

**ORDINANCE ESTABLISHING STANDARDS FOR PLANNED UNIT DEVELOPMENTS****CHAPTER 5- PLANNED UNIT DEVELOPMENT STANDARDS****ARTICLE I-5 TITLE, INTERPRETATION AND ENACTMENT**

**Section A.1-5 Title.** This Ordinance shall be known as the Planned Unit Development Zoning Ordinance of Elmore County, Idaho. The title "Board" refers to the Elmore County Board of County Commissioners. The title "Commission" refers to the Elmore County Planning and Zoning Commission.

**Section B.1-5 Authority.** This Planned Unit Development Ordinance is adopted pursuant to authority granted by Title 67, Chapter 65 of the Idaho Code and Article 12, Section 2 of the Idaho Constitution, as amended or subsequently codified.

**Section C.1-5 Provisions of Ordinance Declared to be Minimum Requirements.** In its interpretation and application, the provisions of this Ordinance shall be held to be minimum requirements, adopted for the promotion of the public health, safety, and the general welfare. Whenever the requirements of this ordinance conflict with the requirements of lawfully adopted rules, regulations, ordinances, or resolutions, the most restrictive or those imposing higher standards shall govern. To the extent the provisions of this Chapter conflicts with the provisions of Elmore County ordinances, the provisions of this Chapter shall control.

**Section D.1-5 Purpose.** The purpose of this Chapter is to provide standards for the review of Planned Unit Development applications, and the applicant's request, to allow for flexibility in land use, site design and dimensional standards to develop residential, commercial, office and/or light industrial uses not allowed individually within a specific zoning or overlay district. The proposed development shall comply with the specific goals and policies of the Elmore County Comprehensive Plan and the goals and policies set forth herein.

**ARTICLE II-5 DEFINITIONS**

**Applicant:** Any person or persons making an application to Elmore County, pursuant to this Chapter.

**Agency:** A public or independent public body corporate and politic or public official of the county, city, school district, municipal corporation, district, public health district, political subdivision, or any agency thereof, or any committee of a local agency, or any combination thereof, or any state agency.

**Area of City Impact (AOI):** Those unincorporated areas of Elmore County surrounding each incorporated city as identified on the Elmore County Land Use Map, in accord with I.C. § 67-6526.

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**Board:** The Board of Elmore County Commissioners.

**Community Conservation Director:** An individual or professional firm where the individual or principal(s) of the professional firm have, at a minimum, five (5) years experience in the development or management of wildlife mitigation plans and hold a graduate level degree in biology or ecology or other related graduate level degree and as recommended by the Director and approved by the Board.

**Condominium:** An estate in real property as defined in I.C. § 55-101B that is not a subdivision.

**Contiguous:** Unplatted or platted parcels held in common ownership or control that abut each other at a common boundary.

**Conservation Easement:** A nonpossessory interest of a holder in real property imposing limitations or affirmative obligations, the purposes of which include retaining or protecting natural, scenic, or open space values of real property, assuring its availability for agricultural, forest, recreational, or open space use, protecting natural resources, maintaining or enhancing air or water quality, or preserving the historical, architectural, archaeological, or cultural aspects of real property in accord with I.C. § 55-2101 and this title.

**Density:** The ratio of the total number of dwelling units within a development divided by the total area. Should that number be a fraction, it shall not be rounded to the nearest whole number.

**Density, Net:** The ratio of the total number of dwelling units within a development divided by the area devoted to residential uses (excluding roadways, commercial and institutional uses, dedicated open space, and developed parks). Should that number be a fraction, it shall not be rounded to the nearest whole number.

**Developed Park:** Recreation systems preserved for future generations, which enrich the quality of life for residents and visitors alike. Typical facilities include neighborhood parks, with multipurpose recreational opportunities, picnic areas, tot lots, multi-purpose courts, open turf areas and community parks with lighted sports multipurpose sports fields and recreation center buildings. These systems should include, where applicable, historic and/or natural interpretation elements to the greatest extent possible. Design of all facilities should take into account multiple potential uses and a variety of users.

**Development Agreement:** A written agreement between the Board and an owner or applicant concerning the use or development of a property as a condition of a zoning ordinance map amendment and drafted in accord with I.C. § 67-6511A and this title.

**Director:** The Director of Growth and Development or an authorized representative thereof.

**DU/A:** Dwelling Units per Acre.

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**Duplex:** A structure containing two (2) dwelling units attached by a common wall, where both dwelling units are located on the same property.

**Dwelling, Multi-Family:** A structure, or portion thereof, containing two (2) or more dwelling units or apartments attached by a common wall, where all such units are located on the same parcel or individual parcels. For the purposes of planned communities and this title, a multi-family dwelling shall be deemed a multi-family development.

**Dwelling or Dwelling Unit:** A structure, or portion thereof, providing independent living facilities for one "family" as herein defined, including provisions for living, sleeping, eating, cooking, and sanitation.

**Dwelling, Single-Family Attached:** A structure containing two (2) dwelling units attached by a common wall or walls, where each dwelling unit is located on a separate parcel.

**Dwelling, Single-Family Detached:** A structure that accommodates a single dwelling located on an individual parcel.

**Dwelling, Townhouse:** A structure containing three (3) or more dwelling units attached by common walls where each dwelling unit is located on a separate parcel.

**Easement:** A grant by the owner of the use of a parcel of land by the public, corporation, or persons for specified use and purposes.

**Irrigation Facilities:** Includes canals, laterals, ditches, conduits, gates, wells, pumps, and allied equipment necessary for the supply, delivery, and drainage of irrigation.

**Lagoon Waste Treatment Facility or System:** An earthen structure designed to treat liquid manure/waste through biodegradation by bacteria.

**Local Highway District (LHD):** The local Elmore County Highway District (Mountain Home, Glens Ferry or Atlanta) having jurisdiction over the public right-of-way.

**Multi-Family Development:** Development where there are three (3) or more dwelling units or apartments located on the same or separate parcel in a PC district. A multi-family dwelling may or may not be present on the parcel.

**Open Space:** Land or water left in its undisturbed natural condition, except as otherwise specified in this title or approved through a Planned Community (PC), or Planned Unit Development (PUD) or Planned Unit Development District (PUDD) application.

**Open Space, Dedicated:** An area that has been designated as permanent open space. It shall not include a golf course unless the golf course is open to the public.

