

# Idaho Falls Planning Commission

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## 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](http://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 ANN20-011  
**ANNEXATION/INITIAL ZONING. Annexation and Initial Zoning of LC, Limited Commercial for 1.677 acres in the SW1/4 of Section 25, Township 2 North, Range 37 East, a portion of Milligan Road.** North of Sunnyside, east of Snake River Parkway, south of Pancheri Dr, west of Snake River.

*Documents:*

[STAFF REPORT ANNEX-INITIAL ZONING MILLIGAN RD.PDF](#)

- 3.II. 7:00 PM ANN20-014  
**ANNEXATION/INITIAL ZONING. Annexation and Initial Zoning of LM, Light Manufacturing and Heavy Commercial for approximately 5.496 acres in the SW1/4 of Section 1, Township 2 North, Range 37 East.** Generally north of 33rd N, east of 26th W, south of 49th N, west of Interstate 15.

*Documents:*

[STAFF REPORT ANNEX-ZONING 5 ACRES.PDF](#)

- 3.III. 7:00 PM RZON20-011  
**REZONE. Rezone from HC, Highway Commercial to LC, Limited Commercial for a portion of Lot 19 and Lots 20, 21, 22, Block 1 of Jackson Hole Junction Subdivision 1st Amended.** Generally south and east of Interstate 15, west of Pioneer Rd., and north of W Sunnyside Rd.

*Documents:*

[FINAL STAFF REPORT RZON20-011.PDF](#)

- 3.IV. 7:00 PM RZON20-013  
**REZONE. Amendment of Title 10, Chapter 7, Form Based Code, residential requirements and uses, specifically allowing residential uses on the ground floor in some instances.**

*Documents:*

[FINAL STAFF REPORT RZON20-013.PDF](#)

#### 4. Business:

4.1. 7:00 PM PLAT20-033

**FINAL PLAT. Fairway Estate Division 28.** Generally located north of W 33rd N, east of N 5th W, south of W 65th N, west of N 5th E.

*Documents:*

[FINAL PLAT STAFF REPORT FAIRWAY ESTATE DIV 28.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](mailto: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  
ANNEXATION AND INITIAL ZONING OF LC FOR 1.677  
ACRES IN THE SW1/4 OF SECTION 25, TOWNSHIP 2 NORTH,  
RANGE 37 EAST, A PORTION OF MILLIGAN ROAD.  
September 15, 2020



Community  
Development  
Services

**Applicant:** City of Idaho Falls

**Project Manager:** Naysha Foster

**Location:** Generally located north of Sunnyside, East of Snake River Parkway, south of Pancheri Dr. and west of the Snake River.

**Size:** 1.677 acres

**Existing Zoning: Not zoned**

North: LC

South: LC

East: LC

West: I&M, Park

**Proposed Zoning:** LC

**Existing Land Uses:**

Site: Road

North: Undeveloped

South: Snake River

East: Snake River

West: Feed Manufacturing for livestock.

**Future Land Use Map:** Park

**Attachments:**

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

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

**Annexation:** This is a Category “A” annexation as it is requested by the City of Idaho Falls. The property is surrounded by city limits. Annexation of the property is consistent with the policies of City’s Comprehensive Plan.

**History:** The application was submitted on July 14, 2020. This was mistakenly left out of a legal description from an annexation of Eagle Ridge in June of 2004.

**Staff Comments:** The proposed annexation and initial zoning is compatible with the surrounding use and consistent with the surrounding zoning. Milligan road turns from paved to dirt approximately 500 feet south of Per View Dr.

**Initial Zoning:** The proposed zoning is LC, Limited Commercial. The Comprehensive plan identifies this area as Park. The proposed LC designation is consistent with the surrounding zoning.

**Staff Recommendation:** Staff recommends approval of the annexation and initial zoning of LC.



Pioneer Rd  
Interstate 15 SB  
Interstate 15 NB

Event Center Dr

Lochsa River Dr

Snake River Pkwy

Milligan Rd

Gallatin Ave

W 25th St

W 25th St

S Yellowstone Ave

W Sunnyside Rd

Purser Ln

E Elsworth Dr



Event Center Dr

Shake River Pkwy

Milligan Rd

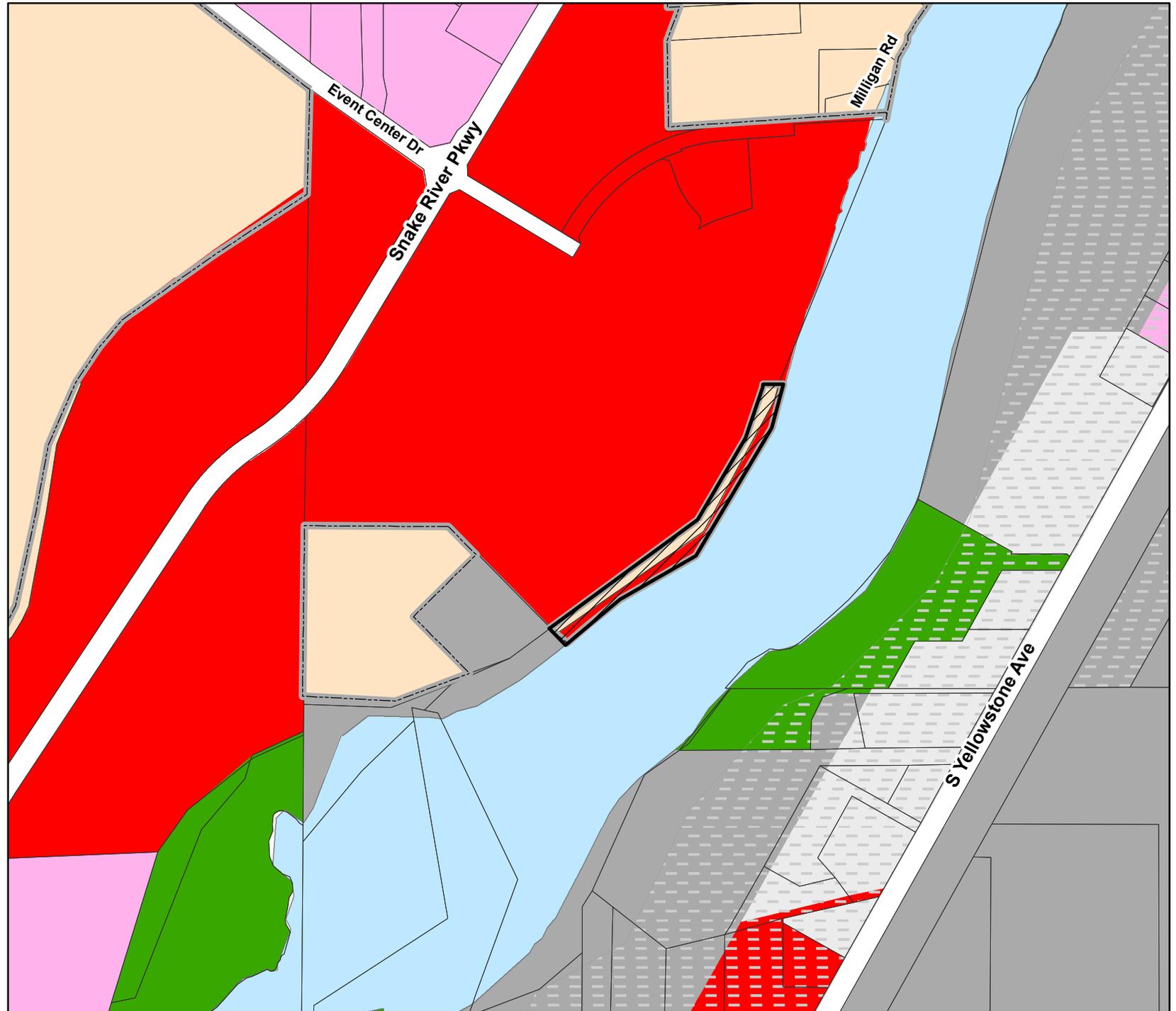
S Yellowstone Ave

**Legend**

-  Milligan Rd Annx
-  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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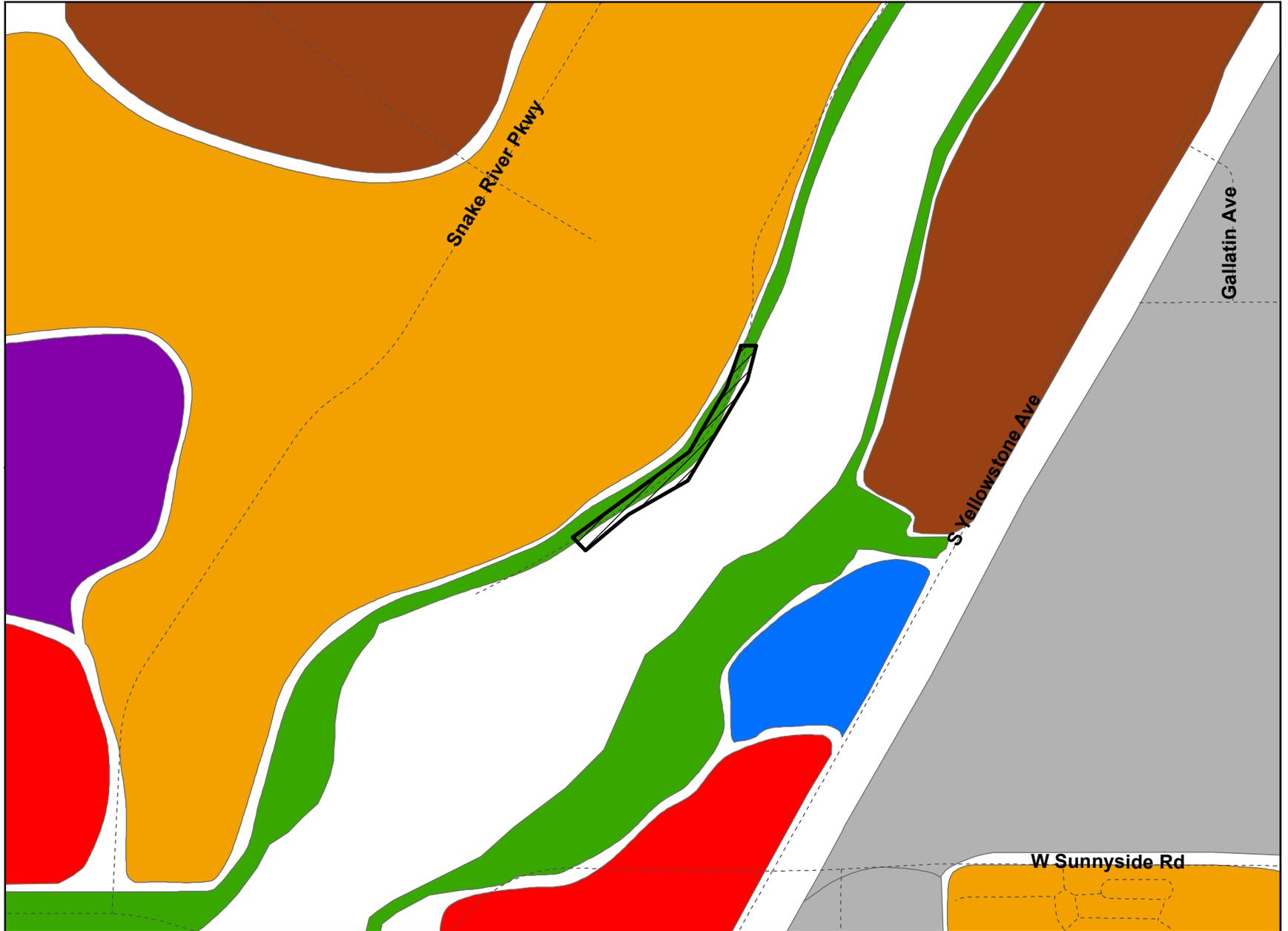


