Land Use and Building Department

2280 American Legion Blvd
Mountain Home, ID 83647
Phone: (208) 587-2142 ext. 1255
Fax: (208) 587-2120
www.elmorecounty.org

James Roddin
Director

Dave Abrahamson
Planner I

Vacant
Planner II

Johnny Hernandez
Building Official

Colton Janousek
Building Inspector

Josh Proffit
Building Inspector

Matt Gochnour
Code Enforcement

Sandra Nuner
Permit Technician

Kacey Ramsauer
Admin Manager

Eden Smith
Admin Assistant

Planning and Zoning Commission
PUBLIC WORKSHOP STAFF REPORT

Workshop Date: November 18, 2026 **Date Report Compiled:** November 13, 2026

Agenda Item: Zoning Ordinance Map Amendment, Conditional Use Permit with Master Site Plan and Preliminary Plat for a commercial subdivision (the "Applications").

Applicant: Beacon Light JV LLC

Case Number: ZOA-2026-02 Zoning Ordinance Map Amendment
CUP-2026-13 Conditional Use Permit with Master Site Plan
PP-2026-12 Preliminary Plat

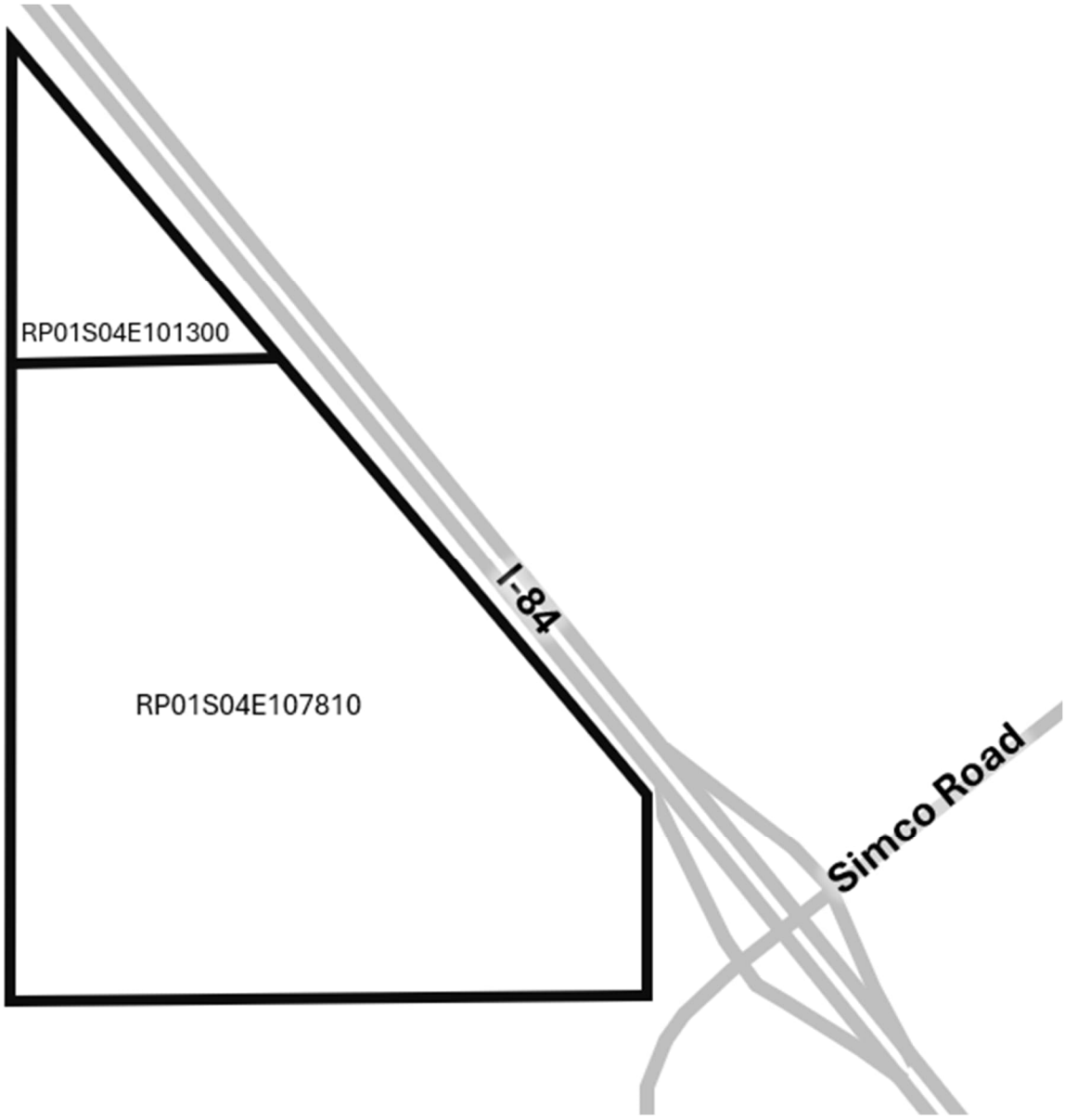
Associated Case Numbers: DA-2026-08 Development Mitigation Agreement

County Review Team: Daniel Pauly AICP, Contract Planner
Isaac Josifek PE, Contract County Engineer

Zoning Designation: Light Industrial Manufacturing (M1) District with a proposed rezone to Highway/Interstate Commercial (C2).

