

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:

3. Public Hearing(S):

3.I. 7:00 PM PLAT20-010

PRELIMINARY PLAT. Providence Point Preliminary Plat. North of E 49th S, East of S 25th E, South of Sunnyside Rd, West of S 15th E.

Documents:

[FINAL STAFF REPORT.PDF](#)

3.II. 7:00 PM RZON20-001

REZONE. Rezone form LC to HC Section 16, T 2N, R 38 E. North of John Adams Pkwy, East of Hitt Rd, South of Lincoln Rd, West of Woodruff Ave.

Documents:

[FINAL STAFF REPORT REZONE BERRY PROPERTY LC TO HC.PDF](#)

3.III. 7:00 PM RZON20-003

REZONE. Amend Zoning Ordinance, Table 11-3-1 R2 height 36', Airport. Amendment of the Comprehensive Zoning Ordinance, Table 11-3-1: Standards for Residential Zones, amending the maximum building height in the R2 Zone to 36 feet and Section 11-5-3, Airport Overlay Zone.

Documents:

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

4. Business:

4.I. 7:00 PM ANN20-001

ANNEXATION/INITIAL ZONING. Southpoint Division 10 Annex & initial zoning of RP & R1. North of W 65th S East of S 5th W South of W 49th S West of S Holmes Ave.

Documents:

[STAFF REPORT SOUTHPPOINT DIVISION 10.PDF](#)

- 4.II. 7:00 PM ANNX20-002
ANNEXATION/INITIAL ZONING. Falkenrath Annexation TN Initial Zoning. North of E 49th S, East of S 5th W, South of E Sunnyside Road, West of S Holmes Ave.

Documents:

[STAFF REPORT TAYLOR VIEW HOMES ANNEXATION.PDF](#)

- 4.III. 7:00 PM PLAT20-005
FINAL PLAT. Southpoint Division 10 Final Plat. Generally south of W 49th S, west of S Holmes Ave., north of W 65th S, and east of S 5th W.

Documents:

[STAFF REPORT SOUTHPOINT DIVISION 10 FINAL PLAT.PDF](#)

- 4.IV. 7:00 PM PLAT20-007
FINAL PLAT. Narrows Division 2 Final Plat. North of US 20, East of Snake River, South of Science Center Blvd, West of Freemont Ave.

Documents:

[STAFF REPORT NARROWS DIV 2.PDF](#)

- 4.V. 7:00 PM PLAT20-009
FINAL PLAT. Manchester Estates Final Plat. North of 49th S, East of 5th W, South of Sunnyside Rd., West of Holmes Ave.

Documents:

[STAFF REPORT MANCHESTER ESTATES.PDF](#)

- 4.VI. 7:00 PM PLAT20-011
FINAL PLAT. Ivywood Division 3 Final Plat. North W 81st S, East S 5th W, South W 65th S, West S 15th W.

Documents:

[STAFF REPORT IVYWOOD DIV 3.PDF](#)

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

Preliminary Plat Providence Point
M&B: Apprx. 16.287 Acres SW ¼ SECTION 33, T 2N, R 38E
April 21, 2020



Community
Development
Services

Applicant: Eagle Rock Engineering

Location: Generally North of E 49th S, East of S 25th E, South of Sunnyside Rd, West of S 15th E

Size: Approx. 22.498 acres

Buildable Lots: 45

Common Lots: 1

Largest Lot: 20,802 sq ft

Smallest Lot: 5,354 sq ft

Average Lot Size: 10,472

Total Net Density: 4.16

Total Gross Density: 2.76

Existing Zoning: RP

North: RP

South: RP/County A-1

East: RP

West: RP

Existing Land Uses:

Site: Vacant/ Agricultural

North: Material Extraction

South: Agricultural

East: Institutional/Resid.

West: Residential

Future Land Use Map: Low Density Residential

Public Hearing Notice:

34 Adjacent Property Owner Letters Sent

Attachments:

1. Maps and Aerial Photos

Requested Action: To approve the preliminary plat for Providence Point Subdivision.

History: In 2009 this area was included as part of an annexation that initially zoned the property R-1 with a PUD Overlay. When the City rewrote the Zoning Ordinance in 2018 the property was then rezoned to R1. The portion of this proposal adjacent to the church property to the east was part of the Township Road Church Addition plat that was annexed, initially zoned R-1 and final platted in 2010.

Staff Comments: The property is zoned R1, Single Dwelling Residential. The preliminary plat includes 45 buildable lots and one common lot to be used as storm water retention and includes a walking pathway. The proposed buildable lots have a wide range of lot sizes. There is a section of lots that are specified to be used and Attached Single Unit Dwellings that have a few lots that are smaller than the minimum but is allowed if they are designated for Attached Single Unit Dwellings. There are also a number of large lots that are on the corners and cul-de-sacs that are larger than maximum lot size requirements of the R1 Zone. This is allowed in the Zoning Ordinance for lots at those locations only. The overall lot size patterns will encourage a variety of home sizes and economic diversity. This pattern is encouraged by the Comprehensive Plan and planning best practices. The preliminary plat is proposed to be completed in a single division.

Access to the subdivision will come from 49th South which is a minor arterial and Autumn Lanes a local street. Proposed intersections will be located at the best possible locations to comply as well as possible with the Access Management Plan. The proposal includes providing connection from the church property to the interior of the subdivision, while at the same time the western access of the church to 49th will be removed. The subdivision will provide a stub road to the north for connection to possible future development.

The common lot is a storm pond that will run the north/south length of the western side of the development. An 8-foot walking path is also proposed along the western edge of storm pond to provide access to the property to the north that the City currently owns for a potential future park.

Staff Recommendation: Staff has reviewed the preliminary plat and finds that it complies with the subdivision ordinance and the development standards of the R1 Zone. 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>	X
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
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.	NA
Planning Director to classify street on basis of zoning, traffic volume, function, growth, vehicular & pedestrian safety, and population density.	Providence Point Drive as a Residential Collector and the remaining roads as local streets

10-1-8 PRELIMINARY PLAT APPROVAL PROCESS:

(B)(6) When acting on an application, the Planning and Zoning Commission shall review the preliminary plat to determine compliance with this Chapter (Subdivision Ordinance), the Comprehensive Plan, and all applicable Federal, State, or local laws. In conducting such reviews, the Commission may recess such meeting for good cause and may solicit comments from other departments and divisions of the City. In the event the Commission conditionally approves the preliminary plat, it shall advise the developer in writing of the conditions under which the approval is granted, and upon developer's compliance with such conditions and the Director's written certification thereof, the plat shall be deemed approved. If approval of the plat is denied, the Commission shall advise the developer, in writing, of the reasons for denial of the application. Any aggrieved person whose preliminary plat has been denied by the Planning and Zoning Commission may petition the Council for a hearing. Such petition shall be submitted to the Community Development Services Department within fourteen (14) days from the Planning and Zoning Commission's written decision.

Traffic Volume and Character of Traffic Use:

Access to the subdivision will come from 49th South a minor arterial and Autumn Lane a local street. Proposed intersections comply with the Access Management Plan as closely as possible and coincide with existing alignments. The Access Management Plan provides recommendations for when a traffic impact study (TIS) should be required, 6.3.1. It recommends that a TIS should be conducted for all new development that is expected to generate more than 100 net new peak-hour vehicle trips.

The Institute of Transportation Engineers (ITE) should be used for selecting trip generation rates. For single-family detached housing the ITE manual identifies average trip generation rates per dwelling unit as .77 during the weekday a.m. peak hour and 1.02 for the weekday p.m. peak hour.

A 45-lot subdivision does not constitute the need for a traffic study based on these average trip generation rates. Additionally, the proposed development will be accessing directly to a minor arterial which will not require new traffic to utilize local neighborhood streets to exist the development.

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 paths, parks, open spaces, and streets. (p.40)

Encourage development in areas served by public utilities or where extensions of facilities are least costly. (p.67)

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)

Zoning:

11-3-3: PURPOSE OF RESIDENTIAL ZONES

(C) R1 Single Dwelling Residential Zone. This zone provides a residential zone which is representative of a less automobile-oriented, more walkable development pattern, characterized by somewhat smaller lot widths; and a somewhat denser residential environment than is characteristic of the RP Residential Park Zone. The principal uses in the R1 Residential Zone shall be single detached and attached dwelling units. This zone is also generally located near limited commercial services that provide daily household needs.

11-3-4: STANDARDS FOR RESIDENTIAL ZONES.

Table 11-3-1: Standards for Residential Zones

	RE	RP	R1	R2	TN	R3	R3A	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 net units/acre	1	4	6	17	15	35	35	8
*See explanations, exceptions and qualifications in Section 11-3-4A,B,C of this Zoning Code.								

(Ord. 3218, 9-13-18)

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

PRELIMINARY PLAT FOR PROVIDENCE POINT LOCATED GENERALLY NORTH OF E 49TH S, EAST OF S 25TH E, SOUTH OF SUNNYSIDE RD, WEST OF S 15TH E.

WHEREAS, the applicant filed an application for a preliminary plat on February 27, 2020; and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public hearing on April 21, 2020; and

WHEREAS, having reviewed the application, including all exhibits entered and having considered the issues presented:

I. RELEVANT CRITERIA AND STANDARDS

1. The Planning and Zoning Commission considered the request pursuant to the City of Idaho Falls 2013 Comprehensive Plan, the City of Idaho Falls Subdivision and Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The property is an approximate 22.498 acre parcel located generally North of E 49th S, East of S 25th E, South of Sunnyside Rd, West of S 15th E.
3. The Comprehensive Plan designates this area as Low Density Residential and the preliminary plat complies with the policies of the plan.
4. The property is currently zoned R1. The preliminary plat includes 45 single dwelling lots and one common lot. All of the proposed lots meet the requirements of the R1 Zone.
5. Access to the development will come from 49 South, a minor arterial, and Autumn Lane, a local road. Proposed intersections comply as closely as possible with the Access Management Plan and coincide with existing alignments.
6. The preliminary plat complies with the standards set forth within the Subdivision Ordinance of the City of Idaho Falls.

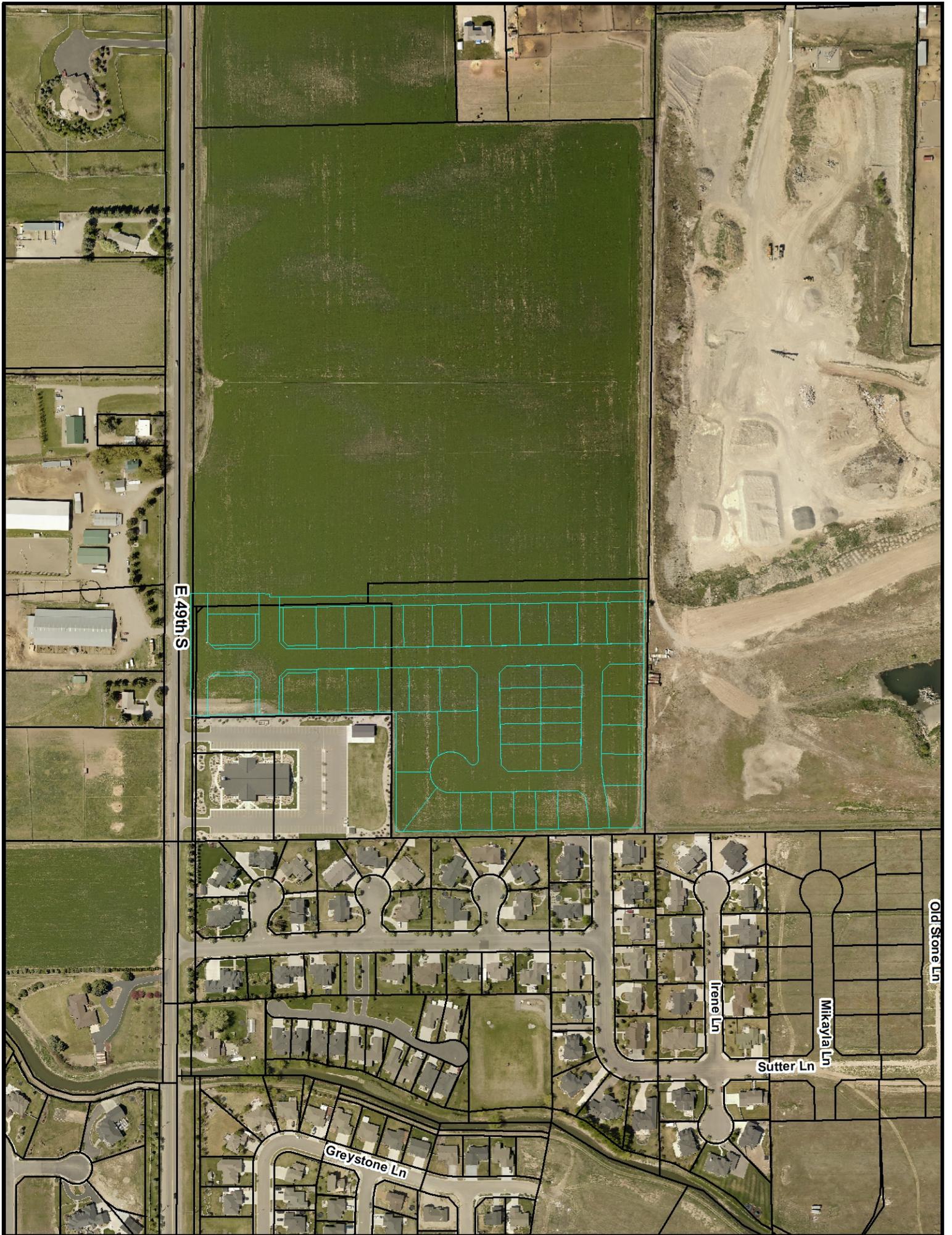
II. DECISION

Based on the above Reasoned Statement of Relevant Criteria and Standards, the Planning and Zoning Commission of the City of Idaho Falls approved the Preliminary Plat for Providence Point Subdivision.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF IDAHO FALLS

