CITY OF REXBURG
ORDINANCE 1298 CHAPTER 10 SUBDIVISIONS - APRIL 2023

NOW THEREFORE, be it ordained by the Council of the City of Rexburg, in the State of Idaho, as follows:

SECTION 1: **AMENDMENT** "10.01.030 Jurisdictions" of the Rexburg Development Code is hereby *amended* as follows:

A M E N D M E N T

10.01.030 Jurisdictions

The regulations apply to the subdividing of all land within the city and include the following:

A. Subdivision of land into **three (3) or more parcels** for the transfer of ownership or development.
    1. **Publicly Maintained Street Frontage**. These lots or parcels created shall front a publicly maintained street unless approved by the Commission and City Council.
B. **Dedication of a Street or Alley**. The dedication of any street or alley through or along any tract of land except where such dedication is initiated at the requirement of a public body.
C. Condominium Projects as permitted by Idaho statutes. (*See subsection 10.09.020*.)
D. The re-subdivision of a parcel of land into more than one (1) parcel except as provided in the exceptions listed below:
    1. **Lot Line Adjustment**. A lot-line-adjustment which does not reduce the area, frontage, width, depth, or building setback lines to fall below the minimums required by the zoning regulations.
    2. **Large Lots or Agriculture**. A subdivision of land into parcels that are larger than forty (40) acres or are lots in a section of land shown on the official U.S. Government General Land Office Township Survey maps including re-subdivisions and designed exclusively for agricultural purposes, and which do not involve any new street dedication of the creation of private easement access to lots or parcels which could otherwise be provided access to a publicly dedicated street. (*See definition of agriculture*.)
    3. **Settlement of Estate or Court Decree**. An allocation of land in the settlement of an estate or a court decree for the distribution of property with the stipulation that the land may not be divided into more than four (4) parcels with a minimum size per parcel to be five (5) acres, or create lots that do not meet the requirements of the zoning regulations.
    4. **Unwilling Sale**. The unwilling sale of land as a result of legal condemnation as defined and allowed in the Idaho Code and when the dedication of a right-

of-way for public purposes is initiated by a public body.

5. **Trade or Sale to Straighten Boundaries**. The exchange of land for the purpose of straightening property boundaries or by adding land to existing parcels by trade or sale which does not result in change of the present land use or in any way result in land parcels which do not meet existing zoning regulations.

SECTION 2: **AMENDMENT** "10.03.010 Pre-Application" of the Rexburg Development Code is hereby *amended* as follows:

AMENDMENT

10.03.010 Pre-Application

Before filing an application for a Plat, the Applicant will submit a concept drawing and any additional data to communicate intentions and plans and meet with the Ready Team. The Ready Team will communicate any pertinent information to the Applicant. *(See Subsection 1.02.020.)*

SECTION 3: **AMENDMENT** "10.03.070 Request For Mylar" of the Rexburg Development Code is hereby *amended* as follows:

AMENDMENT

10.03.070 Request For Mylar

Once all revisions from staff reviews, County Surveyor, Commission and/or Council amendments have been made to the Plat, the City of Rexburg Staff will request the final Mylar be printed. The final Mylar shall show all revisions.

A. All plats to be offered for recording shall be on transparent tracing(s) that show all pertinent information that was approved on the Plat.
B. The approved Plat is to be recorded on clear Mylar silver emulsion with an overall dimension of eighteen (18") inches by twenty-seven (27") inches. *(Idaho Code 50-1304)*
C. **Required Certifications**.
    1. Signature of the following show approval or completion. Please seek signatures in the order they are listed.
        a. Professional land surveyor – Surveyor shall state on plat that plat is correct, accurate, and monuments described have been located, installed, and described
        b. Examining Land Surveyor (Madison County)

c. Sanitary restriction being lifted (Health Department after approval by D.E.Q.)
d. Treasurers Certification of taxes paid
e. City Planning & Zoning Administrator
f. Certification of plat approval by the City Engineer
g. Certificate of approval by the City Clerk
h. Certificate of approval by City Council (Mayor)
i. Recordation by County Recorder

D. **Development Agreement.** Before the Plat will be signed by the City, the Development Agreement shall be executed and the Development Agreement fees shall be paid.

