IDAHO FALLS PLANNING AND ZONING COMMISSION
STAFF REPORT

FINAL PLAT
Brookside Division 7
March 3, 2020

IDAHO FALLS
Community Development Services

Applicant: HLE

Location: Generally south of E Sunnyside Rd., west of S 25th E, north of E 49th S and east of S 15th E

Size: 10.867 acres

Lots: 29
Average Lot Size: 11,412ft^2
Net Density: 3.31 lots/acre

Existing Zoning:
Site: R1
North: PB
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 Residential

Attachments:
1. Subdivision and Zoning Ordinance Requirements
2. Maps and aerial photos
3. Preliminary Plat
4. Final Plat

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

Staff Comments: The property is currently zoned R1 and is consistent with the Comprehensive Plan designation of Lower Density Residential. A preliminary plat was approved for this area in 2018. The final plat is consistent with the approved preliminary plat. The final plat includes 29 buildable lots. All the proposed lots meet the minimum requirements of the R1 Zone. All of the proposed rights-of-way within the subdivision will be classified as local streets.

The Connecting Our Community Plan shows a portion of Sand Creek canal as part of a series of canal trails in the area. The approved preliminary plat calls out a 30 foot public multi-use pathway easement along Sand Creek. This easement is not shown, but is necessary from the northeast corner of the property, south to Old Stone Lane. Here it will cross Sand Creek and connect with other pathway easement on the east side of the creek. Pathway easement south of Old Stone Lane is not necessary.

Staff Recommendation:
Staff has reviewed the final plat and recommends approval of the final plat for Brookside Division 7 with the addition of a public multi-use pathway easement on the east side of the plat adjacent to Sand Creek.

Transportation Plan:

The property will be part of the existing subdivision road network. Additional future connection will also be provided with a stub road connection across Sand Creek to the east.

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

Section 10-1-9A

(9) If the final plat conforms to the provisions of this Chapter and all other applicable State or Federal laws, or local ordinances, the Council shall approve the final plat and authorize the Mayor and Clerk to sign the original plat.

REQUIREMENTS	Staff Review
Requirements listed in Section 10-1:	
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
Direct access to arterial streets from commercial or industrial lots shall be permitted only where it can be demonstrated that: 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 proposes access.	N/A
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 R-3, 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 150 ft 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.	All classified as local streets.

<u>Zoning Ordinance:</u>

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.								

Comprehensive Plan Policies:

Definition for the land use categories on the Map; 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.

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)

