

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 65<sup>th</sup> S, east of S 5<sup>th</sup> 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. 5<sup>th</sup> 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 &amp; pedestrian safety, and population density.</p>	<p>Existing Streets: S. 5<sup>th</sup> W (Minor Arterial) west of proposed final plat. Local Streets: All streets located within subdivision.</p>
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**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)

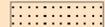
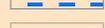
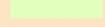
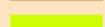
Encourage development in areas served by public utilities or where extensions of facilities are least costly. (p. 67)

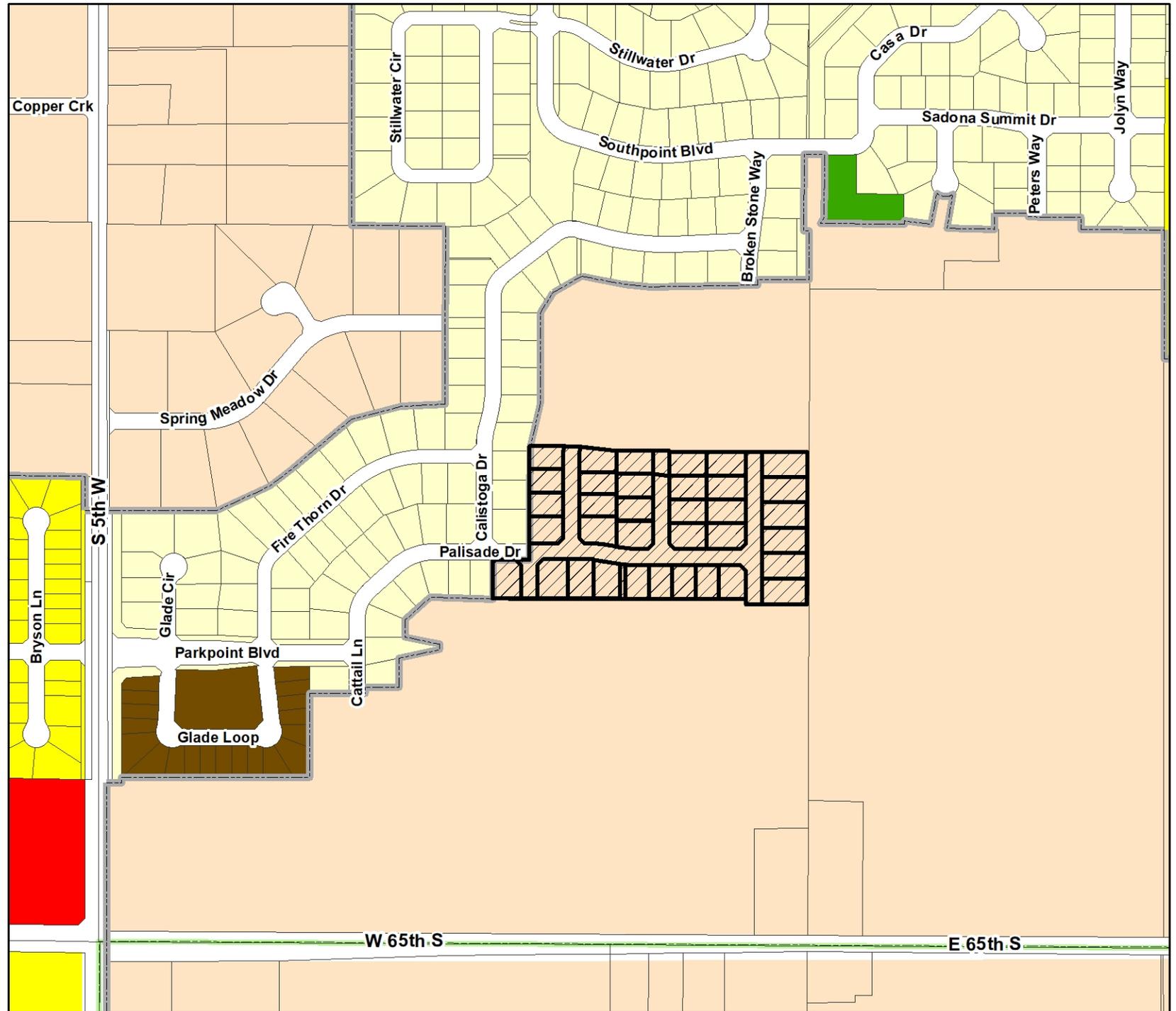
Limit access to arterial streets and section line roads. Access management is a process to provide access to adjacent land uses while preserving the safety, capacity, and speed of the arterial street (p.80)

