

IDAHO FALLS PLANNING COMMISSION

CITY OF IDAHO FALLS PLANNING DEPARTMENT

P.O. BOX 50220

IDAHO FALLS, IDAHO 83405-0220

June 3, 2014 – 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.

Call to Order:

Changes, additions, or modifications to the agenda.

Minutes: April 1, 2014
May 6, 2014

Business:

1. **Final Plat: St. Clair Estates, Division No. 13, 4th Amended.** This property is located generally south of Sunnyside Road, north of Martha Avenue, east and adjacent to Potomac Way, and west of Washington Parkway, west and adjacent to Potomac Way. ¹
2. **Iona Area of Impact Presentation.**
3. **Planned Unit Development Ordinance.**

Miscellaneous:

1. **Bonneville County Planning Commission Report.**

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

“PLANNING FOR A BETTER IDAHO FALLS”

AUTHORIZED AND ESTABLISHED IN ACCORDANCE WITH 1935 IDAHO SESSION LAWS (EXTRAORDINARY SESSION) CHAPTER 51, BY
RESOLUTION OF THE HON. MAYOR AND CITY COUNCIL OF IDAHO FALLS, IDAHO

IDAHO FALLS PLANNING COMMISSION STAFF REPORT

St. Clair Estates, Division No. 13, 4th Amended

Being a re-plat of part of Lot 5, Block 13,

St. Clair Estates, Division No. 13

June 3, 2014



Planning and
Building Division

Applicant: Ellsworth & Associates, PLLC

Location: East of and adjacent to Potomac Way at the southeast corner of the intersection of Potomac Way and Sunnyside Road

Size: Approx. 2.26 acres

Existing Zoning:

Site: P-B/ PUD

North: P-B/ PUD

South: P-B/ PUD

East: P-B/ PUD

West: P-B/ PUD

Existing Land Use:

Site: Vacant

North: Park

South: Vacant

East: Medical Office

West: Medical Office

Future Land Use Map:

Medical Services Center

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.

History: St. Clair Estates, Division No. 13 was platted in 2008. Lot 5 included 5.656 acres. This property is only a portion of what was platted as Lot 5. At some point following the recording of Division 13 the property owner at the time split the property through meets and bounds descriptions into five lots and sold them separately. The current property owners are now platting the 2.26 acres, under their control, to correct the improper division of land so that they can proceed with building construction. The property immediately to the south also just went through the platting process for the same reason.

Staff Comments: The area is currently zoned P-B, Professional Business, but includes a PUD designation as well. The PUD was created to address cross access throughout the development and a reduced setback. The plat includes two lots. The lots will be required to have a shared access to Potomac Way. The access is proposed to line up with Fountain Bleu Lane. The lot to the south was also required to provide for cross-access to these two lots to the north. The parking lots of the proposed medical offices will be designed for the shared access. Access to Sunnyside road will not be allowed as it would not be able to meet the Access Management Plan. The existing curb cuts to Sunnyside Road are remainders from homes that used to front the road and will be required to be removed as part of site development.

Staff has reviewed the plat and finds it in compliance with the subdivision ordinance. If approved staff recommends the condition that cross-access agreements be submitted to staff prior to issuance of building permits.

The objectives of the P-B Zone are to:

The objective in establishing the P-B Professional-Business Office Zone is to provide for business and professional offices, governmental and cultural facilities and certain other uses of a semi-commercial nature. This Zone is characterized by relatively high traffic volumes and a wide variety of office type buildings.

