



IDAHO FALLS PLANNING COMMISSION

June 07, 2016 - 7:00 p.m.
City Annex Building, Council Chambers
680 Park Avenue

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 and archived. Thank you for your interest in City Government.

Work Session: 6:30 – 7:00 p.m.

1. **Zoning Ordinance Rewrite Update**
2. **Area of Impact Policy Statements**

Call to Order:

Changes, additions, or modifications to the agenda.

Minutes: May 3, 2016

Public Hearing(s):

1. **ANNX16-007: ANNEXATION/INITIAL ZONING. Jackson Hole Junction Annexation.** M&B: Approx. 55.416 Acres, Sections 26, 27, 34 & 35, T 2N, R 37E. Generally southeast of I-15, west of Pioneer Rd., and north of W. Sunnyside Rd. ¹
2. **CUP16-002: CONDITIONAL USE PERMIT. Third Ward Medical Offices.** Lots 35-48, Block 45, Crows Addition. Generally south of 12th St., west of S Lee Ave., north of E. 13th St., and east of S Boulevard. ²
3. **PUD16-004: PLANNED UNIT DEVELOPMENT. Saturn Park Townhomes.** Saturn Park Townhomes Division 1. Generally south of Broadway, west of S. Saturn Ave, north of Pancheri Dr., and east of S. Skyline Dr. ¹

Business:

1. **PLAT16-016: FINAL PLAT. Saturn Park Townhomes Division 1.** Generally south of Broadway, west of S. Saturn Ave, north of Pancheri Dr., and east of S. Skyline Dr. ¹
2. **PLAT16-014: FINAL PLAT. Snake River Landing Division No. 11.** Generally east of Snake River Parkway, west of the Snake River, and extending SE from Event Center Drive. ¹

Miscellaneous:

Public hearing items are subject to change. If you have interest in a specific item, please contact the Planning Office at 612-8276. 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 612-8276 after 3:00 p.m. or email dpetty@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 Debra Petty at 612-8276 or the Grants Administrator, Lisa Farris at 612-8323 and every effort will be made to adequately meet your needs.

¹ Planning Commission recommends to City Council

² Planning Commission approves or denies



May 3, 2016

6:30 p.m.

Planning Department
Council Chambers

MEMBERS PRESENT: Commissioners Brent Dixon, George Morrison, Joanne Denney, George Swaney, Darren Josephson, Margaret Wimborne, Julie Foster and Natalie Black.

MEMBERS ABSENT: Donna Cosgrove, James Wyatt.

ALSO PRESENT: Assistant Planning Director, Kerry Beutler and interested citizens.

WORK SESSION: Commissioner Dixon opened the Work Session.

Beutler presented the need for Neighborhood Meetings early in the process when development occurs, so that there is not rooms full of angry people when it comes before the Commission. Beutler indicated that it is suggested in the Comprehensive Plan. Staff is asking for the Commission's opinion on the matter, including: What type of application should have a mandatory meeting; how much should it be regulated; what materials need to be included as proof of the meeting. Wimborne asked if there are any current ordinances or requirements for a meeting. Beutler indicated that the Comp Plan suggests they look for ways to include it, but no ordinance requires it happen. Beutler stated that as part of the application process they ask the applicant if they are going to have a meeting. Swaney suggested taking a graded approach with a minimum of any subdivision preliminary plat or final plat for more than two lots, especially when a preliminary plat is revising a historical preliminary plat. Beutler stated that on final plats there is typically not a public hearing associated with it. Dixon indicated that if there is no public hearing, then there is no need for the neighborhood meeting. Dixon stated that if there is a change of use next to a residential area, then there needs to be a meeting. Beutler asked if the Commission would want to require the meeting or have it be optional. Dixon indicated that if the application will impact a number of people then that is who they will meet with. Morrison indicated it is a judgment call and things like residential to commercial cause a big commotion. Black stated she does not think it should be mandatory. Black suggested Staff makes it highly recommended and in the best interest of the developer to meet with the neighbors. Morrison stated that when discussing the application, recommend the neighborhood meeting and tell them that the Planning and Zoning Commission would be interested to see how the meeting goes. Beutler indicated that some developers have seen the benefit of neighborhood meetings and they are starting to see a shift in that direction. Beutler indicated that developers have questions, as to where to meet, how many people to include, etc. Wimborne stated that she agrees that it make sense to identify some applications and start with a "highly recommended" approach and see if developers embrace that and if not, maybe down the road it will become mandatory. Swaney stated that he agrees with Black that it does not need to be mandatory. Swaney stated that he would like Staff to advise the Commission if they recommended that the developer have a meeting and have it noted in the staff report whether the meeting occurred or not. Dixon asked if

it will be more difficult for Staff if it is only recommended as opposed to mandatory under certain circumstances, so it is black and white for developers. Beutler stated that applicants that do not want anyone involved, might not like the discussion, but most applicants come and visit ahead of time and are involved and they talk about what the neighbors would think, so no additional effort on staff's part would be needed. Dixon suggested encouraging it in certain circumstances, and then giving the Commission the authority that after a hearing, but prior to it moving forward to City Council to require a neighborhood meeting at the Commission's discretion. Black agreed with Dixon's suggestion that it would have some enforcement without having an absolute requirement. Swaney stated that they could table the application until they have a neighborhood meeting. Foster asked if the purpose of the neighborhood meeting is to inform or to resolve. Wimborne indicated that the application would need to come back to the Commission after the meeting. Black stated that sometimes, even after the developer has a meeting the application is still contentious, but the developer did what they were supposed to do. Beutler stated that sometimes the crowd has concerns that the Commission has no control over, such as property values. Dixon indicated they would have to use the neighborhood meeting with caution when there really are some things that could be resolved by working together. Wimborne stated that sometimes the application can be completely legal and the neighbors just might not like it. Dixon asked if through the standard notification process, if the developer wanted to have a meeting they could piggyback off of that notification as a way to notify neighbors. Beutler stated that it would have to happen after they made application and prior to the planning commission hearing.

Darryl Kofoed, HLE, 985 Capital, Idaho Falls, Idaho. Kofoed stated that a neighborhood meeting could fix a lot of problems and sometimes it could precipitate the problem. If the meeting goes well then the big questions will be taken care of, and if it goes poorly then the neighbors will go and choose sides and it could get heated.

Swaney stated that some of the value of the neighborhood meeting would be to find the issues and the positions of the neighbors as it can make things go faster in the public hearing when the neighbors bring testimony and can choose a few speakers to state the problem, instead of the whole group stating the same problem. Beutler stated that he will put a list of recommended application types for a neighborhood meeting and recommendations as to what would be a good way to conduct a neighborhood meeting and bring it back to the Commission for review next month and start off with a recommendation of standards. Dixon asked Beutler to check with legal to see if the Commission needs authority to require the meeting.

CALL TO ORDER: Chairman Dixon called the meeting to order at 7:00 p.m. and reviewed the public hearing procedure.

CHANGE TO AGENDA: None.

Minutes: Wimborne moved to approve the minutes of April 5, 2016, Morrison seconded the motion and it passed unanimously.

Public Hearings:

1. ANNEXATION/INITIAL ZONING. (Heritage Park). Beutler presented the staff report, a part of the record. Black asked about the small sliver of land that is County, and asked whether it is the same ownership as the City property adjacent. Dixon and Beutler discussed the property

on the east side of the river. Beutler indicated that the property is private and owned by Rocky Mountain Power and has power equipment/substation. Dixon asked if the City will still allow the access to the roads and paths on the property. Beutler stated that he has not heard of any intent to fence the property.

Dixon opened the public hearing.

No one appeared in support or opposition to the application.

Dixon closed the public hearing.

Morrison moved to recommend to the Mayor and City Council approval of the Annexation and Initial Zoning of R-1 for the Heritage Park property as presented, Wimborne seconded the motion and it passed unanimously.

2. ANNEXATION/INITIAL ZONING. (Hult Property). Beutler presented the staff report, a part of the record. Dixon asked if the mobile home park would fit within the HC-1. Beutler indicated it would become a non-conforming use. Beutler indicated that the applicant's intent is to have the mobile home park and homes removed within the next nine months and not have any residential use on the property. Dixon asked if this property and HC-1 would fit with the Comprehensive Plan as the back portion of the property is in a different area of the Comprehensive Plan. Beutler indicated that the Comprehensive Plan is not meant to be well defined boundaries. Beutler stated that HC-1 is a more intense commercial zoning designation and thus would fit with the intent of the Comprehensive Plan. Beutler stated that as the property is annexed curb gutter and sidewalk improvements will be required along the frontage when development occurs.

Dixon opened the public hearing.

Applicant:

Darryl Kofoed, HLE, 985 N. Capital Ave., Idaho Falls, Idaho. Kofoed indicated that the plans for the property are to put an office park on the property. Kofoed indicated that the mobile homes will move out as the leases come due.

No one appeared in support or opposition to the application.

Dixon closed the public hearing.

Wimborne asked if there needs to be anything addressed in the motion for the mobile home use. Beutler stated that once the City annexes the property it will become a non-conforming use, but because they were established prior to it being annexed, and the City annexed it with the mobile homes, it would be a legal non-conforming use so the use could continue until it is vacated and it cannot be replaced. Swaney verified that once the annexation and initial HC-1 Zoning is implemented and when development occurs, curb and gutter and landscaping requirements will be required. Beutler agreed that all of the minimum standards of the City and the zone will apply.

Morrison moved to recommend to the Mayor and City Council approval of the Annexation with Initial Zoning of HC-1 for the Hult Property as presented, Denney seconded the motion and it passed unanimously.

Business:

3. Plat 16-011: FINAL PLAT. Rose Nielsen Division 109 3rd Amended. Beutler presented the staff report, a part of the record. Dixon asked where on the plat the cross-access agreement is shown. Beutler indicated it is in a private agreement/easement document between the land owners and is not shown on the plat by way of an easement. Dixon asked if the new owners comply with the cross easement agreement, even though the sale of the property was technically illegal. Beutler confirmed it is a private agreement and still applies to the property and any successors and assigns. Dixon and Beutler confirmed that there is access to the light and the northern properties that are not included in the application.

Morrison moved to recommend to the Mayor and City Council approval of the Final Plat for Rose Nielsen Division 109 3rd Amended as presented, Wimborne seconded the motion and it passed unanimously.

Dixon adjourned the regular meeting and resumed the work session.

2. Work Session. Dixon gave the Commissioners a work product he created and asked the Commission to review it and give him revisions before the next time they meet with the County. Wimborne asked Dixon what his goal is with the document. Dixon stated that he wants to show that what is going on is not consistent with the State Statutes, which includes following the statutes for City and County and give a reason why things need to change because development is going on that is harming the intent of the statutes to provide for an equitable contribution to municipal services. Dixon gave an overview of the document he prepared. Dixon discussed the urban development that the County is doing. Dixon indicated that the County has over 10,000 acres identified for urban development. Dixon wants the proposal to be that anything that is urban density gets put into some City's Area of Impact. Beutler pulled up the County's Comprehensive Plan Map and reviewed the areas that are urban development. Swaney indicated that rural residential is just large lot subdivisions, which is not what was originally intended for that classification. Dixon and Swaney discussed the fact that the County has been developing as if it was an incorporated area. Dixon asked if his document was brought out in a public hearing is there anything that the Commissioners do not like. Foster indicated that the last statement is inflammatory and needs to be removed. Swaney indicated other areas that are inflammatory and need to be tempered so as to not cause a fight. Swaney stated that this document establishes the purpose and where the City is trying to go with the revised area of impact. Dixon stated that they should extend the lines to anything that is planned to be urban density and if that is too many decades of development then the County needs to revise their Comprehensive Plan to reduce their acreage, otherwise the urban density should be included in an incorporated City. Morrison stated that some of the people on the County appear to be getting tired of the stalling by Beck and Serr and this document could encourage the group to get off of center. Wimborne believes there are people on the County Commission that would take issue and argue with this document and the way it is captured. Wimborne stated that she thinks there is a philosophical divide. Wimborne stated that this document will not change the County's philosophy. Foster suggested providing it as back up data and not make it the focus of the negotiations with the County. Dixon asked staff if the Commissioners are to draw the lines or provide a recommendation and possibly have two recommendations one from City and one from County if there is not an agreement reached. Beutler agreed that ultimately the Planning Commissioners are making a

recommendation, but staff would like to see one recommendation made with a unified recommendation. Beutler stated that after the map is decided there is public involvement, additional conversation and discussion about polices. Beutler stated that by the work plan the first task is to define a line. Wimborne stated that the key to agreeing on the map will be dividing the discussion into chunks on the maps. Denney stated that the City Planning Commissioners need to be in agreement on the lines on the map. Beutler indicated that the map to review tonight is amended and modified with new lines. Dixon suggested including his work document as a recommendation from the City's side for the public to view. Swaney stated that during the meeting that had sewer and power people there to justify and explain why the line could be in the area suggested, but the contention through the whole meeting is the thought that the City is expanding too rapidly. Dixon asked the Commissioners to provide comments to the Staff on his write up. Wimborne clarified that Dixon wants to give the write up to the county and try to get an agreement or is the intention to use the write up as the process continues to use for public comment and the conversations with the public. Dixon suggests giving it to the County as what they want included as part of their recommendations to the Mayor, City Council and County Commissioners and would be available for the public hearing. Wimborne suggested that the City use the write up as the guiding principal as they negotiate the lines and when there is an agreement on the lines, then submit the write up as the document that has been followed and now want it incorporated. Wimborne feels that if the document is presented at the next meeting that the philosophical differences will not be reconciled. Dixon clarified that the other commissioners want to use the document as a basis of how the City is deciding where the line goes and they can continue to tune the document before it is ready to be shown to the County. Dixon surmised that the Commissioners will provide written comments to staff, then the new version with any additions can be discussed at the next planning meeting and it does not get presented to the County until everybody has a chance to comment, update and decide whether to present it. Beutler gave an overview of the new and improved map. Beutler indicated that County is very focused on "years" so Staff addressed that concern and scaled the line back to get closer to the acreage that the County is looking for in terms of years. Beutler stated that they took out places that are just adding acreage, but probably won't develop such as the agricultural land near the Busch Plant. Beutler continued to show the new line on the map that has been retracted significantly. The Commission agreed that the amended map should be presented at the next joint Planning Commission meeting.

