



Madison County
Planning and Zoning Commission
Wednesday March 22, 2023
Public Meeting

MADISON COUNTY
PLANNING & ZONING COMMISSION
PUBLIC MEETING

Wednesday, March 22, 2023 6:30 PM
Madison County Commissioner's Room

AGENDA

- | | | |
|-----------|------------------------|---|
| 6:30 p.m. | Welcome: | Troy Thurgood – <i>Planning and Zoning Commission Chair</i>
Pledge of Allegiance
Roll Call Attendance |
| | Routine Business: | Chairman Troy Thurgood

Board of County Commissioners Meeting Review
<i>March 13, 2023</i>
<i>March 20, 2023</i>

Approve Public Meeting Documents
<i>March 8, 2023 Public Meeting Minutes</i> |
| 6:35 p.m. | Public Hearing: | Preliminary Plat
<i>Thunderbird Business Park</i> |
| 6:50 p.m. | Administrator Business | Gary Armstrong – <i>Planning and Zoning Administrator</i> |
| 7:00 p.m. | Adjourn | Planning and Zoning Commission Chairman, Troy Thurgood |

Upcoming Public Meetings:

April 12, 2023 – Work Meeting
April 26, 2023 – TBD



Please contact Madison County Planning and Zoning Office prior to any meeting if assistance is required for disabled persons planning to attend.

<https://zoom.us/j/98972230650>

March 8, 2023

PUBLIC MEETING MINUTES

Madison County
Planning & Zoning
March 8, 2022 Abbreviated Minutes

Meeting Commenced: 6:30 p.m.

Pledge of Allegiance.

Routine Items:

Roll Call Attendance:

Arlene Anderson	Clint Hansen	Kort Black
Paul Weekes	Shane Ruebush	Sharon Oakey
Troy Thurgood		

Those Excused:

Eric Miller	Mark Hansen
-------------	-------------

County Commission Meeting Review

Only items of note by Administrator Armstrong was the approval of the Rhett Summers Variance. No other Planning and Zoning items were discussed.

Public Meeting Documents - Feb 22.

February 22, 2023 Public Meeting Minutes:

Motion:	Shane Ruebush
Second:	Paul Weekes
Abstain:	Clint Hansen

Texas Siding Business Park Division 2 Preliminary Plat Findings of Fact:

Discussion led by Shane Ruebush on the lack of condition in the motion to approve the prelim plat. Administrator Armstrong noted that the Plat will be reviewed during the final plat application review to ensure it meets all county and state requirements.

Motion:	Paul Weekes
Second:	Kort Black
Abstain:	Clint Hansen

Wolf Meadows Preliminary Plat Findings of Fact:

Motion:	Shane Ruebush
Second:	Sharon Oakey
Abstain:	Clint Hansen

Madison County
Planning & Zoning
March 8, 2022 Abbreviated Minutes

Work Session Discussion:

1 - Canal Company Coordination as part of subdivision process (MCC 115-28)– We need to add an application requirement for subdivisions for the applicant to demonstrate that they have coordinated with the appropriate canal company regarding an irrigation plan for the subdivision.

Sec 115-28 Application Requirements (for Subdivisions)

(This amendment will add the requirement for the applicant to demonstrate coordination with the canal company as part of the subdivision application)

The following are required for applications for any land action, including but not limited to all land divisions, administrative land splits, subdivisions, short plats, small scale developments, establishment or relocation of easements, right of ways, and the establishment or relocation of property boundaries.

- A vicinity map at a scale of 1 inch equals 400 feet showing the development project property, adjacent property boundaries, and the zoning designations and land uses of the subject and adjacent properties;
- Names and addresses of the owners of record of properties within 500 feet of the proposed development project boundaries;
- Location, widths and names of all existing streets, easements, rights-of-way and all other public and private ways within or abutting the development project;
- Location and flow direction of all existing watercourses and natural features such as water bodies, rock outcroppings, marshes, wetlands and significant vegetation within and adjacent to the project area;
- Contour lines having the following minimum intervals:
 - On contours of 1 percent or less, use 1-foot contours, and if less than 3 contours are shown, then show sufficient spot elevations to allow understanding of site topography; and
 - Slopes greater than 1 percent use 2-foot contours;
- Proposed roads, streets, trails and other public and private ways, including location, widths and approximate curve radii;
- Areas proposed for residential and commercial development, including types, sizes and number of units proposed;
- General access, easements, drainage and utilities proposed for each development site;
- Any areas proposed for community and natural open space, including proposed trail corridors, parks, recreational features and other proposed development;
- Sites proposed for churches, schools and other public facilities, if any;
- Planned locations, widths and grades of all roads, streets, sidewalks, trails and other public ways, with typical cross sections showing widths and locations of curbs, sidewalks, utilities and other features associated with the ways; trails, walkways, sidewalks, and paths shall be constructed in a way that will make them able to tie into any future or existing developments and into the county trails system;
- Planned locations and sizes of sanitary sewers, storm drains, stormwater detention and drainage pretreatment facilities, pumps, valves and the culinary water distribution system, if required;
- Preliminary layout of all proposed development areas showing types and numbers and general locations of residential units, and size and type of proposed commercial developments, if any, together with associated access and parking areas;
- Locations, areas and connectivity of any community and natural open space areas, public parks, trails, pedestrian ways and recreational facilities within or adjacent to the project area;
- Vegetation conservation, landscaping and revegetation plans for the project area, if any;
- A circulation plan and traffic impact analysis identifying the likely vehicular circulation into and out of the project area, internal circulation in the project, volumes and timing of vehicular traffic impacts to roadways connecting to and in the vicinity of the project, and proposals for mitigating those traffic impacts;
- A narrative description of the plan of development for the project, including the schedule for installation of required public improvements and infrastructure, and phasing of development, if applicable;
- A description of the methods proposed for the long-term preservation and maintenance of any community and natural open space and parks, trails and recreational facilities;

Madison County
Planning & Zoning
March 8, 2022 Abbreviated Minutes

- Any areas proposed for community and natural open space, including proposed trail corridors, parks, recreational features and other proposed development; and
- Any parking areas for recreation and trail heads are shown. These areas may be calculated into the open space as developed open space.
- For every land action as stated herein, a survey instrument is required. All surveys and survey instruments will be drafted by an Idaho licensed surveyor or engineer, and the surveyor or engineer will adhere to all established Idaho state standards for accuracy.
- Provide written proof of communication with the applicable irrigation distribution district (canal or irrigation company), regarding distribution of irrigation water to and within the proposed subdivision. If an agreement with the canal or irrigation company has been reached, include a copy of that agreement.

(Prior Code, title 10, § 3.3.2)

HISTORY

Amended by Ord. [454](#) on 12/14/2021

Key Points of Discussion:

Administrator identified that the commission has discussed requiring the subdivision applicant to coordinate and reach out to the irrigation or canal company. The most appropriate place to require such proof of communication is in the application materials.

The commission discussed what the required written proof of communication looked like. Ideas of certified mail and/or a time-stamped email certification showing proof of communication would suffice.

Commission members also discussed the concern of how water will be addressed in proposed subdivisions. It is currently indicated in *MCUDC Sec. 115-62 (C)-Irrigation: Irrigation systems shall be designed in accordance with industry standards and common engineering practice, and are subject to review by the County Engineer.* Commission concluded that an additional application requirement would be appropriate to require a schematic design of irrigation plan for the subdivision.

Commission Consensus:

Amend Madison County Unified Development Code Chapter 115, section 115-28 to include:

(w) Submit schematic design of irrigation plan for the subdivision.”

2 - Close the Estate Planning Subdivision Loophole (MCC 101-99) – We have a section of code for a variety of exemptions to any subdivision rules. The most glaring exemption waives any subdivision code when land is divided through settlement of an estate. Madison County’s Code is in conflict with State probate law and case law on the matter. Legal counsel has recommended that we remove the exemption section altogether, to eliminate this inconsistency with state law.

Madison County
Planning & Zoning
March 8, 2022 Abbreviated Minutes

Sec 101-99 Exemptions For Land Divisions (Legal counsel recommends that we revoke this section entirely. State probate law and case law supports that even in the situation of an estate settlement, division of land is still subject to local subdivision codes.)

Exemptions of a land division does not exempt development of the parcel created from compliance with this part.

1. No permit shall be required for any land division that results from the settlement of an estate or a court decree for the distribution of specific parcels of property. *(This creates a very grey area of potentially ignoring all subdivision regulation, essentially throwing out all subdivision regulation.)*
2. Property that is split but does not meet the size requirements of the zone in which the parcel is located shall not be eligible for building permits. *(This problematic in that it has never been tracked or enforced. The practice has been “you can create and sell whatever size lot you want, but that doesn’t mean you can build on it.” But with no tracking or disclosures of non-buildability, building permits have been issued on pretty much any parcel that was created.)*
3. No permit shall be required for any land division that results from a condemnation proceeding or the voluntary sale or gift of land for a public purpose. *(This is a given and does not need to be articulated.)*
4. No permit shall be required for platting a cemetery. *(Cemeteries are exempt anyway, and actually have their own section of code)*
5. No permit shall be required for any land division in which all resulting parcels are 160 acres or more acres in size.
6. The creation of parcels between 16 and 160 acres in size for agricultural purposes only shall be exempt from the requirement for a permit, but the further division or the development of any such parcel shall be preceded or accompanied by an application for a lot split. *(These two sections are in contradiction. 5 says that dividing down to 16 acres is exempt from anything, but 6 says that such parcels would not be eligible for development. Which based on our Ag zone, such parcels would comply with even our largest parcel size zoning.)*
7. No permit shall be required for the adjustment of unplatted property lines in which no new parcel is created and no nonconforming lot, parcel, use, or structure results. *(This is in conflict with the code we adopted to require a survey for moving or creating any property lines and we should have revoked this at the time we adopted the survey requirements.)*

(Prior Code, title 10, § 1.2.3)

HISTORY

Madison County
Planning & Zoning
March 8, 2022 Abbreviated Minutes

Amended by Ord. [431](#) on 5/24/2021

Key Points of Discussion:

Administrator Armstrong identifies the exemption for land division as being unique to Madison County. He explained the premise of the exemption being adopted to resolve land issues with estate settlements. He further identified that Madison County Code and Idaho State Statute are in conflict on this matter. To best align with state statute, County staff proposes to remove the exemption altogether. Questions arose among the commission regarding the grandfathered status of current estate settlements. Staff noted it is a legal gray area, and would have to be reviewed on a case by case basis.

Commission Consensus:

Amend Madison County Unified Development Code Chapter 101, section 101-99 Exemptions for Land Divisions, to be removed completely.

3 - Commercial Code (MCC 117-53) – Rework the commercial zone to better reflect commercial development in the unincorporated county.

Sec 117-54 Commercial (C) Zone

This reflects what we previously discussed, in final form. I did add a water use limitation that is called out.

1. *Scope and purpose.* The provisions of this section apply to the Commercial (C) Zone. The purpose of the Commercial Zone (C) is to provide areas in the county to fulfill general commercial development that is consistent with the character of the unincorporated portions of the County. This includes commercial development that is not dependent upon municipal water or sewer service, but can instead be accomplished on private well and septic systems. Many commercial enterprises including large scale retail, hotels, convention facilities, and hospitals/health care facilities are important parts of a community, but are best located within the incorporated cities where municipal infrastructure can better serve those commercial endeavors.
2. *Limitations* – Commercial development in the County will be accomplished on property that will have on-site private water and sewer treatment. **If a private well under the domestic exemption is used for water source, use may not exceed 2,500 gallons/day.**
3. *Locations* – Commercial zoning in the County should be located adjacent to, or within reasonable distance to major transportation resources such as established railroads, Highways 20, 33, 191 (Yellowstone Highway), Lyman-Archer Highway (2000 W), and the proposed Eastside Corridor. Commercial land uses should be located to minimize traffic impacts to primarily residential areas.

Madison County
Planning & Zoning
March 8, 2022 Abbreviated Minutes

4. *Uses.* Permitted and conditional uses permitted in the Commercial Zone are identified in section 117-51, land use table. Permitted and conditional uses shall be primarily oriented toward services, storage, light and custom manufacturing and any associated retail sales; repair; storage; wholesale; and support services.
5. *Business conditions.* The uses specified in subsection (b) of this section for the Commercial Zone shall be permitted only under the following conditions:
 1. Manufacturing shall be done wholly within a completely enclosed building, and shall be incidental to and operated in connection with a use permitted in this section.
 2. All uses shall be free from objections because of odor, dust, smoke, noise, vibration or other causes.
 3. Animal clinics and hospitals, veterinary offices and kennels will be located at least 300 feet from any residence including motels and hotels, except for an owner's residence. The county may modify these requirements if the animals are housed in soundproof structures that screen them from view of the abutting residential property.
 4. Chemical, pesticide and fertilizer facilities will have adequate fire protection, storage area, handling and disposal, as approved in writing by the fire authority having jurisdiction.
 5. Outdoor storage of commercial materials will:
 1. Be screened from view from any existing adjoining residence or residentially zoned area, whether or not such property is separated by an alleyway or street; and
 2. Not be located in any front yard setback area.
 6. Tree and garden nurseries may fall under either the large-scale or community commercial lot types, depending on the size of any associated structures, including greenhouses. They will maintain a setback distance of 15 feet from any property line.
 7. Riding stables and schools will:
 1. Locate all stables or loafing sheds not nearer than 300 feet from any residence, except for the owner's residence. All facilities shall be set back a distance of 30 feet from any property line.
 2. Be designed and located with full consideration being given to their proximity to adjacent uses and their effect upon adjacent and surrounding properties as to the storage of horse trailers and the factors of noise and odor.
 3. Require that the owner or operator of such use shall have a continuous obligation to maintain adequate housekeeping practices to prevent the creation of a nuisance.

Madison County
Planning & Zoning
March 8, 2022 Abbreviated Minutes

4. Conform to livestock confinement operations and animal density restrictions contained herein.
6. *General development standards.*
 1. Access to county roads or state roads shall follow all access policies and ordinances as set by the county. Multiple accesses will be discouraged and shared access will be encouraged under these policies.
 2. Off-street parking shall adhere to the standards outlined in chapter 109, article IV.
 3. **All shipping and receiving access must be accomplished on the lot. Shipping and receiving vehicles may not park in the roads to load and off load product to commercial land uses.**
 4. Landscaping shall adhere to the standards outlined in chapter 107, article III.
 5. Commercial development standards. In the commercial zone, all buildings must meet the commercial design standards outlined in chapter 109, Article II. [GA1]
 6. Lighting shall adhere to the standards outlined in chapter 107, article II.
7. *Building form and lot standards.* The Commercial Zone identifies 3 types of commercial development. These are the large-scale format, community commercial and the convenience commercial. The various lot types and related development standards allowed for each type of commercial development are defined in the lot type illustrations on file in the county planning and zoning department. The development specifications for the various lot types include provisions for:
 1. *Height.* Specifies the maximum, and in some cases the minimum, height of structures within a particular lot type.
 2. *Siting.* Specifies how the primary structure should be situated on the lot, and its preferred orientation to the street.
 3. *Setbacks.* **Front Setback shall be at least 30 feet from edge of right of way. Side setbacks shall be at least 15 feet from property lines. Rear setbacks shall be at least 25 feet from rear property line. Buildings must be at least 25 feet from any canal or ditch.**
 4. *Building frontage.* Specifies the required width of the primary structure in relation to the lot width.
 5. *Lot side and width:* . **Commercial lots shall be at least 1 acre in size, with at least one side of each lot at least 250'.**

(Prior Code, title 10, § 4.5; Ord. of 2011; Ord. No. 384, § 4.5, 3-12-2012)

Repeal all of Section 109-II – Commercial Development Standards

Key Points of Discussion:

Administrator Armstrong gave a quick review of items that were discussed in previous work sessions regarding the commercial code. Commission requested that the

Madison County
Planning & Zoning
March 8, 2022 Abbreviated Minutes

commercial code reference Idaho code regarding water usage amounts. Administrator noted the changes in the development standards to address shipping and receiving. Changes in setback requirements were also noted.

Commission discussed items that were no longer applicable and proposed to strike more areas of the commercial code:

- General Development Standards - strike number 5- lighting standards.
- Identified the need to change the language to no longer include standards for the different types of commercial
- Strike number 5 in the Business Conditions section.

Commission further discussed the idea of requiring commercial entities to monitor their wells to be proactive in any future changes in water usage.

Commission Consensus:

Amend Madison County Unified Development Code Chapter 117-54 Commercial code as presented by staff with the addition of a number 6 in development standards, requiring commercial entities to install a meter on their individual wells. Consensus to also include above mentioned items to be struck from the commercial code.

Administrator Business:

Administrator Armstrong noted that there is an RFP (request for proposal) posted for the update of the Madison County Comprehensive Plan. Explained that a consulting company will be hired to do most of the community outreach, and most of the writing will be done in-house by staff.

Commission member Shane Ruebush proposed a motion to adjourn the meeting.

Commission member Clint Hansen voted to second the motion.

All in favor.

Meeting Adjourned at 7:38 p.m.

Madison County
Planning & Zoning
March 8, 2022 Transcribed Minutes

Meeting Commenced: 6:30 p.m.

Pledge of Allegiance.

Routine Items:

Roll Call Attendance:

Arlene Anderson	Clint Hansen	Kort Black
Paul Weekes	Shane Ruebush	Sharon Oakey
Troy Thurgood		

Those Excused:

Eric Miller	Mark Hansen
-------------	-------------

County Commission Meeting Review

Only items of note by Administrator Armstrong was the approval of the Rhett Summers Variance. No other Planning and Zoning items were discussed.

Public Meeting Documents - February 22, 2023.

February 22, 2023 Public Meeting Minutes:

Motion: Shane Ruebush
Second: Paul Weekes
Abstain: Clint Hansen

Texas Siding Business Park Division 2 Preliminary Plat Findings of Fact:

Discussion led by Shane Ruebush on the lack of condition in the motion regarding notes on the plat. Administrator Armstrong noted that the Plat will be reviewed during the final plat application review to ensure it meets all county and state requirements.

Motion: Paul Weekes
Second: Kort Black
Abstain: Clint Hansen

Wolf Meadows Preliminary Plat Findings of Fact:

Motion: Shane Ruebush
Second: Sharon Oakey
Abstain: Clint Hansen

Work Session Discussion:

1 - Canal Company Coordination as part of subdivision process (MCC 115-28)– We need to add an application requirement for subdivisions for the applicant to demonstrate that they have coordinated with the appropriate canal company regarding an irrigation plan for the subdivision.

Madison County
Planning & Zoning
March 8, 2022 Transcribed Minutes

Sec 115-28 Application Requirements (for Subdivisions)

(This amendment will add the requirement for the applicant to demonstrate coordination with the canal company as part of the subdivision application)

The following are required for applications for any land action, including but not limited to all land divisions, administrative land splits, subdivisions, short plats, small scale developments, establishment or relocation of easements, right of ways, and the establishment or relocation of property boundaries.

- A vicinity map at a scale of 1 inch equals 400 feet showing the development project property, adjacent property boundaries, and the zoning designations and land uses of the subject and adjacent properties;
- Names and addresses of the owners of record of properties within 500 feet of the proposed development project boundaries;
- Location, widths and names of all existing streets, easements, rights-of-way and all other public and private ways within or abutting the development project;
- Location and flow direction of all existing watercourses and natural features such as water bodies, rock outcroppings, marshes, wetlands and significant vegetation within and adjacent to the project area;
- Contour lines having the following minimum intervals:
 - On contours of 1 percent or less, use 1-foot contours, and if less than 3 contours are shown, then show sufficient spot elevations to allow understanding of site topography; and
 - Slopes greater than 1 percent use 2-foot contours;
- Proposed roads, streets, trails and other public and private ways, including location, widths and approximate curve radii;
- Areas proposed for residential and commercial development, including types, sizes and number of units proposed;
- General access, easements, drainage and utilities proposed for each development site;
- Any areas proposed for community and natural open space, including proposed trail corridors, parks, recreational features and other proposed development;
- Sites proposed for churches, schools and other public facilities, if any;
- Planned locations, widths and grades of all roads, streets, sidewalks, trails and other public ways, with typical cross sections showing widths and locations of curbs, sidewalks, utilities and other features associated with the ways; trails, walkways, sidewalks, and paths shall be constructed in a way that will make them able to tie into any future or existing developments and into the county trails system;
- Planned locations and sizes of sanitary sewers, storm drains, stormwater detention and drainage pretreatment facilities, pumps, valves and the culinary water distribution system, if required;
- Preliminary layout of all proposed development areas showing types and numbers and general locations of residential units, and size and type of proposed commercial developments, if any, together with associated access and parking areas;
- Locations, areas and connectivity of any community and natural open space areas, public parks, trails, pedestrian ways and recreational facilities within or adjacent to the project area;
- Vegetation conservation, landscaping and revegetation plans for the project area, if any;
- A circulation plan and traffic impact analysis identifying the likely vehicular circulation into and out of the project area, internal circulation in the project, volumes and timing of vehicular traffic impacts to roadways connecting to and in the vicinity of the project, and proposals for mitigating those traffic impacts;
- A narrative description of the plan of development for the project, including the schedule for installation of required public improvements and infrastructure, and phasing of development, if applicable;
- A description of the methods proposed for the long-term preservation and maintenance of any community and natural open space and parks, trails and recreational facilities;

Madison County
Planning & Zoning
March 8, 2022 Transcribed Minutes

- Any areas proposed for community and natural open space, including proposed trail corridors, parks, recreational features and other proposed development; and
- Any parking areas for recreation and trail heads are shown. These areas may be calculated into the open space as developed open space.
- For every land action as stated herein, a survey instrument is required. All surveys and survey instruments will be drafted by an Idaho licensed surveyor or engineer, and the surveyor or engineer will adhere to all established Idaho state standards for accuracy.
- **Provide written proof of communication with the applicable irrigation distribution district (canal or irrigation company), regarding distribution of irrigation water to and within the proposed subdivision. If an agreement with the canal or irrigation company has been reached, include a copy of that agreement.**

(Prior Code, title 10, § 3.3.2)

HISTORY

Amended by Ord. [454](#) on 12/14/2021

Gary Armstrong - Let's go to the first one. It's what we've talked about, requiring a subdivision applicant to coordinate and reach out to the irrigation or Canal Company. It seemed like the best place to require that would be the application requirements, which is under Section 115, point 28. And it lists, you know, everything they've got to have in their application. So I just went to the end of the list and provided what you see in red there. Which is ***“Provide written proof of communication with the applicable irrigation distribution district (canal or irrigation company), regarding distribution of irrigation water to and within the proposed subdivision. If an agreement with the canal or irrigation company has been reached, include a copy of that agreement.”*** This would require that process, but not necessarily an outcome. But they've got to demonstrate that they have worked with that Canal Company in some way.

Troy Thurgood - So would that mean that they're just initiating contact with the Canal Company and if the Canal Company, for some reason, decides they don't want to re-engage back, at least the applicants tried.

Gary Armstrong - Yes.

Troy Thurgood - Not that I expect that's ever going to happen in this county.

Shane Ruebush - It's not so common now. Because the issue seems to be very pertinent. But years ago, there were times where people would reach out to the Canal Company and canal company is like “whatever.”

Troy Thurgood - Yeah, I think you're right, under these conditions, I think it's gonna be a lot more interesting.

Gary Armstrong - So does that capture what we were after with that one?

Paul Weekes - So is that just residential type subdivisions?, any subdivision so commercial, residential, it doesn't matter.

Gary Armstrong - for subdivision code, we do not differentiate the requirements.

Paul Weekes - I think that is something the canal companies want, because I was approached by our neighbor that came to the commissioner's with this.

Madison County
Planning & Zoning
March 8, 2022 Transcribed Minutes

Kort Black - so the applicant reaches out and says: "this is what we're doing to this piece of property." And the company just responds with "OK, great"?

Gary Armstrong - There are all sorts of responses that could be there.

Troy Thurgood - Very typical though, that there is not one patent response right?

Gary Armstrong - Fremont-Madison Irrigation will say something along the lines of *"if you are going to do this, you want a pressurized system, and get to use water, you are limited on usage of groundwater, so we would like to see you use surface water."*

Shane Ruebush - What does this written proof look like? Is it certified mail? Or, what are we asking for here? That would be my question.

Clint Hansen - I wonder if that is something we ought to put in there, of written proof via registered mail. Some way to put a little more teeth in it, without complicating it too much.

Troy Thurgood - Well, do you think a statement from the applicant stating that we've submitted a request to the Canal Company will be sufficient?

Shane Ruebush - I would like to know that something actually was sent.

Paul Weekes - With mail, they have to have documentation from the post office that it was sent.

Shane Ruebush - a couple of times here with the last application that Aaron Swenson was involved with. I mean, it was a list of all the

certified mail statements that was part of the application. That was awesome. It was awesome. Yeah, that's about all we could say. Which is kind of sad, because that should be standard.

Clint Hansen - by adding that in there, certified mail, you know, that pretty much if you receive a written summons thing, that's how it has to go. I mean, that's the status quo for how our system works. And it releases us as a board from the, you know, from liability of not covering that issue. We've, we've addressed that issue, and we got written proof.

Troy Thurgood - So why are we elevating the canal company above the Fire Department? Schools? Road bridge, or I mean, are we elevating all? are we elevating the irrigation company above all those people?

Clint Hansen - I don't think so, by doing that that way. Where they're a private entity, and all your other ones you talk about are all public things that have to have to be addressed through the postage.

Gary Armstrong - So, on fire, fire has regulatory authority. Fire has to sign the plat.

Troy Thurgood - Well, I'm just going back to the idea that we're supposed to get, you know, the applicant supposed to request from all of these different entities. And we don't require a certified letter certified receipt on any of them. Why?

Clint Hansen - Water is a big issue though. Canal companies pack a big stick.

Shane Ruebush - I think Clint's actually brought up a nice distinction. If it's a private entity that's involved, or needs information from,

Madison County
Planning & Zoning
March 8, 2022 Transcribed Minutes

this would be the route we'd take. It is public and it may be sufficient to say that it was done via communication, which could be requested as a public records request if necessary. Although, if anybody that's doing a development it would be in their interest to convince us with evidence.