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

Final Plat

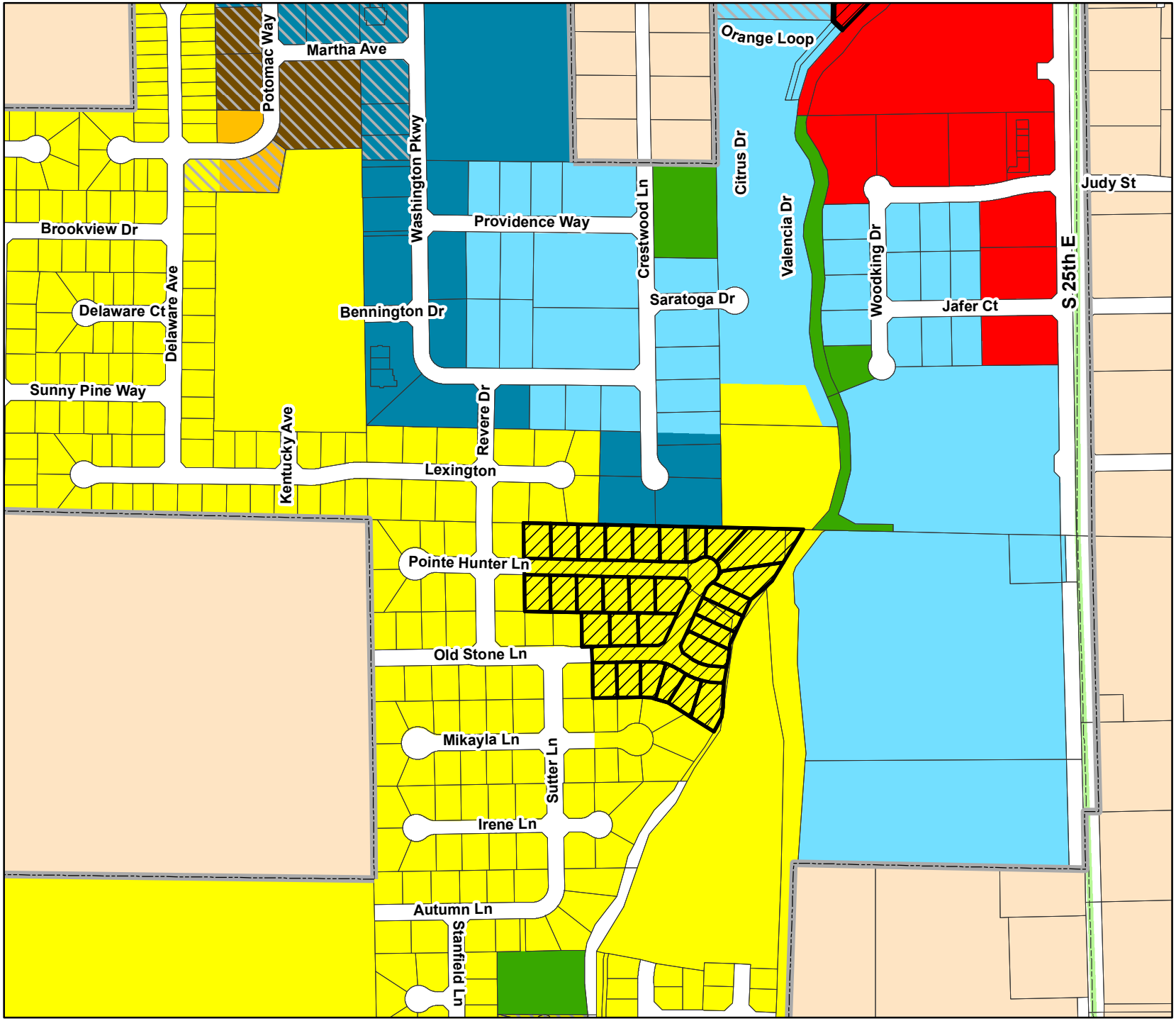
Brookside Division No. 7

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

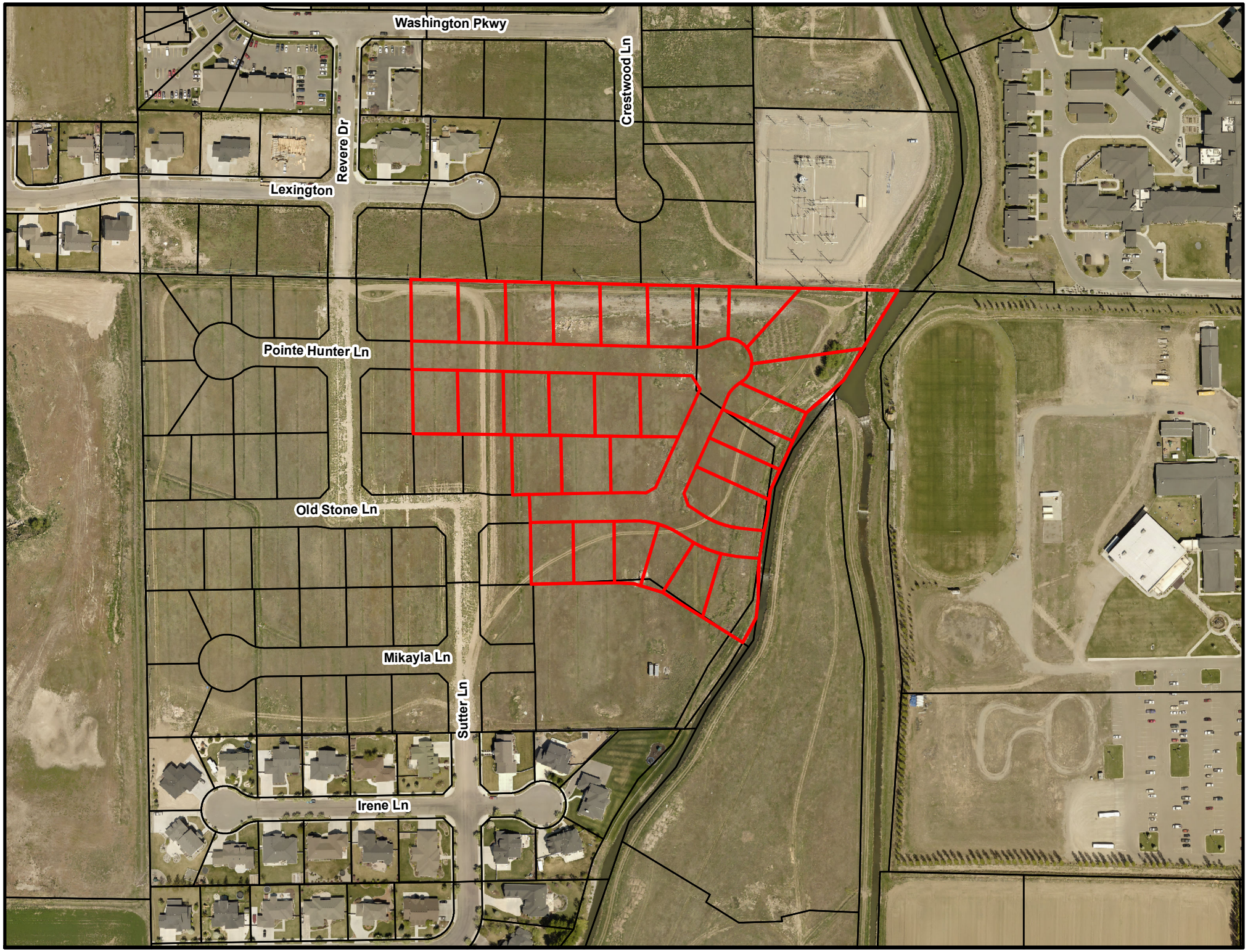


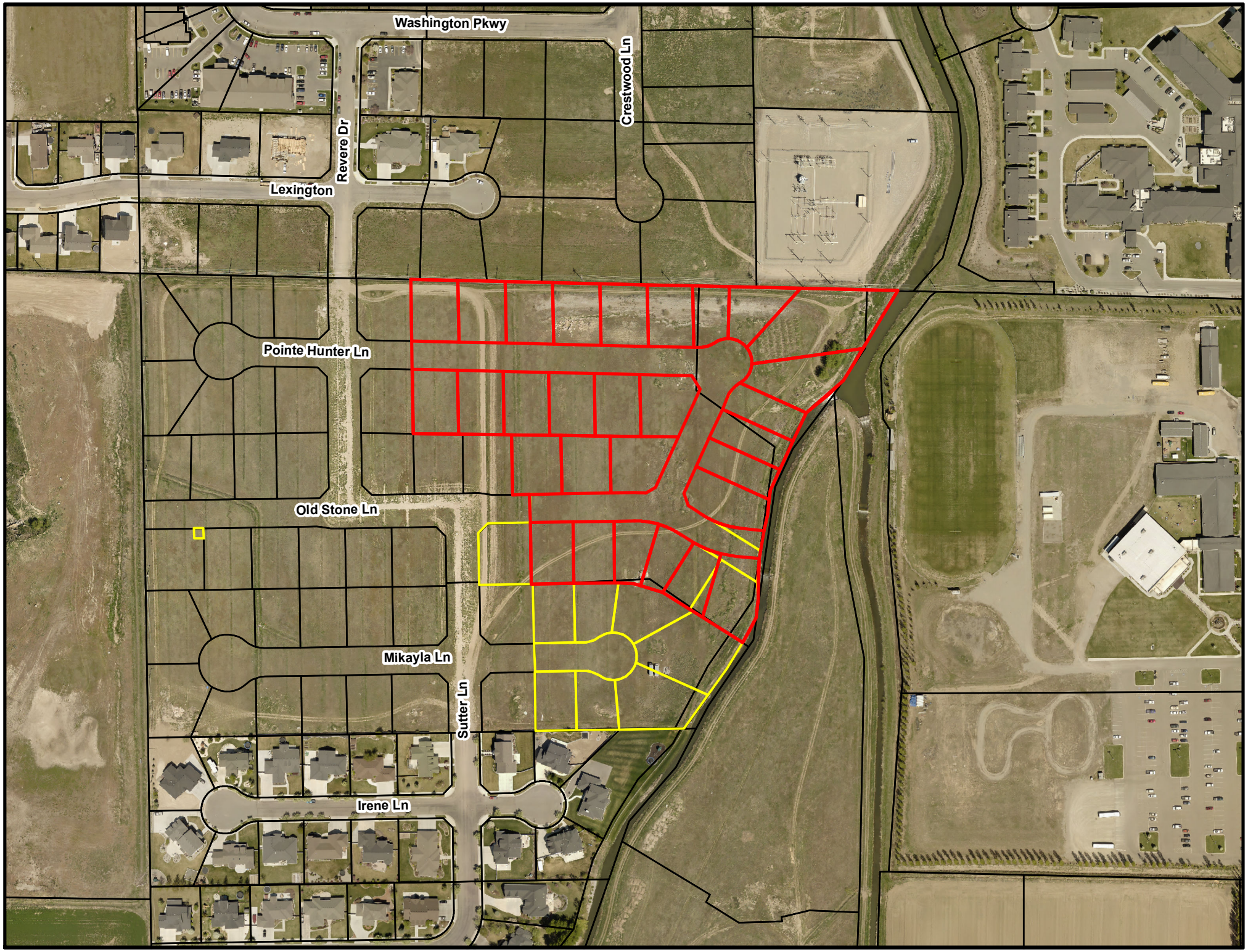
IDAHO FALLS

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

N

Strawberry Pl
Potomac Way
Brookview Dr
Delaware Ct
Delaware Ave
Summer Sun Dr