Annexation

ANNX20-011 ~ Milligan Road Annexation & Initial Zoning of LC

- |   |  |   |  |   |
|---|--|---|--|---|
|  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

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IDAHO FALLS PLANNING AND ZONING COMMISSION  
STAFF REPORT  
ANNEXATION AND INITIAL ZONING OF LM FOR 5.496  
ACRES IN SECTION 1, TOWNSHIP 2 NORTH, RANGE 37  
EAST.

September 15, 2020



Community  
Development  
Services

**Applicant:** City of Idaho Falls

**Project Manager:** Naysha Foster

**Location:** Generally located north of 33<sup>rd</sup> N, east of 26<sup>th</sup> W, south of 49<sup>th</sup> N, and west of Interstate 15.

**Size:** 5.496 acres

**Existing Zoning:** County A-1  
North: LM  
South: LM  
East: LM  
West: LM

**Proposed Zoning:** LM

**Existing Land Uses:**

Site: Ag  
North: Ag  
South: Airport Approach and Runway  
East: Ag  
West: Undeveloped

**Future Land Use Map:**

Public Facilities, Open Space

**Attachments:**

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

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

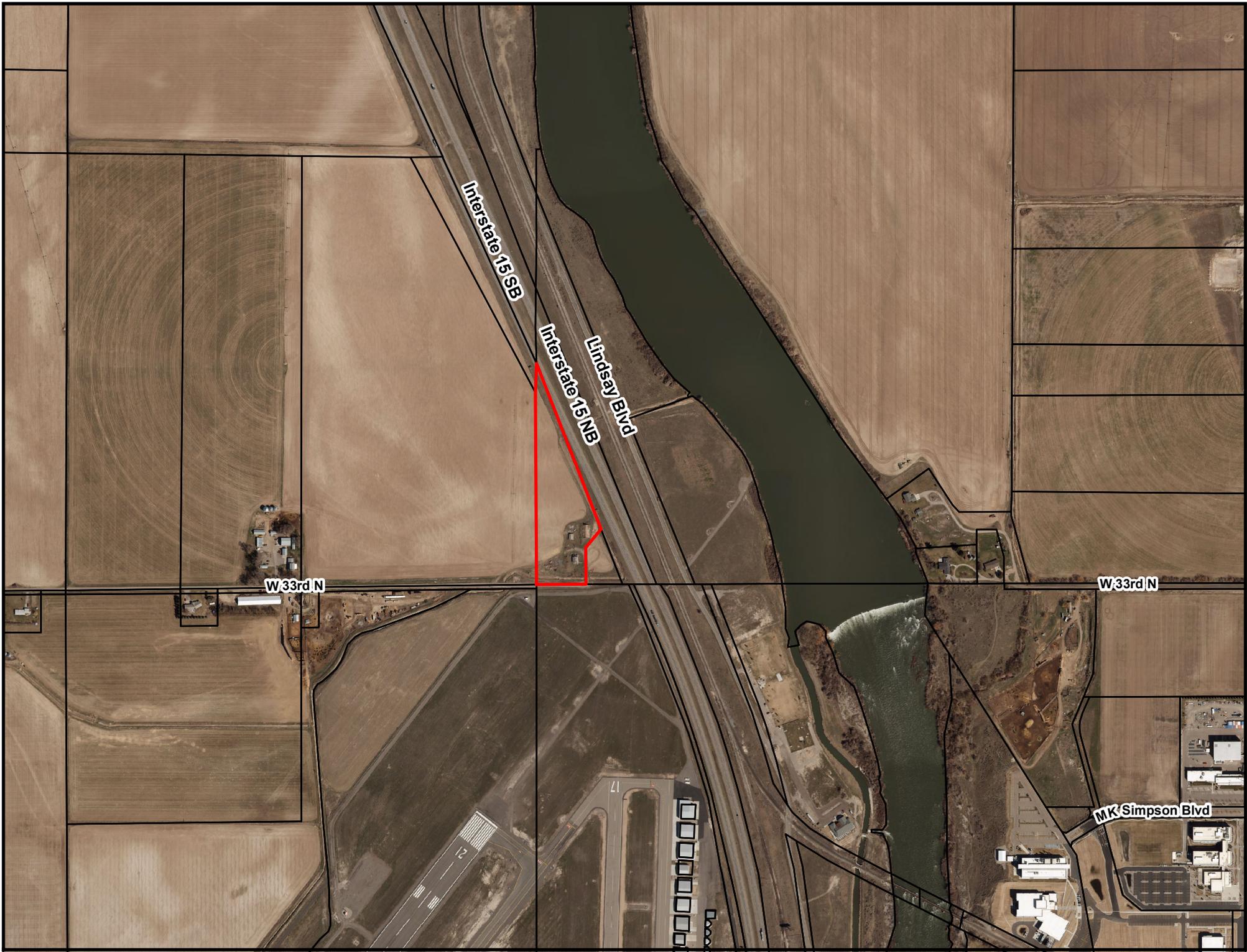
**Annexation:** This is a Category "A" annexation as it is requested by the City of Idaho Falls. The property is surrounded by city limits. Annexation of the property is consistent with the policies of City's Comprehensive Plan.

**History:** The application was submitted on August 18, 2020. This was mistakenly left out of a legal description from an annexation from April 2020.

**Staff Comments:** This is City owned property. The property consist of 5.496 acres directly north of the airport approach and runway area. The proposed annexation and initial zoning is compatible with the surrounding use and consistent with the surrounding zoning.

**Initial Zoning:** The proposed zoning is LM, Light Manufacturing. The Comprehensive plan identifies this area as Public Facilities, Open Space. The proposed LM designation is consistent with the surrounding zoning.

**Staff Recommendation:** Staff recommends approval of the annexation and initial zoning of LM.



Interstate 15 SB

Interstate 15 NB

Lindsey Blvd

W33rd N

W33rd N

MK Simpson Blvd



Interstate 15 SB  
Interstate 15 NB

Lindsay Blvd

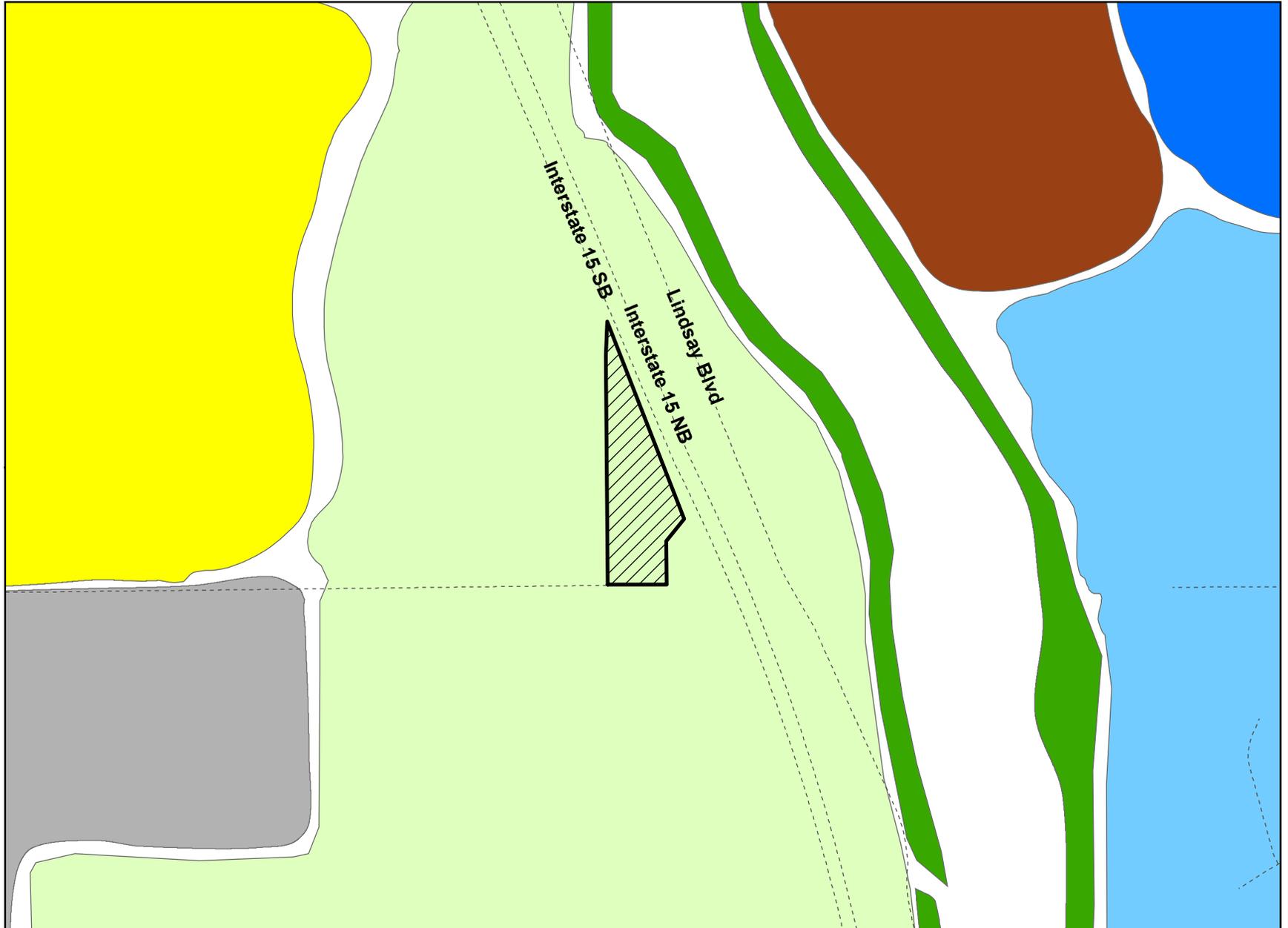
W 33rd N

Annexation

ANNX20-014 ~ 5.496 Acres Sec. 1 T2N R37E

- |   |  |   |  |   |
|---|--|---|--|---|
|  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