Gary Armstrong - my only thought is, people don't communicate in the mail anymore. And if there's communication, from emails, that's communicated from the developer, to the irrigation, company, irrigation company back to the developer, and they can send that email to me, that would be sufficient, but verify that without the certified mail thing, and to me, that just is kind of a more modern version. If we want certified mail, we can include that.

Paul Weekes - I'd say you include both email certification or certified mail.

Shane Ruebush - Because, ultimately, what we're really trying to say is "did they make a good faith effort, and had no response?"

Paul Weekes - Then you have a date of when the email was sent, or you have a signature that it was delivered by the postal service.

Gary Armstrong - So, a time-stamped email, or certified mail as written proof of communication.

Troy Thurgood - I don't think that is an unreasonable request.

Shane Ruebush - Now, is there some way we could generalize that for all private entities that are involved in development that we're asking them to do? Is there anything beyond the water company? I'm not very good at thinking through this right now.

Kort Black - So carrying this one step further. Now I'm not sure where this goes. Water has become a really big issue and focus for us, too. And so a written response back from the irrigation company, yeah. dropped from here, whenever they respond back. But at the same time, we have asked, well, one subdivision in particular, but we've seen plans for others where there is an engineered irrigation solution that's part of that application. Is that something that we need to require? Is there some kind of engineer irrigation solution? I mean, conceivably, you could have a plat that doesn't require any surface irrigation for an acre, right?

Gary Armstrong - You're limited to watering half an acre of your landscaping. Water Resources says that anyone on a one acre lot, they're not going to do anything about.

Kort Black - it could be argued that the driveway and the shed in the back and everything else, I've really only got half an acre here that I'm irrigating. But we're really looking or scrutinizing those that have larger lot sizes, right? Where we would like to see some kind of plan for irrigating the rest of that lot. So where would we ask them to provide that with the submission?

Gary Armstrong - what we have in our requirements... I should have brought my computer so I could look it up. If there is an irrigation system, they provide some kind of drawing on that. So it's in there.

Troy Thurgood - they have to be able to explain how they're going to do it. Right? Like that's still that's part of the plan still.

Shane Ruebush - that's what happened to the sunset subdivision. Right. They explained it to us, but it didn't make sense. Right.

Madison County
Planning & Zoning
March 8, 2022 Transcribed Minutes

Kort Black - It wasn't an engineered solution. That was our hang up with it.

Gary Armstrong - what we just saw on wolf meadows, I think was ideal, because it was engineered. That's exactly what we want is what wolf Meadows provided. That one was also a different Canal Company than Sunset Estates. And one thing that we talked about, and I talked it over with Troy, quite a bit was on our side of it, for what we're empowered to regulate, we can require process but not necessarily outcome on that issue. And so I guess, if they're gonna have drawings, we do require drawings, and I think we have language already in our code for that. Do we need it here? I don't know. You know, and that's why I put if there's an agreement with a canal company should share that agreement. Tell us what it is, tell us what solution you figured out. Is the idea that, but we're not going to dictate what that solution is. Right? Because if ditches, laterals are already running that touch each property, right, then you don't need to engineer anything.

Kort Black - All right. But we look at it and we say, You know what that works? Because it's been working right. I think that is what we want to see is something that we would look at and say, this seems reasonable to move this forward.

Gary Armstrong - So then, you know, could we just add to our, you know, we have a vicinity map, we have a flow, existing watercourses and natural features, water bodies, we have contour lines, we have all these things roads...

Troy Thurgood - Are you suggesting adding a letter that says the design of your surface water distribution?

Shane Ruebush - to say that it was actually looked at by somebody with credentials, rather than we just sketched it ourselves?

Troy Thurgood - explanation of it? Right? If it's an application, do they need an engineered version of it? If it's just an explanation?

Kort Black - Well, yeah, so in this instance, where something is already in place that would touch each property has already been working. Prior to developments, we know that it works, you know, then that's sufficient.

Gary Armstrong - So if we add a "W: submit schematic design of irrigation plan for the subdivision."

Shane Ruebush - So, one of the parts of language we have is in Section 115 62, sub letter C irrigation - irrigation systems shall be designed in accordance with industry standards and common engineering practice, and are subject to review by the county engineer.

Troy Thurgood - At what point in the process?

Gary Armstrong - and that's what we hung our hat on, with Sunset Estates when we turned that one down, was because they didn't provide that. And that was the code. I knew he had it in there somewhere. Thank you, Shane, for looking that up. Troy and I looked at that, because we went back after the meeting and made sure that when you deny, you have to provide an explanation of why you denied. And that was what we referenced was that section of code. But we can certainly add it as part of the application materials as a reminder, because I think it's buried there. I think this would make it more clear. So I like where you're going with that Kort. Would you be comfortable with that?

Madison County
Planning & Zoning
March 8, 2022 Transcribed Minutes

Kort Black - absolutely. Just something

Troy Thurgood - will that general language work? A schematic of the irrigation plan?

Shane Ruebush - we can just take the same language we already have in our code. I mean,

Gary Armstrong - give me the reference, Shane, that was 115-62 C.

Gary Armstrong - I'll just put see section 115-62 C, and that'll become our W. Okay, that's great. So between those two things, does that capture what we're trying to do?

Kort Black - I think it's a great improvement.

Gary Armstrong - Sharon, or Arlene, do you have anything?

Arlene Anderson - No, not really. Would you just repeat what you said... something about adding a letter (W) What was the verbiage?

Gary Armstrong - Yeah, letter W that would require them to submit a schematic design of their irrigation plan as part of their subdivision application materials,

Arlene Anderson - okay. They won't necessarily be using surface water. So that they will have to get some type of water right for well water.

Troy Thurgood - That is a good point Arlene.

Gary Armstrong - That is part of the plan. If they're doing that, then the plan is to use a well. An irrigation well or convert...

Arlene Anderson - There is no surface water.

Paul Weekes - that becomes a moot point, it doesn't matter. They wouldn't have to follow that code.

Gary Armstrong - well, the irrigation plan on Texas Siding would be that they're allowed as commercial 2500 gallons a day out of a domestic use well under the domestic exemption. And so their irrigation plan for each lot is going to utilize that. So that's a pretty simple thing, because they're not going to landscape. They're going to keep it simple. And that would be their plan.

Shane Ruebush - a quick question related to this. In (q), it says: a narrative description of the plan of development for the project, including the schedule for installation, required public improvements, and infrastructure and phasing development, if applicable. Wouldn't that fall under infrastructure to some degree, if we're talking about an engineered system that they were putting in?

Gary Armstrong - i believe that would be if they need to install it, right. But if there's nothing they need to install, it would not pertain.

Shane Ruebush - But that kind of goes back to what we're saying, if they don't need to put in this kind of system, then it wouldn't end up in their narrative description. And (w) would be kind of a, "We don't have to deal with that because of this reason."

Clint Hansen - So if we added to (W), something to the effect of "if it is applicable to surface water use."

Troy Thurgood - I think I just leave it. If they are going to have surface water, what does it look like? Just leave it open.

Madison County
Planning & Zoning
March 8, 2022 Transcribed Minutes

Sharon Oakey - Just saying that the engineer said he had learned, and he came back with a better water plan.

Troy Thurgood - You mean he came back with a water plan?

Sharon Oakey - Yeah, with a water plan.

Troy Thurgood - plan. Yeah. Yeah. That was a good discussion tonight. Any other comments on this?

Gary Armstrong - we'll make those changes, and then we'll do a public hearing on this with revised changes. Okay. Real quick on the water. Before we move on to this one. You guys all saw the emails forwarded on half the day after our last meeting. Lots of good discussions and got it in writing from water resources, the two things of 2500 gallons a day for commercial keeps them under the domestic exemption. They clarified that. And then I asked

them if they want to see our subdivision proposals, and they said no.

Clint Hansen - So the place of business that I operate for my employer, we actually got called on a water call last year. And as of two years ago, this past year, on that exact thing over 2500 gallons, I had to report back to water resources. How many gallons a minute our pump hit, and how many hours that we ran our sprinkler system on low grass.

Shane Ruebush - How did you measure that?

Clint Hansen - By reading the design from the pump of how many gallons per minute and how many hours of water... it's pretty easy to solve that. So that's just on a small piece of grass.

Shane Ruebush - That'll pertain to something that I'm going to talk about later.

2 - Close the Estate Planning Subdivision Loophole (MCC 101-99) – We have a section of code for a variety of exemptions to any subdivision rules. The most glaring exemption waives any subdivision code when land is divided through settlement of an estate. Madison County's Code is in conflict with State probate law and case law on the matter. Legal counsel has recommended that we remove the exemption section altogether, to eliminate this inconsistency with state law.

Sec 101-99 Exemptions For Land Divisions

(Legal counsel recommends that we revoke this section entirely. State probate law and case law supports that even in the situation of an estate settlement, division of land is still subject to local subdivision codes.)

Exemptions of a land division does not exempt development of the parcel created from compliance with this part.

1. No permit shall be required for any land division that results from the settlement of an estate or a court decree for the distribution of specific parcels of property. *(This creates a very grey area of potentially ignoring all subdivision regulation, essentially throwing out all subdivision regulation.)*
2. Property that is split but does not meet the size requirements of the zone in which the parcel is located shall not be eligible for building permits. *(This problematic in that it has never been tracked or enforced. The*

Madison County
Planning & Zoning
March 8, 2022 Transcribed Minutes

practice has been “you can create and sell whatever size lot you want, but that doesn’t mean you can build on it.” But with no tracking or disclosures of non-buildability, building permits have been issued on pretty much any parcel that was created.)

3. No permit shall be required for any land division that results from a condemnation proceeding or the voluntary sale or gift of land for a public purpose. *(This is a given and does not need to be articulated.)*
4. No permit shall be required for platting a cemetery. *(Cemeteries are exempt anyway, and actually have their own section of code)*
5. No permit shall be required for any land division in which all resulting parcels are 160 acres or more acres in size.
6. The creation of parcels between 16 and 160 acres in size for agricultural purposes only shall be exempt from the requirement for a permit, but the further division or the development of any such parcel shall be preceded or accompanied by an application for a lot split. *(These two sections are in contradiction. 5 says that dividing down to 16 acres is exempt from anything, but 6 says that such parcels would not be eligible for development. Which based on our Ag zone, such parcels would comply with even our largest parcel size zoning.)*
7. No permit shall be required for the adjustment of unplatted property lines in which no new parcel is created and no nonconforming lot, parcel, use, or structure results. *(This is in conflict with the code we adopted to require a survey for moving or creating any property lines and we should have revoked this at the time we adopted the survey requirements.)*

(Prior Code, title 10, § 1.2.3)

HISTORY

Amended by Ord. [431](#) on 5/24/2021

DISCUSSION:

Gary Armstrong - Okay, so this is one you guys really have never dealt with.

Madison is the only county I'm aware of that has such an exemption for land division. And I think this was created with the idea years ago, that, you know, Grandpa dies, leaves his land to his kids to be able to divide it however he wants to. The state statute doesn't allow for that. The case law on it in Idaho doesn't allow for it, that you can divide your land however you want. But to develop for future development, you still have to comply with local subdivision rules. And so, what this exemption did is it created a gray zone of what Grandpa says each one of us gets this particular acre. And they draw it up and say this is how it's to be divided. So, they have a building lot. Well, this says you never needed any kind of a permit and the

settlement of an estate and you end up with what we call the judicial split or judicial subdivision. And like I said, the state law kicks it back and says, No, any judicial subdivision, for development, still has to comply. You can give your kids one acre each, but that doesn't mean they get to build a house on it. Which defeats the purpose of it.

We had about four or five of these come through last year, in 2022, where they had a will, and there was either legal description, or very crude drawings or narrative that said, you know, Shane gets the the Northeast one acre out of the 40 for him to have a house and Paul gets the SE acre for his house. And it was described that way. And so as we work with the estate attorneys and go through probate on this, we said, Okay, our exemption is here, and it says

Madison County
Planning & Zoning
March 8, 2022 Transcribed Minutes

you don't need any permission from the county. There's no county approval, you just take the will document and your survey that creates the legal descriptions, and record it, then you got your stuff. \

Troy called me and we wished you were here. He called me up and says, What the heck, Gary, what are you doing? This basically nullifies all of our subdivision regulation and nullifies any zoning, it just overwrites any of that. And so if you're good at estate planning, you can drop a whole subdivision. You don't have to comply with anything. And then a knockoff grandpa, and then you knock off grandpa or whatever. And then you've just thrown out your full severance right.

Shane Ruebush - well, sorry, this is where it goes. It's like you can plan the whole thing. And as long as they die at the appropriate time, your investments are secured.

Gary Armstrong - And we had some people come in and they're like, you know, we want to leave a house to our daughter. And this is where it created some gray area... we wanted to build a house and like anything build our house, right? And it was an accessory dwelling. Well, our code says if you divide and it's not complying, you don't get a building. Right? So I said, Troy, what happens if there's a house already on it? Because they figured they die, give her the house in one acre. The state would get the house. Her house is one acre, and then they'd sell it and then each of those could get one more accessory dwelling and it's all in the AG 16 zone.

The other part of this exemption, and we dealt with this more when I was in Teton than I don't make sure, but it was a judicial split, where someone had mortgaged the house, mortgaged the land, foreclosed on the house, but it was still attached to the land. So the bank came around, drew a line around it, wrote up a new legal,

recorded it as a judicial split as solvency of bankruptcy, didn't create an easement for access, didn't have utilities, didn't have anything to go with it. They just drew a freakin line on a map, recorded it and now we have a landlocked place with a house on it and no legal access. And we probably had 20 or 30 of those in Teton, we had probably a dozen or so subdivisions that were created by will then through probate court that the judge carried forward without any kind of deed restriction, saying, Yeah, you got the land, we can do a lot. Anytime that happens, it gets messier. So Troy's recommendation was that none of this is necessary, because state law covers it. And us even having this section creates a very gray area that is not consistent with state law. And he thinks we can just remove the whole section.

Shane Ruebush - So what's the law pertaining to this? Actually, do we have anything?

Gary Armstrong - You know, Chat GPT found them all for me. I can tell you I went back and verified them all. But yeah, it's basically in the probate section, that provision of law talks behind, it basically says division of land for development must comply with local land use.

Shane Ruebush - So that's really the essence of what we meet, defaulting to. Yes. Okay.

Paul Weekes - So I asked you this question. Did you find out from Troy, whether or not if they've already done estate planning, with this exemption in mind, how does that fall into...

Gary Armstrong - that creates some legal area that if it because as we get ready to send this to public hearing, I'm going to send a letter to the law firms, local law firms that have been doing this. And a lot of them have been doing it with my blessing, because I'm like, Hey, here's this,

Madison County
Planning & Zoning
March 8, 2022 Transcribed Minutes

this exemption, it's here. And so that's going to be up to them to figure out, okay, if it were me, and I were an attorney, and I were doing this, I would go and I would record the will with the survey with a copy of the ordinance that was in place when I did it. And so that whenever grandpa dies, like documented, it's documented that we did this when this was legal, and then I would, then I would make somebody tell me, No, you can't do that later. So the letter you're saying to me, yeah, I'm just gonna say, Hey, we're, we're looking to change, we're gonna remove this exemption, you figured out with your clients what the impact of that will be? To them?

Clint Hansen - The power of suggestion can be very dangerous in the court system. Yeah,

Gary Armstrong - I know. But I think it's worthwhile. I can only think of three law firms

that process these. So actually, just three attorneys and three different law firms, so I'll send it to them and just to keep them in the loop.

Shane Ruebush - he's gonna let us find out if his grandfather's will is grandfathered.

Gary Armstrong - Yes, let them figure that one out. So that's it. They get their attorney to record this under the current plan that's in place when recorded with the county. Now I'm going to dare you to tell me I can't do it.

Troy Thurgood - Sharon, Arlene, do you have any comments on this section?

Clint Hansen - Okay. I think it's a good idea to vacate that.

Paul Weekes - I do too.

3 - Commercial Code (MCC 117-53) – Rework the commercial zone to better reflect commercial development in the unincorporated county.

Sec 117-54 Commercial (C) Zone

This reflects what we previously discussed, in final form. I did add a water use limitation that is called out.

1. *Scope and purpose.* The provisions of this section apply to the Commercial (C) Zone. The purpose of the Commercial Zone (C) is to provide areas in the county to fulfill general commercial development that is consistent with the character of the unincorporated portions of the County. This includes commercial development that is not dependent upon municipal water or sewer service, but can instead be accomplished on private well and septic systems. Many commercial enterprises including large scale retail, hotels, convention facilities, and hospitals/health care facilities are important parts of a community, but are best located within the incorporated cities where municipal infrastructure can better serve those commercial endeavors.
2. *Limitations* – Commercial development in the County will be accomplished on property that will have on-site private water and sewer treatment. **If a private well under the domestic exemption is used for water source, use may not exceed 2,500 gallons/day.**
3. *Locations* – Commercial zoning in the County should be located adjacent to, or within reasonable distance to major transportation resources such as established railroads, Highways 20, 33, 191 (Yellowstone

Madison County
Planning & Zoning
March 8, 2022 Transcribed Minutes

Highway), Lyman-Archer Highway (2000 W), and the proposed Eastside Corridor. Commercial land uses should be located to minimize traffic impacts to primarily residential areas.

4. *Uses.* Permitted and conditional uses permitted in the Commercial Zone are identified in section 117-51, land use table. Permitted and conditional uses shall be primarily oriented toward services, storage, light and custom manufacturing and any associated retail sales; repair; storage; wholesale; and support services.
5. *Business conditions.* The uses specified in subsection (b) of this section for the Commercial Zone shall be permitted only under the following conditions:
 1. Manufacturing shall be done wholly within a completely enclosed building, and shall be incidental to and operated in connection with a use permitted in this section.
 2. All uses shall be free from objections because of odor, dust, smoke, noise, vibration or other causes.
 3. Animal clinics and hospitals, veterinary offices and kennels will be located at least 300 feet from any residence including motels and hotels, except for an owner's residence. The county may modify these requirements if the animals are housed in soundproof structures that screen them from view of the abutting residential property.
 4. Chemical, pesticide and fertilizer facilities will have adequate fire protection, storage area, handling and disposal, as approved in writing by the fire authority having jurisdiction.
 5. Outdoor storage of commercial materials will:
 1. Be screened from view from any existing adjoining residence or residentially zoned area, whether or not such property is separated by an alleyway or street; and
 2. Not be located in any front yard setback area.
 6. Tree and garden nurseries may fall under either the large-scale or community commercial lot types, depending on the size of any associated structures, including greenhouses. They will maintain a setback distance of 15 feet from any property line.
 7. Riding stables and schools will:
 1. Locate all stables or loafing sheds not nearer than 300 feet from any residence, except for the owner's residence. All facilities shall be set back a distance of 30 feet from any property line.
 2. Be designed and located with full consideration being given to their proximity to adjacent uses and their effect upon adjacent and surrounding properties as to the storage of horse trailers and the factors of noise and odor.
 3. Require that the owner or operator of such use shall have a continuous obligation to maintain adequate housekeeping practices to prevent the creation of a nuisance.
 4. Conform to livestock confinement operations and animal density restrictions contained herein.
6. *General development standards.*
 1. Access to county roads or state roads shall follow all access policies and ordinances as set by the county. Multiple accesses will be discouraged and shared access will be encouraged under these policies.
 2. Off-street parking shall adhere to the standards outlined in chapter 109, article IV.
 3. **All shipping and receiving access must be accomplished on the lot. Shipping and receiving vehicles may not park in the roads to load and off load product to commercial land uses.**
 4. Landscaping shall adhere to the standards outlined in chapter 107, article III.
 5. Commercial development standards. In the commercial zone, all buildings must meet the commercial design standards outlined in chapter 109, Article II. [GA1]
 6. Lighting shall adhere to the standards outlined in chapter 107, article II.

Madison County
Planning & Zoning
March 8, 2022 Transcribed Minutes

7. *Building form and lot standards.* The Commercial Zone identifies 3 types of commercial development. These are the large-scale format, community commercial and the convenience commercial. The various lot types and related development standards allowed for each type of commercial development are defined in the lot type illustrations on file in the county planning and zoning department. The development specifications for the various lot types include provisions for:
1. *Height.* Specifies the maximum, and in some cases the minimum, height of structures within a particular lot type.
 2. *Siting.* Specifies how the primary structure should be situated on the lot, and its preferred orientation to the street.
 3. *Setbacks.* **Front Setback shall be at least 30 feet from edge of right of way. Side setbacks shall be at least 15 feet from property lines. Rear setbacks shall be at least 25 feet from rear property line. Buildings must be at least 25 feet from any canal or ditch.**
 4. *Building frontage.* Specifies the required width of the primary structure in relation to the lot width.
 5. *Lot side and width:* . **Commercial lots shall be at least 1 acre in size, with at least one side of each lot at least 250'.**

(Prior Code, title 10, § 4.5; Ord. of 2011; Ord. No. 384, § 4.5, 3-12-2012)

Repeal all of Section 109-II – Commercial Development Standards

DISCUSSION:

Gary Armstrong - Great. All right. Moving on to the next one. And this is the one that we workshopped. It's amazing to me when I finally got this done, there were some 28 odd pages of commercial development code, and I reduced it to just over two.

Shane Ruebush - so far so good. Let's see if we can do more.

Gary Armstrong - there are a couple that I added that I called out in bold underline that we hadn't workshopped before. one is on that limitation. And this I think is going to answer your question you had Paul: commercial development in the county will be accomplished on private water and sewer treatment. If a private well, under the domestic exemption is used for water source, use may not exceed 2500 gallons a day.

Clint Hansen - Do we want to reference Idaho code on that?

Gary Armstrong - We certainly can.

Troy Thurgood - Is it Idaho code? Or is it IDWR code?

Gary Armstrong - Statute. Yeah.

Clint Hansen - That can simplify the application process.

Shane Ruebush - Are we concerned about making any statement? Are they going to mess with that anytime soon? Or is that pretty much gonna stay?

Gary Armstrong - I don't think that will be messed with. And if it does, it would overwrite this anyway.

Shane Ruebush - at that point, we just update the number of whatever it is. Okay.

Gary Armstrong - The other main things that we have in here are really other than just deleting all the different classifications of commercial development. Because none of them are really practical in the county for major retail shopping malls, and we add other development

Madison County
Planning & Zoning
March 8, 2022 Transcribed Minutes

standards. The thing we talked about last time, all shipping and receiving access must be accomplished on the lot. shipping and receiving vehicles may not park in the roads to load and offload product to commercial land uses. So that capture will be talked about, I think it does really well. And then on setbacks, front setback shall be at least 30 feet from the edge of the right away side setback shall be 15 feet from property lines, rear setback shall be 25 feet from the rear property line building must be at least 25 feet from any canal or ditch. And that's something our current commercial code has no setbacks. And then lot size, and width commercial lot shall be at least one acre in size, but at least one side of each line at least 250 feet. which is gonna...

Shane Ruebush - take care of the archer issue.

Gary Armstrong - yeah, the one acre and then the 250. And then the rest of it's quite simplified, and I think accomplishes what we wanted for county commercial. keeps the impacts on the property. Setbacks are going to keep snow on those lots. The shipping and receiving is going to keep trucks out of the road. Are you guys good with what we did? Something more? Yes, please.

Shane Ruebush - Okay, so if we go to general development standards, number five, it references what we're striking on the back. So we can strike number five right off of it.

Gary Armstrong - Yeah, good catch.

Shane Ruebush - I don't know how many of you have dived into the lighting standards. That's something else that we might want to visit at some point in time, although a lot of it actually is, in my mind. Good. It just basically defines how your lighting shouldn't. So it doesn't bother your neighbors.

Paul Weekes - you're talking about the outside lighting, not inside lighting. Dark Sky?

Shane Ruebush - ours isn't quite dark sky. But I do appreciate that. They're basically telling you, you shouldn't just be putting a spotlight out there that just glares in your neighbor's window.

Paul Weekes - Well, we already have that.

Shane Ruebush - I agree. But I'm just saying we should go look at that and revisit at some point, since we're referencing that.

Paul Weekes - so you get all the subdivisions with their signs going in. My neighbor out there is terrible.

Shane Ruebush - Check to see if they are in compliance with code.

Gary Armstrong - Yeah, the hard thing was, I mean, stuff is downlights. And that's about it. Yeah. And then a lot of it's just there's some brightness stuff which you can get light meters and we've played that game. And that's a hard one because it's measured at the edge of the property of light. Maybe you get a light meter app on your phone if you want. That's as accurate as any light meter you buy. This was a Teton, we got a hand to this guy's index, got dark sky ordinance out there and we had commercial development where it hadn't been, which anytime something goes where it wasn't people freak out. We had storage units and then lights were on timers, and we have shop lights which old time farmers love to shop light light, love the yard light because that's on a foggy night coming home. That's your beacon you know, I mean, it's hard, maybe to be the only ones And then the only place in the county that I've seen that really, maybe pushing the edge of that. And that's the plan.

Shane Ruebush - Yeah, I can see the lights from my house.

Gary Armstrong - You can see the lights when you cinch across the river.

Madison County
Planning & Zoning
March 8, 2022 Transcribed Minutes

Paul Weekes - I can see the preserve a quarter of a mile.

Shane Ruebush - So the other one is number four, landscaping shall adhere to standards outlined in chapter 107. Article Three, I think we need to visit that at some point and make some modifications there as well, just because of some of the issues we've been talking about with water to make sure that it is in conformance.

Gary Armstrong - do we want to just strike it all together? Because in our rural commercial...

Shane Ruebush - It could actually go well, because in there, one of the statements is on commercial property, you can't have more than one acre of irrigated grass, which it's like you can't do that anyway. But you have that written in there. So it might be worthwhile just to strike it out here and just leave the landscaping standard to basically the restriction of whatever the water allows.

Gary Armstrong - I'm fine with that.

