

Idaho Falls Planning Commission

Meeting Agenda

The Planning Commission and Staff welcome you to tonight's meeting. We appreciate and encourage public participation. For regular agenda items, an opportunity for public comment is provided following the staff report. However, the formality of procedures varies with the purpose and subject of the agenda item; therefore, the Chair may exercise discretion in deciding if and when to allow public comment during the course of the proceedings and limitations may be placed on the time allowed for comments. Please note that City of Idaho Falls Planning Commission meetings are live streamed at www.idahofallsidaho.gov and archived. Thank you for your interest in City Government.

1. Call To Order:

2. Minutes:

2.I. December 3, 2019

3. Public Hearing(S):

3.I. PUD16-005

PLANNED UNIT DEVELOPMENT AMENDMENT. Linden Trails Townhomes. Generally south of Broadway, west of S Bellin Rd., north of Pancheri Dr. and east of S Old Butte Rd.

Documents:

[PC PACKET.PDF](#)

3.II. RZON19-014

REZONE. Zoning Ordinance Amendment. Amendment of Title 11, Chapter 3 Zoning Regulations of the Comprehensive Zoning Ordinance, Section 11-3-4 (D), Table 11-3-3 Dimensional Standards for Accessory Structures in Residential Zones and Section 11-3-4(E), Supplemental standards for the TN Zone.

Documents:

[STAFF REPORT ZONING ORDINANCE CHANGES SECTION 11-3-4 D AND E.PDF](#)

3.III. RZON19-015

REZONE. Zoning Ordinance Numbering. Amendment to Title 11 Comprehensive Zoning Ordinance, Section 11-2-6 standards for Allowed Land Uses general sequencing and numbering of the ordinance.

Documents:

[STAFF REPORT ZONING ORDINANCE CHANGES NUMBERING.PDF](#)

4. Business:

4.I. PLAT19-027

FINAL PLAT. Linden Trails Addition, Division 4. Generally south of Broadway, west of S Bellin Rd., north of Pancheri Dr. and east of S Old Butte Rd.

Documents:

PC PACKET.PDF

5. Miscellaneous:

Public hearing items are subject to change. If you have interest in a specific item, please contact the Planning Office at 612-8799. Staff reports are available by 3:00 p.m. the Friday prior to the public hearing. If you wish to receive a copy of the staff report, please call 612-8799 after 3:00 p.m. or email kbeutler@idahofallsidaho.gov. If you need communication aids or services or other physical accommodations to participate or access this meeting or program of the City of Idaho Falls, you may contact Kerry Beutler at 612-8799 or the Grants Administrator, Lisa Farris at 612-8323 and every effort will be made to adequately meet your needs.

IDAHO FALLS PLANNING AND ZONING COMMISSION
 STAFF REPORT
Planned Unit Development
Linden Trails Division No. 4
January 7, 2020



Community
 Development
 Services

Applicant: Connect Engineering

Location: Generally south of Broadway, west of S Bellin Rd., north of Pancheri Dr. and east of S Old Butte Rd.

Size: Approx. 16.79 acres

Units: 150 Total
 Duplex: 34
 Townhome: 116

Existing Zoning:

Site: R2
 North: R1
 South: R1
 East: R1
 West: R3A/LC/PB

Existing Land Uses:

Site: Undeveloped/
 Residential
 North: Residential
 South: Residential
 East: Residential
 West: Residential/
 Commercial

Future Land Use

Map:
 Lower Density

Attachments:

1. Maps
2. Aerial photos
3. PUD Site Plan
4. 2016 Phasing Plan
5. Amended PUD Site Plan

Requested Action: To **recommend** to the Mayor and City Council approval of the amendment for Linden Trails Townhomes PUD.

History: The Planned Unit Development (PUD) for Linden Trails Townhomes was approved in November of 2016. The PUD initially included 172 townhome units split into six phases of construction. Phases 1-3 (76 units) have been completed as shown on the approved phasing plan.

In July of 2019 the Developer amended the PUD site plan to change the remaining phases of the project from the four attached townhome style units to duplex units. The revised plan included 27 duplex structures (54 units). Because the building footprints would not change and the overall density would be less than the original approved plan this amendment to the site plan was done administratively, at the staff level, as outlined in the Zoning Ordinance for minor changes to the PUD.

The Developer would now like to amend the PUD further, returning the northern portion of the development (phase 6) from duplex units back to the four attached townhome style units in the original plan. Because of the increased density from the amended plan this constitutes a major change to the PUD and requires the amended plan go back through the hearing process.