THIS _____ DAY OF APRIL, 2020

Planning and Zoning Commission, Chair



E 49th S

Greystone Ln

Irene Ln

Sutter Ln

Mikayla Ln

Old Stone Ln

Legend

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

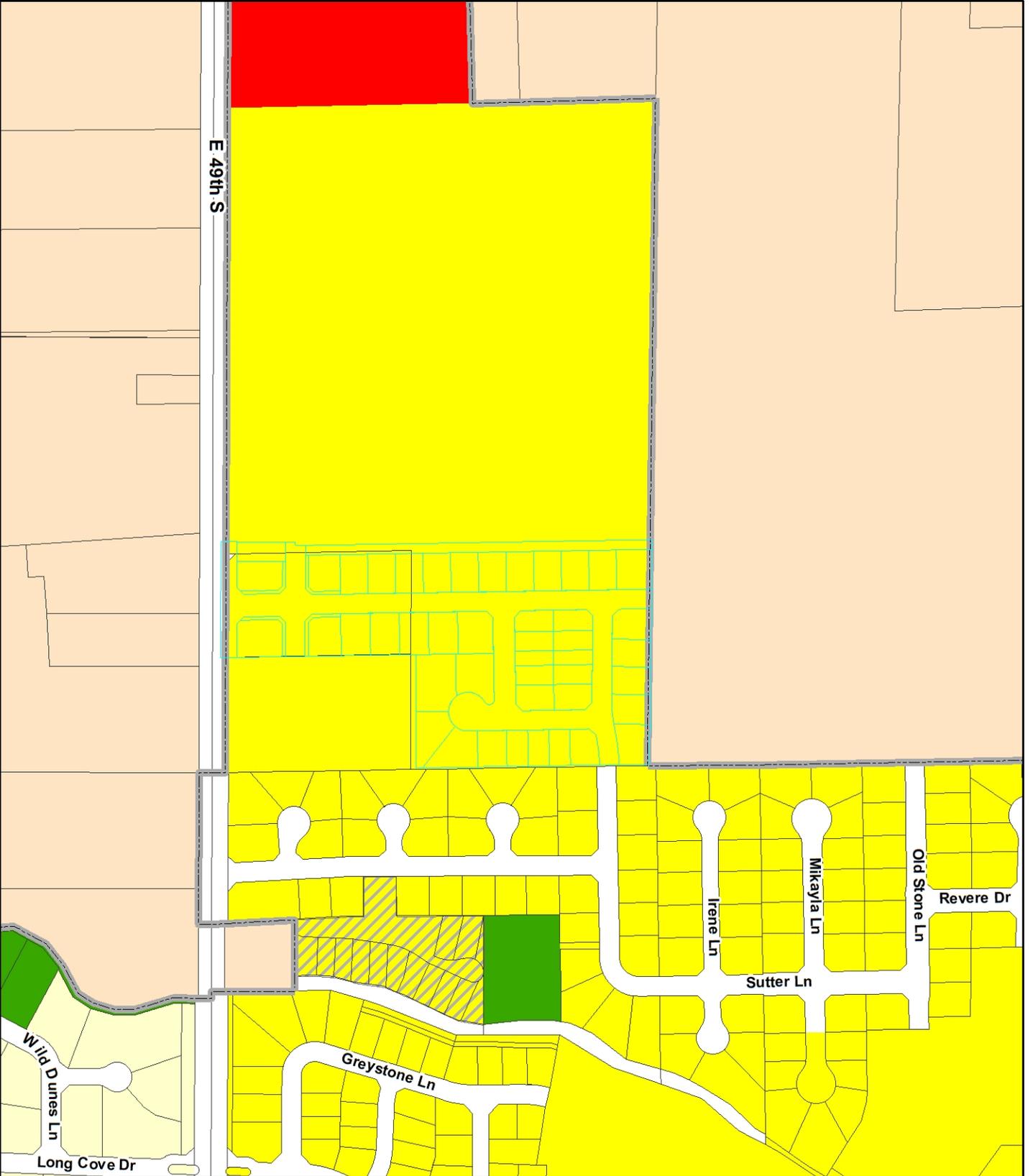
LM

I&M

P

IDAHO FALLS

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

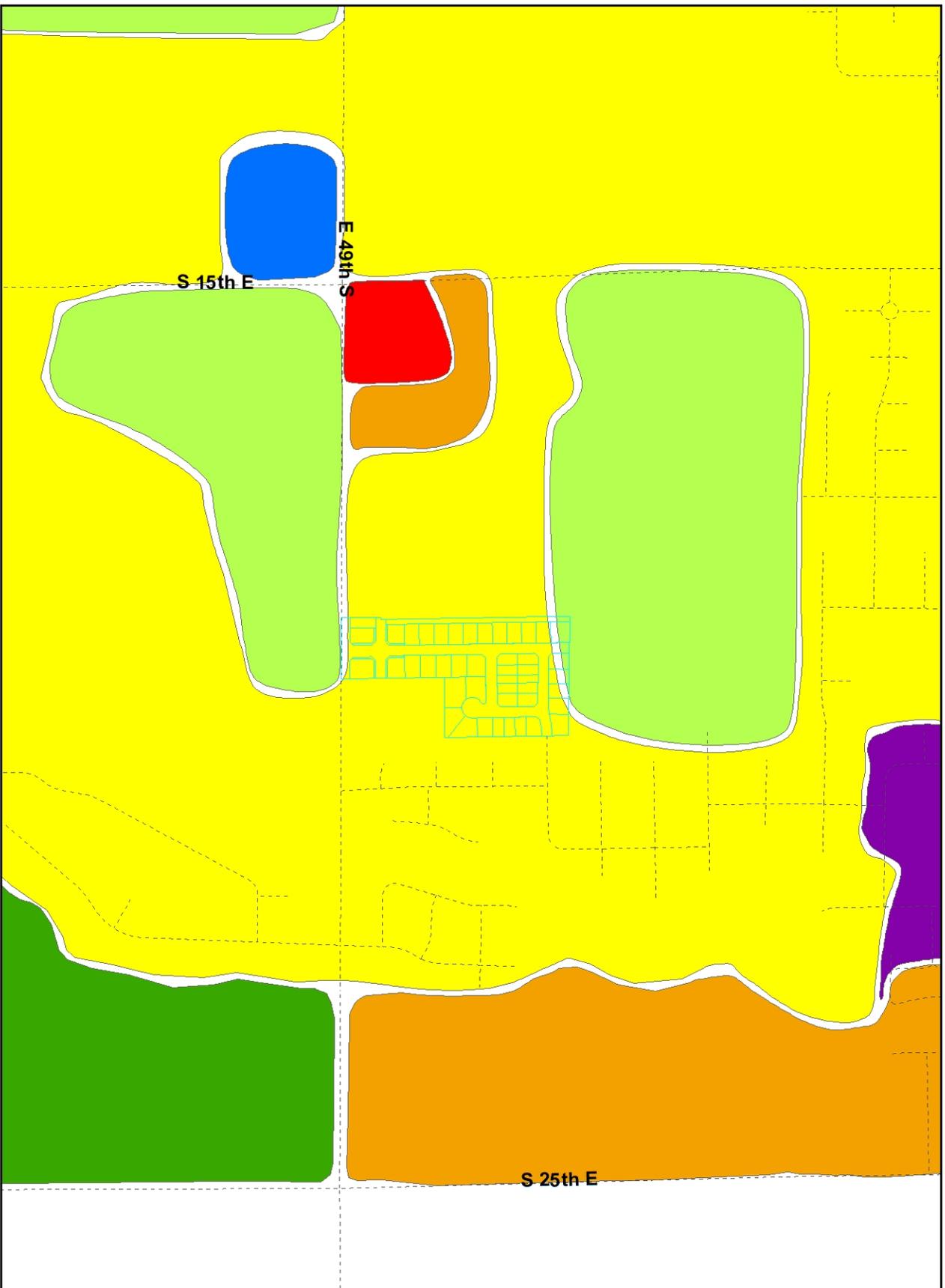


Preliminary Plat

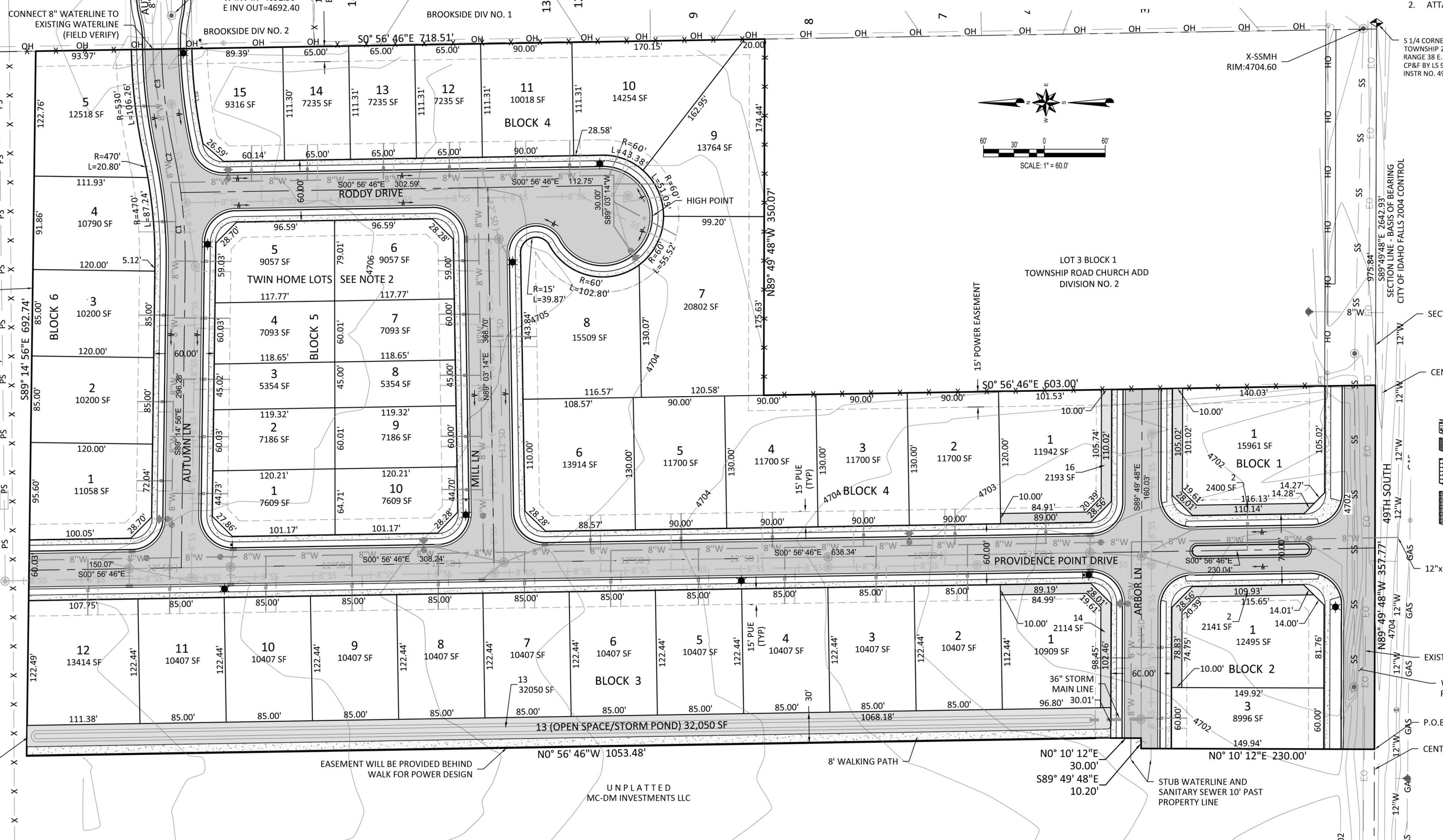
Providence Point

- Greenbelt Mixed Uses
- Parks, Recreation
- Public Facilities, Open Spaces
- Commercial
- Employment Centers
- Medical Services Center
- Higher Education Centers
- Planned Transition
- Railroad Related Industrial
- Estate
- Low Density
- Higher Density
- Greenbelt Mixed Uses
- Parks, Recreation
- Public Facilities, Open Spaces
- Commercial
- Employment Centers
- Medical Services Center
- Higher Education Centers
- Planned Transition
- Railroad Related Industrial

Comprehensive Plan



Planning Division
City Annex Building
680 Park Ave.
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CONNECT 8" WATERLINE TO EXISTING WATERLINE (FIELD VERIFY)

E INV OUT=4692.40

BROOKSIDE DIV NO. 1

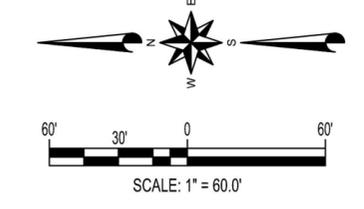
BROOKSIDE DIV NO. 2

S0° 56' 46"E 718.51'

BLOCK 4

X-SSMH RIM:4704.60

S 1/4 CORNER TOWNSHIP 2 RANGE 38 E. CP&F BY LS 9 INSTR NO. 45



LOT 3 BLOCK 1 TOWNSHIP ROAD CHURCH ADD DIVISION NO. 2

15' POWER EASEMENT

SECTION LINE - BASIS OF BEARING CITY OF IDAHO FALLS 2004 CONTROL

S89° 14' 56"E 692.74'

BLOCK 6

TWIN HOME LOTS SEE NOTE 2

BLOCK 5

4704 BLOCK 4

BLOCK 1

PROVIDENCE POINT DRIVE

ARBOR LN

49TH SOUTH

S00° 56' 46"E 308.24'

S00° 56' 46"E 308.24'

S00° 56' 46"E 638.34'

S00° 56' 46"E 230.04'

13 (OPEN SPACE/STORM POND) 32,050 SF

N0° 56' 46"W 1053.48'

EASEMENT WILL BE PROVIDED BEHIND WALK FOR POWER DESIGN

8' WALKING PATH

N0° 10' 12"E 30.00'
S89° 49' 48"E 10.20'

STUB WATERLINE AND SANITARY SEWER 10' PAST PROPERTY LINE

UNPLATTED MC-DM INVESTMENTS LLC

IDAHO FALLS PLANNING AND ZONING COMMISSION
STAFF REPORT

REZONE FROM LC TO HC

10 acres, Part of the NE 1/4 of the NW 1/4 of Section 16, T 2N, R 38 E

April 21, 2020



Community
Development
Services

Applicant: Connect Engineering

Project Manager:
Brent McLane

Location: North of John Adams Pkwy, East of Hitt Rd, South of Lincoln Rd, West of Woodruff Ave

Size: Approx. 10 acres

Existing Zoning:

Site: LC
North: R1, LC,
County A-1
South: LC
East: R1, HC
West: LC

Existing Land Uses:

Site: Vacant
North: Residential and Vacant
South: Vacant
East: Residential and Vacant
West: Vacant

Future Land Use

Map: There is Commercial, Low Density Residential, and High Density Residential in the area.

Attachments:

1. Zoning Ordinance Information
2. Comprehensive Plan Policies
3. Maps and aerial

Requested Action: To recommend approval of the rezone from LC to HC to the Mayor and City Council.

Staff Recommendation: Staff recommends approval of rezone from LC HC as it complies with Comprehensive Plan policies and the purposes of the HC Zone

History: This area was part of a 27 acres annexation that was approved by the City Council in December of 2019. At that time the property was zoned LC.

Staff Comments: The property is proposed to be rezoned from LC, Limited Commercial to HC, Highway and General Commercial. The HC zone provides a commercial zone for retail and service uses serving the traveling public. Characteristics of the Zone are buildings set back from the right-of-way line to promote safety on the highway and maintain maximum use of highway right-of-way for travel purposes, and a wide variety of architectural forms and shapes. This Zone should be located at specific locations along highways and arterials leading into the City. As a commercial zone along Lincoln Road the LC designation is consistent with Comprehensive Plan policies.

The Comprehensive Plan states that “Highway commercial development provides space for those functions depending on major road frontage such as automotive dealerships, motels, restaurants and banks with drive-in facilities. To accommodate at least twenty feet of landscaping adjacent to the street, one or more rows of parking, pedestrian aisles and loading and service areas, the minimum depth required for highway commercial is at least 100 to 200 feet.” The property in question meets this recommendation and could be built in a manner that the development standards of the HC Zone can be met, including any buffer requirement from the residential properties to the north and east.

The Comprehensive Plan also states that; “Cluster community commercial centers and highway commercial rather than encourage strip commercial along arterial streets. Strip commercial development reduces the traffic carrying capacity of arterial streets, encourages both commercial and residential property to deteriorate, scatters commercial services, and requires more parking facilities.” This proposal is adjacent to existing HC Zoned property and would encourage a more clustered type development pattern along an arterial road.

Comprehensive Plan Policies:

Highway commercial development provides space for those functions depending on major road frontage such as automotive dealerships, motels, restaurants and banks with drive-in facilities. To accommodate at least twenty feet of landscaping adjacent to the street, one or more rows of parking, pedestrian aisles and loading and service areas, the minimum depth required for highway commercial is at least 100 to 200 feet. (p. 47)

Cluster community commercial centers and highway commercial rather than encourage strip commercial along arterial streets.

Strip commercial development reduces the traffic carrying capacity of arterial streets, encourages both commercial and residential property to deteriorate, scatters commercial services, and requires more parking facilities. (p. 48)

Neighborhood and community services shall be buffered from the residential neighborhood by fencing and landscaping (p.41).

Plan for different commercial functions within the City of Idaho Falls. To have a walkable neighborhood business district, a commercial node of 30,000 to 50,000 square feet of retail space is a useful range. To support 30,000 square feet of retail space, about 2,000 households are required, and, to be walkable, thirty to seventy percent of these households should be within a quarter mile or approximately 1,300 feet of the district or within three blocks considering the block pattern found in our older neighborhoods. This will require a much greater density than the three dwelling units per acre frequently developed in Idaho Falls which is about 1,800 households per square mile (p.47).

Access to commercial properties shall be designed to minimize disruptive effects on traffic flow (p. 49).

Buffer commercial development, including services, from adjacent residential development. We were told by many people commercial development should be buffered from adjacent residential development. Allowing commercial development, especially neighborhood centers, adjacent to residential development moves us toward our goal of a convenient city -- one in which walking and biking are reasonable alternatives -- but it does require careful attention to buffering. Our present regulations only address buffering parking lots from residential uses, unless a change of land use occurs under the Planned Transition Zone. We need to develop regulations shielding residences from the noise, light, and traffic generated by commercial uses. Such regulations should address buffering under different situations. For example, residential uses across the street from commercial properties will benefit from perimeter landscaping, buildings towards the front of the lot, and parking in the rear. Residential uses in the rear of commercial properties will benefit from parking areas in the front of the lot, buildings to the rear, and landscaping and fencing in the rear of the lot (p.49).

Rezoning

Considerations:

Because the comprehensive plan provides only general guidance for zoning decisions, the Planning Commission shall also take the following considerations into account:

	Applicant Comment	Staff Comment
Explain how the proposed change is in accordance with the City’s Comprehensive Plan.	This area has been identified as low density, but nothing in the area that has been developed has been done as such. The Current Zoning of LC also is not Low Density	The Comprehensive Plan identifies this area as Commercial, Low Density Residential, and High Density Residential. The requested HC Zone is a zone that will allow for commercial development which is consistent with the Comprehensive Plan Designations.
What Changes have occurred in the area to justify the request for a rezone?	Recent Developments and City Annexations along Lincoln Road. Recent HC Designation for the property immediately and adjacent to the East.	The construction of the Costco down the street from this location is increasing the pressure to develop additional commercial sites along Lincoln Road.
Are there existing land uses in the area similar to the proposed use?	Yes, HC Directly to the East.	The property to the east is zoned HC and was approved this with City initiated annexation last year.
Is the site large enough to accommodate required access, Parking, landscaping, etc. for the proposed use?	Yes, the request is for 10 acres	Yes
		Staff Comment
The potential for traffic congestion as a result of development or changing land use in the area and need that may be created for wider streets, additional turning lanes and signals, and other transportation improvements		Development in this area has the potential to generate traffic, but will have immediate access to Lincoln Rd., a major arterial designed to manage those traffic loads. Additionally, traffic will not be required to go through any existing residential neighborhoods to access the transportation network.
The potential for exceeding the capacity of existing public services, including, but not limited to: schools, public safety services, emergency medical services, solid waste collection and disposal, water and sewer services, other public utilities, and parks and recreational services		Staff unaware of capacity issues in this area that would be exceeded by development.
The potential for nuisances or health and safety hazards that could have an adverse effect on adjoining properties		Staff is unaware of any nuisances that development might create on adjoining properties.

Recent changes in land use on adjoining parcels or in the neighborhood of the proposed zoning map amendment	Recent annexations in this area promotes a mix of commercial uses and higher density residential uses.
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Transportation Plan: Lincoln Road – Major Arterial
Duchess Drive – Local Street

Zoning Ordinance:

11-3-5: PURPOSE OF COMMERCIAL ZONES.

(D) HC Highway and General Commercial Zone. This zone provides a commercial zone for retail and service uses serving the traveling public. Characteristics of the Zone are buildings set back from the right-of-way line to promote safety on the highway and maintain maximum use of highway right-of-way for travel purposes, and a wide variety of architectural forms and shapes. This Zone should be located at specific locations along highways leading into the City.

11-2-4: ALLOWED USES IN COMMERCIAL ZONES.

Table 11-2-2: Allowed Uses in Commercial Zones

P = permitted use. C1 = administrative conditional use. C2 = Planning Commission conditional use. C3 = City Council conditional use. A blank denotes a use that is not allowed in that zone.					
*Indicates uses that are subject to specific land use provisions set forth in the Standards for Allowed Land Uses Section of this Chapter.					
Proposed Land Use Classification	Commercial				
	PB	CC	LC	HC	PT
Accessory use*	P	P	P	P	P
Amusement Center, Indoor		P	P	P	
Amusement Center, Indoor Shooting Range*		P	P	P	
Amusement Center, Outdoor*				P	
Animal Care Clinic*	P	P	P	P	
Animal Care Facility*				P	
Bed and Breakfast*		P	P		P
Boarding /Rooming House		P	P		P
Building Material, Garden and Farm Supplies			P	P	
Cemetery*		C ₂	C ₂	C ₂	
Club*		P	P	P	
Communication Facility		P	P	P	
Day Care, all Types*	P	P	P	P	P
Drinking establishment		P		P	
Drive-through Establishment *	P*	P	P	P	P
Dwelling, accessory unit *		P	P	P	P
Dwelling, multi-unit*		P	P		P
Dwelling, two unit					P
Eating establishment		P	P		P
Eating Establishment, limited	P	P	P	P	P
Financial Institutions	P	P	P	P	P
Entertainment and Cultural Facilities	P	P	P	P	P
Equipment Sales, Rental and Services			P	P	
Food Processing, small scale				P	
Food store		P	P	P	P
Health Care and Social Services	P	P	P	P	P

Proposed Land Use Classification	PB	CC	LC	HC	PT
Higher Education Center		P	P	P	P
Home Occupation*	P	P	P	P	P
Hospital*	C ₂				
Industry, craftsman	P	P	P	P	
Industry, light		P		P	
Information Technology	P	P	P	P	P
Laundry and Dry Cleaning		P			P
Live-Work*	C ₂	P	P	P	P
Lodging Facility		P	P	P	P
Mortuary				P	P
Parking Facility		P	P	P	P
Pawn Shop		P			
Personal Service	P	P	P	P	P
Professional Service	P	P	P	P	P
Planned Unit Development*		C ₃	C ₃		C ₃
Public Service Facility*	C ₂				
Public Service Facility, Limited	P	P	P	P	P
Public Service Use	P	P	P	P	P
Recreation Vehicle Park*				P	
Religious Institution*		P	P	P	P
Residential Care Facility	P	P	P	P	P
Retail		P	P	P	P
School*		P	P	P	P
Short Term Rental*		P	P		P
Fuel Station		P	P	P	
Fuel Station, Super		C ₂	P	P	
Storage Facility, self-service				P	P
Storage Yard*				P	
Transit Station		P	P	P	P
Vehicle and Equipment Sales			P	P	
Vehicle Body Shop				P	
Vehicle Repair and Service		P	P	P	
Vehicle Sales, Rental and Service		P		P	
Vehicle Washing Facility		C ₂	C ₂	P	



N Yellowstone Hwy

Hawthorne St

Glennbrier St

Huckleberry St

Woodruff Cir

N Woodruff Ave

Hodson St

Quail Dr

Pine Tree Cir

Pinewood Dr

Whispering Pines Dr

E 21st N

Timber Ln

Pinewood Pl

Lincoln Rd

Hollipark Dr

Sherry Ave

Duchess Dr

Applewood Way

E 14th N

Jones St

Chaffin Ln

Bentley Way

N 25th E

Woodruff Park

NW Bonnerille Dr
NE Bonnerille Dr

Kearney St

Johnson St

Ruth Ave

Mark Ave

Masters Dr

Anthony Ave

Metrose Dr

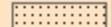
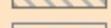
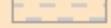
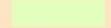
Kaussi Ave
Syrus Dr

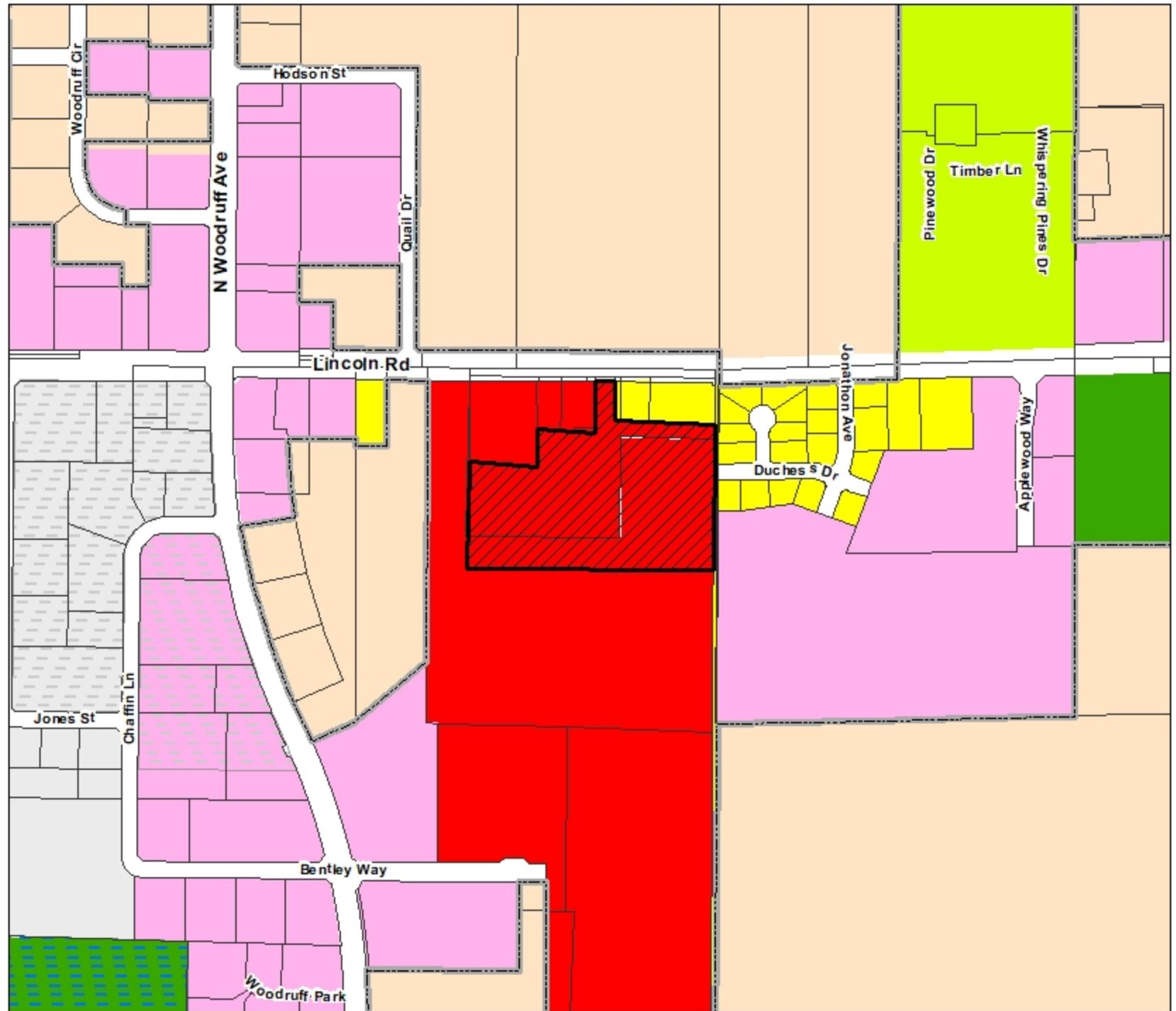
Davidson Dr

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

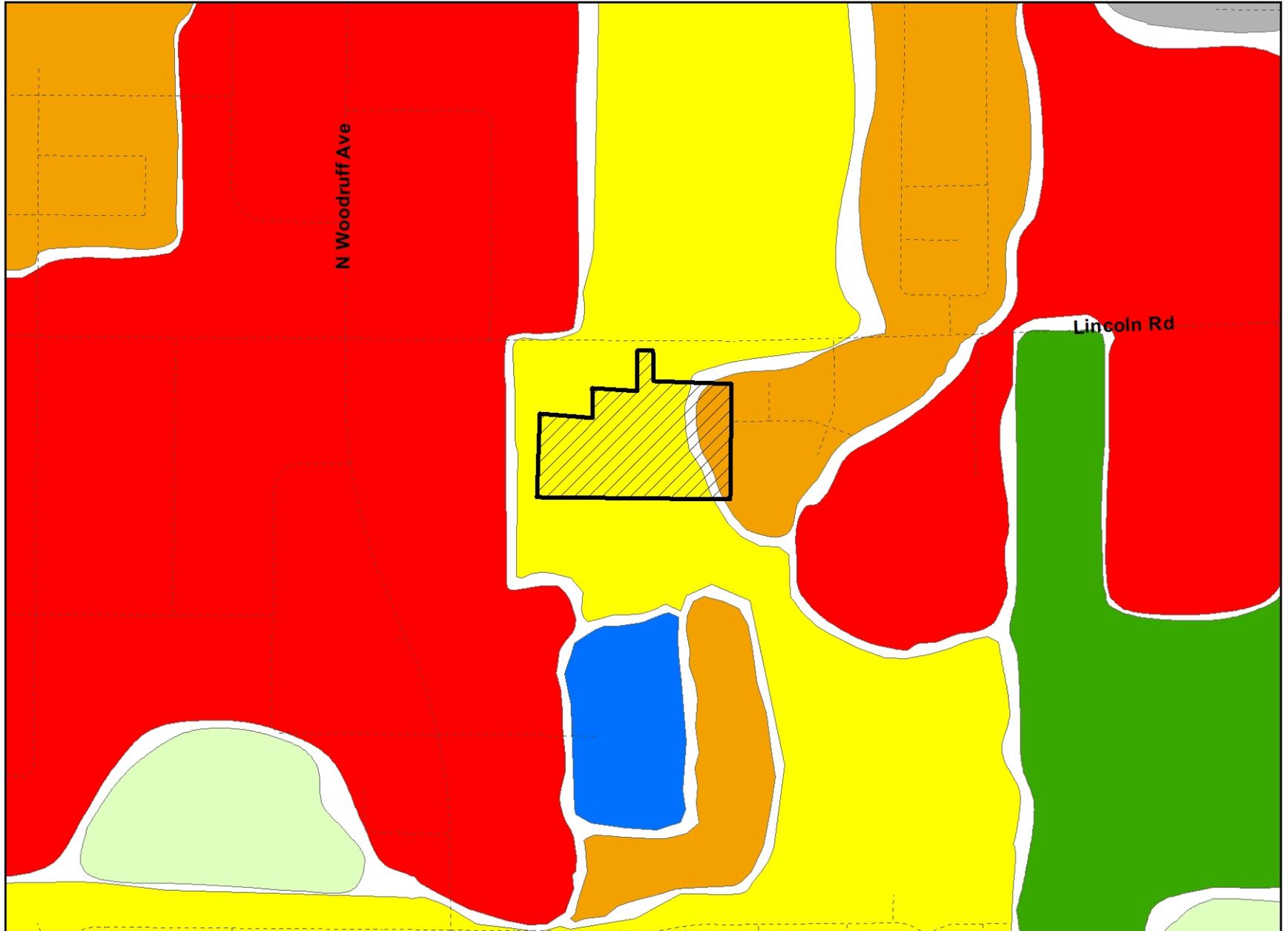


Rezone

LC to HC & R1 portion of Section 16, T 2N, R 38 E

- | | | | | |
|---|--|---|--|---|
|  Estate |  Greenbelt Mixed Uses |  Commercial |  Higher Education Centers |  Railroad Related Industrial |
|  Low Density |  Parks, Recreation |  Employment Centers |  Planned Transition | |
|  Higher Density |  Public Facilities, Open Spaces |  Medical Services Center |  Highway Related Industrial | |