Sunny Pine Way
Daffodil Pl
Lexington
Kentucky Ave
Washington Pkwy
Providence Way
Bennington Dr
Revere Dr
Crestwood Ln
Saratoga Dr
Citrus Dr
Valencia Dr
Woodking Dr
Jafer Ct
Judy St
Pointe Hunter Ln
Old Stone Ln
Mikayla Ln
Sutter Ln
Irene Ln
Autumn Ln
Stanfield Ln
Torrey Pines Dr
Greystone Ln
Blackstone Dr
S 25th E


Washington Pkwy
Crestwood Ln
Revere Dr
Lexington
Pointe Hunter Ln
Old Stone Ln
Mikayla Ln
Sutter Ln
Irene Ln

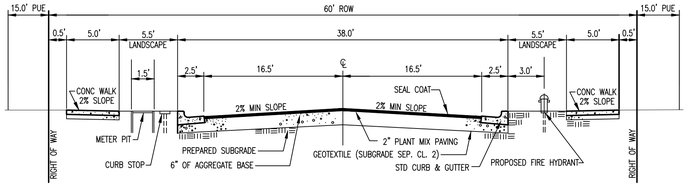

Washington Pkwy
Crestwood Ln
Revere Dr
Lexington
Pointe Hunter Ln
Old Stone Ln
Mikayla Ln
Sutter Ln
Irene Ln

FIRST AMENDED PRELIMINARY PLAT

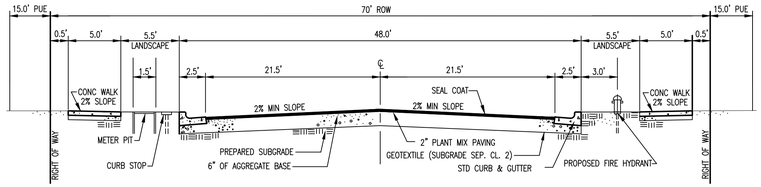
BROOKSIDE

SUBDIVISION DIVISIONS 5 & 6

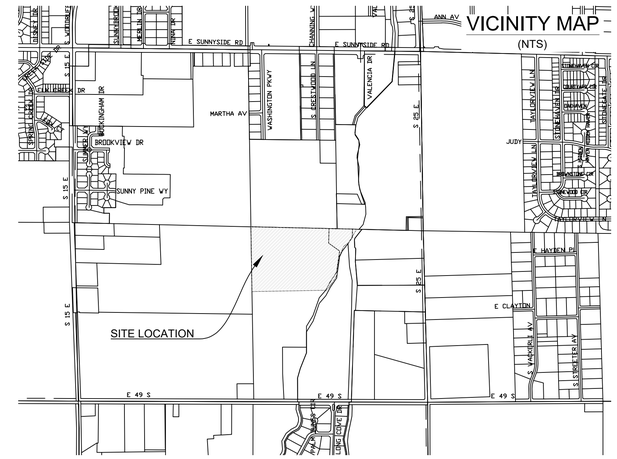
AN ADDITION TO THE CITY OF IDAHO FALLS,
BONNEVILLE COUNTY, IDAHO
BEING PART OF SEC. 33 T. 2 N., R. 38 E. BM.