Staff Comments: The revised PUD site plan includes duplex units in the center core phases of the development with townhome units on the southern and northern ends. The project includes 17 duplex structures (34 units) and 29 townhome structures (116 units). The overall development will remain at a lower density than originally approved with a total of 150 units. The PUD will continue to have both common and private space for the residences as well as meet the minimum parking requirements.

Staff Recommendation: Staff recommends approval of the amended PUD as it meets the minimum requirements²⁰¹ for development outlined in the Zoning Ordinance. ²Amdn

Comprehensive Plan Policies:

Residential development should reflect the economic and social diversity of Idaho Falls. New and existing developments should foster inclusiveness and connectivity through mixed housing types and sizes and neighborhood connections through parks, open spaces and streets. (p. 40)

Walkways shall be provided from schools and parks to those portions of residential subdivisions in which homes back such facilities. By providing such facilities, children will have access to parks and schools without walking around residential blocks. (p. 43)

Bikeways should tie residential neighborhoods to schools, shopping, and employment. Bikeways offer an alternative to the automobile and provide transportation facilities for those unable to drive, primarily the youth of the City. (p. 43)

Land in residential subdivisions should be dedicated for walkways and bikeways. If the City adopts park dedication requirements, in-lieu fees, or impact fees, an acceptable alternative for the developer is to dedicate the land adjacent to the canal system for bikeway development. The land must link to the proposed City-wide system and directly benefit the residents of the subdivision. (p.86)

Zoning:

11-6-3: APPLICATION PROCEDURES.

(I) Application Procedures for a Planned Unit Development (PUD).

(9) PUD amendments shall follow the following procedures for minor and major changes. Amendments shall be in keeping with previous phases or approved PUD development plans and shall meet the same objectives as the original PUD. If the proposed amendment is intended to alter the previously approved plans objectives the applicant will justify how the amendment fits within the whole of the development.

(a) Minor changes to a PUD planned unit development may be approved administratively and in writing whereupon a permit may be issued. Such changes may be authorized without additional public notice at the discretion of the Zoning Administrator. Changes not specifically identified below shall constitute a major change. Minor changes shall be defined as follows:

(i) A change of less than five percent (5%) in the approved number of residential dwelling units, provided an increase will not exceed the permitted density of the Zone.

(ii) A change of less than five percent (5%) in the amount of commercial square footage within the development.

(iii) A change in location or layout of approved common areas and amenities provided there is no decrease.

(iv) A change in building location or placement less than twenty percent (20%) of the building width.

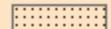
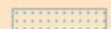
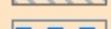
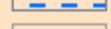
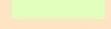
(b) Major changes to a PUD must follow the same review, public notice and hearing process required for approval of the initial PUD Planned Unit Development. Major changes shall include, but not be limited to the following:

