

City of Chubbuck  
Land Use and Development Commission

Agenda

January 8, 2019

7:00 PM

City Hall Council Chambers, 5160 Yellowstone Avenue, Chubbuck, ID 83202

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CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES for December 11, 2018 meeting (Action Item)

GENERAL BUSINESS

1. An application for a Preliminary Plat for Copperfield Landing Division 6. Applicant proposes to subdivide 5.2 acres into 12 residential lots in accordance with an approved PUD plan. Property is generally located in the NE ¼ of Section 4, Township 6 S, Range 34 E of the Boise Meridian, in the City of Chubbuck. Current zoning designation is (R-1) Single Family Residential. Application will be evaluated against criteria established for preliminary plats in section 17.12.100 of municipal code. (Action Item: Recommendation to City Council)

ADJOURN

City Hall and the City Council Chambers are accessible for persons with disabilities. Any person needing special accommodations to participate in the meeting should contact the City offices at 208.237.2430 at least 24 hours prior to the meeting.

City of Chubbuck  
Land Use and Development Commission Meeting Minutes  
December 11, 2018 - 7:00 pm

Minutes of the Land Use and Development Commission regular meeting held at Chubbuck City Hall, 5160 Yellowstone, on December 11, 2018.

Chairperson Jason Mendenhall: Commission Members: Rebecca Berls, Brady Smith, Brandon Jackson, Carrie Holm, and TJ Budge.

City Planner: Paul Andrus. City Attorney: Tom Holmes, Office Administrator: Ranelle Simmons

Chairperson Mendenhall called the meeting to order at 7:00 pm.

Mendenhall led the commission in the Pledge of Allegiance.

Mendenhall asked if any commissioners had a conflict of interest within the items before the board tonight.

APPROVAL OF THE MINUTES: November 13, 2018

Mendenhall entertained a motion to approve the minutes as emailed. Holm moved the minutes of November 13, 2018 meeting be approved as emailed; Berls seconded. The full authority approved.

#### PUBLIC HEARING

1. An application for a Conditional Use Permit for a Home Daycare. Location is 4619 Pahsimeroi Drive, Chubbuck, ID 83202, Lot 16, Block 2 of The Grove Subdivision 2<sup>nd</sup> Addition. Current zoning designation is Single Family Residential (R-1).  
Type of Action: Public Hearing and Land Use decision

Peggy and Dan Christensen 290 Jacob Street, Chubbuck, ID 83202 were in attendance representing the application.

Mrs. Christensen currently has a daycare with 6 children from 4 families. Traffic is very minimal. She has run a day care in Chubbuck since 2006. There were 16 home addresses on the petition that required signatures from the residents. 15 signed the petition and 1 resident declined to sign because of the traffic from Connor Academy and the lack of a homeowners association. They are asking to move the business from the current location to the new home they are building. Mrs. Christensen had her current inspections with her by Police, Fire and the Health Department. Drop offs typically don't arrive at her home at the same time. The one signature that she could not get was on Sawtooth Street.

Andrus. City staff, shared the process of home occupations. Home daycares are considered Major Home Occupations. The petition has the addresses of the homes within the 300' radius

of the location of the occupation. If the applicant can get all of the signatures they do not need to apply for a Conditional Use Permit. Because the petition was lacking 1 signature that is why they needed to apply for the permit. City Code allows for 12 children in a home daycare. Children under 18 months count for 2, they also need to include their own children in the total count of occupants.

Mendenhall opened the Public Hearing.

Marla Hanson 5830 Eve Street, Chubbuck ID 83202. Marla is Mrs. Christensen's sister and lives in the same neighborhood as her day care. There has never been an issue with traffic and no complaints from neighbors. They keep their home well maintained.

John Nicely 1401 Sawtooth Street, Chubbuck ID 83202. Main opposition is the access, the traffic from Connor Academy and Philbin Road. Covenants, Conditions, Restrictions need to be enforced. Holmes explained that the City does not enforce Covenants.

Colleen Nicely 1401 Sawtooth Chubbuck, ID 83202. Mrs. Nicely wondered why they were not approached for signatures. Mendenhall explained their residence is outside of the 300' radius.

Mendenhall closed the public hearing bringing the meeting back to the commission and asking applicant if they had any other comments.

Mrs. Christensen stated she understands the traffic concerns. The new home has 6 bedrooms so another family would generate the same amount of traffic as her day care. Developer told them there is another day care on Pahsimeroi Drive so theirs should not be a problem.

Smith noted that the amount of traffic is within city code requirements.

Mendenhall entertained a motion. Reminding the commission that this board makes the final decision. Smith moved to approve the application for a Conditional Use Permit for a home day care located at 4619 Pahsimeroi Drive in Chubbuck. Lot 16, Block 2 of The Grove Subdivision 2<sup>nd</sup> Addition. Berls seconded.

With all commission members understanding the motion they voted.

Roll Call Vote: Rebecca Berls, Yes; Brandon Jackson, Yes; Carrie Holm, Yes; Brady Smith, Yes; and Jason Mendenhall, Yes.

Andrus reminded the board to return the City Code books to him.

Mendenhall entertained a motion to adjourn; Jackson made the motion. Holm seconded. All voted to adjourn at 7:35 pm.

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Jason Mendenhall, Chairperson

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Ranelle Simmons, Office Administrator



## Public Works Department

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### COPPERFIELD LANDING 6th ADDITION PRELIMINARY PLAT REQUEST - STAFF REPORT CITY OF CHUBBUCK LANDUSE COMMISSION MEETING OF January 8, 2019

#### STAFF FINDINGS SUMMARIZED

After preliminary plat review, Staff finds that the Plat likely meets the code requirements with the following comments.

- Block 1 Lots 2 & 3 show as multifamily use, if intended to be individual lots appropriate utility services need to be shown on final plat as well as appropriate easements.
- Secondary irrigation facilities will be required to be designed and constructed in accordance with section 16.12.230 of city code, which will likely include a pump station.

#### FACTS

**REQUEST (EXHIBIT 1):** The applicant requests a 12 lot Preliminary plat for 11 building lots in the Copperfield Landing subdivision.

#### Background

This is the 6<sup>th</sup> division of Copperfield Landing PUD. Recommendation/approval of this preliminary plat shall be whether it meets the ordinances of the City of Chubbuck and State of Idaho.

**TYPE OF COUNCIL ACTION:** Quasi-Judicial (Subject to judicial review; decisions must be supported by the evidence and by applying law to the facts; decisions shall be based on the standards for approval). The Commission may recommend approval with or without conditions, may table a decision, or may recommend denial of the application.