Shane Ruebush - there's a ton more we can cut out in our code. Trust me. It's just that we can't do it all at once. So I appreciate the opportunity. If we go back to the front page under business conditions, had a couple questions here.

Gary Armstrong - While we're still on that page under seven, under building form and law standards, this says a commercial zone identifies three types of development. But we don't anymore.

Clint Hansen - Striking basically four sections.

Shane Ruebush - I was curious about the riding stables and schools. That was kind of interesting.

Gary Armstrong - I think in our land use table now it's allowed in AG and in TAG it is permitted, right? To me, this is where the next code change may be attacking the land use table. And one thing that Fremont does, and Teton

Shane Ruebush - Yeah, that was what I was gonna go back to start with. So that's good. Okay, so these large-scale format community current commercial and convenience commercials, those are all gone.

Gary Armstrong - right. So really, we can strike everything from there until the very last sentence to develop specific locations for various lots. include provisions for everything in the middle that can go away.

Shane Ruebush - all the way through the planning and zoning department. And then there's a similar reference on the previous part with the business conditions. So just to get that condition number six, on the same page. Yes, up here says trees and garden nurseries may fall under either large scale or community commercial lot types.

Troy Thurgood - Could you just say trees and garden nurseries have to maintain the property line?

Shane Ruebush - So, I don't know how we want to deal with it because we no longer have large scale or community commercial lots types.

Gary Armstrong - actually, we don't need any of that. that all could go away. Because it doesn't matter, because we've already got the setback. So there we have 15 for everybody.

Clint Hansen - he's trying to get it down to one page.

Gary Armstrong - We're pretty close now.

Does that fall under a commercial use? Or is that more of an exemption under an agricultural use.

does, we don't do that. Jefferson, is they have a fourth option in the land use table. Okay, there's what we have permitted by right, then, we have conditional use permit, we have not permitted at all, and then Fremont and Teton both have a permitted with conditions of some variety,

Madison County
Planning & Zoning
March 8, 2022 Transcribed Minutes

which is you're allowed to do it, you don't have to get a conditional use permit. But here's what you have to do if you're going to do it.

Shane Ruebush - Oh, so it already outlines the conditions that you'll have to comply with.

Gary Armstrong - to renegotiate a conditional use permit, it isn't just hey, willy nilly, you're gonna do it, it's okay. For this land use you got to meet this, this, this and this, and you do that and fine. And so that's where to me riding stable or a kennel, you got to be for kennel. You don't need to go through a conditional use permit but your facility is going to be 300 feet from any residents. And so, you would have a list like said the terminology in Teton was wrong because it confused people because we had permitted with conditions instead of conditional use permit. Same words just for your organized about whatever criteria checklist, you know use we have if you're going to do it is simplify As asserts administrative but and that's I think what Fremont calls administrative permit. You meet the checklist you get to do it.

Shane Ruebush - So what actually caught my attention was I was thinking about the water issue. thinking, Okay, if you have a riding stable, how many horses are you keeping on site? What kind of water use could that even be done on your 2500 gallons a day? Probably not? Well, because each horse takes about 20 gallons a day of water anyway.

Gary Armstrong - And this is where so where state statutes kicking in, right? And because if it's a horse, it's an AG use, and riding stables is accessory? Because horses are agricultural, lighter, their livestock, anything was done by the state for livestock as livestock.

Shane Ruebush - Well, I don't know if it's right, this isn't right to farm per se,

Paul Weekes - The agricultural part is because of the horses.

Shane Ruebush - But then the question is, if we've zoned it for commercial use, it can't exactly meet the water standard, though.

Gary Armstrong - Sure, it can.

Kort Black - It depends on how many animals there are.

Shane Ruebush - Well, are they going to pump that just out of the ground?

well, domestic chapter 13. I agree. But if you read it, that's not what the intent is to find tons of horses for domestic use, that would mean that you have the property in the water to accommodate that through surface water or whatever else it may be. So it's just a, it's just an interesting placement, whether this really... I agree that there should be conditions if you're going to put a writing stable in commercial space, I wouldn't personally think that's a good space to put into.

Gary Armstrong - for me right now until we revise the land use table. I'd like to remove that.

Shane Ruebush - my comments more just one as we look at it as we go on going forward? How does water pertain to that?

Gary Armstrong - The only thing this does that the right farm is going to have you do whatever you want with horses that says if you're doing your stable, then you're 300 feet from anybody else's residence.

Shane Ruebush - Flip side, right to farm protects the farm that exists, not a farm you want to place somewhere.

Gary Armstrong - Yeah, it's true.

Shane Ruebush - So we have to be careful. Right to farm doesn't give you the right to do it. But yeah, if you're already a riding stable in a commercial zone, then yeah...

Paul Weekes - if that land that the guy purchased has already been farmed, or is already

Madison County
Planning & Zoning
March 8, 2022 Transcribed Minutes

a farm. He's taking it over. It's still gonna add a stable to it.

Gary Armstrong - Yeah. But again, this is just our commercial.

Shane Ruebush - So I'm not worried about things that are out there and farm space, I'm worried about things that are already zoned commercial.

Gary Armstrong - Yeah. So that's why this is really out of place here.

Shane Ruebush - But I agree, I don't see that we need to move. I just wanted to make a comment on the water.

Troy Thurgood - And you just shrunk that entire thing down by three fourths of the page.

Shane Ruebush - Either way, making progress.

Clint Hansen - You can tell the code stuff was all put together by somebody that didn't deal with the size of the things that we do with them.

Gary Armstrong - All of our commercial code was in downtown Rexburg. Yeah, none of it was rural. That's why we're able to shrink from twenty to two.

Shane Ruebush - On the water note, real quick. Is there any... and this goes back to Clint's comments earlier about reporting water? Is there any impetus to require some kind of monitoring of wells when they are put in commercial spaces, just to make it easier to do that, or I don't have a meter on it. Yeah, just required a meter to be slapped on if they're going to be doing a commercial? Well, with an exemption,

Clint Hansen - I don't think water resources currently have any commercial applications that they meter stuff. I know they're starting to require it on a bunch of subdivisions and some of that kind of stuff. We do a lot of water meters in my business I run. And there's more and more, there's quite a few subdivisions that are

actually done voluntarily getting ahead of the game, because I think it's coming down the road. But currently, I don't think there is.

Paul Weekes - I know there's a lot of church houses that have had them installed.

Clint Hansen - And I think, I think that's the same thing, is they're looking ahead to a we already did that. So...

Paul Weekes - somewhat, some of the state's asked them to do of get an idea of how much water they're using.

Shane Ruebush - It's just something that whether we put it in here now, which this is an opportunity if we were to do something like that general and commercial require water meter be installed, because we're basically the result of the discussion that we were having that Eric was concerned about is take care of it with the letter that we have now basically say yeah, we'll hold that standard. We have no problem with it.

Clint Hansen - Small individual wells like that are relatively inexpensive to install a water meter in.

Shane Ruebush - but this will also go to the point that you made in your emails the day after talking about the fact that maybe certain types of manufacturing process are or not. But then how do we make sure that it is or is not meeting that standard, but they could just be self reporting their water use?

Troy Thurgood - Well, that's not a bad forecasted idea, right? Because if if you get into really dry environments, and the state starts clamping down on water usage, you might be retroactively wishing you would install the water meter just to prove that you can keep rolling,

Shane Ruebush - right? You can make an argument. I've been monitoring mine for years, and I don't use that kind of.

Madison County
Planning & Zoning
March 8, 2022 Transcribed Minutes

Clint Hansen - That's right. That's one thing I think even on the Ag Water meter thing, they went about that deal all wrong. In my opinion, they should have gone through and done a study, three, three years maybe or even up to five years, that they figured out how much water was actually being used before. They just arbitrarily says, Well, you, this is what you can use. And you got to meet a requirement of things come out.

Paul Weekes - If you're going to go to metering what they're using, what about what they're discharging? Is there any way for us to protect the groundwater? If they're doing industrial work? What are they dumping back in through there?

Gary Armstrong - it's up to the Health Department.

Paul Weekes - that if you're gonna go one way, usually, you want to do it all.

Troy Thurgood - maybe this isn't even our purview.

Shane Ruebush - I can make an argument the other direction, because when you install a drain field, that's what's going to determine what you're discharging, if your drain field is saturated, then you have to deal with the consequences with the Health Department.

Paul Weekes - Well, but that doesn't mean that you're still not dumped in something that may not even damage.

Shane Ruebush - that's DEQ then to talk about it. We don't...

Shane Ruebush - The reason I am arguing for watering is more of what Troy brought up, it's actually in their own interest if there was a monitor if they were monitoring their will. And it's helpful for us to get some idea what's going on, if we need to know that as a county, we're not exploiting the water resource in a way that is actually detrimental to development generally.

Gary Armstrong - So what if we add under our development standards, under number six...

Paul Weekes - what they're discharging, also affects...

Shane Ruebush - I agree. But that's a different question as opposed to consumption, because the water that they consume may not even go into the ground.

Paul Weekes - I agree. But also, I mean, you could use that same argument both ways. Because it could affect what happens in development that much, right, that's what I'm saying. Monitoring. I wasn't gonna say monitor how much

Shane Ruebush - I'll put it this way. I haven't thought enough about that, to figure out how that works. This one I've thought a little bit about.

Troy Thurgood - I see what Paul's saying. But I also see, we're not asking them to monitor anything. They're not reporting to us, all we're saying is put a meter into your water usage. That's all we're saying.

Paul Weekes - And I'm not saying like an office building, you don't care if it's an industrial plant, or something would be the difference. Because, you know, they've got a chrome dipping shop like they do in Rigby, and they use a private septic, those contaminants are pretty harmful. And they would plug up a septic system,

Shane Ruebush -they would definitely kill the bacteria.

Paul Weekes - they'll kill a lot of other things too.

Shane Ruebush - They will actually generate some really interesting organisms in it too.

Gary Armstrong - So if we add a development standard "usage meter must be installed when properties develop."

Madison County
Planning & Zoning
March 8, 2022 Transcribed Minutes

Shane Ruebush - I guess that captures it, and that in some ways that'll make it so that as the properties develop, there will be some kind of a record. And if you've been getting dinged on it, I'm sure that they'll make their life so easy if they just record it and they can check it every year. Now, I'm sure if they're seeing they're overusing then they'll be concerned.

Troy Thurgood - Sharon, Arlene any comments on this?

Sharon Oakey - No. You guys are doing fine.

Troy Thurgood - Thanks boss.

Sharon Oakey - covering all the bases just expand that land use table as much as you can.

Gary Armstrong - we're not even touching that one.

Paul Weekes - yet....

Gary Armstrong - Is that is for the commercial code then?

Clint Hansen - that was very productive.

Gary Armstrong - Well, we have had good work sessions on this one a couple of times. I like getting simplified. I like moving towards a commercial that reflects rural commercial, not main street. So that's good.

Shane Ruebush - I have a question for Gary, that might be of general interest. So for some reason, I ended up finding out that this goes along with what you put in place a year or two back when we do sub when we do a lot of adjustments in lines changes that there are tax numbers that are assigned to every property correct by the assessor's office when they do that, yes, I mean, that state code is what I saw. So it's interesting because it describes a tract of land and then it talks about that if it's divided in any way, then we have to assign new tax numbers to the different parcels. And so that was

put in place in 1996. Is that so do we actually? I'm not saying Madison County's recorded it all, but it should go back to at least 1996, that people have split property right? Because of that alone.

Gary Armstrong - the battle I'm fighting is we've had some kind of, I don't want to say rogue but helpful people working in the assessor's office, who if you own two tracts of land, two parcels adjacent to one, another one is developed, one has not developed, they've gone in and combined them onto one tax bill. And so we've had a number of probably four or five of these, in the last six months, where someone has gone to sell the house, but didn't want to sell the pasture. But it had been combined. And so then we had to say, Okay, do we need to split the lot? Or was this already split? Well, the tax record shows it was one law. And the assessor's office just kind of did that on their own, hey, you know, as to make it easier for them. And you know, we just want to be good to send one bill or send them one bill have one tax number, well, then the line gets erased in the GIS system, because it's combined with one parcel, but there's a legal description for each of them, each of them have their own deed. So we had to bring back the deeds we had to get, it's become kind of a mess. So, okay, that's I just

Shane Ruebush - found this interesting, because I was reading something and it brought up the whole idea of well, what is an actual tract of land is what I was curious about, right?

Clint Hansen - One hand simplified, and the other complicated it.

Gary Armstrong - So we've had to go back and undo...

Troy Thurgood - it's funny, you use the word rogue, and then you change that to helpful.,

Gary Armstrong - Well, rogue gives a connotation of negativity.

Troy Thurgood - Intentionally unintentional,

Madison County
Planning & Zoning
March 8, 2022 Transcribed Minutes

Gary Armstrong - I don't think any of it was intentional. I think it was people trying to help,

Shane Ruebush - but certainly outside the bounds of what should be done.

Gary Armstrong - outside the bounds of combining parcels without them. It makes it easier for the assessor's office, it's one less notice to do when you have a whole lot of people who own contiguous parcels. For sure, it's easier to combine them all. But if you're going to combine them, then you lose developability. And then when we get lots that were legally created, that are non conforming to today's standards, and they come in to say, why is this one lot? It should be two, right? Can I split this? No, you can't because well, it was split before. We didn't ask for that. Okay.

Sharon Oakey - So Gary, was Shawn aware of that, do you know?

Gary Armstrong - very aware. The one that actually jumped us is a property that's on Shawn's street. That was the one that kind of pushed us all to go, Oh my gosh. And so yeah, it was his neighbor. I took them to Shawn. And he's like, Oh, that's my neighbor. So he they went to him. They'd come to me first. And I'm gonna like, hey, Shawn, we got this one going on. And he's like, Oh, that's my street. Like, yeah. Oh, I guess it is. So. Yeah, so he's aware. So we've put an end to that practice of combining plots for tax purposes. Or if we do it, we leave it on the survey, leave it on the map, but we can have one tax bill. That was two parcels. So interesting. Scary. All right, guys, thank you guys.

Troy Thurgood - anybody have anything else?

Shane Ruebush - I was just gonna ask. So the administrative subdivisions, however, we want to call it small ones, whatever. Are they? Is there any effort because I know the commissioners have expressed a desire to make certain that people couldn't do multiple small staging.

Gary Armstrong - The bigger issue isn't this short plat, it's the administrative splits. Okay, or more, and that's going to be kind of the next one I tackle is revising the short plat down two to five. Basically the county commissioners don't want to hold public hearings. And so in those between five and eight lots, they were holding the public hearings. And so we'll, we'll kick that back so that this body holds. If it's five or more lots, it's good. It's just going to be a subdivision subdivision, small subdivision and public hearing will be back here instead of straight with the commissioners. It only saves a couple of weeks to go straight to the commissioners, but they don't want to deal with the public hearings because they've got so much other business they're dealing with.

Shane Ruebush - And it also helps us to keep track of what is happening that way, correct?

Gary Armstrong - I appreciate the idea of a short plat. And we already have the four administrative splits, you get as freebies. So how we tackle that I don't know if short plat just goes away. And a subdivision starts when you've exhausted your administrative splits at four so five or more as a straight up subdivision and it's treated like any other subdivision or you've exhausted your admin split, so then you're in subdivision, even if it's only two or three lots.

Shane Ruebush - Depending on this depends on if we can trace the splits that have happened to the track. Yes. And that's the hard part. That's why I was interested in the 1996 point. Yeah. And that's the point

Gary Armstrong - we're telling people when Madison County adopted their stuff, which was 98 on that. And so that's when we look at administrators. What's the first question I asked anybody? How long have you logged and configured as a pre 98? If your lot is how it is right now, before 98, then you got four splits left? Or if it's obvious, there's been splits after that. And I had someone in my office the other day on that one. And we found the survey from

Madison County
Planning & Zoning
March 8, 2022 Transcribed Minutes

1998. And it's been split one. So he has three left between the two parcels now. So but I think that's I know, there was a lot of work that went into that short plat process. But the more legal review, I think the eight is the wrong bar. Its statute says five lots of subdivision requires a public hearing.

Shane Ruebush -and also makes it difficult for the water issues that we're dealing with right now as well, because it's easier to engineer a

water delivery system for something larger than just a few here and then have somebody else do one next door and how you connect into that. I can see some wisdom there.

Gary Armstrong - That's my own preference. I think the short plat goes away.

Shane Ruebush - We've got a list of things to do this year.

ADMINISTRATOR BUSINESS:

Gary Armstrong - we've got the RFP out right now for Comp Plan help. So I've not received any responses yet. It's been out of a released March 1. So once we get that going, the main thing is we're going to use the contractor for our engagement and hold some work sessions with some stakeholders and some public open house and have them really help us with that part. And then do most of the authoring probably in house with some of their help. Our comp plan that we have now has a lot of urban stuff. I'm guessing that the company that will probably end up getting doing it for us does a lot of town stuff. And I want it to be a county comp plan, not a city comp plan. There's certainly overlap and interaction, but it needs to reflect what county development is and should be.

So the other thing that's on the radar right now is a bill I can't remember the number with the legislature right now on areas of impact. That could drastically change are areas of impact agreements here, which we're looking to renegotiate anyway. So we'll see what happens with that one. It's really been driven by Ada county and development there. The current bill wants the impact to be one mile from the city boundary and must be foreseeable development in the next five years. I don't see that happening anywhere here. We've not expanded a mile in

every direction in last 30 years with city limits so I see those two requirements in conflict anywhere but at county city well, like even just the the request that was made by Rexburg to go a little bit further north, or the requests now on the table from sugar city to go a full mile which state statute allows or two or three, whichever three, but full. But the reality is, is that going to develop in the next five years? And like I said, outside at County, nobody's developed a mile in five years. So I don't know where that's going. I was traded emails with Brent Mendenhall, he was in, in the session, and in some meetings committee meetings while it was being discussed last week in Boise. He's like, what's going on with this? And so I just back and forth with him. I'm like, here's the conflict. You need to bring this up. And so I've got eyes on it. Sugar City's looking at it closely. So is Rexburg. And then our question is are very aware and being part of this, so that association of cities is pushing it. But again, the only cities that are really that's a realistic thing are in Aden while he maybe nobody else is growing like that

Shane Ruebush - close second thing is the Ammon area, maybe something weird going on down there, even a full four miles was not

Madison County
Planning & Zoning
March 8, 2022 Transcribed Minutes

growing that fast, but they're the closest ones.
It's like you had expansion issues.

Gary Armstrong - So we've not gone a mile outward. Since you know, the big. The big thing, you know, switched for us was when BYU switched, you know, and we still have gotten a lot from them. 20 years of huge changeover of our economy from being St. Anthony to being Rexburg.

Shane Ruebush - That was probably because the development during that time period was

Shane Ruebush - move to adjourn
Clint Hansen - second

Meeting Adjourned at 7:38 p.m.

very focused. BYU was trying to keep it all close to the campus.

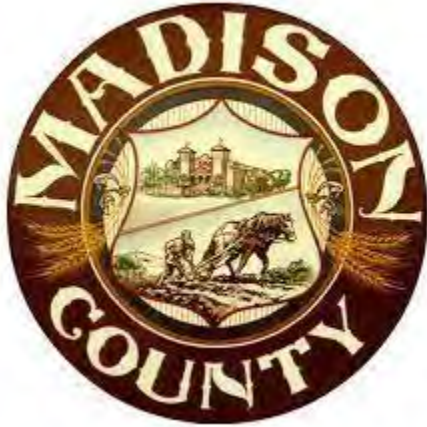
Gary Armstrong - in Rexburg, and the ancillary growth of people like you professors and administrators and all of that out in the county, that's Hibbard and Hibbert and Lyman has not. Yeah, the most of the growth and city expert with that.

Kort Black - higher density.

Gary Armstrong - Okay, that's all I got for now. Anything else?

PRELIMINARY PLAT HEARING
THUNDERBIRD BUSINESS PARK LLC

STAFF REPORT



Madison County

Planning and Zoning

Application Summary and Staff Report

Application Type:	Preliminary Plan - Thunderbird Business Park Subdivision
Applicant: Owner:	Venture Builders (Bron Latham)
Surveyor/Engineer:	Connect Engineering/Teton View Surveying
Location:	Approximately 3100 W and 4700 S Thornton Commercial Area
Date for Consideration:	PZC – March 22, 2023

Project Description:

The application is for the development of approximately 34 acres into 16 lots. The area is zoned Commercial. Commercial Zoning has no density requirement. The overall development will average 2.12 acres per developable lot. All the lots are at least 1.24 acres. Four lots are 1.24 acres, four lots are 2 acres, three lots are 2.5 acres, with the remaining three lots at 2.72, 3.09, and 3.47 acres. Lots will be served by individual wells and septic. With 16 lots, the subdivision is considered “Medium Scale Development” as defined in Madison County Code 101-2.

As a subdivision, the application will be reviewed according to Madison County Code Chapter 115. Once developed, land uses within the subdivision will comply with those outlined in Madison County Code 117-54 (Commercial Zone).

Property Issues (floodplain, slopes, environmental, etc...)

The proposed subdivision is not in a floodplain.

Staff Recommendation:

The Planning Administrator has found that the application meets the criteria found in Madison County Code Section 115-II, as noted below, and recommends **APPROVAL** of the Subdivision as proposed.

Possible Motions

<u>Approval</u>	<u>Denial</u>	<u>Tabled</u>
I move to recommend APPROVAL of the application from Venture Builders for the Thunderbird Business Park as proposed in application materials received November 21, 2022.	I move to recommend DENIAL the application from Venture Builders for the Thunderbird Business Park as proposed in application materials received November 21, 2022 for the following reasons: 1. 2.	I move to TABLE the application from Venture Builders for the Thunderbird Business Park as proposed in application materials received November 21, 2022, and request additional information from the applicant, including: 1. 2.

Subdivision Requirements – Madison County Code

Sec 115-28 Application Requirements

The following are required for applications for any land action, including but not limited to all land divisions, administrative land splits, subdivisions, short plats, small scale developments, establishment or relocation of easements, right of ways, and the establishment or relocation of property boundaries.

1. A vicinity map at a scale of 1-inch equals 400 feet showing the development project property, adjacent property boundaries, and the zoning designations and land uses of the subject and adjacent properties;
2. Names and addresses of the owners of record of properties within 500 feet of the proposed development project boundaries;
3. Location, widths and names of all existing streets, easements, rights-of-way and all other public and private ways within or abutting the development project;
4. Location and flow direction of all existing watercourses and natural features such as water bodies, rock outcroppings, marshes, wetlands and significant vegetation within and adjacent to the project area;
5. Contour lines having the following minimum intervals:
 1. On contours of 1 percent or less, use 1-foot contours, and if less than 3 contours are shown, then show sufficient spot elevations to allow understanding of site topography; and
 2. Slopes greater than 1 percent use 2-foot contours;
6. Proposed roads, streets, trails and other public and private ways, including location, widths and approximate curve radii;
7. Areas proposed for residential and commercial development, including types, sizes and number of units proposed;
8. General access, easements, drainage and utilities proposed for each development site;
9. Any areas proposed for community and natural open space, including proposed trail corridors, parks, recreational features and other proposed development;
10. Sites proposed for churches, schools and other public facilities, if any;
11. Planned locations, widths and grades of all roads, streets, sidewalks, trails and other public ways, with typical cross sections showing widths and locations of curbs, sidewalks, utilities and other features associated with the ways; trails, walkways, sidewalks, and paths shall be constructed in a way that will make them able to tie into any future or existing developments and into the county trails system;
12. Planned locations and sizes of sanitary sewers, storm drains, stormwater detention and drainage pretreatment facilities, pumps, valves and the culinary water distribution system, if required;
13. Preliminary layout of all proposed development areas showing types and numbers and general locations of residential units, and size and type of proposed commercial developments, if any, together with associated access and parking areas;
14. Locations, areas and connectivity of any community and natural open space areas, public parks, trails, pedestrian ways and recreational facilities within or adjacent to the project area;
15. Vegetation conservation, landscaping and revegetation plans for the project area, if any;
16. A circulation plan and traffic impact analysis identifying the likely vehicular circulation into and out of the project area, internal circulation in the project, volumes and timing of vehicular traffic impacts to roadways connecting to and in the vicinity of the project, and proposals for mitigating those traffic impacts;
17. A narrative description of the plan of development for the project, including the schedule for installation of required public improvements and infrastructure, and phasing of development, if applicable;
18. A description of the methods proposed for the long-term preservation and maintenance of any community and natural open space and parks, trails and recreational facilities;
19. Any areas proposed for community and natural open space, including proposed trail corridors, parks, recreational features and other proposed development; and
20. Any parking areas for recreation and trail heads are shown. These areas may be calculated into the open space as developed open space.
21. For every land action as stated herein, a survey instrument is required. All surveys and survey instruments will be drafted by an Idaho licensed surveyor or engineer, and the surveyor or engineer will adhere to all established Idaho state standards for accuracy.