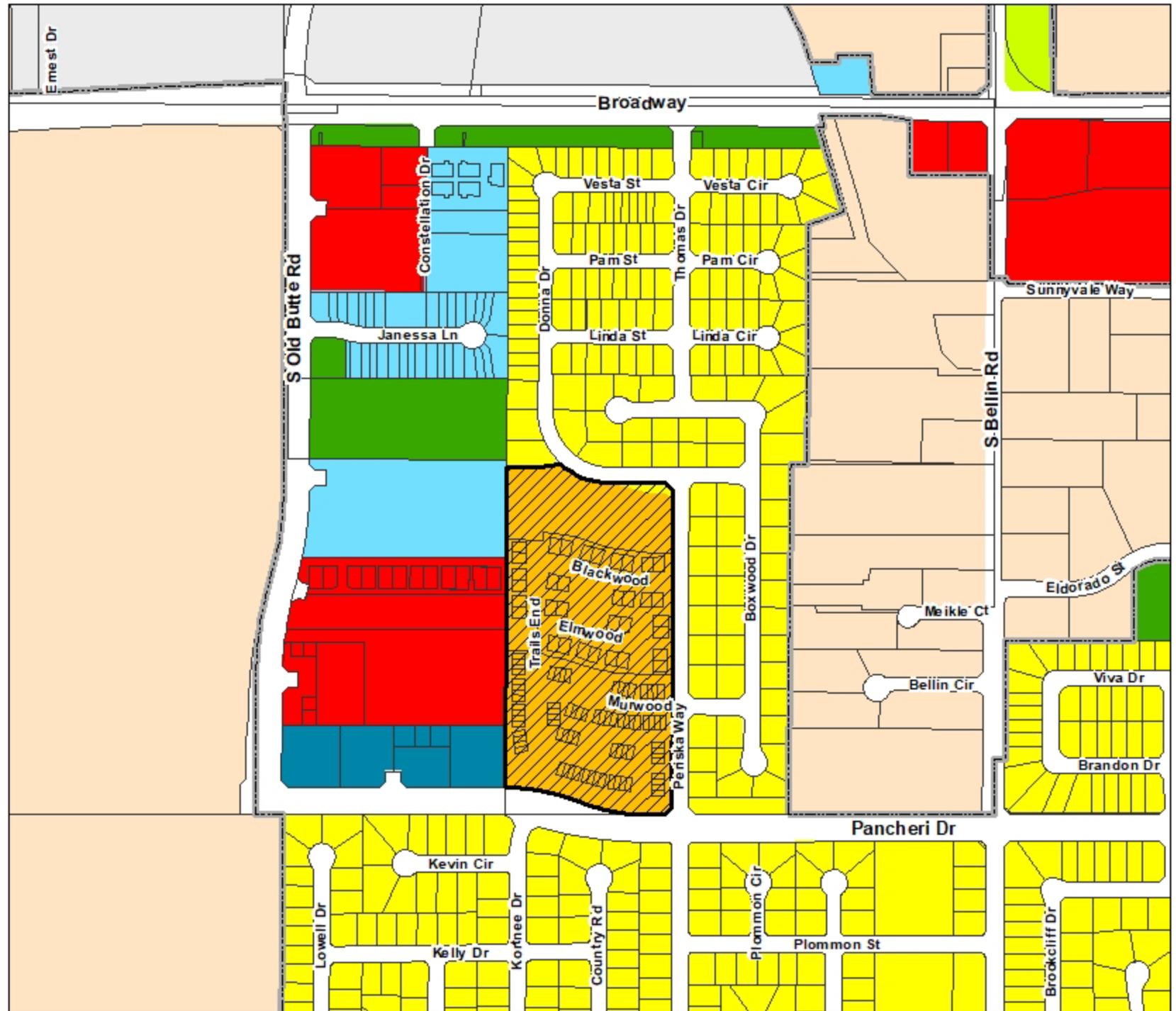
- (i) A change in the character of the development.
- (ii) A change of greater than five percent (5%) in the approved number of residential dwelling units.
- (iii) A change of greater than five percent (5%) in the amount of commercial square footage within the development.
- (iv) A reduction in the approved common space and/or amenities provided.
- (v) A change in the location and placement of buildings greater than twenty percent (20%) of the building width.
- (vi) An increase in the number of lots above what was approved through the preliminary plan review.
- (vii) Any other change to the plan not defined herein as a minor change.

Legend

-  Site
-  City Limits
-  Area of Impact

Overlays

-  PT
-  PT&T-1
-  PUD
-  T-1
-  T-2
-  RE
-  RP
-  R1
-  R2
-  TN
-  RMH
-  R3
-  R3A
-  PB
-  DT
-  CC
-  LC
-  HC
-  R&D
-  LM
-  I&M
-  P



Planning Division
 City Annex Building
 680 Park Ave.
 Idaho Falls, ID 83402
 (208) 612-8276