**Owner:** The person or persons holding title by deed to land or holding title as vendees under a land contract.

**Planned Community (PC):** A self-sustainable and self-supporting small town or urban-type development that contains work, live and play options for its residents; that places values and emphasis on community character and heritage; that provides a sense of place characterized by a variety of land uses, a variety of housing opportunities, community connectivity, conservation of open space, developed parks, and the preservation of environmental and/or historical elements.

**Planned Community Application:** An application for the development of a PC that requires approval and/or action by the Director, Commission, and/or Board.

**Planned Unit Development (PUD):** An application for the development of a Planned Unit Development that requires approval and/or action by the Director, Commission, or Board of Elmore County. PUDs allow flexibility in land use, site design and dimensional standards to develop residential, commercial, office and/or light industrial uses not allowed individually within a specific zoning district.

**Planned Unit Development District (PUDD):** An application for the development of a Planned Unit Development District that requires approval and/or action by the Director, Commission, or Board of Elmore County. PUDDs allow flexibility in land use, site design and dimensional standards to develop residential, commercial, office and/or light industrial uses not allowed individually within a specific zoning district. The Planned Unit Development District Conceptual Development Pattern Maps, ordinance and development agreement and the specific goals and policies of the Elmore County Comprehensive Plan shall implement these uses.

**Plat, Final:** The drawing, map or plan of a subdivision, cemetery, or other tract of land, or a replatting of such, including certifications, descriptions, and approvals and containing those elements and requirements set forth in this Chapter.

**Plat, Preliminary:** A development plan of a subdivision, containing the elements and requirements set forth in this Chapter. A preliminary plat is a final document and is not considered to be of a preliminary nature and is used as a guide for the preparation of the final plat.

**Qualified Expert, Not Specifically Defined:** An individual or professional firm where the individual or principal(s) of the professional firm have a minimum of five (5) years experience in his or her specific field, and hold an applicable graduate level degree in his or her required field of expertise.

development of wildlife and habitat mitigation plans or the monitoring of such plans or have supervised or performed other wildlife and habitat monitoring or mitigation implementing actions, and hold a graduate level degree in a biology field.

**Qualified Planner:** An individual or professional firm where the individual or principal(s) of the professional firm have a minimum of five (5) years experience in a planning field and hold a graduate level degree in urban planning or regional planning from an accredited university or college. An accredited university or college is one recognized by the American Planning Association at the time the degree was awarded.

**Roadway:** That portion of a highway improved, designed or ordinarily used for vehicular travel, exclusive of sidewalks, shoulders, berms, and other portions of the public right-of-way.

**Septic Wastewater Treatment System:** An installation that collects and treats domestic wastewater through subsurface disposal of effluent and conforms to the rules, regulations, and adopted plans of state and federal health authorities.

**Street:** A street, public road, thoroughfare, alley, highway or a right of way that may be open for public use and is subject to the jurisdiction of a local highway district.

**Street, Alley:** A public or private means of secondary access to abutting property that is not open to general traffic circulation or street frontage.

**Street, Arterial Route:** A general term including expressways, major and minor arterial streets and interstate, state or county highways having regional continuity.

**Street, Collector:** A street that provides for traffic movement within neighborhoods of the appropriate local highway district and between major streets and local streets and for direct access to abutting property.

**Street, Cul-De-Sac:** A dead end street providing a turnaround at its terminus.

**Street, Local:** A street used primarily for access between abutting properties, providing for direct access to residential, commercial, industrial, or other abutting land for local traffic movements and connects to collector and/or arterial streets.

**Street, Private:** A street, road, or alley, not subject to the jurisdiction of a local highway district, but privately owned and maintained.

**Use Exception:** Use Exceptions to the Zoning Ordinance and/or the Comprehensive Plan Land Use Map may be allowed pursuant to this Chapter. All uses that may be allowed within the zoning district may be permitted within the PUD or PUDD. Uses not allowed within a zoning district may be permitted through a Use Exception up to a specific percentage of the

the zoning district may be permitted within the PUD or PUDD. Uses not allowed within a zoning district may be permitted though a Use Exception up to a specific percentage of the gross acreage within the PUD or PUDD. A Use Exception may be directed to residential, commercial, office, light industrial, public and quasi-public uses that are not allowed within the zoning district with Board approval. The Board shall consider the requirements set forth in this Chapter when reviewing Use Exceptions.

**Wastewater Collection/Treatment, Facility:** Facilities for the central collection and treatment of wastewater that serves a PC or PUD, or PUDD (with a system as defined in Wastewater Collection/Treatment, Systems), that is provided and operated by a legally created entity or special district or municipality, and that: a) provides for the transportation of sewage and the removal of polluting constituents for wastewater; b) is designed to meet local, state, and federal standards; and c) complies with area wide wastewater management plans, or as otherwise defined in Chapter 4 - Planned Community Standards, Chapter 5 - Planned Unit Development, or Chapter 6 - Planned Unit Development Districts.

**Wastewater Collection/Treatment, Systems:** A municipal or private wastewater collection and treatment system that removes dissolved organics through an activated treatment process that handles liquid/solids separation on a molecular scale, including systems where a pressure differential draws raw wastewater through a membrane or similar apparatus or system to remove suspended material such as a Membrane Bioreactor (MBR), or Sequencing Batch Reactor (SBR), or other similar system as approved by Elmore County and the Idaho Department of Environmental Quality (DEQ), but not a lagoon or septic type system.

**Water System, Community:** A central water supply system that adequately serves a PC, PUD, or PUDD, and provides a domestic water supply sufficient to meet local, state, and federal drinking water standards and fire flow requirements or as otherwise defined in Chapter 4 - Planned Community Standards, Chapter 5 - Planned Unit Development, or Chapter 6 - Planned Unit Development Districts.

## **ARTICLE III-5 REGULATIONS ESTABLISHING PERMITTED USES, APPLICABILITY, WORK SESSIONS AND APPLICATION REQUIREMENTS**

**Section A.3-5 Permitted Uses.** Permitted uses are restricted to the following standards:

- 1.A.3-5 Uses within the PUD should be compatible with existing and proposed land uses and shall provide more efficient, aesthetic and desirable use of open space and recreational opportunities.
- 2.A.3-5 A PUD Application shall be required for any development or subdivision proposal that meets the requirements of this Chapter and where the applicant is requesting one or more of the following:
  1. A mix of land uses that are not allowed as principal permitted or

2. Clustering of land uses to achieve density transfer of residential units away from physical constraints or hazardous areas. Such constraints include, but are not limited to, the following: flood hazards, unstable geologic conditions, soil conditions, topography, identified high ground water areas, and other characteristics that could threaten public health and/or safety.
3. Modifications of dimensional standards to achieve dedicated open space and provide for amenities not found in traditional subdivisions.