Comprehensive Plan Future Land Use Map Designation: Highway/Interstate Commercial (HC).

Parcel Numbers and Property Information: The proposal spans approximately 148.5 acres in western Elmore County comprising Assessor's Parcel Numbers RP01S04E101300 and RP01S04E107810 (the "Site"). The Applicant states that it holds an ownership interest in the two parcels. However, Staff has requested additional documentation to verify ownership interests and confirm the authority of the individuals executing the application materials, which must be submitted prior to scheduling a public hearing.



Existing Parcel Map

BACKGROUND:

Beacon Light JV LLC (the "Applicant") request approval of a Zoning Ordinance Map Amendment, Conditional Use Permit with Master Site Plan, and a Preliminary Plat for a proposed commercial subdivision (the "Project") encompassing approximately 148.5 acres. The Applications seek authorization for development consistent with the Elmore County Zoning and Development Ordinance, particularly Titles 7, 8, and 10.

The Project is located in western unincorporated Elmore County, Idaho, and includes approximately 148.5 acres within the Light Industrial/Manufacturing (M1) Zoning District proposed to be rezoned to the Highway/Interstate Commercial (C2) Zoning District. Approval of the Conditional Use Permit with Master Site Plan and Preliminary Plat are contingent on approval of the Zoning Ordinance Map Amendment.

The proposal would create a commercial subdivision consisting of individual lots intended for sale or lease and development with commercial and other permitted uses. The 18 proposed commercial lots range in size from approximately 1 acre to 41.5 acres including two 1-acre lots, eight lots ranging from 1.5 to 2.5 acres, three 3-acre lots, one 8-acre lot, one 14-acre lot, two 20-acre lots, and one 41.5-acre lot. In addition, the preliminary plat includes private roadways and 5 lots designated for drainage.

Section 7-2-206 identifies Commercial Subdivisions as a conditional use within the C2 Zoning District. Accordingly, the Applicant has submitted a request for a Conditional Use Permit with Master Site Plan (CUP-2026-13) to allow the proposed Commercial Subdivision. Concurrent review of the associated Preliminary Plat (PP-2026-12) has also been requested. However, the Applicant understands that approval of the Preliminary Plat is contingent upon prior approval of the Conditional Use Permit with Master Site Plan by the Planning and Zoning Commission (Commission).

In addition to the Commercial Subdivision request, the Applicant seeks Conditional Use Permit approval for several planned or potential uses that are conditionally permitted in the C2 Zoning District. These uses are listed below with their corresponding Specific Use sections, as applicable. Based on the information provided to date, it is not yet clear which of these uses, if any, can be approved as part of this CUP Application. To approve a conditionally permitted use, sufficient information must be provided to determine the use's feasibility for a site or sites, its independent impacts on and compatibility with existing nearby uses and the allowed uses anticipated within the subdivision, and any conditions of approval needed to mitigate use-specific impacts.

- Mixed-Use Development
- Nursing Home or Facility per 7-2-160
- Recreational Vehicle Park per 7-2-182 (the 41.5-acre lot)