Respectfully Submitted

Beckie Thompson, Recorder

IDAHO FALLS PLANNING AND ZONING COMMISSION
STAFF REPORT

**Annexation and Initial Zoning of HC-1
Jackson Hole Junction (M&B 55.416 Acres)
June 7, 2016**



Community
Development
Services

Applicant: Horrocks
Engineers

Location: North and adjacent
to Sunnyside, east of I-15,
south and west of Pioneer
Road

Size: 55.416 acres

Existing Zoning: Site:
County C-2
North: County A-1
East, west: HC-1
South: HC-1, County C-2

Existing Land Use: Site,
north: Single-family/Ag,
south: Commercial, vacant,
east: Auto-dealerships, west:
I-15, Commercial

Future Land Use Map:
Commercial, Medical
Services Center

Attachments:

1. Comprehensive Plan and
Zoning Information
2. Maps and aerial photos

Requested Action: To **recommend** approval of annexation
with initial zoning of HC-1 to the Mayor and City Council.

Staff Comments: This application is a Category A
annexation with the owner requesting annexation to the City.
There is one owner, however, who has contacted staff and
may withdraw their property from consideration. The
remainder of the property will still be contiguous to the City
even if this parcel is withdrawn.

The requested zoning for the property is HC-1 which is
consistent with the principles of the comprehensive plan.
HC-1 is recommended for use near highways and interstates.
There are also City utilities already adjacent to the site in
Sunnyside Road. The annexation also includes the ROW for
Sunnyside Road which is the final section of Sunnyside
between I-15 and Hitt Road which has not been annexed.

Access to the site from Sunnyside Road will be controlled
by the Idaho Transportation Department (ITD). There has
already been a public involvement process and negotiations
between Idaho Falls, Bonneville County, and ITD through
the BMPO to determine the most appropriate location for an
access to this property.

Staff has reviewed the request and recommends approval.

Transportation

Plan: Sunnyside Road—Major arterial
Pioneer Road—Collector
I-15—Interstate

Comprehensive

Plan Policies: **Cluster community commercial centers and highway commercial rather than encourage strip commercial along arterial streets. Pg. 48**

Regional commercial centers, as other major traffic generators, should be located approximately at or within one-half mile from major state thoroughfares and be served by existing arterial streets.

Convenient access and visual exposure are important to the success of regional commercial centers. Utilizing existing state highways and arterial streets with excess capacity will reduce future public costs. Pg. 48

People continue to tell us at citizen participation events they are concerned about the appearance of the entrance ways to the City. Some were concerned with open storage adjacent to the entrance ways, especially I-15, by public and private entities. Most residents wanted more landscaping on our entryways. The desired image was one of landscaped roadways, uncluttered by open storage and signs, inviting people to visit, live, and invest in our community. Pg. 10

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

Zoning

Ordinance: **10-3-18 – HC-1 LIMITED BUSINESS ZONE**

(A) General Objectives and Characteristics.

The HC-1 Limited Business Zone has been established as a district in which the primary use of the land is for retail stores and service establishments to serve the traveling public. This Zone is usually located at specific locations along highways leading into the City, and is characterized by buildings set back from the right-of-way line and having a wide variety of architectural forms and shapes.

The objectives in establishing this zone are to:

- (1) Encourage the development and continued use of the land within the Zone for business purposes.
- (2) To promote safety on the highway.
- (3) To maintain maximum use of highway right-of-way for travel purposes.

- (4) To prohibit uses which tend to thwart or militate against the continued use and development of the land within the zone for its primary purpose.

In order to accomplish the objectives and purposes of this Zoning Code and to promote the essential characteristics of this Zone, the following regulations shall apply in the HC-1 Limited Business Zone:

(B) Use Requirements.

The following uses shall be permitted in the HC-1 Zone:

- (1) Any use permitted in the RSC-1 Residential Shopping Center Zone, and in the C-1 Limited Business Zone, except that dwellings shall not be permitted unless such dwellings are custodial or caretaker's dwellings incidental to the use of the land for commercial purposes.
- (2) Super service stations.
- (3) Automobile sales lots.
- (4) Drive-in eating establishments.
- (5) Machinery sales establishments.
- (6) Amusement enterprises, such as merry-go-rounds, penny arcades, etc.
- (7) Retail establishments with incidental wholesaling, but excluding establishments the principle activity of which is a storage warehouse.
- (8) Auto body shops.
- (9) Beer parlors, taverns and cocktail lounges.
- (10) Open storage areas, provided they are buffered from public streets by:
 - (a) Site planning that uses structures to buffer open storage areas from public streets, or
 - (b) A minimum seven foot (7') foot wide landscaped buffer, which may include a fence or wall at the rear of the buffer.
- (11) Indoor shooting ranges when approved by the Planning Commission as a conditional use.
- (12) Other uses ruled by the Council to be similar to the above listed uses, and in harmony with the objectives and characteristics of this zone.

(C) Area, Width, Location, Height, and Size Requirements.

No requirements, except that all buildings shall be setback a minimum distance of thirty feet (30') feet from any public street except as herein provided and required under the provisions of this Zoning Code.

(D) See Supplementary Regulations to Zones.

(E) Special Provisions.

(1) No dust, odor, smoke, vibration, or intermittent light, glare or noise shall be emitted which is discernible beyond the premises, except for normal movement of automobile traffic.

(2) When a development in the HC-1 Zone adjoins land zoned RP, RP-A, RMH, or unincorporated land designated as single-family residential in the Idaho Falls Comprehensive Plan, a thirty foot (30') foot wide landscape buffer with landscaped berm to a height of six feet (6') and trees spaced at twenty foot (20') intervals shall be provided on the property line shared with such residential designation. Natural buffers such as canals may be included within this thirty foot (30') buffer and shall eliminate the need for berms where the canal is elevated or at least twenty feet (20') in width; however, landscaping with trees spaced at twenty foot (20') intervals shall still be provided.

(3) A landscaped strip at least twenty feet (20') feet in width with lawn, ground cover, shrubbery, and trees at forty foot (40') centers shall be provided and maintained along the development side of the property line bordering any street, except for permitted driveways.

