

IDAHO FALLS REDEVELOPMENT AGENCY
P.O. BOX 50220
IDAHO FALLS, IDAHO 83405-0220

Thursday
October 15, 2015
Idaho Falls City Council Chambers
680 Park Avenue

Meeting Time: Noon

A G E N D A

1. Modifications, Additions, Changes to the Agenda
2. Approval of Bills
4. Request for Text Amendment, City of Idaho Falls Zoning Ordinance
5. Updates:
 - a. River Walk Drive
 - b. Broadway Ford
 - c. Kelsch Property and Bonneville Hotel
6. Discussion of Drafts of Requests for Proposal: Kelsch Property and Bonneville Hotel
7. RAI Activities and Legislative Interim Committee
9. Next Meeting: November 19, 2015

If you need communication aids or services or other accommodations to participate, please call 612-8276 at least three to five days prior to the meeting so we can adequately meet your needs.

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October 15, 2015

Idaho Falls Planning Commission
Brad Cramer, Director
Community Development Services
City of Idaho Falls
P O Box 50220
Idaho Falls, Idaho 83405

DRAFT

Dear Members of the Commission and Mr. Cramer:

The Board of the Idaho Falls Redevelopment Agency respectfully requests the parking requirements for dwelling units in the downtown area be reduced to one parking space per dwelling unit. The Leland Consulting Group in the *Idaho Falls Downtown Housing Market Analysis, 2015*, recommended such a reduction to encourage the development of new housing units in the downtown.

Housing downtown is crucial to successful downtown revitalization. Young professionals and workers as well as empty-nesters want to have the walkable environment and mixed land-uses offered by downtown. Unfortunately, such walkability with its higher densities also increases the cost of providing parking to meet the standards prescribed for single-family homes and apartments located in neighborhoods without commercial uses. Boise, Twin Falls, and Coeur d'Alene reflect this reduced demand for parking for their downtown, and a table is attached which summarizes their downtown parking requirements.

Thank you for your serious consideration of this request. If you have any questions, please feel free to contact Renee Magee.

Sincerely,

Lee Radford, Chair

Attachments: Table of parking requirements
Excerpt from *Housing Market Analysis*
Excerpt from NPR article, Millennials Buying Homes

CENTRAL BUSINESS DISTRICT PARKING REQUIREMENTS
Zoning Ordinance Requirements

	Pocatello	Boise	Coeur d'Alene	Twin Falls
Parking Requirements in Central Business Districts	Maximum 30% reduction for new construction; no new requirements for existing buildings	Maximum reduction of 30%; 0.0-1.0 spaces per dwelling unit depending on location downtown	1.5 parking spaces per dwelling unit	1 parking space per dwelling unit if more than 5 dwelling units in downtown; otherwise, 2 spaces

CHAPTER 11-05: Overlay and Specific Plan Districts
Section 11-05-05: Parking Reduction Overlay Districts
Subsection 1: General Purpose of Parking Reduction Overlay Districts

typically include the frequent spreading of liquid and solid waste, composting of manures, and off-site disposal.

v. **Additional BMPs**

Additional BMPs shall be required if those BMPs listed above are shown to be ineffective. The owner or resident can consult the following agencies for additional technical assistance: Ada Soil Conservation District Natural Resources Conservation Service (Home*A*Syst/Farm*A*Syst Program), Idaho Soil Conservation Commission, The University of Idaho Extension Service, and the Boise Public Works Department.

(k) **Periodic Assessment**

At three-year intervals the residents and property owners in the S District and the Director shall assess the impact and effectiveness of the standards of this section in protecting residents and owners of the district and those outside the district from unwanted impacts.

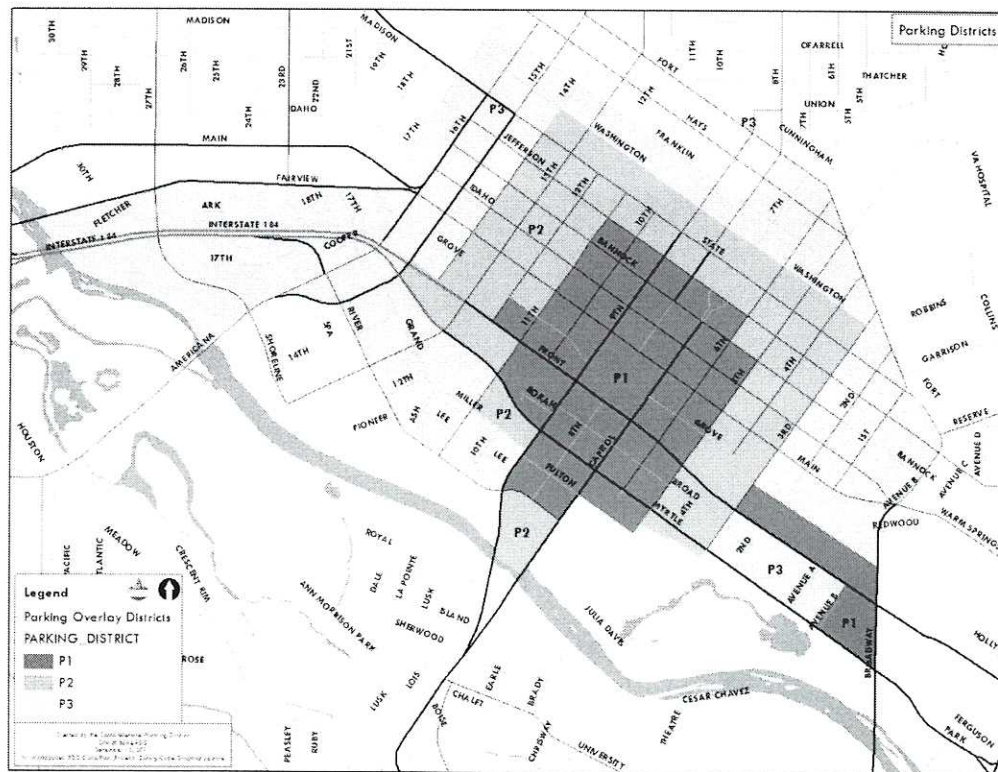
11-05-05. PARKING REDUCTION OVERLAY DISTRICTS

1. GENERAL PURPOSE OF PARKING REDUCTION OVERLAY DISTRICTS

To accommodate the need for alternative off-street parking ratios in accordance with the special needs of the downtown area.

