

Bonneville County Resolution 13-07
Comprehensive Plan and Map Amendments

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF
BONNEVILLE, STATE OF IDAHO

IN RE:

An application to amend the Comprehensive Land Use Plan and Map of the Bonneville County September 2013. (FINDINGS AND DECISION AND RESOLUTION

This matter comes before the Bonneville County Commissioners as an application to amend the Bonneville County Comprehensive Plan and Map. The request is being proposed by the County as a general amendment to the Ordinance. The Planning and Zoning Board heard this matter on July 31, 2013 and recommended approval of the changes as drafted with proposed changes. The County Commissioners heard this matter on September 17, 2013. After having reviewed the testimony and the Comprehensive Plan and map, the Commissioners find that it is in the best interest of the county to make the following changes:

The adopted amendments to the Comprehensive Plan and map are as follows:

Adding the following Rural Centers with an area of 1/4 mile in diameter centered at the intersections of:

1. 33rd S. and 65th W.
2. West Broadway and 65th W.
3. West Broadway and 45th W.
4. 17th S. and 35th W.
5. 97th S. and 5th W.
6. 97th S. and 15th E.
7. 97th S. and Ammon Rd.

Adding the following Rural Center with an area of 1/2 mile in diameter centered at:

1. The Bone Store located in Section 20 Township 1S Range 40 E.

Urban Residential Area Additions:

1. Land lying east of the Butte Arm canal, south of 65th S., west of the Gardner and north and east of the Bingham County line. Excluding any land already annexed into the City of Idaho Falls.
2. Land lying east of the Ririe Hwy and east of 45th, south of 81st N, west of Foothill Rd. and north of 49th N.
3. Land lying 1/4 mile to 1/2 mile east of 5th E. and 1/4 mile north and south of 65th N.
4. Land lying S1/2 NE1/4, N1/2SE1/4, Section 9, T.3N, R38E. and lying north of the railroad tracks.
5. Land lying S1/2N1/2, N1/2S1/2 Section 10 T.3N. R.38E.

Mixed Use Area Additions:

1. Land lying south of 49 N., 1/2 mile east of 5th E and West of HWY 20.
2. Land lying in the S1/2 of Section 8 T.1N. R.37E .
3. Land lying south of the Woodville Canal in Section 9, T.1N R.37E.

4. Land lying east of 35th W., south of 33rd S. and west of the Snake River and outside of the City of Idaho Falls.

Suburban Residential Area Additions:

1. Land lying between the east bank of the Snake River and the Idaho Falls City limits in Sections 34 and 35 T. 2N. R.37 E.
2. Land lying between the Snake River and Yellowstone HWY in Section 15, T.1 N. R37 E.
3. Land lying between the Snake River and a line 200" east of the river in Sections 3, 10 T.1 N, R.37 E.
4. Land lying between the Snake River and River Rd. from 145th N., south to the Idaho Falls City limits.
5. Land lying between the Snake River and 5th W. from 145th N., south to 33rd N. excluding land within the City of Idaho Falls.
6. Land lying east of 5th W. to the center of the Idaho Canal and north of 65th N.

Rural Residential Area Additions:

All land not already designated Rural Residential in the following Sections:

1. Sections 13 and 25 Township 1N. Range 38E.
2. Sections 8, 17, 18, 19 and 30 Township 1N. Range 39 E.

Adding Suburban Mixed Use text to the Land Use Plan as follows:

Suburban Mixed Use Area Goals

The Suburban Mixed Use Area is intended for limited application in close lying rural locations that are near to substantially developed areas outlying to Urban Areas. The purpose is to provide a more open and mixed use development zone and to provide suitable places and conditions for non-farm home sites and limited service commercial uses. These areas are intended for permanent suburban residential character. Incidental farming is allowed, but an economic scale of farming will not be practical because of small parcel size and other limitations. Services such as a public water system, public sewerage system, will normally be required for the more densely developed areas of the land use.