Comprehensive
Plan



IDAHO FALLS

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



IDAHO FALLS PLANNING AND ZONING COMMISSION
 STAFF REPORT
Comprehensive Zoning Ordinance Amendments
R2 Zone Height and Airport Waivers
 April 21, 2020



Applicant: City of Idaho Falls

Attachments:
 1. Proposed Amendment Language

Staff Recommendation: To **recommend** to the Mayor and City Council approval of the amendment language to the Comprehensive Zoning Ordinance.

Staff Comments:
R2 Zone Maximum Building Height: The current allowable maximum building height in the R2 Zone is 24 feet (two story). The city proposes to amend the maximum building height in the R2 Zone to 36 feet (three story).

The Zoning Ordinance identifies the R2 Zone as a medium density residential zone. The purpose of this zone provides for a residential zone characterized by smaller lots and dwellings, more compact and denser residential development. The principal uses permitted in the R2 Zone shall be one (1), two (2), three (3), and four (4) dwelling units. This zone is also generally located near limited commercial services that provide daily household needs. The purpose of amending the maximum building height in the R2 Zone is to have it function more as a medium use zone and have the zone reflect better the types of uses that are intended to be built there. Currently the height maximum is 24 feet (two story) in most residential zones or no height restriction in R3 and R3A Zones. There is no middle area with regard to height. Modifying the height in R2 to 36 feet would create a middle ground.

Additionally, the city continues to receive requests for rezones to higher density zones only to allow for a three story building. These rezone requests have been met with many concerns from adjacent property owners. These concerns have generally focused around the allowed uses, buildings with more than four units, which are allowed within the higher density zones as well as the maximum density of 35 units per acre. The proposed amendment eliminates some of these concerns because multi-unit dwellings are limited to four units per building and a maximum density of 17 unit per acre.

Section 11-5-3, Airport Overlay Zone: Staff would propose modifying the Airport Overlay Zone language to include the ability for the Zoning Administrator to waive dimensional standards or design and development regulations required by the code when the building is an aviation facility on land owned by the City of Idaho Falls at the Idaho Falls Regional Airport.

This waiver language was present in the previous zoning code as part of the M-1 Zone, but was removed with the last code revision. The M-1 Zone was done away with in 2018 with the zoning ordinance update. The airport is now zoned LM, Light Manufacturing. The city also subsequently adopted the Airport Overlay Zone. Initially staff didn't understand the need for the waiver in the previous code, but as more development has occurred at the airport it has become apparent why it was included. As an example, trees and other bird attractants are not compatible with airport operations, but under the existing code would be required. The proposed language allows the Zoning Administrator to work with the airport of potential solutions or waive the requirement altogether.

Zoning Ordinance Amendment Language:

Table 11-3-1: Standards for Residential Zones.

Table 11-3-1: Standards for Residential Zones

	RE	RP	R1	R2	TN	R3	R3A	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 36	*			24
Maximum Density in net units/acre	1	4	6	17	15	35	35	8
*See explanations, exceptions and qualifications in Section 11-3-4A,B,C of this Zoning Code.								

Section 11-5-3, Airport Overlay Zone (E-G):

(E) The Zoning Administrator may waive dimensional standards or design and development regulations required by this Code when the building is an aviation facility on land owned by the City of Idaho Falls at the Idaho Falls Regional Airport.

~~(E)~~ Variance. Any person desiring to erect or increase the height of any structure or use of a property, not in accordance with the regulations prescribed in this Chapter, may apply to the Board of Adjustment for a variance from such regulations. The application for variance shall be accompanied by a determination from the Federal Aviation Administration regarding the effect of the proposal on the operation of air navigation facilities and the safe, efficient use of navigable airspace. Variances shall be allowed where it is found that a literal application or enforcement of the applicable regulations will result in unnecessary hardship and when the relief granted will not be contrary to the public interest; not create a hazard to air navigation; do substantial justice; and is consistent with the purpose of this Chapter.

~~(E)~~ Enforcement. It shall be the duty of Zoning Administrator to administer and to enforce this Chapter. Applications for permits and variances shall be made to the City. Applications required by this Chapter shall be promptly considered and granted or denied. Application for action by the Board of Adjustment shall be transmitted to it promptly by the City.

IDAHO FALLS PLANNING AND ZONING COMMISSION
STAFF REPORT
ANNEXATION AND INITIAL ZONING OF RP & R1
SOUTHPOINT DIVISION 10
APRIL 7, 2020



Community
Development
Services

Applicant: Jeff Freiberg

Project Manager: Naysha Foster

Location: Generally north of W 65th S, east of S 5th W, south of W49th S, and west of S Holmes Ave.

Size: 13.49 acres

Existing Zoning: County A1

North: County A1

South: County A1

East: County A1

West: RP

Proposed Zoning: RP & R1

Existing Land Uses:

Site: Vacant

North: Agriculture

South: Agriculture

East: Agriculture

West: Residential

Future Land Use Map:

Low Density

Attachments:

1. Comprehensive Plan Policies
2. Zoning Information
3. Maps and Aerial Photos

Requested Action: To **recommend** approval of annexation and initial zoning of RP and R1 to the Mayor and City Council.

Staff Comments: The Property is located west of Southpoint Division 7. Near the intersection of S 5th w and W 65th S.

Annexation: This is a Category A annexation as it is requested by the property owner. City Limits are contiguous to the west property boundary. Annexation of the property is consistent with the city's Comprehensive Plan.

Initial Zoning: The proposed zoning is RP and R1. Two point five three (2.53) acres along the east boundary would be RP, with the rest of the property zoned R1. The R1 zone has a maximum lot size of 13,500 square feet. The lots along the eastern boundary are larger than the maximum, but will meet the minimum requirements for the RP zone. Both proposed zones are low density residential. The principle use permitted in RP zones is single unit dwellings. RP promotes a suburban development pattern with large lots and is automobile-oriented. The R1 zone is less automobile-oriented and more walkable development pattern, with somewhat smaller lots. R1 permits single attached and detached dwelling units.

Staff Recommendation: Staff recommends approval of the annexation and initial zoning of RP and R1 as it is consistent with the policies of the Comprehensive Plan.

Comprehensive Plan Policies:

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

Encourage development in areas served by public utilities or where extensions of facilities are least costly. (pg. 67)

Transportation Plan: Streets within the Southpoint Subdivision are local streets. Local streets provide access to adjacent land. Each abutting property usually has access to the street, and parking is permitted on the street. Local streets make up a large percentage of the total street mileage of the city but carry a small proportion of the vehicle miles of travel.

5th West is a minor arterial. The spacing for minor arterial streets is one half mile to one mile, the number and spacing of driveways is controlled, parking is generally prohibited but not always, the speed is 30 to 35 miles per hour, and minor arterials comprise 10- 20% of the street system. Minor arterial streets are the backbone of the street system.

Zoning Ordinance:

11-3-4: STANDARDS FOR RESIDENTIAL ZONES.

Table 11-3-1: Standards for Residential Zones

	RE	RP	R1	R2	TN	R3	R3A	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 net units/acre	1	4	6	17	15	35	35	8
*See explanations, exceptions and qualifications in Section 11-3-4A,B,C of this Zoning Code.								

(Ord. 3218, 9-13-18)

(A) Minimum and Maximum Lot Area.

- (1) In the R1 Zone, the maximum lot size shall be thirteen thousand five hundred square feet (13,500 ft²), except for corner lots, wedge-shaped lots in cul-de-sacs, or other unusual shaped lots. This shall also not apply to conditional uses such as schools and religious institutions.
- (2) In the R2 zone, seven hundred and fifty square feet (750 ft²) shall be added to the minimum required area for each additional dwelling unit.
- (3) In the TN Zone, the maximum average lot area for subdivisions approved after the adoption of this Code, April 12, 2018, shall be six thousand two hundred and fifty square feet (6,250 ft²) in order to encourage a mix of lot sizes and dwelling types. (Ord. 3210, 8-23-18)

11-2-3: ALLOWED USES IN RESIDENTIAL ZONES.

Table 11-2-1: Allowed Uses in Residential Zones

P = permitted use. C1 = administrative conditional use. C2 = Planning Commission conditional use. C3 = City Council conditional use. A blank denotes a use that is not allowed in that zone.

*Indicates uses that are subject to specific land use provisions set forth in the Standards for Allowed Land Uses Section of this Chapter.

Proposed Land Use Classification	Low Density Residential			Medium Density Residential			High Density Residential	
	RE	RP	R1	R2	TN	RMH	R3	R3A
Accessory Use	P	P	P	P	P	P	P	P
Agriculture*	P							
Animal Care Clinic					P*			P
Artist Studio					P*			
Bed and Breakfast*								P
Boarding /Rooming House							P	P
Day Care, Center*			C ₂	P	P		P	P
Day Care, Group*	C ₁		C ₁	P	P	C ₁	P	P
Day Care, Home	C ₁		C ₁	P	P	C ₁	P	P
Dwelling, Accessory Unit*	P			P	P		P	P
Dwelling, Multi-Unit*				P*	P		P	P
Dwelling, Single Unit Attached*			P	P	P	P	P	P
Dwelling, Single Unit Detached	P	P	P	P	P	P	P	P
Dwelling, Two Unit				P	P		P	P
Eating Establishment, Limited					P*			P
Financial Institutions					P*			
Food Processing, Small Scale					P*			
Food Store					P*			
Fuel Station					P*			
Health Care and Social Services					P*			P
Home Occupation*	C ₁		C ₁	C ₁	C ₁	C ₁	C ₁	C ₁
Information Technology								P
Laundry and Dry Cleaning					P*			P
Live-Work*					C ₁			P
Manufactured Home*	P	P	P	P	P	P	P	P
Mobile Home Park*						C ₂		C ₂
Mortuary								P
Park and Recreation Facility*	P	P	P	P	P	P	P	P
Parking Facility								P
Personal Service					P*			P
Planned Unit Development*	C ₃	C ₃	C ₃	C ₃		C ₃	C ₃	C ₃
Professional Service								P
Public Service Facility*	C ₂	C ₂	C ₂	C ₂	C ₂	C ₂	C ₂	C ₂
Public Service Facility, Limited	P	P	P	P	P	P	P	P
Public Service Use								P
Recreational Vehicle Park*						C ₂		

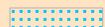
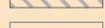
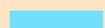
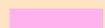
Proposed Land Use Classification	RE	RP	R1	R2	TN	RMH	R3	R3A
Religious Institution*	C ₂							
Residential Care Facility							P	P
Retail					P*			C ₂
School*	C ₂							
Short Term Rental*	P	P	P	P	P	P	P	P
Transite Station								P

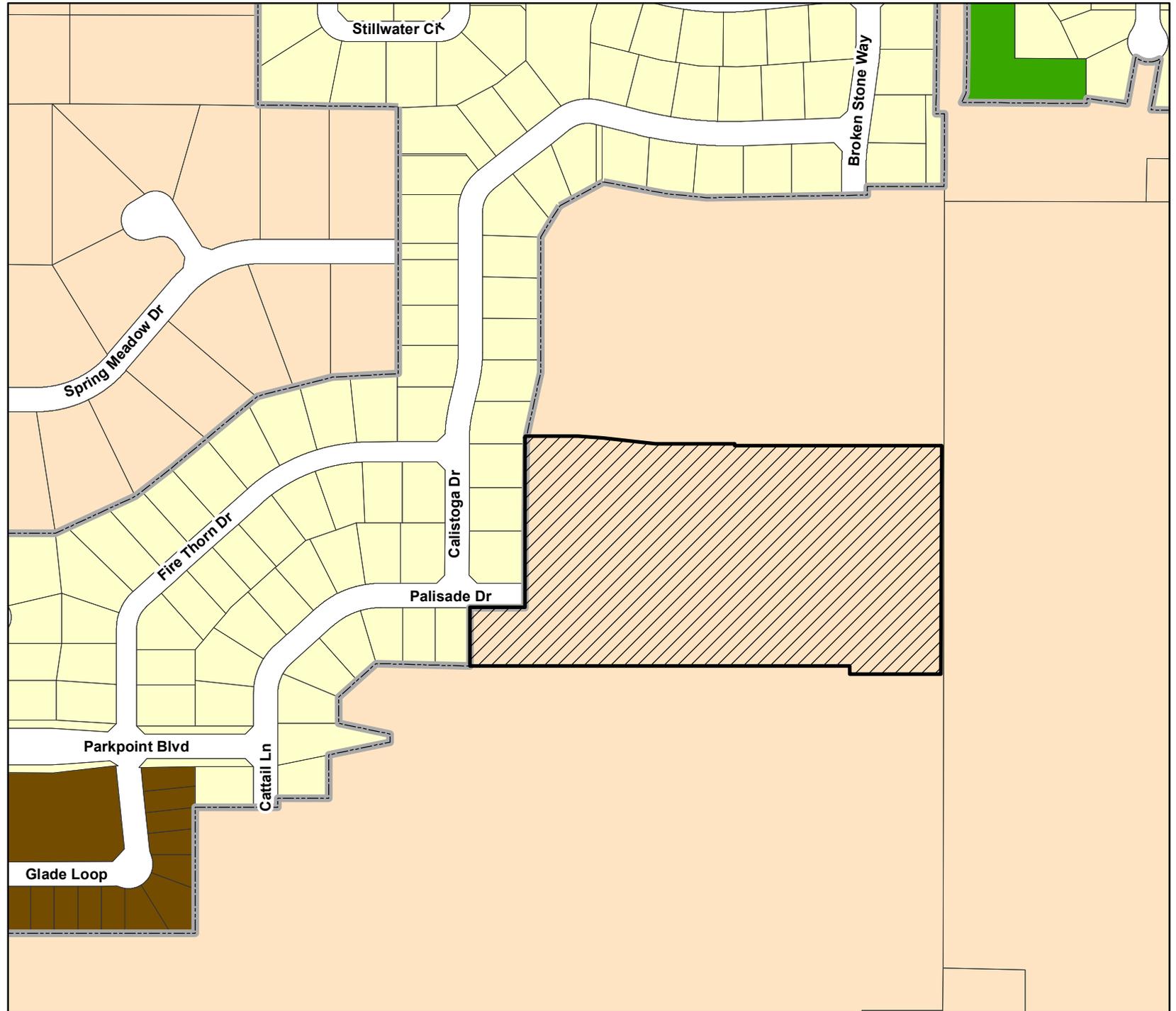
(Ord. 3218, 9-13-18)

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

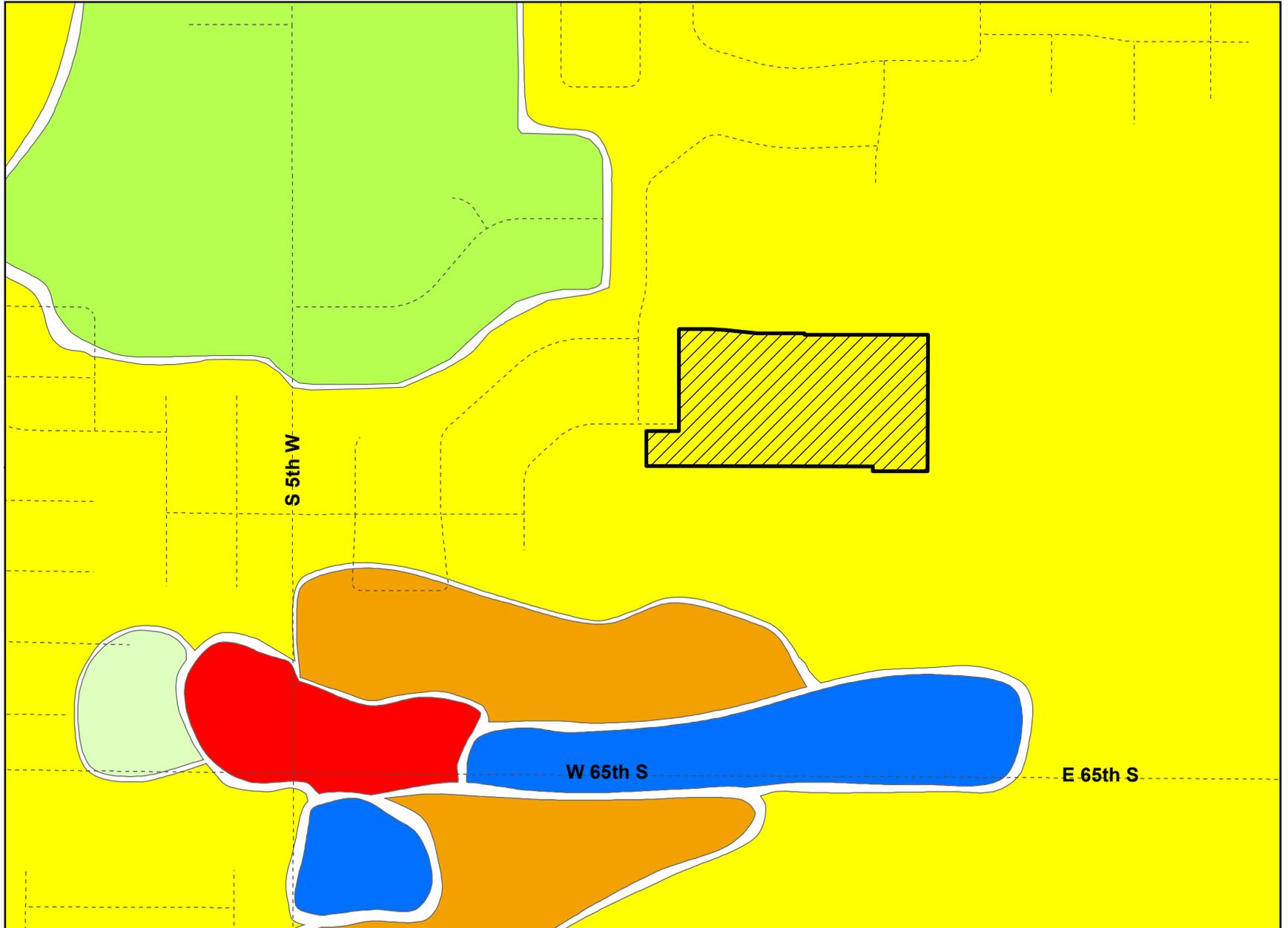


Annexation and Initial Zoning

Southpoint Division 10

- | | | | | |
|---|--|---|--|---|
|  Estate |  Greenbelt Mixed Uses |  Commercial |  Higher Education Centers |  Railroad Related Industrial |
|  Low Density |  Parks, Recreation |  Employment Centers |  Planned Transition | |
|  Higher Density |  Public Facilities, Open Spaces |  Medical Services Center |  Highway Related Industrial | |