2. MAP

A. Map



3. P-1 PARKING DISTRICT STANDARDS

No off-street parking is required within the P-1 district, as indicated in Table 11-07.1, *Off-Street Parking Requirements*. This provision does not provide exemption from off-street loading requirements.

4. P-2 PARKING DISTRICT STANDARDS

Parking requirements in the P-2 district are indicated in Table 11-07.1, *Off-Street Parking Requirements*.

5. P-3 PARKING DISTRICT STANDARDS

Parking requirements in the P-3 district are indicated in Table 11-07.1, *Off-Street Parking Requirements*.

11-05-06. WATERWAYS OVERLAY DISTRICTS

1. BOISE RIVER SYSTEM OVERLAY DISTRICTS

To ensure that development along the river is sensitive to fish and wildlife, the riparian area, recreation and flood protection.

A. Goals

(1) Flood Protection

- (a) To ensure protection from flooding.
- (b) To allow for conveyance the 100-year flood without property damage or loss of life.

(2) Fish and Wildlife

- (a) To preserve, protect, and enhance the abundance and diversity of fish, wildlife and riparian resources.
- (b) To control runoff and pollution so as to protect water quality of the river and its tributaries.

(3) Recreation Amenities

- (a) To protect the Boise River as a public asset to the city and a major amenity for its citizens.
- (b) To maintain the Boise River Greenbelt.

(4) Development Opportunities

- (a) To ensure that development is designed to enhancement and protect rivers riparian, fish, wildlife and recreational values.
- (b) To provide and maintain continuous public access to and along the river including appropriate facilities for parking of bikes and motor vehicles.

B. Boise River System Management District Boundaries; Subdivision Plat Notes; Ordinances and Regulations to Comply With

- (1) All subdivisions which include land that lies within the floodplain shall have the following note on the face of the plat: "This subdivision includes lands which are in the floodplain and are subject to the regulations of Chapter 11-08, Flood Hazard Regulations and 11-05-06.1, Boise River System Overlay Districts. The Planning Division should be consulted for details."
- (2) The following ordinances and regulations of uses within the district apply:

CHAPTER 11-07: Development and Design Standards
Section 11-07-03: Off-street Parking and Loading Standards
Subsection 2: Table of Off-street Parking Requirements

2. TABLE OF OFF-STREET PARKING REQUIREMENTS

Table 11-07.1 Off-Street Parking Requirements					
GFA = Gross floor area					
Land Use	Unit of Measure	General	P-1 District	P-2 District	P-3 District
Residential Uses					
Household Living					
Accessory Dwelling Unit	Per accessory dwelling unit	1.0	*	*	*
Caretaker Residence	*	*	*	*	*
Dwelling, Single-family	Per dwelling unit	2.0	0	1.0	2.0
Dwelling, Duplex	Per dwelling unit	2.0	0	1.0	2.0
Manufactured Home	*	*	*	*	*
Manufactured Home Community	*	*	*	*	*
Mobile Home Park	Per lot	1.33	0	1.33	1.33
Multi-Family Dwellings*	Per dwelling unit				
Studio/Efficiency Unit		0.75	0	0.8	1.0
One Bedroom Unit		1.0	0	0.8	1.0
Two Bedroom Unit		1.25	0	0.8	1.0
Three or more		1.5	0	0.8	1.0
Guest Parking	Per 10 dwelling units	1.0	0	0.8	1.0
*Refer to section 11-06—3.2 for parking reductions for multi-family dwellings.					
Group Living					
Boarding or Rooming House	Per room	1	0	0.56	0.8
Convalescent Home, Nursing Home	Per bed	0.25	0	0.20	0.25
Dormitory, University-Owned Housing	Per resident	0.33	0	0.18	0.26
Fraternity or Sorority House	Per resident	1.0	0	0.5	0.75
Handicapped Home	Per resident	2.0 for up to 5 residents, plus 1.0 for each 2 residents over 5	0	1.0 for up to 5 residents, plus 1.0 for each 4 residents over 5	2.0 for up to 5 residents, plus 1.0 for each 2 residents over 5
Halfway House	Per resident	1.0 per 4 residents	*	0.5 per every 4 occupants	0.75 per every 4 occupants
Shelter Home	*	*	*	*	*
Retirement Center	Per dwelling unit	0.5	0	0.25	0.5
Public/Institutional Uses					
Child and Adult Care					
Adult Day Care	*	*	*	*	*
Child Care Home (1-6 children)	*	*	*	*	*
Group Child Care Home (7-12 children)	Per 10 children	1.0	0	1.0	1.0
Group Child Care Center (7-12 children)	Per 10 children	1.0 and minimum of 2 total	0	1.0	1.0
Intermediate Child Care Center (13-20 children)	Per 10 children, Plus one per employee	1.0 and minimum of 2 total	0	1.0	1.0