Sec 115-31 Preliminary Plat

1. *Contents.* The contents of the preliminary plat shall be in such a form and information provided as required by section 115-28; however, any additional maps, data or studies listed in section 115-32(a) may also be required by the administrator at this stage.
2. *Application.* The subdivider shall submit to the administrator at least the following:

1. A complete preliminary plat application requesting approval of the preliminary plat on a form prescribed by the commission.
2. Three copies of the preliminary plat of the proposed subdivision, drawn in accordance with the requirements specified on an approved preliminary plat application form and 1 copy of the plat in a digital form.
3. Three sets of preliminary engineering plans for streets, water, sewers, sidewalks, irrigation systems, stormwater drainage, and other required public improvements; said engineering plans shall contain sufficient information and detail to enable the commission to make a preliminary determination as to conformance of the proposed improvements to applicable regulations, ordinances, and standards as outlined in article V of this chapter, special developments.
4. Appropriate information that sufficiently details the proposed development within any special development areas including, but not limited to:
 1. Hillsides;
 2. Master planned community;
 3. Floodplains;
 4. Cemetery;
 5. Mobile home;
 6. Large-scale development; and
 7. Hazardous areas.
3. *Form.* The materials and information required to be submitted with the application for preliminary plat approval shall be as specified on the approved preliminary plat application form.
4. *Fee.* At the time of submission of a preliminary plat application, a fee, as set by the board of county commissioners, shall be paid by the subdivider.
5. *Administrative review.*
 1. After receiving the preliminary plat application, the administrator shall refer the preliminary plat and application to the county engineer and as many agencies as deemed necessary. Said agencies shall have 30 days from receipt of the preliminary plat and application to submit comments, questions or suggestions to the administrator and/or the planning and zoning commission. Such agencies may include, but are not limited to, the following:
 1. Other governing bodies having joint jurisdiction;
 2. Appropriate utilities companies, irrigation companies or district, drainage districts, water and/or sewer district, fire districts, soil conservation districts, road and bridge departments;
 3. The superintendent of the school district in which the proposed subdivision is located; and
 4. Other agencies having an interest in the proposed subdivision.
 2. Upon receipt of the preliminary plat application, and all other required data as provided herein, the administrator shall certify receipt of a complete application and shall affix the date of the application thereon.
 3. Following certification and the passage of the 30-day time period as set forth in subsection (e)(1) of this section, the administrator shall cause the preliminary plat application to be placed on the next open agenda of the commission meeting, and public notice given as provided in the Open Meeting Law, Idaho Code, §§ 67-2441—67-2347.
 4. The administrator shall notify all adjoining property owners and those owning property within 300 feet of proposed development by first class mail per the list of property owners' names and addresses that have been provided by the subdivider. The administrator shall also notify all concerned groups that are included within the notification file. Such written notification shall be mailed at least 10 days prior to the commission meeting.
 5. The failure of the administrator to comply with the exact provisions of these procedures shall not invalidate the commission's action, provided the spirit of the procedure is observed.
6. *Commission action.*
 1. At the meeting thus scheduled, the commission shall review the preliminary plat application and hear from all concerned persons and agencies along with the report from the administrator to arrive at a decision on the application.
 2. The commission may approve, conditionally approve, disapprove, or table the preliminary plat for additional information.
7. *Approval period.* Except as provided herein for phased subdivision projects, a subdivider must submit an application for final plat approval within 6 months of preliminary plat approval. The commission may extend the period for filing a final plat application on a showing of good cause for the extension by the subdivider. If the time limit is not met, the subdivider must begin again at the beginning and reapply with another application and pay the applicable fees.

8. *Appeal*. The subdivider or any person who appeared in person or writing before the commission may appeal, in writing, the decision of the commission relative to any action taken by the commission. Such appeal must be submitted to the board within 28 days from such commission action and the passage of the findings of fact by the board. See chapter 101, article VI, variances.

(Prior Code, title 10, § 3.3.5)

Definition – Development, Medium Scale – Madison County Code 101-02

Development, medium-scale means the following types and scales of development:

1. Single-Family residential projects of 9 to 29 buildable lots or dwellings
2. Multifamily residential projects of 9-29 dwellings
3. **commercial projects of 9 to 29 buildable lots.**

Interagency Coordination

Planning Staff reached out to other regulatory agencies to identify any concerns related to the proposed subdivision. The table below indicates the responses that were received.

East Idaho Public Health District 7	Passed Inspection. I have an application, and have been in contact with the developer. I am waiting for them to dig test pits and then I will do my onsite assessment. I also requested them to install ground water monitoring wells in several locations throughout the property, and collect ground water data through the end of Aug 2023. I will not be able to approve/sign the plat until then.
Fire Department	Passed inspection. Depending on the Building types and occupancy, and the Fire Suppression needs, the future well on the fire department property to the north may not be adequate for the future buildings.
Madison County Road and Bridge	No Comments Received
Fremont Madison Irrigation District	No Comments Received.

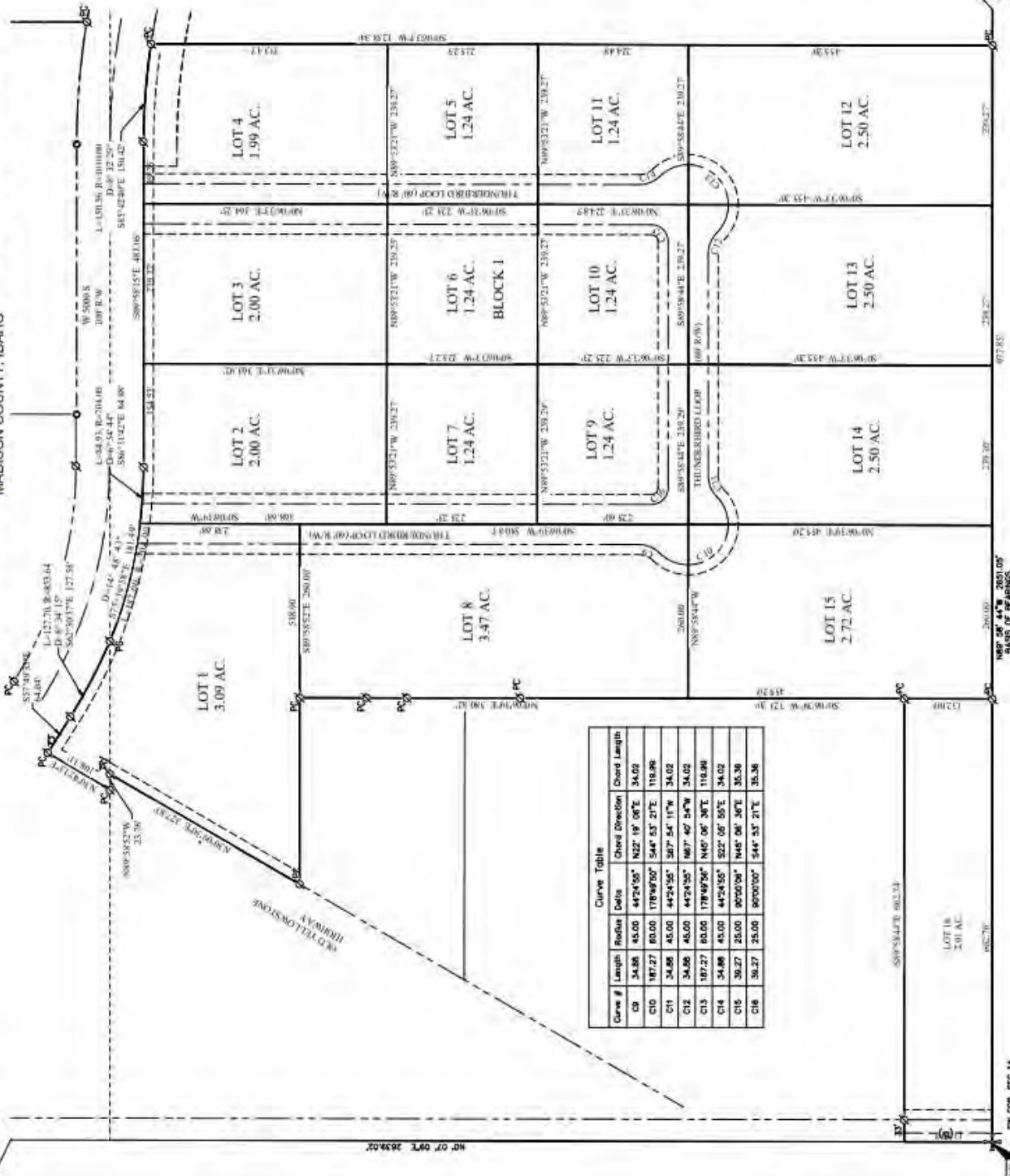
Proximity Map and Proposed Plat



WEST 1/4 SEC. 14
ALUM. CAP FOUND
NS. 413506

PRELIMINARY PLAT THUNDERBIRD BUSINESS PARK MADISON COUNTY, IDAHO

BEING PART OF BLOCK 2, THORTON TOWNSITE, PART OF SECTION 14, TWP. 5 N. RANGE 39 E. B.M.



Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	34.86	45.00	44°24'55"	N22°19'06"E	34.02
C10	187.27	80.00	178°09'00"	S44°53'21"E	118.98
C11	34.86	45.00	44°24'55"	S87°54'11"W	34.02
C12	34.86	45.00	44°24'55"	S87°54'11"W	34.02
C13	187.27	80.00	178°09'00"	N40°06'30"E	118.98
C14	34.86	45.00	44°24'55"	S22°05'05"E	34.02
C15	39.27	25.00	80°00'00"	N40°06'30"E	35.36
C16	39.27	25.00	80°00'00"	S44°53'21"E	35.36

NOTES:
1. ALL DIMENSIONS HEREON ARE BASED ON THE EXISTING PLAT.
2. CURVING SYSTEM, EAST ZONE, NAD 83 DATUM, DISTANCES SHOWN.
3. HEREON ARE GROUND DISTANCES USING AN AVERAGE PROJECT ELEVATION OF 4800 FEET.

REFERENCES:
NS. 40387 THOMPSON ENGINEERING
NS. 412512 HARPER-LEVITT
NS. 423502 TETON VIEW SURVEYING



- LEGEND
- REAR W/NO CAP FOUND
 - REAR W/PLASTIC CAP FOUND
 - SET 1/2" X 24" REAR WITH A PLASTIC CAP STAMPED "PLS 13856"
 - REAR W/ALUMINUM CAP FOUND
 - CONTROLLING SECTION CORNER P.M. (AS NOTED)
 - QUARTER SECTION CORNER P.M. (AS NOTED)
 - RIGHT OF WAY
 - SECTION LINE
 - PROPOSED SUBDIVISION / LOT LINE
 - 15' PUBLIC UTILITY EASEMENT

SURVEYOR'S CERTIFICATE

I, JEFFREY M. ROME, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS MAP AND THE SURVEY REFERRED TO HEREON WERE PERFORMED UNDER MY RESPONSIBLE CHARGE IN ACCORDANCE WITH IDAHO STATE CODE, RELATING TO SURVEYS.



PRELIMINARY PLAT, THUNDERBIRD BUSINESS PARK
PART OF SECTION 14, TWP. 5 N. R. 39 E. B.M.
MADISON COUNTY, IDAHO

TETON VIEW SURVEYING
2847 East 700 North
St. Anthony, Id. 83410
P. 208.346.0877

S. J. COR. SEC. 14
REAR WITH AN
ALUM. CAP P.M.
NS. 395448

SW COR. SEC. 14
REAR WITH AN
ALUM. CAP P.M.
NS. 395448

APPLICATION

SMALL, MEDIUM, AND LARGE-SCALE DEVELOPMENT APPLICATION

DEFINITIONS:

Development, large-scale, means the following types and scales of development:

1. Single-family residential projects of 30 or more buildable lots or dwellings;
2. Multifamily residential projects of 30 or more dwellings;
3. Commercial projects with more than 30 or more buildable lots.
4. Master Planned Community (MPC) Zone.

Development, medium-scale means the following types and scales of development:

1. Single-Family residential projects of 9 to 29 buildable lots or dwellings
2. Multifamily residential projects of 9-29 dwellings
3. commercial projects of 9 to 29 buildable lots.

Development, minor, means any 1-time division of any land parcel, creation of any single access to county roadways or the construction of any agricultural building.

Development, Small-Scale means the following types and scales of development:

1. single-family residential projects of 8 or less buildable lots or dwellings.
2. multifamily residential projects of 8 or less dwellings.
3. commercial projects of 8 or less buildable lots.

PURPOSE:

This application follows all items outlined in the Madison County Unified Development Code Ch. 101-IV Administrative Permits and Chapter 115 Subdivisions. These ordinances have been adopted for the purpose of providing guidelines for subdivisions within the County, promoting public health, safety and general welfare. The regulations set forth in Chapter 115 are authorized by Idaho Code, Title 67, Ch. 65 (Idaho Code, § 67-6501 et seq.), and Idaho Code, title 50, Ch. 13 (Idaho Code, § 65-1301 et seq.)

This application shall apply to the subdivision of all land within the unincorporated territory of the county, except all plats situated within an officially designated area of city impact as provided in Idaho Code, § 67-6526.

The board shall appoint the administrator to carry out the provisions as herein specified. The administrator shall receive and process all subdivision applications.

PROCEDURE:

- 1) Completed Application
- 2) Plat Requirements:
 - a) Statement of intended use of subdivision, i.e. single- or two-family dwellings
 - b) One (1) inch to One Hundred (100) Scale
 - i) Paper should be good quality 24" X 24" minimum
 - ii) Must have north arrow
 - iii) Show drafting date to Show streets
 - c) A map of entire area to be subdivided if it will be in phases
 - d) A map of the entire area within a half (1/2) mile of subdivision (scale optional)
 - e) Statement of current land use and zoning of subdivision and surrounding area
 - f) Must show streets and street names, right-of-way and road widths
 - g) Lot lines, dimensions and numbers, total number of lots per block
 - h) Show placement of well and septic with statement from health department as to placement being correct
 - i) Show any existing utilities, irrigation canals, laterals and drainage ditches, etc.
 - j) Show irrigation lines and access points for any lot of greater than one-half (1/2) acre in size
 - k) Show proof of notification to irrigation companies, irrigation districts and downstream irrigators
 - l) Show proof of notification to utilities of and have their approval on preliminary plats
 - m) Must submit copy of restrictive covenants or deeds
 - n) Show any body of water, ponds, lakes, rivers or streams
 - o) Give statement as to whether or not any or all of the subdivision is in a flood plain

- p) Show and give elevation of any flood plain areas on and plat if there are any lots in the flood zone and show elevation for each lot
 - q) A statement as to if a variance would be needed for all or part of the subdivision
 - r) Show any slopes that are greater than 12% at 2-foot intervals
 - s) Incorporate any recommendations made by the Planning and Zoning Commission, GIS, and Planning and Zoning Staff
- 3) This is reviewed by:
- a) Planning & Zoning Staff (City of Rexburg/ City of Sugar City)
 - b) GIS Staff
 - c) County Planning & Zoning Staff
 - d) Planning & Zoning Commission (Small-Scale Development exempt from this review)
 - e) Final approval coming from Board of County Commissioners
- 4) Preview: The applicant will be scheduled to meet with the Planning and Zoning board at which they will review and make informal recommendations to developer based on sketches.
- 5) Preliminary Plat Approval Public Hearing: (For developments of 9 or more buildable lots.)
- a) Developer must submit eight (8) copies of the preliminary plat and the submission fee to the Planning and Zoning Administrator. After the fees are paid, the developer will be scheduled for Public Hearing.
- 6) Final Review: Final Mylar
- a) (Three (3) copies are needed)
 - i) This is reviewed by:
 - (1) County/City Planning & Zoning Staff
 - (2) County Appointed Surveyor
 - (3) GIS Staff
- 7) Final: (County Commissioner Public Meeting) were you must attend and present your plans for development of the subdivision.

APPLICANT CONTACT INFORMATION

APPLICANT:

Name: Shalynn Lister
 Phone: 208.201.2018
 Email: shalynn@venturebuilders-id.com
 Mailing Address: PO Box 38 Rexburg ID 83440
 Signature: Shalynn Lister
 Date: 10.26.2022

if you are not the owner of the property applying for an administrative permit, please attach an affidavit of legal interest to your application.

SURVEYOR:

Name: Teton View Surveying
 Address: 2841 E 700 N
 City: St. Anthony State: ID Zip: 83445
 Phone: 208.516.1687
 Email: jeff@tetonviewsurveying.com

I certify that information on this form is correct to the best of my knowledge.

Signature: (Surveyor)

OWNER:

Name: Thunderbird Business Park LLC
 Phone: 208.301.3044
 Email: bron@cptruck.com
 Mailing Address: PO Box 429 Rexburg ID 83440
 Signature: [Signature]
 Date: 10.26.2022

ENGINEER:

Name: Connect Engineering
 Address: 2295 N. Yellowstone Hwy Ste #6
 City: Idaho Falls State: ID Zip: 83401
 Phone: 208.331.0081
 Email: dbame@connectengr.com

I certify that information on this form is correct to the best of my knowledge.

Signature: (Engineer)

SUBDIVISION INFORMATION

Subdivision Name: Thunderbird Business Park

Number of acres: 32.13

Lots: 15 Blocks: 1

Acres of common space: 0

Parent Parcel(s): RPDTHN0020000

Parent Parcel(s): RPDEN39E144876

Section: 14 Township: 5N Range: 39"E

New Parcel Number(s): RPDEN39E146615, RPDEN39E146617,

RPDEN39E146616, RPDEN39E146620

Date Parent Parcel Subdivided: _____

Zone: Commercial

Comp Plan Designation: Retail

Flood Zone: YES / NO

If YES, what zone? _____

Flood Zone Permit Number: _____

Proposed Sewage System: _____

Water Supply: _____

Fire Protection: _____

Will any site improvements require engineering? yes Explain: road design

Will roads be constructed to Madison County Standards? YES / NO

Will roads be paved? YES / NO Will the roads be private? YES / NO If yes, how are they going to be maintained? _____

What are the proposed names of the new roads? Thunderbird

Have the new road names been approved by GIS/Planning and Zoning? YES / NO

Do any lots access arterial roadways? YES / NO

Are proposed water and sewer systems adequate and possible to be utilized for this proposal? YES / NO

Will the project meet fire protection requirements? YES / NO

How will community areas, storm systems, roads, water, and fire be maintained? _____

What type of storm water management systems will be provided? _____

Have adequate provisions been made for roads, water, sewer, and fire protections services so that the public's health, safety, and welfare will not be adversely affected? yes

Will a home owners association (HOA) be established? YES / NO If yes, please attach a draft of the covenants, articles or corporation and bylaws.

How will impacts to schools be mitigated? no impact is anticipated

Will the project negatively affect community facilities or services? YES / NO Explain: _____

Are there any streams, wetlands or drainage ways on the land? YES / NO Explain: _____

Are greenbelts or vegetative buffer strips provided adjacent to streams, wetlands, or drainage ways? YES / NO
Explain: N/A

If portions of the site are the 100 years flood plain, does the Plat meet FEMA requirements? YES / NO N/A

Is the site in the Airport Overlay Zone? YES (NO)

Are there any hazardous areas? (E.g. unstable slopes, heavy metal deposits)? YES (NO)
Explain: _____

Maximum slope of property: _____ Minimum slope of property: _____

Will wildlife corridors or habitat areas be preserved? YES / NO
Explain: _____

Will farmland, timberland or areas of native vegetation be preserved? YES / NO
Explain: N/A

Will bicycles and walking paths be provided? YES (NO)
Explain: Not a residential subdivision

Will open or common areas be provided? YES (NO)
Explain: NO, this is a commercial subdivision

Is the project compatible with surrounding land use? (YES) / NO
Explain: lots of new commercial going up as well as existing.

Will the project negatively affect water and air quality or produce excess noise or light? YES (NO)
Explain: _____

Does the project meet the Zoning Ordinance? (YES) / NO
Explain: current zoning is commercial

Does the project meet the Comprehensive Plan? (YES) / NO
Explain: there will be mixed commercial lots

Does the project meet Idaho Code 50:1301-1333? (YES) / NO
Explain: the entrances will have monuments

REQUIRED APPLICATION ATTACHMENTS

Additional attachments may be required on a case by case basis

☐ **Proof of ownership**

☐ **Legal Descriptions**

- ☐ Legal description of original parcel(s) to be divided
- ☐ Legal description of proposed boundary of development
- ☐ Legal description of any existing remainder of parent parcel not included in proposed development.

☒ **Names and addresses of adjacent property owners within 300 feet.**

☐ **Maps**

- ☐ Zoning Map •
- ☐ Vicinity Map •

- ☐ **Draft of proposed CC&R's**
- ☐ **Four (4) copies of PLAT (3 printed, 1 electronic)**
- ☐ **Three (3) copies of final engineered construction drawings, including but not limited to the following:**
 - **Grading & drainage plan**
 - **Erosion and sediment control plan** (during and post construction)
 - **Stormwater and snowmelt runoff system drawings** (Includes piped storm rain systems, channels, detention basins, and discharge facilities.)
 - **Floodplain mitigation and protection drawings**
 - **Water system drawings** (consists of plan and profile and detail drawings of the distribution system, and all well, well house, and booster station drawings.)
 - **Fire suppression system drawings** (Includes water supply, storage, and distribution hydrants, which may be part of the domestic water system, irrigation system or a stand-alone system.)
 - **Irrigation system drawings** (includes intake structures, pumping systems, distribution lines, services and discharge facilities, as applicable)
 - **Wastewater system drawings** (consists of plan and profile and detail drawings of the collection system, sewage lift stations, and community or cluster wastewater treatment systems)
- ☐ **Road and street facilities drawings** (consists of the plan, profile of centerline of road, and if there is curb and gutter, the gutter flowline right and left [3 profiles] and cross sections).
- ☐ **One (1) copy of applicable basis of design reports and master plan studies for stormwater and snowmelt management, floodplain determination, the water system, fire suppression system, irrigation system, wastewater system and any other specialized design.**
- ☐ **Fee Payment totaling:** _____
- ☐ **County engineer/surveyor review fee:** _____

PRE-APPLICATION REQUIREMENTS

PRE-APPLICATION CONFERENCE

Before applying for the small, medium, or large-scale developments, the developer shall schedule a pre-application conference meeting with the administrator, and any other departments or agencies requested by the administrator. The purpose of the pre-application conference is for the developer to obtain from the administrator information pertaining to county processes, standards, and other requirements affecting the land to be subdivided, and for the county to gain a general understanding of the proposal and offer preliminary reaction and suggestions to the developer. At the meeting, the developer shall present a preliminary sketch plan for the subdivision on a scaled map, showing the following information:

The location of the land proposed to be subdivided and all contiguous lands owned or controlled by the developer. The general layout of the proposed subdivision, including number and approximate location of proposed lots; existing roads and structures.

This process now allows for electronic correspondence. **The comments from each agency will be attached in the Staff Report for the Application.**

CONTENTS OF PLAT

The final plat application shall include and following all items and specifications required by Idaho Code, title 50, Ch.13 (Idaho Code, § 65-1301 et seq.) In addition, the plat application shall be accompanied by or include the following:

- ☐ **Proof of Ownership**
- ☐ **Engineering construction cost** estimates for required improvements
- ☐ **Proposed form of financial guarantee** for required improvements if recordation will take place before the improvements are constructed
- ☐ **All information the administrator and commission may deem necessary** to establish whether or not all proper parties have signed and/or approved the final plat

SUBMITTAL

I UNDERSTAND:

- ❖ This application is subject to acceptance and scheduling by the Madison County Planning and Zoning Department upon determination that this application is complete.
- ❖ The applicant is responsible for demonstrating that the proposal meets all Madison County Ordinances including the Subdivision Ordinance, Zoning Ordinance, and the Comprehensive Plan, as well as Idaho Code and the requirements of agencies.
- ❖ Fees are non-refundable.
- ❖ All information, attachments and exhibits are true to the best of my knowledge.

I agree that I have completed this application to the best of my ability and that nothing has been misrepresented in any way. I also agree to provide any and all information needed by the Madison County Planning and Zoning Department prior to the issuance of this permit.

OWNER:

Name: Thunderbird Business Park LLC
Parcel: _____

APPLICANT:

Name: Shalynne [Signature]
Parcel: _____

Address: PO Box 429
City: Rexburg State: ID Zip: 83440
Phone: 208.361.3044
Email: brm@pattuck.com

I consent to the submission of this application

Signature: (Owner)

Date: 10.26.2022

Address: PO Box 38
City: Rexburg State: ID Zip: 83440
Phone: 208.201.2018
Email: shalyun@venturebuilders-id.com

I certify that information on this form is correct to the best of my knowledge.

Signature: (Applicant)

Date: 10.26.2022

OFFICE USE ONLY

Application Considered Complete and Affixed
on date below:

Received by: _____
Date: ____/____/____
Fee Total: _____
Fee Received: _____
Date: ____/____/____
File Name: _____
Date Uploaded to iWorQ: ____/____/____
Hearing Date: ____/____/____

Scheduled Date	Inspection Type	Inspection Status	Completed Date
	Application Review		
	Parcel History		
	GIS Review		
	County Surveyor Review		
	Approval Letter		
	Recorded Document		

AGENCIES NOTIFIED

*Administrative review requires that notice of proposed plat be sent to the below selected agencies.
Administrator may require notice to be sent to additional agencies not listed.*

Date Agency Letters Sent: _____
30-day Notice Deadline: _____
Confirmation #: _____

☐ **Madison County Road and Bridge**
Attn: Cindy Roberson
529 Airport Rd.
Rexburg ID, 83440

☐ **Madison County Fire**
Attn: Stan Crittenden
26 N Center St.