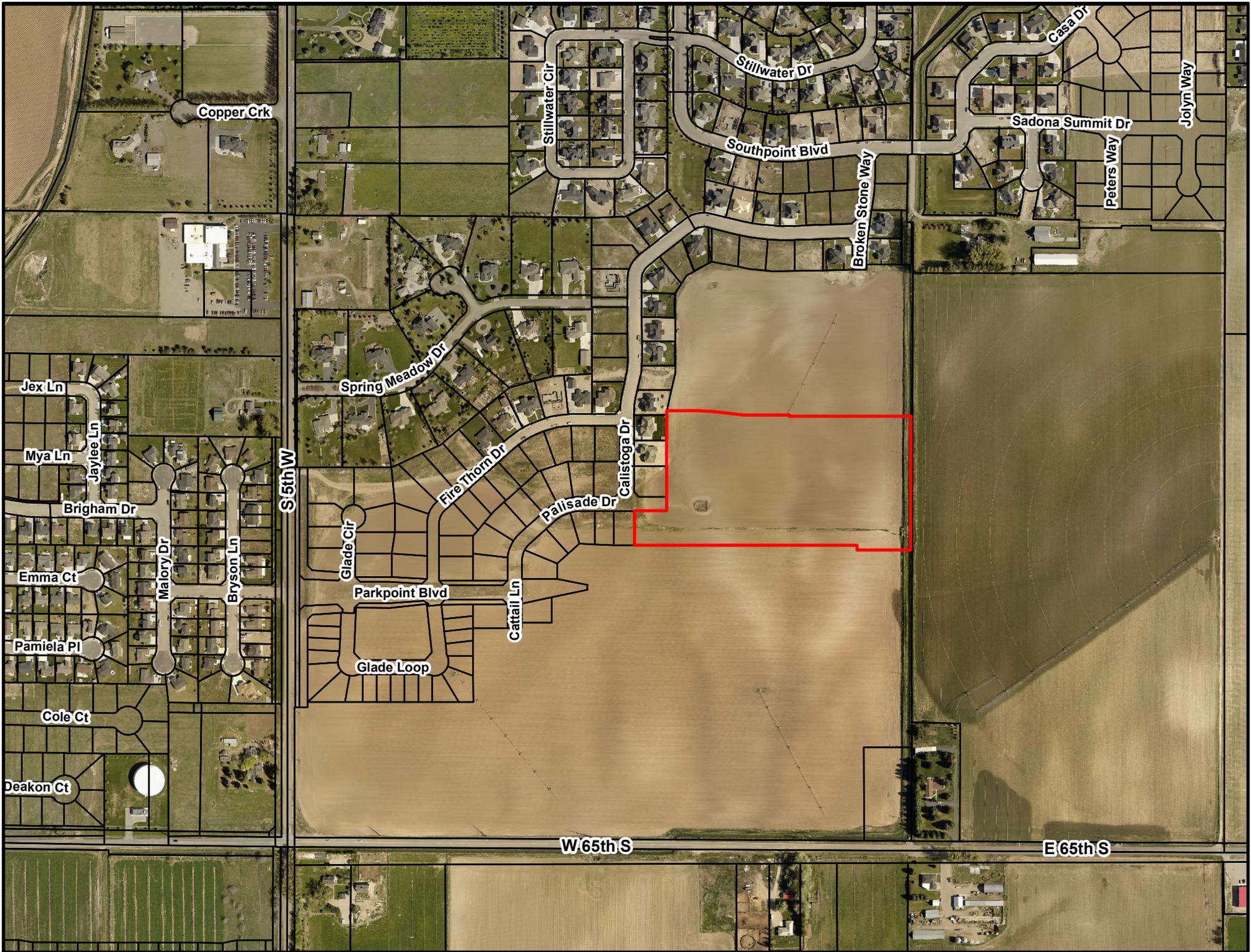
Comprehensive Plan



IDAHO FALLS

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





Copper Crk

Stillwater Cir

Stillwater Dr

Southpoint Blvd

Broken Stone Way

Sadona Summit Dr

Casa Dr

JoLyn Way

Peters Way

Jex Ln

Mya Ln

Jaylee Ln

Brigham Dr

Emma Ct

Pamiela Pl

Cole Ct

Deakon Ct

Malory Dr

Bryson Ln

S 5th W

Spring Meadow Dr

Fire Thorn Dr

Palisade Dr

Callistoga Dr

Glade Cir

Parkpoint Blvd

Glade Loop

Cattail Ln

W 65th S

E 65th S



IDAHO FALLS PLANNING AND ZONING COMMISSION
STAFF REPORT
ANNEXATION AND INITIAL ZONING OF TN
4.63 ACRES, SE ¼ OF THE SE ¼ OF SECTION 31, TOWNSHIP 2
NORTH, RANGE 38 EAST
APRIL 21, 2020



Community
Development
Services

Applicant: Connect
Engineering

Project Manager: Naysha
Foster

Location: Generally located
North of E 49th S, East of S
5th W, South of E Sunnyside
Road, West of S Holmes Ave

Size: 4.63 acres

Existing Zoning: County A1
North: RP
South: A1
East: R1
West: A1

Proposed Zoning: TN

Existing Land Uses:
Site: Residential/Vacant
North: School
South: Agriculture
East: Residential/Ag
West: Agriculture

Future Land Use Map: Low
Density

Attachments:

1. Comprehensive Plan
Policies
2. Zoning Information
3. Maps and Aerial Photos

Requested Action: To recommend approval of annexation and
initial zoning of TN to the Mayor and City Council.

Annexation: This is a Category “A” annexation as it is requested
by the property owner. City limits are contiguous to the north and
west property boundaries. Annexation of the property is consistent
with the City’s Comprehensive Plan.

Staff Comments: The property is located south of the Taylor View
Jr. High School. The property has a single family dwelling unit on
the east end and the rest of the property is vacant.

Initial Zoning: The proposed zoning is TN, Traditional
Neighborhood. The Comprehensive plan identifies this area as Low
Density residential. The TN Zone is categorized as a medium
density in the zoning ordinance and would be consistent with both
high and low density designations. The Compressive Plan
encourages high density along principle arterials. Holmes is
classified as a principle arterial. The TN zone would allow flexible
setbacks to better accommodate development of this property due to
its long narrow shape. The property is within close proximity to a
school to serve the neighborhood and easy to link sidewalks and
trails for walkability.

**Section 11-3-3: Purposes of Residential Zones, Subsection (E),
Traditional Neighborhood.** This zone provides a residential zone
which is characterized by walkable, traditional residential
neighborhood pattern with small lots and residences, a mix of
housing types. A grid street pattern with alleys is recommended but
not required for new development.

Staff Recommendation: Staff recommends approval of the
annexation and initial zoning of TN as it is consistent with the
policies of the Comprehensive Plan.

Comprehensive Plan Policies: Page 39. Our Plan of Residential Development

Study innovative approaches to residential development within the context of the preferred residential alternative pattern.

High schools, junior high, and middle schools should not be located in the core of the neighborhood. Such schools generate significant traffic. If secondary and middle schools are located adjacent or within one block from the nearest minor arterial street, traffic will move efficiently from the arterial street to the school on local collectors and not through the neighborhood

Walkways shall be provided from schools and parks to those portions of residential subdivisions in which homes back such facilities.

Higher density housing should be located closer to service areas and those streets designed to move traffic, such as arterial streets and collectors, with access only to the collector street.

Bikeways should tie residential neighborhoods to schools, shopping, and employment.

Transportation Plan: Holmes is a Principle Arterial

Zoning Ordinance: See the next page.

11-2-3: ALLOWED USES IN RESIDENTIAL ZONES.

Table 11-2-1: Allowed Uses in Residential Zones

P = permitted use. C1 = administrative conditional use. C2 = Planning Commission conditional use. C3 = City Council conditional use. A blank denotes a use that is not allowed in that zone.

*Indicates uses that are subject to specific land use provisions set forth in the Standards for Allowed Land Uses Section of this Chapter.

Proposed Land Use Classification	Low Density Residential			Medium Density Residential			High Density Residential	
	RE	RP	R1	R2	TN	RMH	R3	R3A
Accessory Use	P	P	P	P	P	P	P	P
Agriculture*	P							
Animal Care Clinic					P*			P
Artist Studio					P*			
Bed and Breakfast*								P
Boarding /Rooming House							P	P
Day Care, Center*			C ₂	P	P		P	P
Day Care, Group*	C ₁		C ₁	P	P	C ₁	P	P
Day Care, Home	C ₁		C ₁	P	P	C ₁	P	P
Dwelling, Accessory Unit*	P			P	P		P	P
Dwelling, Multi-Unit*				P*	P		P	P
Dwelling, Single Unit Attached*			P	P	P	P	P	P
Dwelling, Single Unit Detached	P	P	P	P	P	P	P	P
Dwelling, Two Unit				P	P		P	P
Eating Establishment, Limited					P*			P
Financial Institutions					P*			
Food Processing, Small Scale					P*			
Food Store					P*			
Fuel Station					P*			
Health Care and Social Services					P*			P
Home Occupation*	C ₁		C ₁	C ₁	C ₁	C ₁	C ₁	C ₁
Information Technology								P
Laundry and Dry Cleaning					P*			P
Live-Work*					C ₁			P
Manufactured Home*	P	P	P	P	P	P	P	P
Mobile Home Park*						C ₂		C ₂
Mortuary								P
Park and Recreation Facility*	P	P	P	P	P	P	P	P
Parking Facility								P
Personal Service					P*			P
Planned Unit Development*	C ₃	C ₃	C ₃	C ₃		C ₃	C ₃	C ₃
Professional Service								P
Public Service Facility*	C ₂	C ₂	C ₂	C ₂	C ₂	C ₂	C ₂	C ₂
Public Service Facility, Limited	P	P	P	P	P	P	P	P
Public Service Use								P
Recreational Vehicle Park*						C ₂		

Proposed Land Use Classification	RE	RP	R1	R2	TN	RMH	R3	R3A
Religious Institution*	C ₂							
Residential Care Facility							P	P
Retail					P*			C ₂
School*	C ₂							
Short Term Rental*	P	P	P	P	P	P	P	P
Transite Station								P

(Ord. 3218, 9-13-18)

11-3-4: STANDARDS FOR RESIDENTIAL ZONES.

Table 11-3-1: Standards for Residential Zones

	RE	RP	R1	R2	TN	R3	R3A	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 net units/acre	1	4	6	17	15	35	35	8
*See explanations, exceptions and qualifications in Section 11-3-4A,B,C of this Zoning Code.								

(Ord. 3218, 9-13-18)

(A) Minimum and Maximum Lot Area.

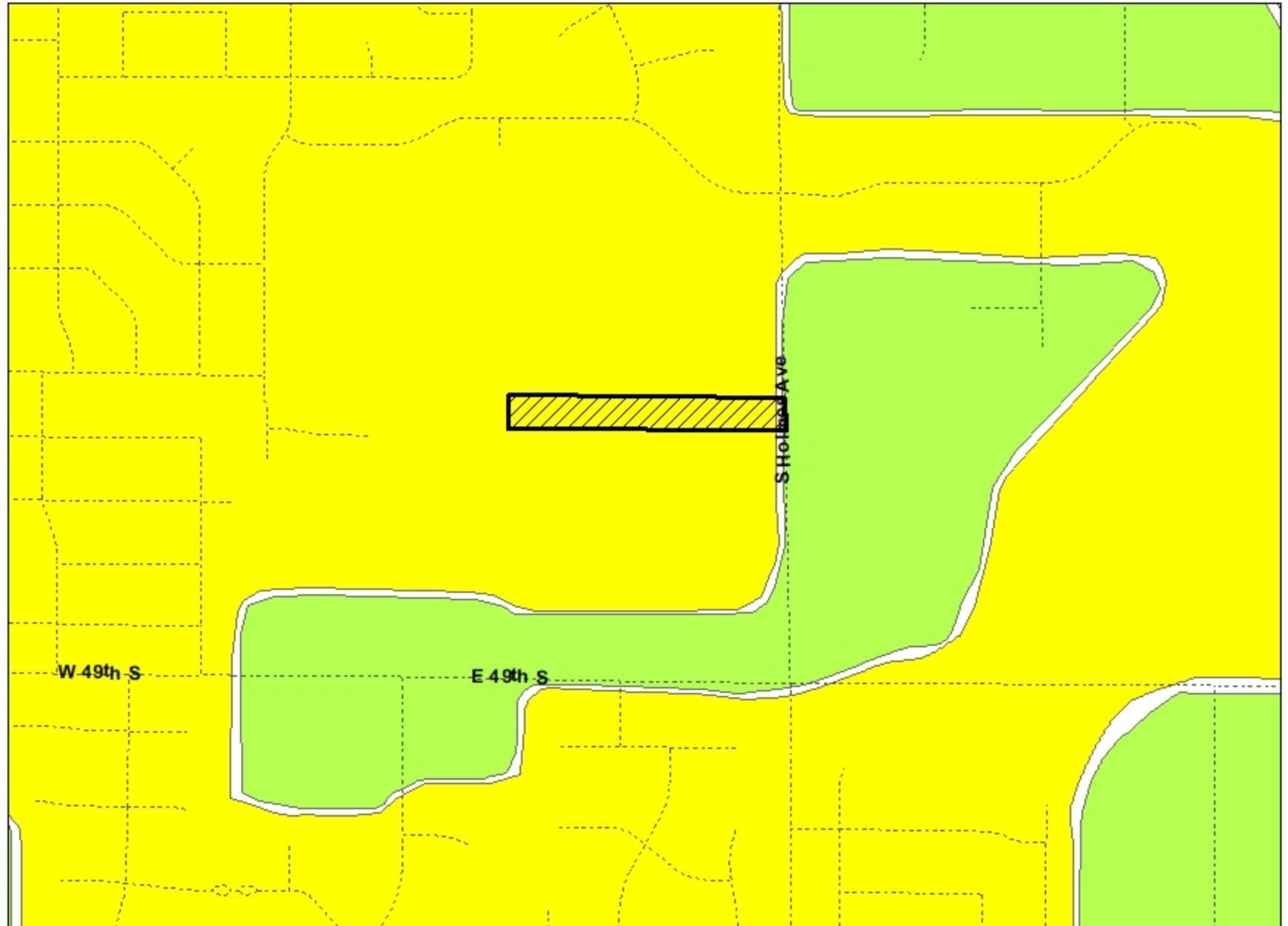
- (1) In the R1 Zone, the maximum lot size shall be thirteen thousand five hundred square feet (13,500 ft²), except for corner lots, wedge-shaped lots in cul-de-sacs, or other unusual shaped lots. This shall also not apply to conditional uses such as schools and religious institutions.
- (2) In the R2 zone, seven hundred and fifty square feet (750 ft²) shall be added to the minimum required area for each additional dwelling unit.
- (3) In the TN Zone, the maximum average lot area for subdivisions approved after the adoption of this Code, April 12, 2018, shall be six thousand two hundred and fifty square feet (6,250 ft²) in order to encourage a mix of lot sizes and dwelling types. (Ord. 3210, 8-23-18)

Annexation and Initial Zoning

4.63 Acres, SE 1/4 of the SE 1/4 of Section 31, Township 2 North, Range 38 East

- | | | | | |
|---|--|---|--|---|
|  Estate |  Greenbelt Mixed Uses |  Commercial |  Higher Education Centers |  Railroad Related Industrial |
|  Low Density |  Parks, Recreation |  Employment Centers |  Planned Transition | |
|  Higher Density |  Public Facilities, Open Spaces |  Medical Services Center |  Highway Related Industrial | |

Comprehensive
Plan



IDAHO FALLS

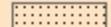
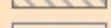
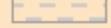
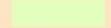
Planning Division
City Annex Building
690 Park Ave.
Idaho Falls, ID 83402
(208) 612-8276

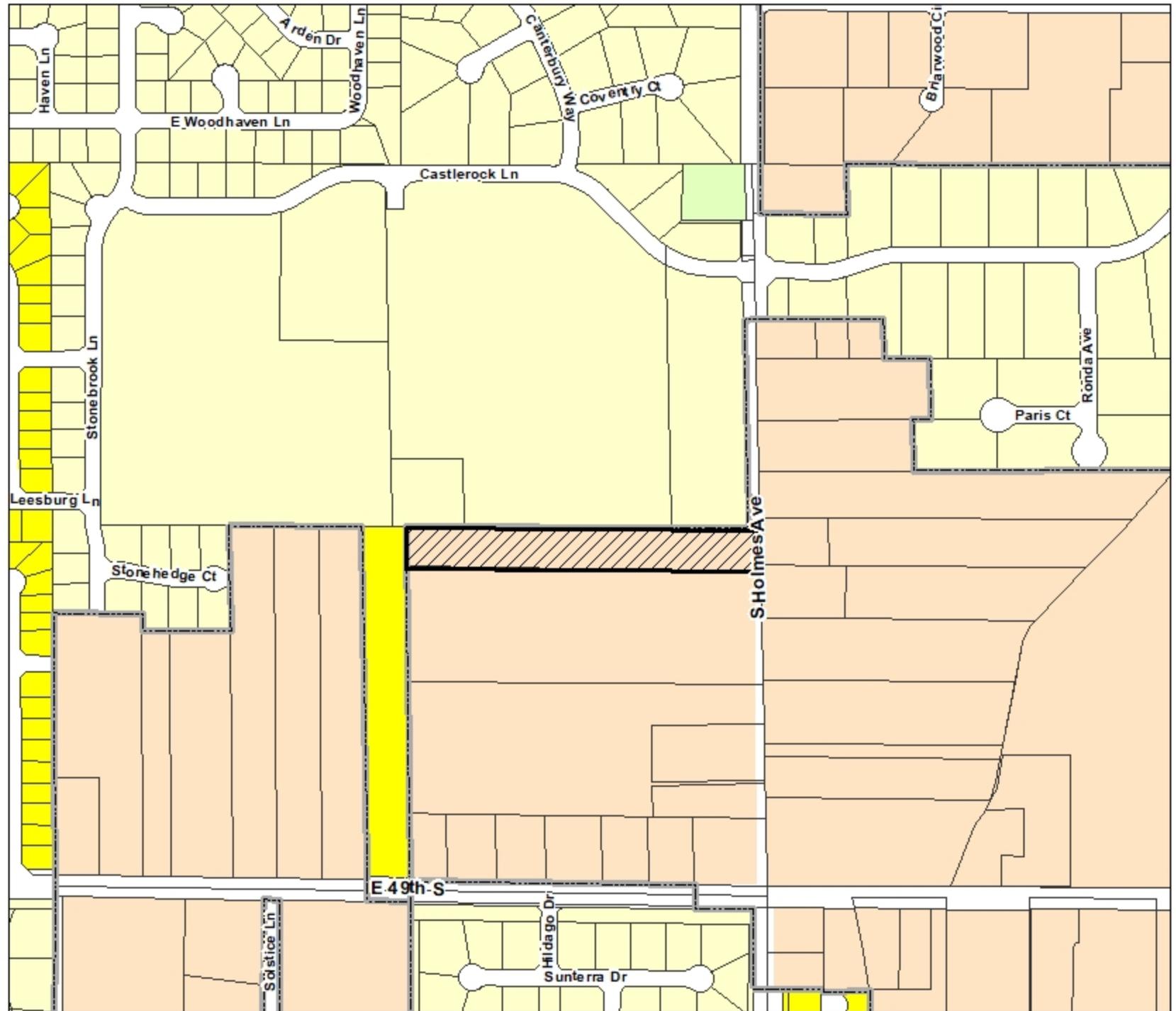


Legend

-  Site
-  City Limits
-  Area of Impact

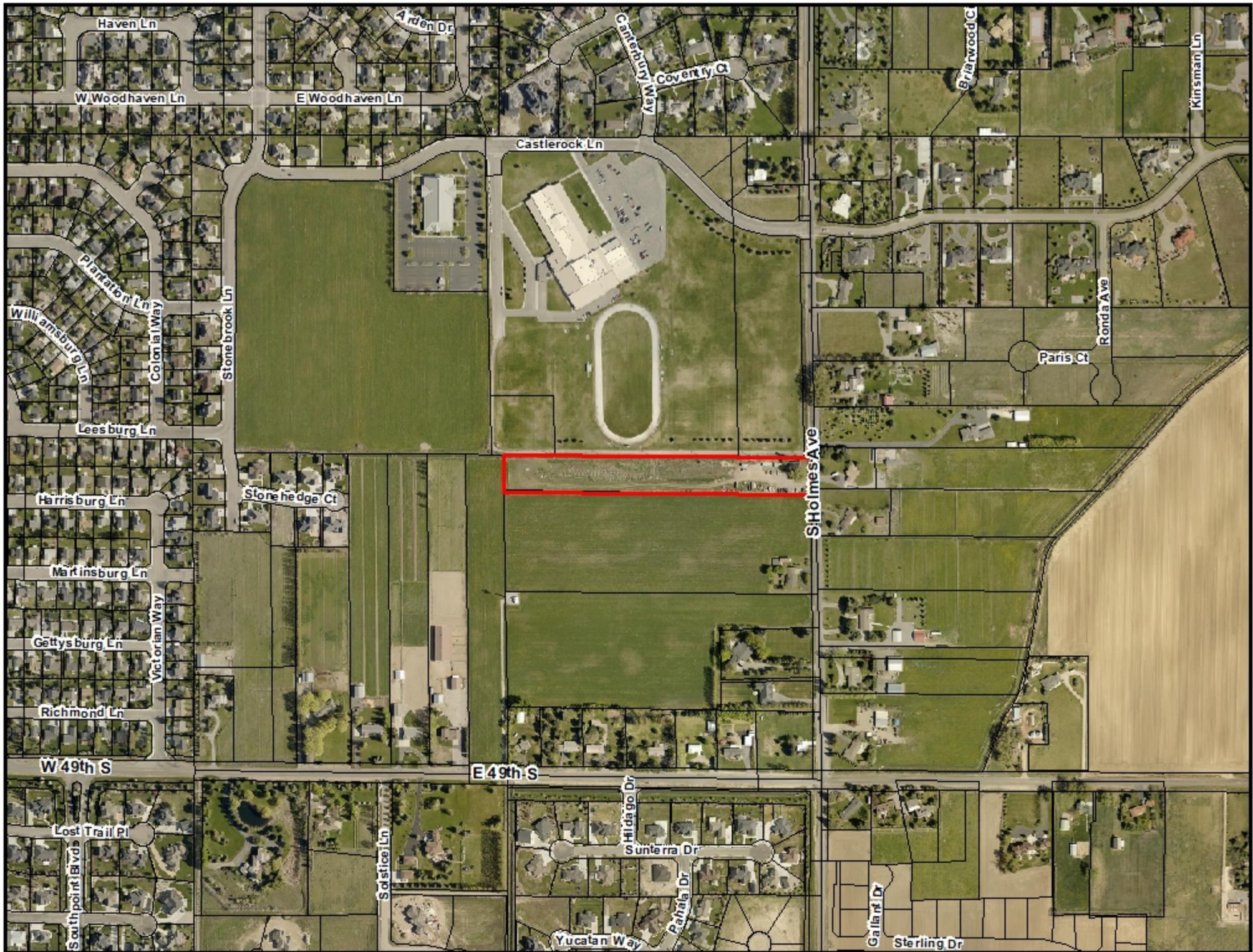
Overlays

-  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







SiHoimes Ave

IDAHO FALLS PLANNING AND ZONING COMMISSION
STAFF REPORT
Final Plat
Southpoint Division 10
April 21, 2020



Community
Development
Services

Applicant: Jeff Freiberg
Engineering

Project Manager: Naysha
Foster

Location: Generally north of
W 65th S, east of S 5th W,
south of W49th S, and west of
S Holmes Ave.