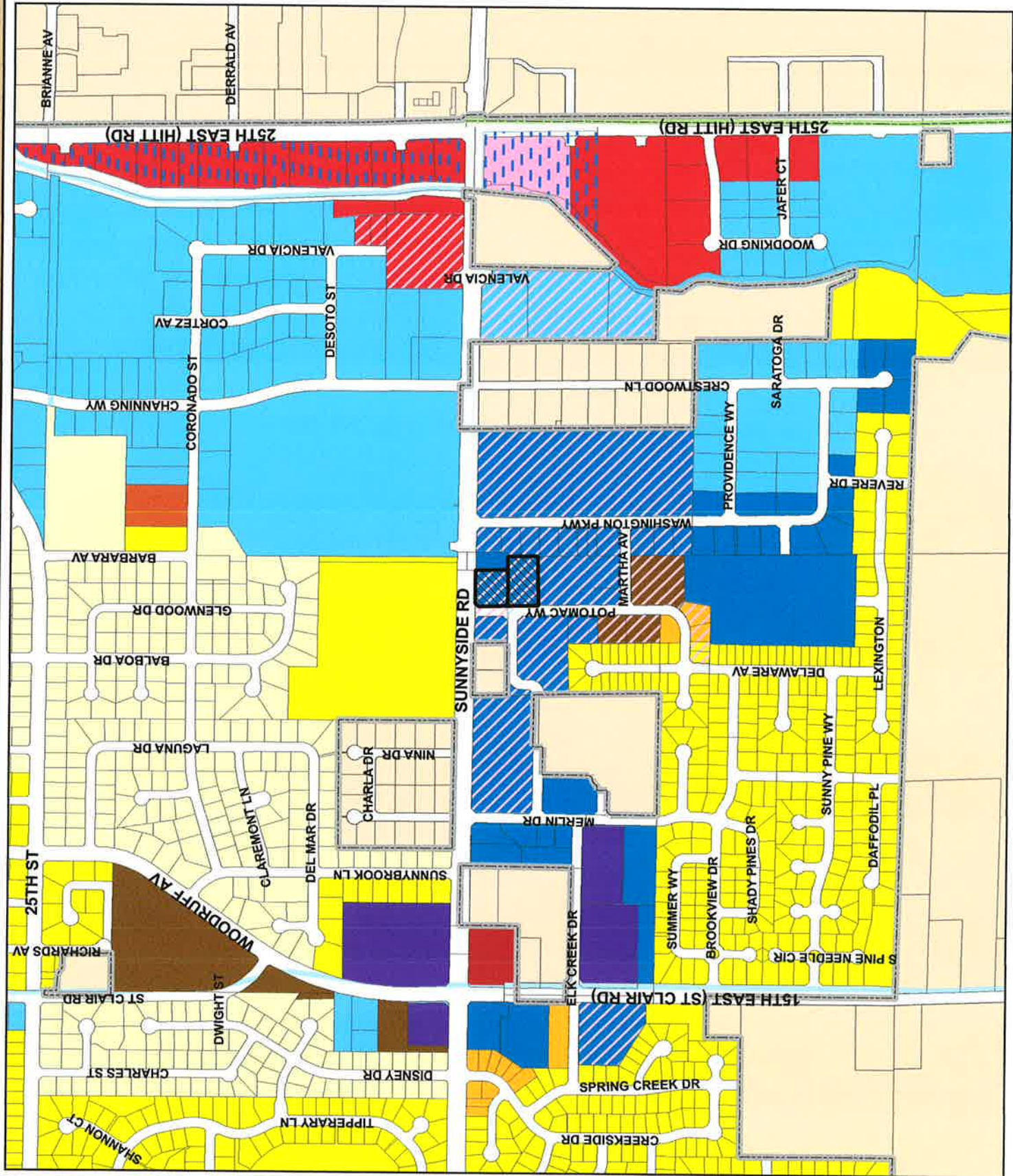
Subdivision Ordinance: Boxes with an “X” indicated compliance with the ordinance

REQUIREMENTS	Staff Review
• Purposes listed in Section 10-1-1 as follows:	
Building envelopes sufficient to construct a building.	X
Lot dimensions conform to the minimum standards of Zoning Ordinance.	X No minimum standards for the P-B Zone.
Lots have full frontage on, and access to, a dedicated street.	X Lots have frontage on Potomac Way
Residential lots do not have direct access to arterial streets.	NA
Direct access to arterial streets from commercial or industrial lots.	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.	NA
Residential lots adjoining arterial streets.	NA
Planning Director to classify street on basis of zoning, traffic volume, function, growth, vehicular & pedestrian safety, and population density.	NA No new streets