TYPICAL **60'** LOCAL ROW STREET CROSS SECTION (NTS)



TYPICAL **70'** COLLECTOR ROW STREET CROSS SECTION (NTS)



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft. (24"X36")

CONTACTS

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LEGEND

- EXST FIRE HYDRANT
- PROP FIRE HYDRANT
- EXST WATER VALVE
- PROP WATER VALVE
- EXST WATER METER
- PROP WATER METER
- EXST CATCH BASIN
- PROP CATCH BASIN
- EXST STRM MANHOLE
- PROP STRM MANHOLE
- EXST SAN SWR MANHOLE
- PROP SAN SWR MANHOLE
- EXST POWER POLE
- PROP POWER POLE
- EXST LIGHT POLE
- PROP LIGHT POLE
- SECTION CORNER
- P.O.B. POINT OF BEGINNING
- SECTION LINE
- SURVEY BOUNDARY LINE
- PROPERTY LINE
- 15' EASEMENT LINE
- STREET RIGHT-OF-WAY
- SAW CUT LINE
- EXST RD CENTER LINE
- PROP RD CENTER LINE
- EXST FENCE LINE
- PROP FENCE LINE
- EXST WATER LINE
- PROP WATER LINE
- EXST WATER SERVICE
- PROP WATER SERVICE
- EXST STRM SWR LINE
- PROP STRM SWR LINE
- EXST SAN SWR LINE
- PROP SAN SWR LINE
- EXST SAN SWR SERVICE
- PROP SAN SWR SERVICE
- OHP EXST OVERHEAD POWER
- OHP PROP OVERHEAD POWER
- UGP EXST UNDRGRND POWER
- UGP PROP UNDRGRND POWER
- FO EXST FIBER OPTIC LINE
- FO PROP FIBER OPTIC LINE
- GAS EXST GAS LINE
- GAS PROP GAS LINE
- T EXST TELEPHONE LINE
- GB GRADE BREAK
- EXST MAJOR CONTOUR
- EXST MINOR CONTOUR
- PROP MAJOR CONTOUR
- PROP MINOR CONTOUR
- PHASE LINE
- PROP BUILDING
- EXST LANDSCAPING
- PROP LANDSCAPING
- EXST CONCRETE
- PROP CONCRETE
- EXST ASPHALT
- PROP ASPHALT
- EXST GRAVEL
- PROP GRAVEL
- OPEN WATER
- 30' PUBLIC MULTI-USE PATHWAY EASEMENT

BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 33; THENCE S 88°40'53" E 2702.03 FEET TO THE CENTER OF SAID SECTION 33 AND THE POINT OF BEGINNING; THENCE S 88°40'49" E 1600.80 FEET ALONG THE EAST-WEST CENTER SECTION LINE AND THE SOUTH LINE OF GEORGE WASHINGTON ESTATES DIVISION NO. 4 TO THE CENTERLINE OF SAND CREEK; THENCE ALONG SAID CENTERLINE THE FOLLOWING (12) COURSES; 1) THENCE (1) THENCE S 30°57'04" W 180.17 FEET; (2) THENCE S 32°17'03" W 41.03 FEET; (3) THENCE S 46°41'59" W 49.09 FEET; (4) THENCE
S 51°05'48" W 57.10 FEET; (5) THENCE S 24°36'21" W 179.43 FEET; (6) THENCE S 06°42'03" W 51.83 FEET; (7) THENCE S 11°33'47" W 119.71 FEET; (8) THENCE S 03°53'57" E 63.61 FEET; (9) THENCE S 06°56'43" W 37.08 FEET; (10) THENCE S 26°49'58" W 32.84 FEET; (11) THENCE S 31°06'33" W 91.18 FEET; (12) THENCE S 35°30'33" W 155.45 FEET TO THE NORTH BOUNDARY LINE OF BROOKSIDE SUBDIVISION, DIVISION NO. 4, INSTRUMENT NO. 1164693; THENCE S 89°03'21" W 1132.51 FEET ALONG SAID NORTH LINE TO THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 33; THENCE NORTH ALONG SAID NORTH-SOUTH CENTERLINE N 00°56'38" W 980.46 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 29.587 ACRES, MORE OR LESS.