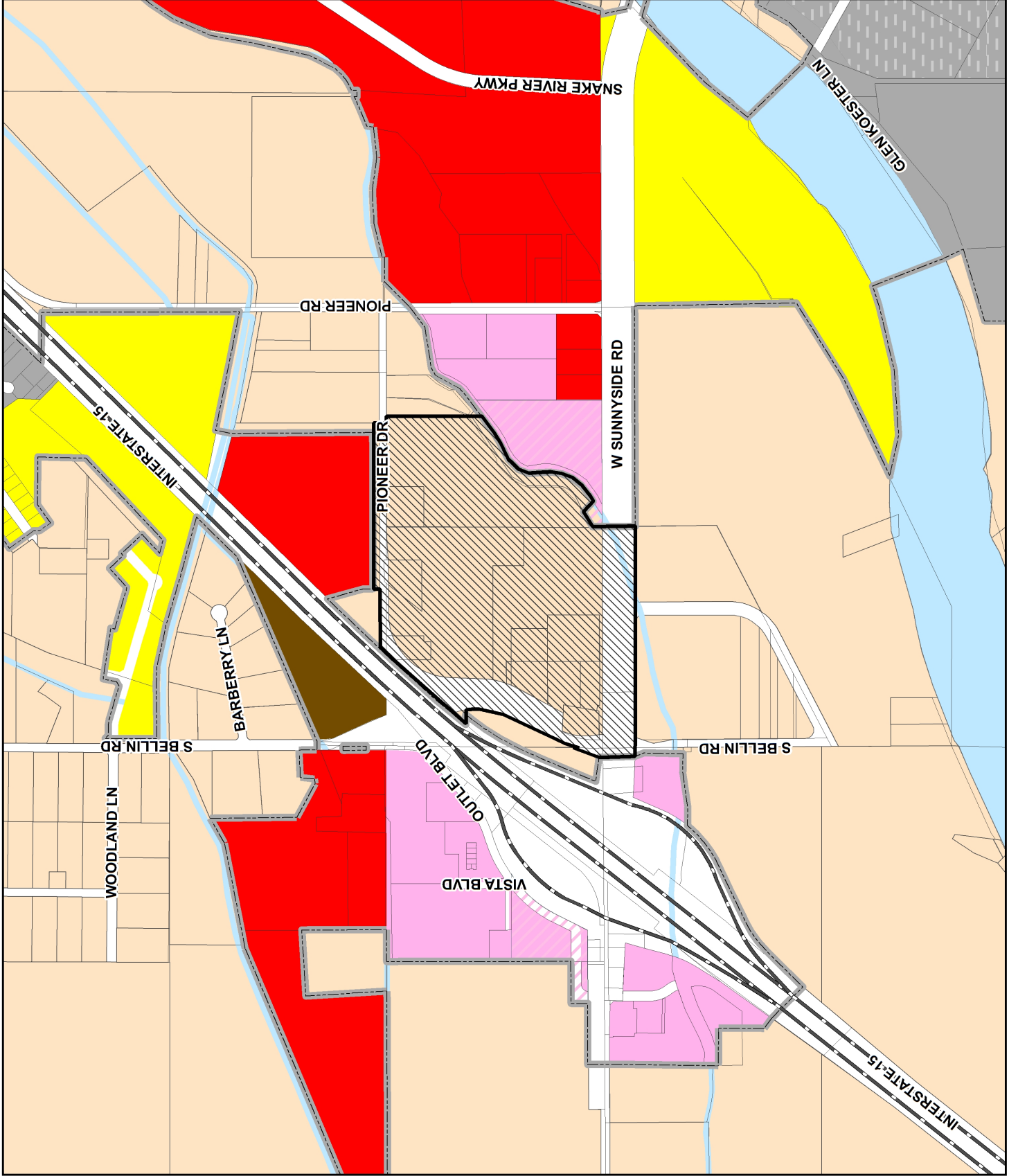
Legend

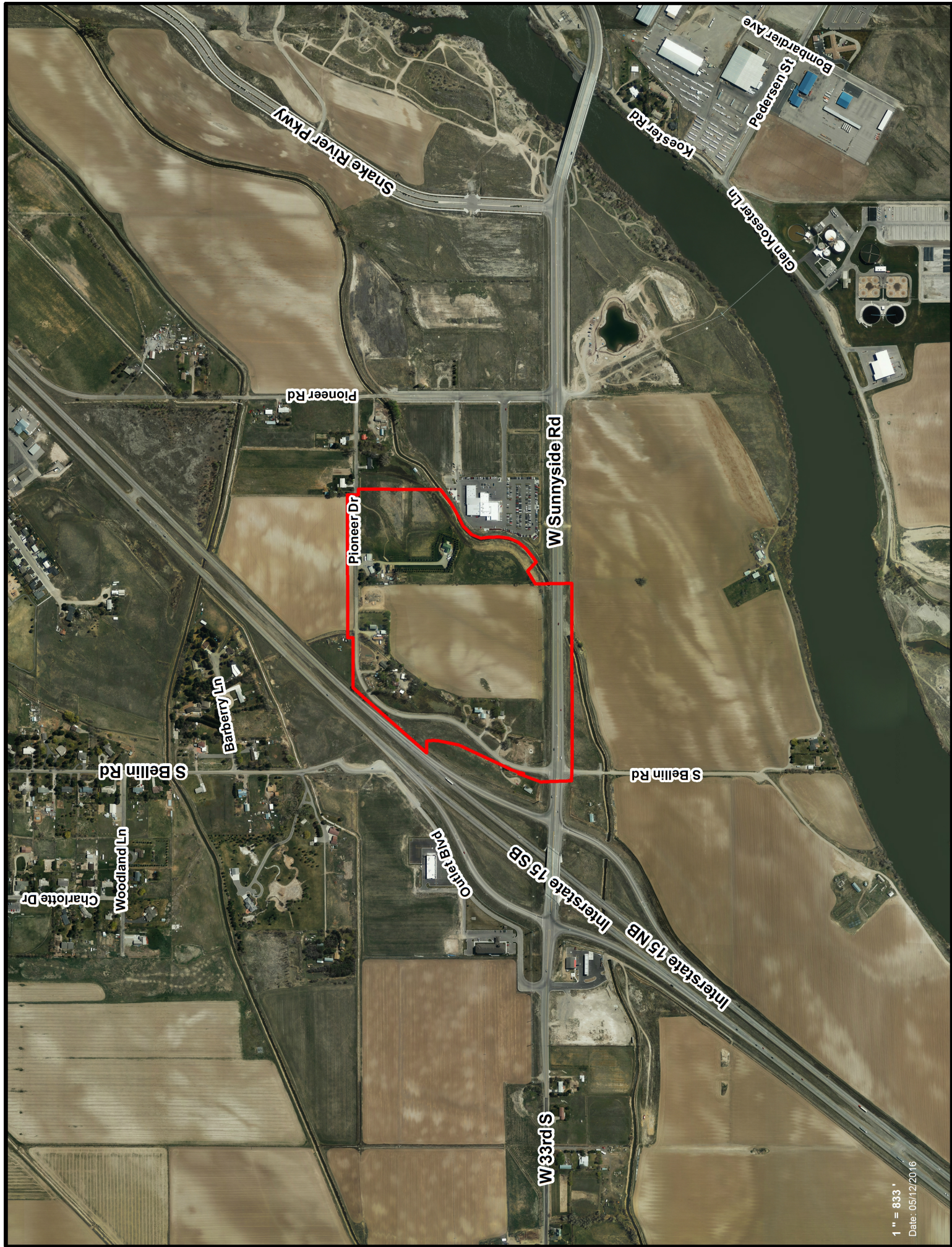
- Site
- RP
- RP-A
- R-1
- R-2
- R2A
- R-3
- R-3A
- PB
- MS
- RSC-1
- C-1
- HC-1
- CC-1
- GC-1
- R&D-1
- M-1
- I&M-1
- I&M-2
- RMH
- PT-1
- PT-2
- PT-2 & T-1
- PUD
- T-1
- T-2
- 30' Setback
- 50' Setback
- City Limits
- Area of Impact



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














1" = 800'



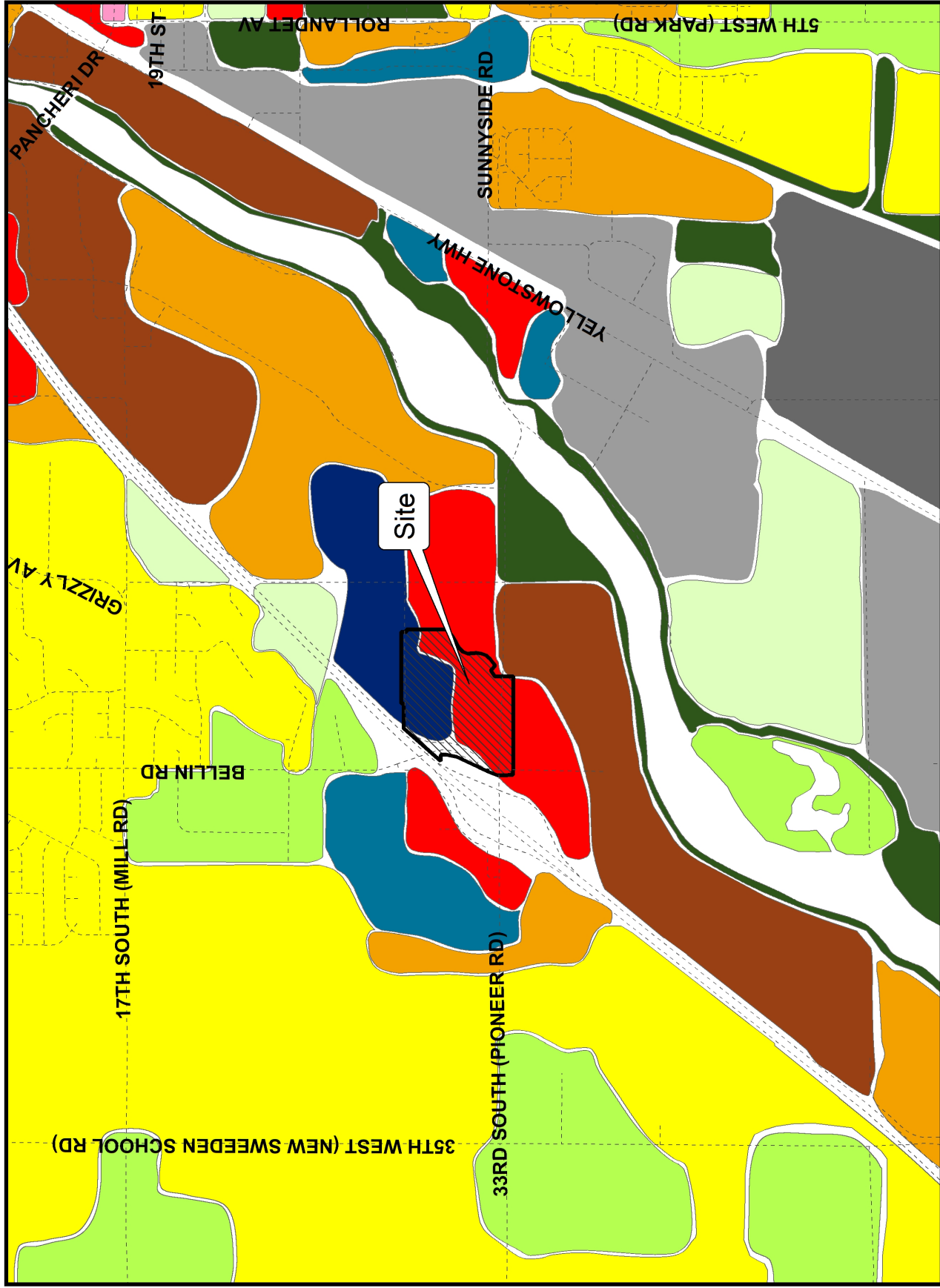


Annexation & Initial Zoning

M&B: Approx. 55.417 Acres Sections 26, 27, 34 & 35, T 2N, R 37E

	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



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



IDAHO FALLS PLANNING AND ZONING COMMISSION
STAFF REPORT

Conditional Use Permit
Third Ward Medical Offices – 187 E. 13th St.
June 7, 2016



Community
Development
Services

Applicant: Graham
Whipple/Third Ward, LLC

Location: 187 E. 13th Street,
east of S. Boulevard, west of
Holmes

Existing Zoning: Site: R-3
North, west, south: R-2
East: R-1

Existing Land Use:
Site: Church building
Surrounding area: residential

Proposed Land Use:
Site: Medical and
Professional Office

Future Land Use Map:

Attachments:

1. Conditional Use Permit Requirements
2. Comprehensive Plan and Zoning Information
3. Maps and aerial photos

Requested Action: To **recommend** to the Mayor and City Council approval of a conditional use permit for an RSC-1 use of medical and professional offices within an R-3 zone.

History: The building was built between 1928 and 1934 and is the site of the old Third Ward Church. It currently is a contributing building to the 11th Street Historic District. The structure has been primarily vacant since the LDS Church sold the property. There have been several conditional use permit requests for the property over the years for various uses. The property was rezoned from R-2, with a PT-2 overlay, to R-3 in August of 2015.

Staff Comments: The Zoning Ordinance provides for the use within the R-3 Zone provided the following conditions are met:

- (a) A conditional use permit is obtained in accordance with the provisions of this Zoning Code.
- (b) The use is conducted only within existing buildings or structures located on the premises at the time the application is made, without substantial exterior remodeling or expansion of the existing building or buildings.
- (c) The use contemplated is of such a nature that it may, with appropriate conditions as set forth in this Zoning Code, be conducted on the premises without substantially disrupting the character of the surrounding area or materially conflicting with the general characteristics of the area designated in the Comprehensive Plan.

The building is proposed to be used as a medical center for integrated medicine. As such the applicant indicates that the use will be less intense than a typical physician or outpatient clinic. Additionally, the building has an existing gymnasium and dance hall. These areas will remain and be used as flex space.

The property has frontage onto E 13th Street, a one way street heading east, and Lee Avenue. Access to the property comes from E 13th Street and an alley that runs along the north of the property. The existing parking lot will be expanded, slightly on the east side, and able to provide the required 51 parking spaces.

Medical/Professional Office Space	15,000 sq ft	45 spaces required
Flex Space	3,000 sq ft	6 spaces required
	Total:	51 spaces required

Cont.: page 2

The proposed parking lot relies on the alley and E 13th Street for circulation which does not meet current minimum standards for parking lot circulation. Additionally the ordinance requires all parking areas, including more than 24 parking spaces, to provide 10% internal landscaping within the parking lot. This is also not provided. As parking is a concern for the redevelopment of the property the applicant is trying to maximize the amount of off street parking that can be provided with the development. The alley is proposed to be repaved as part of the project. State statute allows the Planning and Zoning Commission as part of the conditional use permit process to provide a variance to these standards required by the zoning ordinance.

67-6512(f), In addition to other processes permitted by this chapter, exceptions or waivers of standards, other than use, inclusive of the subject matter addressed by section 67-6516, Idaho Code, in a zoning ordinance may be permitted through issuance of a special use permit or by administrative process specified by ordinance, subject to such conditions as may be imposed pursuant to a local ordinance drafted to implement subsection (d) of this section.

Residential uses surround the property with the closest residence on the property's west side, adjacent to the parking lot. The Zoning Ordinance requires a minimum of a 7 – 10 foot landscape buffer between the parking lot and the adjacent residential use. The existing landscaped area appears to be 8-feet and will meet the minimum space requirement. A masonry wall, opaque fence or dense evergreen hedge, at least 6-feet in height, will be required to develop the site for the commercial use.

Conditional Use Permit:

Section 10-3-6(L) Additional Conditions. In addition to the conditions specified by the Zoning Code for conditional uses in each particular Zone, the Planning Commission or Council may impose additional conditions not inconsistent with the purposes set forth in this section, including, but not limited to those:

- (1) Minimizing adverse impact on other developments or adjacent properties.
- (2) Controlling the sequence and timing of development.
- (3) Controlling the duration of development.
- (4) Assuring the development is maintained properly.
- (5) Designating the exact location and nature of development.
- (6) Requiring landscaping of on-site or off-site public facilities or services.
- (7) Restricting the hours of operation of any business or other commercial activity conducted on the premises.
- (8) Such other conditions as may be necessary to preserve the character and harmony of the zone and avoid conflict with the general characteristics of the area designated in the Comprehensive Plan.

Prior to granting a conditional use permit, the Planning Commission or Council may require studies of the social, economic, fiscal or environmental effects of the proposed conditional use, and may require the submission of a development plan in accordance with Development Plan requirements of the Residential Shopping Center Zone Subsection of this Zoning Code.

Zoning Ordinance:

10-3-13: R-3 RESIDENCE ZONE

(A) General Objectives and Characteristics.

The objective in establishing the R-3 Residence Zone is to designate appropriate areas within the City for rental dwelling units, multiple family dwellings and similar buildings where living accommodations for groups may be located. This Zone is characterized by a variety of dwelling types having widely varying forms and shapes, with somewhat denser residential environment and a greater movement of vehicular traffic than is characteristic of the R-2A Zone. In general this Zone is situated in the central part of the City where the need for rental units is greatest, and along major streets, and on the borders of neighborhoods where quiet, tranquil conditions are not as necessary as they are in the interior of low density residential neighborhoods.

In order to accomplish the objectives and purposes of this Zoning Code and to promote the essential characteristics of this Zone, the following regulations shall apply in the R-3 Zone:

(B) Use Requirements.

The following uses shall be permitted in the R-3 Zone:

- (1) Any use permitted in the RP, RP-A, R-1, R-2 and R-2A Zones.
- (2) Apartment buildings and residence courts.
- (3) Boarding houses, lodging houses, rooming houses, and rest homes.
- (4) Incidental retailing of goods and services, such as newspapers, magazines, and tobacco, for the convenience of people living in apartment buildings, provided the facilities therefor shall be located within the main building, and provided no sign or display shall be used advertising the retail services offered within the building which can be seen from a public street. Provided further, the floor area devoted to the retailing of goods and services shall not exceed ten square feet (10 ft²) for each dwelling unit contained within the main building.
- (5) Any use permitted in the R-3A and RSC-1 Zones provided the following conditions are met:
 - (a) A conditional use permit is obtained in accordance with the provisions of this Zoning Code.
 - (b) The use is conducted only within existing buildings or structures located on the premises at the time the application is made, without substantial exterior remodeling or expansion of the existing building or buildings. Any use requiring the construction of a new building for a use not otherwise permitted within this zone, shall not be permitted.
 - (c) The use contemplated is of such a nature that it may, with appropriate conditions as set forth in this Zoning Code, be conducted on the premises without substantially disrupting the character of the surrounding area or materially conflicting with the general characteristics of the area designated in the Comprehensive Plan.