#### **OWNER:**

Ellis Construction Lifestyle Homes  
4470 Wasatch Blvd.  
Chubbuck ID 83202

#### **APPLICANT:**

Ellis Construction Lifestyle Homes  
4470 Wasatch Blvd.  
Chubbuck ID 83202

#### **PROFESSIONAL SERVICES:**

RMES  
600 East Oak St.  
Pocatello, ID 83201

**LOCATION:** Located Northwest ¼ Section 4, Township 6 South, Range 34 East of the Boise Meridian, City of Chubbuck, Bannock County, Idaho. Location is a portion of Trueman St and Ellis St. North of McKay St.

#### **SITE CHARACTERISTICS & ZONING:**

CURRENT ZONING: PUD Planned Unit Development  
PROJECT SIZE: 5.21 acres  
VIEWS: Generally visible from all directions  
TOPOGRAPHY: Generally flat

EXISTING STRUCTURES: None

**SURROUNDING LAND USES AND ZONING:**

NORTH: PUD – Mixed Use PUD  
EAST: Residential PUD  
SOUTH: Residential PUD  
WEST: PUD - Residential PUD

**SERVICES:**

ACCESS STREET: Access to the subject property will be from McKay St. (City Street).  
FIRE PROTECTION: City  
SEWAGE DISPOSAL: City  
CULINARY WATER SERVICE: City

**PROCEDURES:**

1. In accordance with City Code 17.12.030-050 and Resolution 10-2007, a complete petition and fees for a preliminary plat were filed with the City at least 29 days prior to the regular meeting and which contained the appropriate documents and which contained waiver requests pursuant to 17.12.040.
2. In accordance with City Code 17.12.070, the application is scheduled to be heard at the January 8, 2019 Regular Meeting of the Land Use Commission.
3. In accordance with City Code 17.12.070, notice shall be provided as follows:
  - a. Notices posted on the subject property.

**APPLICABLE LAWS AND PLANS:**

1. Idaho Code
  - a. §67-6513, Subdivision Ordinance
2. Chubbuck Comprehensive Plan (as amended)
3. Chubbuck City Code
  - a. Title 16, Land Improvement Standards
  - b. Title 17, Land Development, specifically (others may be identified by staff, LUDC, Council, or others)
  - c. Title 18, Land Use

**POLITICAL SUBDIVISION/AGENCY COMMENTS:**

No written comments were received as of this report.

**PUBLIC COMMENTS:**

No written comments were received as of this report.

**STANDARDS FOR REVIEWING A PRELIMINARY PLAT**



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## 1. Is the Preliminary Plat consistent with the City's Comprehensive Plan?

Staff has identified the following as potentially applying to this application; decision makers should evaluate the following summaries and determine if they are applicable to the proposal and if others can be identified from the Plan. Summaries of goals, objectives, and policies may not be verbatim.

Goal	Objective	Policy	Staff Comment
Ch. 4, Goal 5: Encourage compatible land uses	5.1: Encourage transition of land use to avoid conflicts	<b>a. Adhere to land use designations of the Comp Plan Map</b>	The map designates the area as "Mixed Use", a designation intended for future R-1, R-2, R-3, R-4 and C-1 zoning.
Ch. 5, Goal 1 Provide for safe and free-flowing traffic for all modes of transportation	1.7: provide a connected network of pedestrian friendly streets	<b>a. Design new streets to connect with other streets.</b> <b>g. Provide sidewalks along both sides of streets</b>	The proposal appears to conform to the policy.
Ch. 6, Goal 2: Encourage new development that is compatible with existing buildings	2.1: Use design guidelines, standards, incentives to ensure compatible development with existing development	<b>a. Bulk/height of new residential infill shall be similar in scale to surrounding residential development.</b>	The proposal appears to conform to the policy.

## 2. Does the Preliminary Plat comply with all applicable laws and ordinances?

CITY CODE TITLE 17- LAND DEVELOPMENT				
Compliant			Standards and Staff Comments	
Yes	No	N/A	City Code	City Standard and Staff Comments
X			17.12.030, 17.12.050	Copies to be Submitted, Notice and Fee
			Staff Comments	The applicant has completed the requirements of these sections.
X			Department Comments	Public Works: 1) This department has reviewed the applicant's proposal for compliance and Secondary irrigation facilities will be required to be designed and constructed in accordance with section 16.12.230 of city code, which will likely include a pump station.
X			Department Comments	Engineering: 1) This department has reviewed the applicant's proposal for compliance, finds that it meets the code requirements.
X			Department Comments	Maintenance / Operations:

				1) This department has reviewed the applicant's proposal for compliance and no deficiencies have been reported.		
X			Department Comments	Fire Department: 1) This department has reviewed the applicant's proposal for compliance and no deficiencies have been reported.		
X			Department Comments	Police Department: 1) This department has reviewed the applicant's proposal for compliance and no deficiencies have been reported.		
<b>CITY CODE TITLE 18- LAND USE</b>						
<b>Compliant</b>			<b>Standards and Staff Comments</b>			
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standard and Staff Comments</b>		
Y			18.08.042A	Height and area Regulations		
			Staff Comments	This is proposed in the PUD zone and is limited to 35 ft high and minimum 7000 sf lots.		
Y			18.08.044	Lot Width to depth ratio		
			Staff Comments	This is proposed in the PUD zone and is 1:2		
<b>PRELIMINARY PLAT STANDARDS</b>						
<b>Compliant</b>			<b>Standards and Staff Comments</b>			
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>City Code</b>	<b>City Standard and Staff Comments</b>		
Y			17.12.150	Form of Presentation		
			Staff Comments	Applicant has provided all information required of this section.		
Y			17.12.160	Identification and Descriptive Data		
			Staff Comments	Applicant has provided all information required of this section.		
Y			17.12.170	Existing Conditions Data		
			Staff Comments	Applicant has provided a preliminary plat showing existing contours, locations of existing water and sewer systems, street names and rights-of-way, and all other information required of this section.		
Y			17.12.180	Proposed Conditions Data		
			Staff Comments	Applicant has provided a preliminary plat showing proposed conditions including lot dimensions, easement use and locations, and street layout including proposed dedication of additional right-of-way.		
Y			17.12.190	Proposed Utility Methods		
			Staff Comments	Water and Sewer have been extended, applicant has provided service locations shown on the preliminary plat.		
<b>PUBLIC IMPROVEMENT REQUIREMENTS</b>						