Size: 13.49 acres

Total Lots: 36

Buildable Lots: 35

Common Lots: 1

Existing Zoning:

Site: RP and R1
North: County A1
South: County A1
East: County A1
West: RP

Existing Land Uses:

Site: Vacant
North: Agriculture
South: Agriculture
East: Agriculture
West: Residential

Future Land Use Map:

Low Density Residential

Attachments:

1. Zoning Map
2. Aerials
3. Preliminary Plat
4. Proposed Final Plat

Requested Action: To **recommend** to the Mayor and City Council approval of the final plat for Southpoint Division 10.

Staff Comments: The preliminary plat was approved in February 8, 2000. The proposed layout is very similar to the initial layout of the preliminary plat. The proposed final plat includes 36 total lots with 35 buildable lots and one unbuildable lot consisting of .058 acres. The unbuildable lot is located in the center of Block 22 in the south portion of the proposed final plat. The tenth division will tie into the rest of the subdivision street network. The proposed final plat meets the density requirements and all buildable lots meet the lot size requirements for the RP and R1 Zone. The gross density is one unit per 2.67 acres. 5th West is a minor arterial and sits west of the proposed final plat.

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

<p>Planning Director to classify street on basis of zoning, traffic volume, function, growth, vehicular & pedestrian safety, and population density.</p>	<p>Existing Streets: S. 5th W (Minor Arterial) west of proposed final plat. Local Streets: All streets located within subdivision.</p>
--	---

Zoning:

11-3-3: Purpose of Residential Zones.

(B) RP Residential Park Zone. This zone provides a residential zone which is representative of an automobile-oriented, suburban development pattern and characterized by large lots. The principal use permitted in this Zone shall be single unit dwellings.

(C) R1 Single Dwelling Residential Zone. The zone provides a residential zone which is representative of a less automobile-oriented, more walkable development pattern, characterized by somewhat smaller lots widths; and somewhat denser residential environment than is characterized of the RP Residential Park Zone. The principal uses in the R1 Residential Zone shall be single detached and attached dwelling units. This zone is also generally located near limited commercial services that provide daily household needs.

Comprehensive Plan Policies:

Residential development should reflect the economic and social diversity of Idaho Falls.

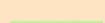
New and existing developments should foster inclusiveness and connectivity through mixed housing types and sizes and neighborhood connections through paths, parks, open spaces, and streets. (p.40)

Arterial streets should be located along the perimeter of residential neighborhoods, preferably at the square mile. At least one east-west collector and one north-south Collector Street should be located in every square mile of residential development. If such collector streets provide access to homes, the design of the collector shall discourage through traffic. (p. 41)

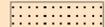
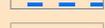
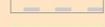
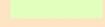
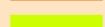
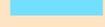
Encourage development in areas served by public utilities or where extensions of facilities are least costly. (p. 67)

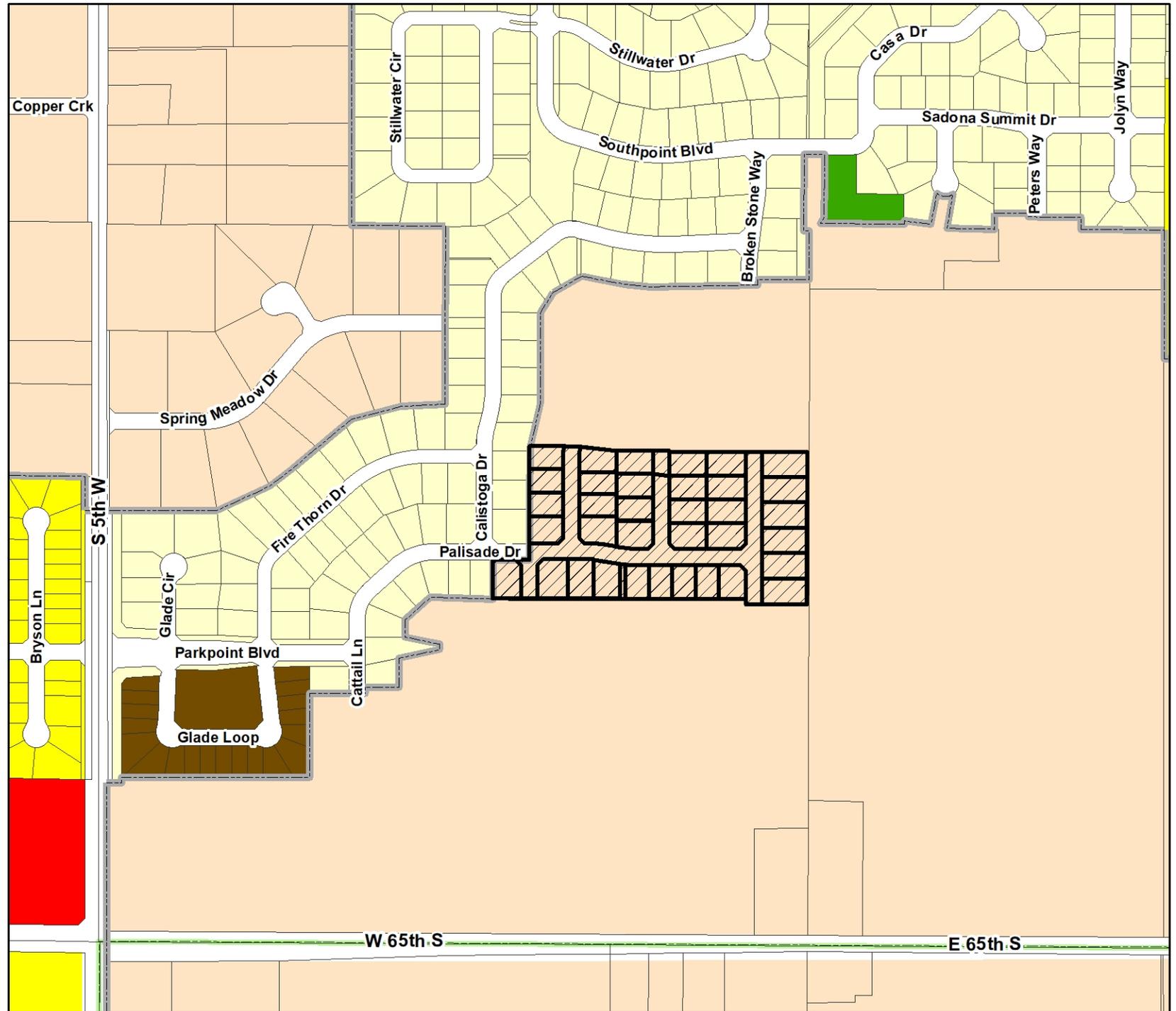
Limit access to arterial streets and section line roads. Access management is a process to provide access to adjacent land uses while preserving the safety, capacity, and speed of the arterial street (p.80)

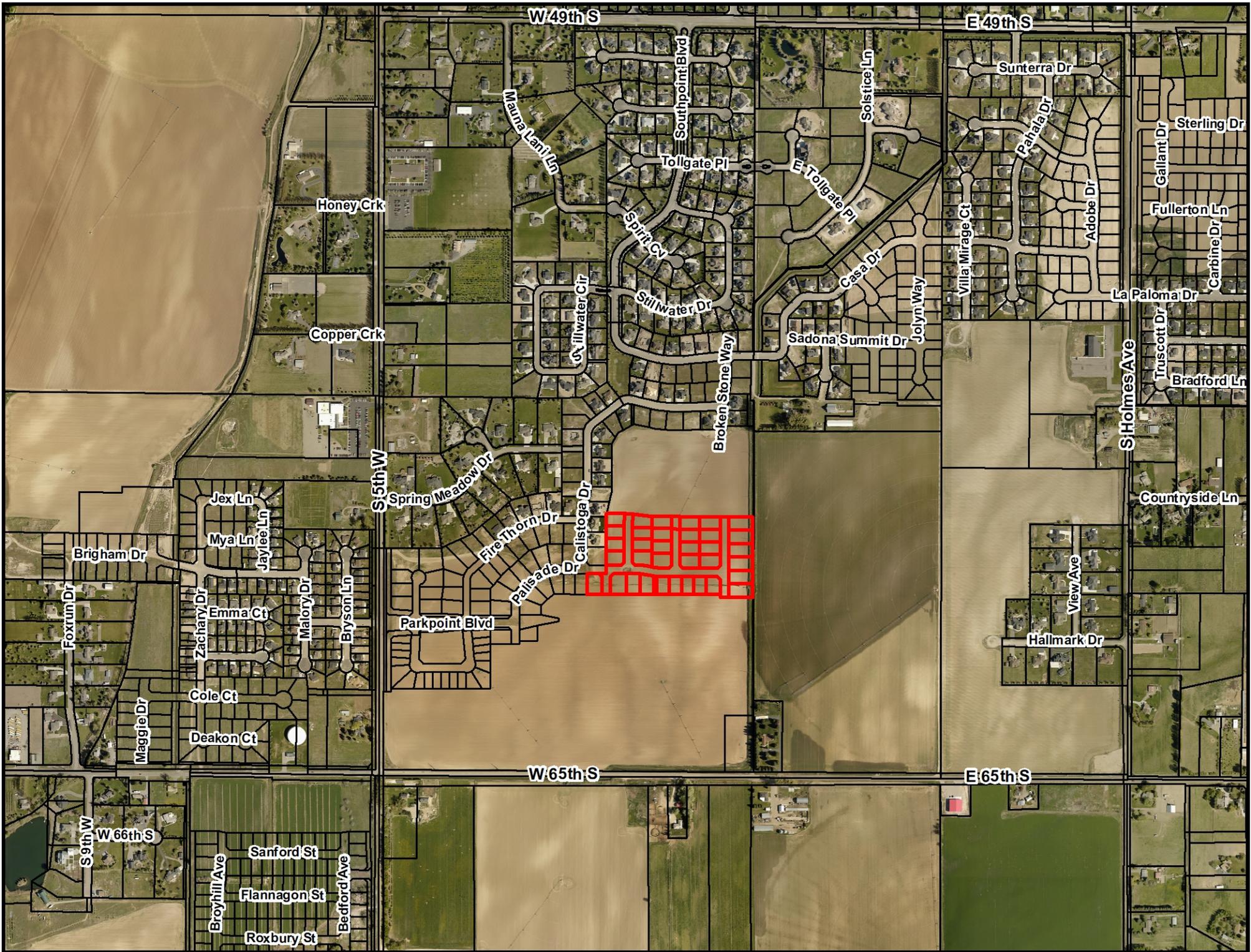
Legend

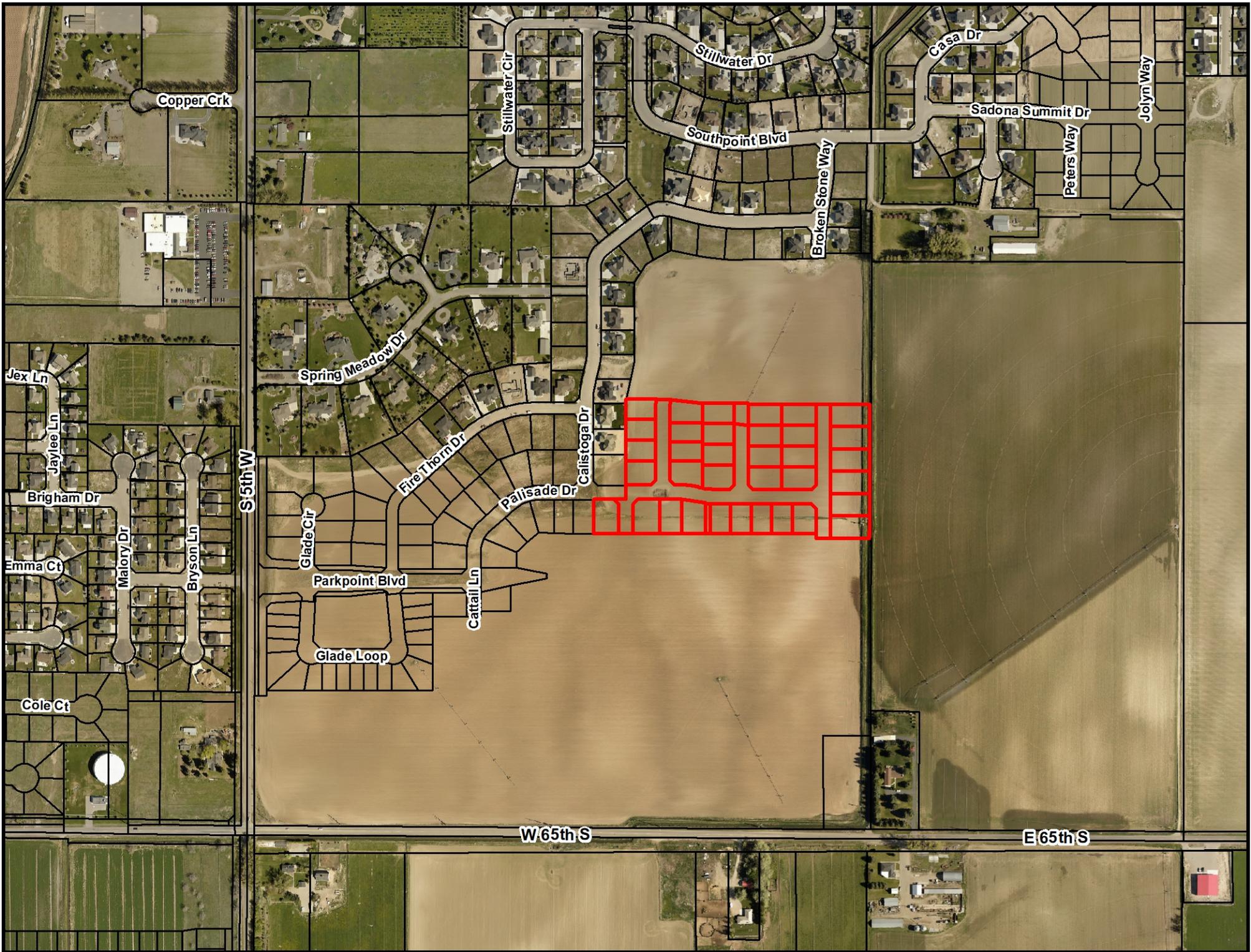
-  Site
-  City Limits
-  Area of Impact

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







Copper Crk

Stillwater Cir

Stillwater Dr

Southpoint Blvd

Broken Stone Way

Casa Dr

Sadona Summit Dr

Jolyn Way

Peters Way

Jex Ln

Jaylee Ln

Brigham Dr

Emma Ct

Cole Ct

Malory Dr

Bryson Ln

S 5th W

Spring Meadow Dr

Fire Thorn Dr

Palisade Dr

Callistoga Dr

Glade Cir

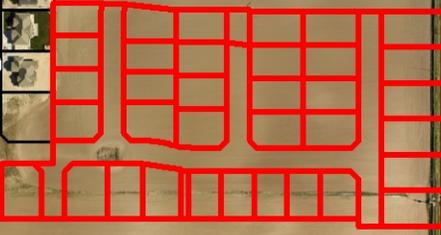
Parkpoint Blvd

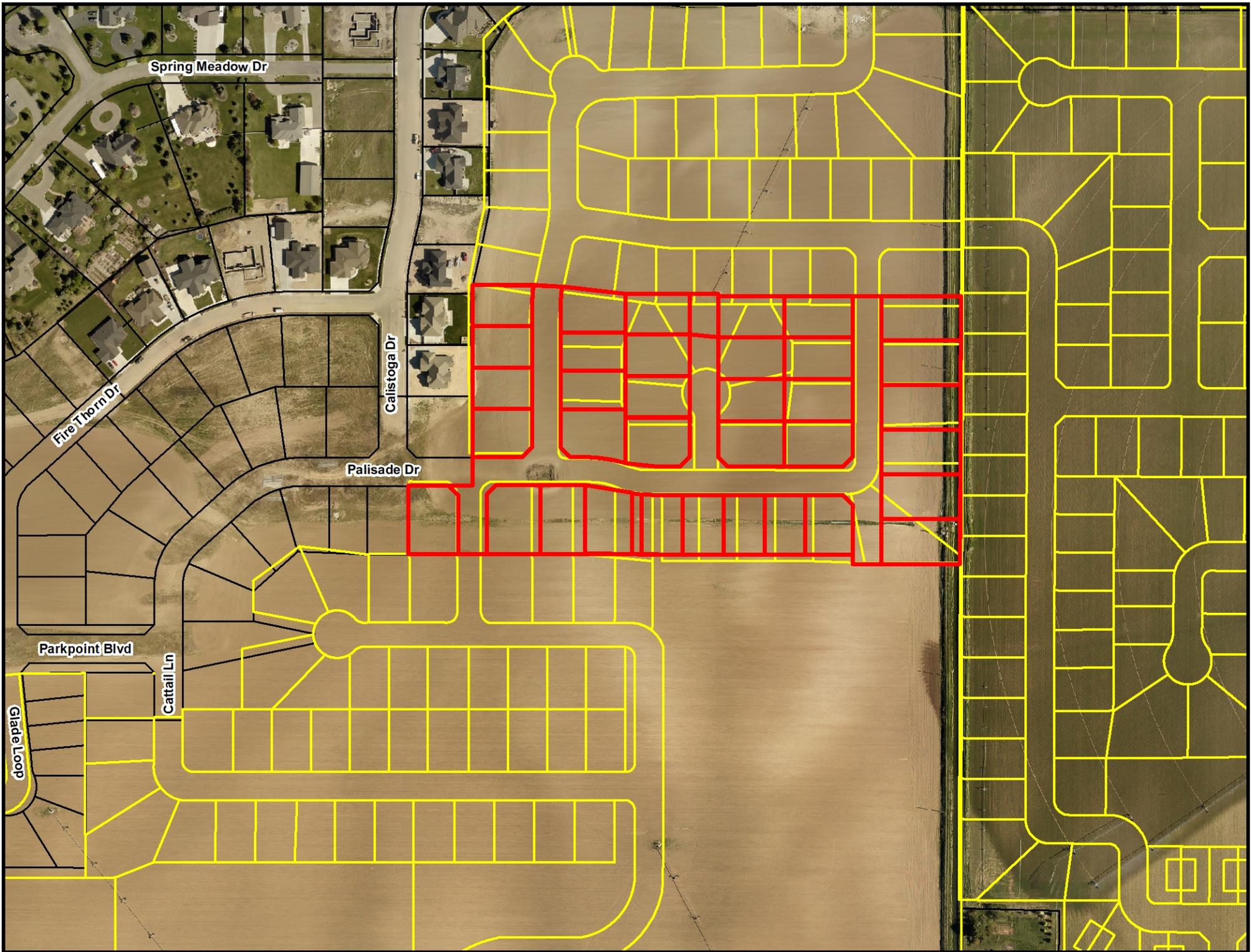
Glade Loop

Cattail Ln

W 65th S

E 65th S





Spring Meadow Dr

Fire Thorn Dr

Calistoga Dr

Palisade Dr

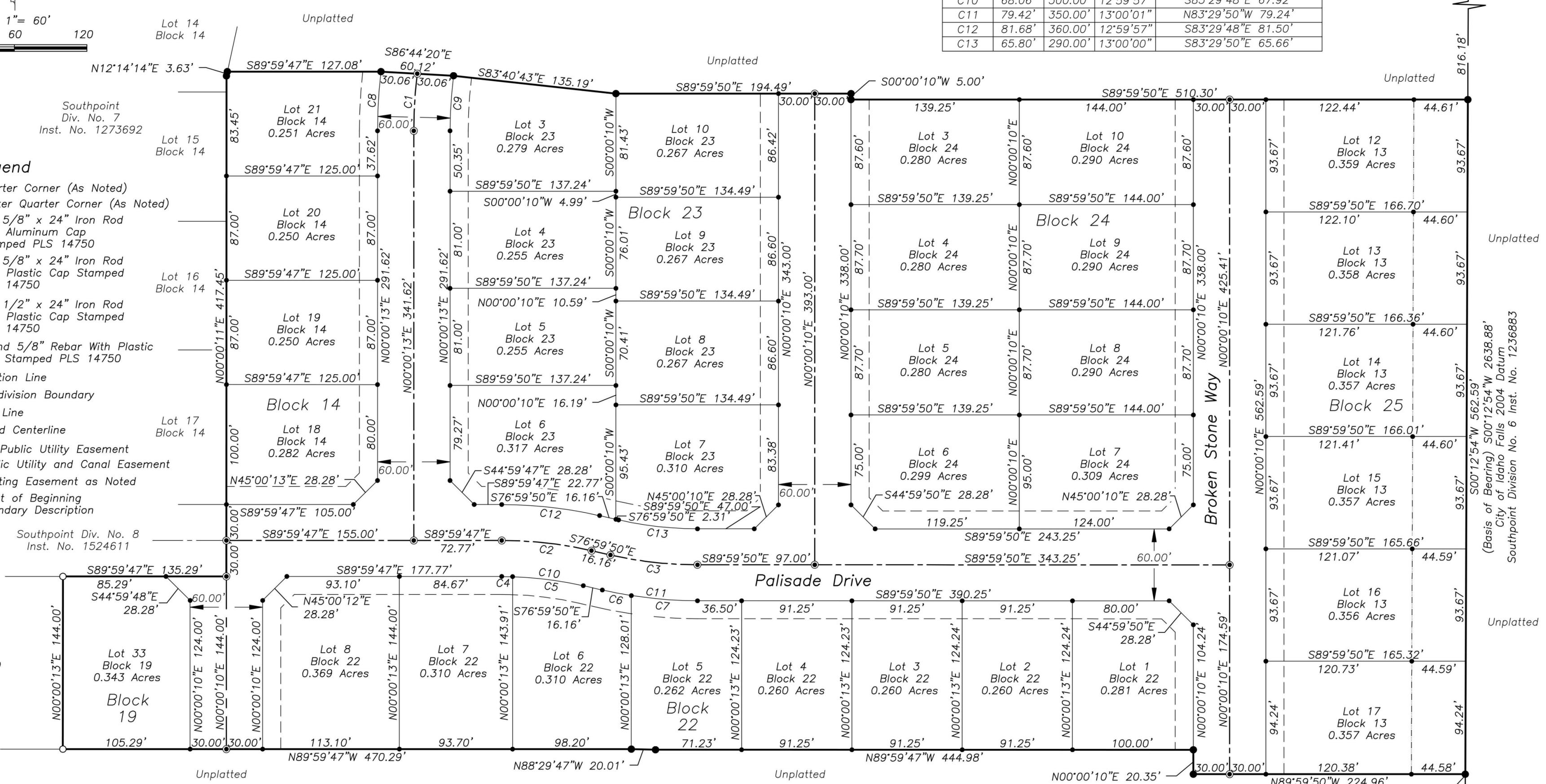
Parkpoint Blvd

Cattail Ln

Glade Loop



C10	88.08'	300.00'	12°59'57"	S83°29'48"E 87.92'
C11	79.42'	350.00'	13°00'01"	N83°29'50"W 79.24'
C12	81.68'	360.00'	12°59'57"	S83°29'48"E 81.50'
C13	65.80'	290.00'	13°00'00"	S83°29'50"E 65.66'