(C) Area Requirements

An area of not less than five thousand square feet (5,000 ft²) shall be provided and maintained for dwellings, boarding houses, lodging and rooming houses, rest homes and child care centers. No development in this Zone shall exceed a gross density of thirty-five (35) dwelling units per acre.

(D) Width Requirements.

The minimum width of any building site for dwellings, boarding houses, lodging and rooming houses, shall be fifty feet (50') measured at the building setback line. The minimum width for any building site for a rest home or other main building shall be sixty feet (60').

(E) Location of Buildings and Structures.

- (1) Setback. All buildings shall be set back a minimum distance of twenty feet (20') from any public street, except as herein provided and required under the provisions of this Zoning Code. One foot (1') shall be added to the front yard required for each two feet (2') feet of building height above twenty-five feet (25').
- (2) Side Yards. For main buildings there shall be side yards of not less than six feet (6'). Side yard requirements for accessory buildings shall be the same as for main buildings, except no side yard shall be required for accessory buildings which are located more than twelve feet (12') in the rear of the main building.
- (3) Rear Yards. There shall be a rear yard of at least twenty-five feet (25') on both interior and corner lots. For accessory buildings no rear yard shall be required, except where an alley is located at the rear of a lot, in which case a three foot (3') rear yard is required.

(F) Height Requirements.

There shall be no height requirements, except as limited by yard requirements.

(G) Size of Buildings.


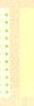






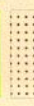



No requirements.

(H) Lot Coverage and Landscaping.

- (1) Maximum Lot Coverage. Lot coverage, including all area under roofs and paved surfaces, including driveways, walks, and parking areas, shall not exceed eighty percent (80%) of the total lot area. The remaining lot area (at least twenty percent (20%) of the total lot area) shall be landscaped. See the Landscaping subsection of this Zoning Code for general landscaping requirements.
- (2) Lot Coverage Exemption. The landscaped area on a lot will be considered to include such hard-surface outdoor recreation facilities as tennis courts, basketball courts, shuffleboard courts, and swimming pools, provided that:
 - (a) The hard-surface outdoor recreation facilities make up no more than forty percent (40%) percent of the required landscaped area, and
 - (b) Those facilities are available for the use of all residents of the development.
- (3) Required Buffers. Wherever a development in the R-3 Zone adjoins Zones RP, RP-A, R-1, or RMH, or unincorporated land designated for single family residential use in the City's Comprehensive Plan, a minimum ten foot (10') wide landscaped buffer shall be provided. This buffer may be included in the twenty percent (20%) percent minimum landscaped area required in A. above.

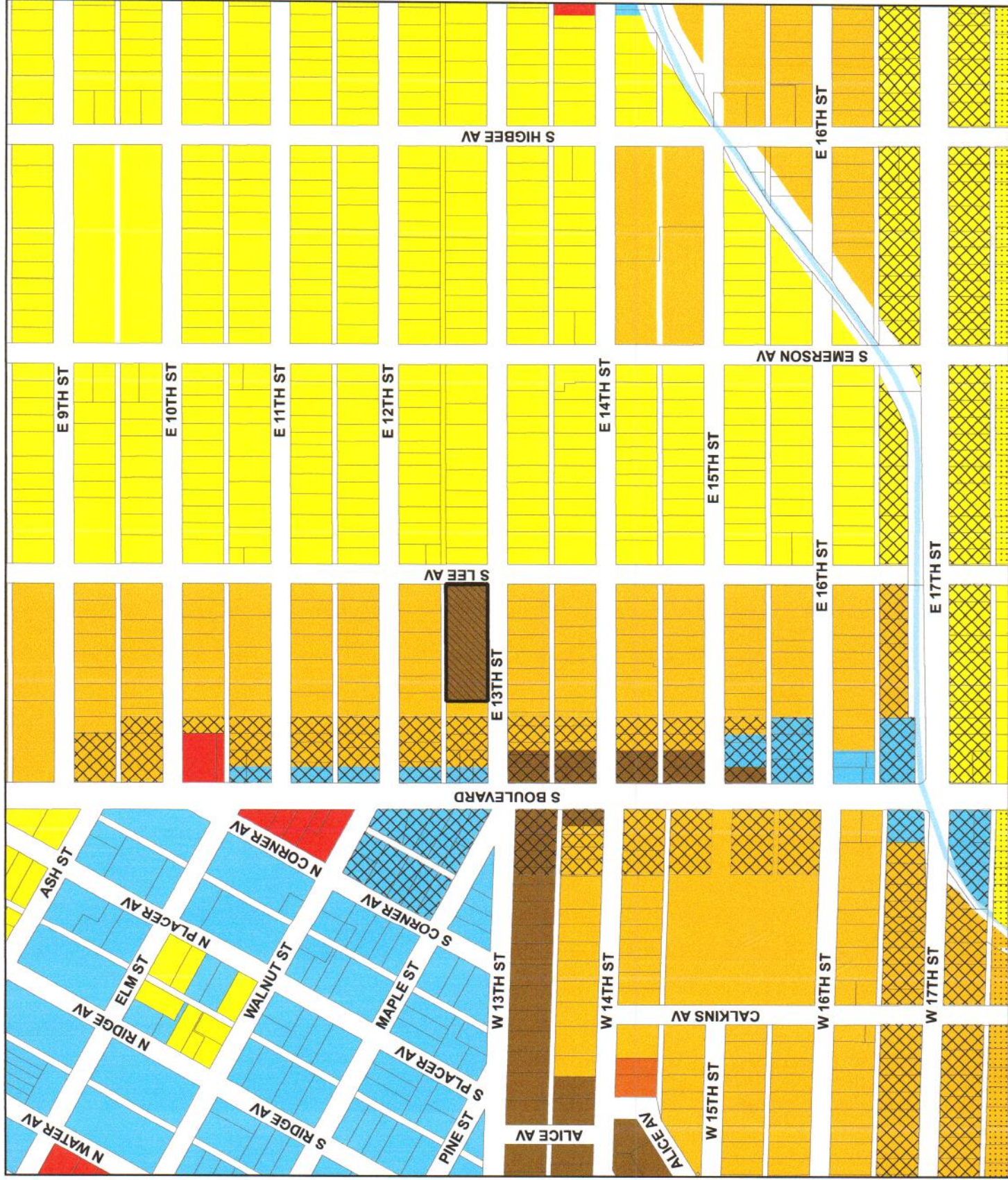
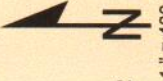
(I) See Supplementary Regulations to Zones.

Legend

-  Site
-  RP
-  RP-A
-  R-1
-  R-2
-  R2A
-  R-3
-  R-3A
-  PB
-  MS
-  RSC-1
-  C-1
-  HC-1
-  CC-1
-  GC-1
-  R&D-1
-  M-1
-  I&M-1
-  I&M-2
-  RMH
-  PT-1
-  PT-2
-  PT-2 & T-1
-  PUD
-  T-1
-  T-2
-  30' Setback
-  50' Setback
-  City Limits
-  Area of Impact

IDAHO FALLS

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





S Emerson Ave

E 11th St

E 12th St

E 13th St

E 14th St

S Lee Ave

S Boulevard

S Boulevard

Elm St

N Corner Ave

Walnut St

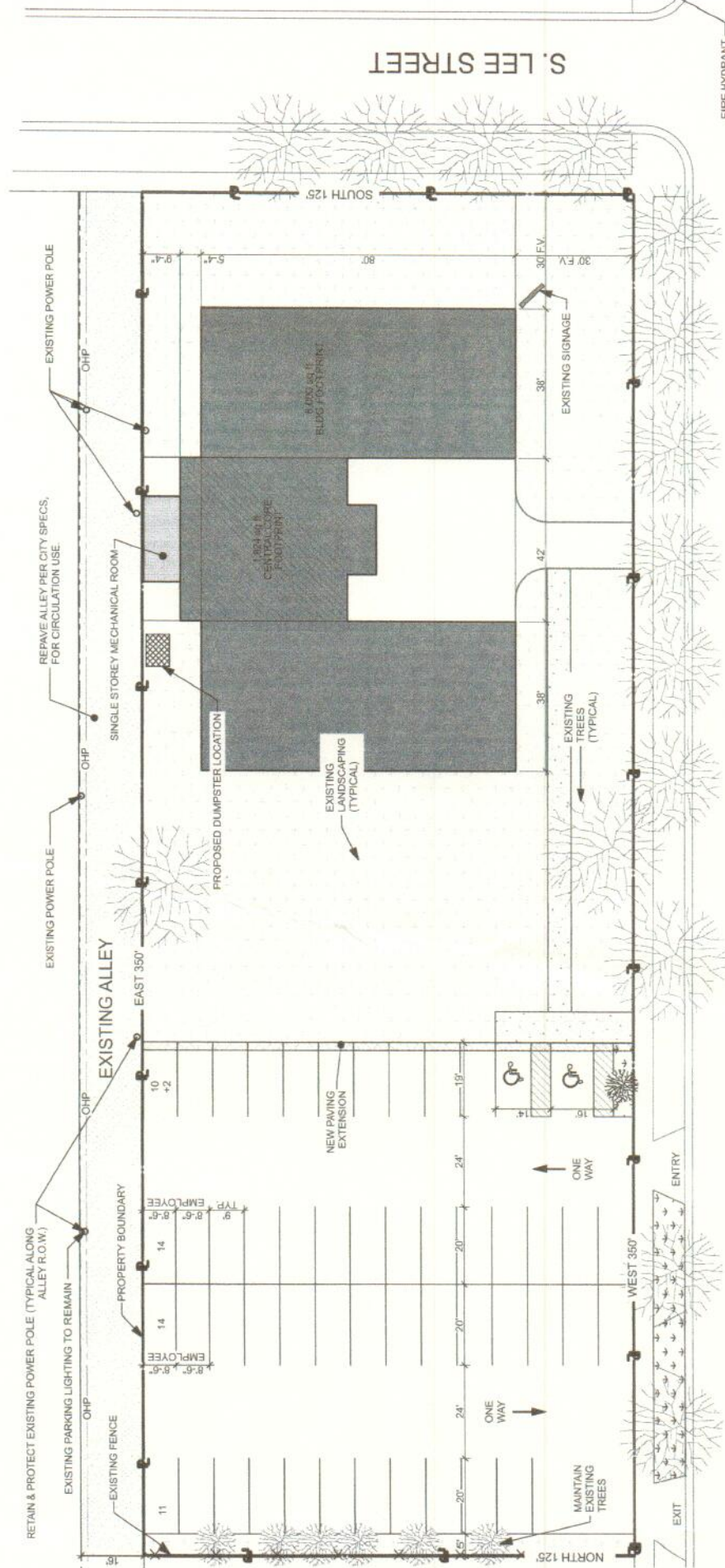
S Corner Ave

Maple St

W 13th St

W 14th St

N Placer Ave



E 13TH STREET

FIRE HYDRANT

IDAHO FALLS PLANNING AND ZONING COMMISSION
STAFF REPORT
Planned Unit Development
Saturn Park Townhomes
June 7, 2016



Applicant: Allstar
Construction

Location: Generally south of
Broadway, west of S. Saturn
Ave, north of Pancheri Dr.,
and east of S. Skyline Dr.

Size: 2.86 acres
Units: 54

Existing Zoning:

Site: R-3A/C-1
North: R-3A
South: C-1/R-3A
East: R-3A/County
West: RMH/R-3A

Existing Land Use:

Site: Vacant
North: Vacant
South: Residential
East: Commercial/Vacant
West: Residential

Future Land Use Map:
Higher Density

Attachments:

1. Subdivision information
2. Maps and aerial photos
3. Development Plan
4. Elevation Drawings
5. Photos

Requested Action: To recommend to the Mayor and City
Council approval of the Planned Unit Development for Saturn
Park Townhomes.

Staff Comments: The property is currently zoned R-3A and C-1.
The proposed PUD includes 54 two-story two bedroom townhome
units. Units will be constructed as attached townhomes in groups
of three. The development proposes to provide 104 parking stalls.

All areas of the PUD not covered by building or drive area will be
landscaped. In addition to the landscaping the development will
include a basketball court, playground equipment (including
swings, slide, etc.), and additional pedestrian connectivity to the
public sidewalks along Saturn Drive. Street trees will also be
provided along Saturn Drive and Teton View Lane as well in the
interior landscaping areas of the parking lot. The development is
proposed to be completed in three phases with the first including the
amenities and the extension of Saturn Drive.