Improvement	Description
Water	Water mainlines with services will be constructed and connected to existing water mainlines.
Sewer	Sewer mainlines with services will be constructed and connected to existing sewer mainlines.
Streets	Right-of-way has been dedicated and the street will be constructed per 16.12.020C for a local street in accordance with the comprehensive plan.
Storm Drainage	Storm water from the street will be retained in the roadway drainage swale, while storm water from the lots will be required to be retained on site. Storm water will need to meet requirements for this addition.
Pressurized Secondary Irrigation	Secondary irrigation facilities will be required to be designed and constructed in accordance with section 16.12.230 of city code, which will likely include a pump station
Parks	Common lot provided as open space 1.1 acres

### **EXAMPLE MOTIONS**

#### **APPROVAL:**

Having reviewed the petition materials, staff report, and all testimony presented before and by the City in this hearing as part of the record against criteria established by City Code 17.12.100, and having found that those criteria for approving a preliminary plat request are satisfied, I move to recommend approval of the preliminary plat as described in the application materials to the City Council with the following conditions and waiver recommendations:

1. *if found necessary by LUDC).*

#### **APPROVAL (NO CONDITIONS):**

Having reviewed the petition materials, staff report, and all testimony presented before and by the City in this hearing as part of the record against criteria established by City Code 17.12.100, and having found that those criteria for approving a preliminary plat request are satisfied, I move to recommend approval of the preliminary plat as described in the application materials.

#### **DENIAL:**

Having reviewed the petition materials, staff report, and all testimony presented before and by the City in this hearing as part of the record against criteria established by City Code 17.12.100, and having found that those criteria for approving a preliminary plat request are not satisfied, I move to recommend denial of the preliminary plat request as described in the application materials.

I find that the petition fails to comply with... **[CITE SPECIFIC STANDARD WHICH IS NOT MET AND DESCRIBE WHY IT WAS NOT MET].**



SPECIAL CONSIDERATIONS FROM IDAHO CODE:

- I.C. 67-6513: Denial of a subdivision permit or approval of a subdivision permit with conditions unacceptable to the landowner may be subject to the regulatory taking analysis provided for by section 67-8003, Idaho Code, consistent with the requirements established thereby.

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REPORT BY: Paul Andrus  
pandrus@cityofchubbuck.us  
(208) 237-2430

REPORT DATED: December 21, 2018

*\*Staff comments in this report are based solely upon evidence available at the time of the report. Additional information may be brought to light at or before the hearing.*

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**EXHIBITS:**

1. Application for Preliminary Plat
2. Plat
3. Narrative for Preliminary Plat
4. Maps
  - a. Master Plan
  - b. Vicinity
  - c. Future Land Use
  - d. Zoning
5. Evidence of Notices (on file w/ staff)



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# PRELIMINARY PLAT APPLICATION

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Requirements and procedures for Preliminary Plat applications are found in section 17.12.030 – 17.12.190 of municipal code. The following must be filled out and submitted with all required documents in order to progress to the next stage of the review process; failure to submit a complete application packet may result in additional fees.

DATE RECEIVED:

INITIALS:

FEES PAID? Y N

AMOUNT:

## SECTION A –DEVELOPER/APPLICANT INFORMATION

A1. Name ELLIS CONTRUCTION LIFESTYLE HOMES		
A2. Mailing Address 4470 WASATCH BLVD. City State Zip Code CHUBBUCK ID 83202		
A3. Phone Number (including area code) 208-251-4485	A4. Email Address darrisellis@outlook.com	

## SECTION B – PROFESSIONAL SERVICES INFORMATION

B1. Firm Name RMES		
B2. Mailing Address 600 EAST OAK STREET City State Zip Code POCATELLO ID 83201		
B3. Point of Contact (Name) BRADY SMITH	B4. Email Address brady@rmes.biz	

## SECTION C – SITE INFORMATION

C1. Site Address City Zip Undeveloped Ground Chubbuck 83202	C2. Tax Parcel #(s)
C3. Current Land Use PUD	C4. Are there existing structures on-site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No existing underground water line infrastructure
C5. Is the site under contract or in the name of the developer/applicant? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	C6. Approximate size of property 5.21 acres
C7. Are there any existing items of which Staff should be aware? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes: <u>As part of the city's well site project,</u> <u>the city has already installed some water line infrastructure</u> <u>along Trueman Street.</u>	C8. Does the site contain irrigation water rights? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, which company/district: <u>Fort Hall Irrigation</u>



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## PRELIMINARY PLAT APPLICATION

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### SECTION D – PROPOSED DEVELOPMENT INFORMATION

D1. Plat Name Copperfield Landing Division No. 6	D2. Number of Lots 12
D3. Type of Land Uses within development (residential, commercial, industrial, etc.) Residential	D4. Water & Sewer Needs Yes
D5. Are there any issues related to the development of which Staff should be aware prior to meeting? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes: _____	
D6. Will the development contain any commonly-owned and/or maintained improvements (storm water, streets, parks/playgrounds, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, what: <u>Park</u>	

### SECTION E – ADDITIONAL SUBMITTAL REQUIREMENTS

E1. Preliminary Plat Application Fees ( <u>12</u> total # of lots X \$5.00 + \$203.00 base fee = \$ <u>263.00</u> )
E2. Master Plan, for any preliminary plat that is a portion of a large parcel, part of a larger group of commonly held parcels, or part of a larger development which has been, or shall be developed by the developer, shall be accompanied by a master plan submitted during the preliminary platting process.
E3. Preliminary codes, covenants, and restrictions (CC&Rs) addressing maintenance of commonly-owned improvements and/or land, if the development will contain any commonly-owned improvements and/or land.
E4. Narrative indicating how the approval criteria for preliminary plats are addressed. Approval criteria are as follows (17.12.100): <ol style="list-style-type: none"><li>1. The subdivision proposal complies with applicable provisions of this title.</li><li>2. The subdivision proposal complies in principle with all applicable city design standards and development regulations.</li><li>3. The subdivision proposal complies with all applicable zoning requirements of the underlying zoning district, applicable overlays, and other applicable development standards.</li><li>4. All public facilities including streets, sidewalks, curbs, gutters, water, sewer, fire protection, and sanitation services can be provided to the newly created lots and accommodate future extension to adjacent land. The use of a "control strip" intended to control or prevent the future extension of public facilities or development of adjacent land is prohibited.</li><li>5. If city public works determines that the proposed subdivision will result in significant traffic impacts then a "traffic impact study" will be required as part of the commission's review. A significant traffic impact is generally defined as occurring when: <ol style="list-style-type: none"><li>a. A proposed development or redevelopment of a site will generate 100 or more new peak hour trips; or</li><li>b. The added volume is equal to 1,000 vehicles per day.</li></ol></li><li>6. The proposal provides for a continuation of a connected transportation system unless topography or natural features prevents a connection to abutting streets or property.</li><li>7. The proposed subdivision provides for bicycle and pedestrian transportation routes and amenities in accordance with Bannock Transportation Planning Organization's adopted bicycle and pedestrian plans.</li><li>8. Public utilities are provided to the newly created lots in public rights of way or in appropriately sized easements.</li></ol>