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





L-SOTO ST

CHANNING WY

CRESTWOOD LN

SUNNYSIDE RD

WASHINGTON PKWY

MARTHA AV

POTOMAC WY

FOUNTAIN BLEU LN

DELAWARE AV

CHARLA DR

NINA DR

MERLIN DR

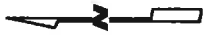
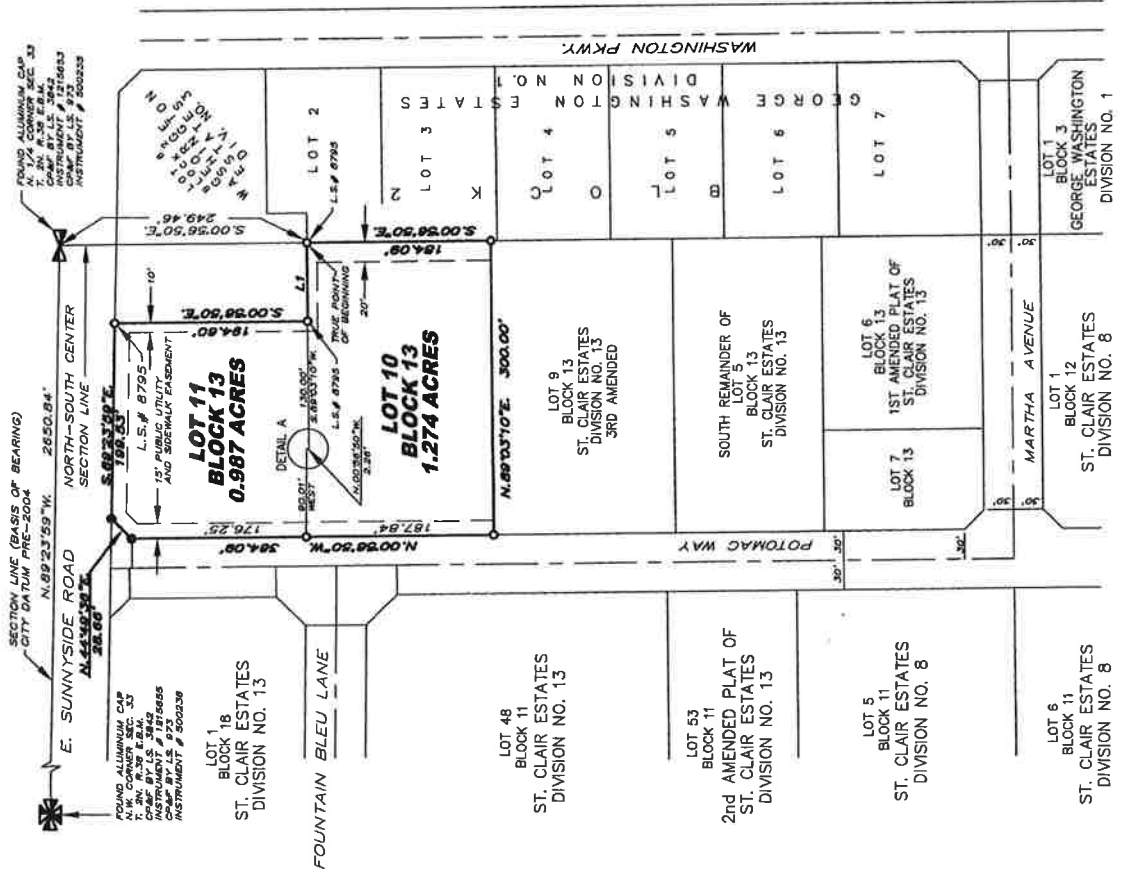
FOUNTAIN BLEU LN

MERLIN CT

STRAWBERRY PL

1" = 300'

ST. CLAIR ESTATES, DIVISION 2. 13, 4th AMENDED
AN ADDITION TO THE CITY OF IDAHO FALLS,
BEING A REPLAT OF PART OF LOT 5, BLOCK 13, ST. CLAIR ESTATES, DIVISION NO. 13
PART OF THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 33,
TOWNSHIP 2 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN,
BONNEVILLE COUNTY, IDAHO



PLANNED UNIT DEVELOPMENT

Description. In selected instances, departures from the requirements and allowed uses of the zoning districts of this Zoning Code may be made based upon established criteria through the Planned Unit Development (PUD) option. The PUD option is intended to provide a mechanism for land development through an overall site development, planning, and phasing process. This option allows for flexibility from traditional zoning standards as a result of the development providing an improved environment including usable common and open space, amenities or services, increased landscaping, additional architectural features or standards, and compatibility with the adjacent neighborhood.

Objectives. The objectives of permitting Planned Unit Developments are:

- a) To promote flexibility and innovation of design and permit diversification of development types in order to encourage the most suitable use of a site.
- b) To achieve a compatible land use relationship with the surrounding area.
- c) To promote redevelopment and reuse of previously developed property.
- d) To provide useable and suitably located common space, recreation facilities or other public/common facilities.
- e) To facilitate functional and efficient systems of streets, pathways, utilities, and municipal services on and off site.
- f) To promote efficient use of land with a more flexible arrangement of buildings and land uses.
- g) To provide for development that demonstrates a high quality of design and architecture.
- h) To ensure appropriate phasing of development and amenities.

Siting Requirements. A Planned Unit Development may be permitted as a conditional use within any zone, except the R-P Zone, subject to the provisions of this section and all other applicable laws or ordinances.

Site Size. The minimum site size for a PUD shall be two (2) acres for undeveloped land. Smaller acreage may be considered for land that is redeveloping, or when the PUD clearly provides an exceptional public benefit or outstanding public amenity.