SECTION 4: **ADOPTION** "10.03.120 Plat Amendment (Reserved)" of the Rexburg Development Code is hereby *added* as follows:

A D O P T I O N

10.03.120 Plat Amendment (Reserved)*(Added)*

SECTION 5: **AMENDMENT** "10.6 Short Plat" of the Rexburg Development Code is hereby *amended* as follows:

A M E N D M E N T

10.6 Short Plat

The process for a Short Plat will be the same as for a Plat as listed in *Section* 10.5 with the exception of application, Commission action, and Council action. City of Rexburg Staff will take the place of both the Planning and Zoning Commission and the City Council.

A. **Conditions**. A Short Plat may be requested when all of the following conditions are met:
    1. The proposed subdivision divides a single lot into three (3) buildable lots and does not exceed five (5) buildable lots.
    2.
    3. Public improvements, street widening or infrastructure improvements have been approved by the City Engineer
    4. No impacts on the health, safety or general welfare of the City of Rexburg
    5. The subdivision is in the best interest of the City of Rexburg
B. **Administratively Reviewed by Staff**. The Zoning Administrator shall review said plans and data as submitted and within ten (10) working days shall advise the sub-

divider in writing as to conformance or nonconformance of this ordinance, the city's zoning ordinances. Such review may include comments on policies and guidelines followed by the Zoning Administrator in the implementation of the Development Code.

SECTION 6: **AMENDMENT** "10.09.010 Planned Unit Developments" of the Rexburg Development Code is hereby *amended* as follows:

AMENDMENT

10.09.010 Planned Unit Developments

Purpose And Objectives

The purpose of this section is to allow Planned Unit Developments in several residential zones to allow a more flexible approach to land developments than that which is normally accomplished through the subdivision and zoning ordinances of the city. The planned unit development approach is intended to provide more desirable environments by encouraging creative site planning and building designs with several compatible land uses, to make possible greater diversification between buildings and open spaces, to conserve land and natural resources, and minimize development cost. A Planned Unit Development follows the Subdivision process and requirements, with the exception of additional application submittals and data requirements and the requirement of a public hearing. A Planned Unit Development, bonus points for greater density may be achieved by identifying building materials, building design and/or site agreements.

Applicability

A. Planned Unit Developments (PUD)s are only allowed in Low-Density and Medium-Density Residential Zones.
B. **Apply Zoning for Permitted Uses.** The planned unit development approach is not intended to allow uses on land within a Planned Unit Development other than uses permitted within the zone that is applicable to the land, unless otherwise stated in this ordinance, other than zero lot line clustering.
    1. **Exception:** Up to ten (10%) percent of gross land area may be directed to other commercial, industrial, public and quasi-public uses that are not allowed within the land use district; and a minimum of fifty (50%) percent of the residential development occurs prior to the development of the related commercial or industrial uses, provided that there is a favorable finding by the Commission the uses are:
        a. Appropriate with residential uses;
        b. Intended to serve principally the residents of the PUD;
        c. An integral part of the PUD;
        d. **Direct Access Roads.** Located and so designed as to provide direct

access to a collector or an arterial street without creating congestion or traffic hazards;

C. **Variations to Underlying Zone.** Upon combining the PUD zone with an appropriate existing zone, variations from the development standards of said underlying zone may be permitted, provided the variations are specifically adopted as part of the approved project plan or approved supporting documents and do not contradict this subsection, including zero lot line clustering.

Standards

A. **Single Ownership and Control.** Unless agreed upon by the Planning & Zoning Commission, the area proposed for a Planned Unit Development shall be in one (1) ownership or control during development to provide for full supervision and control of said development, and to insure conformance with these provisions and all conditions imposed upon the development plans.

B. **Scope of Plan.** A plan for the development of a Planned Unit Development shall cover the entire area proposed for development. If the project is to be done in phases, no remnant parcels shall be created.

1. **Open Space.** Areas not proposed for development shall be designated as "open space" and shall conform to minimum landscaping requirements of this chapter.
    a. **Clustering.** Property developed under the PUD approach should be designed to abut common open space or similar areas.
2. **Natural Features.** Developments shall be designed to preserve and incorporate the natural features of the land into the development. Natural features include drainage swales, wetlands, rock outcroppings, streams, and concentrated native stands of large shrubs or trees.

C. **Infrastructure Requirements.**

1. **Utilities.** All utilities shall be placed underground, including telephone, electrical, and television cables.
    a. Dwelling units under separate ownership shall have separate utility metering, unless otherwise approved by the Building Department.
        (1) Exception: Apartments & Condoominiums
2. **Streets and Right-of-way.** Development proposal shall adhere to currently adopted street and right-of-way cross section standards.
3. **Trash Storage.***(See subsection 3.02.120.)*
    a. **Materials.** Refuse bins shall be stored in screened enclosures, which are architecturally compatible in style and materials with the character of the development.
    b. **Location.** Bins shall be located so they are not visible from outside circulation routes, and so they do not restrict vehicular movement or parking.
4. **Lighting.** Exterior lighting shall be designed such that the light source will be sufficiently obscured to prevent excessive glare into any residential area.