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## PRELIMINARY PLAT APPLICATION

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E5. PDF Drawings drawn according to municipal code containing the following:

Code Reference	Staff Reviewers Initials	Preparer's Initials	Description
17.12.150 – 17.12.160			<b>Presentation &amp; Descriptive Data</b>
		X	• Drawing Size (11"x22" minimum through 22"x34" maximum)
		X	• Proposed Name
		X	• Location of Development by Section, Township, Range
		X	• Reference to Section or Quarter Corner (dist. & Bear.)
		X	• Name, Address, Phone Number of Developer
		X	• Name, Address, Phone Number of Engineer/Surveyor
		X	• North Arrow
		X	• Date of Preparation (Including Revisions)
		X	• Vicinity Map
17.12.170			<b>Existing Conditions</b>
		X	• Existing Contours @ adequate Interval
		X	• Existing Features
		X	• Existing Utilities
		X	• Existing R-O-W, easements, public areas, corporation lines
		X	• Instrument # for parcels with common boundaries
		X	• Existing & proposed zoning
		X	• Total acreage
		X	• Boundary dimensions
17.12.180			<b>Proposed Conditions</b>
		X	• Street layout (including width)
		X	• Street names
		X	• Connections to existing streets
		X	• Lot dimensions
		X	• Lot numbers
		X	• Total number of lots
		X	• Location, width, and use of easements
		X	• Designation of land for public use (parks)
17.12.190			<b>Proposed Utility Methods</b>
		X	• Proposed sewage disposal
		X	• Proposed water supply
		X	• Proposed storm water disposal
17.16.100			<b>Park requirements</b>
		X	• 5 acres per 1,000 people, centrally-located (use current census)
			• Contribution in lieu of park (17.16.140)



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## PRELIMINARY PLAT APPLICATION

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### SECTION F- CERTIFICATION

- I, the undersigned, hereby certify that the information herein and attached hereto is true and correct to the best of my knowledge.
- I agree to comply with all provisions of ordinances and laws governing this type of work, whether specified herein or not.
- I am aware that if this application is not complete, the preliminary plat review process will not continue until it is so deemed by the City upon further submission of materials.
- I hereby authorize the filing of this application and grant approval of on-site review of the development described herein.
- I certify that I am authorized to file this application.

F1. Signature

*Brady Smith*

F2. Printed Name

BRADY SMITH

F3. Date

12/10/18

### SECTION G-FOR STAFF USE ONLY

G1. COMPLETENESS REVIEW:

Reviewed by:

Date:

Deemed complete?

☐

Yes

☐

No

If no, list concern(s):

\_\_\_\_\_

Applicant Notified?

☐

Yes

☐

No Comments:

\_\_\_\_\_

## **Copperfield Landing Division No. 6 - Preliminary Plat Narrative**

1. *The subdivision proposal complies with the applicable provisions of this title. **The current project as proposed meets the applicable provisions of this title.***
2. *The subdivision proposal complies in principle with all applicable City design standards and development regulations. **All lot sizes, rights-of way, roadways, utilities etc. have been designed to comply with the city standards and development regulations.***
3. *The subdivision proposal complies with all applicable zoning requirements of the underlying zoning district, applicable overlays, and other applicable development standards. **The current project is located within an approved PUD within the city and will follow the same parameters and guidelines as the previous phases.***
4. *All public facilities including streets, sidewalks, curbs, gutters, water, sewer, fire protection, and sanitation services can be provided to the newly created lots and accommodate future extension to adjacent land. The use of a "control strip" intended to control or prevent the future extension of public facilities or development of adjacent land is prohibited. **The current layout of the project allows for future extension of public facilities to the north along Trueman Street and west along Ellis Street. There are no areas within this develop that prevent or control access to adjacent lands.***
5. *If city public works determines that the proposed subdivision will result in significant traffic impacts then a "traffic impact study" will be required as part of the commission's review. A significant traffic impact is generally defined as occurring when:*
  - a. *A Proposed development or redevelopment of a site will generate 100 or more new peak hour trips; or*
  - b. *The added volume is equal to 1,000 vehicles per day.*

**The proposed project will only consist of 11 households. Assuming an overall national average of 10 trips per single family household per day ( $11 \times 10 = 110$ ) and 1 peak hour trip per day ( $11 \times 1 = 11$ ), the 110 total trips per day and 11 total peak hour trips per day will not generate enough peak hour trips or total trips to warrant a traffic impact study.**

6. *The proposal provides for a continuation of a connected transportation system unless topography or natural features prevents connection to abutting streets or property. **As stated in item #4, the proposed layout will allow for future continuation of the roads to the north along Trueman Street and west along Ellis Street. There are no natural features or topography that will prevent future connections.***
7. *The proposed subdivision provides for bicycle and pedestrian transportation routes and amenities in accordance with Bannock Transportation Planning Organization's adopted bicycle and pedestrian plans. **The proposed subdivision will have sidewalks that will tie into previous phases of the neighborhood***

**that have sidewalks throughout. This will provide adequate transportation routes for both bicycle and pedestrian traffic to circulate throughout the neighborhoods.**

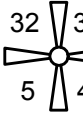
*8. Public utilities are provided to the newly created lots in public rights-of-way or in appropriately sized easements (Ord. 773, 2018)* **The proposed project will have new water, sewer and irrigation utilities provided within the right-of-way as well as a 15' public utility easement provided within the platted subdivision for public utilities i.e. phone, cable, power and gas, to install their infrastructure to provide services to the new homes that will be built.**

PRELIMINARY PLAT FOR:  
COPPERFIELD LANDING - DIVISION 6

NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN,  
CITY OF CHUBBUCK, BANNOCK COUNTY, IDAHO