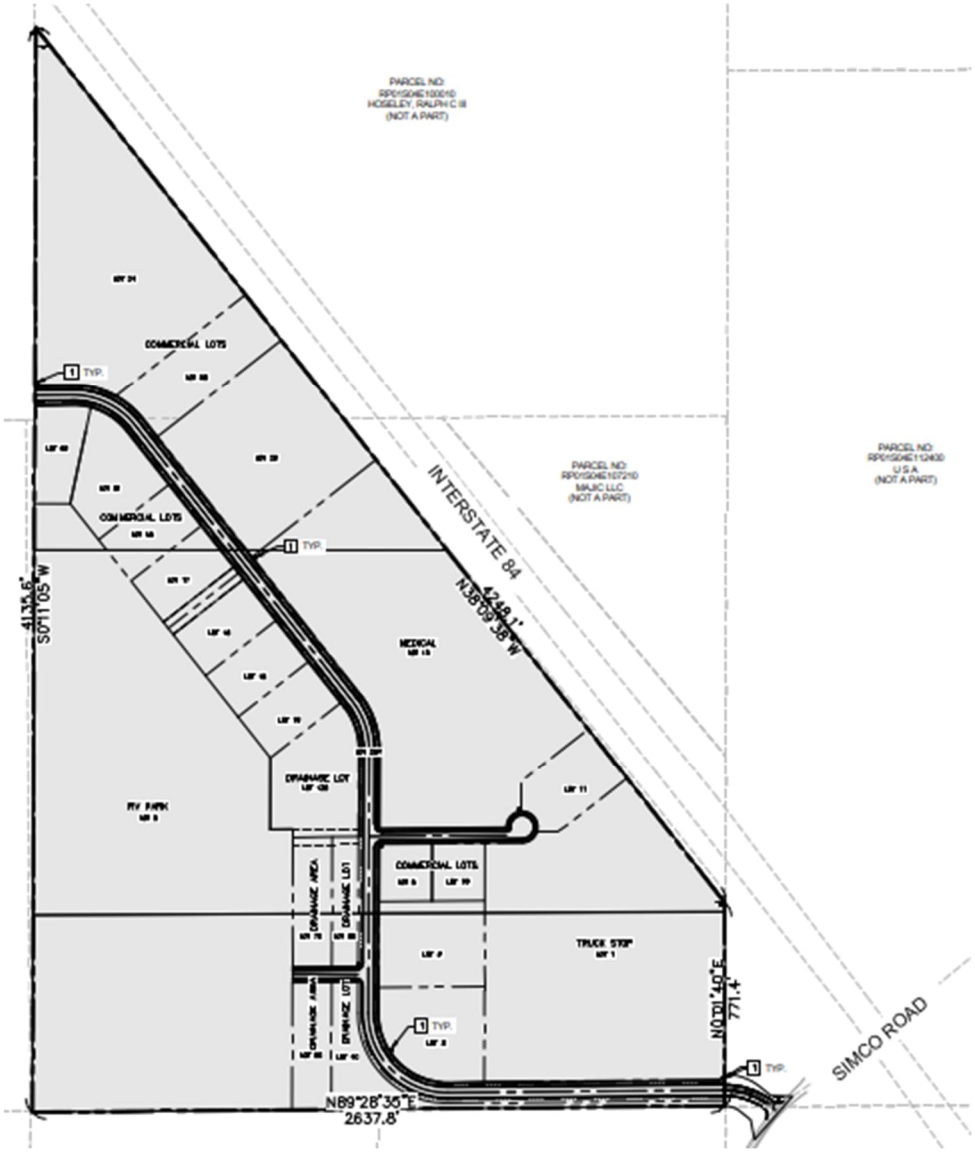
Additional contemplated uses that do not require a Conditional Use Permit but do have specific use standards include:

- Businesses with Drive-Up Windows per 7-2-93
- Fuel Sales, Service Station per 7-2-126
- Outdoor Storage Facility per 7-2-163
- Truck and Tractor Stop or Wash per 7-2-217

No site layouts have been provided for any of the uses. Regardless of whether a use is approved with this CUP Application, Master Site Plan approval for individual uses on individual lots is not part of the current CUP Application. The only Master Site Plan approval included in the current CUP Application is for the overall subdivision layout and common areas.

Finally, the Applicant seeks to receive approval of several Billboard Signs in their Master Site Plan in compliance with Title 7, Chapter 7 and to exceed certain sign regulations of Section 7-7-22. Any of the regulations they exceed require a

variance request, which while they discussed in their September 14, 2026 neighborhood meeting, they have not submitted Applications and fees for. If the Applicant desires for the sign variances to be reviewed concurrently with the CUP Application, the sign variance applications and fees must be filed prior to scheduling a public hearing.



Project Overview Map

As required by the Ordinance prior to submitting the Applications, the Applicant completed the following pre-application steps:

- March 3, 2026: The Applicant held a Pre-Application Meeting with the Department Director in compliance with Section 7-3-2(A).
- June 24, 2026: The Applicant signed a CUP Application subsequently submitted to the County without the required fee. Without the fee the CUP Application was not accepted.