D. **Common Open Space.** A minimum of ten (10%) percent of the gross land area developed in any residential PUD project shall be reserved for common open space and recreational facilities for the residents or users of the area being developed.
    1. **Ownership.** The required amount of common open space land reserved under a PUD shall either be held in corporate ownership by the owners of the project area for the use of each owner, who buys property within the development, or be dedicated to the public and retained as common open space for parks, recreation, and related uses.
    2. **Maintenance.** The responsibility of the maintenance of all open space shall be specified by the developer before approval of the Planned Unit Development and shall be identified in the Covenants, Conditions and Regulations for the Planned Unit Development.
    3. **Further Defined.**
        a. **Trails.** Public utility and similar easements or right-of-way for watercourses and other similar channels are not acceptable for common open space dedication unless such land or right-of-way is usable as a trail or other similar purpose and approved by the Commission.
        b. **Hardscape.** Such common open spaces may include walkways, patios, recreational activity areas, picnic pavilions, gazebos, and water features so long as such surfaces do not exceed thirty-five (35%) percent of the required open green space.
        c. **Common Activity Areas.** At a minimum, open green space shall include either a playground with play equipment or pathways with benches and tables through a natural or planted landscaped area.
            (1) **Single-family.** Subdivided, one-family lots shall provide developed common activity area at a ratio of 1,000 square feet per lot.

Additional Subdivision Application Submittals

A. **Application.** Application for a Planned Unit Development shall be submitted to the city's Planning & Zoning department with the following submittal documents in addition to those required for a Subdivision:
    1. **Narrative Description.** A narrative description of the Planned Unit Development and the manner in which it meets the purpose set out in subsection 10.09.010 Purpose and Objectives shall be submitted at time of application.
        a. **Ownership.** The Narrative Description shall include a statement describing the present and proposed ownership.
    2. **Phase Plan.** The Planned Unit Development may be submitted in development phases; provided, that:
        a. Each phase can exist as a separate entity capable of independently meeting all requirements and standards of this section and of the

underlying zones in which the PUD is located; or

b. Prior to the development of any phase that will not exist as a separate entity capable of independently meeting the requirements and standards, restrictions enforceable by the city and in a form approved by the city have been filed in the county recorder's office, such as conditions, covenants, and restrictions.

c. The restrictions shall be applicable to other areas of the Planned Unit Development not yet proposed for development, and shall be sufficient to assure that:

(1) The area within the phase proposed for development, when combined with the area not yet proposed for development, as subject to the deed restrictions, can exist as a combined entity capable of independently meeting the requirements and standards,

(2) The phase has met any applicable re-evaluation requirement imposed during the Planned Unit Development approval process, and the separate development of phases will not be detrimental to the total development nor to the adjacent properties in the event the remainder of the development is not completed.

(3) The phase will meet the criteria of the Phasing Statement for the total Planned Unit Development.

3. **Phasing Statement.** The applicant shall provide a statement describing whether the applicant proposes to submit the Planned Unit Development for review as a single Plat or in phases. The statement shall include the following:

a. Date or dates by which the Applicant proposes to submit the Planned Unit Development phases for review.

b. Date or dates by which the Applicant anticipates that the development and related improvements or each phase thereof will be substantially completed.

B. **Additional Landscape Plan Data.** At least twenty (20%) percent of the gross area shall be dedicated to landscaping. For purposes of computing area dedicated to landscaping, dedicated open space and protected resource areas may be treated as area dedicated to landscaping, but parking areas may not.

1. **Landscaping Per Unit.** The intent is to have a variety of plant materials to give color and texture; to direct traffic; to frame views; and to screen undesirable views.

a. **Trees and Shrubs Minimum.** A minimum of three (3), one and one-half (1 1/2") inch caliper deciduous trees or four (4') feet tall evergreen trees, and four (4) shrubs shall be planted for each lot in a PUD subdivision, as well as building foundation planting of appropriate shrubs, flowers, or ground covers.

(1) **Multi-family.** Multiple family PUD's shall provide a minimum of one (1) deciduous or evergreen tree per two (2)

units, and two (2) shrubs per unit.

b. **Placement.**

(1) **Deciduous Trees.** The placement and types of deciduous trees shall take into consideration use of the trees for summer cooling and winter solar access.