3.A.3-5 All uses that are allowed within the zoning district are permitted within the PUD. Use Exceptions of up to twenty (20%) of the gross land area may be directed to commercial, office, industrial, public and quasi-public uses that are not allowed within the zoning district with Board approval.

4.A.3-5 Residential development shall be compatible regardless of density or dwelling type. All types of residential development shall be allowed within a PUD, including but not limited to detached, semi-detached, attached, multifamily or any combination thereof. Protection of residential development adjacent to non-compatible uses shall require buffering. Buffering techniques shall include but not be limited to screen planting, open space and landscaping.

5.A.3-5 Planned Unit Developments are required to provide a minimum net density of 6 to 8 dwelling units per acre (DU/A). Higher density residential development greater than 8 DU/A and senior housing options are encouraged within the PUD. Densities greater than 8 DU/A are encouraged and shall be reviewed and approved based on their flexibility, imaginative and creative use and design, harmonious variety of housing opportunities proposed, and the level of urban amenities coupled with the conservation of open space and developed parks.

6.A.3-5 A combination of residential, commercial, office and industrial uses within the PUD are encouraged.

7.A.3-5 Non-residential uses permitted pursuant to Use Exception should serve primarily the residents of the PUD, the surrounding area, and shall be compatible and harmoniously incorporated into the design of the PUD.

8.A.3-5 All permitted uses shall be in conformance with the PUD Development Plan, PUD Development Standards, and Elmore County Zoning and Development Ordinance pursuant to the procedural and regulatory provisions of this Chapter.

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- 9.A.3-5 The PUD shall be served by a central wastewater collection and treatment facility and a community water system.
- 10.A.3-5 All roads shall be paved; all roadway sections shall include sidewalks as well as bike lanes/paths. Variations to roadway sections may be allowed with Director approval.
- 11.A.3-5 All utilities shall be installed underground including but not limited to telephone, cable and electrical systems. Exceptions to this requirement may be granted for aboveground water storage reservoirs or other similar uses with Director approval.
- 12.A.3-5 Dedicated open space, developed parks and trails shall either be held in a conservation easement with public access easements, managed and maintained by a professional company or dedicated to the public and retained as common open space for public safety, parks, recreation, and related public uses in compliance with this Chapter. Dedication to the public shall require Board approval with specific development timelines for parks and trails. In any event, the developer shall be responsible for the development or funding and maintenance of all required developed parks, open space and trail systems as required by this Chapter. Agreements may be considered by the Board to assign management and/or maintenance to a public municipality.
- 13.A.3-5 Heavy Industrial uses shall be prohibited in a PUD.
- 14.A.3-5 Joint parking facilities for commercial, office or industrial uses shall be provided and shall provide common access points to public streets. Sufficient landscaping shall be provided for all parking, loading and outdoor storage areas.
- 15.A.3-5 Commercial, office and industrial structures shall not exceed a gross floor area of 20,000 total square feet in any one building unless authorized by the Board. Sufficient landscaping, setbacks and buffering shall be provided when located adjacent to residential uses.
- 16.A.3-5 Commercial, office and industrial structures shall have common design themes and elements and shall be developed in a park-like setting, clustered wherever possible to preserve open space, reduce thoroughfares, and through traffic.



- 1.B.3-5 The PUD shall contain under one ownership or control a minimum of ten (10) contiguous acres, but shall be less than one hundred sixty (160) contiguous acres.
- 2.B.3-5 The PUD shall be located within an existing area of city impact. The PUD may be located within multiple areas of city impacts provided the PUD boundary is contiguous. A portion of a contiguous PUD boundary may be outside an area of city impact within Elmore County provided that the portion outside the area of impact is contained within an existing legal parcel of record boundary or involves less than thirty three (33%) of the gross acreage being proposed by the PUD.
- 3.B.3-5 The PUD shall not be located within an Airport Hazard Zone (AHZ), Public Airport Hazard Zone (PAZ), Air Base Hazard Zone (ABHZ), or Air Base Commercial Zone (ACZ) zoning classification on the Elmore County Comprehensive Plan Land Use Map.
- 4.B.3-5 An application for a PUD shall be signed by the property owner(s) having a legal interest in the property to be included in the PUD or his/her/their representative(s). Permission to make an application may be granted by the property owner(s) to a representative by providing Elmore County with signed affidavits of legal interest giving such permission.

**Section C.3-5 Work Session and Noticing Requirements.** The applicant shall complete a minimum of two (2) pre-application work sessions with planning staff, or more as required by the Director. The Director encourages work sessions with identified agencies and landowners located within 1,000 feet of the proposed PUD boundary, or a greater distance determined by the Director, prior to submittal of an application for a PUD.

- 1.C.3-5 Prior to holding the first pre-application work session with the County, the applicant shall meet with the Director to discuss the proposed PUD. Pre-application work sessions shall not commence until the applicant or owner submits the pre-application work session form and fee as recommended by the Director and thereafter adopted by the Board. The pre-application work session fee for a PUD application shall include estimates for the amount of Elmore County administrative time required for work sessions, costs of copying and mailing and fees for the county's consultants that the county deems necessary to process and consider the application.
- 2.C.3-5 The purpose of the required pre-application work sessions with planning staff and identified agencies and neighboring landowners is to develop a common understanding between staff, identified agencies, neighboring landowners and the applicant regarding existing site conditions, project design, current zoning regulations, potential environmental impacts, potential mitigation measures,

understanding between staff, identified agencies, neighboring landowners and the applicant regarding existing site conditions, project design, current zoning regulations, potential environmental impacts, potential mitigation measures, general consistency with local, state and federal regulations and the Elmore County Comprehensive Plan, and any other relevant issues raised by the proposed project. One of the work sessions shall include a site visit with planning staff and the applicant.

- 3.C.3-5 The applicant shall hold a minimum of one (1) neighborhood meeting where all property owners within 1000 feet of the proposed boundary, or a greater distance determined by the Director, are invited. The pre-application neighborhood meeting(s) shall comply with the requirements of this Chapter.

**Section D.3-5 Application Requirements.** A PUD application shall be submitted to the Director with the appropriate fees, and shall contain all elements and sub-elements required by this section. The Director shall determine the number of application copies required for submittal as well as the printed and electronic formats required.

1. D.3-5 **Element A, Fees.** The applicant or owner shall submit the fee for the PUD as recommended by the Director and adopted by the Board. The fee shall estimate the amount of Elmore County administrative time required to process the application, the costs of copying and mailing, and fees required for the County's consultants to conduct independent studies including all experts that the county determines to be necessary to process and evaluate the application.