- July 10, 2026: The Applicant sent invitations for a neighborhood meeting held on July 21, 2026. This meeting discussed a Conditional Use Permit for a "commercial business park."
- August 12, 2026: The Applicant submitted the application for the Zoning Ordinance Map Amendment to the Department and paid the required fees in compliance with Section 7-3-2. However, this submittal was not compliant with Ordinance Section 7-3-3 as the July 21 Neighborhood Meeting did not include notice of the requested Zoning Ordinance Map Amendment.
- August 17, 2026: Staff sent an email to the Applicant detailing status of the various Applications (Exhibit 4a).
- September 4, 2026: The Applicant sent invitations for an additional neighborhood meeting held on September 14, 2026. The invitation and meeting included the Zoning Ordinance Map Amendment, the CUP, Preliminary Plat, and Sign Variances.
- September 15, 2026: The Applicant transmitted additional application material including a Preliminary Plat application and updated CUP materials, and Zoning Ordinance Map Amendment applications (See Exhibit 1). Only a fee for the Zoning Ordinance Map Amendment was previously paid, so that Application was considered filed on this date, which was within 30 days of September 14 Neighborhood Meeting.
- September 25, 2026: Outstanding required application fees for the Preliminary Plat and CUP applications were received by the County in compliance with Section 7-3-2 along with an application and fee for a Development Mitigation Agreement (DA-2026-08). This payment, which is the day the Applications were accepted, was within 30 days of the September 14, 2026 Neighborhood Meeting. No fees were paid for any variances related to this Project.
- October 13, 2026: The Department met with affected agencies to discuss the proposal and receive their feedback.
- October 20, 2026: The Department issued a determination that the Applications were not complete (See Exhibit 4b).

The Applications remain incomplete, and Staff may request additional information throughout the review process, including during and after the workshop. To raise public awareness of the workshop, the County published notice in the *Mountain Home News* on November 4, 2026, and posted the Site on November 11, 2026. The purpose of this workshop is to review the status of the Applications with the Planning and Zoning Commission, discuss outstanding issues, and obtain feedback before scheduling a public hearing.

KEY POINTS FOR COMMISSION AWARENESS:

Zoning Ordinance Map Amendment

The Site has a future land use designation of Highway/Interstate Commercial in the 2026 Envision Elmore County Comprehensive Plan. The proposed rezone to The Highway/Interstate Commercial (C2) Zone will bring the Site zoning into alignment with this Comprehensive Plan future land use designation.

Scope of Review

The Conditional Use Permit with Master Site Plan and the related Preliminary Plat are triggered by the proposed commercial subdivision. Accordingly, the County's review focuses on the subdivision framework needed to support future development, including the provision of infrastructure and services, compliance with technical platting requirements, and the design of common elements such as private roads, utility systems, stormwater facilities, landscaping, and open space. Together, these components establish development-ready commercial lots.

At this stage, review of individual industrial lots is limited to whether the proposed lots can reasonably accommodate future development in compliance with Ordinance standards, including setbacks, access requirements, parking, landscaping, and other site design requirements.

Although this review does not consider development on any specific lot, the Applicant requests consideration of planned or potential uses that are conditionally permitted in the C2 Zoning District. Based on the information provided to date, it is unknown whether any of these uses can be approved concurrently with the industrial subdivision as part of this CUP Application. To approve a conditionally permitted use, sufficient information must be provided to determine the use's feasibility for a site or sites, its independent impacts on and compatibility with existing or planned nearby uses and the allowed uses anticipated within the subdivision, and any conditions of approval needed to mitigate use-specific impacts.

Because the Applications do not seek approval of specific building designs or site layouts, future development on individual proposed lots will require additional review through zoning permits and master site plans, as applicable, in compliance with the Zoning Ordinance. Compliance with any conditions of approval, variance requirements, or development standards applicable to a particular lot will be evaluated at the time of the future permits.

In many respects, this review is similar to the review of a planned community. The County evaluates the adequacy of infrastructure, services, circulation systems, common areas, and general Project-specific conditions for future development, while detailed review of development on individual lots occurs as those lots are proposed for development in the future.

Application Status and Purpose of Workshop

Typically, applications come before the Planning and Zoning Commission for a workshop after the Applicant and Staff have resolved most major issues. That is not the case with these Applications. Several significant questions remain outstanding, and substantial additional information is still needed to deem the Applications complete and complete Staff's review.

At the Applicant's request, this workshop is occurring earlier in the process. The purpose of this early workshop according to the Applicant is to give the Commission, neighboring property owners, and the public an opportunity to become familiar with the overall scope of this Project, ask questions, and identify concerns while there is

still ample time for the Applicant to consider and respond to that feedback before a future public hearing.

The sections that follow identify key outstanding questions and issues Staff believes warrant further discussion. Staff encourages the Commission to review these issues carefully and to raise any related questions, concerns, or topics that should be addressed as part of the ongoing review process.

To assist the Commission and the public, Staff has also provided preliminary findings for many of the applicable approval criteria. These preliminary findings are intended to illustrate the scope of the review and the Ordinance standards that the Applicant must satisfy before approval can be considered.