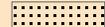
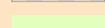
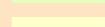
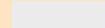
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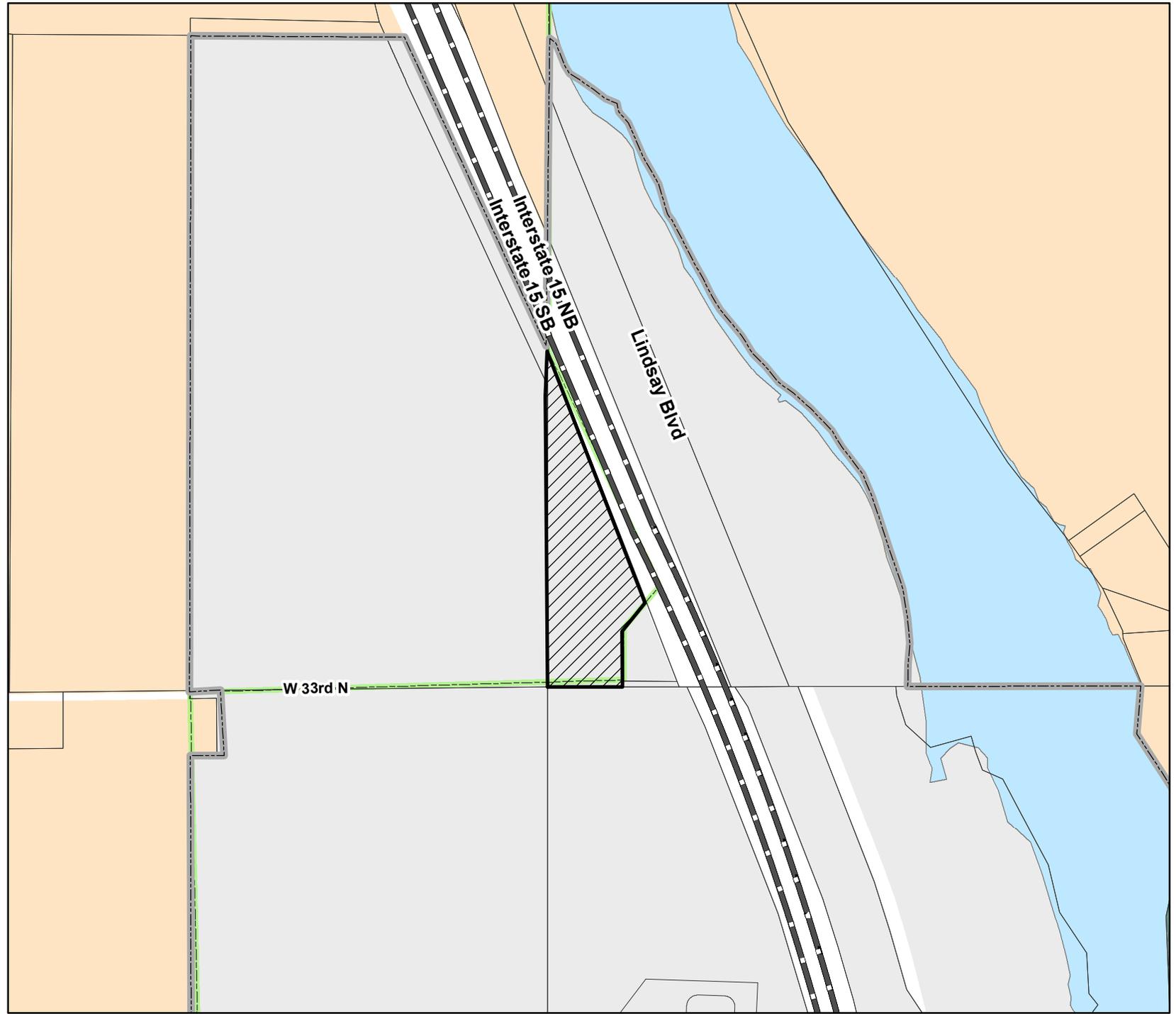


**Legend**

-  Site - CP
-  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 PLANNING AND ZONING COMMISSION  
STAFF REPORT

REZONE FROM HC to LC

portion of Lot 19 & Lots 20, 21, 22, Block 1, Jackson Hole Junction  
Subdivision 1st Amended ~ September 15, 2020



Community  
Development  
Services

**Applicant:** Horrocks  
Engineers

**Project Manager:**  
Brent McLane

**Location:** Generally  
south and east of  
Interstate 15, west of  
Pioneer Rd., and north  
of W Sunnyside Rd.

**Zoning:**  
North: HC  
South: HC  
East: HC  
West: HC

**Existing Zoning:** HC  
**Proposed Zoning:** LC

**Existing Land Uses:**  
Site: Vacant  
North: Vacant  
South: Vacant  
East: Commercial  
West: Commercial

**Future Land Use  
Map:** Commercial

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

**Requested Action:** To recommend approval of the rezone from HC, Highway Commercial, to LC, Limited Commercial to the Mayor and City Council.

**History:** The property was annexed and zoned HC in 2016. This area was initially platted in 2018 and replatted to the current lot layout in February of 2020. South Fork Blvd. is classified as an arterial and planned to connect to the north with Pioneer Road.

**Staff Comments:** The LC zone would be consistent with the “Commercial” future land use designation. The LC Zone would also provide flexibility in development, and thus help promote quicker development in this area that is within a time sensitive TIF district. If the rezone were to be approved the some of the major differences in uses would be that the lots could not be developed into include hotels/motels, outdoor storage facilities, and vehicle sales lots. Some uses that would become allowed include residential uses, bed and breakfasts, and boarding houses.

**Staff Recommendation:** Staff recommends approval of the rezone to LC as it is consistent with the policies of the Comprehensive Plan and existing land uses in the area.

**Rezoning**

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

<b>Criteria for Rezoning Section 11-6-5(I) of Ordinance</b>	<b>Staff Comment</b>
The Zoning is consistent with the principles of City's adopted Comprehensive Plan, as required by Idaho Code.	The Comprehensive Plan shows this area as Commercial.
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.	Traffic generation from HC to LC should be very similar and not require street widening, turning lanes, etc. A traffic study was done at the time this area was platted and the surrounding street network has been constructed for future development.
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.	Rezoning to LC will not have an impact on infrastructure in the area.
The potential for nuisances or health and safety hazards that could have an adverse effect on adjoining properties.	Staff is unaware of specific nuisances or hazards related to the rezone if the property is developed under the LC Zone.
Recent changes in land use on adjoining parcels or in the neighborhood of the proposed zoning map amendment.	Development has started to occur within the Jackson Hole Junction subdivision.
<b>Zoning Application Questions:</b>	<b>Applicant's response:</b>
Explain how the proposed change is in accordance with the City of Idaho Falls Comprehensive Plan.	We are proposing a change from the HC zone to an LC zone. The Comp plan designates the area as commercial and LC is a commercial zoning designation. It all fits within the City commercial policy.
What changes have occurred in the area to justify the request for rezone?	Due to Covid, the commercial industry has changed substantially. Entertainment centers specifically. We need a zone that gives us a broader range of land use types to explore a broader range of projects for us to keep Jackson Hole Junction viable and flexible with as many options as possible on the table to keep the project moving forward. All of this in addition to the time that continues to tick on our TIFF district and needing to get vertical construction going so we can recoup those costs from the TIFF.
Are there existing land uses in the area similar to the proposed use?	Surrounding areas are all commercial. LC is still commercial but gives us more flexibility. There are car dealerships, hotel, restaurant and medical commercial uses surrounding the area.

Is the site large enough to accommodate required access, parking, landscaping, etc. for the proposed use?	All required backbone utilities and drive aisles are in and available to accommodate this intended zone. Good circulation and access points to roads. Existing improvements will accommodate any uses allowed in an LC zone.
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**Comprehensive Plan Policies:**

**Create a node of higher density housing and mixed uses to provide a ready market and to add interest to our arterial streets.** If a failing retail environment still includes or is near grocery stores, drug stores, small restaurants, and recreational amenities, encouraging redevelopment to higher density housing with limited retail may be an alternative which revitalizes the commercial strip. Effective design can minimize the negative impacts of traffic, and the ugliness of an older commercial strip can be reduced or eliminated by architectural quality, landscaping and trees including median landscaping, street lamps and furniture, wide sidewalks, and placement of restaurant, retail, and two or three story buildings near the street right-of-way. (p. 34)

**Arterial corners shall support higher density housing, quasi-public services, or community/neighborhood commercial services.** (p.41)

**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.** Apartments and townhouses are located adjacent to arterial and collector streets for two reasons. Larger lots necessary for higher density housing offer opportunities for building layout, setbacks, and buffering with berms and fences to minimize the impact of street noise. If apartments and townhouses are located close to arterial streets, traffic from apartments will not move through neighborhoods. However, higher density housing should still be clustered: it should not be used to line arterial streets. (p. 43)

**Plan for different commercial functions within the City of Idaho Falls.** Private developers recognize there are different types of commercial development serving different customers. In our planning, we need to understand these different functions and require different site standards. (p. 46)

**Buffer commercial development, including services, from adjacent residential development.** (p. 49)

**Revise the zoning ordinance to encourage the creation of employment centers.** Employment centers are an extension of industrial and office parks carefully planned to facilitate interaction between light industrial uses, offices, and limited commercial activities. Such centers offer services for the employee and visitor, such as day care centers, restaurants, and business services. The zones which have been used for employment centers are M-1, R&D-1, and C-1 as well as PB. Again, we need to monitor the results of development to determine if these zones promote the mix of land uses envisioned in this comprehensive plan. (p.52)

**Encourage development in areas served by public utilities or where extensions of facilities are least costly.** Not only is a compact city convenient but the provision of public facilities is less expensive. Growth does not always occur at the fringe of a community. Vacant lands or underutilized parcels may redevelop to more intensive uses which use existing utilities. (Page 67)

**Commercial** Retail shops, restaurants, and offices.

**Zoning:**

**11-3-5: PURPOSE OF COMMERCIAL ZONES**

(C) 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.

(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.