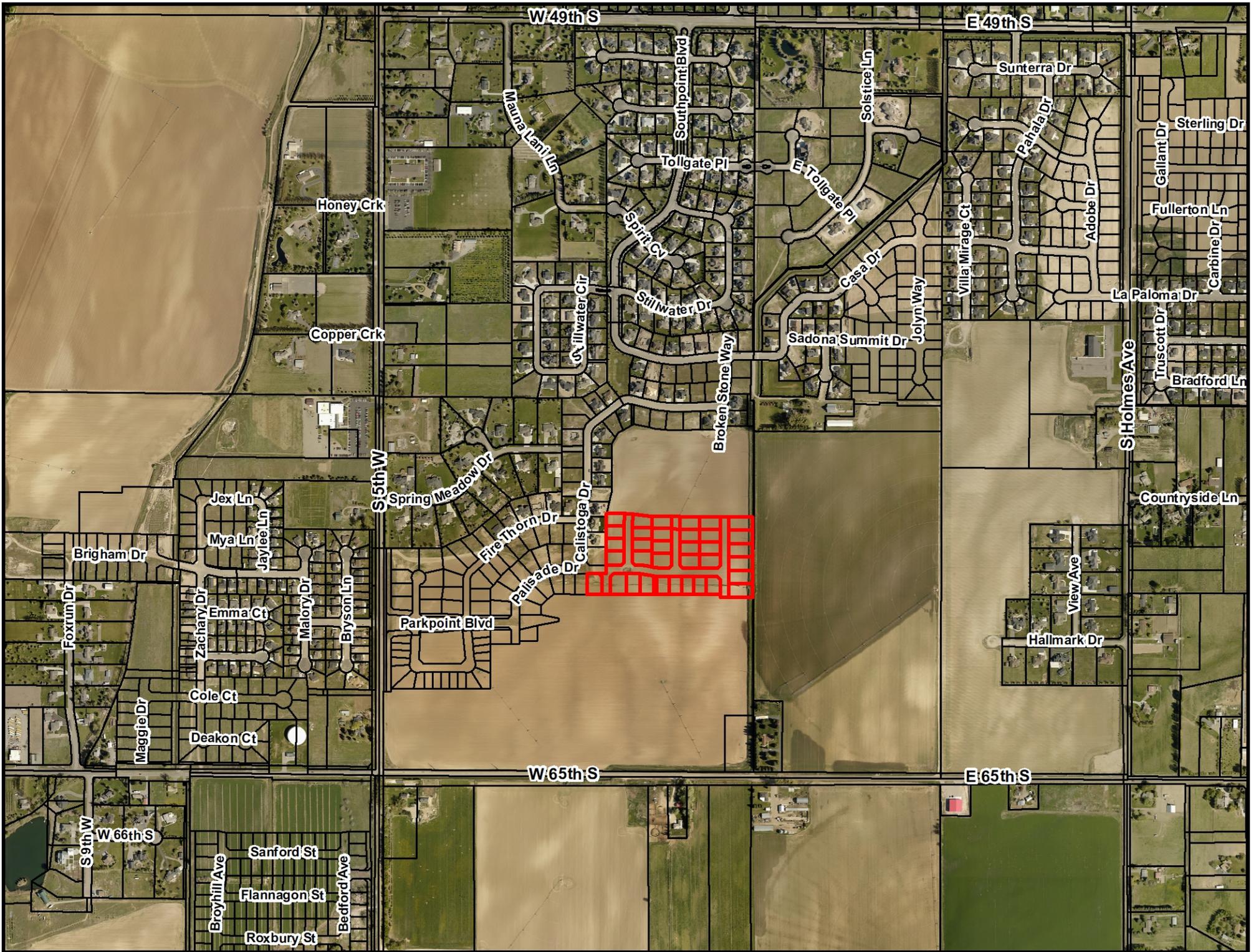
**Legend**