2. D.3-5 **Element B, Conceptual Densities and Intensities Map.** The applicant shall submit a plan that includes elements 1-6 as listed, hereinafter referred to as the "The PUD Intensities and Densities Map". This document shall provide sufficient information to evaluate development within the PUD.

1. A conceptual densities and intensities map showing the proposed land use within the PUD boundary by neighborhood and district in sufficient detail to be used as a conceptual development map. The applicable Comprehensive Plan Land Use Map should be considered in developing this map. The map shall include:
  - a. The circulation system within the PUD boundary indicating proposed arterials and collectors, including connectivity systems and opportunities to surrounding properties and public lands.
  - b. Trails, paths and open space.
2. A conceptual transportation and mobility plan demonstrating internal and external community connectivity. Illustrations depicting all proposed

collector street sections and trail and path sections would be used. The plan shall also address alternative transportation options for the PUD.

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**Element C, Zoning Ordinance Map.** The applicant shall submit a zoning ordinance map amendment to identify the PUD boundaries and designation of the area as "PUD". The map amendment application shall include a legal description of the PUD exterior boundaries.

1. A Draft Development Agreement that meets the requirements of this Chapter shall be submitted with the zoning ordinance map amendment. To the extent the provisions of this article conflict with the provisions of Elmore County ordinances, the provisions of this Chapter shall control.
2. The Planned Unit Development Conceptual Densities and Intensities Map. This map shall govern the land use and development patterns within the PUD zoning ordinance map amendment.

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**Element D, Development Standards (Exceptions/Modifications).** The applicant may request exception and/or modification to the Elmore County Zoning and Development Ordinance. All exceptions and/or modifications for the PUD shall be submitted for review and approval. Exceptions and/or modifications shall be limited to those elements listed in 1-9 of this section. The adopted development standards (Exceptions/Modifications) shall be used to review and guide development within the PUD:

1. Applicability (regulations that apply in areas identified on the official Planned Unit Development Densities and Intensities Map.
2. Setback areas.
3. Structure height and bulk.
4. Structure and impervious surface coverage.
5. Property/Lot size.
6. Landscaping requirements, including but not limited to standards for beautification along state highways, arterials and collector streets, and local streets.
7. Street frontage and access requirements.
8. On and off-street parking requirements.

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9. Standards for energy and water conservation.

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**Element E, Planned Unit Development Plan.** The applicant shall submit a development plan that includes sub-elements 1-10 as listed below, hereafter referred to as the applicant's "Planned Unit Development Plan." This document shall provide sufficient information to evaluate development within the PUD.

1. A natural features analysis as set forth in this Article. All technical reports and studies shall be prepared and signed by qualified experts as defined in this Chapter in each relevant field. The analysis shall include:
  - a. 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.
  - b. 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 a soils survey; reports completed by the United States Department of Agriculture, Natural Resources Conservation Service or any other qualified agency; or other Elmore County soils report.
  - c. Topography: Analysis of the site's terrain including mapping of elevations and delineation of slope areas greater than twenty five percent (25%), between fifteen percent (15%) and twenty five percent (25%), between eight percent (8%) and fifteen percent (15%), and less than eight percent (8%). Contour lines shall be based on United States Geological Survey datum of 1988 with intervals of not more than five feet (5') for properties with a general slope of greater than five percent (5%), or intervals of not more than two feet (2') for properties with a general slope of less than or equal to five percent (5%). Contour lines shall extend a minimum of three hundred feet (300') 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 by the Director or County Engineer.
  - d. Vegetation: Analysis of existing vegetation of the site including, but

- e. Sensitive Plant and Wildlife Species: Analysis of sensitive plant and wildlife species of the site including, but not limited to, those species listed by the Idaho Conservation Data Center sponsored by the Idaho Department of Fish and Game (IDFG).
  - f. Historic/Cultural Resources: Analysis of existing historic resources as identified on the Elmore County historic resources inventory or other available sources including, but not limited to, the State Historic Preservation Office (SHPO).
  - g. Hazardous Areas: Location and identification of all potential 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.
  - h. Map Features: The map shall show important features including, but not limited to, the following: outline of existing structures, watercourses, wetlands, power lines, telephone lines, railroad lines, airport influence areas, any existing easements, municipal boundaries and section lines.
  - i. Geological Reconnaissance: A map showing the basic geological conditions, features, opportunities and constraints of the site.
  - j. Preliminary wetland delineation, if applicable.
2. A narrative describing the proposed land uses and the design of the subject site. The plan shall provide for a variety of housing options at a variety of price points, including, but not limited to, single family detached, multifamily, condominiums, apartments, live/work, or mixed use. The plan shall describe the proposed quantity of building types and designs, including proposed price points. The plan shall also identify one or more commercial nodes, community gathering areas and developed parks designed and sized to meet the needs of PC residents. The narrative shall include an explanation of how the proposed uses are compatible. If Use Exceptions are requested, a narrative shall be required describing the proposed Use Exceptions and, if granted, how they would provide for flexible, imaginative and creative land use and design that would benefit the PUD and surrounding community.
3. A map showing existing land uses and current zoning for all parcels abutting the PUD perimeter.

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4. A narrative assessment of the public services available, proposed private services and environmental/transportation impacts associated with the proposed PUD.
5. A narrative describing the anticipated population and household demography of the PUD at build-out.
6. Design Concepts:
  - a. Narrative and illustrative or pictorial examples of proposed central design concepts for all proposed development, including residential, commercial and institutional development, in sufficient detail to guide land use development and integrate the proposed mixture of land uses.
  - b. Narrative describing predevelopment site conditions with careful attention to the current placement of public and quasi-public land uses, open space areas, developed parks and landscaping.
  - c. Narrative of construction and placement of all improvements indicating how it will utilize on-site materials to balance the fills and cuts thereby limiting the need to truck material to the site from off-site locations.
  - d. Narrative demonstrating how the development footprint meets the existing grade(s), how visual impacts and natural features of the development will be enhanced by rounding finished grade contours to blend with existing slopes, requiring that building pads be designed to follow natural contours by requiring contour or landform designs, ensuring grading practices are designed to minimize visual impacts, and requiring hillside and ridge side building foundations and designs to be stepped with the natural grade contours by minimizing cuts to improve visual aesthetics.
7. Community services and utilities plan:
  - a. Narrative describing the routing and the proposed points of connection for electric service, natural gas service, storm drainage and flood control systems, central wastewater treatment and collection facilities, community water system, irrigation,