**Table 11-3-5: Dimensional Standards for Commercial Zones**

	CC	PB	LC	HC
Site width at front setback - Minimum in ft.		50	*	50
<b>Setbacks – Minimum in ft.</b>				
Front		20	20*	20
Side			*	
Rear			*	
Landscape buffer contiguous to street* in ft.	7*	15	20*	20*
Landscape buffer contiguous to a residential Zones* in ft.	10	10	20/10	30/10
Building height – Maximum in ft.		*	*	
Lot Coverage- Maximum in %		80	80	

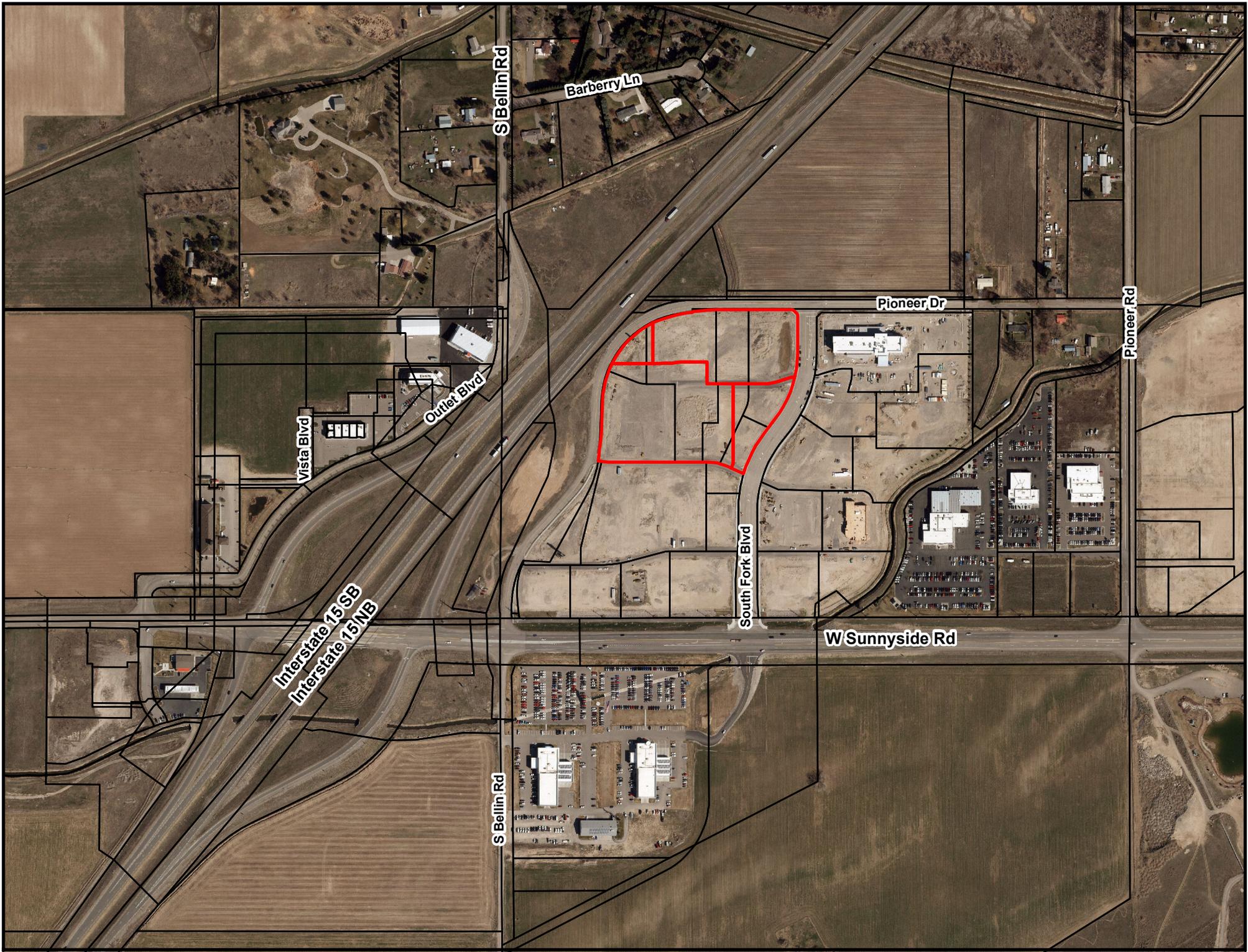
\*See explanations, exceptions and qualifications that follow in Section 11-3-6A (1-3) of this Zoning Code.

**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 <sub>2</sub>	C <sub>2</sub>	C <sub>2</sub>	
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

<b>Proposed Land Use Classification</b>	<b>PB</b>	<b>CC</b>	<b>LC</b>	<b>HC</b>	<b>PT</b>
Higher Education Center		P	P	P	P
Home Occupation*	P	P	P	P	P
Hospital*	C <sub>2</sub>				
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 <sub>2</sub>	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 <sub>3</sub>	C <sub>3</sub>		C <sub>3</sub>
Public Service Facility*	C <sub>2</sub>				
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 <sub>2</sub>	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 <sub>2</sub>	C <sub>2</sub>	P	



Barberry Ln

S Bellin Rd

Pioneer Dr

Pioneer Rd

Vista Blvd

Outlet Blvd

South Fork Blvd

Interstate 15 SB  
Interstate 15 NB

W Sunnyside Rd

S Bellin Rd



Pioneer Dr

Outlet Blvd

Interstate 15 SB

Interstate 15 NB

South Fork Blvd

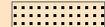
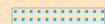
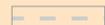
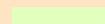
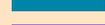
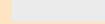
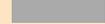
W Sunnyside Rd