The proposed underlying R-3A and C-1 Zone District will govern
the project unless varied by the PUD. The applicant has identified
the need to vary the front setback in the C-1 portion of the project
from 30 feet to 15 feet as required in the R-3A portion of the
project. The applicant has also requested to decrease the required
20-foot landscape buffer adjacent to Saturn Drive and Teton View
Lane. A 15-foot landscape buffer is proposed to match the
required front setback in the R-3A. The parking is also being
requested to be reduces from the required 108 stalls with two per
unit to 104 in order to meet the 10% interior landscaping
requirement.

No additional fencing is proposed and is not required according to
the zoning ordinance, however there is a required 10 foot
landscaped buffer between adjacent to the homes zoned RMH on
the western side of the property. With the request for a reduced
setback staff feels it would be appropriate for this development to
provide the necessary buffer as it meets the requirements of the
underlying R-3A zone.

Staff Recommendation: Staff would recommend approval of
the PUD with a reduced front setback to 15 feet and a reduction of
the parking from 108 stalls to 104 stalls.

Planned Unit Development Considerations: Criterial from Section 4-26 of the Zoning Ordinance.

PUD Standards	Staff Comment
General Objectives and Characteristics: Proposed PUD meets the objectives of permitting a PUD	Objectives met by the proposed PUD include the following: <ol style="list-style-type: none"> 1) Achieving a compatible land use relationship with the surrounding area. 2) Encouraging development of vacant properties with developed areas. 3) Promoting efficient use of land with a more flexible arrangement of buildings and land use. 4) Ensuring appropriate phasing of development and amenities.
Siting Requirements: Minimum site size shall be two (2) acres	The PUD includes 2.86 acres.
Regulations and Uses: Function as an overlay zone, all regulations and uses shall be the same as the underlying zone district unless modified as part of the PUD	The proposed underlying Zone District for this property is R-3A and C-1. Unless otherwise varied the R-3A use and development standards shall govern the project. <u>Varied Development Standards:</u> <ul style="list-style-type: none"> • Reduction of the front setback from 30 feet to 15 feet in the C-1 portion of the property. • Reduced streetscape buffer adjacent to Saturn Drive and Teton View Lane from 20 feet to 15 feet to match the building setback request. • A reduction in the number of parking stalls from 108 to 104.
Unified Control:	The property is proposed to be platted as one common lot that contains the parking and green spaces and 54 small lots for each townhome with the common walls being located on property lines.
Density: Residential Density in a R-3A Zone shall not exceed 35 units per acre	18.88 units per acre 54 townhome units on 2.86 acres
Locations of Buildings and Structures: Setbacks shall reflect the general standards of the area and character of the neighborhood	The proposed R-3A Zone requires a 15 foot front setback and the C-1 zone requires a 30 foot front setback. The applicant is requesting a reduction of the front setback in the C-1 zone from 30 feet to match the 15 feet of the R-3A zone.
Height Requirements: Setbacks should increase as overall height increases.	The buildings are proposed to be two story townhome construction. Residences in this area are a mix of single and two story structures.
Arrangement and Design: Structures within a PUD should include a high quality of design and architecture as demonstrated by cohesive building styles, a range of building positions, custom architectural features, and varied building materials. Residential	The townhomes are laid out to create more intimate clusters in the large scale development. The buildings will also be constructed with varying building materials to increase a little diversity in the buildings.

buildings should be separated and arranged to provide for private space, in addition to providing for common areas.	
Landscaping: All areas within the PUD not covered by buildings, parking spaces, sidewalks or driveways shall be landscaped and maintained.	All non-hard surfaced areas are proposed to be covered by landscaping. The proposed landscaped area will include approximately 45,000 sq. ft (36.5% of the total property). Street trees will be provided along Saturn and Teton View as well as the internal parking lot.
Common Space: All PUDs shall provide common space and landscape areas. Not less than twenty five percent (25%) of the gross area of a PUD shall be designated and maintained as common space for the recreational and/or common use of the occupants of the development.	The proposal amenity area provided will be 25.28%, and the total common space provided will be 68.94% of the property.
Amenities: PUDs shall provide amenities in addition to the common space required by this Section. The number and size of amenities should increase as overall acreage and scale of the development increases.	The development proposes to provide a sport court, a playground area, and additional pedestrian access to the public walkway along Saturn Drive. The main amenity will be located in the central portion of the development.
Pedestrian System: Walkways shall form a logical, safe, and convenient system for pedestrian access to all structures, project facilities and amenities, and principal off-site pedestrian destinations.	The development proposes to include pedestrian connectivity to the centrally located amenities as well as to the public walks along Saturn Drive and Teton View Lane.
Phasing:	The development is proposed to be completed in three phases. The first phase will be required to install the amenities and the extension of Saturn Drive.

Comprehensive Plan Policies:

Through their feedback, residents told us they wanted treed residential areas to be:

- With a strong sense of identity
- Served by neighborhood parks and schools
- Linked by sidewalks and trails to facilities both within and outside the neighborhood
- Shielded from but convenient to attractive, landscaped shopping areas
- Offering affordable housing available to all income ranges (p.38)

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)

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. (p. 67)

Higher density residential: Homes, apartments, and condominiums developed at densities of 8 to 35 units per acre. (p.63)

Underlying Zone District Information:

10-3-14: R-3A RESIDENCE ZONE

(A) General Objectives and Characteristics.

The objective in establishing the R-3A Residence Zone is to establish an area within the City in which the primary use of the land is for residential purposes, but in which office buildings and certain other type uses of a semi-commercial nature may be located. Characteristic of this Zone is a greater amount of automobile traffic, greater density, and a wider variety of dwelling types and uses than is characteristic of the R-3 Residence Zone. While office buildings and certain other uses of a semi-commercial nature may be located in the Zone, the R-3A Zone is essentially residential in character; therefore, all uses must be developed and maintained in harmony with residential uses. Also, while a greater volume of automobile and pedestrian traffic is characteristic of this Zone, attractive lawns, shrubs, trees, both on the street and around the buildings, is also characteristic of this Zone.

In order to accomplish the objectives and purposes of this Zoning Code and to promote the characteristics of this Zone, the following regulations shall apply in the R-3A Zone:

(B) Use Requirements.

The following uses shall be permitted in the R-3A Zone:

- (1) Any use permitted in the RP, RP-A, R-1, R-2, R-2A and R-3 Residence Zones.
- (2) Off-street parking areas constructed in accordance with 4-23 for the use of adjacent and/or permitted uses.
- (3) Office buildings for professional persons, such as doctors, dentists, accountants, attorneys, architects, and branch banks.
- (4) Beauty salons, barber shops, and nail salons.
- (5) Clinics and hospitals for the treatment of humans.
- (6) The dispensing by or under the supervision of a professional pharmacist licensed by the State of Idaho of prescriptive or non-prescriptive medicines, drugs, orthopedic appliances or medical supplies for the treatment of human illness, disease or injury, excluding the sale of goods or commodities for general hygiene, diet, cosmetic or other general health purposes.
- (7) Mortuaries and funeral parlors (subject to approval of the Planning Commission).
- (8) Pet care clinics within a completely enclosed building but with no boarding or grooming of animals except as a use incidental to medical or surgical treatment.
- (9) Non-flashing free standing pole signs advertising the services performed within the building, not to exceed two-hundred square feet (200 ft²) maximum and not to exceed fifteen feet (15') above 70 grade to top of sign; and wall signs showing the name and address of the building, not to exceed ten percent (10%) of the total area of the building front.
- (10) Directional signs not to exceed two square feet (2 ft²), also signs advertising the use of a lot for parking space, provided the signs advertising such use shall not exceed eight square feet (8 ft²), and shall not be constructed to a height greater than four feet (4').
- (11) Other uses which have been ruled by the Council to be similar to the uses herein above listed.

(C) Area Requirements.

An area of not less than five thousand square feet (5,000 ft²) shall be provided and maintained for dwellings, boarding houses, lodging and rooming houses, rest homes and child care centers. No development in this Zone shall exceed a gross density of thirty-five (35) dwelling units per acre.

(D) Width Requirements.

The minimum width of any building site for a main building shall be fifty feet (50'), measured at the building setback line, except that the minimum width of a lot for mortuaries shall be one hundred feet (100').

(E) Location of Buildings and Structures.

- (1) Setback. All buildings shall be set back a minimum distance of fifteen feet (15') from any public street, except as herein provided and required under the provisions of this Zoning Code.
- (2) Side Yards For Main Buildings. There shall be side yards of not less than six feet (6'). Side yard requirements for accessory buildings shall be the same as for main buildings, except that no side yard shall be required for accessory buildings which are located more than twelve feet (12') in the rear of the main building.
- (3) Rear Yards. There shall be a rear yard of at least twenty-five feet (25') feet for all residential buildings and at least ten feet (10') for all non-residential buildings, except as herein provided and required under the provisions of this Zoning Code.

(F) Height Requirements.

There shall be no height requirements, except as limited by yard requirements.

(G) Size of Buildings.

No requirements.

(H) Lot Coverage and Landscaping.

- (1) Maximum Lot Coverage. Lot coverage, including all area under roofs and paved surfaces, including driveways, walks, and parking areas, shall not exceed eighty percent (80%) of the total lot area. The remaining lot area (at least twenty percent (20%) of the total lot area) shall be landscaped. See the Landscaping subsection of this Zoning Code for general landscaping requirements.
- (2) Lot Coverage Exemption. The landscaped area on a lot will be considered to include such hard-surface outdoor recreation facilities as tennis courts, basketball courts, shuffleboard courts, and swimming pools, provided that:
 - (a) The hard-surface outdoor recreation facilities make up no more than forty percent (40%) of the required landscaped area, and
 - (b) Those facilities are available for the use of all residents of the development.
- (3) Required Buffers. Wherever a development in the R-3A Zone adjoins land Zoned RP, RP-A, R-1, or RMH, or unincorporated land designated for single family residential use in the City's comprehensive plan, a minimum ten foot (10') wide landscaped buffer shall be provided. This buffer may be included in the twenty percent (20%) percent minimum landscaped area required in A. above.

(I) See Supplementary Regulations for Zones. 71

10-3-17: C-1 LIMITED BUSINESS ZONE

(A) General Objectives and Characteristics.

The C-1 Limited Business Zone has been established as a district in which the primary use of the land is for retail stores and service establishments of a kind which sell the types of goods and services needed to fill the daily household and personal service requirements of the people living in the surrounding area. This Zone is usually located at specific locations along major streets and is characterized by buildings having a wide variety of architectural forms and shapes.

The objectives in establishing this Zone are to:

- (1) Encourage the development and continued use of the land within the zone for business purposes.

- (2) To promote the development of serviceable and convenient retail and service facilities.
- (3) To provide appropriate areas for the development of business uses within the City and to prevent the scattering of business uses into surrounding Zones.
- (4) To prohibit industrial uses within the Zone and to discourage any other use which tends to thwart or militate against the continued use and development of the land within the Zone for its primary purposes.

In order to accomplish the objectives and purposes of this Zoning Code, the following regulations shall apply in the C-1 Limited Business Zone.

(B) Use Requirements.

The following uses shall be permitted in the C-1 Zone:

- (1) Any use permitted in the RSC-1 Residence Shopping Zone.
- (2) Appliance Shops and appliance service establishments.
- (3) Bakeries.
- (4) Motels.
- (5) Beer Parlors, and taverns, as a secondary use only, when incidental to such uses as clubs, lodges and restaurants.
- (6) Commercial garages, but NOT including the storage of wrecked or dismantled automobiles.
- (7) Dwellings and Home Occupations.
- (8) Radio and T.V. studios and antennas.
- (9) Glass cutting and installation.
- (10) Public buildings and public utility buildings and structures.
- (11) Plumbing and carpenter shops and similar craft shops.
- (12) Drive-in restaurants, or restaurants with drive-up windows.
- (13) Signs identifying the buildings and signs advertising products sold on the premises as permitted by the City's Sign Code.
- (14) Enclosed rental storage facilities.
- (15) Other uses ruled by the Council to be similar to the above listed uses and in harmony with the objectives and characteristics.

(C) Area Requirements.

There shall be no lot area requirements for commercial buildings and structures constructed in accordance with adopted building codes of Idaho Falls, except as may be required for off-street parking, yards and the requirements of the Effect of Street Plan subsection of this Zoning Code. Dwellings shall comply with the R-3A Residence Zone's area requirements and width requirements.

(D) Width Requirements.

There shall be no lot width requirements for commercial buildings and structures constructed in accordance with the Building Code of Idaho Falls. For dwellings, the minimum width of lots shall be fifty feet (50').

(E) Location of Buildings and Structures.

- (1) Setback. All buildings shall be set back a minimum of thirty feet (30') from any public street, except as herein provided and required under the provisions of this Zoning Code.
- (2) Side Yards. There shall be no side yards required for any commercial buildings or structures. For dwellings, there shall be a side yard at least six feet (6').