- b. Wastewater Collection Systems and Community Water Systems may be developed by the PUD; however the PUD is encouraged to connect to existing city services whenever possible.
  - i. Wastewater Collection System supplied by the PUD shall prohibit lagoon waste treatment facilities or systems, septic tanks and/or septic systems. Only MBR or SBR systems shall be allowed when developed by the PUD. The community services and utilities plan shall also describe how the proposed wastewater collection system and community water system will be managed, identify a professional company that will operate and manage the wastewater and community water systems and be accompanied by a financial plan that includes, at a minimum, initial construction costs, funding sources, ongoing maintenance costs, operational costs, projected profits and losses.
  - ii. Community Water System supplied by the PUD shall be accompanied by a plan describing how the proposed Community Water System will be managed by a professional company with specific details regarding the operation and management, accompanied by a financial plan that includes the initial construction costs, funding source, ongoing maintenance costs, operational costs, projected profit and loss.
- 8. An open space, parks and trail plan: Open space, parks and trails are required. Alternative options may be considered, such as but not limited to contributing funds or land to enhance or further develop an existing regional or city park system or plan. Alternative options may be proposed for up to fifty (50%) of the amount of open space or developed parks required by this Article. Alternative options shall be submitted to the Director for review and approval. The Director's decision shall be submitted to the applicant in writing within forty-five (45) days of receipt of said request. Appeals of the Director's decision by the PUD applicant shall suspend the PUD application review process until the appeal process has been exhausted. The plan shall demonstrate how the open space, developed parks and trails would be managed and maintained and how they will be protected from development into perpetuity. The plan shall include:
  - a. A minimum of ten percent (10%) of the total gross area within the PUD shall be dedicated to natural open space, with additional

- a. A minimum of ten percent (10%) of the total gross area within the PUD shall be dedicated to natural open space, with additional natural open space adequate to address the protection of unique natural features as indicated by the natural features analysis.
  - b. A minimum of ten (10) acres per one thousand (1,000) population of developed parks based on the proposed demographics per dwelling unit within the PUD at build-out.
  - c. A narrative describing how dedicated open space, natural open space, developed parks and trails meet the intent of this Chapter and the needs of the PUD.
  - d. A description and map containing the types, sizes and locations of proposed parks. The plan shall ensure that the parks are located to provide a reasonable walking distance from residences.
  - e. A trails plan that provides connectivity between neighborhoods, parks and commercial centers. The plan shall also demonstrate connectivity with nearby public trails and public lands.
9. Phasing plan: Adequate essential public services shall be provided for each Final Plat within the proposed phase prior to the issuance of any building permits, except those building permits required for the direct development of infrastructure, essential public services and associated grading.
- a. A phasing plan shall include a narrative describing the sequence of development, anticipated commencement and completion times of each phase. The plan shall identify land use type(s), total area within each phase, anticipated population levels by phase and essential public services required by each phase.
  - b. The applicant shall also provide a narrative explaining why phases should be developed in the proposed sequence and how the progress of each phase shall be measured and monitored by the Director and the applicant and/or owner.
  - c. Narrative explaining how the proposed phasing shall be accomplished so that the integrity of the PUD is maintained at the end of any single phase.



10. Storm Water Management: The applicant shall provide a narrative describing how the PUD will maintain natural runoff rates, reduce erosion and flood hazard, and maintain the area's water quality and recharge capabilities. Specific storm water management plans and details shall be required with each preliminary plat.

6. D.3-5 **Element F, Additional Information Technical Reports.** The applicant shall submit technical reports, signed and completed by qualified experts as defined by this Chapter, and any other information necessary to support the purposes of this chapter as determined by the Director, Commission or Board, as applicable.

## **ARTICLE IV-5 GENERAL PROVISIONS AND PROCESS**

### **Section A.4-5 Neighborhood Meeting Requirements.**

1. A.4-5 The purpose of the neighborhood meeting shall be to review the proposed Planned Unit Development.
2. A.4-5 The neighborhood meeting shall be held on a weekend between ten o'clock (10:00) A.M. and seven o'clock (7:00) P.M. or on a weekday between six o'clock (6:00) P.M. and eight o'clock (8:00) P.M. The meeting shall not be on a holiday, a holiday weekend, or the day before a holiday or holiday weekend.
3. A.4-5 The meeting shall be held at one of the following locations:
  1. On the subject property;
  2. At the nearest available public meeting place including, but not limited to, fire station, library, or community center; or
  3. At an office or commercial space with suitable meeting facilities if such facilities are within five (5) miles of the nearest public meeting place, or other location as approved by the Director.
4. A.4-5 The neighborhood meeting shall be conducted prior to initial application acceptance. The neighborhood meeting shall not be conducted more than six (6) months prior to initial application acceptance.
  1. The application materials shall include a written verification of the neighborhood meeting.

1. The application materials shall include a written verification of the neighborhood meeting.

#### **Section B.4-5 Application Acceptance.**

1. B.4-5 Initial-Application Acceptance: The date of Elmore County's letter to the applicant indicating that all required elements are substantially compliant shall be the date of initial-application acceptance. Initial-application acceptance shall be the date that establishes the applicable ordinance and comprehensive plan.
2. B.4-5 Final-Application Acceptance: The date of Elmore County's letter to the applicant indicating that all required elements are deemed substantially complete for form and content and all fees have been paid shall be the date of final-application acceptance. The date of the first scheduled public hearing shall be held no later than sixty (60) days after the date of the final-application acceptance.
3. B.4-5 Upon final-application acceptance, a complete copy of the application shall be transmitted by the Growth and Development Department to the appropriate agencies and service providers as determined by the Director. Elmore County shall ask those agencies and service providers to review the proposed Planned Unit Development, and to provide comment to Elmore County regarding the proposed use. Comments shall be made within forty-five (45) days of the transmittal date. Comments received after forty-five (45) days of the transmittal date may not be considered.

#### **Section C.4-5 Action by the Board and Amendments.**

1. C.4-5 Action by the Board: Within sixty (60) days after receipt of the final recommendation of the Commission, the Board shall approve, approve with supplementary conditions, or deny the application as presented. Upon granting or denying the application, the Board shall specify:
  1. The Ordinance and standards used in evaluating the application.
  2. The reasons for approval or denial.
  3. The actions, if any, that the applicant could take to obtain approval.
2. C.4-5 Re-submittal: No application that has been denied by the Director, the Commission, or the Board shall be resubmitted, in the same form for the same

3. C.4-5 PUD Development Standards: The PUD Intensities and Densities Map, the Development Standards (Exceptions/Modifications), and the Planned Unit Development Plan, if approved, shall be by resolution of the Board, subsequent to a recommendation from the Commission and shall be used to guide and review development applications for the PUD.