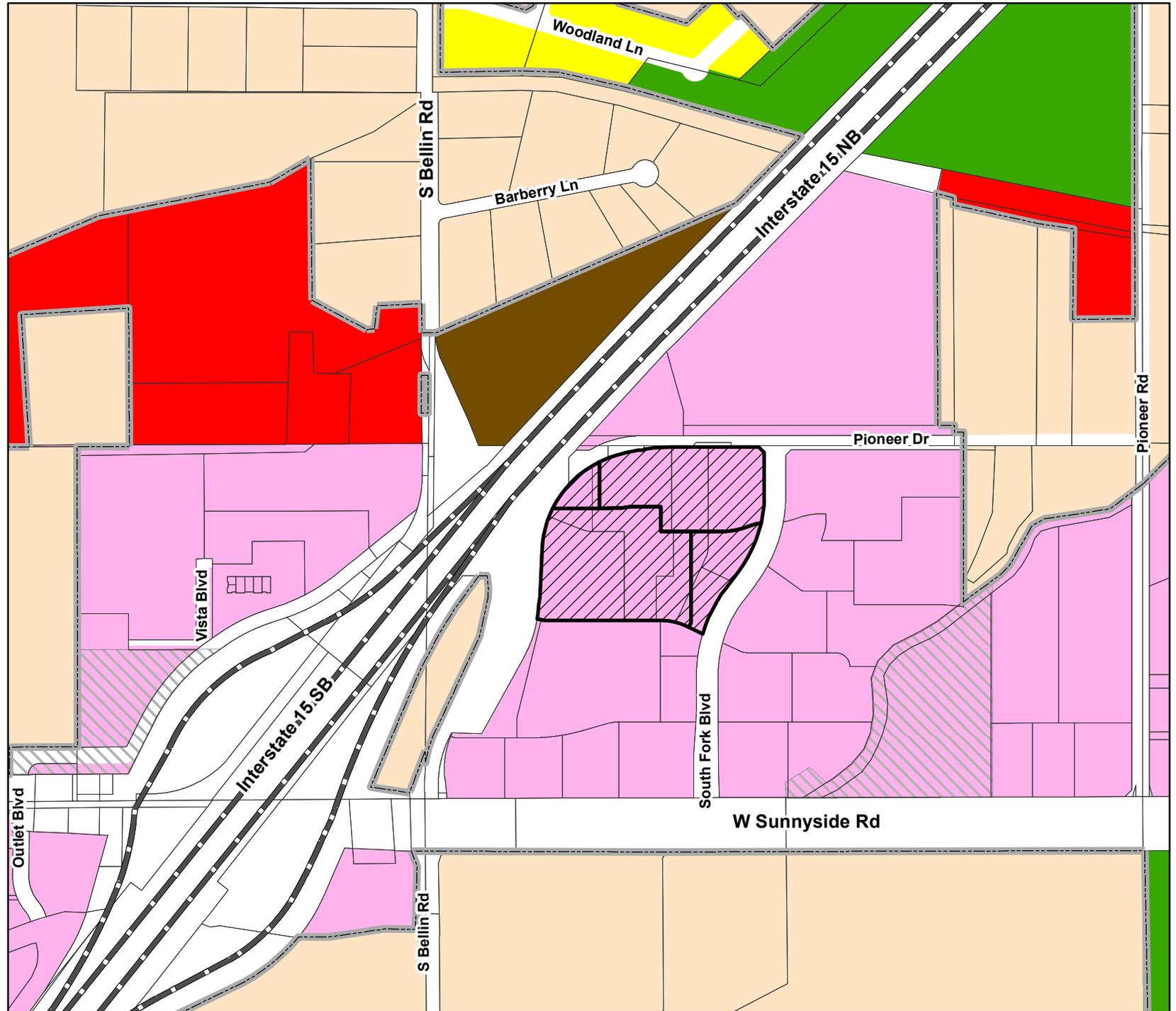
S Bellin Rd

**Legend**

-  Site JHJ
-  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  
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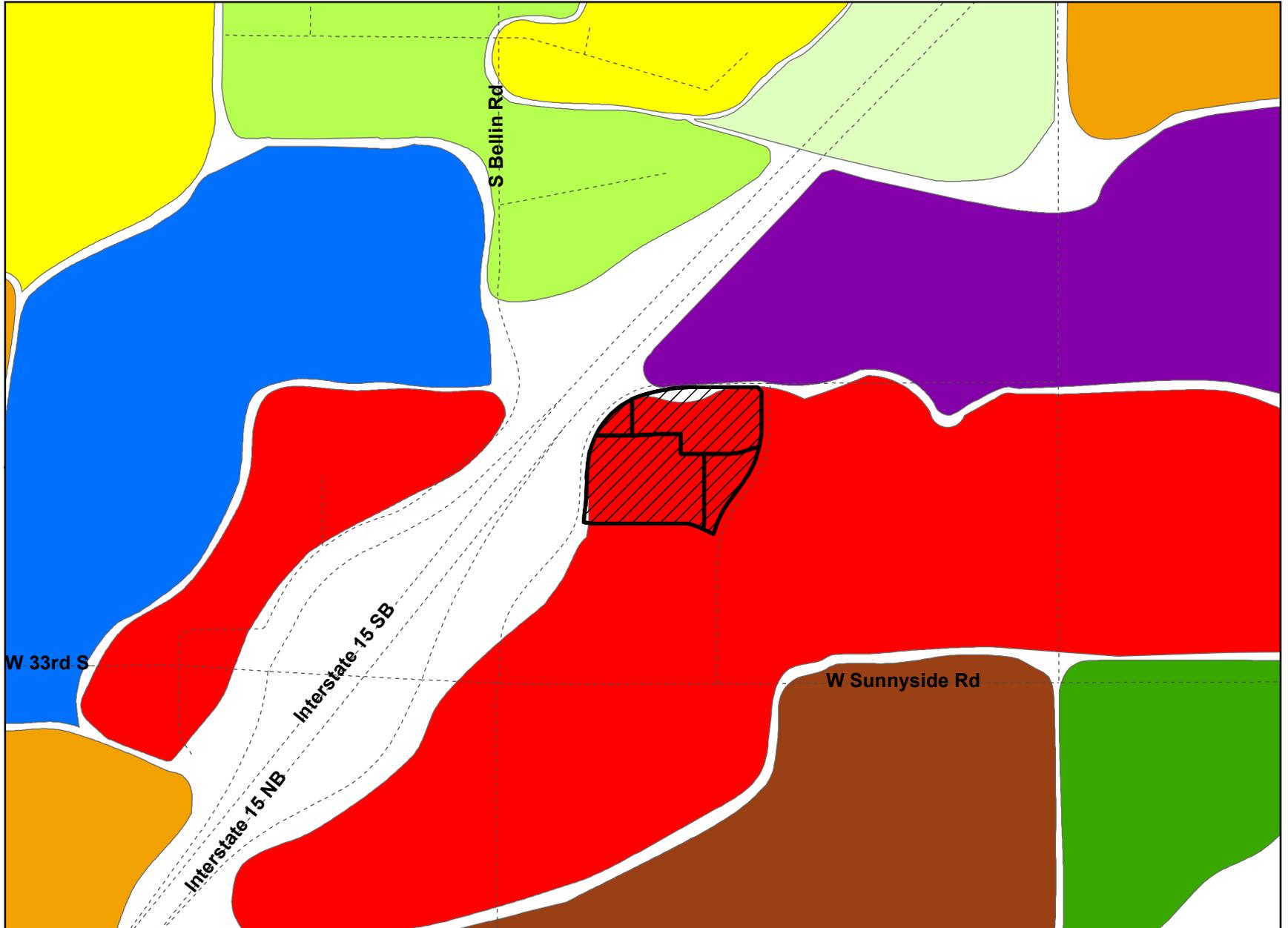


Rezone

RZON20-011 ~ Part of Lot 19 and 20-22 Block 1 JHJ

- |   |  |   |  |   |
|---|--|---|--|---|
|  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  
**Downtown Form Based Code Amendments**  
**Storefront Building Type Main Floor Residential Units**  
**September 15, 2020**



Community  
Development  
Services

**Applicant:** City  
of Idaho Falls

**Attachments:**  
1. Proposed  
Amendment  
Language

**Project  
Manager:** Brent  
McLane

**Staff Recommendation:** To **recommend** to the Mayor and City Council approval of the amendment language to the Downtown Form Based Code.

**Staff Comments:**  
The current code limits the ground story of storefront buildings to retail, service, and office uses. This restriction has made it difficult for older storefront buildings to convert upper story space to residential uses. When the building code requires an ADA unit an elevator is required to be installed if all the residential units must be located in an upper story. This requirement makes the development of residential units in many of the buildings downtown cost prohibitive. The storefront building type is the only building type that currently doesn't allow for main level residential uses.

To provide an opportunity for main level residential units in the storefront building type will help to alleviate this unintended cost burden to develop residential uses downtown. The proposal is to require the occupiable space (the front 30 feet) of this building type to be commercial in nature. This requirement will maintain the commercial feel of the downtown street, but at the same time allow for residential uses on the main level.

# 4.0 Uses

- KEY**
- Permitted
  - ◐ Permitted in Upper Stories Only
  - ◑ Permitted with Development Standards
  - Requires a Conditional Use Permit

**Use Category and Subcategory Table**

	Subdistricts						Future Subdistrict
	Core A	Historic Center	General A	Edge A	Edge B	Edge C	
<b>Residential &amp; Lodging</b>							
Residential	●	◐	●	●	◐	●	
Hotel & Inn	◐	◐	●	●	●	◐	
Residential Care	●	●	●	●	●	◐	
<b>Civic</b>							
Assembly	◐	◐	●	◐	◐		
Transit Station	●	●	●	◐	●		
Hospital & Clinic	●	◐	●	◐	◐		
Library/Museum/Post Office (no distribution)	●	●	●	◐			
Mail Service (distribution)	◐		◐		◐		
Police & Fire	●	●	●		●		
School	○	○	○	○	○	○	
<b>Retail</b>							
Neighborhood Retail	●	●	●	●	●		
General Retail	●	●	●	◐	◐		
Outdoor Sales							
<b>Service</b>							
Neighborhood Service	●	●	●	◐	◐		
General Service	●	●	●	◐	◐		
Eating & Drinking Establishments	●	●	●	●	●		
Vehicle Service			○		○		
<b>Office &amp; Industrial</b>							
Office	◐	◐	●	◐	●	◐	
Craftsman Industrial	◐	◐	◐	◐	◐		
<b>Infrastructure</b>							
Parking Lot	◐	◐	◐		◐		
Parking Structure (Stand Alone)	◐	◐	◐		◐		
Utility & Infrastructure	○	○	○	○	○		
Open Space	◐	◐	◐	◐	◐	●	
<b>Accessory Uses</b>							
Home Occupation	●	●	●	●	●	●	
Outdoor Storage of Goods			○				
Drive Through			◐		◐		

Table 4.1 (1). Uses by District.

# 5.0 Buildings



## 5.3 Storefront Building

### 1. Description and Intent

The Storefront Building is intended for use as a mixed use building located close to the front property line with parking typically in the rear or side of the lot.

The key facade element of this Building Type requires a ground floor front facade, with large amounts of glass and regularly spaced entrances. This Building Type is encouraged near intersections.

This Building Type is available in a variety of intensities, depending on the Subdistrict within which it is located. For example, minimum and maximum heights are highest in the Core A Subdistrict and lowest in the Edge A Subdistrict.

### 2. Regulations

Regulations for the Storefront Building Type are defined in the adjacent table.

#### Notes

<sup>1</sup> Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

<sup>2</sup> Above the second story, the upper stories of any building facade with street frontage shall have a step back from the lower stories that is a minimum of six feet.

<sup>3</sup> If 18 feet or more in height, ground story shall count as two stories towards maximum building height.

<sup>4</sup> Additional setback distance is permitted at the discretion of the zoning administrator and his or her designee if utilized as public space, outdoor dining, and/or outdoor seating.

\* Subject to review for compliance with line of sight requirements.

		Permitted Subdistricts						
		Core A	Historic Center	General A	Edge A	Edge B	Edge C	
<b>Storefront Building Type Table</b>								
<b>1 Building Siting*</b> Refer to Figure 5.3(1)								
	Multiple Principal Buildings	not permitted	not permitted	permitted	permitted	not permitted	permitted	
<b>a</b>	Front Property Line Coverage	90%	90%	70% <sup>1</sup>	80%	70% <sup>1</sup>	75%	
	Occupation of Corner	required	required	permitted	permitted	permitted	permitted	
<b>b</b>	Front Build-to Zone	0' to 5' <sup>4</sup>	0' to 5' <sup>4</sup>	0' to 10' <sup>4</sup>	0' to 5' <sup>4</sup>	0' to 15' <sup>4</sup>	0' to 5'	
<b>c</b>	Corner Build-to Zone	0' to 5'	0' to 5'	0' to 10'	0' to 5'	0' to 15'	0' to 5'	
<b>d</b>	Minimum Side Yard Setback	0'	0'	0'	0'	0'	0'	
<b>e</b>	Minimum Rear Yard Setback	5'	5'	10'	5'	5'	5'	
<b>f</b>	Minimum Lot Width	none	none	none	none	none	none	
	Maximum Lot Width	none	none	none	none	none	none	
	Maximum Impervious Coverage	90%	90%	75%	90%	75%	75%	
	Additional Semi-Pervious Coverage	10%	10%	25%	10%	20%	20%	
<b>g</b>	Parking and Loading Location	rear yard	rear yard	rear and side yard <sup>1</sup>				
<b>h</b>	Vehicular Access	alley, lane, access lane: if none exists, 1 driveway is permitted per non-primary street, or as approved by the Zoning Administrator or designee						
<b>2 Height</b> Refer to Figure 5.3(2)								
<b>i</b>	Minimum Overall Height	2 story	2 story	2 story	2 story	2 story	2 story	
<b>j</b>	Maximum Overall Height	6 stories	4 stories <sup>2</sup>	5 stories <sup>2</sup>	5 stories <sup>2</sup>	5 stories <sup>2</sup>	3 stories <sup>2</sup>	
<b>k</b>	Ground Story: Minimum Height	14'	14'	14'	14'	14'	14'	
	Maximum Height	20' <sup>3</sup>	18' <sup>3</sup>	28' <sup>3</sup>	20' <sup>3</sup>	28' <sup>3</sup>	20' <sup>3</sup>	
<b>l</b>	Upper Stories: Minimum Height	9'	9'	9'	9'	9'	9'	
	Maximum Height	14'	14'	14'	14'	14'	14'	
<b>3 Uses</b> Refer to Figure 5.3(2). Refer to Chapter 4 Uses for permitted uses.								
<b>m</b>	Ground Story	retail, service, office <u>any permitted use, residential excluded from the required occupiable space</u>						
<b>n</b>	Upper Story	any permitted use			residential, office, service	any permitted use		
<b>o</b>	Parking within Building	permitted fully in any basement and in rear of all stories						
<b>p</b>	Required Occupiable Space	30' deep on all full stories from the front facade						
<b>4 Street Facade Requirements</b> Refer to Figure 5.3(3)								
<b>q</b>	Minimum Ground Story Transparency: Transparency requirements apply to street frontages AND frontages to side parking	75%	75%	65% front and corner-side	75%	65% front and corner-side	75%	
<b>r</b>	Minimum Transparency per each Story	30%	25%	15%	30%	20%	30%	
<b>s</b>	Blank Wall Limitations	required per story, refer to Section 5.2.4 (2)						
	Front Facade Entrance Type	storefront, arcade						
<b>t</b>	Principal Entrance Location	front or corner facade						
	Required Number of Street Entrances	1 per each 75' of front facade	1 per each 75' of front facade	1 per each 100' of front facade	1 per each 75' of front facade	1 per each 75' of front facade	1 per each 75' of front facade	
	Vertical Facade Divisions	every 30' of facade width	every 25' of facade width	every 50' of facade width	every 25' of facade width	every 25' of facade width	every 25' of facade width	
	Horizontal Facade Divisions	required within 3' of the top of the ground story						
<b>5 Roof Type Requirements</b> Refer to Figure 5.3(3)								
<b>u</b>	Permitted Roof Types	parapet, flat, pitched	parapet, flat	parapet, flat, pitched	parapet, flat, pitched	parapet, flat, pitched	parapet, flat, pitched	
	Tower	permitted, excluded from maximum story						not permitted

IDAHO FALLS PLANNING AND ZONING COMMISSION  
STAFF REPORT  
Final Plat  
Fairway Estates Division 28  
September 15, 2020



Community  
Development  
Services

**Applicant:**  
HLE

**Project Manager:**  
Brian J. Stevens

**Location:**  
Generally located North of W  
33rd N, East of N 5th W,  
South of W 65th N, West of  
N 5th E  
**Size:** Approx. 7.64 acres  
**Lots:** 18

**Existing Zoning:**  
Site: R1  
North: R1  
South: R1  
East: R1  
West: R1

**Existing Land Uses:**  
Site: Vacant  
North: Vacant  
South: Residential  
East: Vacant  
West: Residential

**Future Land Use Map:**  
Low density

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

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

**History:** This property was annexed in 2019 and different portions received the R1, R2, and R3A zones. After looking at the City's aerial records this property has been agricultural land from 1954 until today.