- (3) Rear Yards. There shall be no rear yards required for any commercial buildings or structures. For dwellings, there shall be a rear yard of at least twenty-five feet (25') for all main residential buildings. For accessory residential buildings, no rear yard shall be required except where an alley is located at the rear of the lot, in which case a three foot (3') rear yard is required.

(F) Special Provisions.

- (1) Off-street parking shall be provided as required in this Zoning Code and shall be hard-surfaced.
- (2) All merchandise, equipment, and other materials, except seasonal merchandise such as nursery stock, fruits and vegetables, and vehicles in running order shall be stored within an enclosed building.
- (3) No dust, odor, smoke, vibration or intermittent light, glare or noise shall be emitted which is discernible beyond the premises, except for normal movement of automobile traffic.
- (4) Residential developments shall comply with Location of Parking Facilities subsection of this Zoning Code and the Lot Coverage and Landscaping requirements of the R-3A Residence Zone.^{81 82}

Legend

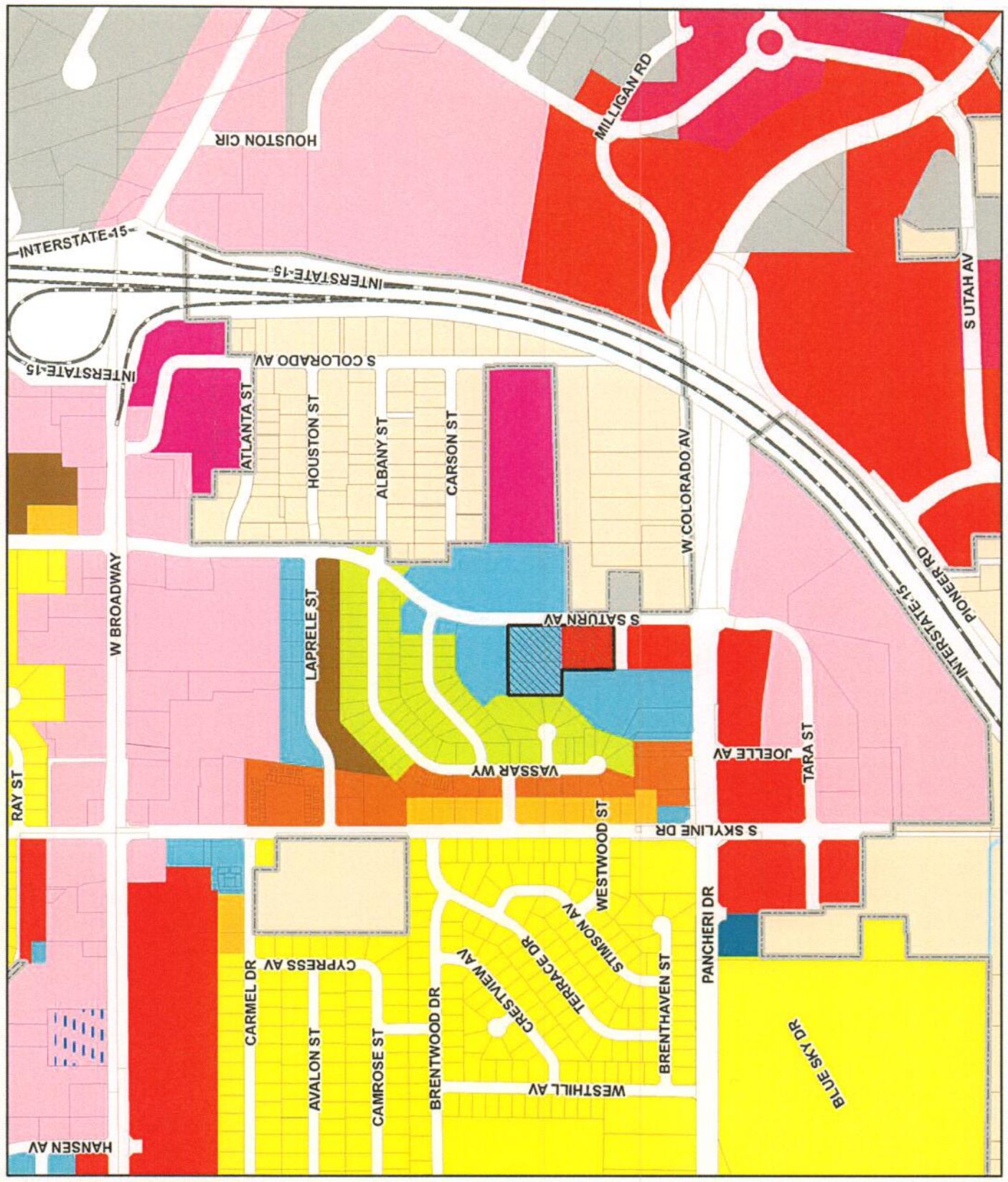
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	RP
	RP-A
	R-1
	R-2
	R2A
	R-3
	R-3A
	PB
	MS
	RSC-1
	C-1
	HC-1
	CC-1
	GC-1
	R&D-1
	M-1
	I&M-1
	I&M-2
	RMH
	PT-1
	PT-2
	PT-2 & T-1
	PUD
	T-1
	T-2
	30' Setback
	50' Setback
	City Limits
	Area of Impact

IDAHO FALLS

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

N

1" = 600'





Carson St

W Colorado Ave

S Saturn Ave

Teton View Ln

Dartmouth Dr

Vassar Way

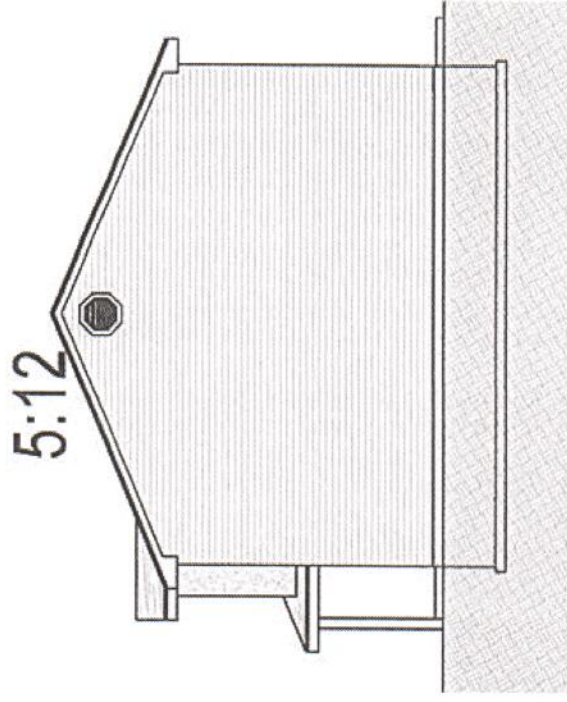
Tulane St

S Skyline Dr

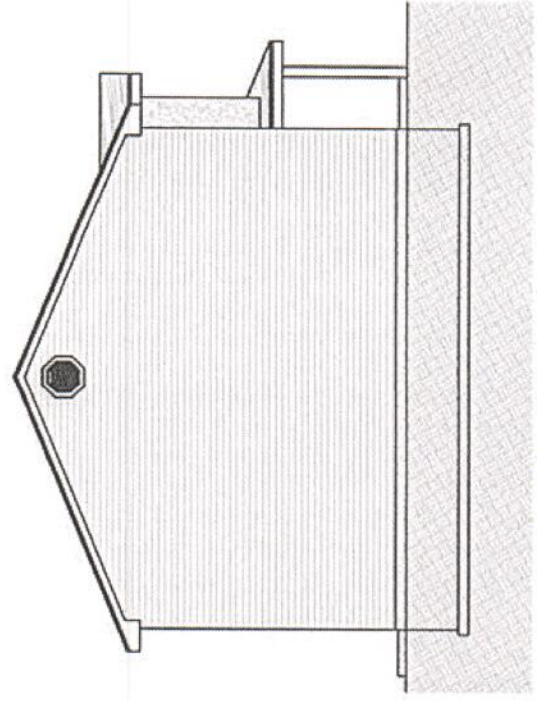
Brentwood Dr

Westwood St

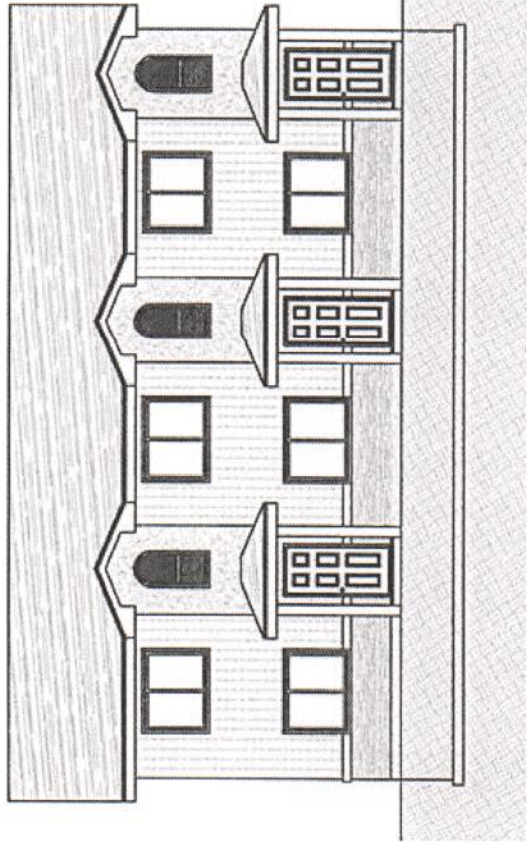
Pancherl Dr



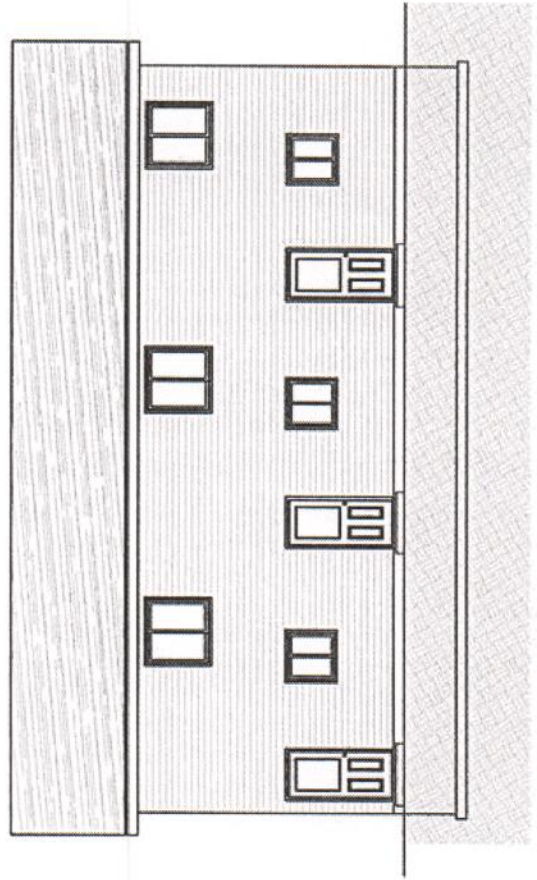
Right Elevation



Left Elevation



Front Elevation



Rear Elevation

Sheet List

Sheet	Description
101	Site Plan
102	Foundation Plan
103	Structural Framing Plan
104	Roof Plan
105	Sectional Elevation
106	Detail
107	Detail
108	Detail
109	Detail
110	Detail

Area:

Area	Area
Building	10,000 sq. ft.
Parking	10,000 sq. ft.
Landscaping	10,000 sq. ft.
Other	10,000 sq. ft.

Project Information

Project Name: Cambridge Terrace Park

Project Location: Div. 3, Blk. 7, Lot 33 & 34, S Saturn Ave.