4 C.4-5 Amendments to Zoning Ordinance Map: The zoning ordinance map amendment, if recommended by the Commission, shall be adopted by the Board as an amendment to the Elmore County Zoning Ordinance.

5 C.4-5 Amendments to a PUD:

A. Applications for amendment to the PUD Intensities and Densities Map, the Development Standards (Exceptions/Modifications), and the Planned Unit Development Plan shall be processed substantially in the same manner as the original application and may be initiated by:

1. The original applicant, owner, or the owner's successors and/or assignees; or
2. Property owners owning eighty percent (80%) or more of the land area within the PUD.

#### **Section D.4-5 Approval and Platting Timelines.**

1. D.4-5 Approval; Reversal of Action: If the Board approves a zoning ordinance map amendment pursuant to a request from a PUD, the Board shall not subsequently reverse its action or otherwise change the zoning classification as set forth in I.C. § 67-6511(d).

2. D.4-5 There shall be no time limit placed on the final platting of approved PUD preliminary plats as long as the applicant/developer shows progress by submitting a final plat for a portion of the approved preliminary plat every twelve (12) months and at least 80% of the approved preliminary plat must be finally platted within five (5) years. When less than 80% of the approved preliminary plat has not been finally platted within five (5) years, the non-final platted portion of the preliminary plat shall become null and void.

#### **Section E.4-5 Incorporation, Annexation, or Inclusion.**

1. E.4-5 Any incorporation, annexation or inclusion of a PUD by a city shall be processed in accord with applicable state law, the Elmore County Comprehensive Plan and this Chapter.

1. E.4-5 Any incorporation, annexation or inclusion of a PUD by a city shall be processed in accord with applicable state law, the Elmore County Comprehensive Plan and this Chapter.

**Section F.4-5 Process for Subsequent Development.**

1. F.4-5 Development within an approved PUD shall be governed by the regulations and requirements of the PUD Intensities and Densities Map, the approved Development Standards (Exceptions/Modifications) and the Planned Unit Development Plan. Where zoning issues arise that are not addressed in the PUD Development Standards (Exceptions/Modifications), this Chapter shall apply and govern. This Chapter shall only be repealed or amended by a specific ordinance repealing or amending this Chapter or specific amendment to other Elmore County ordinances required to enforce compliance with this Chapter.
2. F.4-5 Each phase of the PUD shall comply with the general requirements of the approved PUD Intensities and Densities Map, the Development Standards (Exceptions/Modifications), the Planned Unit Development Plan and the specific regulations adopted by the Board for that phase.
3. F.4-5 Each phase shall not be approved unless all necessary essential public services for each phase are/have been provided, as specified in the approved PUD Development Standards (Exceptions/Modification), and the Planned Unit Development Plan.
4. F.4-5 No development shall be allowed prior to application, review and approval of the final plat for the specific phase in which the development is located except as allowed by this Chapter.

**ARTICLE V-5 ZONING ORDINANCE MAP AMENDMENT AND DEVELOPMENT STANDARDS (EXCEPTIONS/MODIFICATIONS)**

**Section A 5-5 Process.** Zoning Ordinance Map Amendment and/or Development Standards (Exceptions/Modifications) initiated by a PUD application:

1. A.5-5 Zoning Ordinance Amendment Initiated By Board: The Board may propose to amend this Chapter, as provided herein.
2. A.5-5 The applicant/owner shall complete all work sessions as required by this Chapter prior to submittal of an application for a zoning ordinance map amendment or Development Standards (Exceptions/Modifications).

order to grant a Planned Unit Development Map Amendment and adopt Development Standards (Exceptions/Modifications), the Board shall make the following findings:

1. B.5-5 Findings to approve a zoning ordinance map amendment:
  1. The zoning ordinance map amendment, PUD District complies with the regulations as outlined in this Chapter.
  2. The zoning ordinance map amendment, PUD District is not materially detrimental to the public health, safety and welfare.
  3. The development agreement meets the requirements of this Chapter.
2. B.5-5 Findings to approve Development Standards (Exceptions/Modifications):
  1. The Development Standards comply with the regulations as outlined in this Chapter.
  2. The Development Standards are not materially detrimental to the public health, safety and welfare.

## **ARTICLE VI-5 DEVELOPMENT AGREEMENT**

### **Section A.6-5 Purpose.**

1. A.6-5 Provide for the creation and administration of development agreements, as provided in I.C. § 67-6511A.
2. A.6-5 Provide for the application of conditions on zoning ordinance map amendments where such conditions shall satisfy the findings of fact and conclusions of law for zoning ordinance map amendments required by this Chapter.

### **Section B.6-5 Applicability and Process.**

1. B.6-5 All applications for a zoning ordinance map amendment for a PUD shall require a concurrent submission of a development agreement application.
2. B.6-5 Process: An application on forms provided by the Growth and Development Department, together with any applicable fees, shall be submitted to the Director. The application shall include the following materials:
  1. An affidavit by the property owner(s) agreeing to the submission of the development agreement.

2. B.6-5

Process: An application on forms provided by the Growth and Development Department, together with any applicable fees, shall be submitted to the Director. The application shall include the following materials:

1. An affidavit by the property owner(s) agreeing to the submission of the development agreement.
2. A legal description for the PUD property boundary subject to the development agreement.
3. A project description containing the proposed uses for the property subject to the development agreement, including the following:
  - a. The specific proposed uses for the property.
  - b. The form and name of the organization proposed to own and maintain any dedicated open space.
  - c. The proposed systems for water supply, sewage systems and storm water management.
  - d. The substance of any covenants, grants, easements or other restrictions proposed to be imposed upon the use of property and structures, including any proposed easements for public utilities.
  - e. A project schedule and phasing plan showing the proposed times when all other applications subject to the development agreement are intended to be filed, or in the case of a plan which provides for development over a period of years, the periods within which application for final approval of each phase is intended to be filed.
  - f. Proposed financing of necessary public facilities with or without subsequent reimbursement over time.
  - g. Other terms and conditions related to the proposed project.
4. A draft of the development agreement prepared by the applicant in conformance with a model agreement provided by the Director. The Director shall review the draft development agreement before submission to the Commission.
5. The Commission shall make a recommendation on the draft development agreement and attach conditions of approval as deemed necessary.