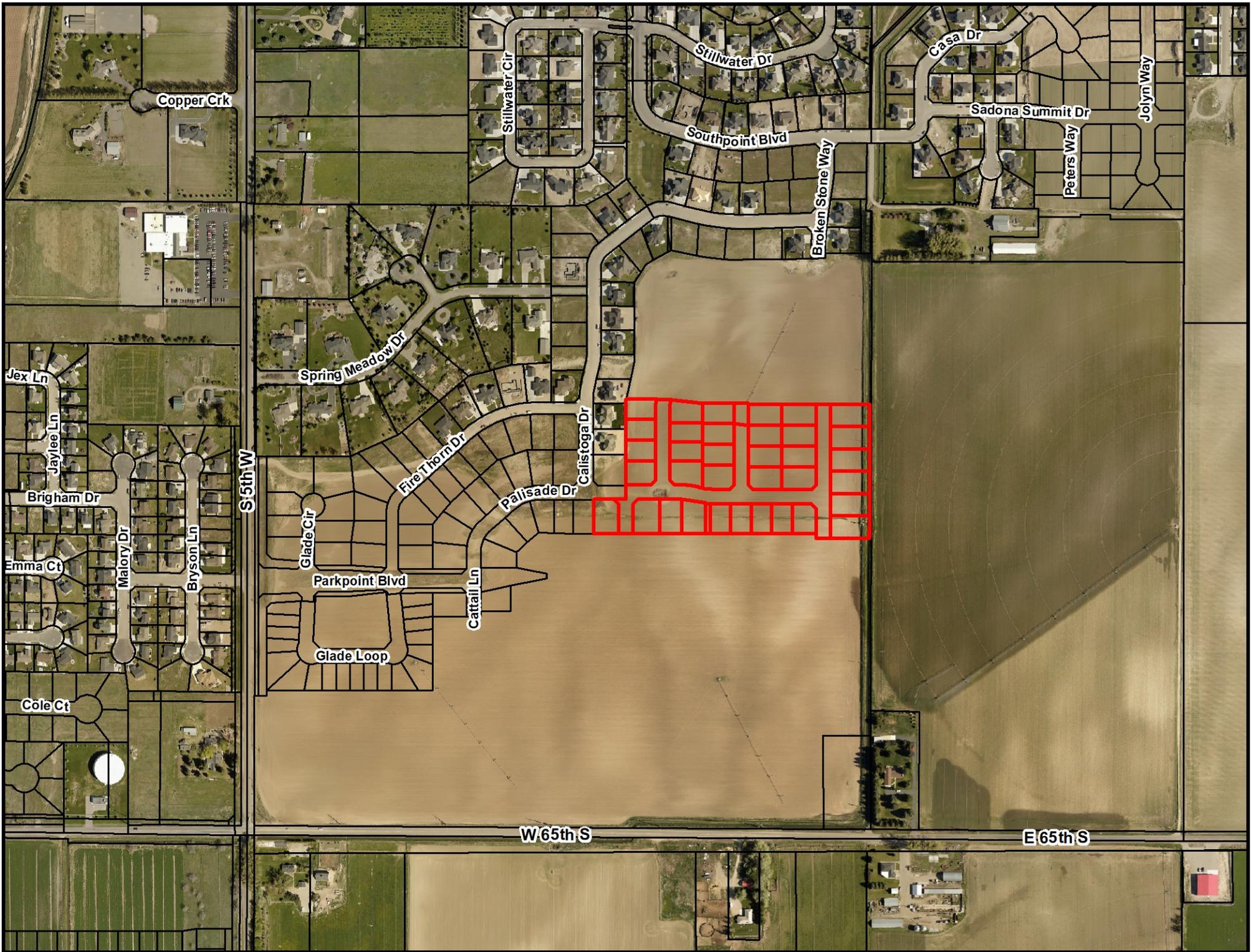
-  Site
-  City Limits
-  Area of Impact