**Staff Comments:** The plat includes 18 lots. All 18 lots will be used for residences, the lots meet the requirements for the R1 zone. As part of the preliminary plat a restriction was placed that 120 lots could be developed before the connection to the Lewisville Highway would be required. Division 23 removed 25 lots, Division 24 removed an additional 7 lots which left a total of 88 lots approximately a year ago. Currently under review is Division 25 and will bring that total down to 62. Division 26 is also being reviewed and will bring the total down to 51. Division 27 will bring the total down to 36. And this Division 28 will bring the total down to 18. The lots will have frontage on Rock Hollow, Sage Lakes Blvd, and Cypress Creek. Sage Lakes Blvd is a residential collector and the other streets are local.

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

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

REQUIREMENTS	Staff Review
Building envelopes sufficient to construct a building.	X
Lot dimensions conform to the minimum standards of Zoning Ordinance.	X
Lots have full frontage on, and access to, a dedicated street.	X
Residential lots do not have direct access to arterial streets.	X
<p>Direct access to arterial streets from commercial or industrial lots shall be permitted only where it can be demonstrated that:</p> <p>1) The direct access will not impede the flow of traffic on the arterial or otherwise create an unsafe condition; 2) There is no reasonable alternative for access to the arterial via a collector street; 3) There is sufficient sight distance along the arterial from the proposed point of access; 4) The proposed access is located so as not to interfere with the safe and efficient functioning of any intersection; and 5) The developer or owner agrees to provide all improvements, such as turning lanes or signals, necessitated for the safe and efficient uses of the proposed access.</p>	NA
Adequate provisions shall be made for soil preservation, drainage patterns, and debris and waste disposal and collection.	X
Sidelines of lots shall be at, or near, right angles or radial to the street lines. All corner lots shall have a minimum radius of twenty feet on the property line.	X
All property within the subdivision shall be included within a lot or area dedicated for public use.	X
All corner lots zoned RP through R3, inclusive, shall be a minimum of ten percent larger in area than the average area of all similarly zoned lots in the plat or subdivision under consideration.	X
All major streets in subdivision must conform to the major street plan of the City, as set forth in Comprehensive Plan.	X
The alignment and width of previously platted streets shall be preserved unless topographical conditions or existing buildings or structures required otherwise.	X
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.	X
Planning Director to classify street on basis of zoning, traffic volume, function, growth, vehicular & pedestrian safety, and population density.	<p>Collector Sage Lakes Blvd Local Rock Hollow, Cypress Creek</p>

**Comprehensive Plan Policies:**

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

**Zoning:**

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

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

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

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 <sub>2</sub>	P	P		P	P
Day Care, Group*	C <sub>1</sub>		C <sub>1</sub>	P	P	C <sub>1</sub>	P	P
Day Care, Home	C <sub>1</sub>		C <sub>1</sub>	P	P	C <sub>1</sub>	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*			P
Food Processing, small scale					P*			
Food Store					P*			
Fuel Station					P*			
Health Care and Social Services					P*			P
Home Occupation*	C <sub>1</sub>		C <sub>1</sub>	C <sub>1</sub>	C <sub>1</sub>	C <sub>1</sub>	C <sub>1</sub>	C <sub>1</sub>
Information Technology								P
Laundry and Dry Cleaning					P*			P
Live-Work*					C <sub>1</sub>			P
Manufactured Home*	P	P	P	P	P	P	P	P
Mobile Home Park*						C <sub>2</sub>		C <sub>2</sub>
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 <sub>3</sub>	C <sub>3</sub>	C <sub>3</sub>	C <sub>3</sub>		C <sub>3</sub>	C <sub>3</sub>	C <sub>3</sub>
Professional Service								P
Public Service Facility*	C <sub>2</sub>	C <sub>2</sub>	C <sub>2</sub>	C <sub>2</sub>	C <sub>2</sub>	C <sub>2</sub>	C <sub>2</sub>	C <sub>2</sub>
Public Service Facility, Limited	P	P	P	P	P	P	P	P
Public Service Use								P
Recreational Vehicle Park*						C <sub>2</sub>		

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

(Ord. 3218, 9-13-18) (Ord. 3277, 10-10-19)

### 11-3-4: STANDARDS FOR RESIDENTIAL ZONES.

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

	RE	RP	R1	R2	TN	R3	R3A	RMH
<b>Lot Area</b>								
Lot Area Minimum in ft <sup>2</sup>	1 acre*	12,000	7,000	6,000*	3,000*	5,000*	5,000	5,000
Lot Area Maximum in ft <sup>2</sup>			13,500*					
<b>Site Width</b>								
Site Width at Front Setback, Minimum in ft.	150	60	50	50	25	50	50	50
<b>Setbacks, Minimum in ft.</b>								
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*
<b>Lot Coverage, Building Height, and Density</b>								
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)