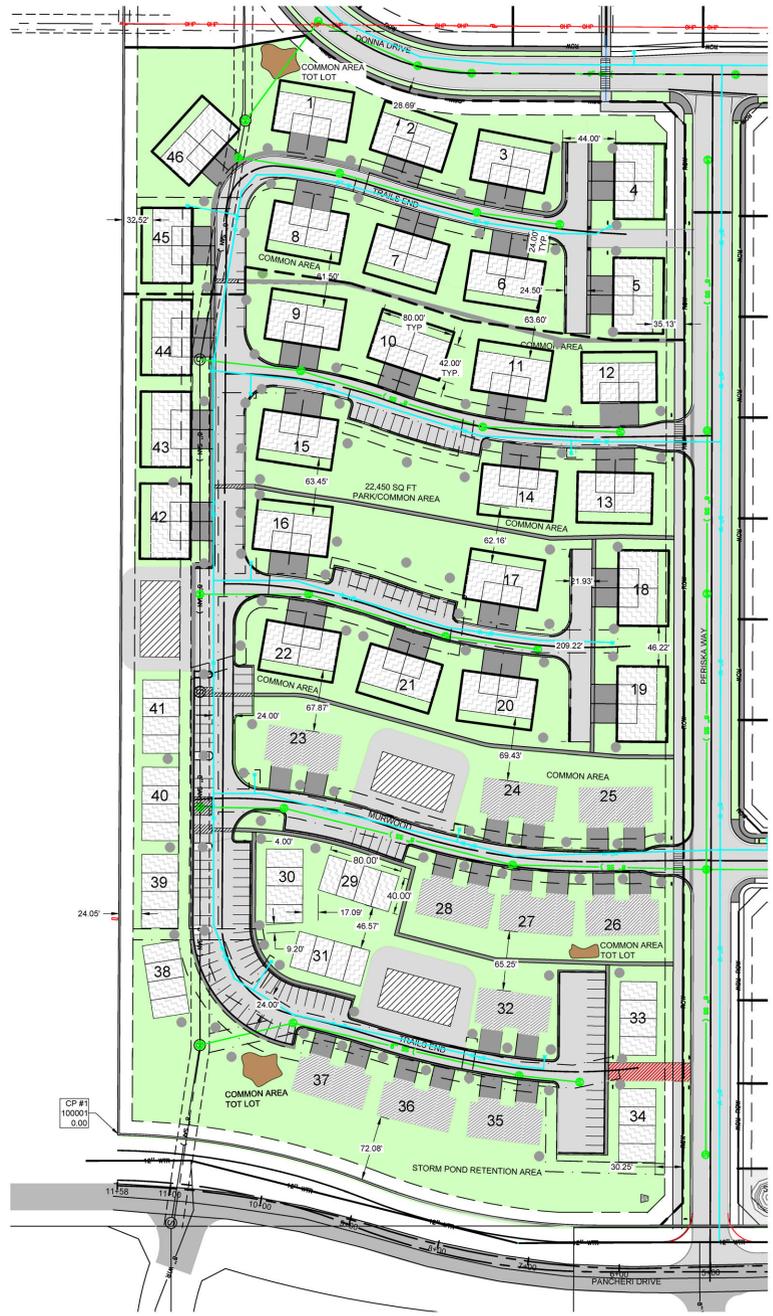




Site Plan



BUILDING SIZES	
BLDG NO.	SIZE
1-3	44'X80'
4-5	40'X80'
6-15	44'X88'
16-17	40'X80'
18-23	44'X88'
24-25	44'X80'
27-29	40'X80'
30	44'X80'
31-32	40'X80'
33-35	44'X80'
36-42	40'X80'
43	44'X80'



IDAHO FALLS PLANNING AND ZONING COMMISSION
 STAFF REPORT
Comprehensive Zoning Ordinance Amendments
Section 11-3-4(D), Table 11-3-3 & Section 11-3-4(E)
January 7, 2020

							R3A	RMH
Setbacks – Minimum in ft.								
Front	40	30	25	20	25 15	20 15	15	25
Side	20	0/7.5*	0/6*	0/6*	0/5*	0/6*	0/6*	0/10*
Rear	40*	0*	0*	0*	0*	0*	0*	0*
Building height- Maximum in ft.		12/24*	12/24*	12/24*	12/24*			12/24*
Lot coverage of the rear yard, maximum %	30	30	30	30	30			30

*See explanations, exceptions and qualifications that follow in Section 11-3-4D (1-5) of this Zoning Code.

- (1) In residential zones, accessory structures which are more than twelve feet (12') in height must meet the same setbacks as primary buildings.
- (2) In all residential zones, except the RE Zone, side yard requirements for accessory buildings shall be the same as for main buildings, except that no side yard shall be required for accessory buildings which are located more than twelve feet (12') in the rear of the main building.
- (3) The rear yard setback shall be three feet (3') on lots in any residential zone in which the rear yard is contiguous to an alley.
- (4) In the RMH Zone, a minimum rear yard of fifteen feet (15') is permitted if one (1) of the required side-yards is a minimum of twenty five feet (25').
- (5) Properties zoned RP and RP-A prior to the adoption of this Zoning Code shall meet the setbacks required at the time they were approved. A listing of applicable subdivisions can be found in the Section 11-7-2. The applicable setbacks required at the time they were approved are as follows:

Table 11-3-4: Prior RP and RP-A Accessory Building Setbacks

	RP	RP-A
Setbacks – Minimum in ft.		
Front	30	30
Side	20	5*
Rear	25	5*

*See explanations, exceptions and qualifications that follow in Section 11-3-4D(1,3) of this Zoning Code.

- (E) Supplemental standards for the TN Zone.
 - (2) Entryways and Pathway Connections.
 - (a) All structures shall have one (1) primary entry that faces the street and a pathway that connects the entry with the sidewalk.
 - (b) Exceptions to the entryway requirements are allowed for dwelling units that face a common open space area which is open to the street.
 - (c) A ~~front~~ covered porch, with a minimum depth of ~~six~~ five feet (5'), may encroach five feet (5') into the ~~front~~ yard setback facing a street.

