

CHAPTER 6 – MASTER SITE PLAN REQUIREMENTS

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Section 10-6-1: Purpose:

The purpose of this Chapter is to promote efficient, high quality site designs; to preserve, or protect natural and scenic resources to the greatest extent possible through master site planning; Proper design that is sensitive to the environment while ensuring development is consistent with the goals and objectives of the Comprehensive Plan.

Section 10-6-2: Applicability:

A master site plan shall be submitted to the Department in compliance with this Ordinance. The master site plan shall be submitted concurrently with any other required applications in conformance with this Ordinance. Master site plans may be required for all development.

Section 10-6-3: Process:

- A. The master site plan shall comply with the following requirements 10-6-3 A.1. through 10-6-3 A.7. If clarity is maintained the following required items may be combined on the master site plan:
 - 1. The master site plan will be submitted with required applications in conformance with this Ordinance; and
 - 2. The applicant shall submit a natural features analysis subject to the regulations of this Chapter; and
 - 3. The applicant shall submit plans consistent with Sections 10-6-4: General Required Standards and 10-6-6: Other Required Standards; and
 - 4. If required by this Ordinance the applicant shall submit a parking plan subject to the regulations this Ordinance; and

5. If required by this Ordinance the applicant shall submit a landscape and screening plan subject to the regulations of this Ordinance; and
 6. If any outdoor lighting is proposed or anticipated, the applicant shall submit a lighting plan subject to the regulations of this Ordinance; and
 7. If any signs are proposed or anticipated, the applicant shall submit a sign plan subject to the regulations of this Ordinance; and
- B. Upon determination by the Director that the master site plan is in conformance with the requirements outlined in the Ordinance and that all requirements were satisfied, then the Director shall recommend approval, listing any specific conditions of approval.
- C. The Director may approve modifications to an approved master site plan when the proposed modification meets one or more of the following standards:
1. The modification represents an increase in the amount of landscaping and/or screening area or a reduction of ten (10%) percent or less when the request is also to reduce the following in compliance with this Ordinance:
 - a. The square footage of a building; or
 - b. Approved parking; or
 - c. Setback modifications.
 2. The modification represents a reduction in the square footage or height of a proposed building or an increase of ten (10%) percent or less of the square footage or height of a proposed building provided the requests complies with the dimensional standards of this Ordinance with additional landscaping to mitigate any negative effects; or
 3. The modification represents a reduction in the approved parking provided that a sufficient number of required parking and bicycle spaces are retained or an increase of ten (10%) percent or less in parking spaces with additional landscaping to mitigate any negative effects; or
 4. The modification represents a reduction or increase of ten (10%) percent or less in the approved lighting plan with additional landscaping to mitigate any negative effects; or
 5. The modification request does not change a setback or other distance standard more than ten (10%) percent of the distance noted on the approved master site plan; or

6. The modification does not change dimensional standard or approved elements more than ten (10%) percent of the distance or approved elements as noted on the approved master site plan.

Section 10-6-4: General Required Standards:

In addition to the applicable design and dimensional standards of this Ordinance, the site development (as depicted by the master site plan) shall meet the following standards, as applicable to all proposed development listed in Subsection 10-6-3 (A) and/or any common or quasi-public facility or structure located within a subdivision or condominium project shall comply with the following:

A. Location of Structures on the Site:

1. The proposed placement of structures, location of parking areas and pedestrian walkways, method of screening, and quasi-public entrances shall facilitate pedestrian access to abutting residential properties and shall utilize new urbanism design principles; and
2. Structures shall have varied façades, setbacks and features within the same structure in addition to staggered and/or reversed unit plans to provide a more varied outward appearance of the structures; and
3. Multiple-family structures of similar character and façades shall be rotated, staggered, and/or reversed to vary the outward appearance of the structures.

B. Non-Vehicular Access and Internal Circulation:

1. Commercial, industrial, quasi-public, or common facilities structures shall have at least one pedestrian access on each side of the structure that faces a street. Each access shall comply with the Americans with Disabilities Act (the "ADA") or the Ordinance whichever is more restrictive; and
2. For any proposed use that requires ten (10) or more parking spaces, as set forth in this Ordinance, the master site plan shall provide:
 - a. Safe and well-defined pedestrian walkways from structures to each parking space, from structures to the abutting streets, and among structures on the same site; and