LAND

EXSTING
ZONE = A-1 BONNEVILLE COUNTY
CURRENT USE = IRRIGATED AGRICULTURE
PLANNED USE = URBAN RESIDENTIAL

PROPOSED
ZONE = R-1 CITY OF IDAHO FALLS
USE = RESIDENTIAL
SIZE = 29.595 ACRES
DENSITY = 2.5 BUILDABLE LOTS/ACRE

LOTS

BUILDABLE LOTS
BLOCK 2 = 16 LOTS
BLOCK 3 = 18 LOTS
BLOCK 4 = 12 LOTS
BLOCK 5 = 13 LOTS
BLOCK 6 = 15 LOTS
TOTAL = 74 LOTS
PHASE 1 = 38 LOTS
PHASE 2 = 36 LOTS

BENCH MARK

BM #16 - CHISLED "X" ON THE SE BOLT OF A FIRE HUDRANT AT THE SW CORNER OF LONG COVE DR. AND 49TH S. (TOWNSHIP ROAD)
ELEVATION = 4707.16

BASIS OF BEARINGS

CITY OF IDAHO FALLS COORDINATE SYSTEM OF 2004. DERIVED FROM THE IDAHO STATE PLAN 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.

LAND & DESIGN SURVEYING | MATERIALS TESTING
CIVIL & STRUCTURAL ENGINEERING | 3D SCANNING
HLEINC.COM
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800 W. Judicial Street • Blackfoot, Idaho 83221 • Phone: 208.785.2977 • Fax: 208.785.2990
460 Lincoln Street • American Falls, Idaho 83211 • Phone: 208.226.5764 • Fax: 208.226.5767

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DRAWN BY	DESIGN BY	CHECK BY
RLR	HLE	CMJ