IDAHO FALLS PLANNING AND ZONING COMMISSION
STAFF REPORT
Comprehensive Zoning Ordinance Amendment
11-2-6 Standards for Allowed Land Uses (Sequencing Change)
January 7, 2020

... occupy more than twenty-

~~(A) Dwelling, Multi-Unit.~~

~~(1) In the R2 Zone, no more than four (4) dwelling units shall be constructed within a single structure.~~

~~(2) In the LC Zone, multi-unit developments shall comply with the development standards of the R3A Zone.~~

(B) Accessory Use, Storage Yard. Accessory Use, Storage Yards shall meet the requirements for screening as set forth in Section 11-4-4.

~~(B) Planned Unit Development (PUD).~~

~~(11) Phasing. Phasing of development and associated public and private improvements is permitted, subject to an approved phasing schedule. Phased development shall be considered with the initial PUD approval process and a phasing schedule shall be approved as part of the development plan. Proposed amenities shall be constructed with the first phase or approved according to the phasing schedule, provided that a majority of the improvements occur within the first phase. Upon approval of the development plan and schedule for all phases of the PUD, each phase of the development may occur in accordance with the review and approval procedures, as specified by this Code.~~

(O) Dwelling, Multi-Unit.

(1) In the R2 Zone, no more than four (4) dwelling units shall be constructed within a single structure.

(2) In the LC Zone, multi-unit developments shall comply with the development standards of the R3A Zone.

(W) Planned Unit Development (PUD).

(11) Phasing. Phasing of development and associated public and private improvements is permitted, subject to an approved phasing schedule. Phased development shall be considered with the initial PUD approval process and a phasing schedule shall be approved as part of the development plan. Proposed amenities shall be constructed with the first phase or approved according to the phasing schedule, provided that a majority of the improvements occur within the first phase. Upon approval of the development plan and schedule for all phases of the PUD, each phase of the development may occur in accordance with the review and approval procedures, as specified by this Code.

IDAHO FALLS PLANNING AND ZONING COMMISSION
STAFF REPORT
Final Plat
Linden Trails Division No. 4
January 7, 2020



Community
Development
Services

Applicant: Connect Engineering

Location: Generally south of Broadway, west of S Bellin Rd., north of Pancheri Dr. and east of S Old Butte Rd.

Size: Approx. 3.532 acres

Buildable Lots: 40

Common Lots: 1

Existing Zoning:

Site: R2

North: R1

South: R2

East: R1

West: R3A

Existing Land Uses:

Site: Undeveloped

North: Residential

South: Residential

East: Residential

West: Residential

Future Land Use Map:

Lower Density

Attachments:

1. Maps
2. Aerial photos
3. Plat

Requested Action: To **recommend** to the Mayor and City Council approval of the final plat for Linden Trails Division No. 4.

Staff Comments: The property was annexed and zoned R2 in 2016. The Planning Commission has reviewed this area previously in different configurations. The proposed layout is similar to the initial layout including townhome buildings. The proposed plat includes 40 townhome lots and one common lot to accommodate the private street network and open space for the division. This plat area is being developed as part of a PUD.

Main access to the development will come from Pancheri Drive on the south side and the extension of Periska Way. The 10-foot path on the west side of Thomas Drive has been extended along the eastern edge of Periska Way providing direct access for these residents to the pathway system along Broadway and Pancheri.

The proposed development supports many Comprehensive Plan Policies as noted in this report.

Staff Recommendation: Staff has reviewed the final plat and finds that it complies with the subdivision ordinance. Staff recommends approval of the plat.

Subdivision Ordinance: Boxes: with an "X" indicated compliance with the ordinance