Survey Narrative

Existing monuments and platted lot lines were used to establish

Unplatted
 (Basis of Bearing) S00°12'54"W 2638.88'
 City of Idaho Falls 2004 Datum
 Southpoint Division No. 6 Inst. No. 1236883

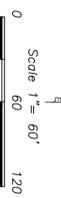
Acresage Summary
 3,109 Acres Right-of-Way
 10,370 Acres Lots
 13,479 Acres Total

**SOUTHPOINT DIVISION NO. 10
 A SUBDIVISION OF THE CITY OF IDAHO FALLS,
 BONNEVILLE COUNTY, IDAHO
 BEING IN PART OF THE SW 1/4 OF SECTION 6,
 TOWNSHIP 1 NORTH, RANGE 38 EAST, B.M.
 (Sheet 1 of 2)**

CURVE TABLE

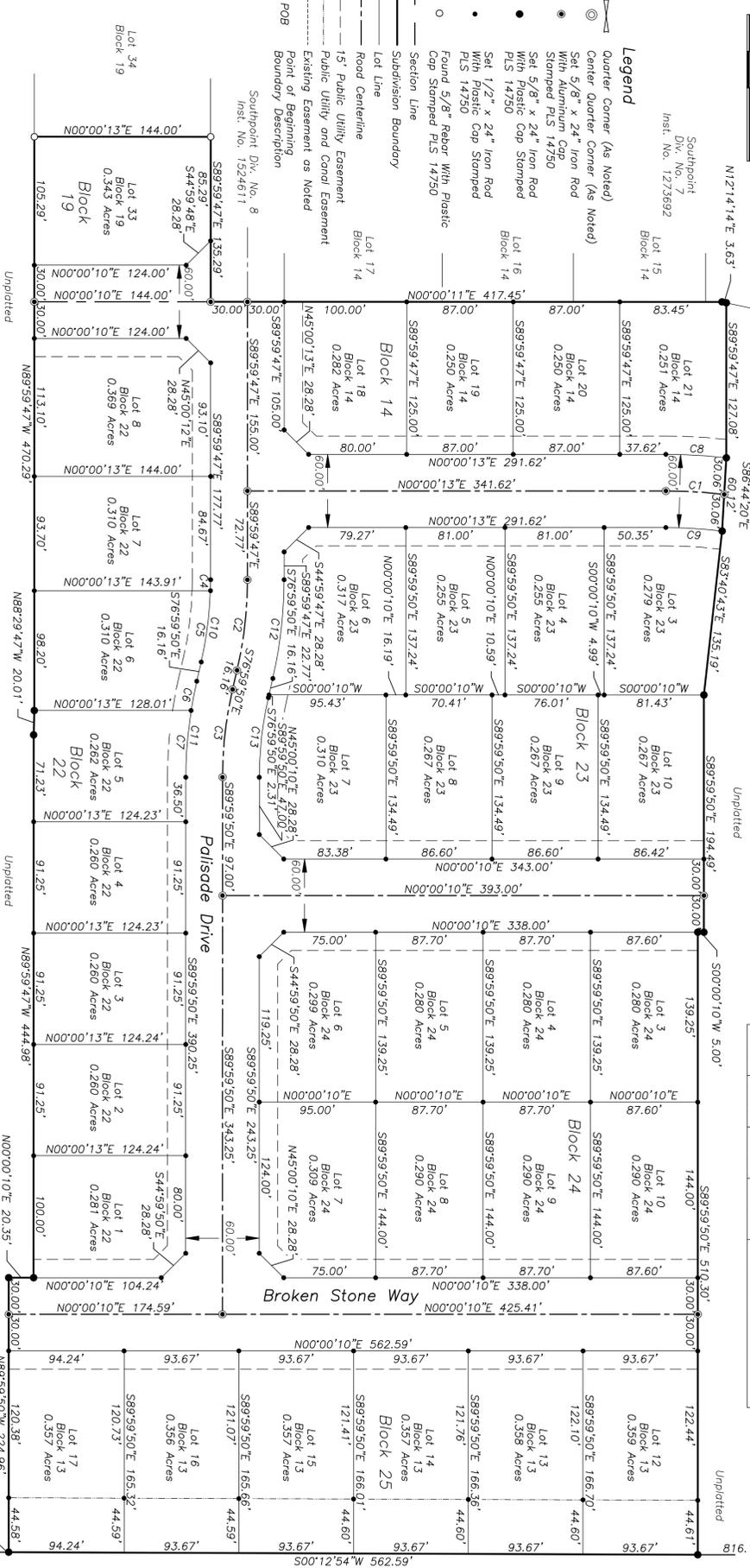
CURVE	LENGTH	RADIUS	DELTA	CH BEARING AND DISTANCE
C1	47.28'	400.00'	650.40'	S03°25'54"W 47.28'
C2	74.87'	330.00'	1239.97'	S83°29'48"E 74.71'
C3	72.61'	320.00'	1300.00'	S83°29'50"E 72.45'
C4	9.03'	300.00'	1432.29'	N82°38'04"W 9.03'
C5	59.03'	300.00'	1116.28'	S78°59'57"E 24.45'
C6	24.46'	350.00'	400.14'	S78°59'57"E 24.45'
C7	54.96'	350.00'	635.38'	S03°34'18"W 49.46'
C8	49.49'	430.00'	635.38'	S03°34'18"W 49.46'
C9	46.08'	370.00'	708.09'	S83°29'48"E 67.92'
C10	68.06'	300.00'	1259.57'	N83°29'50"W 79.24'
C11	79.42'	350.00'	1300.00'	S83°29'48"E 81.50'
C12	81.68'	360.00'	1259.57'	S83°29'50"E 65.66'
C13	65.80'	290.00'	1300.00'	S83°29'50"E 65.66'

Center Quarter Corner Sec. 6
 With Found 5/8" Rebar
 C.P.#. Instrument Number
 1230508 PLS 10786



Legend

- Quarter Corner (As Noted)
- Center Quarter Corner (As Noted)
- Set 5/8" x 24" Iron Rod With Aluminum Cap Stamped PLS 14750
- Set 5/8" x 24" Iron Rod With Plastic Cap Stamped PLS 14750
- Set 1 1/2" x 24" Iron Rod With Plastic Cap Stamped PLS 14750
- Found 5/8" Rebar With Plastic Cap Stamped PLS 14750
- Section Line
- Subdivision Boundary
- Lot Line
- Road Centerline
- 15' Public Utility Easement
- Public Utility and Canal Easement
- Existing Easement as Noted
- Point of Beginning
- POB
- Boundary Description



S00°12'54"W 562.59'
 (Basis of Bearing) S00°12'54"W 2638.88'
 City of Idaho Falls 2004 Datum
 Southpoint Division No. 6 Inst. No. 1236883

Survey Narrative
 Existing monuments and plotted lot lines were used to establish the West line of the overall boundary as shown hereon. The remaining North, East and South lines not adjoining existing plotted lot lines were established using client directed configuration meeting current City of Idaho Falls Planning requirements.

Relevant Surveys
 Recorded Plat
 Southpoint Div. No. 7, Inst. No. 1273692
 Recorded Plat
 Southpoint Div. No. 8, Inst. No. 1524611
 Record of Survey
 Mountain River Engineering, Inst. No. 891559

Surveyor's Certificate
 I, Frank W. Peterson, a licensed professional land surveyor in the State of Idaho, do hereby certify that the survey of this subdivision, designed as SOUTHPOINT DIVISION NO. 10, was made under my direction, and that said subdivision is truly and correctly surveyed and staked as provided by law and in accordance with the accompanying plat as described hereon.



South Quarter Corner Sec. 6
 Found Aluminum Cap PLS 3842
 C.P.#. Instrument Numbers
 1214804 PLS 3842
 641089 PLS 827

Frank W. Peterson License No. 14750 Date

**SOUTHPOINT DIVISION NO. 10
A SUBDIVISION OF THE CITY OF IDAHO FALLS,
BONNEVILLE COUNTY, IDAHO
BEING IN PART OF THE SW 1/4 OF SECTION 6,
TOWNSHIP 1 NORTH, RANGE 38 EAST, B.M.
(Sheet 2 of 2)**

OWNER'S Dedication
KNOW ALL MEN BY THESE PRESENTS: that the undersigned Gary L. Voigt, is the lawful OWNER of the tract of land included within the boundary description shown hereon and has caused the same to be platted and divided into blocks, lots, and streets, which plat shall hereafter be known as Southpoint Division No. 10, a subdivision of the City of Idaho Falls, Idaho, Bonneville County, Idaho.

BE IT FURTHER KNOWN, that OWNER does hereby dedicate grant and convey to the public, all streets and right-of-ways shown hereon, that OWNER also does hereby grant and convey to the City of Idaho Falls all easements forever as irrevocable permanent non-exclusive public easements as shown and described hereon.

OWNER, or his heirs and assigns, agree they will construct no permanent structure within or upon any easement shown hereon, and the City of Idaho Falls and its successors, assigns, permittees or licensees shall also have the right, to remove, cut or trim any trees, brush, ornamental shrubbery or plant which may injure or interfere with the use thereof for its intended purposes, such right may be exercised without prior notice to OWNER or his heirs, successors or assigns.

OWNER or his heirs, successors or assigns further agree that they shall not plant any trees, brush, ornamental shrubbery or plants which may hinder the safe and efficient utilization of said easements.

OWNER or his heirs, successors or assigns further agree that they shall hold the City of Idaho Falls or its successors, assigns, permittees or licensees harmless from damage incurred to any items constructed on over or under any easement shown hereon, that were constructed or permitted to be constructed by OWNER or his heirs, successors or assigns subsequent to this instrument.

OWNER or his heirs, successors or assigns do hereby warrant and shall defend such dedication and conveyances in the quiet and peaceful possession of the public or the City of Idaho Falls, as the case may be, against said OWNER and his heirs, successors and assigns, and against every person, whomever who lawfully holds or who later claims to have lawfully held any rights in said estate as of the date hereof.

IN WITNESS WHEREOF, OWNER has hereunto subscribed his seal and signature this ____ day of _____, 202__.

Owner, _____

Gary L. Voigt
Acknowledgment
STATE OF Idaho
____SS.

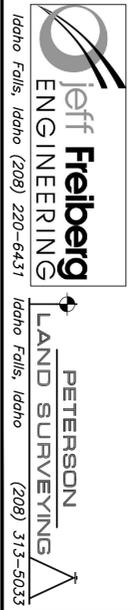
COUNTY OF Bonneville
On this ____ day of _____, 20____, before me the undersigned, a notary public in and for said state, personally appeared Gary L. Voigt, known or identified to me to be the person whose name is subscribed in the attached OWNER'S Dedication and the Drinking Water System Certificate and acknowledged to me that he is authorized to execute the same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and the year in this certificate first above written.

Residing at: _____
Notary Public for the State of _____
Commission Expiration Date: _____

County Surveyor's Verification
I certify that I am a licensed professional land surveyor in the State of Idaho and that I have examined this plat and find it complies with I.C. § 50-1305.

Date _____ Bonneville County Surveyor, Shane C. Remer PLS 12222

Surveyor's Certificate
I, Frank W. Peterson, a licensed professional land surveyor in the State of Idaho, do hereby certify that the survey of this subdivision, designated as SOUTHPOINT DIVISION NO. 10, was made under my direction, and that said subdivision is truly and correctly surveyed and stated as provided by law and in accordance with the accompanying plat as described hereon.
Preliminary
Frank W. Peterson License No. 14750 Date _____



Health Department Certificate of Approval
Sanitary restrictions as required by I.C. §50-1326 have been satisfied based on the Department of Environmental Quality (DEQ) approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water or sewer/septic allowed with appropriate building permits; if drinking water or sewer facilities have since been constructed or if the developer is simultaneously constructing those facilities, the conditions of DEQ, then sanitary restrictions may be reimposed, in accordance with I.C. §50-1326, by the issuance of a certificate of disapproval, and no construction of any building or structure requiring drinking water or sewer/septic facilities shall be allowed.
EASTERN IDAHO PUBLIC HEALTH DISTRICT

ENVIRONMENTAL HEALTH SPECIALIST, REHS Date: _____

Drinking Water System Certificate

Pursuant to I.C. § 50-1334, the OWNER does hereby, certify that all lots shown on this plat are eligible to receive water from the City of Idaho Falls municipal water system, and said City has agreed in writing to provide culinary water service to said lots pursuant to the provisions of Title 8, Chapter 4 of the Idaho Falls City Code, as amended from time to time.

IN WITNESS WHEREOF, OWNER has hereunto set his signature this ____ day of _____, 202__.

Owner, _____

Gary L. Voigt

Recorders Certificate
I hereby certify that the foregoing plat SOUTHPOINT DIVISION NO. 10, was filed in the Office of the Recorder of Bonneville County, Idaho

Bonneville County Recorder Date _____

Boundary Description
A parcel of land being part of the Southwest Quarter of Section 6, Township 1 North, Range 38 East, Boise Meridian, described as follows:

Commencing at the South Quarter Corner of said Section 6 and running thence N00°12'34" E 1260.11 feet along the North South center section line of said Section 6, to the true Point of Beginning; thence S89°59'47" W 224.96 feet; thence N89°59'47" W 444.98 feet; thence N00°00'10"E 20.35 feet; thence N89°59'47" W 444.98 feet; thence N89°29'47" W 20.01 feet; thence N89°59'47" W 470.29 feet to the Southeast corner of lot 34, Block 19 of the recorded subdivision of Southpoint Div. No. 8, having Instrument No. 1524611 at the Bonneville County, Idaho Recorders Office, thence along the East line of Southpoint Div. No. 8 and the East line of the recorded subdivision of Southpoint Div. No. 7 having Instrument No. 1273692 at the Bonneville County, Idaho Recorders Office the following four (4) courses, (1) N00°00'13"E 144.00 feet, (2) S89°59'47"E 135.29 feet, (3) N00°00'11"E 417.45 feet, (4) N12°14'14"E 3.63 feet, thence leaving said East lines S89°59'47"E 127.08 feet, thence S86°44'20"E 60.12 feet, thence S85°40'43"E 135.19 feet, thence S89°59'50"E 194.49 feet, thence S00°00'10" W 5.00 feet, thence S89°59'50"E 510.30 feet to said North South center section line, thence along said North South center section line S00°12'54" W 562.39 feet to the true Point of Beginning.
Parcel contains 13.479 Acres.

Irrigation Water Rights Release

The property included in this plat has petitioned for and been removed from all future irrigation water rights.
Date: _____ Instrument No. TBD

Treasurers Certificate

I, the undersigned County Treasurer in and for the County of Bonneville, State of Idaho, pursuant to the requirements of I.C. §50-1308, do hereby certify that all County property taxes due for the property included in the Boundary Description shown hereon are current.

Date _____ Bonneville County Treasurer

City Acceptance
The accompanying plat was duly accepted and approved by the City Council of Idaho Falls, adopted this ____ day of _____, 202__.

Mayor _____ City Clerk _____
City Engineer _____ City Surveyor _____
Kent J. Fagel, PE 9247 Kenneth Baldwin Roberts, PLS 9755

IDAHO FALLS PLANNING AND ZONING COMMISSION
STAFF REPORT
Final Plat
Narrows Division 2
April 21, 2020



Community
Development
Services

Applicant:
Eagle Rock Engineering

Project Manager:
Brian J. Stevens

Location: North of US 20,
East of Snake River, South of
Science Center Blvd, West of
Freemont Ave.

Size: Approx. 5.521 acres
Lots: 3

Existing Zoning:
S Site: LC
North: LC
South: LC
East: R2 & TN
West: P

Existing Land Uses:
Site: Vacant
North: Vacant / Commercial
South: Vacant
East: Residential
West: Park & River

Future Land Use Map:
Planned Transition

Attachments:
1. Maps
2. Aerials
3. Exhibit
4. Photos

Requested Action: To **recommend** to the Mayor and City Council approval of the final plat for the Narrows Division 2.

History: This property was annexed in July of 1906. This property was zoned C-1 with PUD overlay. As part of the rewrite of the zoning ordinance, this property was rezoned in 2018 to LC with a PUD overlay. This Property has been vacant land from 1954 to today.

Staff Comments: The property is zoned LC with PUD overlay. The plat includes 3 lots. The lot will meet the minimum requirements for the LC Zone. The property will have frontage on Latah Ave. a local street. At the time of site development cross access may be required to adjacent development and across the property so that potential development of properties to the north and south can utilize shared access.

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.	NA
<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.	NA
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.	Latah Ave. Local

Comprehensive Plan Policies:

Encourage development in areas served by public utilities or where extensions of facilities are least costly. (p. 67)

Zoning:

LC Limited Commercial Zone.

This zone provides a commercial zone for retail and service uses which supply the daily household needs of the City's residents. This Zone is usually located on major streets contiguous to residential uses. This zone is characterized by smaller scale commercial uses which are easily accessible by pedestrians and non-motorized vehicles from the surrounding residential neighborhoods, although larger scale developments such as big-box stores may still serve as anchors. Connectivity is provided with walkways that provide access to and through the development site. Parking for vehicles is understated by the use of landscaping, location, and provision of pedestrian walkways to the businesses.

11-2-4: ALLOWED USES IN COMMERCIAL ZONES.