NORTHWEST CORNER OF  
SECTION 4, SEE CORNER  
PERPETUATION INST. NO.  
20520351 & 628848

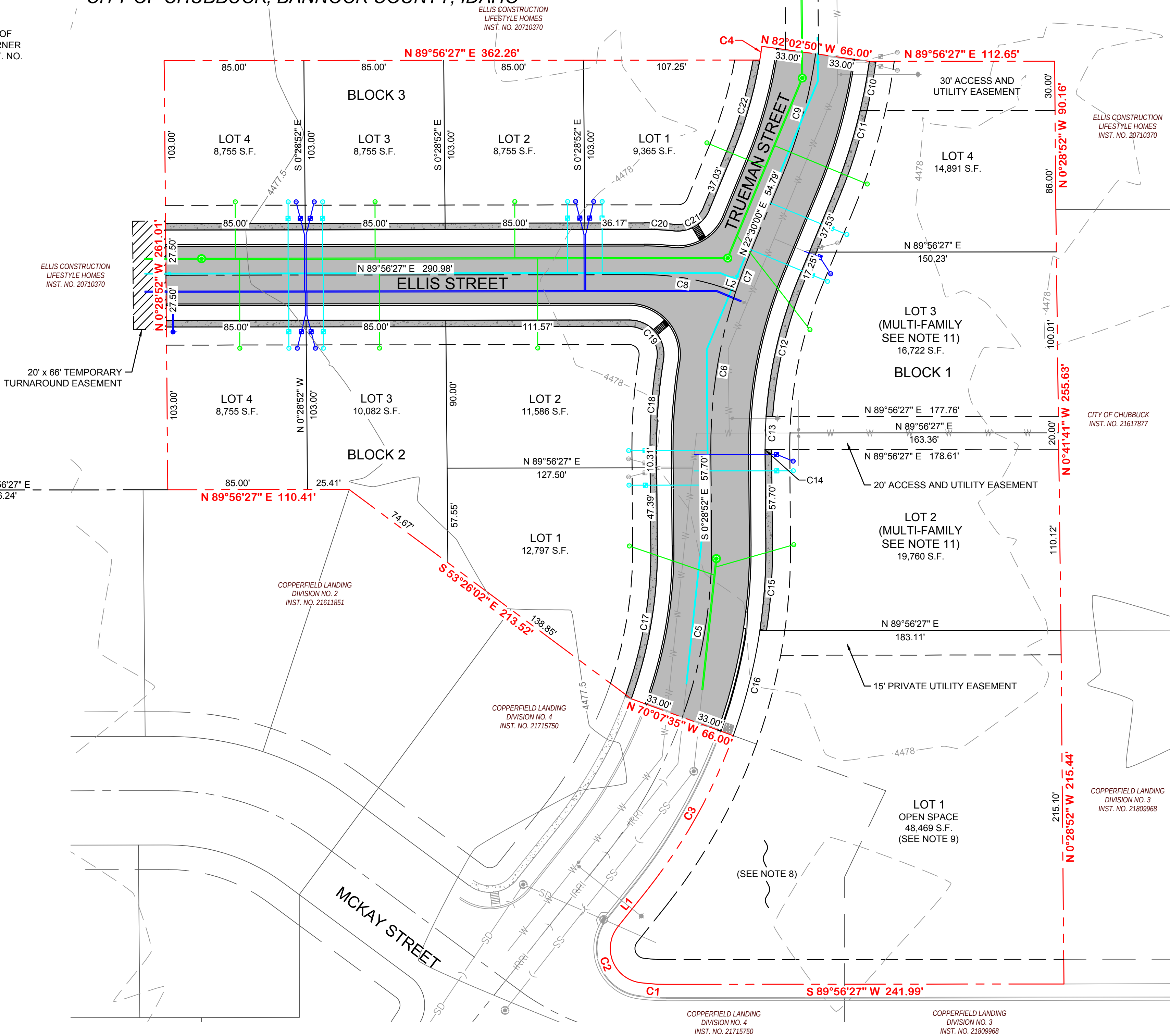
NORTH 1/4 CORNER OF  
SECTION 4, SEE CORNER  
PERPETUATION INST. NO.  
20520352 & 689899



32 33  
5 4  
S 89°47'05" E  
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33  
4  
575.26'  
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736.00'  
N 89°56'27" E  
526.24'  
N 89°56'27" E  
110.41'  
N 89°56'27" E  
112.65'  
N 89°56'27" E  
150.23'  
N 89°56'27" E  
177.76'  
N 89°56'27" E  
183.36'  
N 89°56'27" E  
178.61'  
N 89°56'27" E  
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241.99'  
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255.63'  
N 89°56'27" E  
261.01'  
N 89°56'27" E  
265.83'  
N 89°56'27" E  
270.00'  
N 89°56'27" E  
275.00'  
N 89°56'27" E  
280.00'  
N 89°56'27" E  
285.00'  
N 89°56'27" E  
290.00'  
N 89°56'27" E  
295.00'  
N 89°56'27" E  
300.00'  
N 89°56'27" E  
305.00'  
N 89°56'27" E  
310.00'  
N 89°56'27" E  
315.00'  
N 89°56'27" E  
320.00'  
N 89°56'27" E  
325.00'  
N 89°56'27" E  
330.00'

NORTH 1/16 CORNER ON THE  
MERIDIONAL CENTERLINE OF  
SECTION 4, SEE CORNER  
PERPETUATION INST. NO. 20602189

- NOTES**
- EXISTING ZONING: CITY OF CHUBBUCK - PUD
  - LOT SIZE  
REQUIRED MINIMUM: 7,000 S.F.  
PROPOSED MINIMUM: 8,755 S.F.
  - SUBDIVISION AREA: 5.21 ACRES
  - SUBDIVISION LOTS: 12 TOTAL (11 RESIDENTIAL; 1 OPEN SPACE)
  - UTILITIES: GAS, POWER, TELEPHONE, CABLE T.V. & ETC. TO BE PROVIDED.
  - STORM WATER GENERATED SHALL BE DETAINED ON SITE IN ROADSIDE SWALES AND IN A COMMON STORM WATER POND FOR THE ENTIRE MASTER PLAN
  - EASEMENTS ARE 15 FEET WIDE UNLESS OTHERWISE NOTED
  - TEMPORARY STORM WATER EASEMENT TO BE TERMINATED UPON RECORDING OF PROPOSED SUBDIVISION PLAT
  - LOT 1 BLOCK 1 IS AN OPEN SPACE LOT THAT WILL BE DEDICATED TO THE CITY OF CHUBBUCK. THIS WILL COMPLETE THE OVERALL REQUIRED PARK SPACE NEEDED PER THE EXISTING PUD REQUIREMENTS. THE DEVELOPER AND CITY SHALL WORK TOGETHER TO DETERMINE THE APPROPRIATE RATIO OF PARK IMPROVEMENTS NEEDED TO SATISFY EACH PHASE OF DEVELOPMENT GOING FORWARD THROUGH THE DEVELOPMENT AGREEMENT PROCESS
  - SANITARY SEWER LINE TO BE CONNECTED NORTH INTO AN EXISTING MANHOLE LOCATED IN SIPHON ROAD. THE DEVELOPER SHALL PROVIDE AN EASEMENT TO THE CITY OF CHUBBUCK FOR MAINTENANCE AND OPERATIONS OF THE SANITARY SEWER SYSTEM PRIOR TO THE SYSTEM INSTALLATION AS PART OF THE CONSTRUCTION PLAN APPROVAL PROCESS
  - LOT 2 BLOCK1 AND LOT 3 BLOCK 1 ARE ELIGIBLE FOR MULTI-FAMILY DEVELOPMENT

