



Type of Review Requested

Hearing

File number: H-2022-0022
Assigned Planner: Joseph Dodson
Related Files: _____

Applicant Information

Applicant name: GILMORE E.I., HLE INC Phone: _____

Applicant address: 101 S PARK AVE., #210, IDAHO FALLS, ID 83402 Email: gilmorej@hleinc.com

Owner name: DEREK ENCE, HOTEL DEVELOPERS-MERIDIAN HIX LLC Phone: _____ Fax: _____

Owner address: PO BOX 1491, IDAHO FALLS, ID 834031491 Email: _____

Agent name (e.g. architect, engineer, developer, representative): GILMORE E.I.

Firm name: HLE INC Phone: _____ Fax: _____

Address: 101 S PARK AVE., #210 Email: gilmorej@hleinc.com

Contact name: _____ Phone: _____ Fax: _____

Contact address: _____ Email: _____

Subject Property Information

Location/street address: 2920 E FREEWAY DR

Assessor's parcel number(s): R5443010239, R5443010170

Township, range, section: 3N1E17

Project Description

Project/Application Name: Creek View Park - AZ, CUP, RZ

Project Name - Creek View Park
Hearing Date - August 18, 2022
Planner - Joseph Dodson

Description of Work: Project Description -
- Annexation and Zoning of approximately 10.35 acres of land from RUT to the requested C-G zoning district;
- Rezone of approximately 6 acres from the L-O zoning district to the C-G zoning district.
- Conditional Use Permit for a multi-family project consisting of 28 units on approximately 2.85 acres of land within the 6 acre parcel in the existing L-O zoning district, by HLE Engineering Inc.

Project Location - Located at 942 S. Wells Street and 2920 E. Freeway Drive, approximately a quarter mile west of Eagle Road directly north of the I-84 interstate on-ramp from Eagle Road, in the E 1/2 of Section 17, Township 3N, Range 1E.

Application Information

APPLICATION TYPES	
Is this application exempt from fees?:	No
Annexation and Zoning - AZ:	CHECKED
Conditional Use Permit - CUP:	CHECKED
Rezone - RZ:	CHECKED
ADDRESS VERIFICATION	
Address Verification Permit Number:	LDAV-2021-0796
TYPE OF USE PROPOSED	
Multi-Family:	CHECKED
Other Type of Use Proposed:	Future intent to Condo Plat
PROPERTY INFORMATION	
General Location:	East of Wells st. North of Freeway Drive
Current Land Use:	Vacant/County Residential
Total Acreage:	16.53
Traffic Study Required per ACHD:	No
ZONING DISTRICT(S)	
L-O:	CHECKED
County:	CHECKED
FLUM DESIGNATION(S)	
Mixed Use Neighborhood:	CHECKED
Acreage - Mixed Use Neighborhood:	16.53
PROJECT INFORMATION	
Irrigation District:	New York
Primary Irrigation Source:	Canal
Secondary Irrigation Source:	City
What was the date of your pre-application meeting?:	01/20/2022
What was the date of your neighborhood meeting?:	01/06/2022
In Reclaimed Water Buffer:	No
PROPERTY POSTING	
I agree to comply with the Commitment of Property Posting regulations per UDC 11-5A-6D:	CHECKED
AZ / RZ ONLY	
C-G:	CHECKED
Acreage - C-G:	16.53
MULTI-FAMILY	
Total Number of Units:	28
Number of 2-3 Bedroom Units:	28
Number of Units Containing 1,200+ sq. ft.:	28

QUALIFYING OPEN SPACE	
Open Grassy Area (min. 50' x 100'):	CHECKED
Collector Street Buffer(s):	CHECKED
Other Qualified Open Space:	Canal area
QUALIFYING SITE AMENITIES	
Other Qualified Site Amenities:	Multi-use Pathway
TIME EXTENSION INFORMATION	
Number of months extension:	24
PLAN REVIEW	
Verified submittal standards and checklist items:	CHECKED
Verify that all drawings/documents will be uploaded in Project Dox as Individual PDF's:	CHECKED
APPLICATION DISCLAIMER	
I have read and accept the above terms:	CHECKED
Your signature:	Gilmore Jenkins
MISC	
Is new record:	No