

CITY OF NEW MEADOWS

APPLICATION FOR CONDITIONAL USE PERMIT

Applicant:

Austin and Samantha Brown

Origo Nova, LLC

☐ (406) 551-5335

☐ austin@soignehomes.com

Property Owner:

Origo Nova, LLC

Property Address:

309 S Heigho Ave

New Meadows, Idaho

Lot Size:

0.43 acres (approximately 18,730 square feet)

Parcel Number:

RPM0240032013A

Zoning Designation:

R-2 (Medium-Density Residential)

Legal Description:

Lots 13–16, Block 32, New Meadows Original Townsite

Project Overview

The applicant proposes a small-scale residential development consisting of **up to six (6) multi-family dwelling units** on four contiguous lots within the R-2 zoning district.

The project is designed to provide additional housing opportunities within the city while maintaining compatibility with the surrounding neighborhood and utilizing existing infrastructure and services.

The conceptual site plan demonstrates a feasible development configuration consisting of **two buildings containing three units each**.

The proposed development includes:

- Internal drive access and garages for each unit
 - Pedestrian-friendly design with front entries and front-access garages
 - Landscaping and stormwater management designed in compliance with applicable city development standards
 - Mail service coordination with the United States Postal Service (USPS), which confirmed adequate PO Box capacity for the units
 - Emergency access reviewed with the local fire department, which confirmed the alley width and setbacks provide adequate clearance for emergency response
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Justification for Conditional Use

Under the R-2 zoning designation in New Meadows, multi-family developments exceeding four units typically require approval through a Conditional Use Permit to ensure compatibility with the surrounding neighborhood.

The proposed development satisfies the applicable review criteria as follows:

Density Compliance

The subject parcel contains approximately **18,730 square feet (0.43 acres)**.

Under the R-2 zoning district standards, multi-family developments require a minimum lot size of:

8,000 square feet plus 1,200 square feet per unit above two units.

For six units, the minimum required lot size is:

$8,000 \text{ sq ft} + (1,200 \times 4 \text{ additional units}) = \mathbf{12,800 \text{ sq ft}}$

The subject parcel exceeds this requirement with **18,730 square feet**, and therefore complies with R-2 zoning density standards.

Neighborhood Compatibility

The proposed development is designed to be compatible with the surrounding residential neighborhood. Building height, scale, and architectural character are consistent with nearby

homes, and the townhome-style configuration maintains a residential appearance rather than that of a large apartment structure.

The project provides additional housing opportunities while maintaining neighborhood character and efficient use of land within city limits.

Building Height:

Two-story residential structures consistent with the scale of surrounding development.

Public Services and Utilities

All units will connect to existing city water, sewer, and electrical infrastructure.

Stormwater management will be integrated into the site grading and drainage plans in accordance with applicable city development standards.

Solid Waste Service:

Solid waste service will be provided by the city's contracted waste hauler with individual residential service for each unit.

Snow Storage:

Adequate snow storage areas are incorporated into the site design to ensure safe winter operations without impacting public streets or neighboring properties.

Pre-Application Meetings & Agency Coordination

Prior to submitting this Conditional Use Permit application, the applicant conducted coordination meetings with key service providers to confirm that the proposed development can be adequately served.

Fire Department

The applicant met with the New Meadows Fire Department to review the conceptual site plan for the proposed six-unit development at 309 S Heigho Ave. Fire Department staff reviewed the proposed fire apparatus access, turning movements, and site layout and indicated that the configuration is acceptable in concept, subject to final building permit and fire code review.

United States Postal Service (USPS)

The applicant also met with USPS regarding mail service capacity for the proposed development. USPS staff confirmed that sufficient PO Box capacity exists in New Meadows to serve the proposed six-unit development and that mail service availability is not a limiting factor for the project.

These meetings confirm that the development can be adequately served by emergency services and community infrastructure.

Traffic and Access

Each unit includes a private garage and driveway parking providing approximately **three off-street parking spaces per unit**, meeting or exceeding typical parking needs for multi-family residential development.

Vehicle access is provided from **Heigho Avenue and the rear alley**, both of which allow safe ingress and egress for residents and emergency vehicles.

Conformance with Comprehensive Plan

The proposed development supports the City of New Meadows' goals for **compact, walkable residential development within city limits and near existing infrastructure**, while increasing the availability of housing options within the community.

Supporting Documents Attached

- Conceptual Site Plan
 - Building Floor Plans
 - Architectural Elevations and Renderings
 - Legal Description / Plat Map
 - Zoning Verification Documentation
 - Preliminary Grading and Drainage Plans
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Applicant Signature: _____

Date: _____