- b. Where a walkway is within ten (10') feet of a street, it shall be separated from the street shoulder by curbs, intervening vegetation, and/or swales; and
 - c. Where a walkway is within a parking area and/or abuts driving aisles and/or parking spaces, the walkway shall be striped to indicate a pedestrian crossing and separated by curbs, and/or intervening vegetation, and/or wheel restraints; and
 - d. Where a walkway crosses a driving aisle, the crossing shall have a different paving texture and/or material or shall be striped to indicate a pedestrian crossing; and
 - e. All walkways, parking areas, crossings, and paths shall comply with the ADA or the Ordinance whichever is more restrictive; and
 - f. Handicapped parking spaces and facilities shall be located and situated as close to the main entrance of the structure as physically possible and shall comply with the ADA or building code whichever is more restrictive.
3. Where applicable, the master site plan shall provide safe non-vehicular circulation systems including, but not limited to:
 - a. Pedestrian and bicycle walkways that link abutting parks, schools, neighborhoods, and commercial areas to the greatest possible extent; and
 - b. Trails and bicycle routes that link to abutting trail networks as designated by the applicable pathways plan or the applicable Comprehensive Plan.

C. Automobile Access and Internal Circulation:

1. The master site plan shall provide for safe access to and egress from roadways; and
2. Off-street parking and loading areas on the master site plan shall be designed to preclude vehicles from backing out into a roadway; and
3. Where delivery vehicles are anticipated, the master site plan shall delineate a clear route for them, with appropriate geometric design to allow the vehicles to turn safely; and
4. The master site plan shall provide adequate internal circulation consistent with this Ordinance; and

5. The master site plan shall provide an adequate design of parking spaces and internal circulation, off street parking and loading facilities consistent with this Ordinance.

D. Additional Off-Street Parking Design Standards:

1. Off-street parking spaces shall not be located in any landscape area as required by this Ordinance; and
2. Parking stalls and driving aisles shall be designed in accordance with the standards of this Ordinance; and
3. All parking areas shall provide on-site turnarounds for all off-street parking spaces and loading facilities; and
4. The design of off-street parking areas shall not require moving any car to gain access to a required parking space. Tandem parking shall be prohibited.

Section 10-6-5: Natural Features Analysis Standards:

- A. Natural Features Analysis: The master site plan shall include the following features which, shall be mapped, and described, or noted as not applicable in the natural features analysis plan:

1. Hydrology: Analysis of natural drainage patterns and water resources including an analysis of streams, natural drainage swales, ponds or lakes, wetlands, floodplain areas or other areas subject to flooding, poorly drained areas, permanent high ground water areas, and seasonal high ground water areas throughout the site; and
2. Soils: Analysis of types of soils present in the site area including delineation of prime agricultural soil areas, aquifer recharge soil areas, unstable soils most susceptible to erosion, and soils suitable for development. The analysis of soils shall be based on the Elmore County Soils Survey (United States Department of Agriculture, Natural Resources Conservation Service); and
3. Topography: Analysis of the site's terrain including mapping of elevations and delineation of slope areas greater than twenty-five (25%) percent, between fifteen (15%) percent and twenty-five (25%) percent, between eight (8%) percent and fifteen (15%) percent, and less than eight (8%) percent. Contour lines based on USGS datum of 1988 with intervals of not more than five (5') feet for properties with a general slope of greater than five (5%) percent, or intervals of not more than two (2') feet for properties

with a general slope of less than or equal to five (5%) percent. Contour lines shall extend a minimum of three hundred (300') feet beyond the proposed development boundary. If a drainage channel borders the proposed development, the contour lines shall extend the additional distance necessary to include the entire drainage facility as determined or required by the Director or County Engineer; and

4. Vegetation: Analysis of existing vegetation of the site including, but not limited to, dominant tree, plant, and ground cover species; and
5. Sensitive Plant and Wildlife Species: Analysis of sensitive plant and wildlife species of the site including, but not limited to, those species listed in the Idaho Conservation Data Center (State of Idaho Department of Fish and Game). The site development shall minimize adverse impacts to sensitive plant and animal species through site design or approved mitigation programs; and
6. Historic Resources: Analysis of existing historic resources as identified on the Elmore County Historic Resources Inventory. The proposed development shall conserve identified historic resources to the greatest extent possible; and
7. Hazardous Areas: Location and identification of all potentially hazardous areas including, but not limited to, land that is unsuitable for development because of flood threat, poorly drained areas, high ground water, steep slopes, rock formation, buried pipelines, or other similar conditions likely to be encountered; and
8. Impact on Natural Features: The applicant shall provide a written statement explaining how the design of the plan protects or mitigates impacts on the natural features of the site.