(2) **Evergreen Trees.** Evergreen trees should be used as windbreaks, screening, and accent plantings.

2. **Theme.** Landscaping in the park strip in the street right-of-way shall have a unified design theme in PUD subdivisions.

C. **Infrastructure Estimated Cost.** Infrastructure Plan Data shall include the estimated cost of street, sewer, drainage and drainage pre-treatment, storm water detention, water, and other public infrastructure improvements within the Planned Unit Development.

D. **Additional Plat Data.**

1. **Label.** Appropriate identification clearly stating that the drawing is a Planned Unit Development;
2. **Description of the Units.**
   a. Types of proposed housing within PUD
   b. Approximate location or locations proposed for each type of housing
   c. Housing density proposed at each location
   d. An approximate tabulation of all dwelling units by type
   e. Determine Developable Land and Base Density (See subsection Lot Density.)
3. **Description of the Common Areas**
4. **Density Bonus Chart showing Proposed Points**

Development Phases

If an approved Planned Unit Development provided for the phasing of land within the Planned Unit Development, then within such period or periods of time as required by the Phasing Statement, an Applicant shall file a Subdivision Plat for phases of the development according to the Phasing Statement.

Extensions And Changes

A. **Submittal.** Extensions and major modifications of an approved Planned Unit Development shall be subject to all of the procedures set out in the subsections of this chapter, except that the application materials required to be submitted shall be only such materials supplementing the original application as are needed to demonstrate that an extension or modification will meet the criterion established by this subsection. *(See 10.03.080 for extensions and expiration.)*

B. **Changes.** The Planning and Zoning Commission may recommend, and the Council may, on receipt of an application applying to the as yet unbuilt portions of the development, approve a modification to an approved Planned Unit Development provided that the modifications will be consistent with the then-existing, city, zoning-

ordinance requirements and conditions.

1. **Major Changes.** Except as provided in this Section, proposals to make major changes in the Planned Unit Development after it has been approved shall be considered the same as a new PUD application and shall be permitted only in accordance with all of the procedures set out in this section.
2. **Minor Changes.** Proposals to make minor changes in the Planned Unit Development after it has been approved may be approved by the Planning and Zoning Administrator or designee.
    a. **Minor Definition.** Minor changes consist only of changes that will not have public visibility and that do not increase densities, do not change boundaries, do not change any uses, and do not change the location or amount of land devoted to specific land uses.

Minimum Area

A. A PUD for the following principal uses shall contain an area not less than:
    1. One (1) acre for residential development.
    2. One (1) acre for residential use with subordinate commercial or industrial uses.
    3. Ten (10) acres for commercial use.
    4. Ten (10) acres for industrial use.

Lot Density

A. **Determine Developable Land.** Density in a PUD shall be determined by using the "developable land" of the entire proposed development.
    1. Developable land is land under 30% slope and land capable of being improved with landscaping, recreational facilities, buildings, or parking.
    2. **Subtract Land.** Land devoted to Rexburg dedicated street usage in PUD subdivisions shall not be considered developable acreage and must be subtracted out of the total acreage used to determine density, as well as areas designated for the use of churches, schools, and public buildings.
B. **Determine Base Density.** The maximum number of residential units allowed per developable acre in a PUD, which meets only the minimum development requirements of this Chapter, shall be calculated using the Lot Area Per Dwelling Requirement of the underlying zone:

1.

Zone	**Lot Area per Dwelling**
LDR1	1 Unit per 10,890 square feet
LDR2	1 Unit per 7,260000 square feet
LDR3	1 Unit per 4,356000 square feet
MDR1	1 Unit per 2,723 square feet
MDR2	1 Unit per 2,178 square feet

C. **Density Bonus Points.** Increased densities may be considered based on design upgrades.

Density Bonuses

Density in excess of the base density for the underlying zone may be considered for projects which comply with the bonus density design requirements.

