



City of New Meadows

LAND CHANGE REQUEST

1. APPLICANT INFORMATION

Name: Curtis and Stacy Blum Phone: _____

Address: _____

City: Troy State: Idaho Zip: 83843

Email: _____

2. REQUEST DETAILS

Split Combine Lot Line Adjustment Other: Replat of East Park

Parcel Number(s): _____

Is there a water right associated with this property? YES NO

Is there a lien holder on this property? YES NO (may require approval from lienholder)

Will the above changes cause any portion of this property to be in non-compliance with the zoning code?

Yes No If yes, explain: _____

Describe the proposed changes, including resulting parcel size(s).

Applicant proposes to modify the plat to incorporate the existing separate access parcel into the existing 4 parcels and to eliminate the turn lane which is no longer required by ITD. Please see attached.

Describe any impact this change will have on neighboring properties.

The proposed change will benefit the neighbor to the east by eliminating potential congestion, providing for additional property to the neighbor, and will have no impact on any other neighbor.

By my signature below, I acknowledge that I have requested the action to be considered by the New Meadows Planning & Zoning Committee. I understand that all requests will be reviewed and evaluated for compliance with the zoning and building regulations of the City of New Meadows.

Owner Signature: [Signature] Date: 12/1/21

Owner Signature: [Signature] Date: 12/1/21

3. **PLANNING & ZONING APPROVAL** Approved Denied

Signature: _____ Date: _____

4. **NEW MEADOWS CITY COUNCIL APPROVAL** Approved Denied

Signature: _____ Date: _____

Narrative for Land Change Request Form

Applicant: Curtis and Stacy Blum

Applicant understands the need for more housing options in New Meadows and is looking to develop the Property for multi-family residential use.

In pursuit of developing this Property to maximize its use for residential purposes, Applicant desires to remove the existing platted Private Drive associated with East Park plat (see Exhibit A), which is attached hereto. Idaho Transportation Department has approved the removal of the requirement for a turn lane (the Private Drive) on the condition that there be two separate access points serving the current property to the east (Lot 5) and the four lots (Lots 1 – 4) owned by the Applicant. The removal of the turn lane would result in the boundaries of Lot 5 being expanded to incorporate that portion of the turn lane. Lot 5 will retain its existing access to the east and the Owners of Lot 5 have consented to the proposal.

The four lots (Lots 1 through 4) of East Park will be accessed via a single access point and a shared driveway. A shared driveway and maintenance agreement will be prepared and recorded against the property to run with the land.

It is understood that the approval of the proposed replat/lot line adjustment will be conditioned upon the approval of Idaho Transportation Department of the shared access for Lots 1 through 4 and the retention of the existing access of Lot 5, removing the requirement of the Private Drive.

The Applicant proposes, with consent of the owner of Lot 5, that that portion of the Private Drive adjacent to Lot 5 will ultimately be conveyed to Lot 5 and that portion of the Private Drive adjacent to Lot 2 shall be conveyed to Lot 2. Further that portion of the Private Drive that extends east adjacent to Lots 1 and 2 and providing access to Lots 3 and 4 will be incorporated into those adjacent Lots as shown on the attached Exhibit B.

Further, the Applicant desires to modify the lot lines so that the front lots, Lots 1 and 2, are larger lots so that the buildings on those lots can be located as far from the highway as possible and still meet the setbacks under the zone. The goal is to make all the parcels about the same size. The Applicant is working on a preliminary plan to show where the building envelope will be on each lot. The Applicant also understands the need for sufficient parking and is preparing a parking plan that will accommodate areas where snow can be plowed and stored during the winter months and still allow for sufficient parking.

The Applicant understands concerns regarding the proximity to the highway, which is why they are hoping to push the building envelope as far back from the highway as possible. Further, they are planning on planting bushes along the frontage of the highway to help create a buffer between the building and the highway itself.

Upon approval from the Council, the Applicant will retain the services of a surveyor to complete a final re-plat appropriate for recording consistent with the standards of Adams County.

The Applicant respectfully requests the Council approve this land use change.

EXHIBIT B