1. The Suburban Residential & Limited Commercial zone identifies places where dwellings and limited commercial uses may be built in a generally suburban setting under conditions which will protect the public health, preserve the more rural character of the area as much as possible and permit productive agriculture in surrounding areas to continue unimpeded.
2. Location Criteria: The Suburban land use category is shown on the land use plan map in general areas. The comprehensive plan map will indicate areas that have been significantly committed to conversion from agricultural development to residential development. This type of development may be deemed appropriate where overriding amenities are present to warrant suburban residential activities in specific and identifiable location. Zoning maps, adopted to implement the comprehensive plan will define the category as to its application to land parcels following the general location guidelines of the plan. This zone is intended to recognize that certain areas of the county are changing from predominant agricultural use because of changing market conditions and the impracticality to continue to farm smaller tracts of land.

3. Development Criteria: Subdivisions for Residential home sites are acceptable, as well as limited commercial use particularly when the impact upon agriculture can be minimized.
4. The plan is intended as a guide for dealing with various and changing residential conditions and for creating more livable residential areas for the residents of Bonneville County.
5. The zone should create and maintain residential living areas which are safe, convenient, and attractive and give personal satisfaction to the residents.
6. The zone should allow for the use of housing types ranging from single-family homes and manufactured homes to multi-family apartments and providing for variation in the design of these areas and their related facilities, consistent with the availability of supportive services. Planned unit development could be utilized to achieve a variety of living amenities.
7. Commercial service areas should be located near residential areas to serve the everyday needs of the county's population, consistent with the intended service areas and its needs.
8. The goal is to establish commercial areas which provide maximum service to the public while still being properly integrated into the physical pattern of communities, and contribute to a sound and stable business climate while still protecting the neighboring uses.
9. The plan encourages the grouping of commercial activities into clusters or centers, in order to provide adequate parking and control points of ingress and egress on major and minor streets.
10. The zone should insure that business establishments have sufficient land. The size and dimensions of sites should be adequate for buildings, off-street parking, loading and on-site vehicular circulation which will permit street access at appropriate locations for safety.
11. The plan should allow for small commercial centers in residential settings that were within walking or short driving distance of patrons, and should be designed to have a minimum impact on surrounding uses.

Suburban Mixed Use Goals Allowed Zones

The purpose of the Suburban Mixed-use designation areas in the comprehensive plan is to allow for the integration of compatible uses within a neighborhood fabric. The area should allow for shopping and employment centers to be located within easy access to residential areas. Care should be given to assure that appropriate buffering and landscaping is provided throughout the area in particular along the rivers and streams and between limited commercial areas and residential areas. As a part of the plan it will require that appropriate green scape be provided for open space and buffering. Zones appropriate for use in the Suburban Mixed-use area would be R-P, R-1, R-1.5, R-2, R-3, RA-1 RA-2, RA-3, RA-4, PB and SC-1. The landscaping area of the SC-1 Zone shall be a minimum of 20%. In areas that are densely developed central water with fire flow and central sewer may be required.

Editing the Mixed Use Goals Section to include the HC-1, RP, R-1.5, LNC and M-1A Zones as allowed zones to be considered within a mixed use area.

Editing the Areas of City Impact Planning Strategies.

Replace Sections 2, 3, 4, 5, 6, 7, and 8 of the Area of City Impact Planning Strategies with the following:

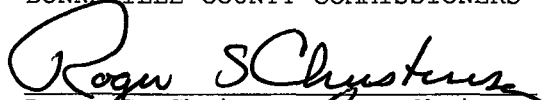
2. Impact area agreements have been signed with all the cities located within Bonneville County. There are slight variations found between the various areas of impact and each has its own unique impact area map.

Renumber Section 9 to be Section 3.

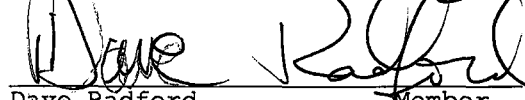
Be it resolved that after consideration of the proposed changes to the Comprehensive Plan and Map the Bonneville County Commissioners approve the above changes to the Bonneville County Comprehensive Plan and they shall become effective upon publication thereof.

Passed by the Bonneville County Board Of Commissioners October 3, 2013.

BONNEVILLE COUNTY COMMISSIONERS


Roger S. Christensen Chairman


Lee Staker Member


Dave Radford Member