REQUIREMENTS	Staff Review
Building envelopes sufficient to construct a building.	X
Lot dimensions conform to the minimum standards of Zoning Ordinance.	X
Lots have full frontage on, and access to, a dedicated street.	X
Residential lots do not have direct access to arterial streets.	X
<p>Direct access to arterial streets from commercial or industrial lots shall be permitted only where it can be demonstrated that:</p> <p>1) The direct access will not impede the flow of traffic on the arterial or otherwise create an unsafe condition; 2) There is no reasonable alternative for access to the arterial via a collector street; 3) There is sufficient sight distance along the arterial from the proposed point of access; 4) The proposed access is located so as not to interfere with the safe and efficient functioning of any intersection; and 5) The developer or owner agrees to provide all improvements, such as turning lanes or signals, necessitated for the safe and efficient uses of the proposed access.</p>	NA
Adequate provisions shall be made for soil preservation, drainage patterns, and debris and waste disposal and collection.	X
Sidelines of lots shall be at, or near, right angles or radial to the street lines. All corner lots shall have a minimum radius of twenty feet on the property line.	X
All property within the subdivision shall be included within a lot or area dedicated for public use.	X
All corner lots zoned RP through R3, inclusive, shall be a minimum of ten percent larger in area than the average area of all similarly zoned lots in the plat or subdivision under consideration.	X
All major streets in subdivision must conform to the major street plan of the City, as set forth in Comprehensive Plan.	X
The alignment and width of previously platted streets shall be preserved unless topographical conditions or existing buildings or structures required otherwise.	X
<p>Residential lots adjoining arterial streets shall comply with: 1) Such lots shall have reverse frontage on the arterial streets, 2) such lots shall be buffered from the arterial street by any effective combination of the following: lot depth, earth berms, vegetation, walls or fences, and structural soundproofing, 3) Minimum lot depth shall be 150ft except where the use of berms, vegetation, and structures can be demonstrated to constitute an effective buffer, 4) Whenever practical, existing roadside trees shall be saved and used in the arterial buffer, 5) Parking areas shall be used as part of the arterial buffer for high density residential uses, 6) Annexation and development agreement shall include provisions for installation and continued maintenance of arterial buffers.</p>	NA
Planning Director to classify street on basis of zoning, traffic volume, function, growth, vehicular & pedestrian safety, and population density.	All Private Streets

Comprehensive Plan Policies:

Residential development should reflect the economic and social diversity of Idaho Falls. New and existing developments should foster inclusiveness and connectivity through mixed

housing types and sizes and neighborhood connections through parks, open spaces and streets. (p. 40)

Walkways shall be provided from schools and parks to those portions of residential subdivisions in which homes back such facilities. By providing such facilities, children will have access to parks and schools without walking around residential blocks. (p. 43)

Bikeways should tie residential neighborhoods to schools, shopping, and employment. Bikeways offer an alternative to the automobile and provide transportation facilities for those unable to drive, primarily the youth of the City. (p. 43)

Low Density Residential. Single family homes on individual lots at a density of 7 units or less per net acre. This area may include detached homes or homes which share a common wall, open space, or other common facilities. (p. 67)

Land in residential subdivisions should be dedicated for walkways and bikeways. If the City adopts park dedication requirements, in-lieu fees, or impact fees, an acceptable alternative for the developer is to dedicate the land adjacent to the canal system for bikeway development. The land must link to the proposed City-wide system and directly benefit the residents of the subdivision. (p.86)

Zoning:

11-3-4: STANDARDS FOR RESIDENTIAL ZONES.

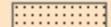
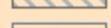
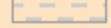
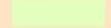
Table 11-3-1: Standards for Residential Zones