Water

The Applicant must demonstrate that an adequate legal water supply is available to serve the Project. This requirement includes identifying the proposed water source and providing documentation establishing the legal right to access and use that supply. The Applicant must also demonstrate compliance with all applicable requirements of the Idaho Department of Water Resources (IDWR), Idaho Department of Environmental Quality (DEQ), Central District Health (CDH) and any other agency with jurisdiction over water supply or system operation.

In the Envision Elmore County Comprehensive Plan, the County identifies the West Region as an area where water availability constrains development and recognizes that water availability is “the defining constraint and organizing principle for long-term growth in the West Region.” Consistent with this policy direction, the Commission and Board of County Commissioners expect each development proposal in the West Region to include details to clearly identify both the amount of water being used and the source of that water.

On November 3, 2026, the Applicant submitted a Water System Facility Plan (Exhibit 3b) which Staff is still reviewing, along with partner agencies, to determine if it demonstrates an adequate water supply. Prior to scheduling a public hearing, the Applicant must receive approval of the facility plan from DEQ and address any missing information for water rights and supply that Staff identifies during their review of the facility plan.

Sanitary Sewer

The Applicant proposes a community wastewater collection and treatment system intended to serve the Project and nearby development. The treatment system location is on the Peregrine Industrial (CUP-2026-08) project site, across Simco Road to the southeast. The system will need to comply with all applicable requirements of the Idaho Department of Environmental Quality (DEQ), applicable IDAPA regulations, and Central District Health. Additional information regarding the proposed wastewater system, its regulatory approvals, and its ability to

accommodate projected demand will be important to understanding the feasibility and long-term functionality of the overall Project.

Fire Infrastructure

The Applicant's submittal includes an Intent to Serve letter from Rural Metro Fire Department dated August 25, 2026 (see Exhibit 1). The Applicant's plans (Exhibit 3a) also identify a preliminary standard of no more than 1,000 feet between fire hydrants throughout the development. In addition, the Application states that future development on individual lots will be responsible for meeting applicable fire-flow, fire-suppression, and fire-access requirements.

After receiving details on the water system on November 3 (see Exhibit 3b), Staff is still reviewing the proposed water system's ability to provide adequate fire flow and pressure to the hydrant network and to support fire suppression needs for future industrial users and satisfy all applicable requirements of the Wildland-Urban Interface (WUI) Overlay.

Traffic Impacts and Related Improvements

A Traffic Impact Study (TIS), coordinated with the Mountain Home Highway District and Idaho Transportation Department, is required to evaluate the Project and identify improvements necessary to serve the proposed subdivision. Staff understands that the TIS is under development; however, it has not yet been submitted to the County. While the combined traffic impacts of this Project, the nearby Peregrine Industrial (CUP-2026-08) project, and the proposed casino may be evaluated together, it is important that the impacts attributable to this Project are clearly identified and analyzed separately. Doing so will allow decision makers to assess the Project's independent transportation impacts in the event the other projects are delayed, modified, or do not ultimately proceed.

The TIS must evaluate existing roadway capacities, projected traffic generation at five-, ten-, and fifteen-year intervals, and the improvements needed to accommodate Project traffic, including potential improvements to Simco Road and the Simco Road Interchange. The analysis must account for the anticipated mix of land uses and both passenger vehicle and freight traffic associated with those uses.

Because the specific mix of future uses may evolve over time, the Applicant must identify a representative land use program and corresponding traffic generation level that can be established as a trip cap through conditions of approval. While the approved land use mix would not be binding, the trip cap would establish an enforceable limit on development-generated traffic and provide a mechanism for evaluating compliance at five-year intervals.

A key concern relating to traffic is the primary and only access point to the Site from Simco Road for the Project. The Applicant currently proposes an access point across Bureau of Land Management land. No documentation about access across BLM land is provided. Both Mountain Home Highway District and Idaho Transportation

Department have expressed concern about the spacing of this access from the I-84 interchange.

Impacts on Emergency Services

The Applicant must demonstrate that the proposed development can be adequately served by emergency services, including law enforcement and emergency medical services. In conjunction with the Traffic Impact Study (TIS), the Applicant must evaluate the Project's demands on emergency service providers and coordinate with affected agencies to determine what additional staffing, equipment, access improvements, facilities, or other measures may be necessary to maintain adequate service levels.

The Applicant has indicated that it will coordinate with emergency response agencies and the Board of County Commissioners to identify service needs and establish an appropriate mechanism for mitigating the Project's share of costs for additional services through a Development Mitigation Agreement, consistent with Section 7-10-3(A) of the Ordinance. A corresponding Development Agreement application (DA-2026-08) has been submitted.