A. The amount of density bonuses shall be determined by the type of Bonus Density Design Requirements incorporated in the development proposal.
B. In no case shall the density bonus exceed the maximum density (per net developable acre NDA) allowed for the zone in which the development occurs according to the following chart:

Zone	**Base Density**	**Maximum Density**
LDR1	4 Units/NDA	5 Units/NDA
LDR2	6 Units/NDA	8 Units/NDA
LDR3	10 Units/NDA	13/NDA
MDR1	16 Units/NDA	22 Units/NDA
MDR2	20 Units/NDA	26 Units/NDA

C. **Density Bonus Calculation.** For applicants requesting a density greater than the base density, the Planning and Zoning Commission and City Council shall determine whether the applicant has complied with the necessary design components as provided in this Section and shall assign density points as applicable.
    1. The additional units per acre allowed above the base density for the PUD shall be determined by multiplying the total number of density bonus points by the density coefficient of the underlying zone. This figure is the additional number of units per acre allowed above the base density. This number when added to the base density will determine the total density per acre for the project; provided the number shall not exceed the maximum density allowed in the zone.
        a. (Example: The project is in an LDR1 zone and the design is awarded 75 bonus points. 75 x 0.01 = 0.75 additional units per acre. 0.75 4(base density) = 4.75 maximum units per acre for the development.)
        b. The density coefficient for each underlying zone and the total amount of points needed for the maximum density are listed below:

Zone	**Density Coefficient**	**Maximum Density Points**
LDR1	0.01	100
LDR2	0.02	100
LDR3	0.03	100

MDR1	0.06	100
MDR2	0.06	100

D. **Density Bonus Design Requirements.** If greater density is requested above the base density, a PUD development shall comply with one or more of the following bonus density design requirements depending upon the desired density increase.
    1. **Approval.** The Planning and Zoning Commission shall review and determine if the proposed design complies with the intent of the design requirement before the points are granted. The density bonus points for each individual design component are in parentheses at the end of each requirement.
    2. **Required Categories.** In order to receive a density bonus, the development shall have received bonus density points from at least one (1) design component in each of the following categories: energy efficiency, building design, design theme, parking areas, landscaping, and open green space.
        a. A design component cannot be used to obtain points in more than one category.

E. **Density Bonus Design Categories.**
    1. **Energy Efficiency**
        a. **Insulation.** All dwellings and main buildings shall have wall and ceiling insulation that exceeds the requirements of the International Energy Conservation Code (IECC). Exceeding the requirements for doors and window energy efficiency can also be taken in consideration for density bonus. (Up to 10 points)
        b. **Solar Design.** All dwellings are designed with an active or passive solar feature. The solar feature shall be a solar water heater, trombe wall, earth insulation of a majority of the walls, the building designed so that the main exposure faces south and has windows to allow solar access, or other features as approved by the Planning and Zoning Commission. (Single feature per unit throughout the entire project, up to 20 points. Combination features per unit throughout the entire project, up to 30 points)
        c. **LEED.** Development achieves a Leadership in Energy and Environmental Design (LEED) certification for Neighborhood Development through the U.S. Green Building Council (USGBC). (Up to 40 points)
    2. **Building Design.**

a. **Materials.** All facades of each dwelling structure, exclusive of windows or doors, are clad in long-lasting, high-quality materials as appropriate for the approved architectural style.
    (1) Examples of such materials are stone, brick, stucco, horizontal wood siding, wood board and batten siding, wood shingles, etc. Facsimiles such as cementious hardboard (for horizontal siding) and faux stone (for real stone) will be considered on a case by case basis. (Up to 20 points)

b. **Roof Materials.** Roof materials should also be appropriate to the style. All roofs of main buildings are clad with wood shingles, tile, high profile asphalt shingles or slate shingles. Other high quality products may be considered on a case by case basis. (Up to 15 points)
c. **Design Theme.**
    (1) **Installed Landscaping.** Landscaping is designed and installed along all streets of the development according to a theme which provides units and interest. (Up to 20 points)
    (2) **Theme Lighting.** Theme lighting is used throughout the development for street lighting, lighting of walkways, parking areas, entrances, and building exteriors. (Up to 15 points)
    (3) **Fencing.** Perimeter fencing is used throughout the project that matches the building design, i.e., masonry columns or piers using the same brick or stone as the buildings. (Up to 10 points)
    (4) **Special Features.** Special features such as fountains, streams, ponds, sculptures, buildings or other elements which establish a strong theme for the development and are utilized in highly visible locations in the development. (Up to 20 points)
    (5) **Shared Theme.** Wide range of housing (e.g. apartments, condos, medium density, low density, and mixed use) share an architectural and landscaped theme. (Up to 20 points)
d. **Parking Area**
    (1) **Screening.** Parking lots of twenty (20) or more stalls are screened from view by means of berming or landscaping around the perimeter of the parking lot. (Up to 20 points)
    (2) **Landscaped Islands.** Parking lots of twenty (20) or more stalls or a continuous row of parking over ninety (90') feet in length has a landscaped island(s) which provides landscaping at a ratio of (1:13) 1 square foot of landscaping per 13 square feet of hard surface. (Up to 15 points)
    (3) **Shade Trees.** Areas with five (5) or more uncovered parking stalls are designed to include minimum two (2") inch caliper trees located in such a manner as to shade fifty (50%) percent of the parking area upon maturation of the trees. (Up to 15

points)