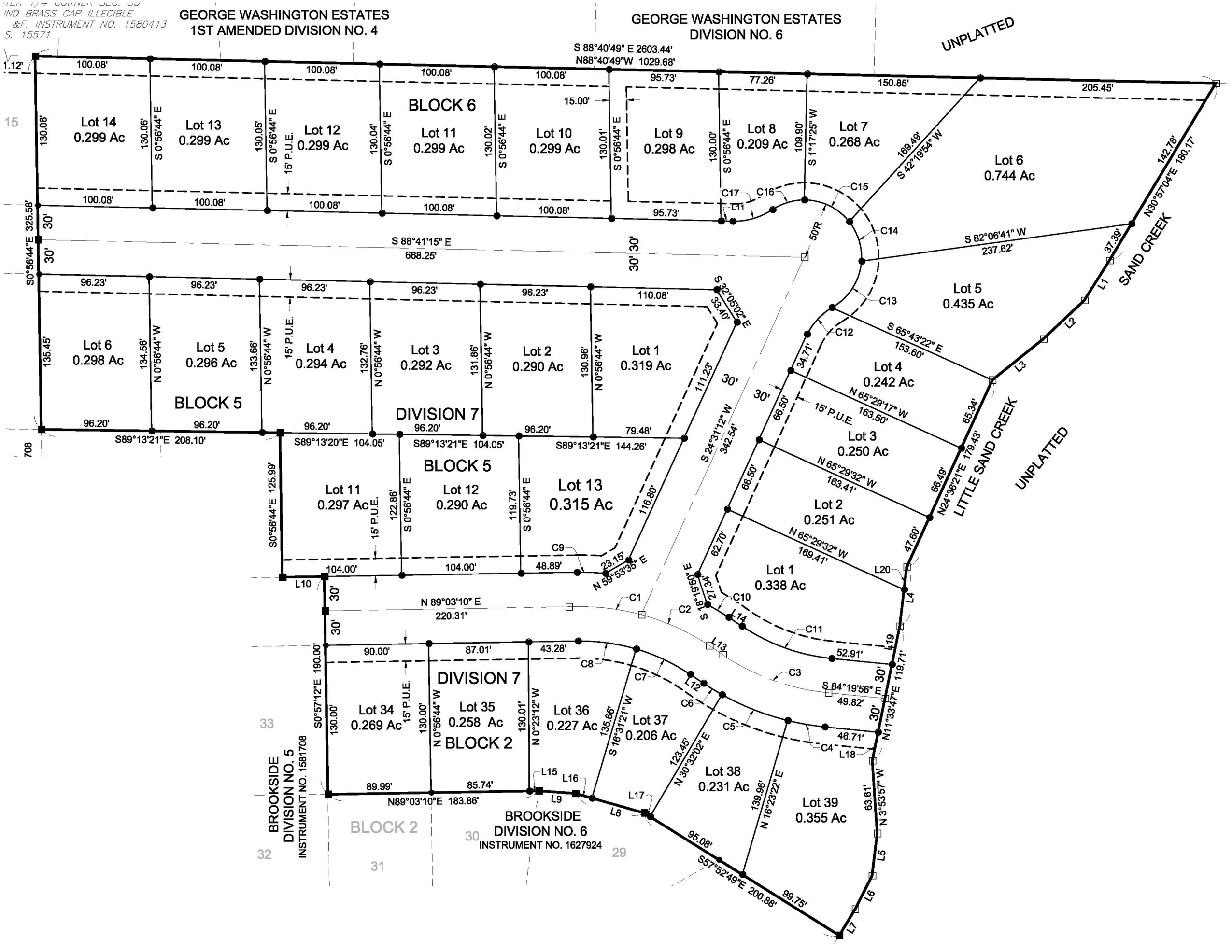
JOB NO: 2017-665

DATE: FEBRUARY 12, 2017

REVISIONS	DATE

PRELIMINARY PLAT
BROOKSIDE
DIVISIONS 5 & 6
SEC. 33, T. 2 N., R. 38 E.B.M.
BONNEVILLE COUNTY, IDAHO FALLS, IDAHO

SHEET NO. 1 OF 1 SHEETS



GEORGE WASHINGTON ESTATES
1ST AMENDED DIVISION NO. 4
GEORGE WASHINGTON ESTATES
DIVISION NO. 6
UNPLATTED
S 88°40'49" E 2603.44'
N88°40'49"W 1029.68'
BLOCK 6
Lot 14
0.299 Ac
Lot 13
0.299 Ac
Lot 12
0.299 Ac
Lot 11
0.299 Ac
Lot 10
0.299 Ac
Lot 9
0.298 Ac
Lot 8
0.209 Ac
Lot 7
0.268 Ac
Lot 6
0.744 Ac
S 88°41'15" E
668.25'
S 82°06'41" W
237.62'
SAND CREEK
Lot 5
0.435 Ac
Lot 6
0.298 Ac
Lot 5
0.296 Ac
Lot 4
0.294 Ac
Lot 3
0.292 Ac
Lot 2
0.290 Ac
Lot 1
0.319 Ac
BLOCK 5
DIVISION 7
Lot 4
0.242 Ac
Lot 3
0.250 Ac
Lot 2
0.251 Ac
Lot 1
0.338 Ac
LITTLE SAND CREEK
UNPLATTED
S89°13'21"E 208.10'
S89°13'20"E 104.05'
S89°13'21"E 104.05'
S89°13'21"E 144.26'
BLOCK 5
Lot 11
0.297 Ac
Lot 12
0.290 Ac
Lot 13
0.315 Ac
N 89°03'10" E
220.31'
DIVISION 7
Lot 34
0.269 Ac
Lot 35
0.258 Ac
BLOCK 2
Lot 36
0.227 Ac
Lot 37
0.206 Ac
Lot 38
0.231 Ac
Lot 39
0.355 Ac
BROOKSIDE
DIVISION NO. 5
INSTRUMENT NO. 1581708
BLOCK 2
BROOKSIDE
DIVISION NO. 6
INSTRUMENT NO. 1627924