Rexburg ID, 83440

- ☐ **Madison County School District**
Attn: Superintendent Dr. Geoffrey Thomas
60 W Main St.
Rexburg ID, 83440
- ☐ **Sugar - Salem School District**
Attn: Superintendent Chester Bradshaw
105 W Center St.
Sugar City ID, 83448
- ☐ **Idaho Department of Water Resources**
900 N. Skyline Drive Suite A
Idaho Falls, ID 83402
- ☐ **Army Corp. of Engineers**
900 N. Skyline Drive
Idaho Falls, ID 83402
- ☐ **Department of Environmental Quality**
Attn: Willy Teuscher
900 N. Skyline Drive
Idaho Falls, ID 83402
- ☐ **Madison County Sheriff's Office**
145 E Main
Rexburg ID, 83440
- ☐ **Idaho Fish and Game**
- ☐ **Rexburg - Madison GIS**
P.O Box 280
Rexburg ID, 83440
- ☐ **Rocky Mountain Power**
170 W 2nd N
Rexburg ID, 83440
- ☐ **Fall River Electric**
1150 N. 3400 E
Ashton ID, 83420
- ☐ **Intermountain Gas**
1527 Hollipark Dr.
Idaho Falls ID, 83401
- ☐ **Fremont-Madison Irrigation District**
350 N 6th W.
St. Anthony ID, 83445
- ☐ **District VII Public Health Department**
Attn: Chris Ellis
314 N 3rd E
Rexburg ID, 83440

Owner	Mailing Address Line 1	MAIL_CITY	MAIL_STAT	MAIL_ZIP
ANDERSON GREG P	PO BOX 461	BOUSE	AZ	85325
ARNOLD JERUM	3805 E 400 N	RIGBY	ID	83442
ARNOLD LANE	3141 S 2000 W	REXBURG	ID	83440
AVENIR VENTURES LLC	1270 S 2ND E	REXBURG	ID	83440
BENCH MARK POTATO COMPANY	900 UNIVERSITY BLVD	REXBURG	ID	83440
BOWEN JEROME	PO BOX4 75	REXBURG	ID	83440
CEDARPOINT HEADQUARTERS LLC	PO BOX 429	REXBURG	ID	83440
D&C PROPERTIES LLC	PO BOX 390	REXBURG	ID	83440
FARRER MARYANNA M	4856 S HWY 191	REXBURG	ID	83440
GARCIA MARK	204 N TETON AVE	SUGAR CITY	ID	83448
GORDON LELA M	4934 S 3300 W	REXBURG	ID	83440
GORDON LELA MARLER	4892 S 3300 W	REXBURG	ID	83440
GRIDHO LLC	1237 S 2ND E	REXBURG	ID	83440
HERNANDEZ ABELINA	4975 S 3300 W	REXBURG	ID	83440
HOPPERS POND LLC	1237 S 2ND E	REXBURG	ID	83440
LOPEZ JUAN	4989 S 3300 W	REXBURG	ID	83440
MADISON COUNTY FIRE PROTECTION DISTRICT	26 N CENTER ST	REXBURG	ID	83440
OROZCO NORESTINO ETUX	260 MARK AVE	REXBURG	ID	83440
SAGE STORAGE LLC	5336 N 4000 W	REXBURG	ID	83440
STATE OF IDAHO	PO BOX 7129	BOISE	ID	83707
STATE OF IDAHO	3311 W STATE ST	BOISE	ID	83707
STATE OF IDAHO TRANSPORTATION DEPARTMENT	206 N YELLOWSTONE HWY	RIGBY	ID	83442
STATE OF IDAHO TRANSPORTATION DEPARTMENT	3311 W STATE ST	BOISE	ID	83703
THREE WILLOWS LLC	1237 S 2ND E	REXBURG	ID	83440
THUNDERBIRD BUSINESS PARK LLC	PO BOX 429	REXBURG	ID	83440
TRISTEEL REAL ESTATE LLC	PO BOX 14716	GRAND FORKS	ND	58208
VORP ENERGY LLC	4774 S HWY 191	REXBURG	ID	83440
WILCOX FLOYD & SONS INC	1110 GOLDENBEAUTY DR	REXBURG	ID	83440



Inspection Information

Inspection Date: 10/26/2022
Type: PLAT-01-PZ PRE-APP REVIEW/ CONFERENCE
Requested By:
Contact Info:
Scheduled Date:
Schedule Time: 00:00
Completion Date:
Description:
Status: Pending
Assigned To: Melissa VanSlochteren
Hours: 0.0

Property Information

Parcel#: RP05N39E146616	THUNDERBIRD BUSINESS PARK LLC
THUNDERBIRD BUSINESS PARK LLC	POBOX429
	REXBURG, ID 83440
Zoning: 410Lot: Block:	

Inspection Items

D7 Health Review	11/21/2022	John Mackin	Pass	I have an application, and have been in contact with the developer. I am waiting for them to dig test pits and then I will do my onsite assessment. I also requested them to install ground water monitoring wells in several locations throughout the property, and collect ground water data through the end of Aug 2023. I will not be able to approve/sign the plat until then.
Fire Department Review	11/29/2022	Stan Crittenden	Pass	Depending on the Building types and occupancy, and the Fire Suppression needs, the future well on the fire department property to the north may not be adequate for the future buildings.
Road & Bridge Review				
FMID Review				
PZ Staff Review				

Permit Details:

Permit #: 242

Permit Date: 10/26/22

Permit Type: PLAT - PRELIMINARY PLAT

Assigned Permit #: PZ-22-092

Applicant Name: Venture Builders

Processing: Pending revised plat for GIS review 4

Description: Thunderbird Business Park

Date Application Submitted:

Phone Number: () -

Applicant Email: Shalynn@venturebuilders-id.com; Scott@venturebuilders-id.com; bron@cpttruck.com

Mailing Address:

City, State, Zip:

PZC Hearing Date:

BOCC Meeting Date:

Status: 1-INSPECTIONS PENDING

Assigned To: Melissa VanSlochteren

Uploaded Files

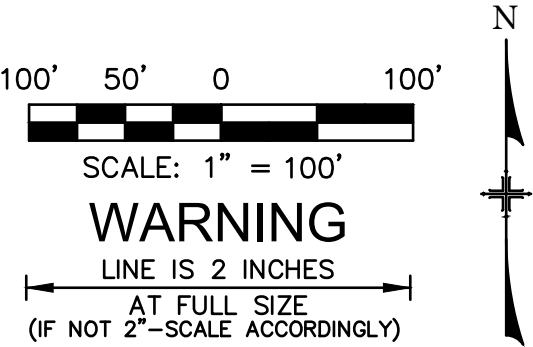
Date	File Name
10/27/2022	<u>13256583-Prelim+Plat+-+TBBP+2022.10.26.pdf</u>
10/27/2022	<u>13256577-List+of+Adjacent+Property+Owners+2022.10.26.xlsx</u>
10/27/2022	<u>13256574-Zoning+Map+2022.10.26.pdf</u>
10/27/2022	<u>13256573-Vicinity+Map+2022.10.26.pdf</u>
10/27/2022	<u>13256572-Affidavit+of+Legal+Interest+2022.10.26.pdf</u>
10/27/2022	<u>13256571-Subdivision+Application+TBBP+2022.10.26.pdf</u>
10/26/2022	<u>13251927-revised+thunderbird+business+park+preliminary+plat-ROS+SHT+1.pdf</u>
10/26/2022	<u>13251926-revised+thunderbird+business+park+preliminary+plat-plat+sht+2.pdf</u>

PRELIMINARY PLAT
THUNDERBIRD BUSINESS PARK

BEING PART OF BLOCK 2, THORTON TOWNSITE, PART OF SECTION 14, TWP. 5 N, RANGE 39 E, B.M.
MADISON COUNTY, IDAHO

NOTES:
BEARINGS SHOWN HEREIN ARE BASED ON THE IDAHO STATE PLANE
COORDINATE SYSTEM, EAST ZONE, NAD 83 DATUM. DISTANCES SHOWN
HEREON ARE GROUND DISTANCES USING AN AVERAGE PROJECT ELEVATION
OF 4850 FEET.

REFERENCES:
INS 409387 THOMPSON ENGINEERING
INS. 412512 HARPER-LEVITT
INS. 423502 TETON VIEW SURVEYING



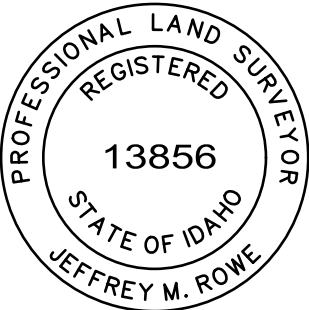
LEGEND

- Ø REBAR W/NO CAP FOUND
- ØPC REBAR W/PLASTIC CAP FOUND
- SET 1/2" X 24" REBAR WITH A PLASTIC CAP STAMPED "PLS 13856"
- REBAR W/ALUMINUM CAP FOUND
- ✕ CONTROLLING SECTION CORNER FND. (AS NOTED)
- ✕ QUARTER SECTION CORNER FND. (AS NOTED)
- - - RIGHT OF WAY
- SECTION LINE
- - - PROPOSED SUBDIVISION / LOT LINE
- - - 15' PUBLIC UTILITY EASEMENT

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C9	34.88	45.00	44°24'55"	N22° 19' 06"E	34.02
C10	187.27	60.00	178°49'50"	S44° 53' 21"E	119.99
C11	34.88	45.00	44°24'55"	S67° 54' 11"W	34.02
C12	34.88	45.00	44°24'55"	N67° 40' 54"W	34.02
C13	187.27	60.00	178°49'56"	N45° 06' 36"E	119.99
C14	34.88	45.00	44°24'55"	S22° 05' 55"E	34.02
C15	39.27	25.00	90°00'06"	N45° 06' 36"E	35.36
C16	39.27	25.00	90°00'00"	S44° 53' 21"E	35.36

SURVEYOR'S CERTIFICATE

I, JEFFREY M. ROWE, A PROFESSIONAL LAND SURVEYOR
IN THE STATE OF IDAHO, NUMBER 13856, DO HEREBY
CERTIFY THAT THIS MAP AND THE SURVEY REFERRED TO
HEREON WERE PERFORMED UNDER MY RESPONSIBLE
CHARGE IN ACCORDANCE WITH IDAHO STATE CODE,
RELATING TO SURVEYS.



PRELIMINARY PLAT- THUNDERBIRD BUSINESS PARK
PART OF SECTION 14, TWP. 5 N, R 39 E, B.M.
MADISON COUNTY, IDAHO

TETON VIEW SURVEYING

2847 East 700 North
St. Anthony, Id. 83445
P: 208.516.6877

Sheet No.: 2 OF 2 Date: 1/26/2023 Drawn By: JMR Reviewed By: JMR

PRELIMINARY PLAT
THUNDERBIRD BUSINESS PARK

BEING PART OF BLOCK 2, THORTON TOWNSITE, PART OF SECTION 14, TWP. 5 N, RANGE 39 E, B.M.
MADISON COUNTY, IDAHO

BOUNDARY DESCRIPTION

SITUATED IN THE STATE OF IDAHO, COUNTY OF MADISON, BEING PART OF BLOCK 2, THORTON TOWNSITE, PART OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 39 EAST, OF B.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 14;

THENCE NORTH 00°07'09" EAST, A DISTANCE OF 132.00 FEET TO A POINT;

THENCE SOUTH 89°58'44" EAST, A DISTANCE OF 662.74 FEET TO A POINT;

THENCE NORTH 00°06'39" EAST, A DISTANCE OF 904.02 FEET TO A POINT;

THENCE NORTH 89°58'52" WEST, A DISTANCE OF 278.90 FEET TO A POINT;

THENCE NORTH 30°09'30" EAST, A DISTANCE OF 327.83 FEET TO A POINT;

THENCE NORTH 89°58'52" WEST, A DISTANCE OF 23.76 FEET TO A POINT;

THENCE NORTH 30°42'13" EAST, A DISTANCE OF 107.98 FEET TO A POINT;

THENCE SOUTH 57°56'20" EAST, A DISTANCE OF 64.03 FEET TO A POINT;

THENCE SOUTH 62°30'37" EAST, A DISTANCE OF 127.58 FEET TO A POINT;

THENCE ALONG A NON TANGENT CURVE TO THE LEFT, HAVING A DELTA ANGLE 21°43'27" A RADIUS OF 704.00 FEET, AN ARC LENGTH OF 266.93 FEET, WITH A CHORD BEARING OF SOUTH 79°07'20" EAST, AND A CHORD LENGTH OF 265.33 FEET;

THENCE SOUTH 89°58'15" EAST, A DISTANCE OF 483.06 FEET

THENCE ALONG A CURVE TO THE RIGHT, HAVING A DELTA ANGLE 08°32'29" A RADIUS OF 1,009.93 FEET, AN ARC LENGTH OF 150.56 FEET, WITH A CHORD BEARING OF SOUTH 85°42'40" EAST, AND A CHORD LENGTH OF 150.42 FEET;

THENCE SOUTH 00°06'33" WEST, A DISTANCE OF 1,258.34 FEET TO A POINT

THENCE NORTH 89°58'44" WEST, A DISTANCE OF 977.85 FEET TO A POINT;

THENCE CONTINUING NORTH 89°58'44" WEST ALONG SAID LINE, A DISTANCE OF 662.76 FEET TO THE POINT OF BEGINNING. CONTAINING 32.20 ACRES OF LAND, MORE OR LESS.

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT WE THE UNDERSIGNED, ARE THE OWNERS OF THE TRACT OF LAND INCLUDED WITHIN THE BOUNDARY DESCRIPTION SHOWN HEREON AND HAVE CAUSED THE SAME TO BE PLATTED INTO BLOCKS, LOTS AND STREETS TO BE HEREAFTER KNOWN AS THUNDERBIRD BUSINESS PARK, DIVISION NO. 1, MADISON COUNTY, IDAHO. THE EASEMENTS SHOWN HEREON ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHT TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES OR FOR ANY OTHER USE DESIGNATED ON THE PLAT. THE LANDS INCLUDED WITHIN THIS PLAT WILL BE IRRIGATED IN COMPLIANCE WITH MADISON COUNTY POLICY, WATER AND/OR CANAL COMPANY REGULATIONS AND IN ACCORDANCE WITH IDAHO CODE 31-3805. WE ALSO CERTIFY THAT THE LOTS SHOWN ON THIS PLAT WILL BE SERVED BY INDIVIDUAL WELLS.

IN WITNESS WHEREOF THE UNDERSIGNED HAVE DULY SIGNED THIS CERTIFICATE ON THIS ____ DAY OF ____, 20__

THUNDERBIRD BUSINESS PARK LLC.

BRON LEATHOM - MEMBER

ACKNOWLEDGMENT

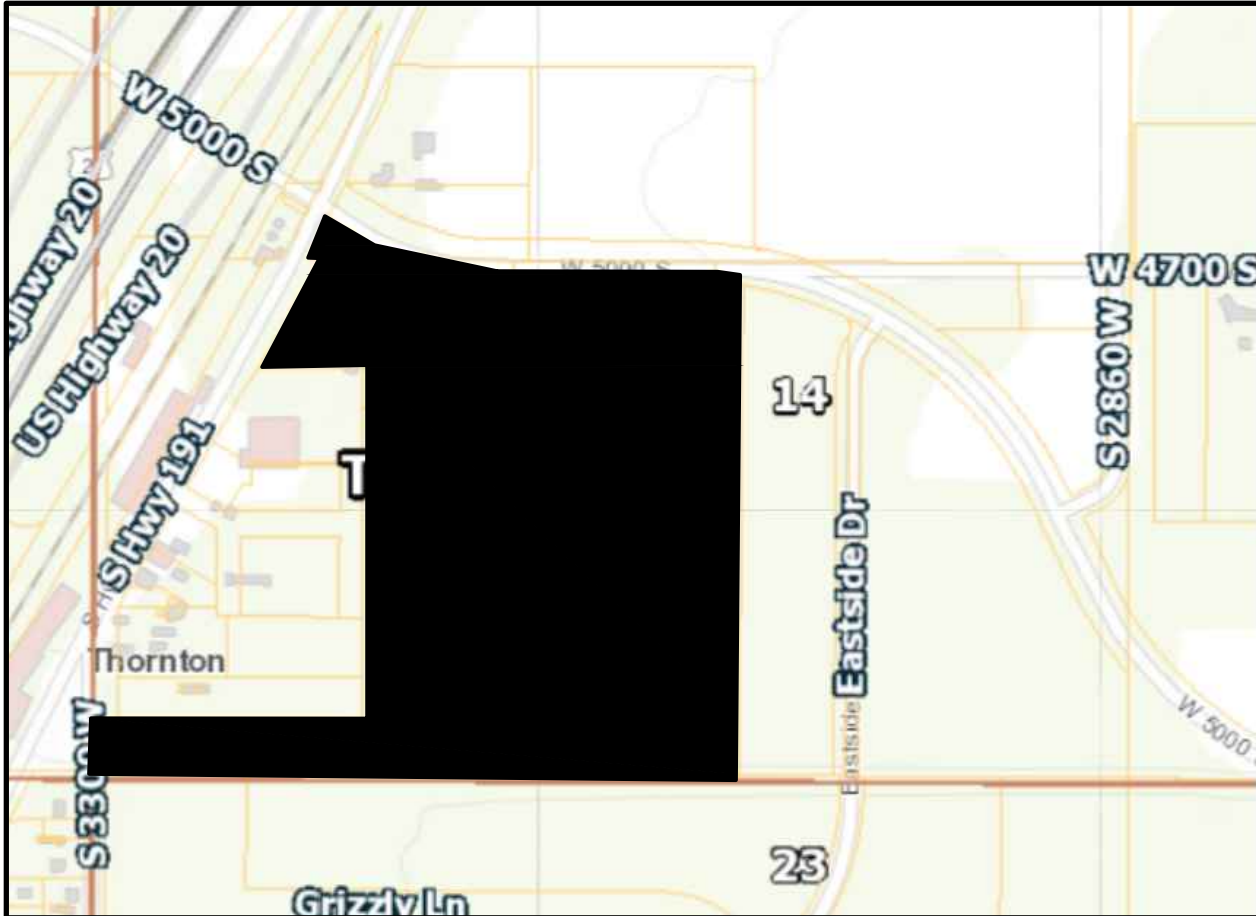
STATE OF _____)

COUNTY OF _____)

ON THIS ____ DAY OF _____, 20__ BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____, KNOWN OR IDENTIFIED TO ME TO BE A MEMBER IN THE LIMITED LIABILITY COMPANY OF _____ AND THE PERSON WHO SUBSCRIBED SAID COMPANY NAME TO THE ATTACHED OWNERS DEDICATION AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME.

IN WITNESS WHEREOF: I HAVE HEREBY SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF _____
RESIDING IN _____ COUNTY, _____
MY COMMISSION EXPIRES _____



EXAMINING SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND ACCEPTABLE AS REQUIRED IN SECTION 50-1303 OF THE IDAHO CODE.

DATE _____ COUNTY REVIEW SURVEYOR _____ PLS NO. _____

HEALTH DEPARTMENT CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

EASTERN IDAHO PUBLIC HEALTH

DATE _____ ENVIRONMENTAL HEALTH SPECIALIST _____

ASSESSOR AND TREASURER'S CERTIFICATE

I THE UNDERSIGNED COUNTY TREASURER IN AND FOR THE COUNTY OF MADISON, STATE OF IDAHO, PER THE REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ALL COUNTY PROPERTY TAXES DUE FOR THE PROPERTY INCLUDED IN THIS PROJECT ARE CURRENT.

COUNTY ASSESSOR _____ DATE _____

COUNTY TREASURER _____ DATE _____

COUNTY ACCEPTANCE

THIS FOREGOING PLAT WAS DULY ACCEPTED AND APPROVED BY MADISON COUNTY, IDAHO

BOARD CHAIRMAN _____ DATE _____

PLANNING AND BUILDING ADMINISTRATOR _____ DATE _____

MADISON FIRE DEPARTMENT REPRESENTATIVE _____ DATE _____

RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THE FOREGOING PLAT OF THUNDERBIRD BUSINESS PARK, DIVISION NO. 1, MADISON COUNTY, IDAHO WAS FILED FOR RECORDING IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IDAHO ON THIS ____ DAY OF _____, 20__ AT ____ M. AND RECORDED UNDER INSTRUMENT NUMBER _____

NOTES:

BEARINGS SHOWN HEREIN ARE BASED ON THE IDAHO STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 DATUM. DISTANCES SHOWN HEREON ARE GROUND DISTANCES USING AN AVERAGE PROJECT ELEVATION OF 4900 FEET.

NARRATIVE:

WE WERE HIRED BY THUNDERBIRD BUSINESS PARK TO PREPARE A 16 LOT SUBDIVISION PLAT.

FLOOD ZONE NOTICE

THIS SUBDIVISION FALLS OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FIRM MAP NO. 16065C 0100 D, EFFECTIVE DATE JUNE 3, 1991

CANAL AND DITCHES

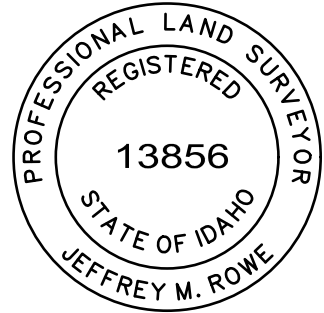
FOR DITCH AND CANAL EASEMENTS REFER TO IDAHO CODE TITLE 42-1102

PUBLIC UTILITY EASEMENT NOTE:

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

SURVEYOR'S CERTIFICATE

I, JEFFREY M. ROWE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, NUMBER 13856, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE TRACT OF LAND DESCRIBED IN THE BOUNDARY DESCRIPTION ATTACHED HERETO, AND THAT SAID PARCELS ARE STAKED ON THE GROUND IN ACCORDANCE TO STATE LAW SECTION 50-1303.

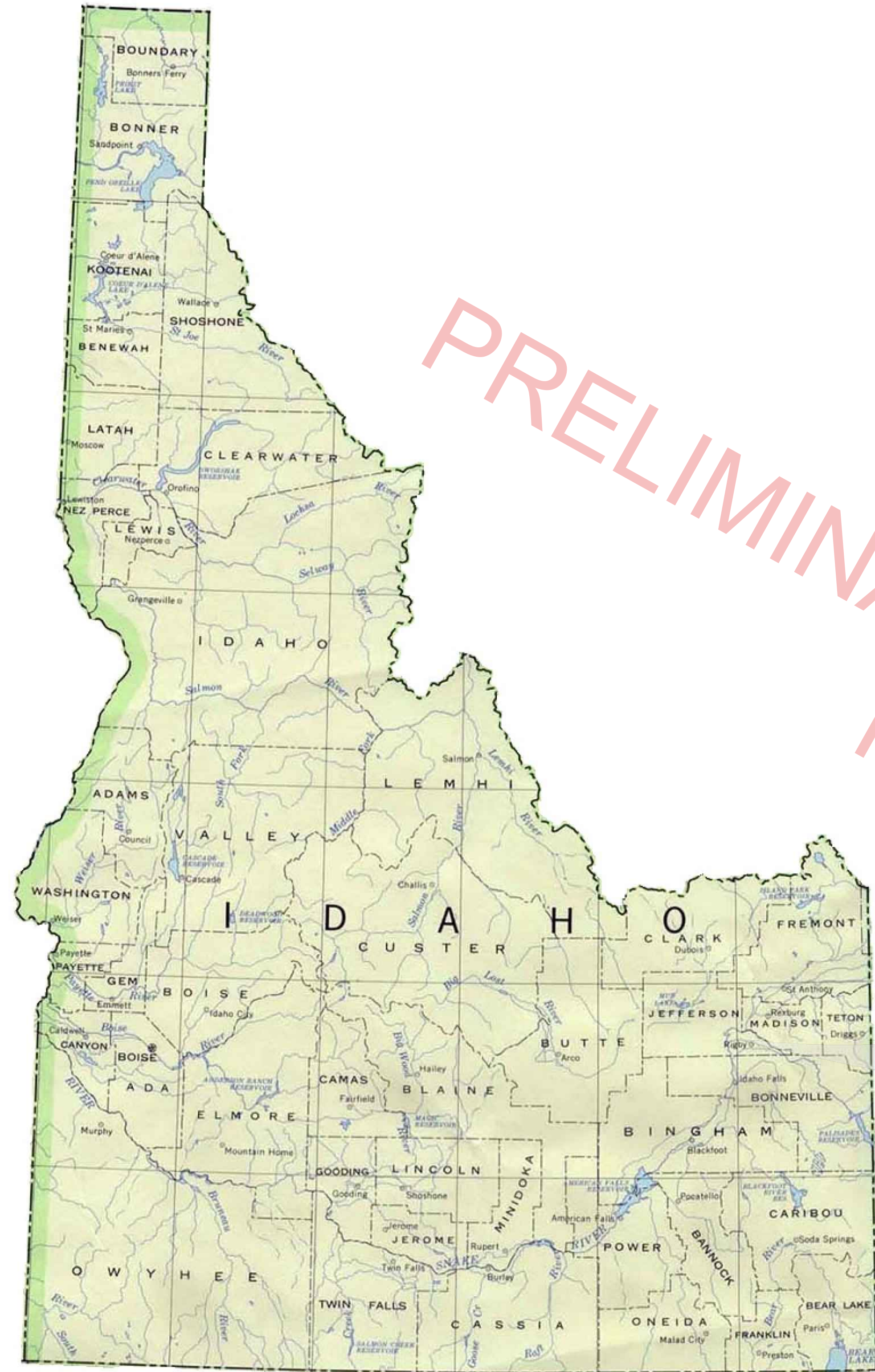


THUNDERBIRD BUSINESS PARK
PART OF SECTION 14, TWP. 5 N, R 39 E, B.M.
MADISON COUNTY, IDAHO

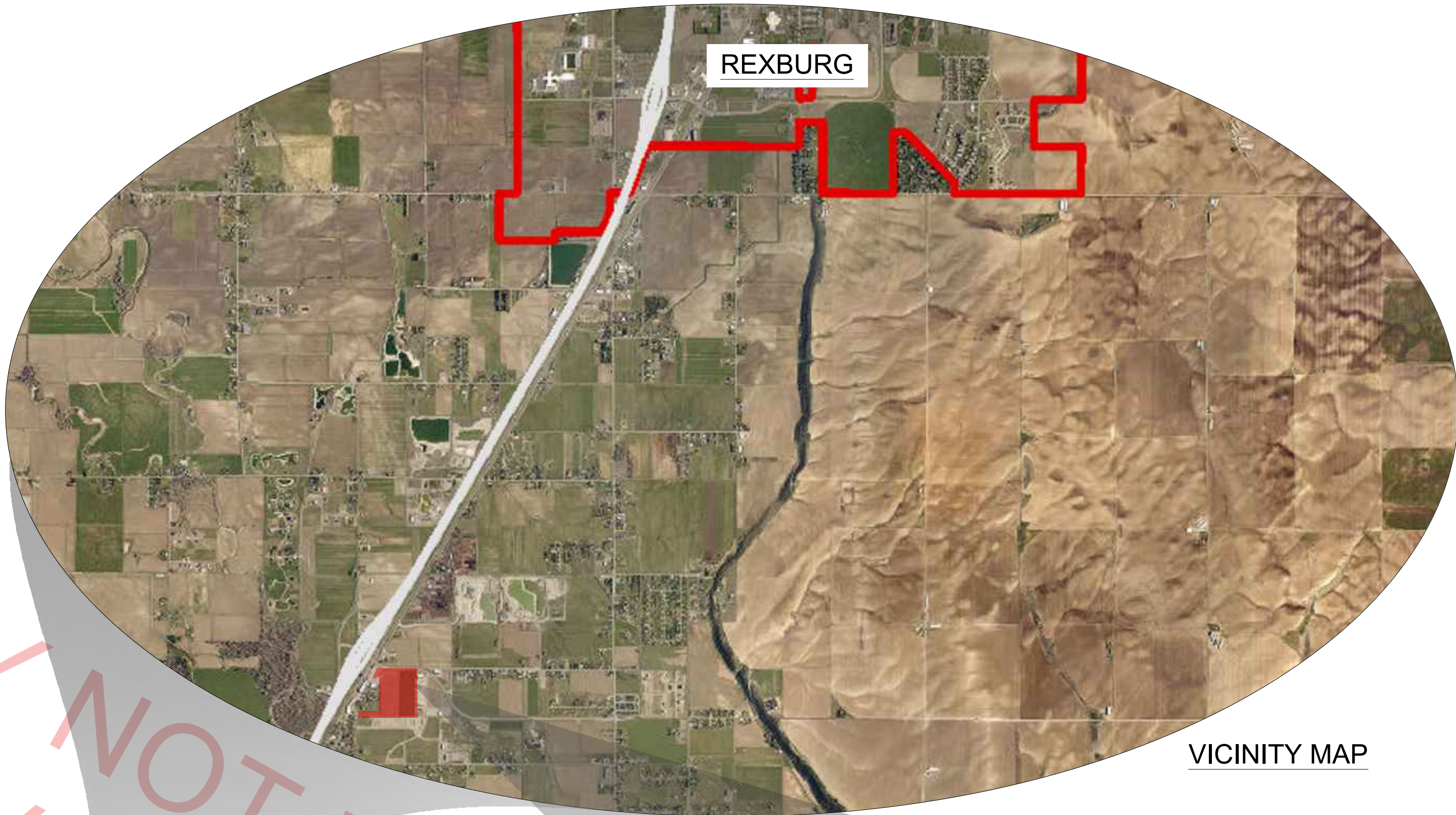
TETON VIEW SURVEYING

2847 East 700 North
St. Anthony, Id. 83445
P: 208.516.6877

Sheet No.: 1 OF 2 Date: 1/26/2023 Drawn By: JMR Reviewed By: JMR



STATE MAP

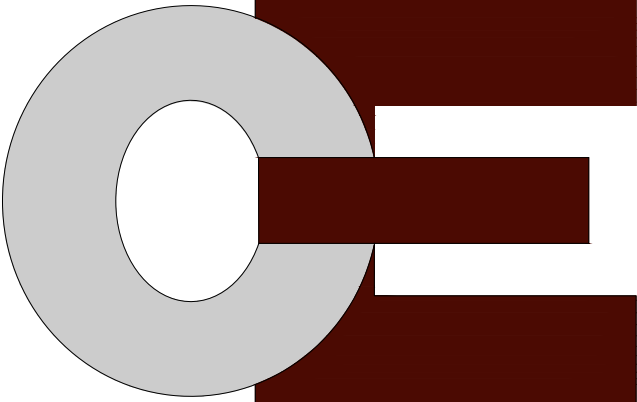


VICINITY MAP

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	NOTES
3	REFERENCE SHEET
4	EXISTING CONDITIONS
5	SITE OVERVIEW
6	WEST RD STA 1+00 TO STA 6+00
7	WEST RD STA 6+00 TO STA 10+55
8	SOUTH RD STA 1+00 TO STA 6+99
9	EAST RD STA 1+00 TO STA 6+00
10	EAST RD STA 6+00 TO STA 10+41
11	BEST MANAGEMENT PRACTICES
12	BEST MANAGEMENT DETAILS



