

STAFF REPORT
Amendments to the Form Based Code
To Change the Use Table To
Allow Neighborhood Retail and Neighborhood Services
In The Edge C Subdistrict
January 4, 2021



Community
Development
Services

Applicant: City of Idaho Falls

Project Manager: Naysha Foster

Attachments:

1. Proposed Amendment Language
2. Subdistrict Map

Staff Recommendation: To **recommend** to the Mayor and City Council approval of the amendment to the Use Table in the Form Based Code to allow restaurants in the Edge C Subdistrict.

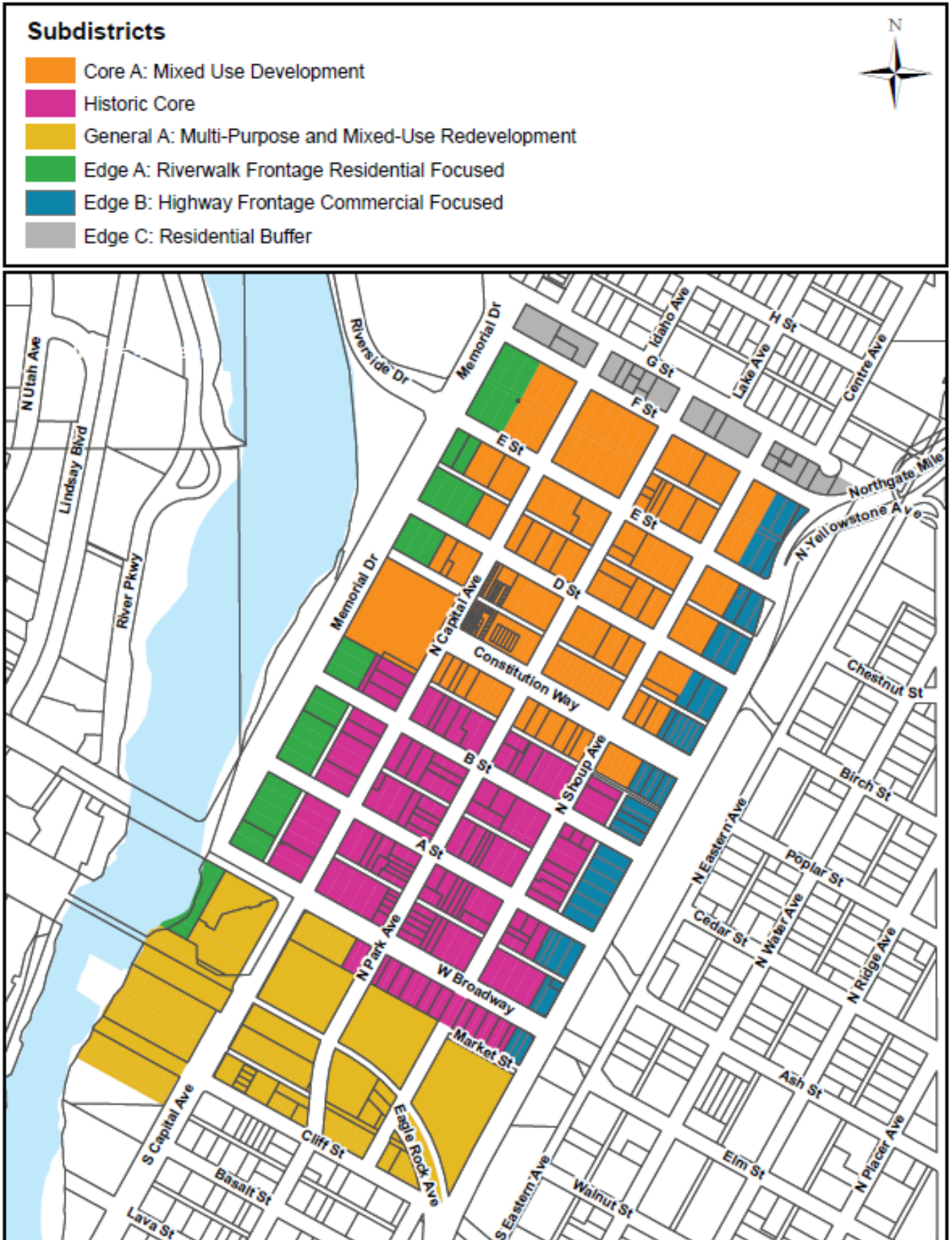
History: The Form Based Code was adopted in 2019.