Table 11-2-2: Allowed Uses in Commercial Zones

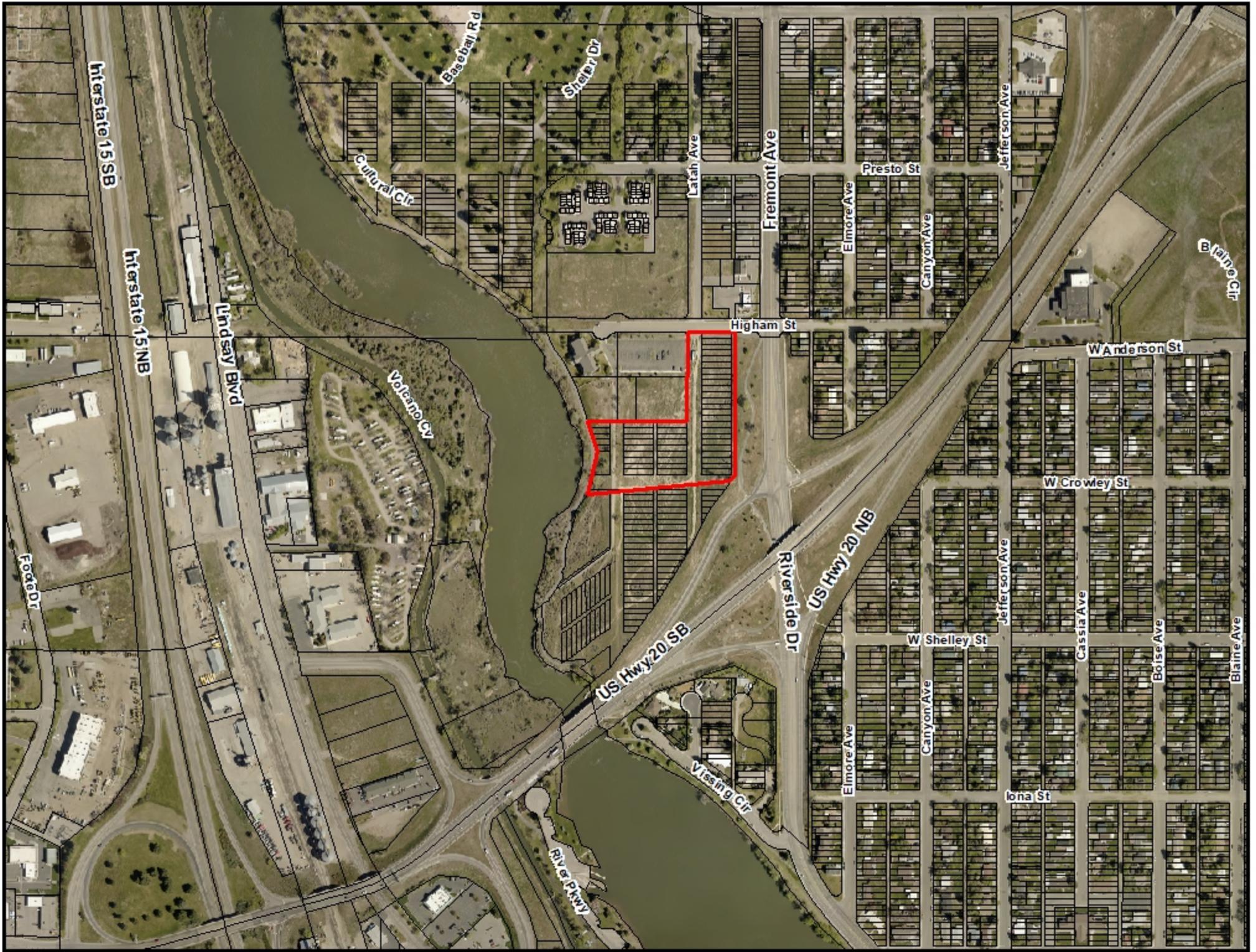
Proposed Land Use Classification	Commercial				
	PB	CC	LC	HC	PT
Accessory use*	P	P	P	P	P
Accessory use, Fuel Station*		P	P	P	
Accessory use, Storage Yard*		P	P	P	
Amusement Center, Indoor		P	P	P	
Amusement Center, Indoor Shooting Range*		P	P	P	
Amusement Center, Outdoor*				P	
Animal Care Clinic*	P	P	P	P	
Animal Care Facility*				P	
Bed and Breakfast*		P	P		P
Boarding /Rooming House		P	P		P
Building Material, Garden and Farm Supplies			P	P	
Cemetery*		C ₂	C ₂	C ₂	
Club*		P	P	P	
Communication Facility		P	P	P	
Day Care, all Types*	P	P	P	P	P
Drinking establishment		P		P	
Drive-through Establishment *	P*	P	P	P	P
Dwelling, accessory unit *		P	P	P	P
Dwelling, multi-unit*		P	P		P
Dwelling, single unit attached			P		
Dwelling, single unit detached			P		
Dwelling, two unit			P		P
Eating establishment		P	P	P	P
Eating Establishment, limited	P	P	P	P	P
Financial Institutions	P	P	P	P	P
Entertainment and Cultural Facilities	P	P	P	P	P

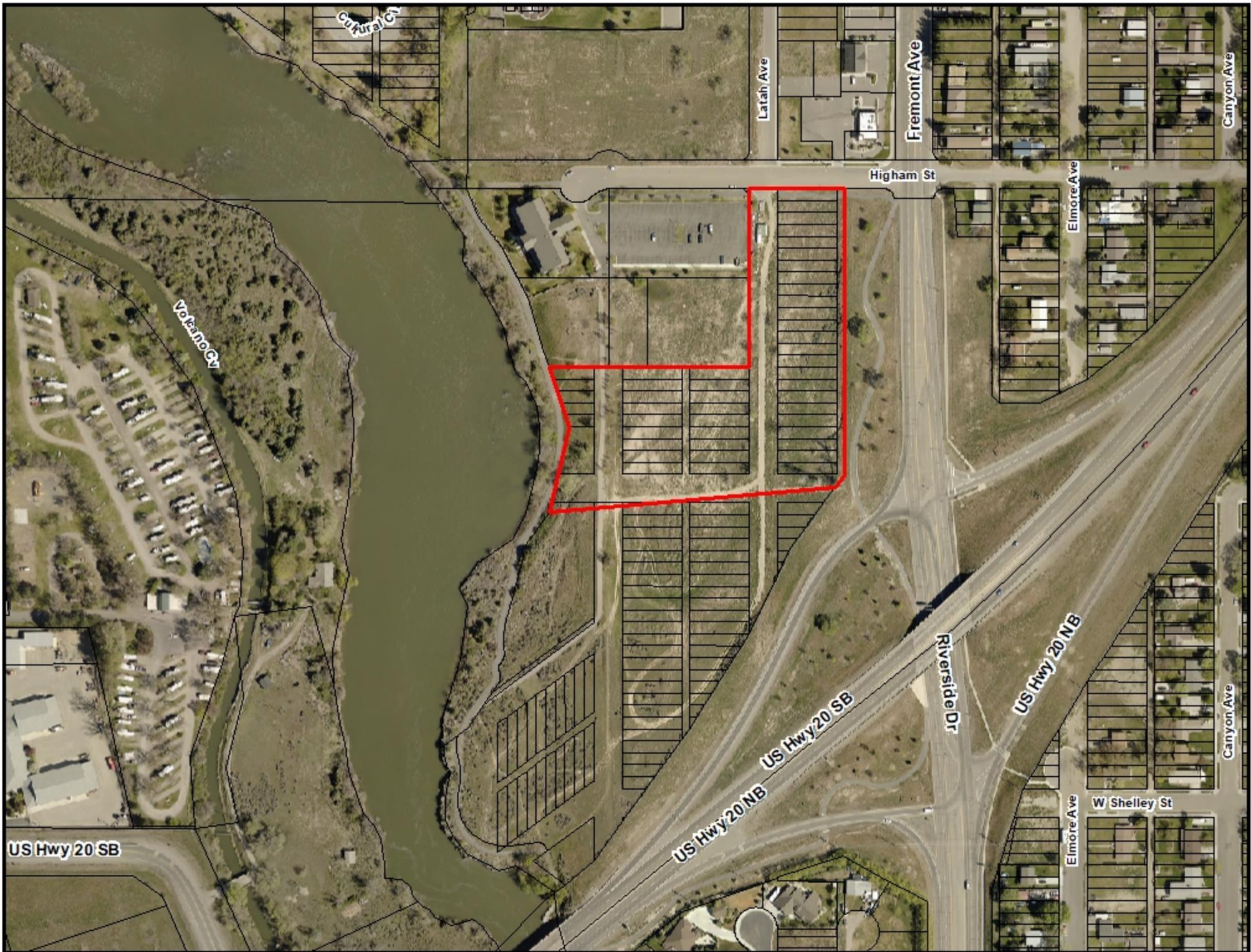
P = permitted use. C₁ = administrative conditional use. C₂ = Planning Commission conditional use. C₃ = City Council conditional use. A blank denotes a use that is not allowed in that zone.

*Indicates uses that are subject to specific land use provisions set forth in the Standards for Allowed Land Uses Section of this Chapter.

Proposed Land Use Classification	PB	CC	LC	HC	PT
Equipment Sales, Rental and Services			P	P	
Food Processing, small scale				P	
Food store		P	P	P	P
Health Care and Social Services	P	P	P	P	P
Higher Education Center		P	P	P	P
Home Occupation*	P	P	P	P	P
Hospital*	C ₂				
Industry, craftsman	P	P	P	P	
Industry, light		P		P	
Information Technology	P	P	P	P	P
Laundry and Dry Cleaning		P			P
Live-Work*	C ₂	P	P	P	P
Lodging Facility		P	P	P	P
Mortuary				P	P
Parking Facility		P	P	P	P
Pawn Shop		P			
Personal Service	P	P	P	P	P
Professional Service	P	P	P	P	P
Planned Unit Development*		C ₃	C ₃		C ₃
Public Service Facility*	C ₂				
Public Service Facility, Limited	P	P	P	P	P
Public Service Use	P	P	P	P	P
Recreation Vehicle Park*				P	
Religious Institution*		P	P	P	P
Residential Care Facility	P	P	P	P	P
Retail		P	P	P	P
School*		P	P	P	P
Short Term Rental*		P	P		P
Fuel Station		P	P	P	
Fuel Station, Super		C ₂	P	P	
Storage Facility, Indoor		P	P	P	P
Storage Facility, Outdoor				P	
Storage Yard*				P	
Transit Station		P	P	P	P
Vehicle and Equipment Sales			P	P	
Vehicle Body Shop				P	
Vehicle Repair and Service		P	P	P	
Vehicle Sales, Rental and Service		P		P	
Vehicle Washing Facility		C ₂	C ₂	P	

(Ord. 3210, 8-23-18) (Ord. 3218, 9-13-18) (Ord. 3233, 12-20-18) (Ord. 3277, 10-10-19)













IDAHO FALLS PLANNING AND ZONING COMMISSION
STAFF REPORT
Final Plat
Manchester Estates
April 21, 2020



Applicant: Eagle Rock Engineering

Location: Generally North of 49th S, East of 5th W, South of Sunnyside Rd., West of Holmes Ave.

Size: Approx. 23.824 acres

Buildable Lots: 58

Common Lots: 1

Largest Lot: 18,810 sq ft

Smallest Lot: 12,065 sq ft

Average Lot Size: 14,076

Total Net Density: 3.09

Total Gross Density: 2.43

Existing Zoning: RP

North: RP

South: RP/County A-1

East: RP

West: RP

Existing Land Uses:

Site: Vacant/ Agricultural

North: Residential

South: Residential

East: Institutional

West: Residential

Future Land Use Map: Low Density Residential

Public Hearing Notice:

60 Adjacent Property Owner Letters Sent

Attachments:

1. Maps and Aerial Photos
2. Letter

Requested Action: To recommend to the Mayor and City Council approval of the final plat for Manchester Estates.

Staff Comments: The property is zoned RP, Residential Park. The Planning Commission approved the preliminary plat for Manchester Estates on April 7, 2020. The final plat matches the approved preliminary plat. The final plat includes 58 buildable lots and one common lot. All of the proposed lots exceed the minimum requirements of the RP Zone. The plat is proposed to be completed in a single phase.

Access to the subdivision will come from Stonebrook and Castlerock Lanes, residential collector streets. Proposed intersections comply with the Access Management Plan and coincide with existing alignments. Sidewalk will also be installed along these corridors, where it now only exists along one side. The subdivision will provide a stub road to the south for connection to possible future development.

The common lot in the development is a storm pond located at the eastern side of the development. A 10-foot walking path is also proposed along the southern edge of storm pond to provide access to the school from the neighborhood.

The proposed plan addresses several of the concerns previously heard from surrounding residents. The final plat is consistent with the policies of the Comprehensive Plan.

Staff Recommendation: Staff has reviewed the final plat and finds that it complies with the subdivision ordinance and the development standards of the RP Zone. 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.	NA
<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
<p>Planning Director to classify street on basis of zoning, traffic volume, function, growth, vehicular & pedestrian safety, and population density.</p>	All Local Streets

Traffic Volume and Character of Traffic Use:

Access to the subdivision will come from Stonebrook and Castlerock Lanes, residential collector streets. Proposed intersections comply with the Access Management Plan and coincide with

existing alignments. The Access Management Plan provides recommendations for when a traffic impact study (TIS) should be required, 6.3.1. It recommends that a TIS should be conducted for all new development that is expected to generate more than 100 net new peak-hour vehicle trips.

The Institute of Transportation Engineers (ITE) should be used for selecting trip generation rates. For single-family detached housing the ITE manual identifies average trip generation rates per dwelling unit as .77 during the weekday a.m. peak hour and 1.02 for the weekday p.m. peak hour.

A 58 lot subdivision does not constitute the need for a traffic study based on these average trip generation rates. Additionally, the proposed development will be accessing directly to residential collector streets which will not require new traffic to utilize local neighborhood streets to exist the development.

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 paths, parks, open spaces, and streets. (p.40)

Encourage development in areas served by public utilities or where extensions of facilities are least costly. (p.67)

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)

Zoning:

11-3-3: PURPOSE OF RESIDENTIAL ZONES

(B) RP Residential Park Zone. This zone provides a residential zone which is representative of an automobile-oriented, suburban development pattern and characterized by large lots. The principal use permitted in this Zone shall be single unit dwellings.

11-3-4: STANDARDS FOR RESIDENTIAL ZONES.

Table 11-3-1: Standards for Residential Zones

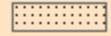
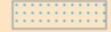
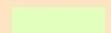
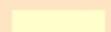
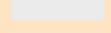
	RE	RP	R1	R2	TN	R3	R3A	RMH
Lot Area								
Lot Area Minimum in ft ²	1 acre*	12,000	7,000	6,000*	3,000*	5,000*	5,000	5,000
Lot Area Maximum in ft ²			13,500*					
Site Width								
Site Width at Front Setback, Minimum in ft.	150	60	50	50	25	50	50	50
Setbacks, Minimum in ft.								
Front	40	30*	25*	20*	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 net units/acre	1	4	6	17	15	35	35	8
*See explanations, exceptions and qualifications in Section 11-3-4A,B,C of this Zoning Code.								

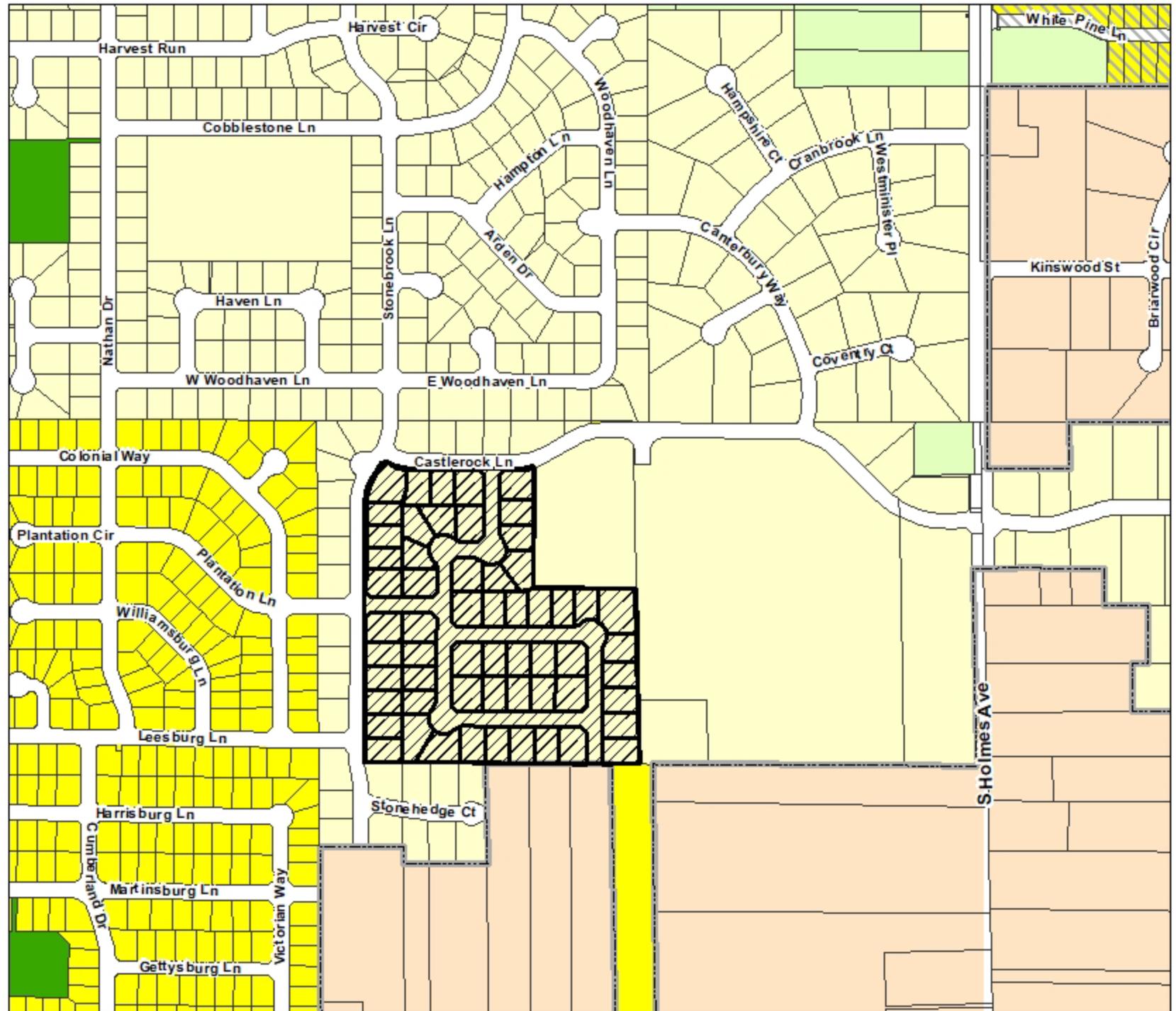
(Ord. 3218, 9-13-18)

Legend

-  Site
-  City Limits
-  Area of Impact

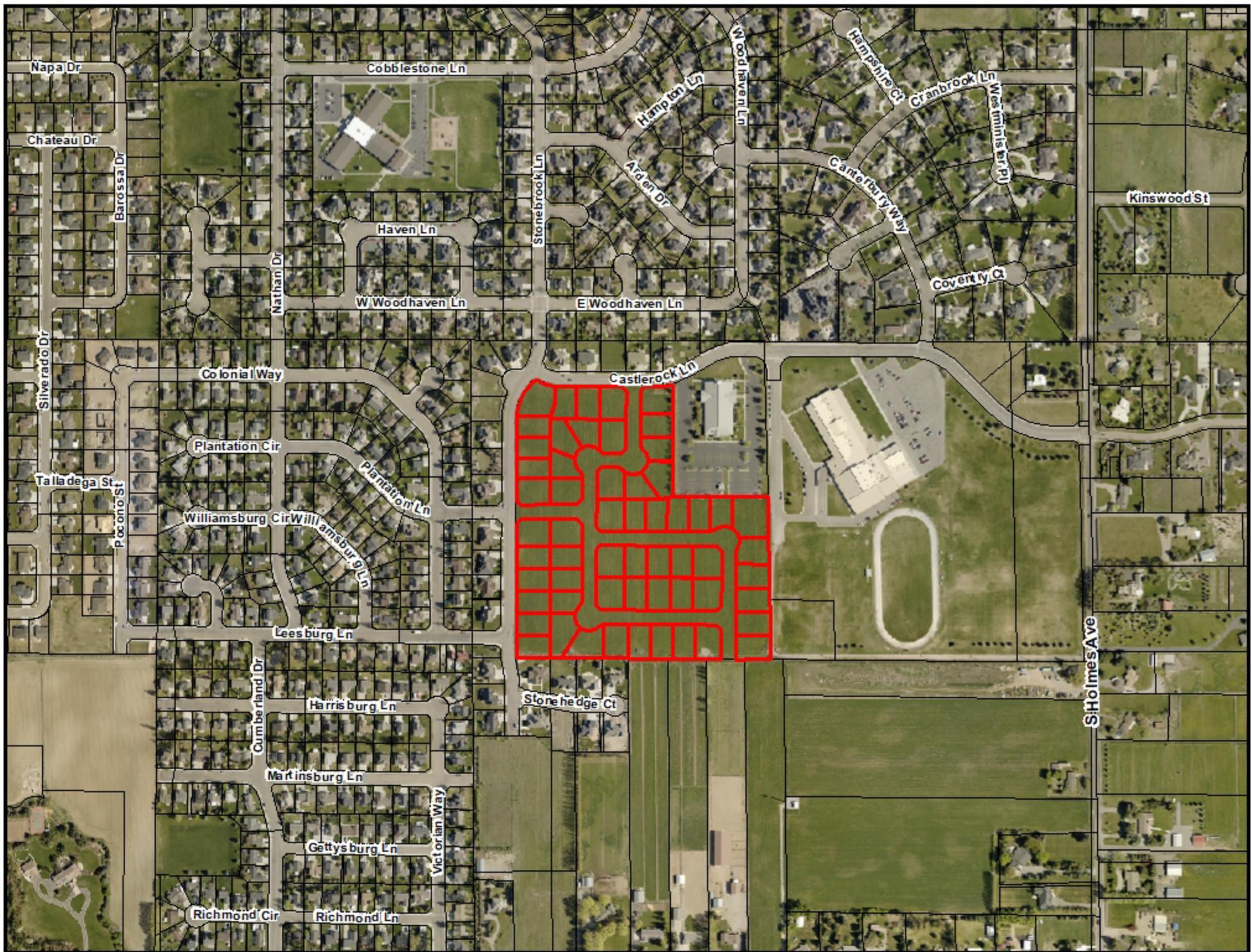
Overlays

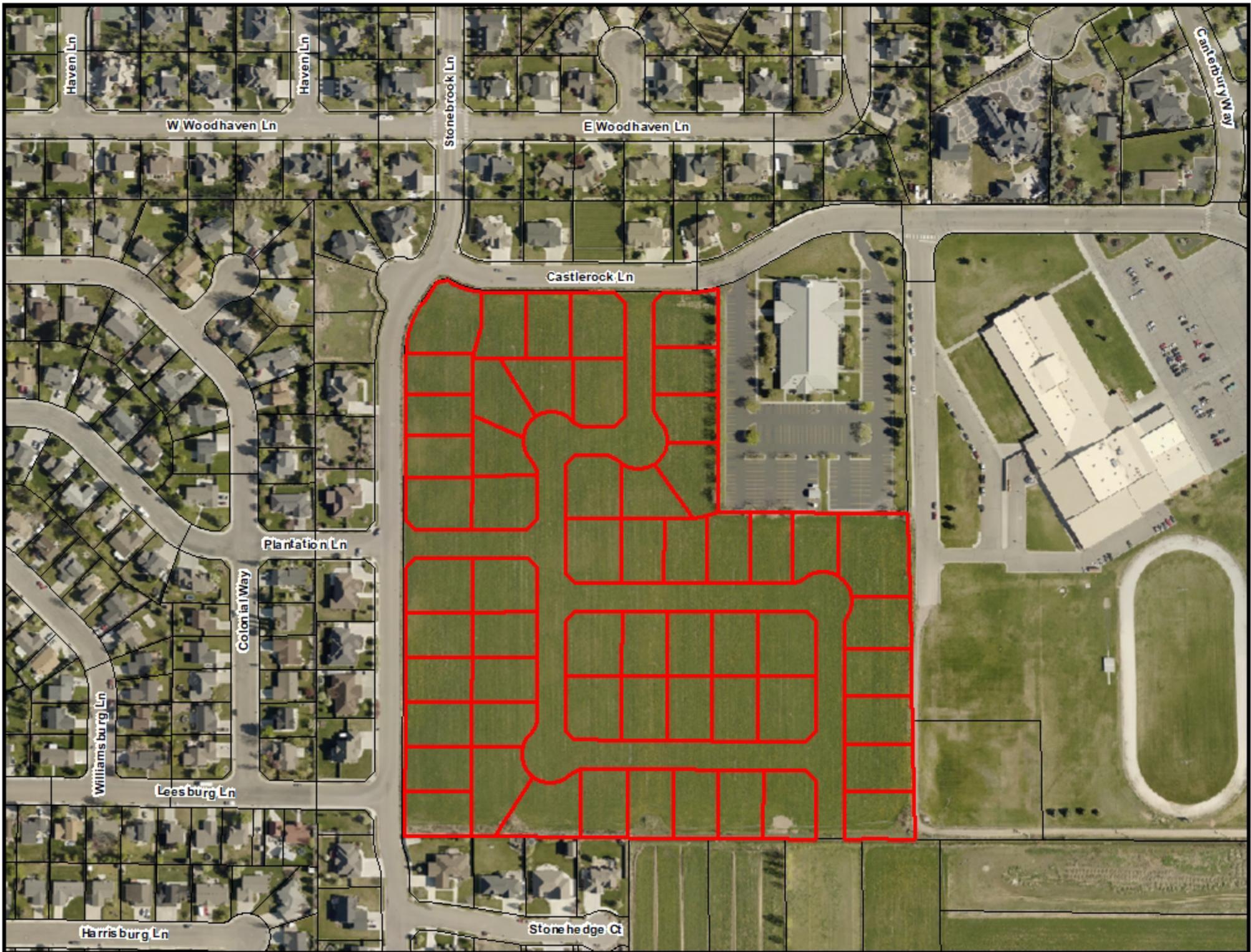
-  PT
-  PT&T-1
-  PUD
-  T-1
-  T-2
-  RE
-  RP
-  R1
-  R2
-  TN
-  RMH
-  R3
-  R3A
-  PB
-  DT
-  CC
-  LC
-  HC
-  R&D
-  LM
-  I&M
-  P