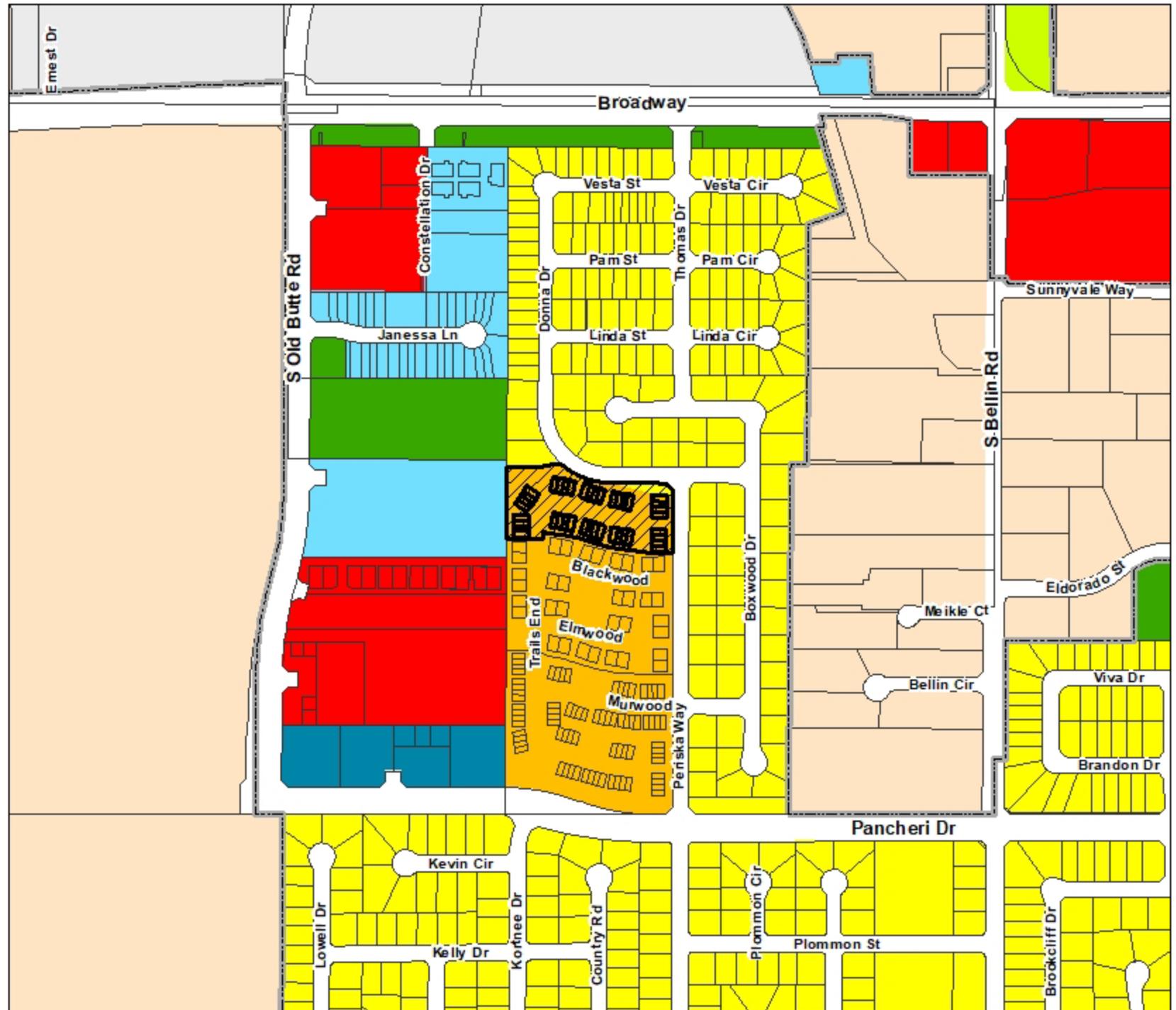
	RE	RP	R-1	R-2	TN	R-3	R-3A	RMH
Lot Area								
Lot Area Minimum in ft ²	1 acre*	12,000	7,000	6,000*	3,000*	5,000*	5,000	5,000
Lot Area Maximum in ft ²			13,500					
Site Width								
Site Width at Front Setback, Minimum in ft.	150	60	50	50	25	50	50	50
Setbacks, Minimum in ft.								
Front	40	30*	25*	20*	15*	15	15	30
Front Maximum in ft.					20*			
Side	20	7.5/10*	6*	6*	5	6*	6*	10
Rear	40	25	25	25	10	25*	25	25*
Lot Coverage, Building Height, and Density								
Maximum Lot Coverage in %	30	40	40	80	50	80	80	40
Maximum Building Height in ft*	24	24	24	24	*			24
Maximum Density in gross in units/acre	1	4	6	17	15	35	35	8
*See explanations, exceptions and qualifications in Section 11-3-4A,B,C,D of this Zoning Code.								

Legend

-  Site
-  City Limits
-  Area of Impact

Overlays

-  PT
-  PT&T-1
-  PUD
-  T-1
-  T-2
-  RE
-  RP
-  R1
-  R2
-  TN
-  RMH
-  R3
-  R3A
-  PB
-  DT
-  CC
-  LC
-  HC
-  R&D
-  LM
-  I&M
-  P





