial
 West: Park, Undeveloped

Future Land Use Map:

Parks, Recreation

Attachments:

1. Maps and aerial photos

Requested Action: To recommend approval of the annexation with initial zoning of R-1 to the Mayor and City Council.

Staff Comments: This is an effort to clean up jurisdictional boundaries in the area near Heritage Park. Heritage Park was annexed earlier this year. At that time the City Surveyor advised waiting to annex the river areas until they could all be done at the same time.

Annexation: This is a Category “A” annexation. The annexation includes primarily the Snake River, adjacent to Heritage Park and Ryder Park. The power substation site on east bank is also included as it was recently acquired by the City.

Zoning: The proposed zoning is R-1. The comprehensive plan for the area is designated as Parks, Recreation. Rivers and other rights-of-way typically are zoned the same zoning as adjacent parcels. The R-1 was recommended because these areas are adjacent to City parks which are currently zoned R-1. The substation property is also proposed to be zoned R-1, for the ease of having only one zoning designation. There are other instances in the City where substations are zoned R-1. At this location there is adjacent City property zoned R-1 and I&M-1 so either designation would be appropriate.

Staff Recommendation: Staff recommends approval of the annexation and initial zoning of R-1.

**Comprehensive
Plan Policies:**

Continue development of the Greenbelt from the upper power plant to Gem Lake. (pg. 16)

People told us they wanted residential developments with neighborhood parks, the extension of the Snake River Greenbelt, and the development of more active outdoor recreational facilities such as soccer and baseball fields. Many would like some of these facilities to be geared towards the youth in our community who are 14 to 18 years of age. (pg. 54)

Develop a community park on the west side of the Snake River. (pg. 57)

Zoning Ordinance:

10-3-10: R-1 RESIDENCE ZONE

(A) General Objectives and Characteristics.

The objective in establishing the R-1 Zone is to provide a residential environment within the City which is characterized by somewhat smaller lot widths, and a somewhat denser residential environment than is characteristic of the RP-A Residence Park Zone. Also characteristic of this Zone are residential amenities adequate to maintain desirable residential neighborhoods. The principle permitted uses in the R-1 Residence Zone shall be one (1) family dwelling and certain other public facilities which are necessary to promote and maintain stable residential neighborhoods. In order to accomplish the objectives and purposes of this Zoning Code and to promote the essential characteristics of this Zone, the following regulations shall apply in the R-1 Zone:

(B) Use Requirements.

The following uses shall be permitted in the R-1 Zone:

- (1) Any use permitted in the RP Residence Park Zone, and in the RP-A Residence Park Zone.
- (2) Home occupations.
- (3) Cemeteries, when approved by the Planning Commission as a conditional use.
- (4) Day Care Centers when approved by the Planning Commission and City Council as a conditional use.
- (5) Single-family attached dwellings when found to be in accordance with the Special Provisions Regarding Single-Family Attached Dwellings subsection and approved by the Planning Commission and Council as a conditional use.