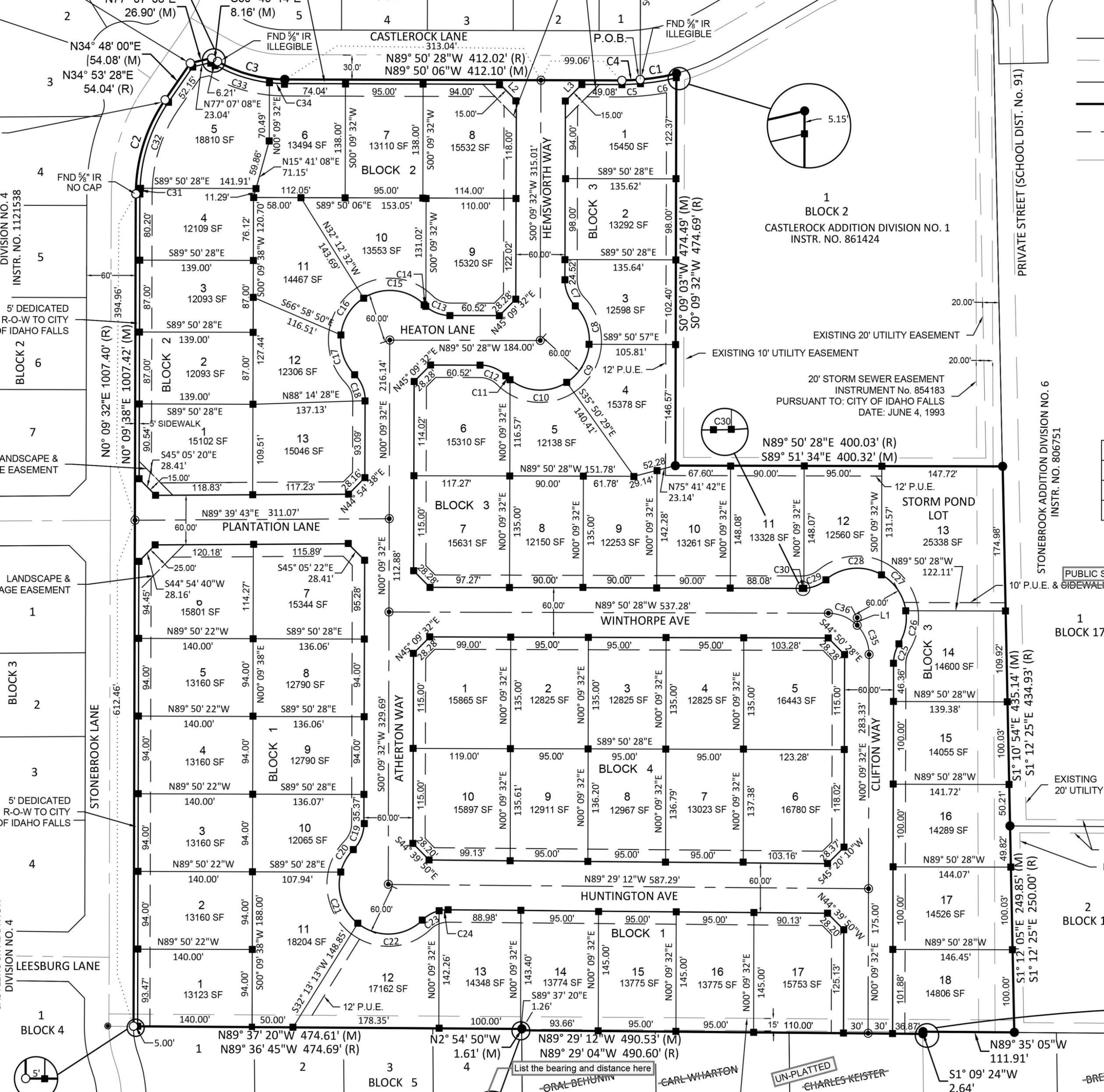


Planning Division
 City Annex Building
 680 Park Ave.
 Idaho Falls, ID 83402
 (208) 612-8276









1
BLOCK 2
CASTLEROCK ADDITION DIVISION NO. 1
INSTR. NO. 861424

EXISTING 20' UTILITY EASEMENT
EXISTING 10' UTILITY EASEMENT
20' STORM SEWER EASEMENT
INSTRUMENT No. 854183
PURSUANT TO: CITY OF IDAHO FALLS
DATE: JUNE 4, 1993

N89° 50' 28" E 400.03' (R)
S89° 51' 34" E 400.32' (M)

STORM POND
LOT
13
25338 SF

PRIVATE STREET (SCHOOL DIST. No. 91)

STONEBROOK ADDITION DIVISION NO. 6
INSTR. NO. 806751

1
BLOCK 17

EXISTING
20' UTILITY

2
BLOCK 1

List the bearing and distance here

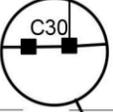
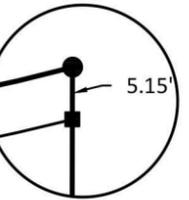
ORAL BEHUNN

CARL WHARTON

UN-PLATTED

CHARLES KEISTER

S1° 09' 24" W
2.64'



BRE

IDAHO FALLS PLANNING AND ZONING COMMISSION
STAFF REPORT
Final Plat
Ivywood Division 3
April 21, 2020



Community
Development
Services

Applicant: Eagle Rock Engineering

Location:

Generally North W 81st S,
East S 5th W, South W 65th,
West S 15th W.

Size: 30.860 Acres

Total Lots: 92

Buildable Lots: 86

Common Lots: 6

Existing Zoning:

Site: R1

North: R1

South: County A1

East: County A1

West: R1

Existing Land Uses:

Site: Undeveloped

North: Undeveloped

South: Ag

East: Ag

West: Ag

Future Land Use Map:

Low Density Residential

Attachments:

1. Zoning Map
2. Aerials
3. Preliminary Plat
4. Proposed Final Plat

Requested Action: To **recommend** to the Mayor and City Council approval of the final plat for Ivywood Division 3.

Staff Comments: The preliminary plat was approved in November 2015. The phasing has changed, however the proposed layout is very similar to the initial layout of the preliminary plat. The proposed final plat includes 92 total lots with 86 buildable lots and six common lots. Two common lots consist of storm ponds. One in the north portion of the proposed final plat and one in the south. The rest of the common lots are canal lots along the east and west side of the development. The third division will tie into the rest of the subdivision street network with the main access to S 5th W. The proposed final plat meets the density requirements and all buildable lots meet the lot size requirements for the R1 Zone.

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

<p>Planning Director to classify street on basis of zoning, traffic volume, function, growth, vehicular & pedestrian safety, and population density.</p>	<p>Existing Streets: S. 5th W (Minor Arterial)</p> <p>Local Streets: Montezuma St. Broyhill Ave. Branston Ave. Benford Ave. Waylend St. Yarmouth St.</p>
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Zoning:

11-3-3: Purpose of Residential Zones.

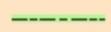
(C) R1 Single Dwelling Residential Zone. The zone provides a residential zone which is representative of a less automobile-oriented, more walkable development pattern, characterized by somewhat smaller lots widths; and somewhat denser residential environment than is characterized of the RP Residential Park Zone. The principal uses in the R1 Residential Zone shall be single detached and attached dwelling units. This zone is also generally located near limited commercial services that provide daily household needs.

Arterial streets should be located along the perimeter of residential neighborhoods, preferably at the square mile. At least one east-west collector and one north-south collector street should be located in every square mile of residential development. If such collector streets provide access to homes, the design of the collector shall discourage through traffic. (p. 41)

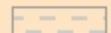
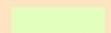
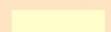
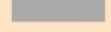
Encourage development in areas served by public utilities or where extensions of facilities are least costly. (p. 67)

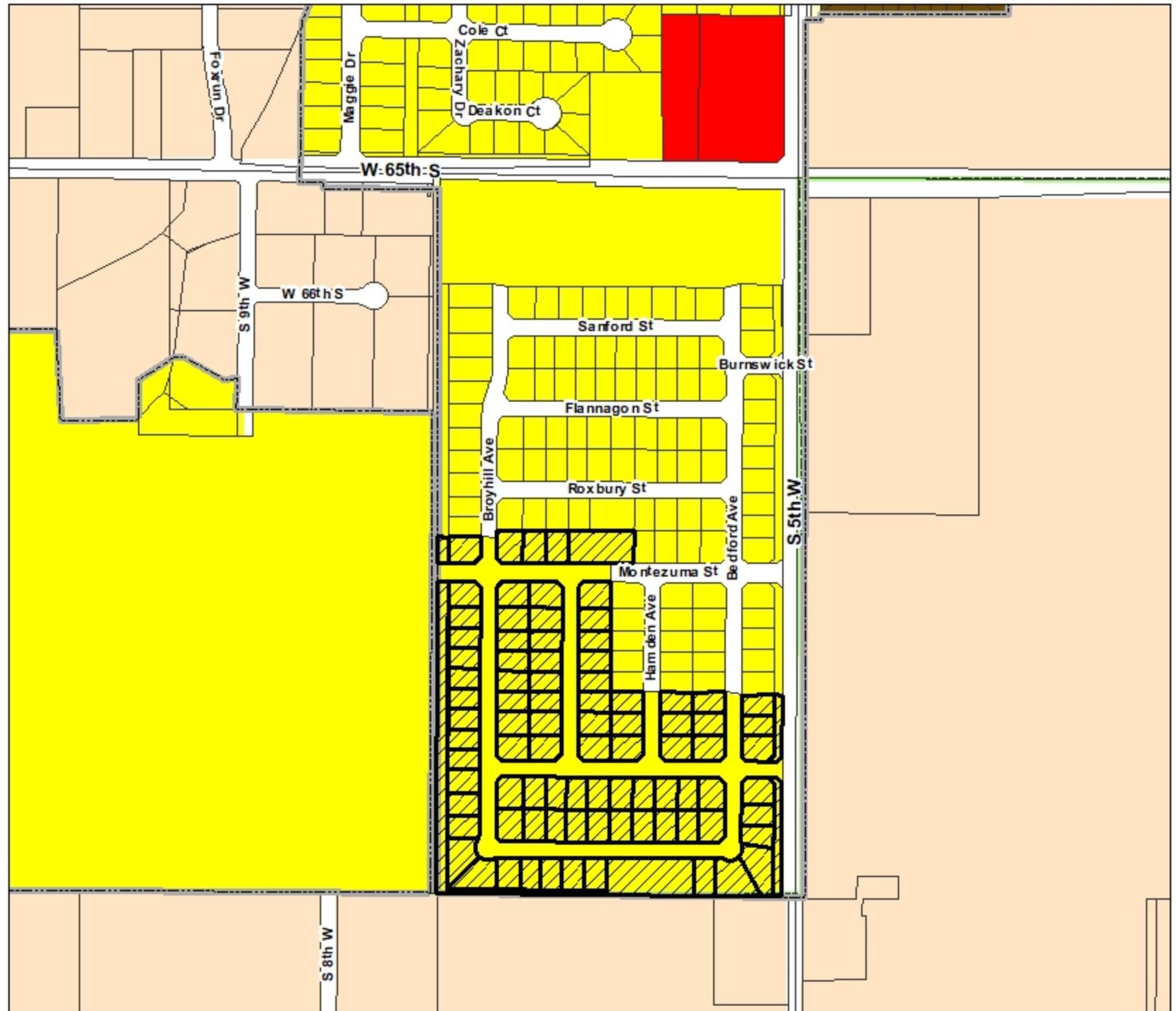
Limit access to arterial streets and section line roads. Access management is a process to provide access to adjacent land uses while preserving the safety, capacity, and speed of the arterial street (p.80)

Legend

-  Site
-  City Limits
-  Area of Impact

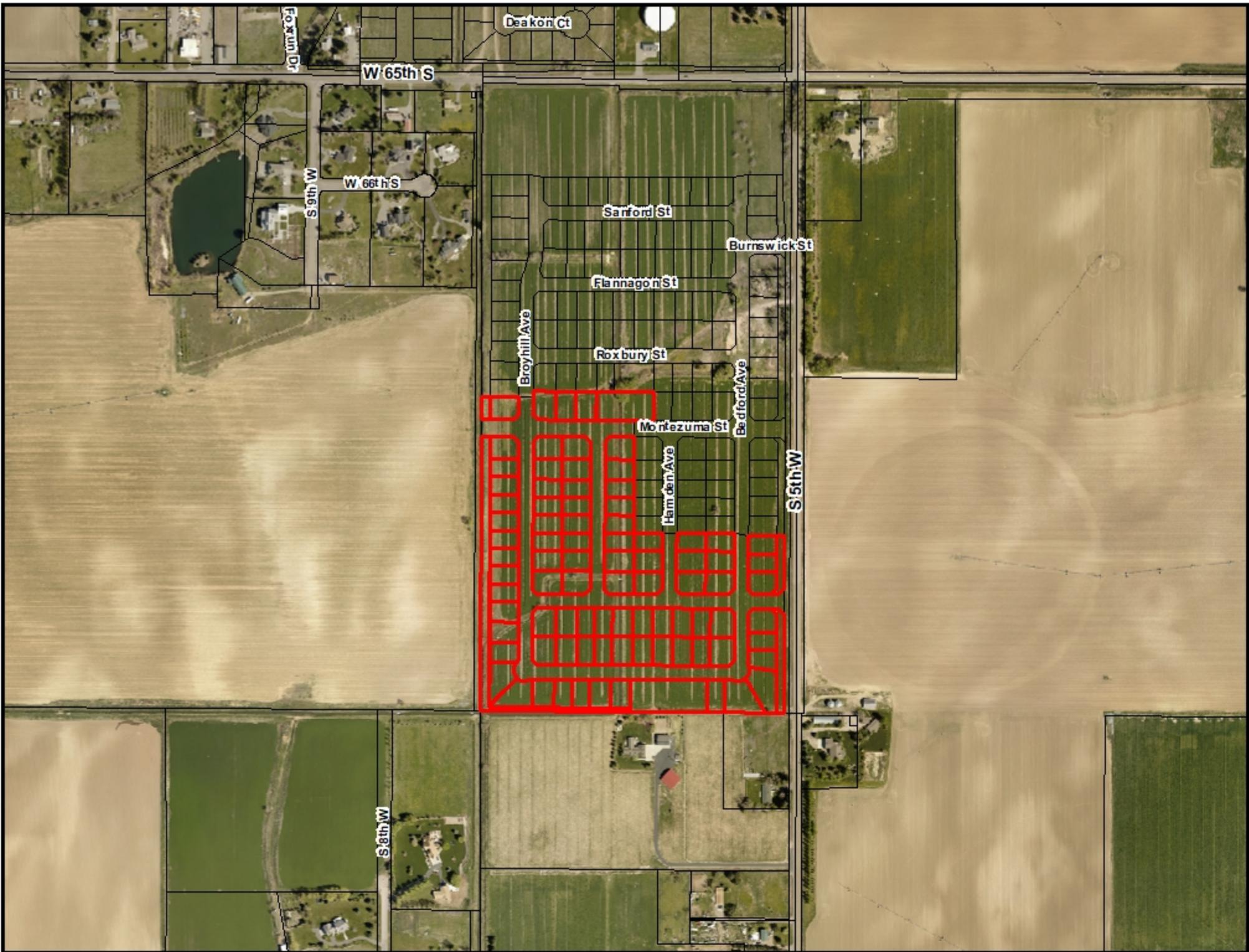
Overlays

-  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



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 Idaho Falls, ID 83402
 (208) 612-8276





Deakon Ct

Foxun Dr

W 65th S

S 19th W

W 66th S

Sanford St

Burnswick St

Flannagan St

Breyhill Ave

Roxbury St

Bedford Ave

Mortezuma St

Hamden Ave

S 15th W

S 18th W



Broyhill Ave

Roxbury St

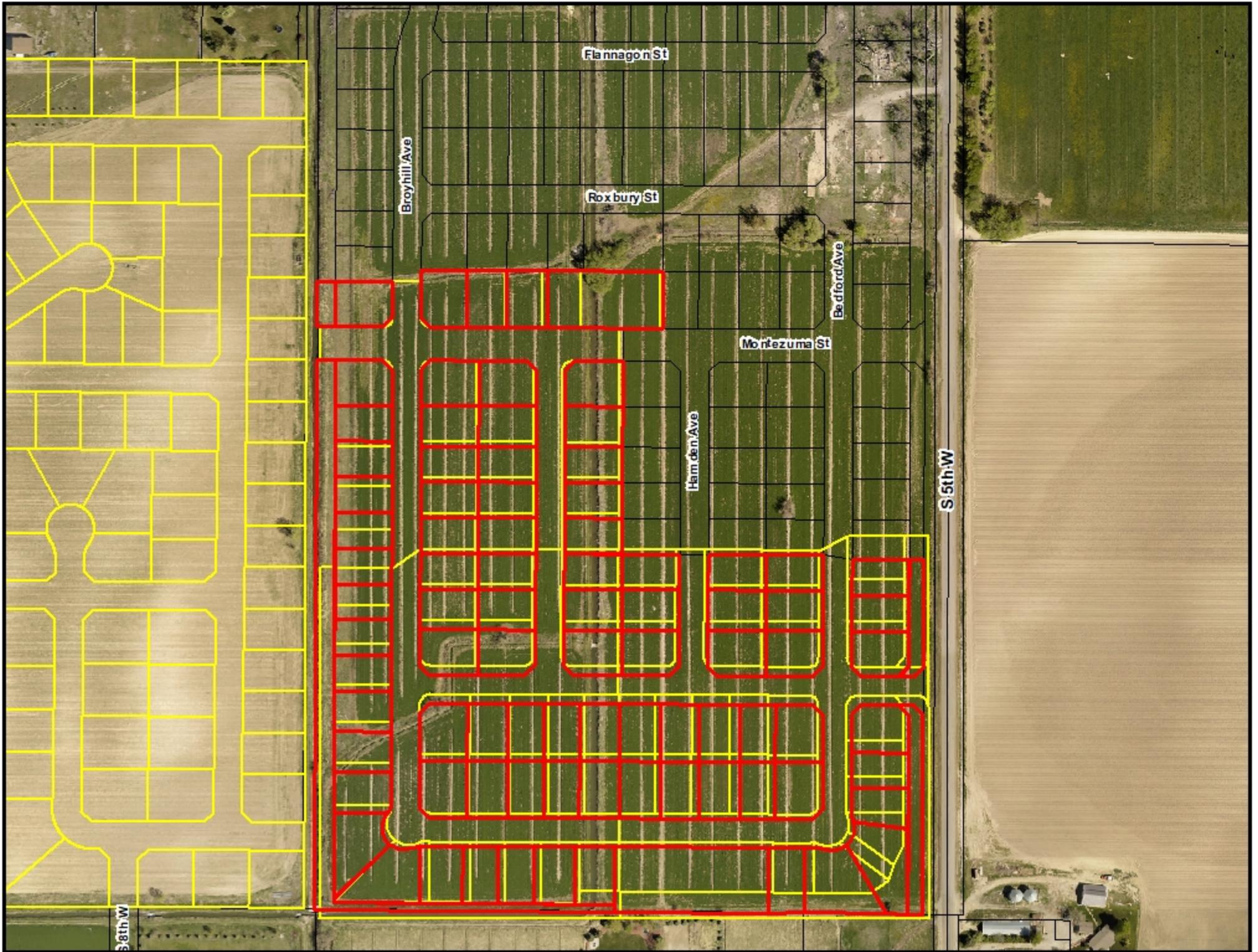
Bedford Ave

Montezuma St

Hamden Ave

S 5th W

S 6th W



Flannagon St

Roxbury St

Bedford Ave

Montezuma St

Hamden Ave

S 15th W

38th W

Broyhill Ave