Open Space and Landscape Plans

According to Section 10-10-3(C) a subdivision over ten acres requires ten percent (10%) open space. Ten percent of the 148.5 acres would be about 14.9 acres. The Applicant states they would like to reduce the open space to seven percent (7%), or about 10.4 acres; however, the Applicant’s materials do not address the process or approval criteria for the reduction. No other details on the open space, as required by the Ordinance, are provided.

Prior to scheduling a public hearing, the Applicant must address the process or criteria for any requested reduction in open space. The Applicant must also submit an open space plan, including a narrative and supporting drawings, demonstrating compliance with all applicable open space standards. The submittal must identify the amount and location of required open space; describe proposed dedication, ownership, and long-term maintenance responsibilities; and demonstrate that the design is integrated with the overall subdivision layout.

Updated submittals from the Applicant must include landscape plans not only for the open spaces, but other common areas such as private roads. Landscaping standard compliance for individual lots will be determined during future permit review for the individual lot.

Drainage Study and Plans

While the Applicant has provided preliminary grading plans (Exhibit 3a) and other drainage information with the Preliminary Plat Application (Exhibit 1), a complete drainage study and grading and drainage plans meeting the requirements of Section 10-1-11(B) and (C) have not yet been submitted. The required drainage study must identify the essential elements, alignments, and functions of the drainage system

and analyze site conditions, including existing drainage and irrigation features, soils, topography, upstream drainage basins, nearby surface waters and wells, proposed uses, and potential contaminants. The required grading and drainage plans must depict proposed grading, drainage infrastructure, stormwater routing, onsite and offsite drainage flows, and any necessary approvals related to the modification or rerouting of existing drainage or irrigation facilities.

Staff acknowledges that drainage design for future development of individual lots will occur through subsequent permit review processes. However, Section 10-1-11 requires drainage study and plan information at the Preliminary Plat stage to evaluate drainage conditions associated with the proposed subdivision improvements, including private roads, common lots, and related infrastructure, and to understand how existing drainage patterns may be affected by the proposed development.

Natural Features Analysis

Section 10-6-7 (A)(3) of the Ordinance requires a Natural Features Analysis compliant with Section 10-6-5 for the Project to identify existing natural features and demonstrate impacts to those resources are avoided or adequately mitigated. The Applicant has provided a Natural Features Analysis (Exhibit 2c), which is still under review by Staff and partner agencies. Key concerns include:

Impact on Pronghorn
The Applicant needs to continue coordination with Idaho Department of Fish and Game (IDFG) regarding impacts to pronghorn and appropriate mitigation measures. According to IDFG staff, the Natural Features Analysis relies primarily on IFWIS data, the U.S. Fish and Wildlife Service IPaC report, and other publicly available sources. However, these databases are not comprehensive and do not include all information available to IDFG.

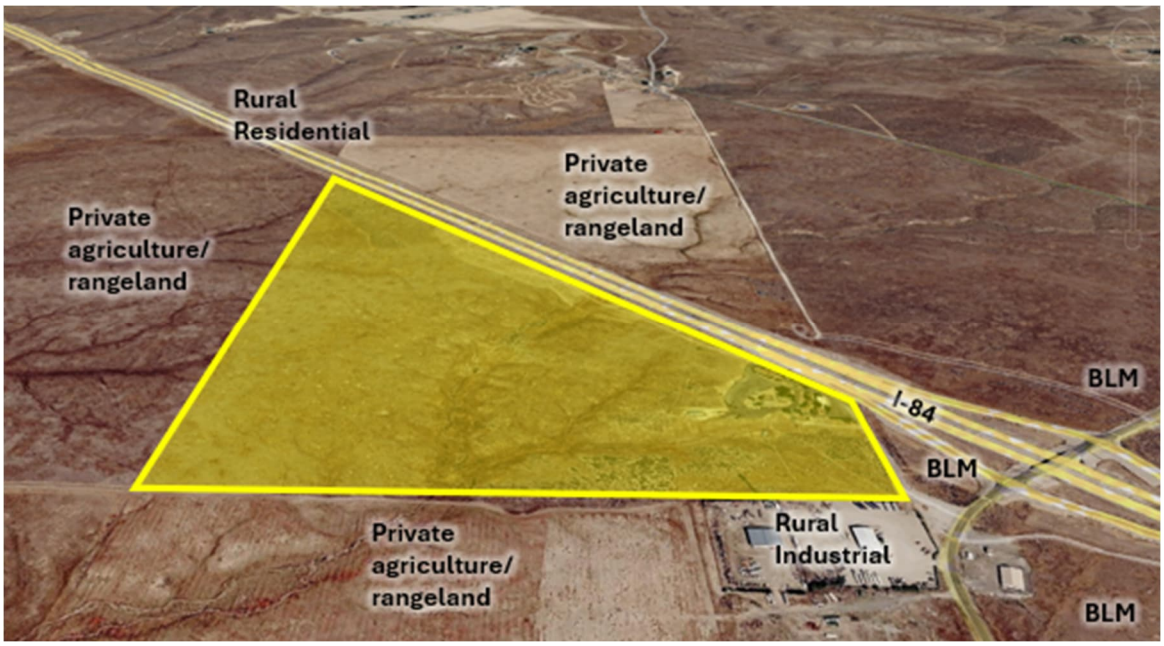
Impacts on Natural Features
Additional information is needed regarding how the Natural Features Analysis informed the design of the Master Site Plan and Preliminary Plat. This includes demonstrating how site design, grading, road alignments, utility placement, and lot configuration were coordinated with existing hydrology, soils, topography, vegetation, and identified sensitive plant and wildlife species. The Application must also explain how the proposed design avoids, minimizes, or mitigates impacts to these natural features where practicable.