# IDAHO FALLS

**Planning & Zoning**

**September 15, 2020**

**If experiencing technical difficulties call 208-612-8888**

**Call in number and access code to testify during the hearing:**

**1-408-418-9388, (access code): 126 064 2642**

**Password: 32792629**



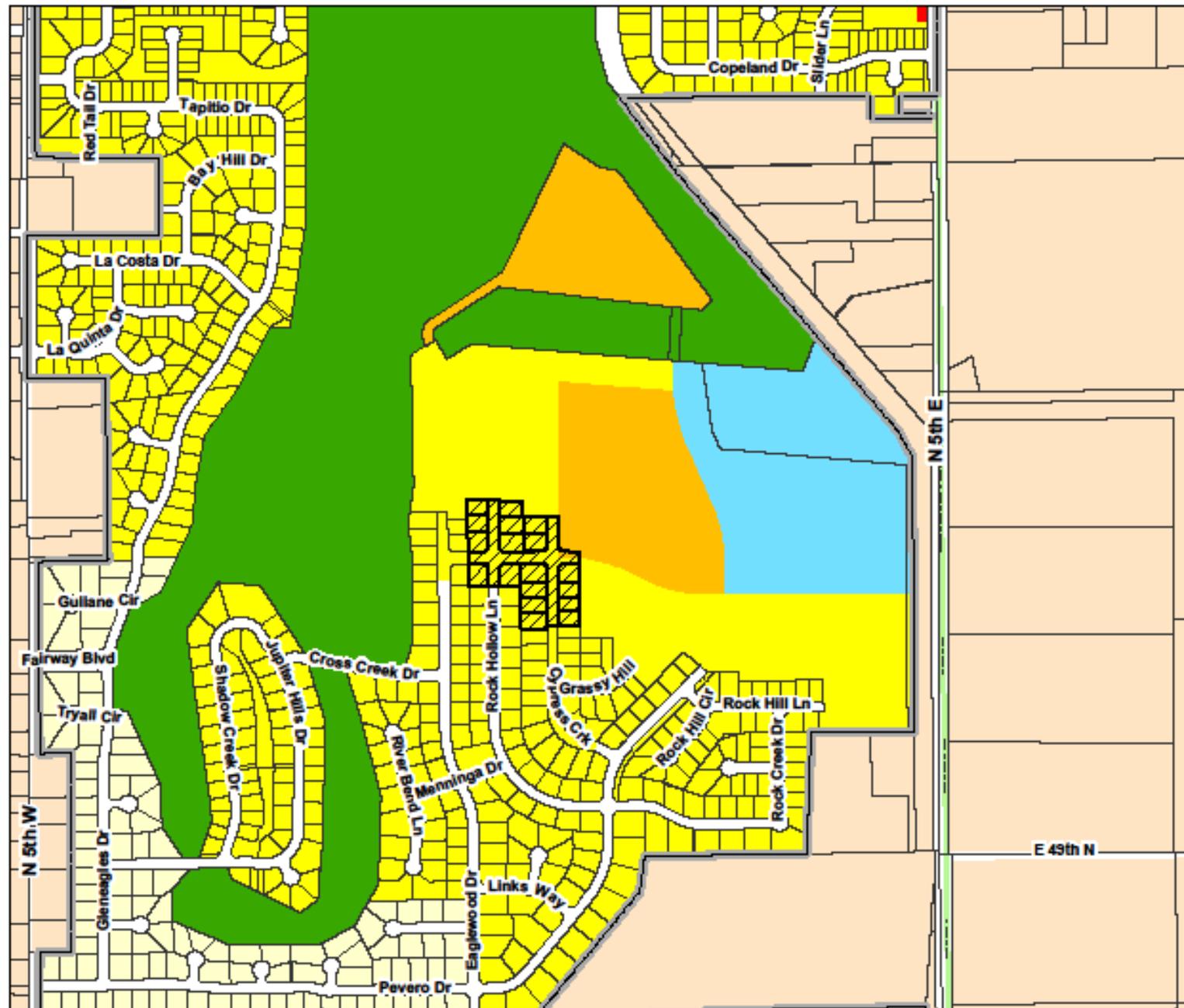
**Fairway Estates Division 28**

**Legend**

-  fairway28
-  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

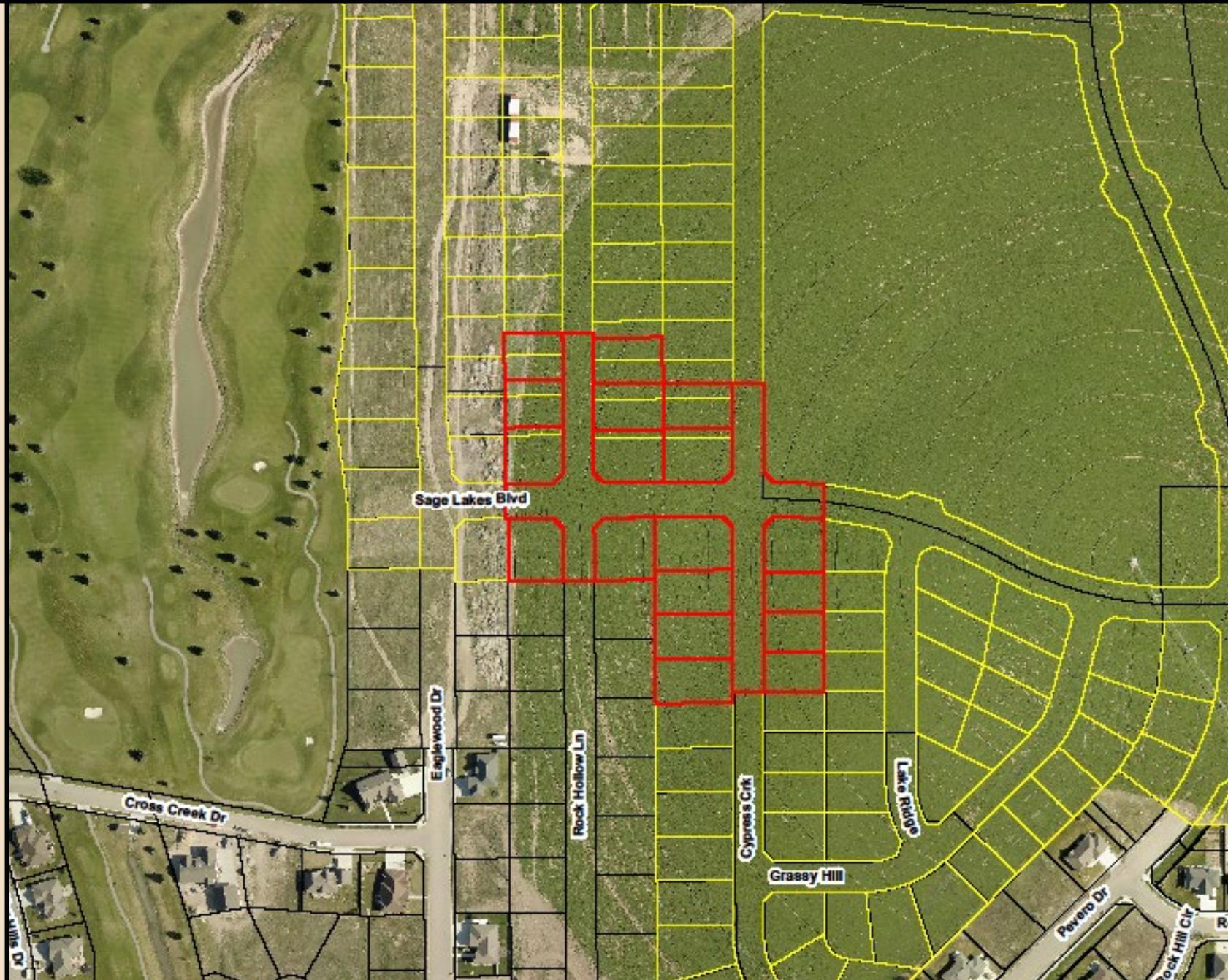


IDAHO FALLS

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



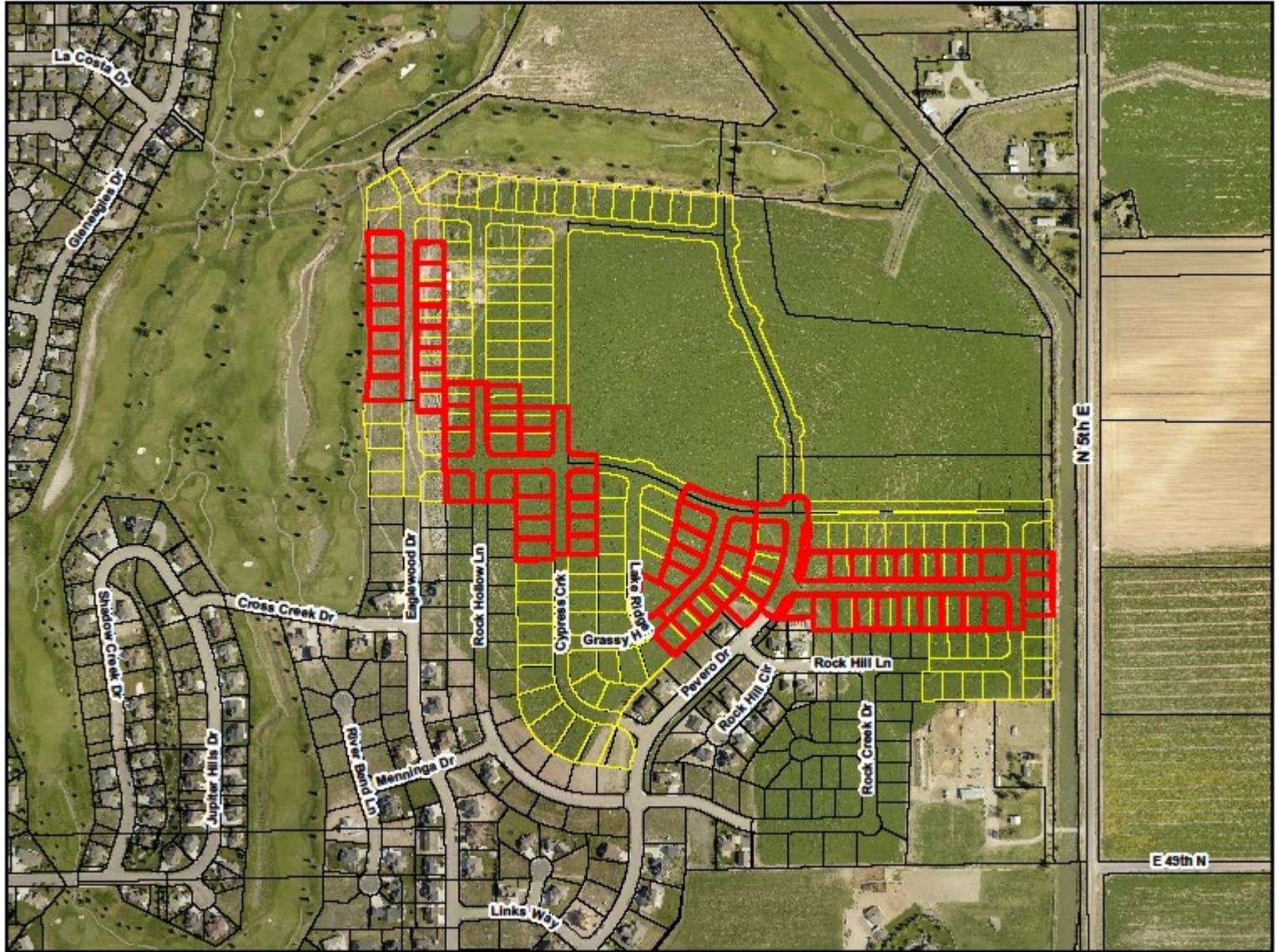
Preliminary  
Plat and Div  
28



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

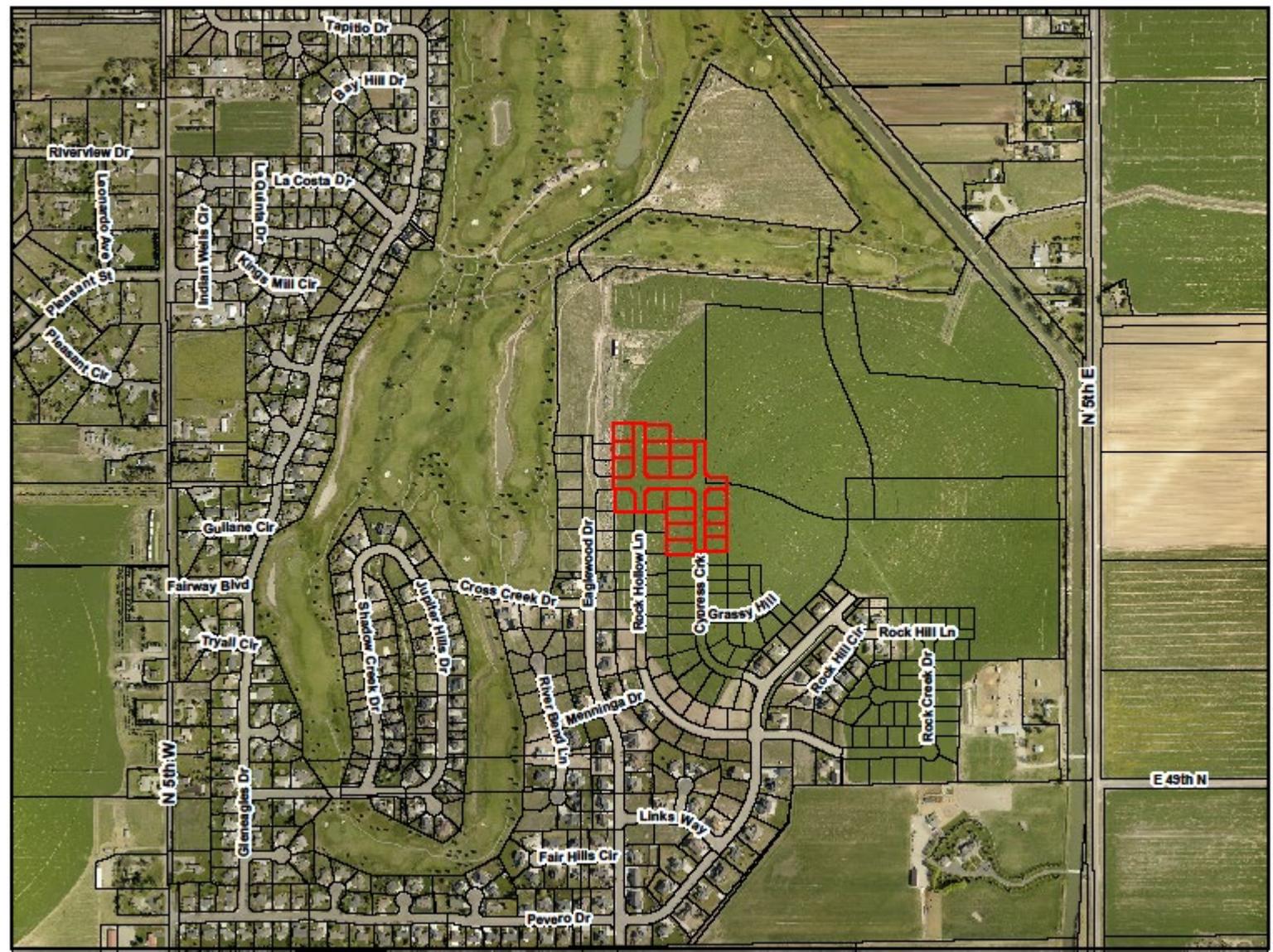


Preliminary  
Plat and all  
four Divisions



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

Aerial



Planning Division  
 City Annex Building  
 680 Park Ave.  
 Idaho Falls, ID 83402  
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Aerial



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

# FAIRWAY ESTATES

DIVISION NO. 28,  
A SUBDIVISION OF THE CITY OF IDAHO FALLS,  
BONNEVILLE COUNTY, IDAHO  
IN THE SOUTH 1/2 OF SECTION 31, T3N, R38 E.B.M.