Section 10-6-6: Other Required Standards:

- A. Screening: The master site plan shall provide landscaping and screening consistent with this Ordinance, unless otherwise exempt.
- B. Drainage: An increase in an impervious surface area of one thousand (1,000') square feet or ten (10%) percent of the property area, whichever is less, shall require a drainage study. The master site plan shall incorporate natural watercourses and above grade drainage ways into the site design to minimize the need for culverts, pipe systems, and concrete channels.
- C. Water Supply and Sewage Disposal:

1. The master site plan shall provide adequate provision for water supply and sewage disposal in accordance with the regulations of this Ordinance; and
 2. The master site plan shall show all well locations and subsurface disposal areas for wastewater treatment systems; and
 3. The master site plan shall indicate the required firefighting resources, as evidenced by written certification by the appropriate fire authority. Such resources shall include, but are not limited to, proper access for fire trucks, fire flow hydrants, pumper access stations, and/or defensible space. If the subject development is not located within a fire district, then the requirements of the Wildland Urban Interface for this Ordinance and shall be complied with and the master site plan shall demonstrate compliance.
- D. Filling, Excavation, and Earthmoving: Filling, excavation, and earthmoving activity shall be carried out in a way that keeps erosion and sedimentation to a minimum and shall comply with the following:
1. Building design, parking lots, and other site development elements shall fit, respect and be oriented to existing topography and natural surroundings to the fullest extent possible in order to keep filling, excavation, and earthmoving activity to a minimum; and
 2. The area disturbed by stripping of vegetation, soil removal, and regrading shall be the minimum necessary at any one time; and
 3. The master site plan shall propose permanent soil erosion measures for all slopes and disturbed areas. Such stabilization measures shall be completed within fifteen (15) days after final grading has been completed; and
 4. Until a disturbed area is stabilized, sediment and runoff shall be trapped by the use of debris basins, sediment basins, silt traps, or other acceptable methods.
- E. Irrigation Services and Delivery Systems: The master site plan shall provide a detailed plan and documentation demonstrating that the preservation of gravity flow irrigation systems on site and downstream from the site shall be preserved and maintained and shall not be altered or modified without the written approval of the landowners that may be impacted and the applicable Irrigation District.
1. The proposed development shall not modify irrigation canals, ditches, laterals, and associated rights of way without written approval of the applicable Irrigation District and landowners affected; and

2. When property is converted from an agricultural to a nonagricultural use, the applicant or owner shall provide a pressurized irrigation system or similarly efficient delivery system as approved by the Director.
- F. Utilities: The master site plan shall demonstrate that electrical, telephone, and other public utilities serving the site shall be placed in a manner that is not hazardous to any property and shall demonstrate that:
1. All utilities within the development shall be placed underground in a utility corridor or easement. The Director may waive this requirement if unique topographic or geological features of the site make it impractical; and
 2. Transformer boxes, meters, pumping stations, and other components of the utility system located aboveground shall be sited and buffered in accordance with the screening standards of this Ordinance.
- G. Maintenance:
1. The master site plan shall demonstrate that the applicant or owner shall have a continuous obligation to provide for security, trash collection, and any other nuisance that may be created on the site, and to maintain the site in a neat and orderly manner.
 2. The master site plan shall demonstrate that any proposed drainage system shall be maintained by the property owner, homeowners' association, or irrigation or drainage entity, as applicable.
- H. Supplemental Information, Modifications: The Director, County Engineer, Commission, and/or Board may require supplemental information or modifications to the master site plan where, in their opinion, the proposed site planning has not sufficiently addressed the existing natural features.
- I. Alternative Master Site Plan: The Director may recommend approval of, an alternative master site plan, when the overall design, as proposed by the applicant, meets the intent and the requirements of this Ordinance and shall not be detrimental to the public health, safety, and welfare.

Section 10-6-7: Required Findings:

- A. In order to approve the master site plan, the Director shall find the following:
1. The master site plan complies with the applicable Comprehensive Plan; and
 2. When applicable, the master site plan complies with Section 10-6-4 General Required Standards; in regards to:

- a. Location of Structures on the site; and
 - b. Non-Vehicular Access and Internal Circulation; and
 - c. Automobile Access and Internal Circulation; and
 - d. Additional Off-Street Parking Design Standards.
3. The applicant has submitted a natural features analysis compliant with Section 10-6-5 indicating that the proposed development and master site plan sufficiently addresses:
- a. Any natural constraints detected or observed; and
 - b. Historical and Cultural Resources; and
 - c. Sensitive Plant and Wildlife Species; and
 - d. Any Impacts on Natural Features.
4. The master site plan complies with Section 10-6-6 Other Required Standards; in regards to:
- a. Screening; and
 - b. Drainage; and
 - c. Water Supply and Sewage Disposal; and
 - d. Filling, Excavation, and Earthmoving; and
 - e. Irrigation Services and Delivery Systems; and
 - f. Utilities; and
 - g. Maintenance; and
 - h. Supplemental Information; and
 - i. Alternate Site Development.