SITE MAP

IMPROVEMENT DRAWINGS FOR:	DEPARTMENT OF ENVIRONMENTAL QUALITY 900 N SKYLINE, SUITE B IDAHO FALLS, IDAHO 83402 (208) 528-2650	CONTACTS	INTERMOUNTAIN GAS COMPANY 1527 HOLLIPARK DR IDAHO FALLS IDAHO, IDAHO 83401 (208) 542-6632	MADISON COUNTY 134 E MAIN, REXBURG, ID 83440 (208) 359-6200	 CONNECT ENGINEERING <i>The Civil Connection</i> 2295 N YELLOWSTONE HWY, UNIT 6, ID 83401 208.881.0081	APPROVAL SIGNATURES:	PROFESSIONAL ENGINEER REGISTERED PRELIMINARY FOR REVIEW ONLY STATE OF IDAHO JAKE JOLLE Connect Engineering MADISON, COUNTY Department of Environmental Quality Date: Date: Date:	SHEET NO. 1 of 12
THUNDERBIRD BUSINESS PARK	STARLIGHT 1525 SHERRY DR. IDAHO FALLS, ID 83403 (208) 523-4567	ROCKY MOUNTAIN POWER 170 W 2ND N REXBURG, ID 83440 (888) 221-7070						
MADISON, COUNTY								

1. All materials, workmanship, and construction of site improvements shall meet or exceed standards and specifications set forth by MADISON COUNTY standard specifications and drawings, and requirements of the Idaho Standards for Public Works Construction, (ISPWC) current edition.
2. All material furnished on or for the project must meet the minimum requirements of the approving agencies or as set forth herein, whichever is more restrictive.
3. The Contractor is cautioned that the location and/or elevation of existing utilities, as shown on these plans, is based on records of the various utility companies and where possible, measurements taken in the field. The Contractor must call the local utility location center at least 48 hours before any excavation to request exact field locations of the utilities.
4. A Pre-Construction Conference shall be held a minimum of three (3) working days prior to start of work. All Contractors, Subcontractors and/or Utility Contractors shall be present.
5. All lot dimensions and easements are to be taken from the Final Plat of the recorded subdivision plat.
6. The Contractor shall maintain all existing drainage and sanitary sewer facilities within the construction area until the drainage improvements are in place and functioning.
7. All Contractors working within the project boundaries are responsible for compliance with all applicable safety laws of any jurisdictional body including but not limited to, barricades, safety devices, control of traffic, excavation, trenching, shoring, and security within and around the construction area.
8. Contractors must furnish proof that all materials installed on this project meet the requirements of Note # 2 above at the request of the agency and/or Engineer.
9. CONNECT ENGINEERING must give approval prior to (a) backfilling trenches for pipe; (b) placing of aggregate base; (c) placing of concrete; (d) placing of asphalt pavement. Work done without such approval shall not relieve the Contractor from the responsibility of performing the work in an acceptable manner. Contract work will not be accepted by MADISON COUNTY without the approval of the Project Engineer.
10. Developmental drawings must be submitted to MADISON COUNTY Public Works Dept. prior to final approval.
11. Only plan sets marked "Approved for Construction" shall be used by the project contractor(s). Use of any plans on the job without the "Approved of Construction" stamp shall be grounds for the issuance of a stop work order. Contractor must also maintain a set of plans stamped with approval by the Department of Environmental Quality on site.
12. Contractor is responsible for property corner protection. The cost of \$30 per corner will be held as retainage until all interior corners are verified to be in place.
13. Each Contractor shall be responsible for acquiring any necessary NPDES permits, filing any NOI's or NOT's, and preparing a Storm Water Pollution Prevention Plan (SWPPP) in accordance with the Environmental Protection Agency. Contact the EPA at 208.378.5776 for the required information. Said permit shall be presented to the Engineer at least forty-eight (48) hours prior to the beginning of construction.
14. The Contractor shall be responsible for keeping roadways free and clear of all construction debris and dirt tracked in from the site.
15. All measures possible shall be taken to ensure erosion control with Best Management Practices.
16. Quantities shown are estimates by the Engineer. The Contractor must verify all quantities. If there is a large discrepancy contact the Engineer.
17. All work must meet standards set forth by the American Disabilities Act (ADA) inside public rights of way.
18. Trench backfill Type 2A compaction "Water Settling" will not be an acceptable method of trench backfill compaction.
19. All water valves, blow-offs and manholes will be placed so as not to conflict with any concrete curb, gutter, valley gutter, and sidewalk improvements.
20. CONNECT ENGINEERING and/or Inspector shall make periodic visits to the project location to ensure that the site improvements meet or exceed standards and designs as per the approved construction drawings.
21. To receive final acceptance, Contractor must submit copy of field plans complete with construction notes and As-Built information, corrections, changes, etc.
22. Contractor must have ISPWC manual (current edition) on-site during all phases of construction. Failure to do so may result in non-acceptance of the site by DEQ, Engineer, City etc.
23. A copy of the Quality Control Signature sheet (with all applicable signatures) shall be delivered to CONNECT ENGINEERING prior to the walk-thru.
24. A Right-of-Way Construction Permit from MADISON COUNTY Public Works is required for any construction in the road right-of-way not shown on these improvement drawings.
25. Contractors shall provide a one (1) year warranty on all roads from the date of formal acceptance by the CITY OF REXBURG.
26. Lot corners and centerline intersection monuments have been staked as shown on the recorded plat of this subdivision. Should any of these monuments be lost or disturbed during construction Idaho Code 55-1613 requires said monuments will be reestablished by a professional land surveyor at the expense of the agency or person causing the loss or disturbance.
27. All Construction Staking shall be provided by the owner one time, but if restaking is required this shall be provided at the Contractors expense.
28. It is the contractors responsibility to know which permits are needed and obtain all construction permits including ROW for bore.
29. Plans are intended to be printed in color for added clarity of design.

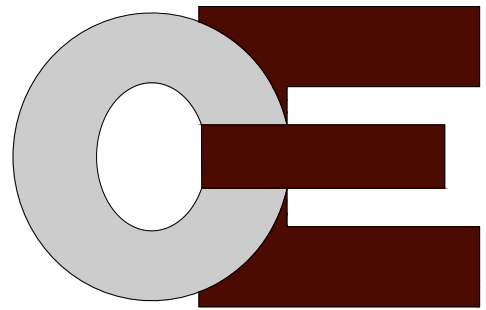
1. All new electrical facilities shall be constructed in accordance with the current Rocky Mountain Power Service Policy. Each utility shall be constructed to its own policy.
2. Electrical sectionalizing cabinets and bases (when required) will be provided by Rocky Mountain Power but shall be installed by the Developer/Contractor.
3. All primary and secondary conduits shall be provided and installed by the Developer/Contractor.
4. The minimum power trench depth shall be 54" below finished grade. (Conduit to be installed 48" below finish grade). Including 6" of sand bedding below and above top of conduits.
5. The Contractor shall retain and protect all existing City power poles and electrical facilities during construction except those facilities shown to be relocated or moved per Rocky Mountain Power contractors map.
6. Coordinate all electrical construction with Rocky Mountain Power.
7. Owner shall bear all costs to relocate or remove existing power poles, light poles, anchor guys, and miscellaneous electrical facilities.
8. The Owner/Developer shall provide all trenching, conduit and concrete light pole foundations for street illumination along all Public Right of Way as per Rocky Mountain Power current service policy. In addition, Owner/Developer shall purchase street light assembly provided and installed by Rocky Mountain Power.
9. Contact Rocky Mountain Power prior to construction.

1. Prior to construction, it shall be the responsibility of the contractor to inform all the utility companies of the construction schedule.
2. All existing utility locations and depths are approximate and shall be verified by the contractor.
3. All elevations are based on the USED DATUM.
4. Manhole rim elevations as shown on the Construction Drawings are approximate. The manhole frames and covers shall be constructed in accordance with MADISON COUNTY Standard Drawings. Rim elevations shall be determined by the engineer in the field during construction.
5. Contractor shall repave any existing paved streets disturbed during construction.
6. Retain and protect all irrigation and drainage crossings. The contractor shall coordinate with the owner and the Rexburg Irrigation Company (208-356-5251) for the inspection of the exposed irrigation and/or drainage pipe crossings. If existing pipes are damaged, the affected pipe will be replaced by the contractor.
7. The developer's engineer shall be present during all testing of the sewer construction.
8. Retain and protect existing curb, gutter and sidewalk. If removal is necessary, replacement shall be incidental to project.
9. The following type and class of pipe will be permitted: gravity pipe shall conform to ASTM D-3034, PVC, SDR 35, or other pipe approved in the MADISON COUNTY Standards.
10. All work shall be constructed to the MADISON COUNTY Standards. All work shall be approved by MADISON COUNTY.
11. Sanitary sewer manhole cones shall be set a maximum of one (1) foot below specified ring elevations by sewer contractor. All remaining manhole materials, other than concrete collars necessary to construct manhole to finished grade, shall be furnished by the sewer contractor for placement at finished grade by street paving contractor. All materials for concrete around manhole rings shall be supplied and constructed to finished grade by street contractor. The owner's engineer shall be contacted 24 hours prior to placing concrete collars.
12. The trench backfill above the pipe zone will be inspected by the owner's engineer in accordance with the latest edition of the Idaho Standards for Public Works Construction Specifications and The MADISON COUNTY Standards and Specifications.
13. Where PVC is utilized, a rubber ring or approved equivalent is to be installed where the pipe is in contact with manhole base and/or manhole channel in order to insure a watertight seal.
14. Where it is necessary for sewer and water to cross each other and the sewer line is above or less than 18 inches below the water main, the sewer line crossing shall be either:
 - a. Non-Potable pipeline construction with potable water class pipe for a minimum of ten (10) feet either side of potable pipeline with a single twenty (20) feet section of potable water class pipe centered on the crossing; or
 - b. Sleeve non-potable or potable pipeline with potable water class pipe ten (10) feet either side of crossing.Use of hydraulic cementitious materials such as concrete, controlled density fill, and concrete slurry encasement is not allowed as a substitute for sleeving.
15. If potable pipeline is below non-potable pipeline the non-potable pipeline must also be supported through the crossing to prevent settling.
16. Where the sewer main depth will allow, all sewer service lines shall be constructed to a depth of 9.5' at property line. The contractor shall use 4" diameter PVC pipe or approved equivalent for all service lines. All sewer service lines shall be constructed at a minimum grade of 1%.
17. Sewer service lines shall be 4" PVC and constructed to a point 15' inside the front lot line as shown. Except where otherwise located, the sewer service lines shall be constructed as shown on plan.
18. The horizontal separation of the water and sewer mains shall be a minimum of ten (10) feet.
19. Contractor shall notify MADISON COUNTY Engineer and the developer's engineer 48 hours in advance of construction.
20. Water levels shall be maintained below the trench bottom during the pipe laying and joining operation. The dewatering method shall be discussed with the engineer and approved prior to construction. Ditches and storm drain facilities that are silted up due to the contractor's dewatering shall be cleaned and restored to their original state.
21. Contractor shall locate and protect all underground utilities during construction.
22. The developer shall test the compaction of the sewer pipeline bedding in accordance with the the ISPNWC specifications, and will be done by an outside testing laboratory. The cost of this service shall be paid by the developer. However, if the test fails, the cost of the test and any retesting shall be paid by the contractor. The contractor shall coordinate with the developer's engineer and the testing laboratory to schedule the tests, backfilling, and pipe laying operation.
23. After all utilities are constructed and just prior to paving, the contractor shall perform an air test on the sewer system. The developer's engineer shall be present to witness the test. The contractor shall contact the engineer 24 hours prior to testing. MADISON COUNTY requires low pressure air or hydrostatic testing, mandrel, and CCTV inspection of the completed sewer.
24. The contractor shall leave the excavation for the upstream end of all service lines open for field verification of the invert elevation by the engineer's inspector. The contractor shall not backfill the ends of service lines until he has obtained approval from the engineer's inspector or made other arrangements for verification of service line invert elevations.
25. Service and main piping shall be in accordance with ASTM 3034 and shall be SDR 35 or greater plastic pipe or approved equal.
26. Services shall be installed per the MADISON COUNTY Standards.
27. Backfill compaction of drop manholes shall not be accepted without full time inspection by developer's engineer during compaction work.
28. At all times, when laying pipe is not in progress, open ends of the pipe shall be closed by a watertight plug or other approved means. At the close of the day's work, or whenever workmen are absent from the job, the end of the last laid section shall be plugged, capped, or tightly closed to prevent entry of foreign material.
29. All visible leaks shall be repaired - even if the leakage is below allowable limits.
30. The developer's engineer shall be present during all testing of the sewer line.
31. A minimum of 18" vertical clearance must exist between potable and non-potable lines.

1. All road striping and traffic signing shall be designed, constructed, and placed according to the current Manual of Uniform Traffic Control Devices (MUTCD) with the following exceptions:
- 1.1. All Stop and Yield signs used in any subdivision shall be a minimum 30" X 30", engineer grade sheeting is not allowed.
- 1.2. All Road Name and Street signs shall have a minimum 4" legend. Both background and legend shall be retro-reflective. Standard colors are white legend and green background except private roads, which will have a blue background.
- 1.3. Substrate material shall be aluminum, no fiberglass or plastic will be accepted.
- 1.4. The minimum size for Speed Limit Signs shall be 24" W X 30" L with black legend on white background.
- 1.5. Posts shall be metal and shall be anchored with a "soil type" anchor. No concrete shall be used as an anchor. Posts shall be 2" X 2" square and must meet break-a-way standards of the State of Idaho. No U-channel shall be used.
- 1.6. The minimum height of signs shall be 6' from the road surface to the bottom of the sign.
- 1.7. Maintenance of all street and traffic signs will be the responsibility of the developer until the streets are officially accepted for maintenance by MADISON COUNTY.

1. The water system shall be constructed to conform with the standards set forth in the "Idaho Regulations for Public Drinking Water Systems" and the current MADISON COUNTY standard drawings and specifications.
2. The pipe shall be installed in a workmanlike manner by persons properly qualified to perform said work and shall be in conformance with the manufacturer's recommendations as approved by the City Engineer. All work and materials must conform to current requirements of the MADISON COUNTY. Water distribution mains shall be constructed with class 50 DI pipe, AWWA C-900, DR 18 PVC or Pressure Class 250 DIP.
3. All water services shall be 1" DR7 (200 psi) PE IPS pipe and have a minimum cover of 6 feet. The trenches shall be compacted to 95% of maximum density to prevent further settlement. All mains shall be leak-tested, disinfected, flushed and bacteria tested before connecting to the municipal system. Mueller thermal coil meter pit, or equivalent, required for all water services.
4. Where it is necessary for sewer and water to cross each other and the sewer line is above or less than 18 inches below the water main, the sewer line crossing shall be either:
 - a. Non-Potable pipeline construction with potable water class pipe for a minimum of ten (10) feet either side of potable pipeline with a single twenty (20) feet section of potable water class pipe centered on the crossing; or
 - b. Sleeve non-potable or potable pipeline with potable water class pipe ten (10) feet either side of crossing.Use of hydraulic cementitious materials such as concrete, controlled density fill, and concrete slurry encasement is not allowed as a substitute for sleeving.
- If potable pipeline is below non-potable pipeline, the non-potable pipeline must also be supported through the crossing to prevent settling.
5. All tees, plugs, caps and bends, and at other locations where unbalanced forces exist, shall be secured and anchored by concrete thrust blocks as shown on ISPWC.
6. CONNECT ENGINEERING will provide one (1) set of construction stakes for each of the following items:
water main lines, fire hydrants, and service connections.
7. Contractor to field verify all valve box lid elevations to assure that said lid elevations match final street grade.
8. The paving contractor shall be responsible for constructing concrete collars and final adjustments of water valves to grade.
9. Pipes laid on a curve: the maximum joint deflection shall be 5 percent or the manufacturer's recommendation, whichever is less.
10. The developer will test the compaction of the water pipeline bedding in accordance with the ISPWC specifications construction inspection policy. Testing will be done by an outside testing laboratory. The cost of this service shall be paid by the developer. However, if the test fails, the cost of the test and any retesting shall be paid by the water contractor. The contractor shall coordinate with the developer's engineer and testing laboratory to schedule the tests, his backfilling, and pipe laying operation.
11. The developer's engineer shall be present during all testing of the water line.
12. The horizontal separation of the water and sanitary sewer, or storm drain shall be a minimum of ten (10) feet.
13. The water line construction shall conform to the depth of public health and welfare regulations of public drinking.
A minimum of 5-foot cover for water lines water systems and disinfection specifications shall be kept.
14. Fire hydrants or temporary blow-offs shall be installed on dead-end water lines.
15. Water lines shall not exceed 8' in depth from finished grade.
16. At all times, when laying pipe is not in progress, open ends of the pipe shall be closed by a watertight plug or other approved means. At the close of the day's work, or whenever workmen are absent from the job, the end of the last laid section shall be plugged, capped, or tightly closed to prevent entry of foreign material.
17. All water main fittings to be mechanical joint; no flanged fittings.
18. A minimum of 18" vertical clearance must exist between potable and non-potable lines.
19. Fire hydrants shall be Clow Medallion or Watertous Pacer. Any other type shall be up to MADISON COUNTY to approve or reject.
All fire hydrants shall be painted red.
20. Install No. 12AWG copper locating wire with insulation on all water pipe and water service lines. Utilize epoxy splice kits.

1. All construction within public right-of-way shall conform to the current edition of the ISPPWC and the CITY OF REXBURG standards. No exceptions to Policy Standards and the ISPPWC will be allowed unless specifically and previously approved in writing by MADISON COUNTY.
2. No construction shall begin before the Pre-Construction meeting, which the Contractor is required to attend.
3. Sanitary sewer and storm drain manholes, cones and structures shall be set to specified elevation by their respective contractors. All remaining manhole materials, except concrete collars, necessary to construct manhole to finished grade in pavement areas shall be furnished by the Contractor for placement at finished grade. For manholes not in pavement areas, the manhole rings shall be set to finished grade by their respective contractor. Contractor shall contact MADISON COUNTY twenty-four (24) hours prior to pouring concrete collars.
4. Contractor shall construct four inches (4") of asphalt pavement thickness at joint locations for all pavement matches.
5. All reinforced concrete pipe shall conform to ASTM C-76 Specifications for the class of pipe indicated, and shall be installed watertight.
6. All work will be inspected by CONNECT ENGINEERING and monitored by the CITY OF REXBURG in accordance with the latest edition of the "MADISON COUNTY STANDARD DRAWINGS AND SPECIFICATIONS".
7. Borrow shall be obtained from sources designated or approved in writing by the Engineer.
8. Clearing and grubbing shall consist of removing all natural and artificial objectionable materials. Under no circumstances shall roadways be placed on frozen or objectionable material.
9. The subgrade shall be excavated and bladed to remove all uneven areas and to secure a uniform surface true to grade and line. The subgrade material shall then be scarified to a depth of eight inches (8"), adjusted to within approximately 2% of optimum moisture content and compacted to the minimum density required as stated in ISPPWC.
10. All concrete used shall be Class 4 and have a strength of four thousand (4000) PSI in twenty-eight (28) days. The concrete mix shall include Fly Ash for ASR mitigation. The mix design shall be approved by the engineer. All concrete shall be cured by a liquid membrane-forming curing compound method, unless otherwise specified in writing by the Engineer.
11. The plant mix should be a ½-inch SP3 PG 58-28, 1 to 10 million design ESALs superpave hot mix asphalt design.
12. All road stripping and excess topsoil shall be stockpiled out of the right-of-way and stored at Contractor's expense.
13. A traffic control plan based on the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD) shall be approved by MADISON COUNTY Public Works Department prior to construction.
14. Parked equipment and stored materials shall be kept as far away from the travelway as feasible. Items left overnight within 30 feet of the travel way shall be marked and/or protected.