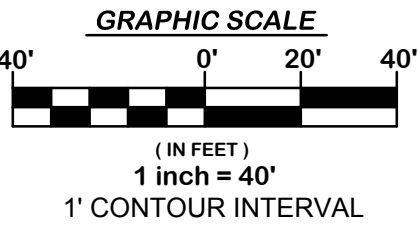


**LEGEND**

- PROPOSED BOUNDARY LINE
- PROPOSED PROPERTY LINE
- PROPOSED CENTER LINE
- PROPOSED EASEMENT LINE
- PROPOSED CURB
- PROPOSED SIDEWALK
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED IRRIGATION LINE
- PROPOSED FIRE HYDRANT / WATER VALVE / WATER SERVICE
- PROPOSED SEWER MANHOLE / SEWER SERVICE
- PROPOSED IRRIGATION VALVE / IRRIGATION SERVICE
- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE

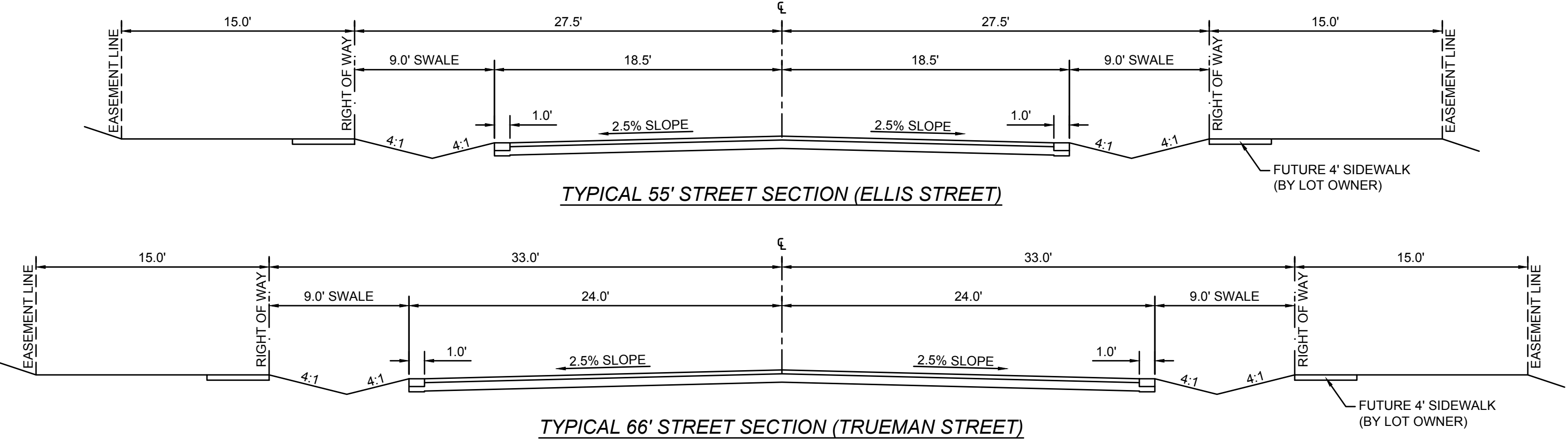
LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 38°33'58" E	28.01'
L2	N 71°43'38" W	8.80'

CURVE TABLE					
NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH
C1	7°43'38"	S 86°11'44" E	7.90'	117.00'	15.77'
C2	120°53'53"	S 21°52'59" E	37.04'	21.00'	44.31'
C3	18°41'33"	N 29°13'11" E	54.81'	333.00'	108.64'
C4	1°48'31"	N 8°51'26" E	4.21'	267.00'	8.43'
C5	20°21'17"	N 9°41'47" E	53.86'	300.00'	106.58'
C6	18°45'14"	S 8°53'45" W	49.54'	300.00'	98.20'
C7	4°13'38"	S 20°23'11" W	11.07'	300.00'	22.13'
C8	18°19'55"	N 80°53'35" W	24.20'	150.00'	47.99'
C9	14°32'50"	N 15°13'35" E	38.29'	300.00'	76.17'
C10	5°15'14"	N 10°34'47" E	15.28'	333.00'	30.54'
C11	9°17'36"	N 17°51'12" E	27.07'	333.00'	54.01'
C12	18°36'56"	S 13°11'32" W	43.76'	267.00'	86.75'
C13	4°17'42"	S 1°44'13" W	10.01'	267.00'	20.01'
C14	0°04'15"	S 0°26'45" E	0.16'	267.00'	0.33'
C15	8°59'38"	N 4°00'57" E	26.19'	333.00'	52.27'
C16	11°21'39"	N 14°11'35" E	33.12'	333.00'	66.03'
C17	20°21'17"	N 9°41'47" E	47.93'	267.00'	94.36'
C18	9°33'46"	S 4°18'01" W	27.85'	333.00'	55.58'
C19	99°08'27"	N 40°29'20" W	24.65'	21.00'	36.34'
C20	5°50'29"	N 87°08'18" W	9.06'	177.50'	18.10'
C21	73°16'56"	N 59°08'28" E	15.62'	21.00'	26.86'
C22	12°44'19"	N 16°07'51" E	29.80'	267.00'	59.36'



**BASIS OF BEARING**  
PER IDAHO STATE PLANE COORDINATE  
SYSTEM - EAST ZONE, GPS OBSERVATION  
COMBINATION FACTOR OF 1.0002579939.  
COORDINATES ARE BASED ON (IDPO CORS).