Project Date: 2015-13-4

Project Engineer: [Name]

Project Designer: [Name]

Project Checker: [Name]

Project Approver: [Name]

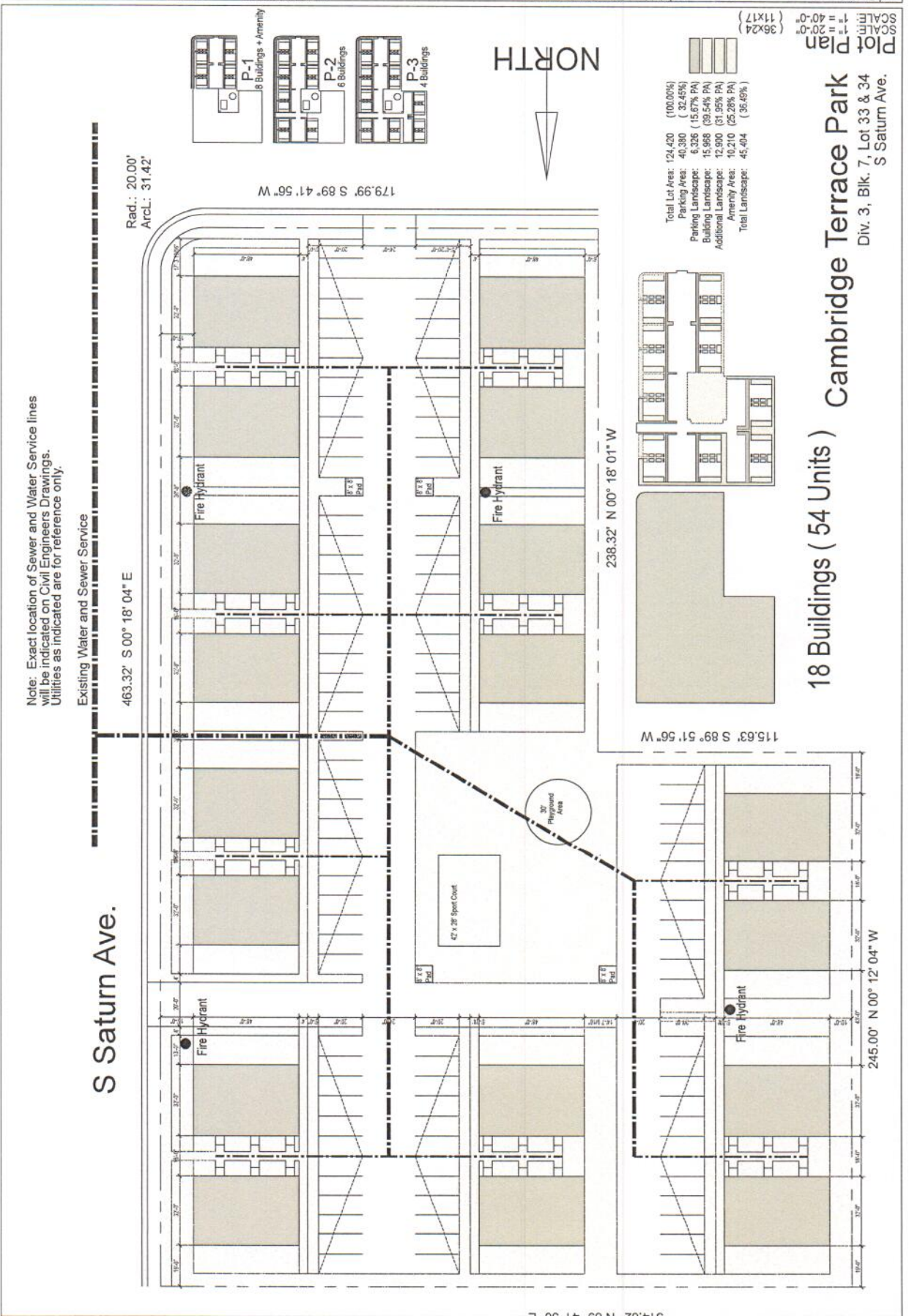
Notes

1. This drawing is not to be used for any other purpose than that for which it was prepared.

2. The owner is responsible for obtaining all necessary permits and approvals from the appropriate authorities.

3. The owner is responsible for providing all necessary information and data for the preparation of this drawing.

4. The owner is responsible for providing all necessary information and data for the preparation of this drawing.



IDAHO FALLS PLANNING AND ZONING COMMISSION
STAFF REPORT
Final Plat
Saturn Park Townhomes Division 1
June 7, 2016



Planning Division

Applicant: All Star Construction

Location: Generally south of Broadway, west of S. Saturn Ave, north of Pancheri Dr., and east of S. Skyline Dr.

Size: 2.86 acres

Units: 54

Existing Zoning:

Site: R-3A/C-1

North: R-3A

South: C-1/R-3A

East: R-3A/County

West: RMH/R-3A

Existing Land Use:

Site: Vacant

North: Vacant

South: Residential

East: Commercial/Vacant

West: Residential

Future Land Use Map:

Higher Density

Attachments:

1. Subdivision information
2. Maps and aerial photos
3. Original plat
4. Proposed replat

Requested Action: To **recommend** to the Mayor and City Council approval of the final plat for Saturn Park Townhomes Division 1.

History: This property was originally platted in 1979 as lots 33 and 34 of Block 7 in Camberidge Terrace Park. It has remained undeveloped since that time.

Staff Comments:

- The plat includes 2.86 acres.
- It is being proposed with a Planned Unit Development and is being divided into 55 lots of which lot 1 is going to be maintained as a common area that has frontage on the public street.
- The remaining lots will house townhouse style lots with common walls lining up with property lines.
- The common area will remain in control of the HOA and contain parking, amenities, and greenspace.
- The proposed plat meets the requirements of the subdivision ordinance and the Planned Unit Development ordinance.

Staff Recommendation: Staff has reviewed the plat and recommends approval of the final plat.

Subdivision Ordinance: Boxes with an “X” indicated compliance with the ordinance

REQUIREMENTS	Staff Review
<ul style="list-style-type: none"> Purposes listed in Section 10-1-1 as follows: 	
Building envelopes sufficient to construct a building.	The lot size of the proposed lots are of adequate size to construct an attached single family residence.
Lot dimensions conform to the minimum standards of Zoning Ordinance.	There are no minimum lot size in the PUD ordinance.
Lots have full frontage on, and access to, a dedicated street.	Lot 1 will have full frontage on and access to both Teton View Lane and Saturn Drive.
Residential lots do not have direct access to arterial streets.	Correct
<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>	N/A
Adequate provisions shall be made for soil preservation, drainage patterns, and debris and waste disposal and collection.	These provisions will be addressed through the site plan design.
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.	Yes
All property within the subdivision shall be included within a lot or area dedicated for public use.	The subdivision will be maintained through the PUD development agreement
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.	NA
All major streets in subdivision must conform to the major street plan of the City, as set forth in Comprehensive Plan.	N/A
The alignment and width of previously platted streets shall be preserved unless topographical conditions or existing buildings or structures required otherwise.	Alignments and widths from the previously platted streets shall be preserved.
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.	NA
Planning Director to classify street on basis of zoning, traffic volume, function, growth, vehicular & pedestrian safety, and population density.	NA

Comprehensive Plan Policies:

Through their feedback, residents told us they wanted treed residential areas to be:

- With a strong sense of identity
- Served by neighborhood parks and schools
- Linked by sidewalks and trails to facilities both within and outside the neighborhood
- Shielded from but convenient to attractive, landscaped shopping areas
- Offering affordable housing available to all income ranges (p.38)

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)

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. (p. 67)

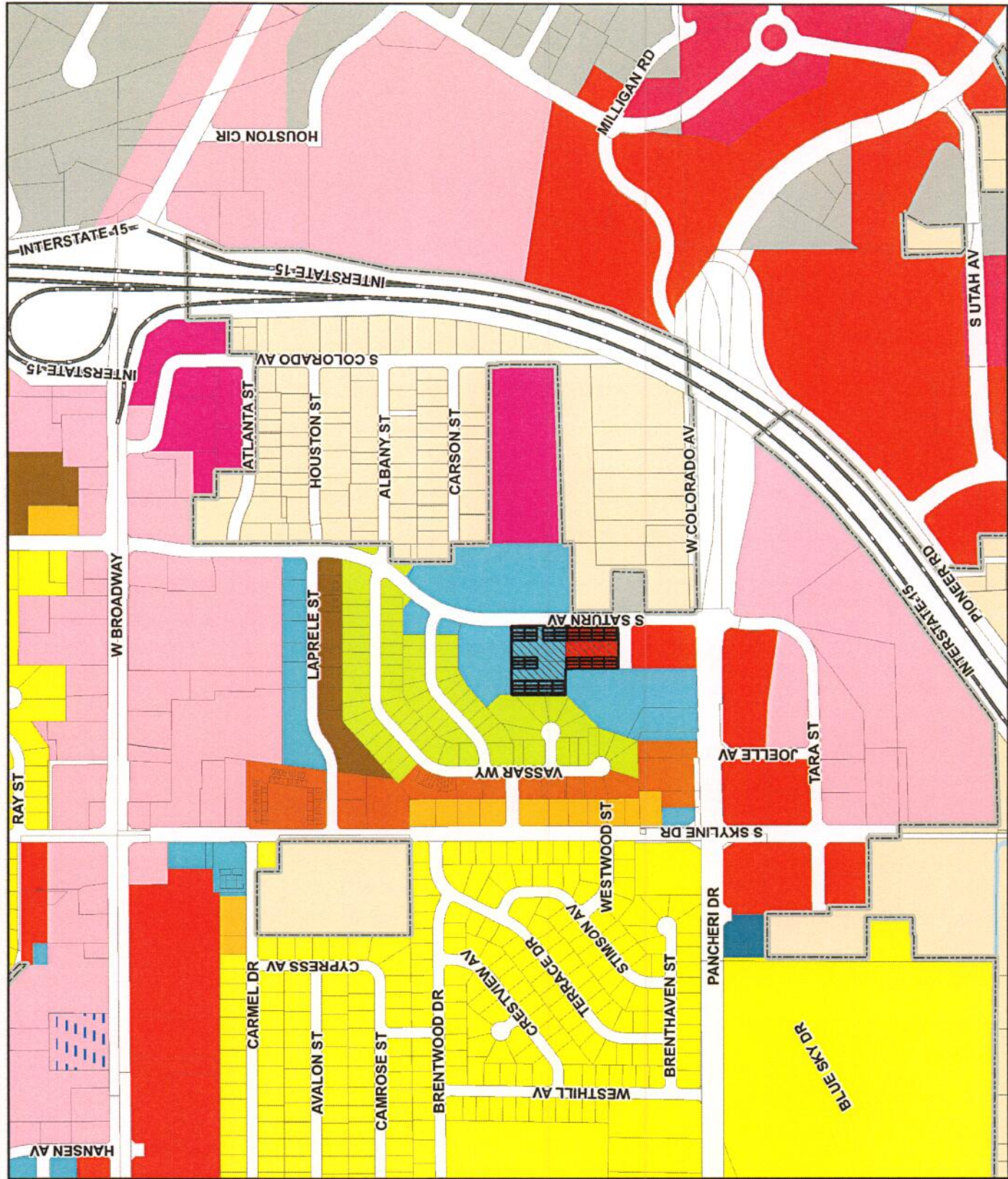
Higher density residential: Homes, apartments, and condominiums developed at densities of 8 to 35 units per acre. (p.63)

- Legend**
- Site
 - RP
 - RP-A
 - R-1
 - R-2
 - R2A
 - R-3
 - R-3A
 - PB
 - MS
 - RSC-1
 - C-1
 - HC-1
 - CC-1
 - GC-1
 - R&D-1
 - M-1
 - I&M-1
 - I&M-2
 - RMH
 - PT-1
 - PT-2
 - PT-2 & T-1
 - PUD
 - T-1
 - T-2
 - 30' Setback
 - 50' Setback
 - City Limits
 - Area of Impact

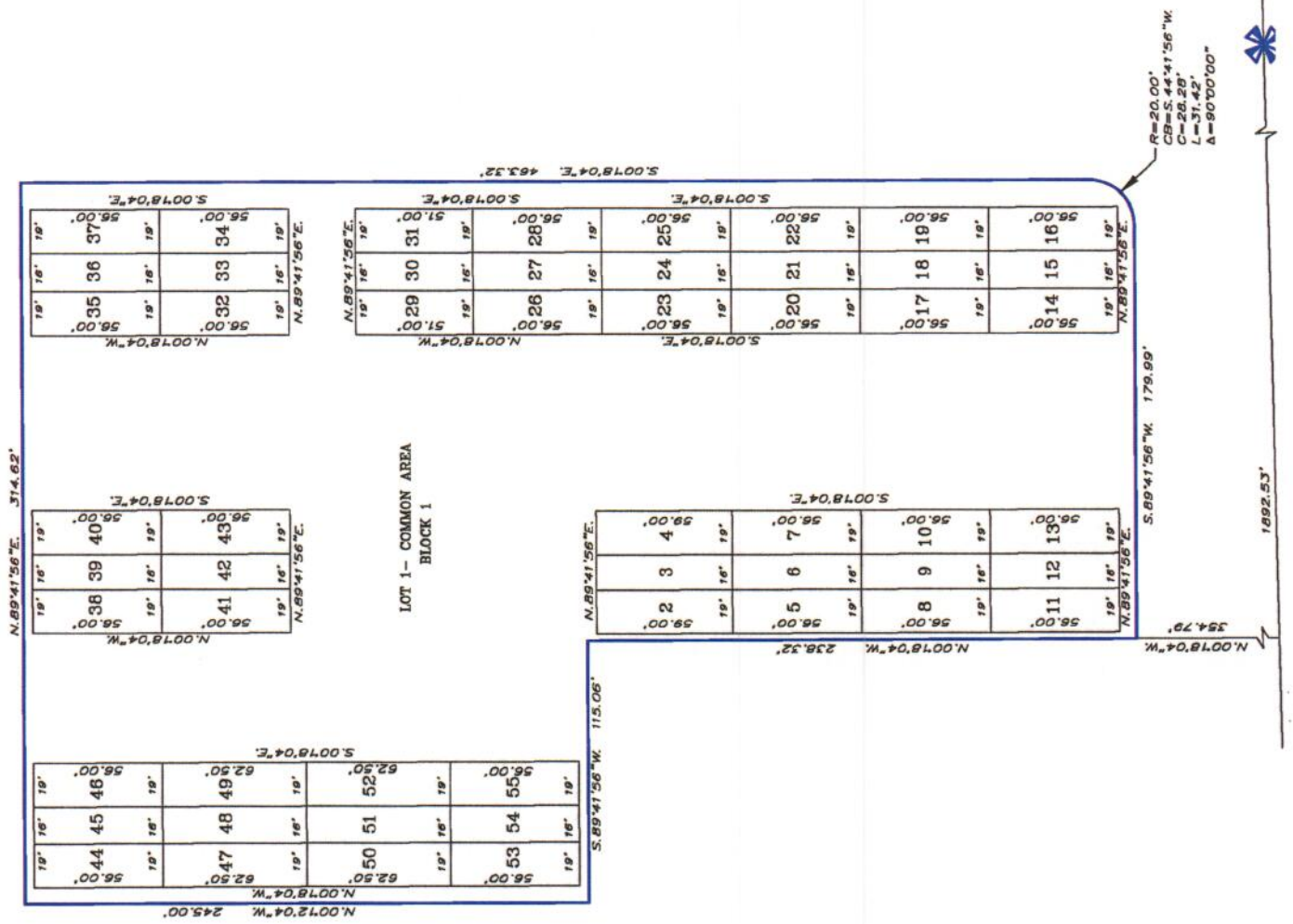
IDAHO FALLS

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

1" = 600'