NOTES

THUNDERBIRD BUSINESS PARK

MADISON, COUNTY



SHEET INFORMATION	
JOB NO:	22-096
DATE:	October 20, 2022
SHEET SIZE:	24x36
VERTICAL EXAGGERATION: 1V = 10 H	
PROJECT CONTACT:	
BARRY BAME & TJ TOGAI	
CONNECT ENGINEERING	
208-881-0081	

SHEET

2

12

OF

SHEETS

REFERENCES

RETAIN AND PROTECT

100-1	RETAIN AND PROTECT
EARTHWORK	
200-1	SAW-CUT LINE AND ASPHALT REMOVAL AND UTILITY TRENCH PER ISPPWC SD - 306

WATER

401-6	INSTALL 6" WATER PIPE PVC C-900 @ 6' MINIMUM COVER
401-8	INSTALL 8" WATER PIPE PVC C-900 @ 6' MINIMUM COVER
401-10	INSTALL 10" WATER PIPE PVC C-900 @ 6' MINIMUM COVER
401-12	INSTALL 12" WATER PIPE PVC C-900 @ 6' MINIMUM COVER
401-8.6	INSTALL 8" TO 6" C50-DI REDUCER WITH THRUST BLOCK PER ISPPWC SD - 403
401-8.6.6	INSTALL 6"x6"x6" TEE WITH THRUST BLOCK PER ISPPWC SD - 403
401-8.8.8	INSTALL 8"x8"x8" TEE WITH THRUST BLOCK PER ISPPWC SD - 403
401-12.12.12	INSTALL 12"x12"x12" TEE WITH THRUST BLOCK PER ISPPWC SD - 403
401-8.8.6	INSTALL 8"x8"x6" TEE WITH THRUST BLOCK PER ISPPWC SD - 403
401-12.12.6	INSTALL 12"x12"x6" TEE WITH THRUST BLOCK PER ISPPWC SD - 403
401-12.12.8	INSTALL 12"x12"x8" TEE WITH THRUST BLOCK PER ISPPWC SD - 403
401-6.11	INSTALL 6" 11.25" BEND WITH THRUST BLOCK PER ISPPWC SD - 403
401-6.22	INSTALL 6" 22.5" BEND WITH THRUST BLOCK PER ISPPWC SD - 403
401-6.45	INSTALL 6" 45" BEND WITH THRUST BLOCK PER ISPPWC SD - 403
401-6.90	INSTALL 6" 90° BEND WITH THRUST BLOCK PER ISPPWC SD - 403
401-8.11	INSTALL 8" 11.25" BEND WITH THRUST BLOCK PER ISPPWC SD - 403
401-8.22	INSTALL 8" 22.5" BEND WITH THRUST BLOCK PER ISPPWC SD - 403
401-8.45	INSTALL 8" 45" BEND WITH THRUST BLOCK PER ISPPWC SD - 403
401-8.90	INSTALL 8" 90° BEND WITH THRUST BLOCK PER ISPPWC SD - 403
402-6	INSTALL 6" WATER VALVE PER ISPPWC SD - 406
402-8	INSTALL 8" WATER VALVE PER ISPPWC SD - 406
402-12	INSTALL 12" WATER VALVE PER ISPPWC SD - 406
403-1	FIRE HYDRANT-DETAIL ISPPWC SD-404
404-1	INSTALL 1" WATER SERVICE WITH METER PIT INCLUDING METER PER ISPPWC
404-1.5	INSTALL 1.5" WATER SERVICE WITH METER PIT INCLUDING METER PER ISPPWC
404-2	INSTALL 2" WATER SERVICE WITH METER PIT INCLUDING METER PER ISPPWC

SEWER

501-8	INSTALL 8" SDR 35 SANITARY SEWER PIPE @ 0.4% MIN.
501-12	INSTALL 12" SDR 35 SANITARY SEWER PIPE @ 0.4% MIN.
502-1	INSTALL 4" SS MH PER ISPPWC SD-501
504-4	INSTALL 4" SDR 35 SANITARY SEWER SERVICE @ 2% MIN SLOPE TO EASEMENT PER ISPPWC
505-6	INSTALL 6" C-900 PRESSURIZED SANITARY SEWER
506-6.90	INSTALL 6" 90° PRESSURE SEWER BEND WITH THRUST BLOCK PER ISPPWC SD - 403

STORM

601-12	INSTALL 12" ADS N 12 STORM PIPE @ 0.22% MIN SLOPE
602-2	INSTALL CATCH BASIN TYPE I PER ISPPWC SD-601

CONCRETE

706-1	INSTALL 6" CURB AND GUTTER PER ISPPWC SD-701
706-A1	INSTALL CONCRETE COMMERCIAL APPROACH PER ISPPWC SD-710
706-D1	INSTALL CURB DRAIN PER ISPPWC SD-715
706-V1	INSTALL VALLEY GUTTER PER ISPPWC - 708
706-S1	INSTALL 4" CONCRETE SIDEWALK PER ISPPWC SD-709
706-R1	INSTALL ADA PEDESTRIAN RAMP W/DETECTABLE WARNING DOMES PER ISPPWC SD-712

PRESSURE IRRIGATION

0901.4.1.A.1-01	INSTALL 1" PRESSURIZED IRRIGATION
0901.4.1.A.1-1.5	INSTALL 1.5" PRESSURIZED IRRIGATION
0901.4.1.A.1-02	INSTALL 2" PRESSURIZED IRRIGATION
0901.4.1.B.1-90	INSTALL 90° PRESSURIZED IRRIGATION BEND
0902.4.1.A.1-01	INSTALL PRESSURIZED IRRIGATION VALVE

TRAFFIC SIGNAL AND STREET LIGHTING

1102-1	INSTALL STREET LIGHT
1103-1	INSTALL STOP SIGN AND STREET SIGNS PER MUTCD STD.

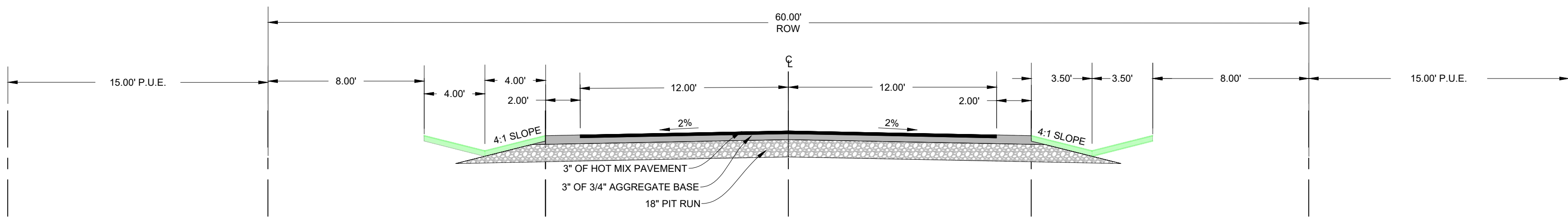
LEGEND

	EXIST. CATCH BASIN		PROPOSED CATCH BASIN
	EXIST. FIRE HYDRANT		PROPOSED FIRE HYDRANT
	EXIST. POWER POLE		PROPOSED POWER POLE
	EXIST. LIGHT POLE		PROPOSED STREET LIGHT
	EXIST. VALVE		PROPOSED VALVE
	EXIST. STORM DRAIN MANHOLE		PROPOSED STORM DRAIN MANHOLE
	EXIST. SANITARY SEWER MANHOLE		PROPOSED SANITARY SEWER MANHOLE
	BOUNDARY LINE		EXISTING ASPHALT
	LOT LINE		PROPOSED ASPHALT
	GRADE BREAK		PROPOSED CONCRETE
	SAW CUT		EXISTING CONCRETE
	STREET RIGHT-OF-WAY (ROW)		PROPOSED LANDSCAPING
	EASEMENT LINE		PROPOSED FENCE LINE
	EXIST. FENCE LINE		COMMUNICATION
	CENTERLINE OF ROAD		GAS
	COMMUNICATION		EXIST. STORM DRAIN LINE
	EXIST. GAS		PROPOSED STORM DRAIN LINE
	EXIST. STORM DRAIN LINE		PROPOSED SANITARY SEWER SERVICE
	EXIST. SANITARY SEWER SERVICE		PPROPOSED WATER SERVICE
	EXIST. WATER SERVICE		PROPOSED WATERLINE
	EXIST. WATERLINE		PROPOSED SANITARY SEWER LINE
	EXIST. SANITARY SEWER LINE		PROPOSED CURB & GUTTER
	EXIST. CURB & GUTTER		PROPOSED UNDERGROUND POWER
	EXIST. UNDERGROUND POWER		PROPOSED OVERHEAD POWER
	EXIST. OVERHEAD POWER		PROPOSED MAJOR CONTOUR
	EXIST. MAJOR CONTOUR		PROPOSED MINOR CONTOUR
	EXIST. MINOR CONTOUR		

ACRONYMS

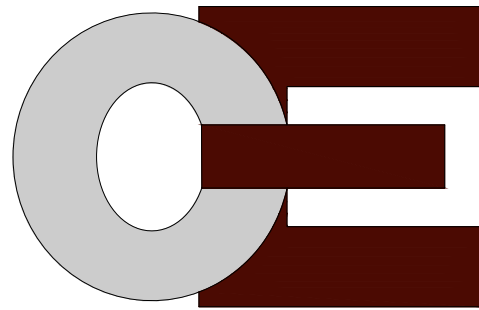
OFF	OFFSET
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
PUD	PLANNED UNIT DEVELOPMENT
PUE	PUBLIC UTILITY EASEMENT
PVI	POINT OF VERTICAL INTERSECTION
R	RIGHT
CB	STORM DRAIN CATCH BASIN
BTM	BOTTOM
FF	FINISH FLOOR
GB	GRADE BREAK
HP	HIGH POINT
INV IN	INVERT IN
INV OUT	INVERT OUT
L	LEFT
LP	LOW POINT
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
SSMH	SANITARY SEWER MANHOLE
STA	STATION
TBC	TOP BACK OF CURB
TOA	TOP OF ASPHALT
CL	CENTERLINE
BTM	BOTTOM

DETAILS



ROAD CROSS SECTION
NOT TO SCALE

NOTE:
NOT ALL HATCHES, LINETYPES,
REFERENCES, AND SYMBOLS ON THIS
SHEET ARE INCLUDED IN THIS PLAN SET.



DRAWN BY	CHECK BY
RES	SLH
REVISIONS	DATE

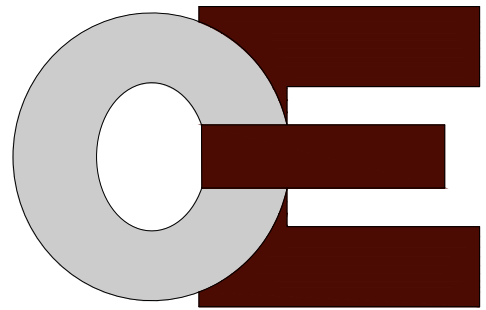


SHEET NAME:	REFERENCE SHEET
PROJECT:	THUNDERBIRD COMMERCIAL PARK
LOCATION:	MADISON, COUNTY

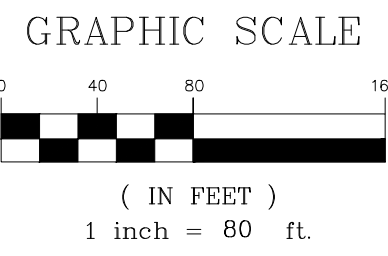
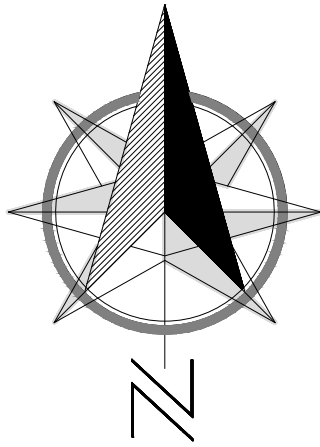


SHEET INFORMATION
JOB NO: 22-096
DATE: October 20, 2022
SHEET SIZE: 24" x 36"
VERTICAL EXAGGERATION: 1V = 10 H
PROJECT CONTACT: BARRY BAME & TJ TOGIAI CONNECT ENGINEERING 208-881-0061

SHEET	3
OF	12
SHEETS	



DRAWN BY	CHECK BY
RES	SLH
REVISIONS	DATE

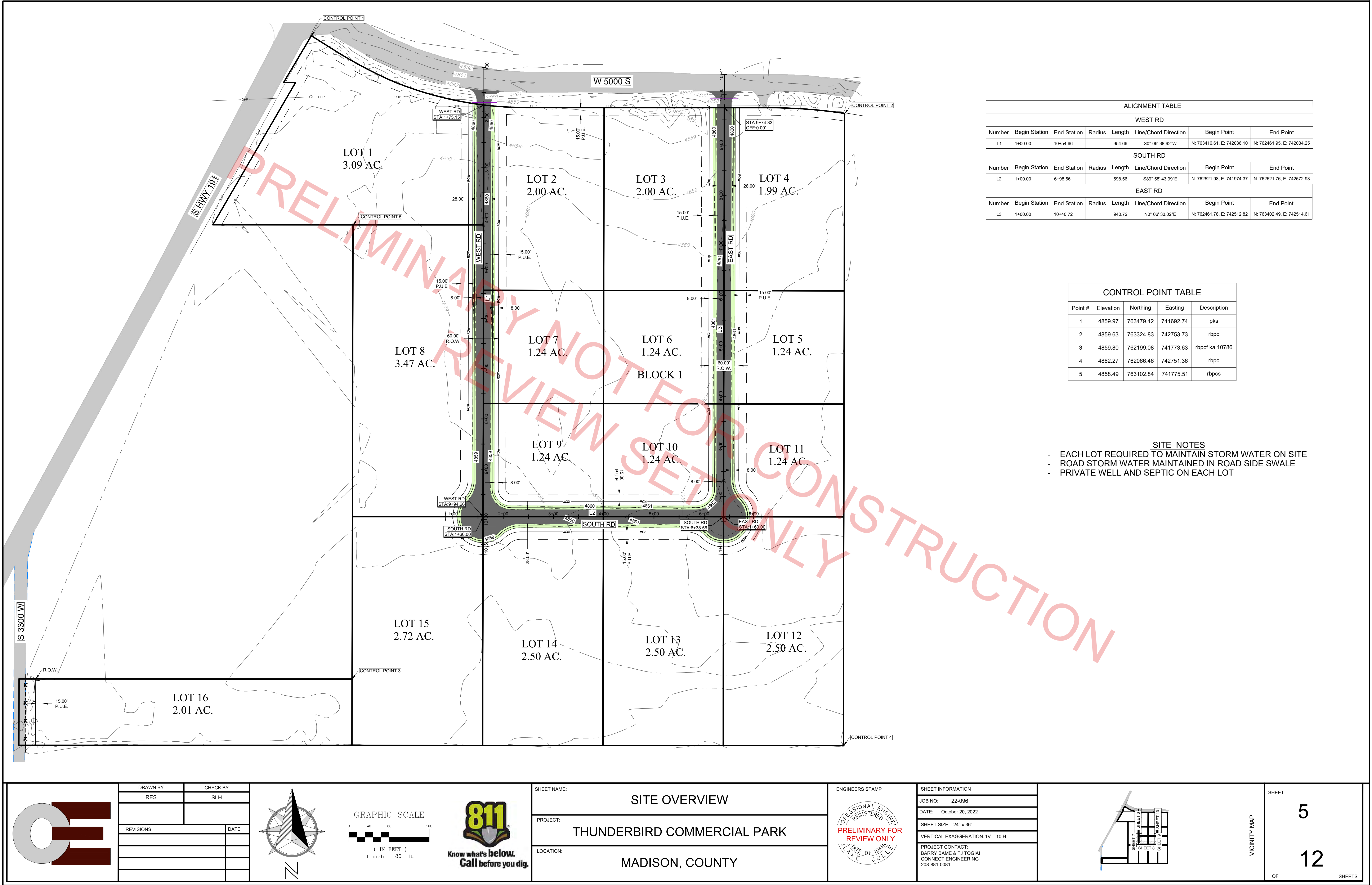


SHEET NAME:	EXISTING CONDITIONS
PROJECT:	THUNDERBIRD COMMERCIAL PARK
LOCATION:	MADISON, COUNTY



SHEET INFORMATION
JOB NO: 22-096
DATE: October 20, 2022
SHEET SIZE: 24" x 36"
VERTICAL EXAGGERATION: 1V = 10 H
PROJECT CONTACT: BARRY BAME & TJ TOGIAI CONNECT ENGINEERING 208-881-0061

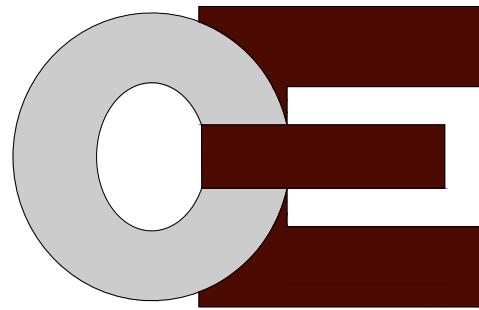
SITE MAP	SHEET
	4
OF	12 SHEETS



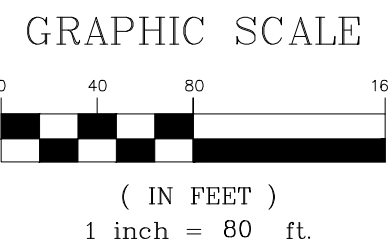
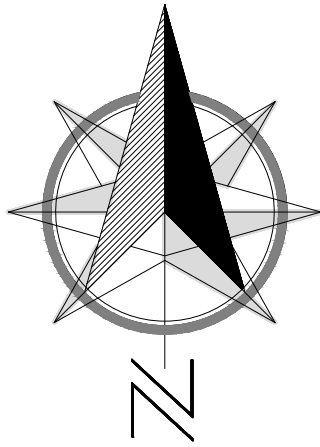
ALIGNMENT TABLE							
WEST RD							
Number	Begin Station	End Station	Radius	Length	Line/Chord Direction	Begin Point	End Point
L1	1+00.00	10+54.66		954.66	S0° 06' 38.92"W	N: 763416.61, E: 742036.10	N: 762461.95, E: 742034.25
SOUTH RD							
Number	Begin Station	End Station	Radius	Length	Line/Chord Direction	Begin Point	End Point
L2	1+00.00	6+98.56		598.56	S89° 58' 43.99"E	N: 762521.98, E: 741974.37	N: 762521.76, E: 742572.93
EAST RD							
Number	Begin Station	End Station	Radius	Length	Line/Chord Direction	Begin Point	End Point
L3	1+00.00	10+40.72		940.72	N0° 06' 33.02"E	N: 762461.78, E: 742512.82	N: 763402.49, E: 742514.61

CONTROL POINT TABLE				
Point #	Elevation	Northing	Easting	Description
1	4859.97	763479.42	741692.74	pk5
2	4859.63	763324.83	742753.73	rbpc
3	4859.80	762199.08	741773.63	rbpcf ka 10786
4	4862.27	762066.46	742751.36	rbpc
5	4858.49	763102.84	741775.51	rbpcs

- SITE NOTES
- EACH LOT REQUIRED TO MAINTAIN STORM WATER ON SITE
 - ROAD STORM WATER MAINTAINED IN ROAD SIDE SWALE
 - PRIVATE WELL AND SEPTIC ON EACH LOT



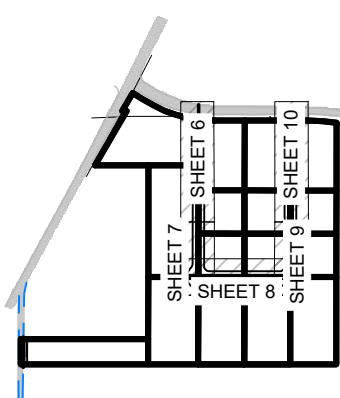
DRAWN BY		CHECK BY	
RES		SLH	
REVISIONS		DATE	



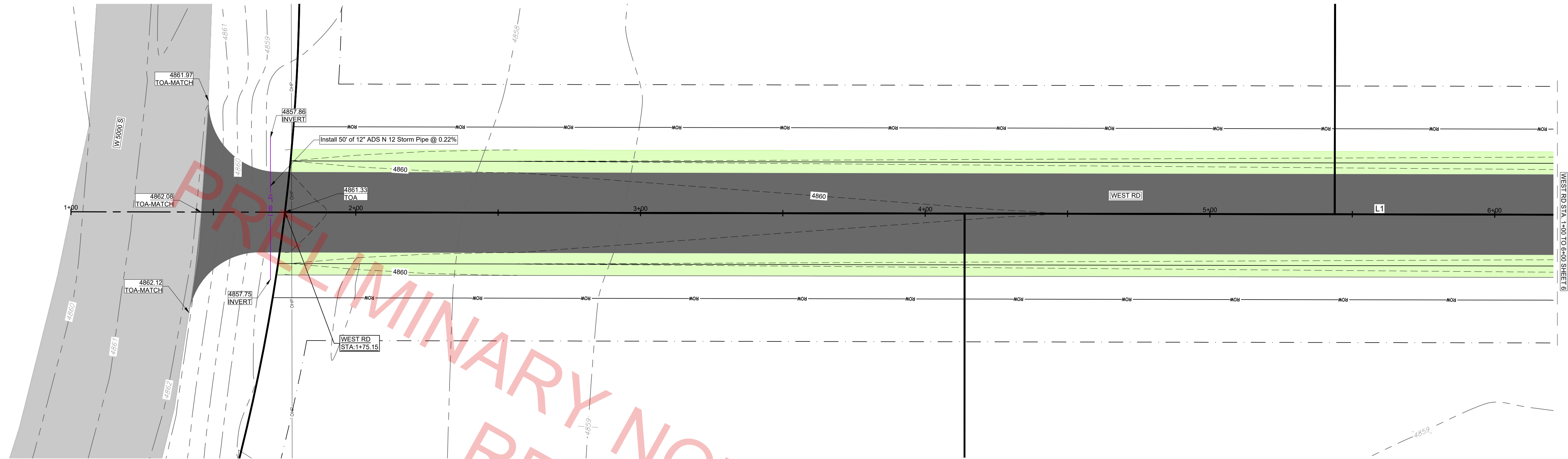
SHEET NAME:	
SITE OVERVIEW	
PROJECT:	
THUNDERBIRD COMMERCIAL PARK	
LOCATION:	
MADISON, COUNTY	



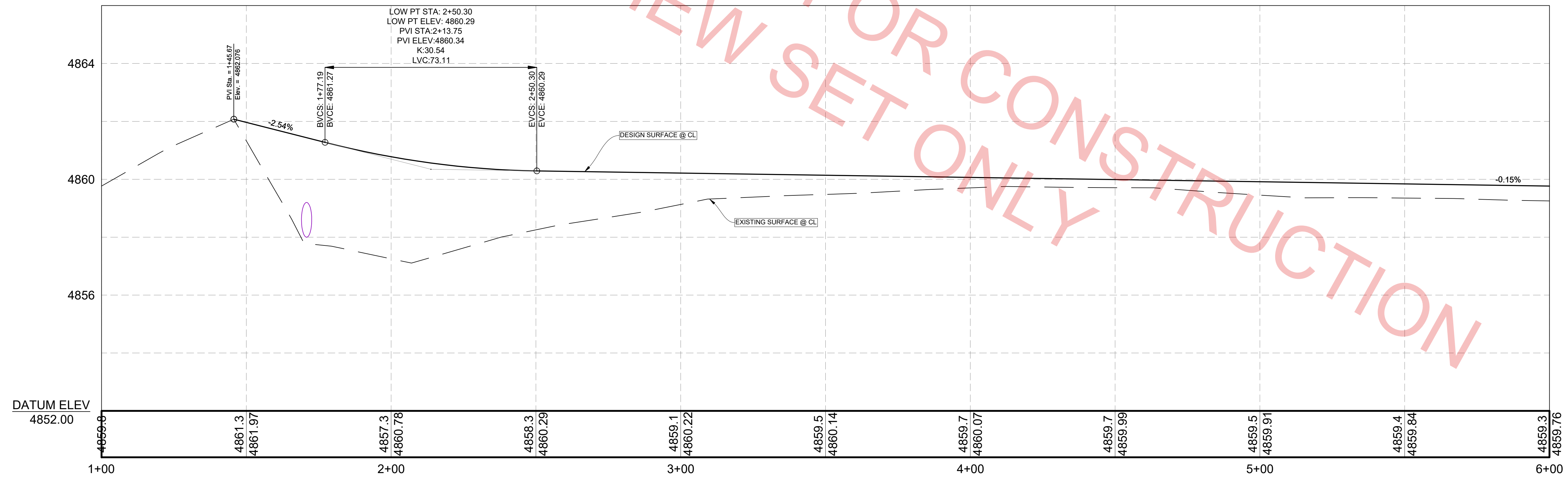
SHEET INFORMATION	
JOB NO:	22-096
DATE:	October 20, 2022
SHEET SIZE:	24" x 36"
VERTICAL EXAGGERATION: 1V = 10 H	
PROJECT CONTACT: BARRY BAME & TJ TOGIAI CONNECT ENGINEERING 208-881-0061	