PRELIMINARY PLAT FOR:  
COPPERFIELD LANDING - DIVISION 6

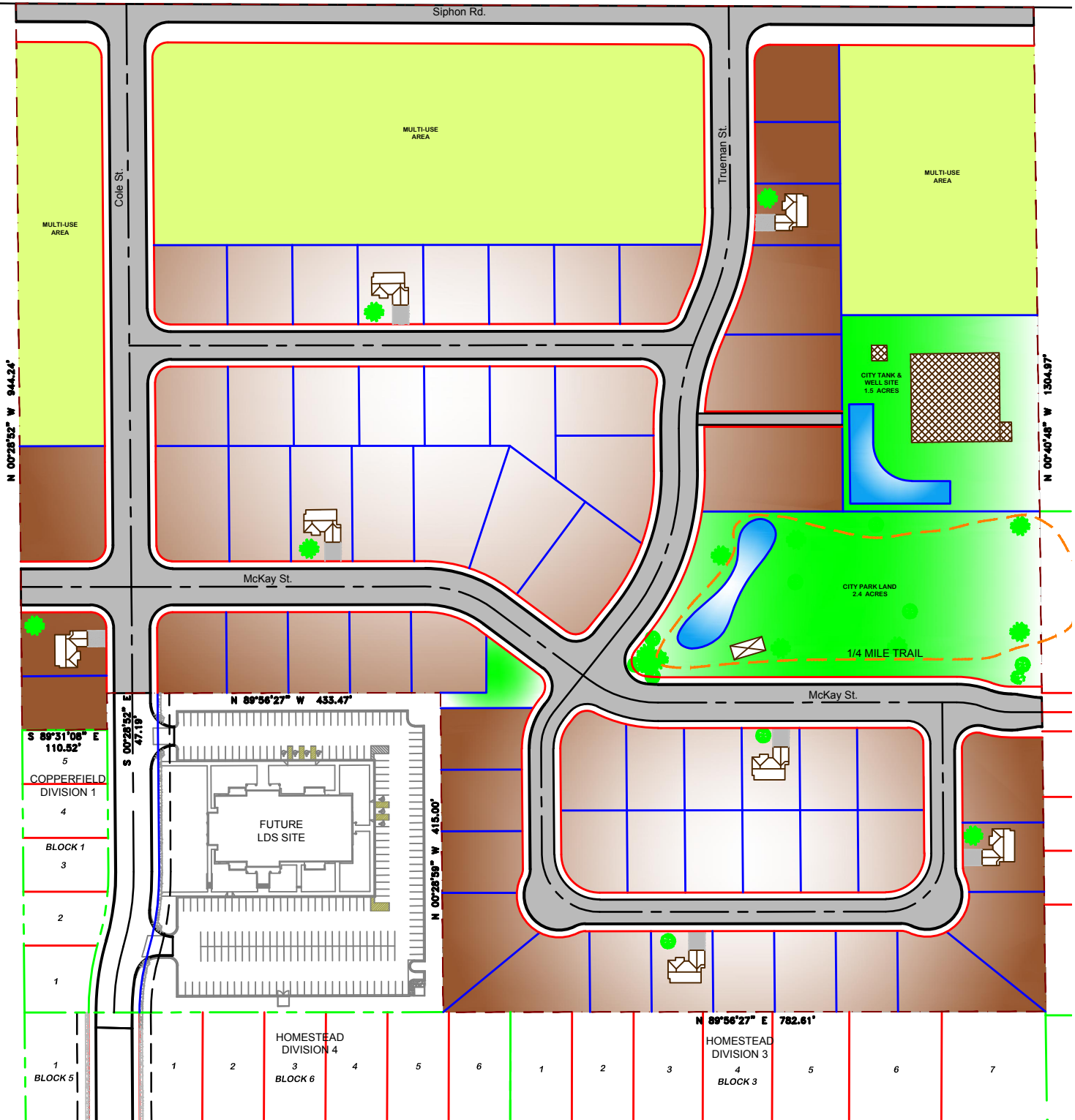


PLAT INFORMATION		OWNER INFORMATION	
DRAWN BY:	BMS	NAME:	ELLIS CONSTRUCTION LIFESTYLE HOMES
CREATED:	12.17.18	ADDRESS:	4470 WASATCH BLVD. CHUBBUCK, ID 83202
REVISION:	NA	PHONE:	C/O DARRIS ELLIS
PROJECT NO:	17083		208.251.4485

**RMES**  
Engineers ♦ Surveyors ♦ Planners  
301 58th St. W. #138 ♦ Williston, ND 58801 ♦ (701) 572-0110  
600 E. Oak St. ♦ Pocatello, ID 83201 ♦ (208) 234-0110  
www.rmes.biz

S 89°47'06" E 1322.17'

Siphon Rd.



## COPPERFIELD LANDING - PROPOSED PUD

NOT TO SCALE



**RMES**  
Engineers ♦ Surveyors ♦ Planners

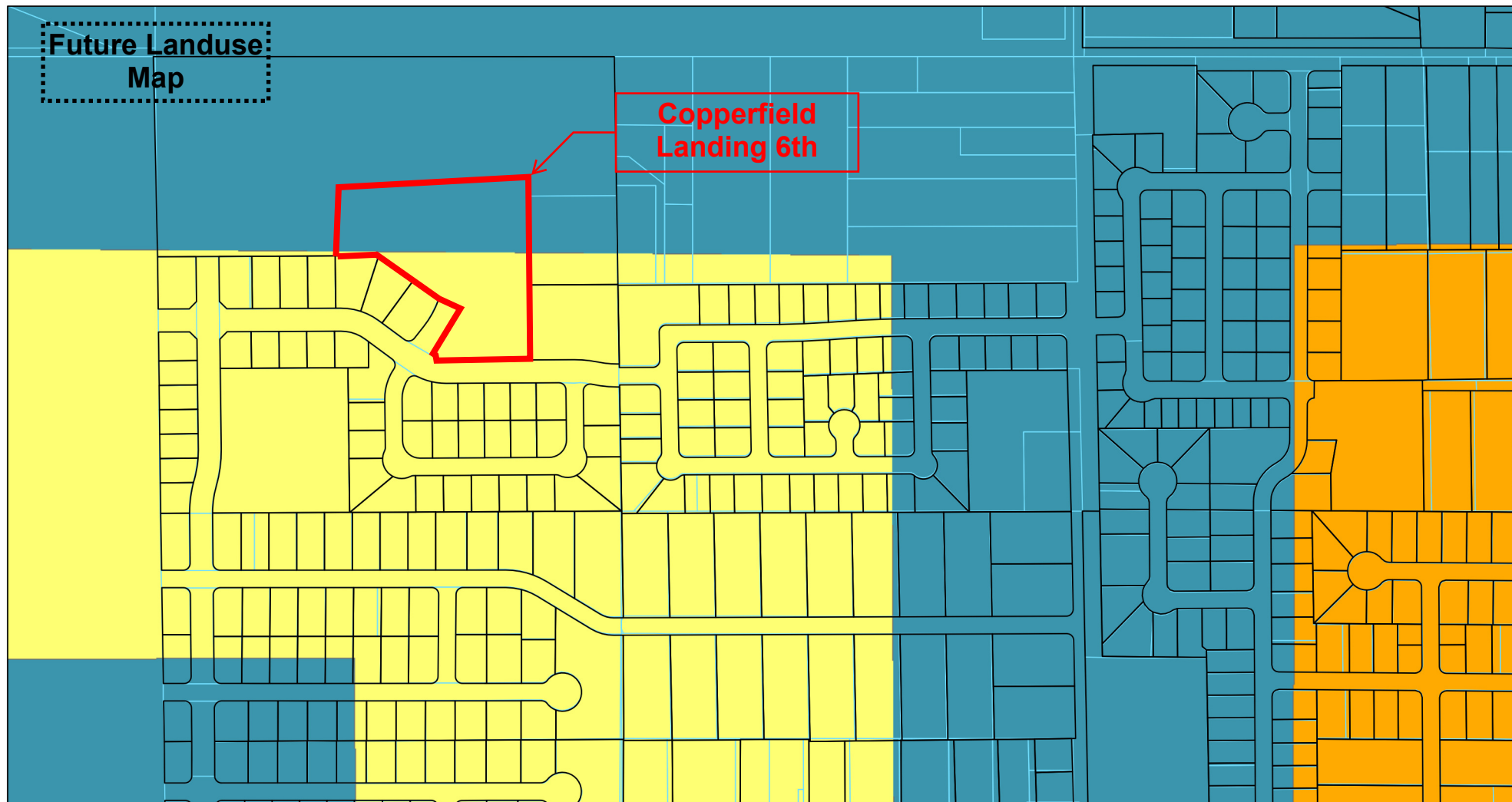
600 East Oak Street Pocatello, ID 83201 (208) 234-0110  
[www.rmes.biz](http://www.rmes.biz)