Unified Control. The development site of a Planned Unit Development shall be under unified ownership or control, and shall be planned as a whole.

Phasing. Phasing of development and associated public and private improvements is permitted subject to an approved phasing schedule. Phased development shall be considered with the initial PUD approval process. Proposed common space or amenities will be constructed with the first phase or as approved according to the phasing schedule provided a majority of the improvements occur within the first phase.

Regulations and Uses. All regulations shall be the same as those of the underlying zone district of the development, except as otherwise modified by the PUD and provided in this Section. A PUD may not modify the uses permitted within the underlying zone district.

Flexible development standards. Other development standards such as density, lot size, height, setbacks, and required parking are open and flexible, and are to be established for each individual PUD based upon the criteria provided below. While allowing flexibility to zone districts established minimum standards a balanced Planned Unit Development will mitigate adverse impacts from reduced standards through increases to other minimum standards and enhanced architectural design and layout. Possible mitigation methods might include: adjustment of building orientation, varied front setbacks, usable common space, additional off-street parking, attractive streetscapes, pedestrian connections, circulation and access, increased landscape buffers and architectural features.

Density. The residential density of a PUD shall not exceed the density established by this Section. The allowable density shall be computed on a gross area basis. The maximum units permissible in each individual zone shall be calculated separately. There shall be no transfer of allowable dwelling unit densities between zones.

RP-A Zone – Five (5) dwelling units per acre

RMH Zone – Eight (8) dwelling units per acre

R-1 Zone – Eight (8) dwelling units per acre

R-2 Zone – Seventeen (17) dwelling units per acre

R-2A Zone – Twenty-five (25) dwelling units per acre

Other Zones where dwellings are permitted – Thirty-five (35) dwelling units per acre

Lot Width and Size. There will be no minimum lot width or size within a PUD.

Height requirements. The height proposed should be in scale with the surrounding neighborhood. Generally, perimeter setbacks should increase as overall height increases and taller structures should be located toward the interior of the site, or elsewhere if the potential for adverse impacts is lessened. Apartment buildings which exceed two stories shall provide an increased setback from perimeter properties.

Location of buildings and structures. Setbacks are critical factors in terms of neighborhood compatibility. Setbacks shall reflect the general standards of the area and character of the neighborhood in which the PUD is located. Generally, established setbacks of properties adjacent to, or across the street from, the Planned Unit Development, shall apply to that perimeter area of the PUD which is adjacent to, or across the street from, such properties. Internal setbacks between building or internal lot lines may be established as part of the PUD process.

Arrangement and design. Structures shall be separated and arranged to provide privacy and to allow opportunities for use of borrowed space. Structures should be oriented to common areas such that open space is shared among units. The development shall be compatible with the

surrounding neighborhood in terms of bulk, scale, structural mass, and character. Additionally, Planned Unit Developments should enhance the sense of order, cohesiveness, and/or distinctive identity of the neighborhood in which they are located.

Landscaping. All areas not covered by buildings, parking spaces, sidewalks or driveways shall be planted in lawn, trees and shrubs, and otherwise landscaped and maintained in accordance with good landscape practices.

Streetscapes. All Planned Unit Developments with frontage on a public street or approved private street shall provide safe, inviting, and attractive streetscapes. A landscaped strip of lawn or shrubbery and trees at thirty (30) foot centers at least twenty (20) feet in width shall be provided and maintained along the entire length of any street bordering a development except for permitted driveways. Streetscapes shall not be dominated by parked vehicles or garage entrances. Trash enclosures and dumpsters shall not be located within setbacks or adjacent to any street.

Functional Common Space. All Planned Unit Developments shall provide functional common space and landscape areas. Not less than twenty (20) percent 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. Common space may include an open space parcel or parcels of land, an area of water, or a combination of land and water, recreational facilities, either public or private, ball courts, swimming pools, playgrounds, exercise rooms, or similar facilities. Common spaces shall not include areas within any road, driveway, parking area, required landscape or buffer strip or sidewalk adjacent to a street right-of-way.

Amenities. In order to ensure that PUD projects include amenities in addition to just open areas of landscaping projects two acres or greater in size shall provide at least one of the following additional amenities. Residential PUDs on less than two acres shall provide each dwelling unit at least 100 square feet of open space. In reviewing infill Planned Unit Developments, the Planning Commission may allow exceptions to the amenity standards of this Section.