Ernest Dr

Old Butte Rd

Broadway

N Bellin Rd

Moonlite Dr

Constellation Dr

Vesta St

Vesta Cir

Pam St

Pam Cir

Donna Dr

Thomas Dr

Linda St

Linda Cir

Janessa Ln

Sunnyside Way

Harmony Dr



Blackwood

Boxwood Dr

Trails End

Elmwood

Meikle Ct

Eldorado St

Murwood

Bellin Cir

Periska Way

Brandon Dr

Pancheri Dr

Lowell Dr

Kevin Cir

Kelly Dr

Korfnee Dr

Country Rd

Plommon Cir

Plommon St

Bluebird Ln

S Bellin Rd

Brookcliff Dr

Blue Ridge Dr



Janessa Ln

Linda St

Linda Cir

Thomas Dr

Donna Dr

Blackwood

Boxwood Dr

Peniska Way

Trails End

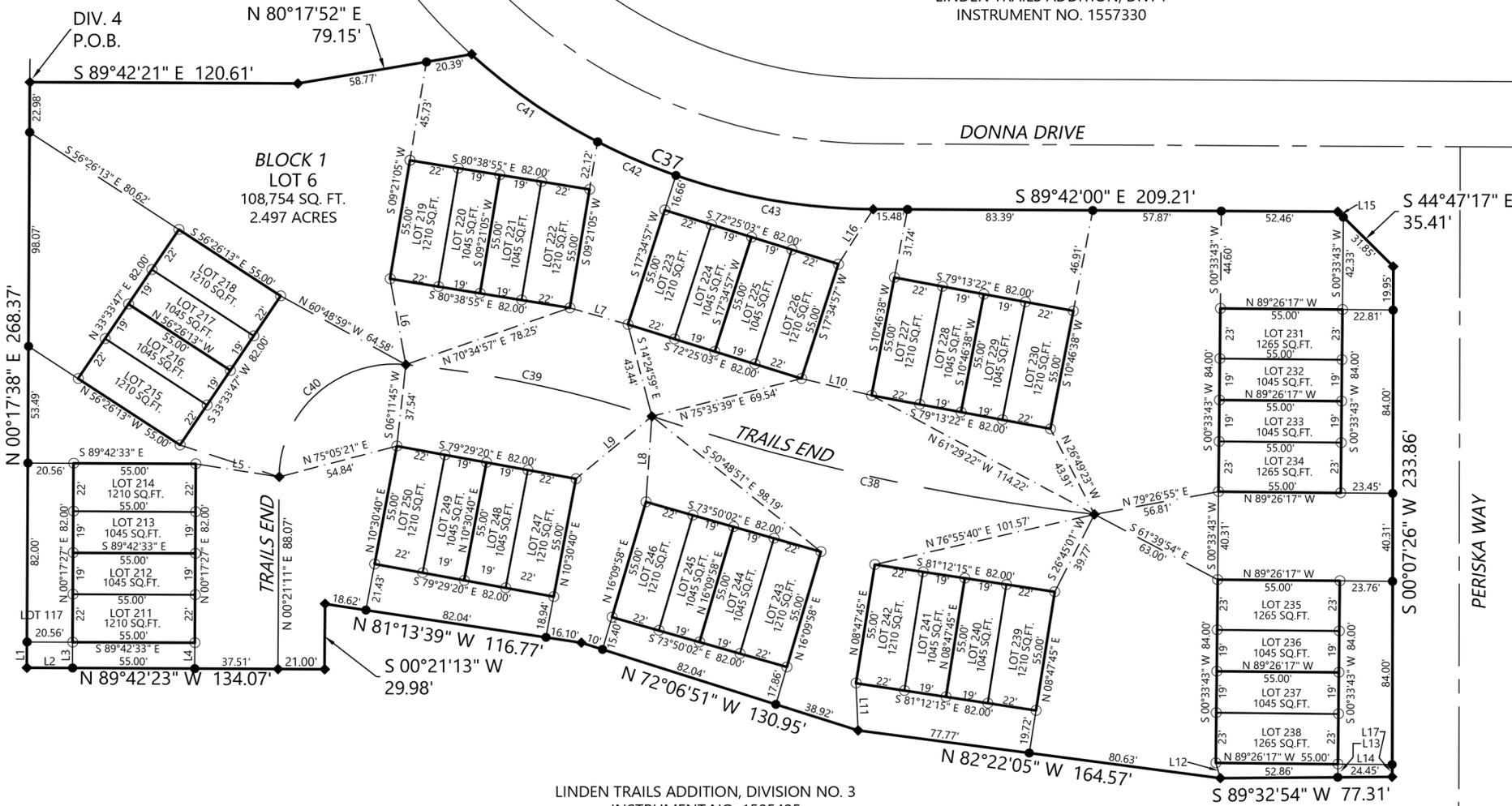
Elmwood

Murwood

LINDEN TRAILS ADDITION, DIV. 1
INSTRUMENT NO. 1557330

LINDEN TRAILS ADDITION, DIV. 1
INSTRUMENT NO. 1557330

WESTRIDGE COMMERCIAL PLAZA, DIVISION NO. 1



LINDEN TRAILS ADDITION, DIVISION NO. 3
INSTRUMENT NO. 1595425

S 89°32'54" W 77.31'