VICINITY MAP	
SHEET	
5	
12	
OF SHEETS	

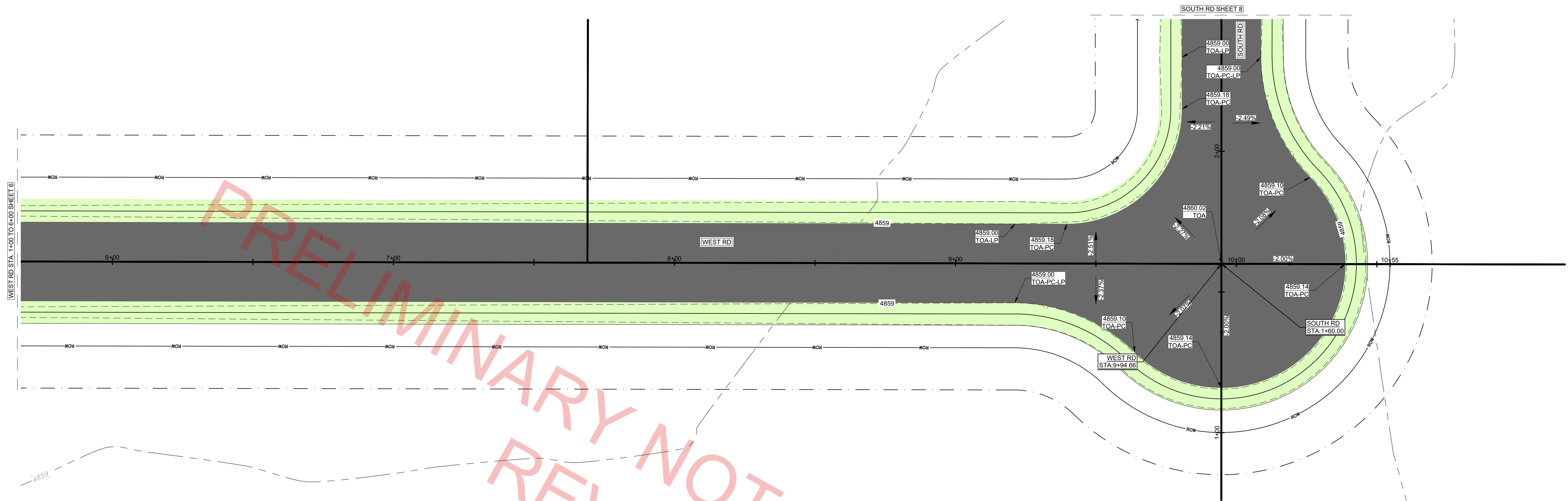


WEST RD PLAN VIEW

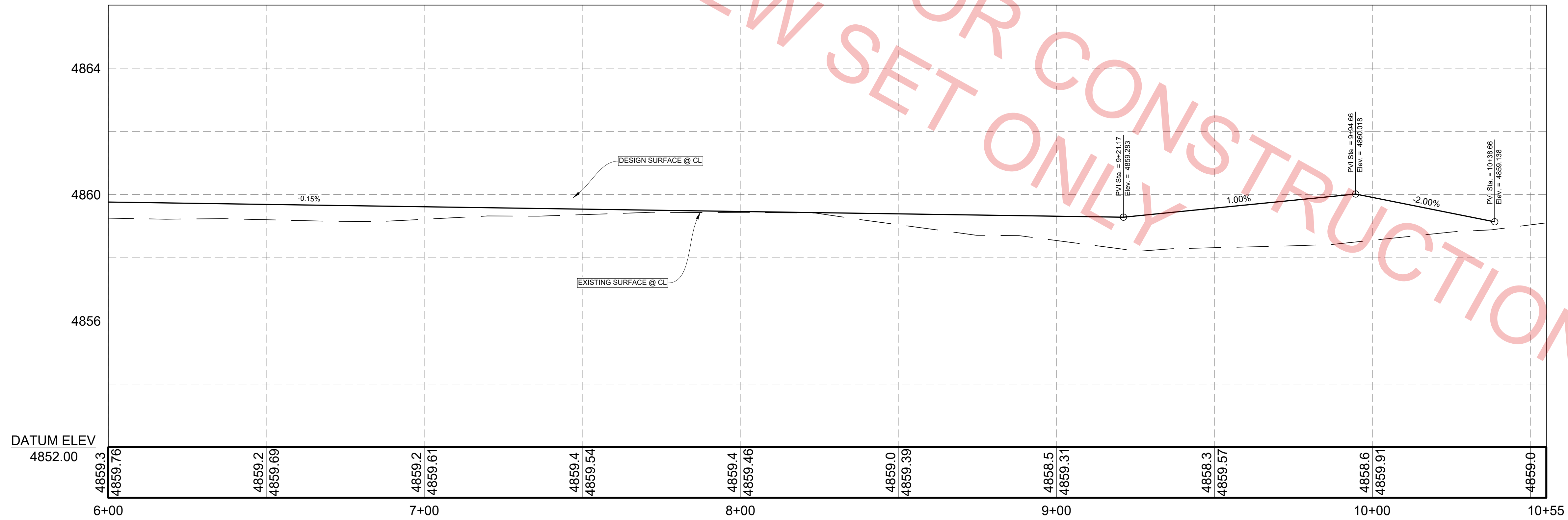


WEST RD PROFILE VIEW

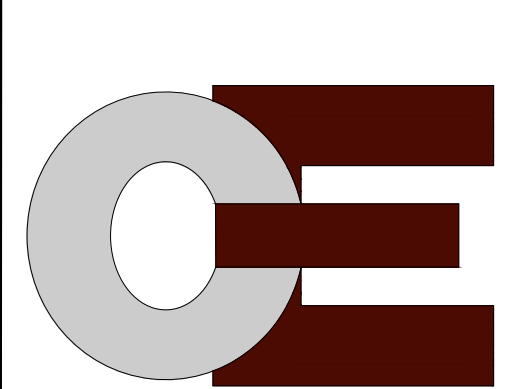
	DRAWN BY RES	CHECK BY SLH	 GRAPHIC SCALE (IN FEET) 1 inch = 20 ft.	 Know what's below. Call before you dig.	SHEET NAME: WEST RD STA 1+00 TO STA 6+00	 PRELIMINARY FOR REVIEW ONLY	SHEET INFORMATION JOB NO: 22-096 DATE: October 20, 2022 SHEET SIZE: 24" x 36" VERTICAL EXAGGERATION: 1V = 10 H		VICINITY MAP	SHEET 6 12 OF SHEETS	
	REVISIONS				DATE		PROJECT: THUNDERBIRD COMMERCIAL PARK				PROJECT CONTACT: BARRY BAME & TJ TOGIAI CONNECT ENGINEERING 208-881-0061
							LOCATION: MADISON, COUNTY				



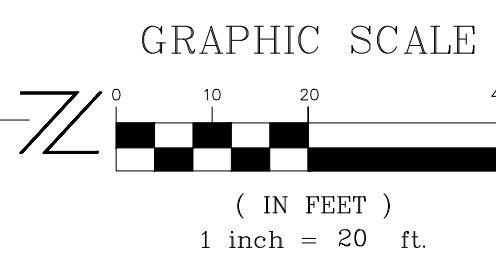
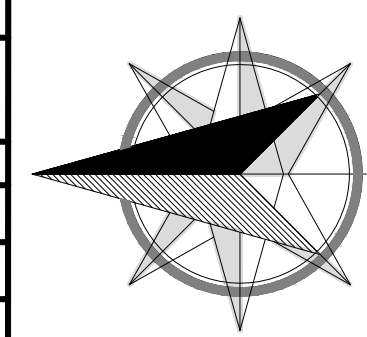
WEST RD PLAN VIEW



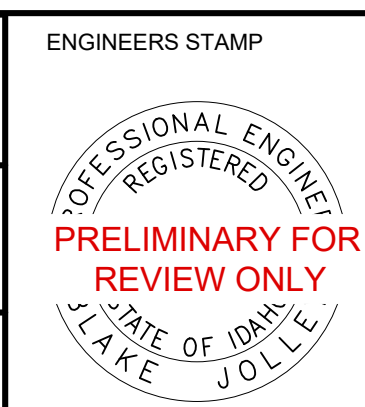
WEST RD PROFILE VIEW



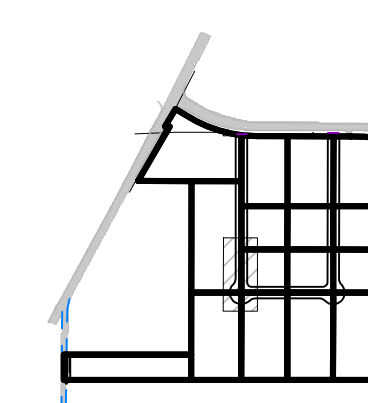
DRAWN BY	CHECK BY
RES	SLH
REVISIONS	DATE



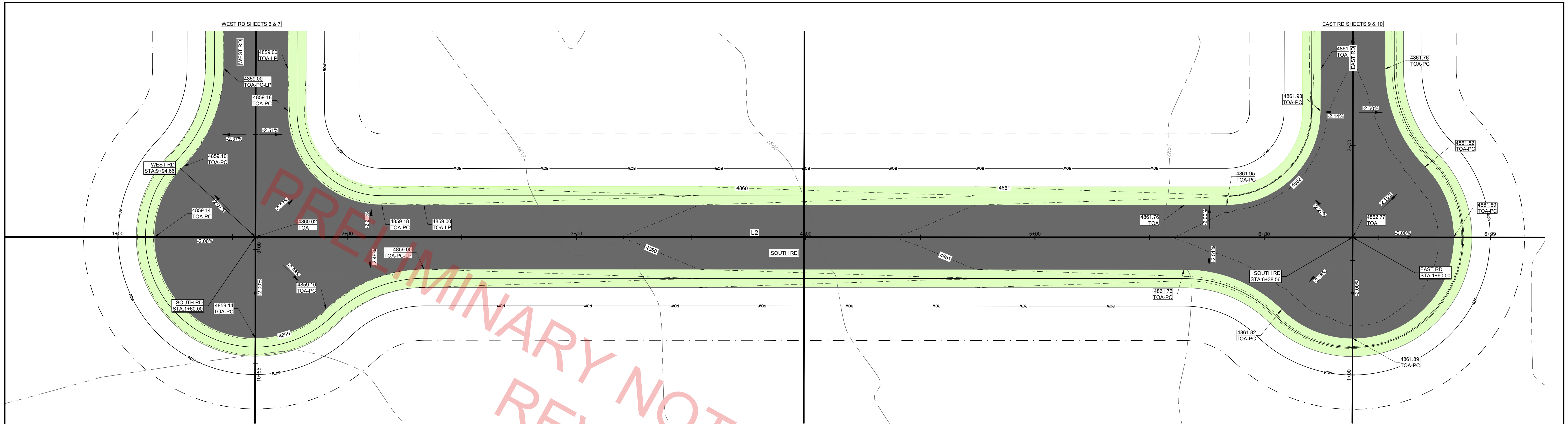
SHEET NAME:	WEST RD STA 6+00 TO STA 10+55
PROJECT:	THUNDERBIRD COMMERCIAL PARK
LOCATION:	MADISON, COUNTY



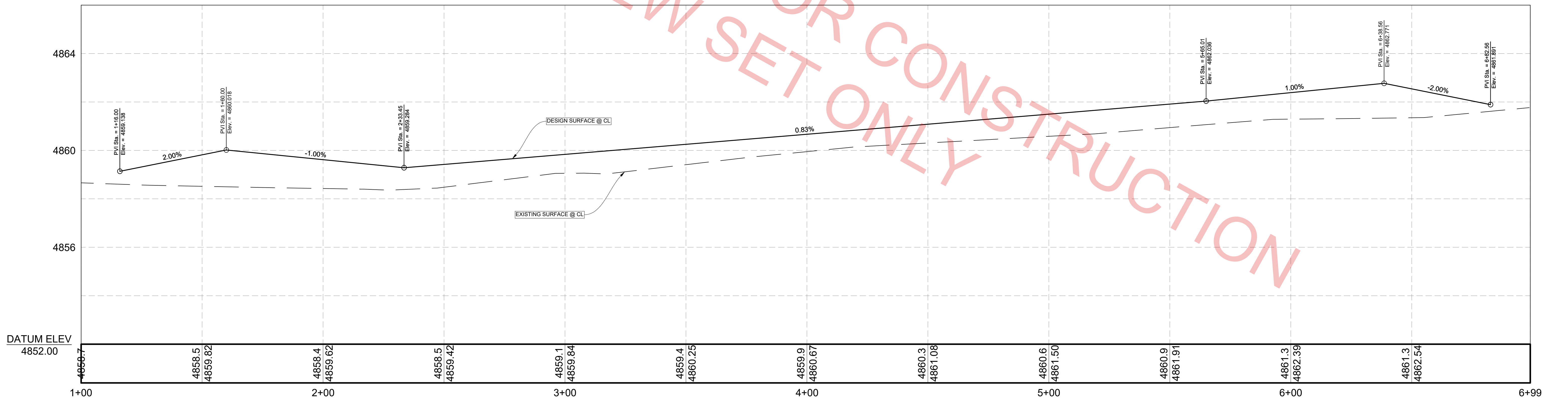
SHEET INFORMATION
JOB NO: 22-096
DATE: October 20, 2022
SHEET SIZE: 24" x 36"
VERTICAL EXAGGERATION: 1V = 10 H
PROJECT CONTACT: BARRY BAME & TJ TOGIAI CONNECT ENGINEERING 208-881-0061



VICINITY MAP	SHEET
	7
	12
OF	SHEETS

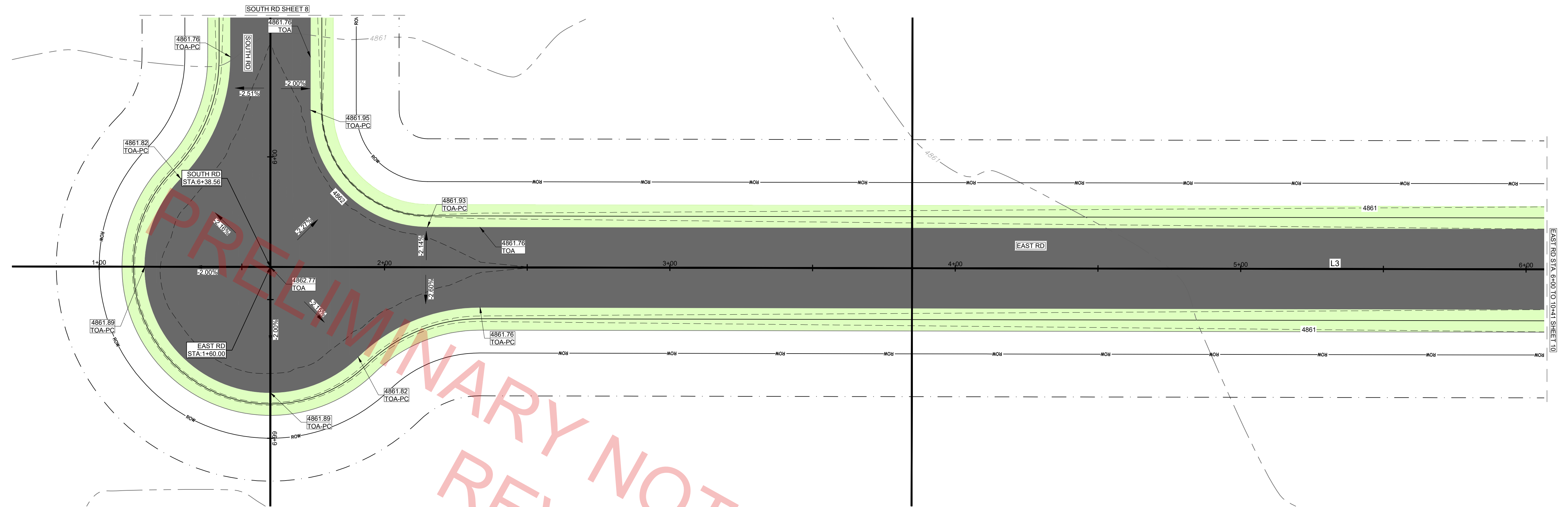


SOUTH RD PLAN VIEW

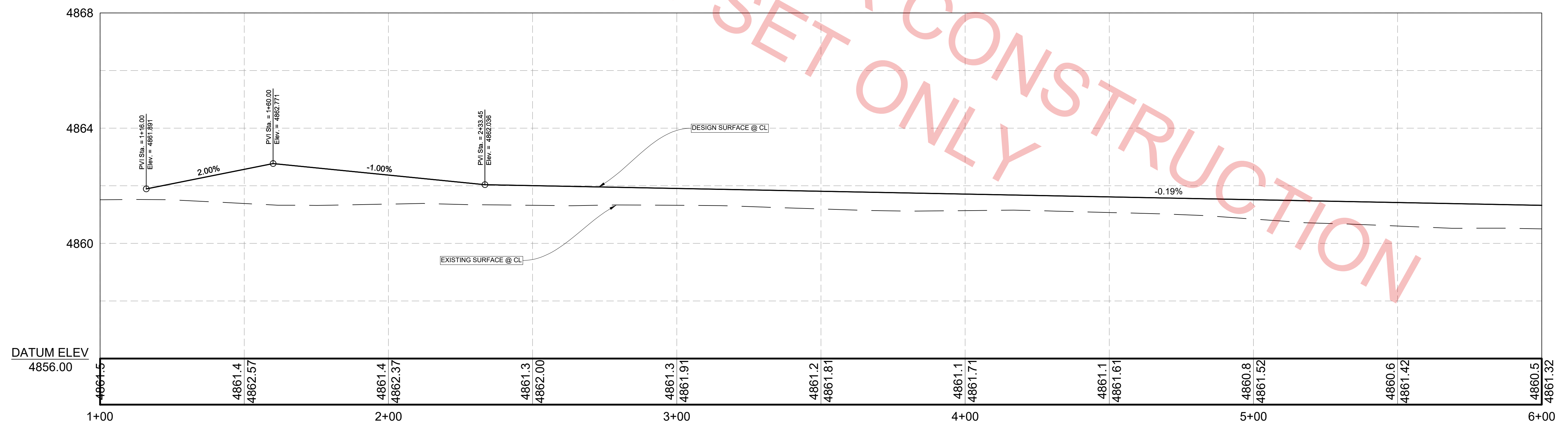


SOUTH RD PROFILE VIEW

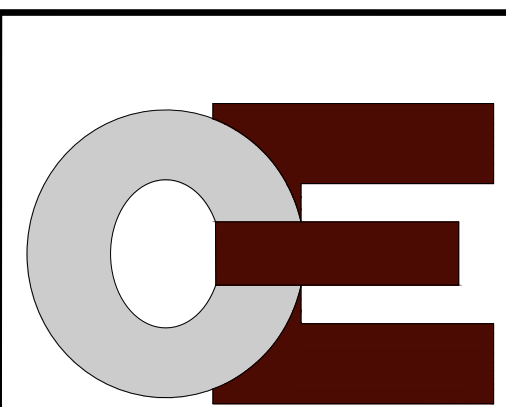
	DRAWN BY RES	CHECK BY SLH				SHEET NAME: SOUTH RD STA 1+00 TO STA 6+99		SHEET INFORMATION			SHEET 8 12 OF SHEETS
	REVISIONS					DATE		JOB NO: 22-096	DATE: October 20, 2022		
								SHEET SIZE: 24" x 36"	VERTICAL EXAGGERATION: 1V = 10 H		
								PROJECT CONTACT: BARRY BAME & TJ TOGIAI CONNECT ENGINEERING 208-881-0061			
						PROJECT: THUNDERBIRD COMMERCIAL PARK	LOCATION: MADISON, COUNTY				



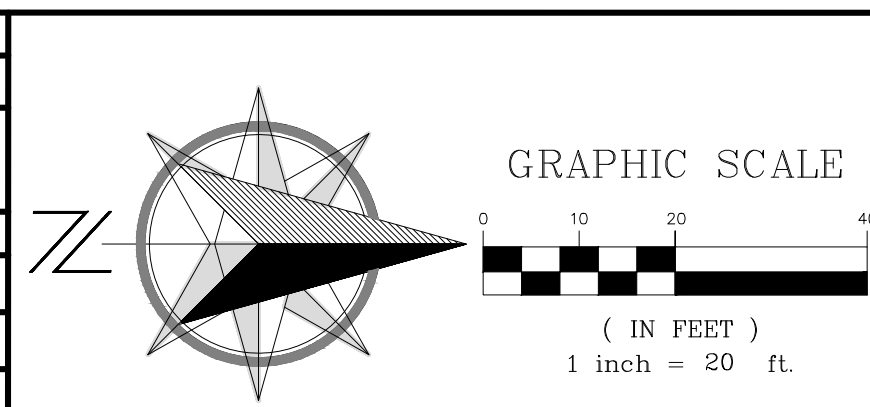
EAST RD PLAN VIEW



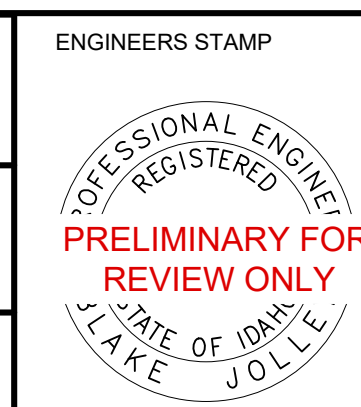
EAST RD PROFILE VIEW



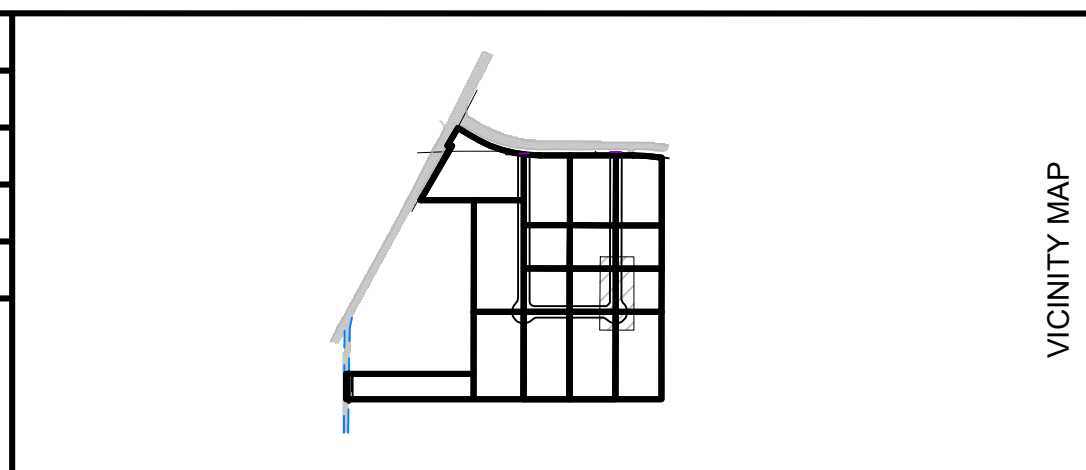
DRAWN BY	CHECK BY
RES	SLH
REVISIONS	DATE



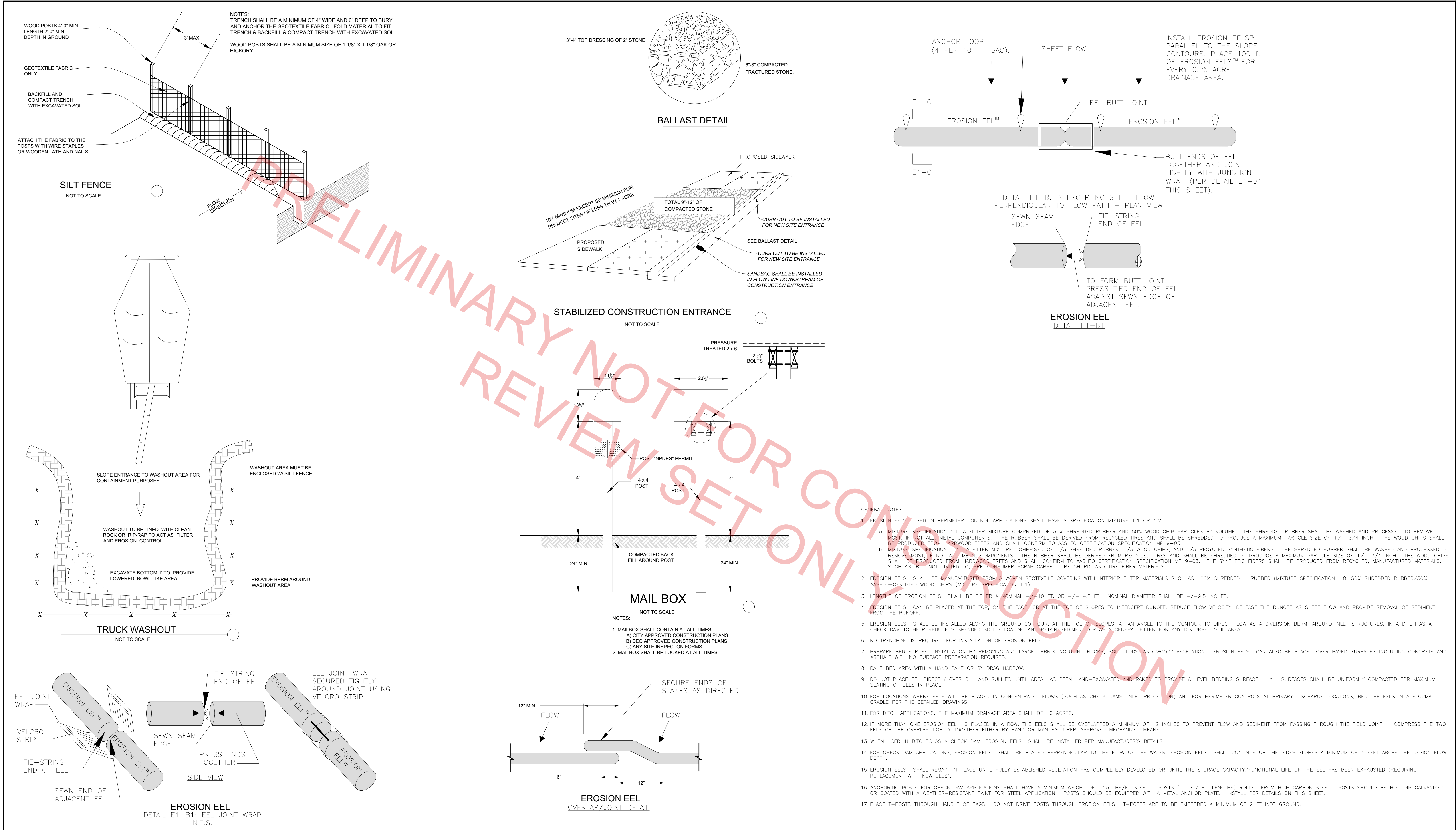
SHEET NAME:	EAST RD STA 1+00 TO STA 6+00
PROJECT:	THUNDERBIRD COMMERCIAL PARK
LOCATION:	MADISON, COUNTY



SHEET INFORMATION
JOB NO: 22-096
DATE: October 20, 2022
SHEET SIZE: 24" x 36"
VERTICAL EXAGGERATION: 1V = 10 H
PROJECT CONTACT:
BARRY BAME & TJ TOGIAI
CONNECT ENGINEERING
208-881-0061



SHEET	9
OF	12
SHEETS	



	DRAWN BY		CHECK BY		THIS IS NOT A FULL SWPPP. OWNER OR CONTRACTOR IS RESPONSIBLE FOR A COMPLETE SWPPP  Know what's below. Call before you dig.	SHEET NAME:			SHEET INFORMATION		SHEET 12 12 OF SHEETS
	RES		SLH			BEST MANAGEMENT DETAILS			JOB NO: 22-096		
						PROJECT:			DATE: October 20, 2022		
	REVISIONS		DATE			THUNDERBIRD COMMERCIAL PARK			SHEET SIZE: 24" x 36"		
						LOCATION:			VERTICAL EXAGGERATION: 1V = 10 H		
						MADISON, COUNTY			PROJECT CONTACT: BARRY BAME & TJ TOGIAI CONNECT ENGINEERING 208-881-0081		

Submit by E-mail

Affidavit of Legal Interest

City of Rexburg

35 North 1st East
Rexburg, ID 83440

www.rexburg.org

Phone: 208.359.3020
Fax: 208.359.3022



CITY OF
REXBURG
America's Family Community

State of Idaho
County of Madison

I, Bron Leatham,
Name

2030 Little Town Dr.
Address

Rexburg,
City

Idaho
State

Being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my permission to: Shalynn Lister 280 E Lorene #9102
Name Address
Rexburg

to submit the accompanying application pertaining to that property.

B. I agree to indemnify, defend and hold Rexburg City and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

Dated this 26th day of October, 20 22

Signature

Subscribed and sworn to before me the day and year first above written.



Shalynn Lister
Notary Public of Idaho

Residing at: Madison Co.

My commission expires: Nov. 04, 2022

WRITTEN CORRESPONDENCE