- (a) Private or public recreational facility, such as a swimming pool, ball courts, playground, or picnic area, in scale with the development.
- (b) Private or public plaza, pedestrian mall, garden, arboretum, square or other similar open space.
- (c) Public access to or additions to the Greenbelt, neighborhood park systems or other public open space or enhanced pedestrian connections to adjacent employment and shopping centers.
- (d) Trail system or pedestrian paths in addition to necessary circulation paths that would be required if the development was not a PUD.
- (e) Water features, sculptures or significant work of art.
- (f) Development that includes a high quality of design and architecture demonstrated by non-repetitive home positions and styles, custom architectural features and upgraded building materials.
- (g) Attractive entrance(s) to the development, incorporating landscaping, lighting, signage, architectural features and materials matching that of the building construction.
- (h) A boulevard street section that includes landscaped medians.

(i) Other amenities as approved by the Planning Commission.

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. Connections to schools, parks, public lands, and pathways existing on adjacent properties shall be provided.

Final Site Plan and Application. The request for a Planned Unit Development must be accompanied by ten (10) copies of a final site plan and a written application signed by all the owners of property to be included in the PUD and include the following.

i) The Final Site Plan shall be drawn in accordance with generally accepted engineering practices, and shall be drawn at a scale of not less than one-inch equals one-hundred feet (1" = 100'), and shall include:

- a) Topography of land and proposed grading plan.
- b) Landscape plan, designed by a licensed landscape architect or other qualified person, showing the spacing and sizes of landscaping. Specific types of landscaping may be detailed after the site plan has been approved. Such plan shall provide for lawn, trees, shrubs and other landscaping sufficient to provide an aesthetically pleasing appearance and functional design.
- c) Traffic circulation plan, service areas, private streets and major points of access to public rights-of-way.
- d) Proposed land-uses with location and size of existing and proposed buildings.
- e) Areas to be conveyed or dedicated as common open space, public parks or other public uses.
- f) Density tabulations.
- g) Preliminary drawings and elevations of proposed buildings.

ii) List of all persons having an interest in the PUD and a legal description of all of the land in the proposed PUD.

iii) A conveyance or set of conveyances, restrictions, covenants, Articles of Incorporation, By-laws, Articles of Association, or other binding agreement which will govern and ensure adequate, proper and continued maintenance and protection of the PUD, its private streets, service areas, water and sewer lines, and all other common property and facilities. In addition to the foregoing, the applicant shall provide proof of compliance with all pertinent state or federal laws regarding the formation and operation thereof.

iv) Other information as may reasonably be required by the Planning Commission in order to determine compliance with the provisions of the Zoning Code and other applicable laws or ordinances.

Review and Approval. Within forty-five (45) days after all of the information required by this section has been received, the City Planning department and all concerned City departments shall review such information and the Planning Commission shall hold a public hearing, following the procedure set forth in Section 3-2-D of the Zoning Code of Idaho Falls. At the conclusion of such hearing, the Planning Commission shall make its recommendation regarding the application and shall notify the applicant of its recommendation. Upon written request by the applicant, and

within thirty (30) days after such request is delivered to the City Planning department, the City Council shall hold a public hearing in accordance with Section 3-2-D of said Zoning Code for the purpose of considering the Final application and the recommendation of the Planning Commission. The City Council shall, within thirty (30) days after the conclusion of such hearing, grant or deny the permit and shall specify:

- The ordinance and standards used in evaluating the application.
- The reasons for approval or denial.
- The actions, if any, that the applicant could take to obtain a permit.

Maintenance of Private Property. All maintenance of private drives, including, but not limited to, utilities, drainage, streets, snow removal, open space and any other facilities not dedicated to and accepted by the City, shall be the responsibility of the owner, Homeowner's Association or other entity having the legal obligation to govern and manage the PUD, and its common property and facilities.

Continuing Obligation. After construction of the PUD has commenced, any failure on the part of the developer or his assigns or the Homeowners Association to maintain the development in accordance with the agreed management policies, covenants, conditions, restrictions or agreements shall be deemed a public nuisance endangering the health, safety, and general welfare of the public and a detriment to the surrounding area, and shall be punishable or abated in any manner provided by law. In addition to any other remedy provided by law for the abatement or removal of such public nuisance, the City may remove or abate the nuisance or correct the defect in maintenance and charge the cost thereof, including reasonable attorney's fees to the developer or his assigns or the Homeowners Association.

Expiration. Approval of the Planned Unit Development shall expire if no effort is made to complete the PUD or a phase of the PUD in any consecutive twelve (12) month period, unless the Planning Commission grants a written extension thereof upon good cause shown. In the event approval of a PUD expires, the zoning classification may also be changed according to Section 3-2-D of said Zoning Code.