(4) **Permeable Surfaces.** Surfaces for parking and maneuvering other than the public right-of-way using materials such as grasscrete, or similar are utilized in appropriate locations. Material and installation details must be reviewed and approved by the City Engineer. (Up to 15 points)

(5) **Parking Area Location.** Locate all off-street parking at the side or rear of buildings, leaving building frontages and streetscapes free of parking facilities. (Up to 10 points)

(6) **Bicycle Parking.** For any non-residential buildings or multi-family residential buildings that are part of the proposal, provide bicycle parking spaces, equivalent to ten (10%) percent of the total automobile parking on site.

(A) Bicycle parking must be within fifty (50') feet of the entrance to the building that it services. (Up to 10 points)

(B) Sheltered bicycle parking. (Up to 20 points)

e. **Recreational Amenities**

(1) **Active Recreation.** The PUD includes a recreational amenity primarily for the use of the residents of the development. Amenities may include swimming pools, sports courts, spas, barbecue and picnic facilities, or other features as approved by the Planning and Zoning Commission.

(A) The Planning and Zoning Commission may determine the points based on the cost of the amenity, its benefit to the residents of the development, its size, and the number of amenities in the development. (Between 5 to 35 points)

(B) **Common Building or Facilities.** Development of a common building which shall be used for meetings, indoor recreation, day care, or other common uses as approved by the Planning and Zoning Commission. RV parking facilities may also be considered with this design feature. (Up to 20 points)

(C) **Park Dedication.** Dedication of land for public park, public access along a stream, or public access along a planned trail.

(a) The City must be willing to accept the proposed dedication before points are awarded. (Public access up to 15 points. Public Park up to 40 points)

(D) **Construction of Trail or Park.** Construction according to City standards of trail or park which has

been dedicated to the City according to subsection E.2C above. (Trail 15 points, public park 40 points)

(E) **Riparian Areas.** Riparian areas along rivers and streams are preserved with natural and native landscaping to encourage continued use of these areas as wildlife corridors. (Up to 15 points)

f. **Landscaping**
   (1) **Extra Trees.** Design and planting more than the minimum number of trees, shrubs, and perennials per dwelling unit in the development. (Up to 20 points)

   (2) **Soften Fence Appearance.** Areas which are to be screened use a solid non-see-through vinyl or masonry fence and landscaping which acts to soften the appearance of the fence. Landscaping may be vines, shrubs, or trees. (Up to 15 points)

g. **Open Green Space**
   (1) **Designed Plan.** Open green space is designed (not leftover space between buildings) and flows uninterrupted through the entire development linking dwellings and recreation amenities. (Up to 25 points)
   (2) **Multiple Use.** Storm water detention facilities are designed and used for multiple purposes which blend with the overall theme of the open space design (i.e., shape of the area is free flowing, and the grading and landscaping are carried out in such a manner that the use as a detention pond is not discernible.) (Up to 20 points)
   (3) **Native Plants.** Native plants are used for common open space elements. (Up to 15 points)
   (4) **Drought Tolerant Plants.** Drought tolerant plants are used for common open space elements. (Up to 10 points)

h. **Public Streets.** All streets within the development (except the streets required by the City to be dedicated) are open to public use, but privately maintained. (Up to 25 points)

i. **Housing.** Mixed housing types, (e.g. apartments, condos, medium density, low density, and mixed use) are incorporated in the development with the intent to allow aging in place and appropriate mixes of socioeconomic groups. (Up to 40 points)

PASSED AND ADOPTED BY THE CITY OF REXBURG COUNCIL JUNE 07, 2023.

	AYE	NAY	ABSENT	ABSTAIN
Council President Jordan Busby	X			
Councilmember Robert Chambers	X			
Councilmember Tisha Flora	X			
Councilmember Colin Erickson	X			
Councilmember Mikel Walker	X			
Councilmember Bryanna Johnson	X			

Presiding Officer

Jerry L Merrill, Rexburg Mayor, City of Rexburg

Attest

Deborah Lovejoy, Rexburg City Clerk, City of Rexburg


CITY OF REXBURG
CORPORATE
SEAL
STATE OF IDAHO