600ft

-112.490 42.935 Degrees

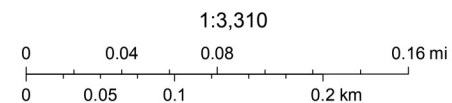
All rights reserved



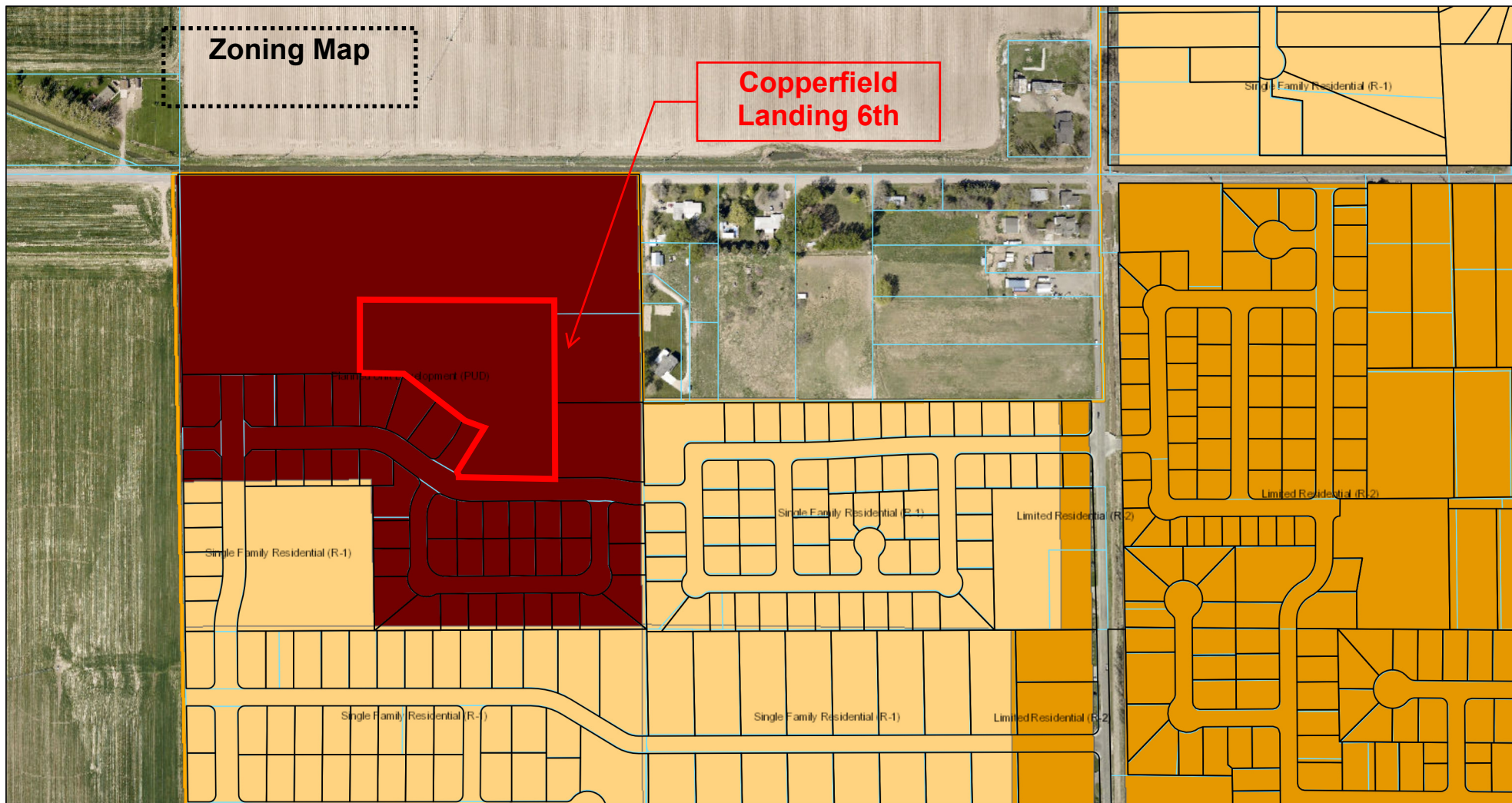
Future Landuse  
Map

Copperfield  
Landing 6th

December 17, 2018



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



December 17, 2018

Chubbuck Parcels

Bannock County Parcels

City\_Limits\_Current

Zoning\_Land\_Use

<all other values>

Agriculture (A)

Dense Residential (R-4)

General Commercial (C-2)

Industrial (I)

Limited Commercial (C-1)

Limited Residential (R-2)

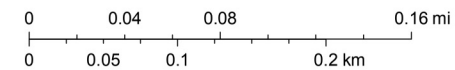
Limited Residential - P (R-2P)

Planned Unit Development (PUD)

Single Family Residential (R-1)

Unknown

1:3,310



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Copperfield 6th Preliminary Plat  
evidence of posting Dec. 18, 2018