7. The applicant or owner may sign the development agreement prior to Board action on the final development agreement.
8. Upon approval by the Board, the development agreement shall be recorded in the office of the Elmore County Recorder and the PUD Intensities and Densities Map, Development Standards (Exceptions/Modifications) and Planned Unit Development Plan shall be included as addenda to the development agreement.
9. Approval of the zoning ordinance map amendment by the Board shall be contingent upon approval and recordation of the final development agreement.

**Section C.6-5 General Regulations.**

1. C.6-5 The Board is hereby authorized to adopt, by resolution, rules governing the creation, form, recording, modification, enforcement and termination of development agreements.
2. C.6-5 The applicable ordinance and comprehensive plan shall be those in effect at the date of Elmore County's initial-acceptance letter to the applicant.
3. C.6-5 A development agreement shall not prevent the Board, in subsequent actions applicable to the PUD, from adopting new ordinances, resolutions and regulations that conflict with those ordinances, resolutions and regulations in effect at the time the agreement is made, except that any subsequent action by the Board shall not prevent the development of the PUD as set forth in the approved development agreement.
4. C.6-5 The Board may suspend the issuance of any permits after a duly noticed public hearing if it finds that a clear and imminent danger to the public health, safety or welfare requires the suspension of any permits.
5. C.6-5 In the event that state or federal laws or regulations, enacted after a development agreement has been entered into, prevent or preclude compliance with one or more regulations of the development agreement, such agreement may be amended or terminated pursuant to this Chapter, as may be necessary to comply with the new state or federal laws or regulations.

**Section D.6-5 Required Findings.**

1. D.6-5 In order to approve the development agreement application, the Board shall find that the proposed development agreement complies with the regulations of this Article.

**Section D.6-5 Required Findings.**

1. D.6-5 In order to approve the development agreement application, the Board shall find that the proposed development agreement complies with the regulations of this Article.

**Section E.6-5 Periodic Review.** The Director shall periodically monitor the terms and conditions of the final development agreement. The time for review lies in the Director's discretion or as directed by the Board.

1. E.6-5 As part of the review, the applicant, owner or successor in interest shall submit a written report demonstrating good faith compliance with the final development agreement.
2. E.6-5 If the Director finds that the applicant or owner has failed to perform or comply with the terms of the development agreement, the Director shall notify the applicant or owner of the failure of performance or compliance. If after ninety (90) days, the applicant or owner has not made a good faith effort towards compliance with the terms of the development agreement, the Director shall forward a notice of default in the conditions of the development agreement to the Board for review and action.
3. E.6-5 If the Board finds, on the basis of substantial evidence, that the applicant, owner or successor in interest has not complied in good faith with the terms and/or conditions of the development agreement, action may be taken to terminate the agreement by the Board.

**Section F.6-5 Amendment or Termination of a Development Agreement.**

1. F.6-5 A development agreement may be amended or terminated in whole or in part, by either a request of the parties to the agreement, or their successors in interest, with approval by the Board or by action initiated by the Board as set forth in this section.
2. F.6-5 Notice of intention to amend or terminate any portion of the final development agreement shall be in accord with this section.
3. F.6-5 To amend a development agreement, the Board shall make the required finding as specified in this Article and Chapter for approval of an amendment to the development agreement.
4. F.6-5 The Board may terminate a development agreement if one of the following applies:



2. The Board determines that the parties to the agreement, or their successors in interest, have failed to comply with the terms of the development agreement.
3. The termination of a development agreement shall result in the reversal of the zoning ordinance map amendment approval and applicable development approval for any undeveloped portion of property subject to the development agreement. The undeveloped property subject to the development agreement shall be rezoned to the base district classification in effect prior to approval of the development agreement.
4. The Clerk of the Board shall record any action by the Board to amend or terminate a previously recorded development agreement in the office of the Elmore County Recorder.

#### **ARTICLE VII-5 SUBDIVISION APPLICATIONS**

**Section A.7-5 Preliminary Plat Applications.** The first preliminary plat application of a proposed PUD may be submitted and shall be reviewed concurrently with the PUD application provided the applicant meets the following requirements:

1. A.7-5 The applicant shall submit a preliminary plat application with the applicable fees, subject to the fee schedule contained in this Chapter, prior to the PUD application receiving Final Application Acceptance.
2. A.7-5 The preliminary plat and required findings shall be reviewed for compliance using the proposed PUD Development Standards (Exceptions/Modifications) and applicable subdivision ordinance.
3. A.7-5 Final approval of the preliminary plat application shall be subject to the applicant receiving final approval by the Board of the PUD application.

**Section B.7-5 Subsequent Preliminary Plat, or Final Plat Applications.** Subsequent Preliminary Plat or Final Plat Applications shall be subject to the provisions of the applicable PUD Development Standards (Exceptions/Modifications) and applicable subdivision ordinance.

1. B.7-5 Subsequent Preliminary or Final Plat Applications shall be subject to the fee schedule contained in this Chapter.

#### **ARTICLE VIII-5 ADDITIONAL REQUIRED OR CONCURRENT APPLICATIONS**

## **ARTICLE VIII-5 ADDITIONAL REQUIRED OR CONCURRENT APPLICATIONS**

**Section A. 8-5 Additional Required or Concurrent Applications.** Any additional required application(s) may be submitted and shall be reviewed concurrently with the PUD application, provided the submitted application(s) meet the following requirements:

1. A.8-5        The applicant shall submit the additional application material(s) as required by Elmore County Ordinances with fees, as shown on the fee schedule contained in this Chapter, prior to the PUD application receiving Final Application Acceptance.
2. A.8-5        Final approval of additional required applications shall be contingent upon final approval of the PUD application and execution of all development agreements.
3. A.8-5        Subsequent preliminary plat or subdivision applications shall be subject to the provisions of the applicable PUD Ordinance and fee schedule contained in this Chapter.

## **ARTICLE IX-5 PLANNED UNIT DEVELOPMENT REQUIRED FINDINGS**

**Section A.9-5 Required Findings.** In order to approve a PUD application, the Board shall make the following findings:

1. A.9-5        The PUD complies with the Elmore County Comprehensive Plan, Land Use Section, titled Planned Unit Development and all other applicable local, state and federal plans and regulations.
2. A.9-5        The PUD provides for a variety of housing types and designs, including single family, attached and detached, and multi-family.
- 3.A.9-5        The PUD provides for all essential public services which will be created and financed by the PUD or other agency or jurisdiction.
4. A.9-5        The PUD provides for uses that will be served by a central wastewater collection and treatment facility and a community water system.
5. A.9-5        The PUD provides for open space and developed parks that meet or exceed the minimum requirements and are adequate to serve the anticipated population.