RECORDER'S CERTIFICATE

## BOUNDARY DESCRIPTION

PART OF THE W 1/2 OF SECTION 31, TOWNSHIP 3 N., RANGE 38 EAST 8 M., BONNEVILLE COUNTY, IDAHO DESCRIBED AS:

COMMENCING AT THE SE CORNER OF SAID SECTION 31; THENCE S 89°42'28" W 228.49 FEET ALONG THE SOUTH SECTION LINE; THENCE NORTH 131.65 FEET TO THE NORTHEAST CORNER OF LOT 21; BLOCK 15, FAIRWAY ESTATES, DIVISION NO. 23, RECORDED AS INSTRUMENT NO. 1627974; SAID CORNER BEING THE POINT OF BEGINNING; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID DIVISION NO. 23, 23.9745 FEET TO 162.70 FEET TO THE EASTERLY BOUNDARY OF FAIRWAY ESTATES DIVISION NO. 22, RECORDED AS INSTRUMENT NO. 1584575; THENCE ALONG THE BOUNDARY OF SAID DIVISION 22 THE FOLLOWING TWO (2) COURSES: (1) IN S 01°17'11" W 248.52 FEET; (2) THENCE S 89°39'32" W 388.38 FEET TO THE EASTERLY BOUNDARY OF FAIRWAY ESTATES DIVISION 24, RECORDED AS INSTRUMENT NO. 1627974; THENCE ALONG SAID DIVISION 24 THE FOLLOWING THREE (3) COURSES: (1) IN S 07°22'20" W 126.00 FEET; (2) S 89°39'32" W 63.00 FEET; (3) IN S 01°17'11" W 372.00 FEET; THENCE N 89°42'28" E 175.12 FEET; THENCE S 02°20'28" E 163.98 FEET; THENCE N 89°39'32" E 131.36 FEET; THENCE S 02°20'28" E 92.00 FEET; THENCE N 89°39'32" E 118.47 FEET; THENCE S 89°39'32" E 175.88 FEET; THENCE S 49°33'03" E 38.31 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY 100.14 FEET ALONG SAID CURVE TO THE RIGHT, CURVE DATA: RADIUS = 388.00 FEET, DELTA = 108°11'11" CORING BEARS; S 89°39'32" E 50.00 FEET; THENCE S 89°39'32" W 418.31 FEET TO THE NORTHERLY BOUNDARY OF SAID FAIRWAY DIVISION 23; THENCE ALONG SAID NORTHERLY BOUNDARY OF SAID DIVISION 23 (2) COURSES: (1) IN S 89°39'32" E 180.00 FEET; (2) S 02°20'28" E 173.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 7.637 ACRES, MORE OR LESS.

### LEGEND

- PLSS CORNER CONTROL
- PLACED 5/8" X 24" IRON ROD WITH CAP MARKED H.L.P.L.S. 15571
- PLACED 1/2" X 24" IRON ROD WITH CAP MARKED H.L.P.L.S. 15571
- FOUND 5/8" IRON ROD WITH CAP MARKED L.S. 15571 UNLESS OTHERWISE NOTED
- FOUND 1/2" X 24" IRON ROD WITH CAP MARKED P.L.S. 15571 UNLESS OTHERWISE NOTED
- SURVEYED PLAT BOUNDARY LINE
- LOT LINE
- SECTION CONTROL LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)

### BASIS OF BEARINGS

CITY OF IDAHO FALLS COORDINATE SYSTEM OF 2004, DERIVED FROM THE IDAHO STATE PLANE COORDINATE SYSTEM (EAST ZONE 1101) U.S. SURVEY FEET AND USING A COMBINED SCALE FACTOR OF 1.000277265 FOR A GRID TO GROUND CONVERSION. ALL BEARINGS ARE GRID NORTH ALONG THE CENTRAL MERIDIAN.

### Line Table

Line #	Length	Direction
L1	30.00	N89°42'28"E
L2	30.00	N89°42'28"E
L3	10.90	N0°20'28"W
L4	30.00	N89°39'32"E
L5	30.00	N89°39'32"E
L6	28.31	S45°03'50"E
L7	35.20	S0°00'19"E
L8	35.22	S0°00'19"E
L9	30.00	N89°59'41"E
L10	30.00	N89°59'41"E
L11	21.73	S0°00'20"E
L12	30.00	N89°39'34"E
L13	30.00	S89°39'34"W
L14	35.00	N0°21'02"W
L15	35.00	N0°21'11"W
L16	5.02	S89°39'32"W
L17	28.28	S44°39'32"W
L18	28.28	N45°20'28"W
L19	28.27	S45°22'42"E
L20	28.30	N44°37'18"E
L21	28.37	S45°10'24"E
L22	28.20	S44°49'36"W
L23	28.25	S44°59'43"W

Curve #	Length	Radius	Delta	Chord	Bearing
C1	100.28	865.00	6°38'27"	100.20	N88°49'01"W
C2	103.52	900.00	6°35'28"	103.47	N87°02'46"W
C3	100.14	935.00	6°08'11"	100.09	S87°03'14"E

TOTAL DEDICATED RIGHT OF WAY = 2.393 ACRES

### SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DIVIDE THIS PROPERTY INTO SINGLE DWELLING LOTS. THE CITY OF IDAHO FALLS 2004 CONTROL WAS USED IN THIS SURVEY. BOUNDARY LINES ARE BASED ON ADJACENT FAIRWAY ESTATES DIVISION NO. 23, (INSTRUMENT NO. 1627973), DIVISION 16 (INSTRUMENT NO. 1203743) AND FOUND PROPERTY MONUMENTS.

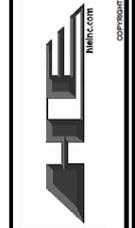
### SURVEYOR'S CERTIFICATE

I, CLINT M. JOLLEY, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THE SURVEY OF THIS SUBDIVISION, DESIGNATED AS FAIRWAY ESTATES, DIVISION NO. 28, 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 PLATS AS DESCRIBED HEREON.

P.L.S. 15571



RECORDER'S CERTIFICATE  
KVAL & STRUCTURAL ENGINEERING  
SURVEYING & LAND SURVEYING  
101 S. Park Avenue, 15500 E. 1500 E, ID 83422, (208) 524-0212  
403 W. Juicidal Street, Burakidist, ID 83221, (208) 795-2877  
450 Lincoln Street, American Falls, ID 83211, (208) 226-5764  
www.kval.com

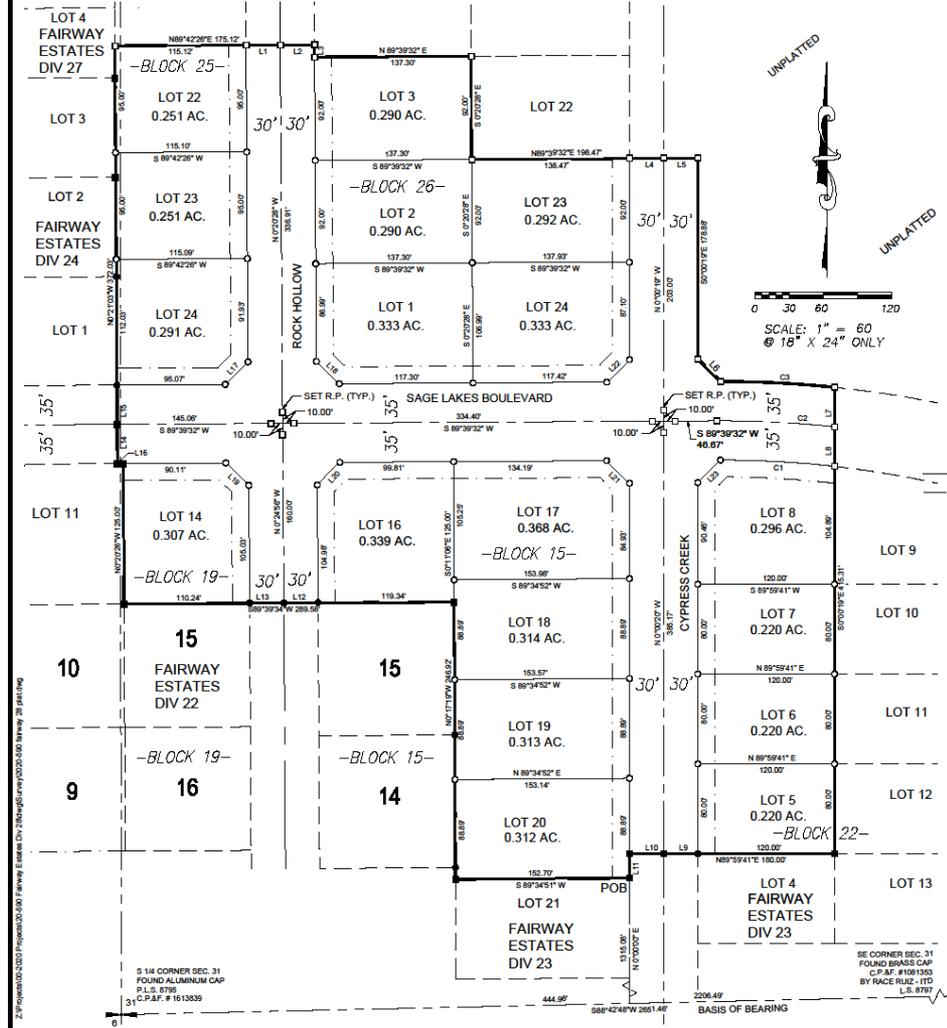


DATE	BY	CHKD
July 20, 2020		

FAIRWAY ESTATES, DIVISION NO. 28  
SEC. 31, T. 3 N., R. 38 E.B.M.  
BONNEVILLE COUNTY, IDAHO

SHEET NO. 1  
OF 2 SHEETS

Plat



Photos



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