Staff Comments: The proposed amendment would change the Use Table in Chapter 4. The change would allow Neighborhood Retail and Neighborhood Services in the Edge C Subdistrict. The Edge C Subdistrict provides a transition between Core Subdistricts and residential. The Edge C Subdistrict is located between F and G Street and between Memorial and Yellowstone. Staff feels the uses allowed in the Neighborhood Retail and Neighborhood services will create the transition from the Core to Residential, however it will offer residents in the area daily services within walking distance of their homes.

The uses allowed in the Neighborhood Retail and Neighborhood Services would be compatible with the surrounding uses. There are currently some office buildings, a couple of small markets and a restaurant in the Edge C Subdistrict. Restaurants became non-conforming with the adoption of the code. This amendment would correct that issue. There is a mix of housing types between G St and H St, consisting of both single dwelling units and multi-dwelling units.

Staff Recommendation: Staff recommends approval of the amendment to the Form Based Code to Change the Use Table to allow Neighborhood Retail and Neighborhood Services in the Edge C Subdistrict. The uses allowed in the Edge C Subdistrict are compatible with the surrounding land use and still meet the intent of a transition from the Core Subdistricts to residential uses.

Figure 3.1 Subdistricts Regulating Map for the Downtown District.



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

Table 4.1 (1). Uses by District.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; AMENDING TITLE 10, CHAPTER 7 OF THE CITY OF IDAHO FALLS FORM BASED CODE TO AMEND THE USE CATEGORY AND SUBCATEGORY TABLE IN CHAPTER 4 TO ALLOW NEIGHBORHOOD RETAIL AND NEIGHBORHOOD SERVICES IN THE EDGE C SUBDISTRICT AND PROVIDING SEVERABILITY, CODIFICATION, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

WHEREAS, the City adopted the October 2020 edition of the “Idaho Falls Form Based Code” (Form Based Code) which was prepared for the downtown and south downtown areas and created standards to protect and enhance the unique and historic character of those areas; and

WHEREAS, the City desires for the standards, maps, and graphics of the Code to be consistent and clear; and

WHEREAS, upon review of the Code, City Planning Division staff has determined there are minor updates needed to improve the consistency and clarity of the Code’s standards; and

WHEREAS, the City encourages walkable neighborhoods to access daily services; and

WHEREAS, “Neighborhood Retail” and “Neighborhood Services” are considered daily services; and

WHEREAS, the Edge C Subdistrict acts as a buffer between residential and commercial uses and should allow for daily goods and services next to residential in order to provide a walkable neighborhood to those services; and

WHEREAS, on January 27, 2022, the Council conducted a duly noticed public hearing and passed a motion to approve the recommended changes; and

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF IDAHO FALLS, IDAHO, AS FOLLOWS:

SECTION 1. Title 10, Chapter 7, Section 4 of the City of Idaho Falls Form Based Code is hereby amended to read as follows:

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

Table 4.1 (1). Uses by District.

SECTION 7. Savings and Severability Clause. The provisions and parts of this Ordinance are intended to be severable. If any section, sentence, clause, or phrase of this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this Ordinance.

SECTION 8. Codification Clause. The City Clerk is instructed to immediately forward this Ordinance to the codifier of the official municipal code for proper revision of the Code.

SECTION 9. Publication. This Ordinance, or a summary thereof in compliance with Idaho Code, shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

SECTION 10. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval and publication.

PASSED by the City Council and APPROVED by the Mayor of the City of Idaho Falls, Idaho, this _____ day of _____, 2021.

ATTEST:

CITY OF IDAHO FALLS, IDAHO

KATHY HAMPTON, CITY CLERK

REBECCA L. NOAH CASPER, Ph.D.,
MAYOR

(SEAL)

STATE OF IDAHO)
) ss:
County of Bonneville)

I, KATHY HAMPTON, CITY CLERK OF THE CITY OF IDAHO FALLS, IDAHO, DO
HEREBY CERTIFY:

That the above and foregoing is a full, true and correct copy of the Ordinance
entitled, “AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A
MUNICIPAL CORPORATION OF THE STATE OF IDAHO; AMENDING
TITLE 10, CHAPTER 7 OF THE CITY OF IDAHO FALLS FORM BASED
CODE BY AMENDING THE USE TABLE TO ALLOW
NEIGHBORHOOD RETAIL AND NEIGHBORHOOD SERVICES IN
THE EDGE C SUBDISTRICT AND PROVIDING SEVERABILITY,
CODIFICATION, PUBLICATION BY SUMMARY, AND ESTABLISHING
EFFECTIVE DATE.”

(SEAL)

KATHY HAMPTON, CITY CLERK