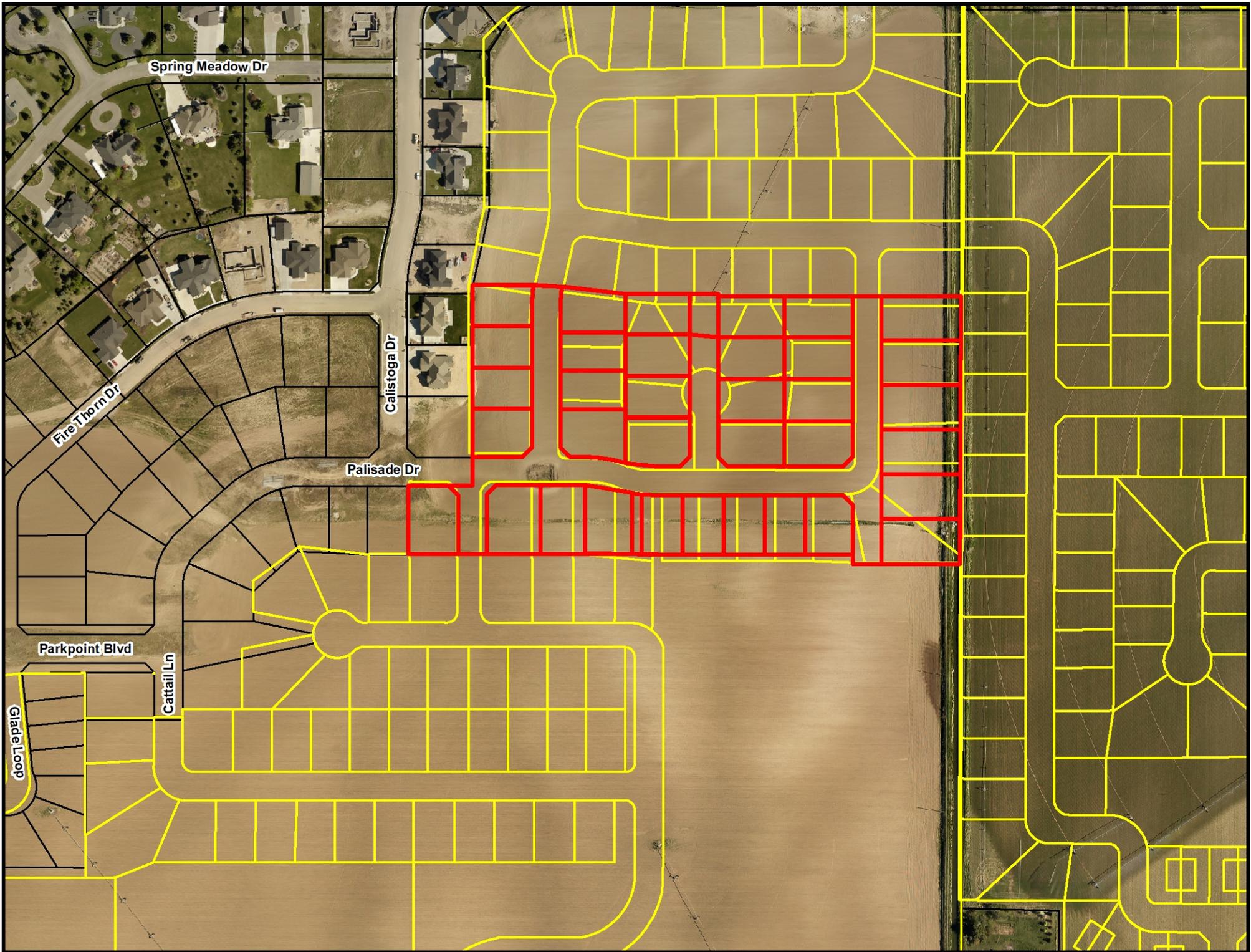
**Overlays**

-  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









Spring Meadow Dr

Fire Thorn Dr

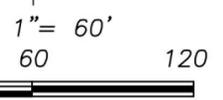
Calistoga Dr

Palisade Dr

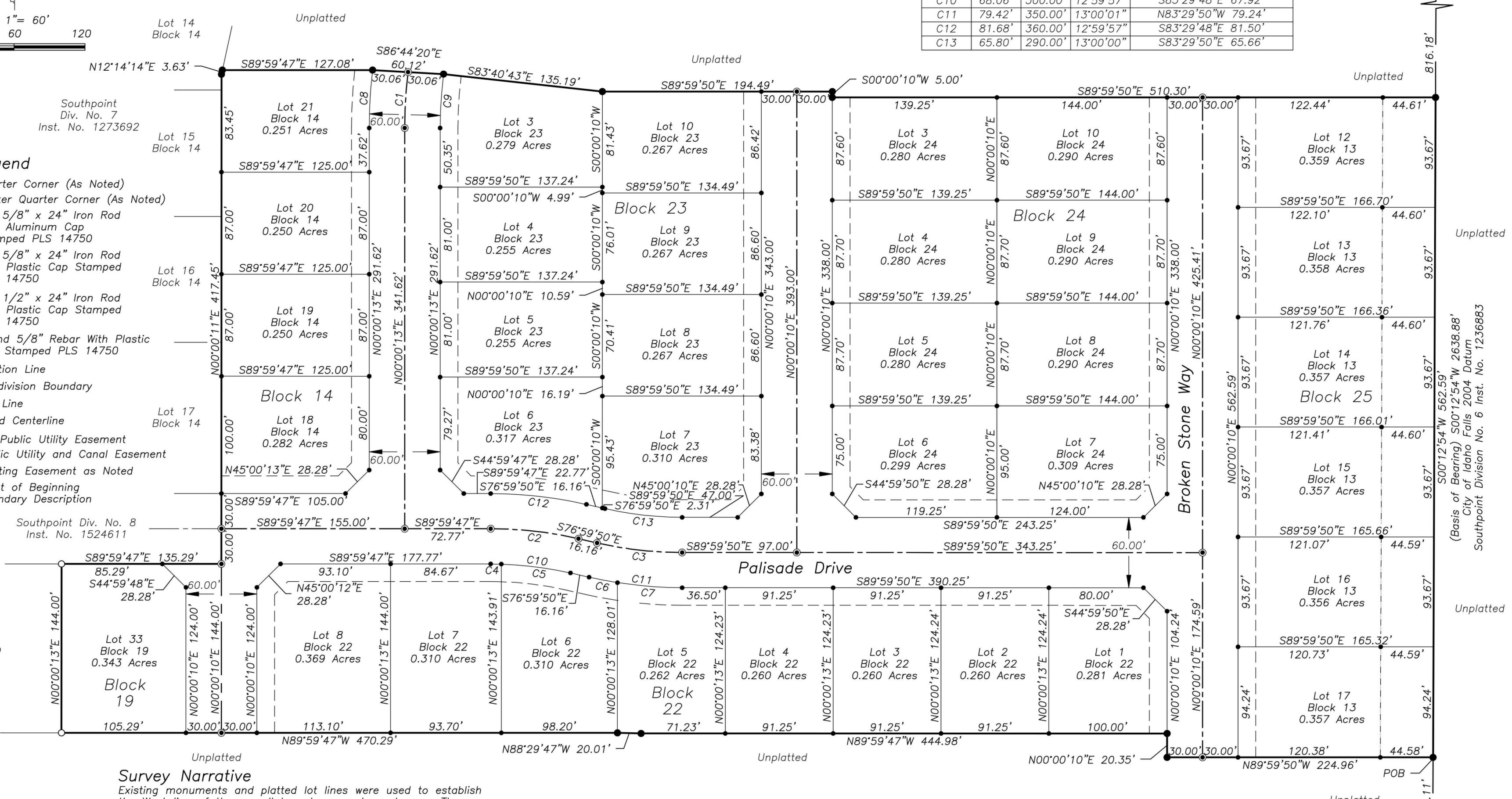
Parkpoint Blvd

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'



Southpoint Div. No. 7  
 Inst. No. 1273692  
 Lot 15 Block 14  
 Lot 16 Block 14  
 Lot 17 Block 14  
 Southpoint Div. No. 8  
 Inst. No. 1524611

(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 platted lot lines were used to establish

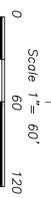
**Acresage Summary**  
 3,109 Acres Right-of-Way  
 10,370 Acres Lots  
 13,479 Acres Total