Neighboring Uses

A key Conditional Use Permit requirement is that the proposed use is not hazardous or disturbing to existing neighboring uses or impede their normal development. Staff will continue to review and consider impacts of the proposal on the neighboring uses. For Commission awareness, as shown on the map below, existing neighboring uses include:

- Bureau of Land Management rangeland
- Rural industrial/storage

- Private agriculture/rangeland
- Interstate 84



Beyond the immediate neighbors, the impacts to other nearby existing and planned uses in Western Elmore County need to be considered. These include the Mayfield residential areas, other residential areas, and the Camp Orchard and Mountain Home Air Force Base military facilities.

Lighting Details and Analysis of Lighting Impacts

The Applicant's plans (Exhibit 3a) provide preliminary information regarding streetlight types and spacing. However, recent input from agencies and Staff has identified lighting impacts on wildlife and neighboring properties and uses such as Simco Training Area of Idaho National Guard and Mountain Home Airforce Base as a significant concern. Additional information is needed regarding the lighting design and the measures proposed to minimize and mitigate the impacts of artificial lighting.

Housing in the Simco Road Industrial Overlay

The Simco Road Industrial Overlay has a Comprehensive Plan Policy to “prohibit new residential development to avoid human exposure to environmental impacts associated with heavy industries.” The Site sits within this overlay. However, this commercially designated land adjacent to the Interstate does not carry the same risks of being exposed to heavy industries as M2 designated areas that cover much of the Simco Road Industrial Overlay area. No adjacent land has an M2, Heavy Industrial, designation.

The C2 Zone does allow a variety of housing or uses with housing components. The proposed subdivision may include transient housing, such as an RV park or hotel/motel, a nursing home, or mixed-use developments with a residential

component. While allowed in the Zone, care will need to be taken during future development of the Simco area to not expose these uses to heavy industry.

Signs

The Applicant has indicated an intent to install signage for the proposed subdivision. The Applicant's plans, such as Sheet C2.0 has symbols that appear to be signs, but no legend is provided to confirm (see Exhibit 3a). No sign-specific information has been submitted as part of the Applications and no sign case files have been set up in relation to the Site. If approval of any sign requiring a public hearing is desired concurrent with the Zoning Ordinance Map Amendment, CUP with Master Site Plan, and Preliminary Plat, the Applicant must submit a complete sign application and all supporting materials for review as part of the current entitlement process.

As this Application is at an earlier stage in the review process than many workshop items, preliminary findings are not provided at this time. Sufficient information is not yet available to evaluate many of the applicable criteria. However, for the Commission's awareness, the Ordinance criteria Staff understands to be applicable to review of the Applications are identified below.

Applicable Criteria:

Because this Application is at an earlier stage in the review process than many workshop items, preliminary findings are not provided at this time, and there is not yet sufficient information to evaluate many of the applicable criteria. However, for the Commission's awareness, the Ordinance criteria that Staff understands to apply to the review of the Applications at this point are identified below. The Commission is encouraged to review this list and raise any questions about how the proposal may meet these criteria.

6 Zoning Ordinance Map Amendment Review Criteria (Section 7-2-8(D))

1. The Zoning Ordinance Map Amendment complies with the regulations outlined for this Chapter; and

2. The Zoning Ordinance Map Amendment shall not be materially detrimental to the public health, safety and welfare; and

3. The Zoning Ordinance Map Amendment request is in compliance with the Land Use/Zoning Ordinance Map Amendment Matrix; and

4. The development agreement meets the requirements of this Title; and;

5. That the approval by the Board, of a Zoning Ordinance Map Amendment request would not impede the normal flow of development; and

6. The Zoning Ordinance Map Amendment is not in conflict with the Comprehensive Plan.

11 Conditional Use Permit Criteria (Section 7-9-7).

1. The proposed use shall, in fact constitute a Conditional Use as determined in Ordinance Table 7-2-26 (B), Elmore County Land Use Table, as contained in this Ordinance;