7. A.9-5 The phasing plan ensures the integrity of the PUD is maintained at the end of each phase.
8. A.9-5 The PUD complies with all applicable county, state and federal plans and regulations.
9. A.9-5 The PUD sets forth sufficient and adequate mitigation for the identified impacts on municipalities and other agencies and/or districts.
10. A.9-5 The PUD provides land development and uses that will accommodate population growth within Elmore County.
11. A.9-5 The PUD design and arrangement of uses conforms to the natural features analysis and identified constraints and opportunities.
12. A.9-5 The PUD conforms to the requirements and standards of this Chapter.
13. A.9-5 The proposed PUD is compatible with abutting land uses.
14. A.9-5 The PUD design includes clustering of land uses to achieve density transfer of residential units away from physical constraints or hazardous areas while providing for aesthetic and desirable use of open space and recreational opportunities.
15. A.9-5 The PUD contains appropriate modifications of dimensional standards to achieve dedicated open space, providing for amenities not found in traditional subdivisions.
16. A.9-5 The PUD provides a variety of housing options at a variety of pricing points with a minimum net density of six (6) to eight (8) dwelling units per acre.
17. A.9-5 The PUD non-residential uses allowed through a Use Exception are designed to serve primarily the residents of the PUD or the surrounding area, and are compatible and harmoniously incorporated into the design of the PUD.
18. A.9-5 The proposed roads within the PUD will be paved and roadway sections include sidewalks, bike lanes/paths in compliance with this Chapter.
19. A.9-5 All utilities are designed to be installed underground including but not limited to telephone, cable and electrical systems in compliance with this Chapter.
20. A.9-5 Dedicated open space, developed parks and trails are either held in a conservation easement with public access easements, managed and

- 20.A.9-5 Dedicated open space, developed parks and trails are either held in a conservation easement with public access easements, managed and maintained by a professional company or dedicated to the public in compliance with this Chapter.
- 21.A.9-5 Heavy industrial uses are not proposed.
- 22.A.9-5 The PUD provides for joint parking facilities for commercial, office or industrial uses with sufficient landscaping and screening and common access points to public streets.
- 23.A.9-5 The PUD provides sufficient landscaping for all parking, loading and outdoor storage areas.
- 24.A.9-5 Commercial, office and industrial structures do not exceed a gross floor area of 20,000 total square feet in any one building unless authorized by the Board, and sufficient landscaping, setbacks and buffering is provided when located adjacent to residential uses.
- 25.A.9-5 Commercial, office and industrial structures shall have common design themes and elements and are developed in a park-like setting, clustered wherever possible to preserve open space and reduce thoroughfares and through traffic.

## **ARTICLE X-5 FEES**

**Section A. X-5 Fees.** The Board shall establish fees for all zoning applications or petitions authorized by this Chapter. The fee schedule shall be titled Department of Growth and Development, Planned Unit Development Fees.

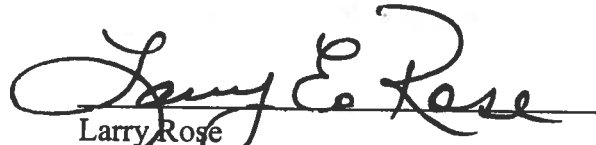
1. A.X-5 All persons making application for permits and other items herein referred in this Article shall be required to submit to the Director an application on forms provided by the Growth and Development Department and accompanied by an application fee as set forth in this Article. No application shall be considered as accepted by the Director unless it is complete with all required information and fees.
2. A.X-5 The date of final acceptance shall be the date of the PUD final application acceptance letter sent by the Growth and Development Department notifying the applicant that the Director has received payment of the required fee and all of the required submittal information pursuant to this Article.

4. A.X-5 Additional fees shall be established for Floodplain Development, Vacations, Subdivisions (Preliminary/Final Plats), Appeals, Subsequent Zoning Ordinance Map Amendments and Subsequent Development Agreement(s) or Modification(s).
5. A.X-5 Fees shall be reviewed by the Director periodically to ensure that the fees charged adequately cover department expenses, salaries and cost of living increases.

That all other Elmore County ordinances and parts thereof which are in conflict with the provisions of this ordinance are repealed. The remaining portions of the Elmore County Zoning Ordinance remain in full force and effect.

That this ordinance shall be in full force and effect from and after its passage, approval and publication.

Dated this 3 day of December 2007.

  
Larry Rose  
Chairman, Board of Commissioners

ATTEST:

MARSA GRIMMETT  
Elmore County Clerk

  
Clerk/Deputy Clerk



**EXHIBIT 'A'**

**DEPARTMENT OF GROWTH AND DEVELOPMENT  
PLANNED UNIT DEVELOPMENT FEES**

<b>Application</b>	<b>Fees</b>
Pre-application Work Session <sup>1</sup>	As determined by the county
Planned Unit Development Application <sup>1</sup>  Planned Unit Development Review PUD Intensities and Densities Map Development Standards (Exceptions/Modifications), Zoning Ordinance Amendment, Map Development Agreement	As determined by the county
Floodplain Development	\$250
Vacations	\$250 + \$10/lot +postage & publication
Subdivision, Preliminary/Final Plat	\$700 + \$10/lot +postage & publication +consultant & attorney fees
Subsequent Development Agreement or Modification(s)	As determined by the county
Appeals:	
To Planning & Zoning Commission	\$50
To Elmore County Board of County Commissioners	\$350 + postage & publication
Subsequent Zoning Ordinance Map Amendment	\$1000 + \$35/acre >10 acres

<sup>1</sup> Indicates the Director makes a recommendation for the appropriate fee subject to final approval by the Board.

If submitting concurrent applications a fee for each application shall be submitted in accordance with the fee schedule above.

**Refunds**

Applications are eligible for full refund of application fee if withdrawn within seven (7) days of acceptance. No refunds are allowed past this seven (7) day period.

**Fee Waiver Or Reduction**

The Board of Elmore County Commissioners may waive or reduce the fees listed herein upon recommendation of the Director of Growth and Development. Requests for fee waivers or reductions must be made prior to or at the time of application.

**Administrative Fees**

Compact Disc . . . . .	\$10.00	Per disc
Copies . . . . .	\$.25	Per page
Color Copies . . . . .	\$.50	Per page
Maps 11 X 17 or smaller . . . . .	Current cost to produce	
Maps/Large Format (over 11 X 17) . .	Current cost to produce	
Neighborhood mailing lists/labels . . .	\$ 30.00	