**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)**

CHURN TABLE

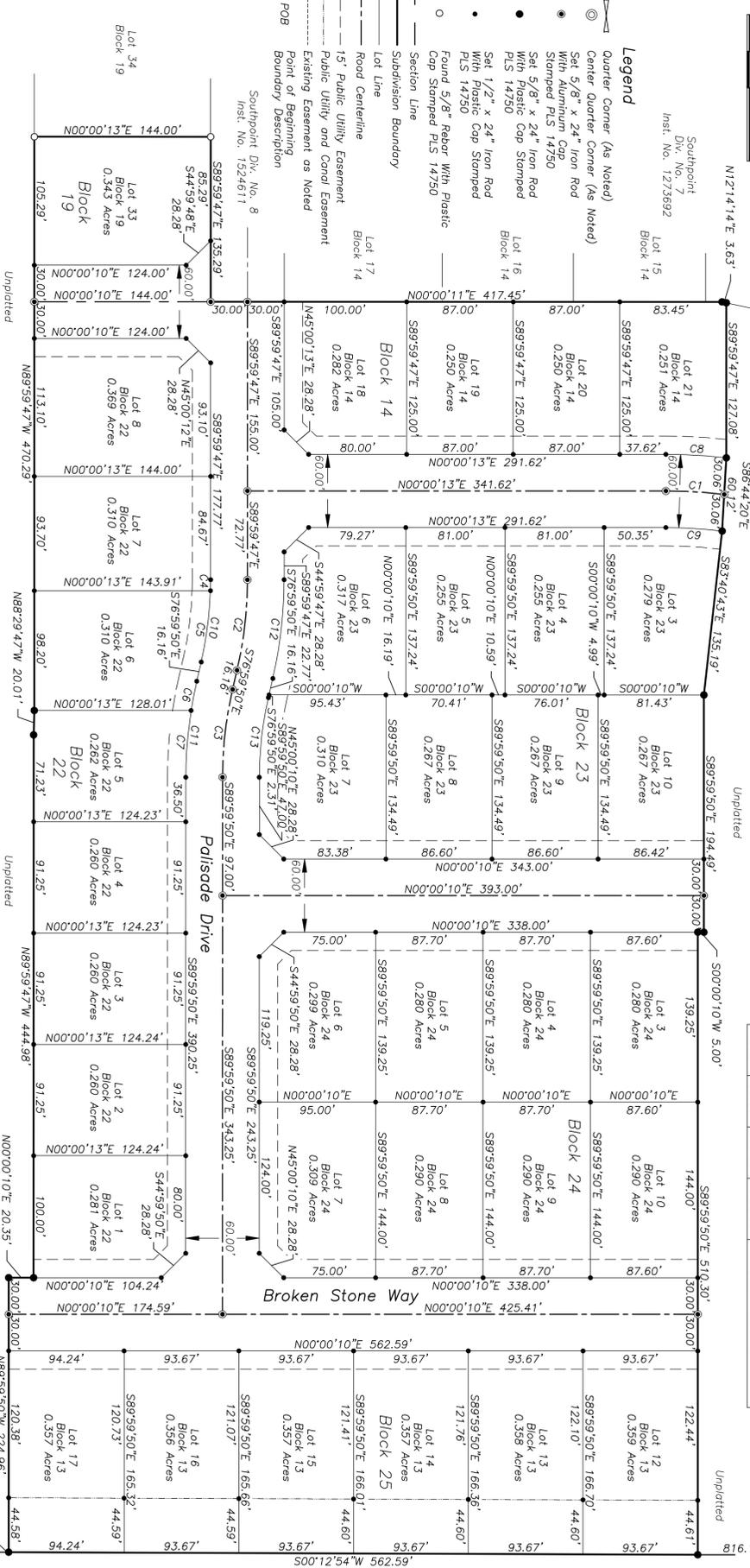
CURVE	LENGTH	RADIUS	DELTA	CH BEARING AND DISTANCE
C1	47.28'	400.00'	650.40'	S03°25'54"W 47.28'
C2	74.87'	350.00'	1239.97'	S83°29'48"E 74.71'
C3	72.61'	320.00'	1300.00'	S83°29'50"E 72.45'
C4	9.03'	300.00'	1432.9'	N82°38'04"W 9.03'
C5	59.03'	300.00'	1116.28'	S78°59'57"E 24.45'
C6	24.46'	350.00'	400.14'	S78°59'57"E 24.45'
C7	54.96'	350.00'	859.47'	S85°29'57"E 54.90'
C8	49.49'	430.00'	635.38'	S03°34'18"W 49.46'
C9	46.08'	370.00'	708.09'	S03°34'18"W 46.05'
C10	68.06'	300.00'	1259.57'	S83°29'48"E 67.92'
C11	79.42'	350.00'	1300.01'	N83°29'50"W 79.24'
C12	81.68'	360.00'	1259.57'	S83°29'48"E 81.50'
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

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

**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 developer fails to construct facilities or meet the other 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 \_\_\_\_\_

Mayor \_\_\_\_\_ City Clerk \_\_\_\_\_

City Engineer \_\_\_\_\_ City Surveyor \_\_\_\_\_  
Kent J. Fagel, PE 9247 Kenneth Baldwin Roberts, PLS 9755

**City Acceptance**  
The accompanying plat was duly accepted and approved by the City Council of Idaho Falls, adopted this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

**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 \_\_\_\_\_