2. The proposed use shall be in harmony with and in accordance with the Comprehensive Plan and this Ordinance;

3. The proposed use complies with the purpose statement of the applicable base zone of Ordinance Section 7-2-5 and with the specific use standards as set forth in this Chapter; including:

    - Businesses with Drive-Up Windows per 7-2-93
    - Fuel Sales, Service Station per 7-2-126
    - Nursing Home or Facility per 7-2-160
    - Outdoor Storage Facility per 7-2-163
    - Recreational Vehicle Park per 7-2-182
    - Truck and Tractor Stop or Wash per 7-2-217

4. The proposed use shall comply with all applicable County Ordinances;

5. The proposed use shall comply with all applicable State and Federal laws, rules and/or regulations;

6. The proposed use shall be designed, constructed, operated, and maintained in such a way as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity; and that such use shall not change the essential character of said area;

7. The proposed use shall not be hazardous or disturbing to existing neighboring uses or impede their normal development;

8. The proposed use shall be served adequately by available public facilities and services such as highways, streets, police protections, fire protection, drainage structures, refuse disposal, water, sewer, or that the person responsible for the establishment of the proposed conditional use shall be able to provide adequately any such services;

9. The proposed use shall not create excessive additional requirements at public cost for public facilities and services and the proposed use shall not be detrimental to the economic welfare of the County;

10. The proposed use shall not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors;

11. The proposed use shall not result in the destruction, loss or damage of a natural or scenic feature of major importance.

4 Master Site Plan Criteria (10-6-7(A))

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 regard to:

   A. Location of Structures on the Site; and

   B. Non-Vehicular Access and Internal Circulation;

   C. Automobile Access and Internal Circulation:

   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 address:

   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 regard to:

   a. Screening; and

   b. Drainage; and

   c. Water Supply and Sewage Disposal; and

   d. Irrigation Services and Delivery Systems; and

   e. Utilities; and

   f. Maintenance; and

   g. Supplemental Information, Modifications (related to existing natural features); and

   h. Alternative Master Site Plan

3 Variance Criteria (7-3-13 (C))

1. The variance shall not grant a right or special privilege that is not otherwise allowed in the base zone; and

2. The variance relieves an undue hardship due to characteristics of the site; and

   Staff Response:

3. The variance shall not be detrimental to the public health, safety, and welfare.

<u>9 Preliminary Plat Criteria (10-1-20(A))</u>

1. The design conforms to the standards established in this Ordinance; and

   Standards established in the Ordinance applicable to the proposed Preliminary Plat including the following:

   Section 10-1-4 General Design Standards:
   Section 10-1-5 Blocks:
   Section 10-1-6 Lots:
   Section 10-1-7 Property and Access:
   Section 10-1-8 Alleys, Public, and Private:
   Section 10-1-9: Private and Common Driveways:
   Section 10-1-10 Public and Private Roads:
   Section 10-1-11 Grading and Drainage:
   Section 10-1-12 Easements:
   Title 10, Chapter 5 Public and Private Roads
   Title 10, Chapter 7 Landscaping:
   Title 10, Chapter 8 Driveways and Parking:
   Title 10, Chapter 10 Open Space:

2. The design complies with the required improvements established in this Ordinance; and

   Required improvements are established by the following sections:

   Section 10-1-15, Required Improvements and Owner's Responsibility:
   Section 10-1-16, Monument Requirements:
   Section 10-1-17, Streets and Other Improvements:

3. If applicable, the proposed subdivision complies with the standards of an applicable overlay district as set forth in this Ordinance; and

4. The design conforms to the topography and natural landscape features analysis as required by this Chapter and the master site plan, where the design demonstrates consideration for the location and function of land uses and structures to achieve this purpose; and

5. The development would not cause undue damage, hazard, or nuisance to persons or property in the vicinity; and

6. The internal street system is designed for the efficient and safe flow of vehicles and pedestrians without having a disruptive influence upon the activities and functions contained within the proposed subdivision, nor placing an undue burden upon existing transportation and other public services in the surrounding area; and

7. Community facilities such as parks, recreational, and dedicated open space areas are functionally related to all dwelling units and are easily accessible via pedestrian and/or bicycle pathways; and

8. The proposal complies with the dimension standards set forth in this Ordinance for the applicable zoning district; and

9. The overall plan is in conformance with:

    a. The applicable Comprehensive Plan(s); and

    b. The future acquisition maps; and

    c. Any applicable Area of City Impact Ordinances including applicable subdivision regulations; and

    d. Other pertinent Ordinances as applicable.

4911-1806-1024, v. 2