

**NOTICE OF PUBLIC HEARING**  
**SUBDIVISION ORDINANCE REVISION**  
**Swan Valley City Council Meeting**

NOTICE IS HEREBY GIVEN that the City of Swan Valley City Council will hold a public hearing at the American Legion Hall, 157 Stoltenberg Lane, Swan Valley, Idaho on Monday, April 9, 2018 at 7:00 pm to consider the revision to the Ordinance 49, Subdivision Ordinance for the City of Swan Valley. The full document can be seen on the City of Swan Valley website at [cityofswanvalley.com](http://cityofswanvalley.com)

*D. SMALL MASTER PLANNED COMMUNITIES (SMPC):*

*The Small Master Planned Community Zone is intended to provide for mixed-use development. Uses must complement and be compatible with the orderly development of the project as well as surrounding land uses. The Master Planned Community Zone may be developed in distinct pods or can be integrated with a mix of uses being interspersed with one another, including multiple uses within the same structure. Uses in the MPC shall be compliant with the requirements of the land use table in the Zoning Ordinance. The following conditions must be met to qualify for a SMPC:*

- 1. Greater residential densities than those allowed by the base zoning, may be granted for projects that provide more open space than the required minimum, or other project amenities and design features not otherwise required for project approval, as follows:*
  - a. The parcel must be less than forty acres and greater than five acres.*
  - b. Community or Green Space a minimum of 70% within the development.*
  - c. Provide a plan and proof of maintenance of green space areas, such as endowments, land trusts, or other mechanisms, approved by the City.*
  - d. Installation of central wastewater facility to serve the development. This shall include approval of all state and federal regulatory agencies*
  - e. Installation of central water to serve the development. This shall include approval of all state and federal regulatory agencies.*
  - f. Provide onsite storm water facilities approved by city engineer.*
  - g. All outdoor light fixtures to be fully or partially shielded except incandescent fixtures of 150 watts or less and other sources of 70 watts or less. Emergency and construction lighting is exempt. Fixture not in compliance are allowed provided are extinguished between the hours of midnight and sunrise by automatic device.*

- h. In order to provide flexibility in the type and design of structures, the maximum height or size of buildings and structures may be varied in consideration of the following factors:*
- 1. Geographic location.*
  - 2. The probable effect on surrounding slopes and terrain.*
  - 3. The visual effect on adjacent sites or other areas in the immediate vicinity; potential problems for adjacent sites caused by shadows, loss of circulation or loss of view.*
  - 4. The integration, or lack thereof, of the proposed building or structure with surrounding buildings, structures or other man made or natural features.*
  - 5. Uses within the building or structure requiring additional height as clearly shown by the applicant.*
  - 6. Applicable IFC, IBC and IRC requirements.*
- i. The Council may attach conditions to a SMPD as it deems necessary to mitigate potential adverse impacts to the City's development, further the City's land use policies as established in the Comprehensive Plan, or ensure that the benefits derived from the development justify a departure from the standard zoning regulations.*
- j. The Council may grant modifications or waivers of certain zoning and/or subdivision requirements to carry out the intent of this Ordinance and the land use policies of the City. This will become a part of the approval of the project and be included in the development agreement.*

A copy of the above applications, plans, and text are maintained on file in the City Office and may be reviewed by interested individuals upon request. Any questions concerning these requests should be directed to the City of Swan Valley Clerks Office, Swan Valley, Idaho, 351-4867.

Official documents are available for public viewing at Swan Valley City Office, 15 Hwy 31, Swan Valley, Idaho. Written comments must be submitted by email to [swanvalleyplanning@live.com](mailto:swanvalleyplanning@live.com). Following said hearings, any and all lawful zoning regulations, restrictions and district boundaries may be established upon any and all of said lands. At said hearings, all parties in interest and citizens of Swan Valley shall have an opportunity to be heard in relation to all matters pertaining to said requests. The Mayor may impose reasonable time limits on the statements given to assure completion of the meeting's agenda.

If you need communication aids or services or other physical accommodations to participate or access this meeting or program of the City of Swan Valley, you may contact City Office at 483-4270 or the City Clerk at 351-4867 as soon as possible and every effort will be made to adequately meet your needs.

This notice is given pursuant to Sections 67-6509, 67-6511 Idaho Code.

Publish: March 23, 2018 and April 8, 2018