IDAHO FALLS PLANNING AND ZONING COMMISSION
STAFF REPORT

Final Plat
Snake River Landing Division 11
June 7, 2016



Community
Development
Services

Applicant: Horrocks
Engineering

Location: Generally east of
Snake River Parkway, west
of the Snake River, and
extending SE from Event
Center Drive.

Size: 3.705 acres

Existing Zoning:

Site: C-1
North: C-1 & I&M-1 County
South: C-1
East: C-1
West: C-1

Existing Land Use:

Site: Undeveloped
North: Greenspace & Ag
South: Undeveloped &
Greenspace
East: Undeveloped
West: Undeveloped

Future Land Use Map:
Greenbelt Mixed Uses

Attachments:

1. Subdivision information
2. Maps and aerial photos
3. Final plat

Requested Action: To **recommend** to the Mayor and City
Council approval of the final plat for Snake River Landing
Division 11.

Staff Comments: The area is currently zoned C-1 and shows
as Greenbelt Mixed Use on the Comprehensive Plan. A
preliminary plat was approved for the Snake River Landing
development in 2008. The plat includes approximately 3.7
acres, including two lots and an extension of Event Center
Drive.

Event Center Drive is proposed to be extended 487-feet on the
east side of Snake River Parkway and will provide access to
the development. Lot 1 is intended to be developed as a
parking lot and drive access for Lot 2. Lot 2 will be developed
for a commercial use.

Staff Recommendation: Staff has reviewed the plat and
recommends approval.

Subdivision Ordinance: Boxes with an “X” indicated compliance with the ordinance

REQUIREMENTS	Staff Review
<ul style="list-style-type: none"> Purposes listed in Section 10-1-1 as follows: 	
Building envelopes sufficient to construct a building.	X, There is not a required lot size and the proposed lots are of adequate size to construct a building.
Lot dimensions conform to the minimum standards of Zoning Ordinance.	X, There is no minimum lot size.
Lots have full frontage on, and access to, a dedicated street.	X, No minimum width required in a C-1 Zone
Residential lots do not have direct access to arterial streets.	NA
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 proposed access.	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 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.	NA
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.	NA
Planning Director to classify street on basis of zoning, traffic volume, function, growth, vehicular & pedestrian safety, and population density.	Event Center Drive - Local

Comprehensive Plan Policies:

Greenbelt Mixed Uses: An area adjacent to the Snake River Greenbelt where people can live, work, and shop in a carefully planned environment.

Assure private investment in the area adjacent to the Greenbelt complement the public investment in the Greenbelt.

Plan for different commercial functions within the City of Idaho Falls.

Regional commercial centers, as other major traffic generators, should be located approximately one-half mile to one mile from major state thoroughfares and be served by existing arterial streets.

Locate regional facilities which generate major traffic within one-half mile to one mile of regional highways.

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

Zoning Information:

10-3-17: C-1 LIMITED BUSINESS ZONE

(A) General Objectives and Characteristics.

The C-1 Limited Business Zone has been established as a district in which the primary use of the land is for retail stores and service establishments of a kind which sell the types of goods and services needed to fill the daily household and personal service requirements of the people living in the surrounding area. This Zone is usually located at specific locations along major streets and is characterized by buildings having a wide variety of architectural forms and shapes.

The objectives in establishing this Zone are to:

- (1) Encourage the development and continued use of the land within the zone for business purposes.
- (2) To promote the development of serviceable and convenient retail and service facilities.
- (3) To provide appropriate areas for the development of business uses within the City and to prevent the scattering of business uses into surrounding Zones.
- (4) To prohibit industrial uses within the Zone and to discourage any other use which tends to thwart or militate against the continued use and development of the land within the Zone for its primary purposes.

In order to accomplish the objectives and purposes of this Zoning Code, the following regulations shall apply in the C-1 Limited Business Zone.

(B) Use Requirements.

The following uses shall be permitted in the C-1 Zone:

- (1) Any use permitted in the RSC-1 Residence Shopping Zone.
- (2) Appliance Shops and appliance service establishments.
- (3) Bakeries.
- (4) Motels.
- (5) Beer Parlors, and taverns, as a secondary use only, when incidental to such uses as clubs, lodges and restaurants.
- (6) Commercial garages, but NOT including the storage of wrecked or dismantled automobiles.
- (7) Dwellings and Home Occupations.
- (8) Radio and T.V. studios and antennas.
- (9) Glass cutting and installation.
- (10) Public buildings and public utility buildings and structures.
- (11) Plumbing and carpenter shops and similar craft shops.
- (12) Drive-in restaurants, or restaurants with drive-up windows.

- (13) Signs identifying the buildings and signs advertising products sold on the premises as permitted by the City's Sign Code.
- (14) Enclosed rental storage facilities.
- (15) Other uses ruled by the Council to be similar to the above listed uses and in harmony with the objectives and characteristics.

(C) Area Requirements.

There shall be no lot area requirements for commercial buildings and structures constructed in accordance with adopted building codes of Idaho Falls, except as may be required for off-street parking, yards and the requirements of the Effect of Street Plan subsection of this Zoning Code. Dwellings shall comply with the R-3A Residence Zone's area requirements and width requirements.

(D) Width Requirements.

There shall be no lot width requirements for commercial buildings and structures constructed in accordance with the Building Code of Idaho Falls. For dwellings, the minimum width of lots shall be fifty feet (50').

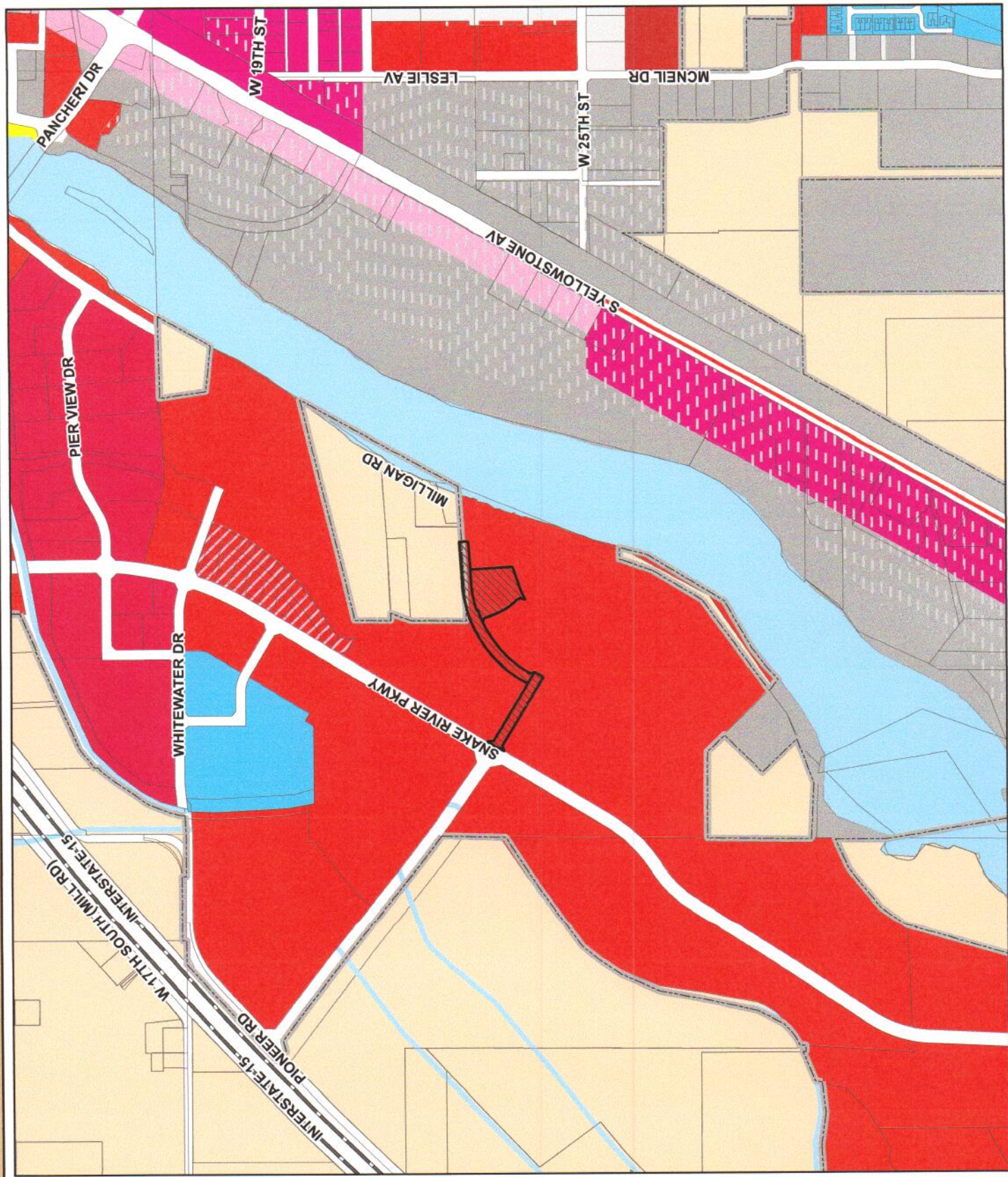
(E) Location of Buildings and Structures.

- (1) Setback. All buildings shall be set back a minimum of thirty feet (30') from any public street, except as herein provided and required under the provisions of this Zoning Code.
- (2) Side Yards. There shall be no side yards required for any commercial buildings or structures. For dwellings, there shall be a side yard at least six feet (6').
- (3) Rear Yards. There shall be no rear yards required for any commercial buildings or structures. For dwellings, there shall be a rear yard of at least twenty-five feet (25') for all main residential buildings. For accessory residential buildings, no rear yard shall be required except where an alley is located at the rear of the lot, in which case a three foot (3') rear yard is required.

(F) Special Provisions.

- (1) Off-street parking shall be provided as required in this Zoning Code and shall be hard-surfaced.
- (2) All merchandise, equipment, and other materials, except seasonal merchandise such as nursery stock, fruits and vegetables, and vehicles in running order shall be stored within an enclosed building.
- (3) No dust, odor, smoke, vibration or intermittent light, glare or noise shall be emitted which is discernible beyond the premises, except for normal movement of automobile traffic.
- (4) Residential developments shall comply with Location of Parking Facilities subsection of this Zoning Code and the Lot Coverage and Landscaping requirements of the R-3A Residence Zone.
- (5) When a development in the C-1 Zone adjoins land zoned RP, RP-A, R-1, or RMH or unincorporated land designated for single-family residential use in the Idaho Falls Comprehensive Plan, either a minimum ten foot (10') foot landscape buffer with trees spaced at twenty foot (20') intervals or a six foot (6') opaque fence shall be provided.
- (6) A landscaped strip of lawn, ground cover, shrubbery, and trees at forty foot (40') centers at least fifteen feet (15') in width shall be provided and maintained along the entire length of any street bordering a development except for permitted driveways.

(G) See Supplementary Regulations to Zones.



Legend

- Site
- RP
- RP-A
- R-1
- R-2
- R2A
- R-3
- R-3A
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- RSC-1
- C-1
- HC-1
- CC-1
- GC-1
- R&D-1
- M-1
- I&M-1
- I&M-2
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