CITY OF ROBERTS
OCTOBER 13, 2026
PRELIMINARY DEVELOPMENT PLAN HEARING

The Roberts City Council met for a hearing at the regular place of meetings, after having been notified of said hearing of said council.

Robert (BJ) Berlin .....Mayor
Casey Burns.....Council
Ben Poston.....Council
Kyler Place.....Council
Edidt Ramirez..... Council
April Galbraith.....Clerk/Treasurer (absent)

Ron Grant.....Public Works Director
Julie Garcia… ..... Library Director (absent)
Jed Bigelow .....City Attorney (absent)
JD Erickson.....Certified Water Operator (absent)
Scott Humphreys..... Certified WW Operator (absent)
Steve Anderson… .....Jefferson County Sheriff (absent)

Hearing opened at 6:30 pm.

Mayor Robert "BJ" Berlin brought the hearing to order at 6:30 p.m. and read the hearing notice aloud:

NOTICE IS HEREBY GIVEN that the City of Roberts will hold a Planning and Zoning public hearing before the Roberts City Council on October 13, 2026, at 6:30 p.m. at Roberts City Hall, 647 N. 2872 E., Roberts, Idaho.

The City Council will consider a Preliminary Development Plan for a Planned Unit Development (PUD) for the proposed Roberts Townhomes development. The subject property is identified as Parcel No. RPD00000320641, is approximately 6.4 acres, and is zoned R-3. The property is located in the Northeast 1/4 of Section 32, Township 5 North, Range 37 East, Boise Meridian, Jefferson County, Idaho.

The application proposes a residential development consisting of 72 townhome dwelling units on individual lots, together with 18 separate storage garages (units), common areas, landscaping, and associated improvements. The Preliminary Development Plan application was submitted by Perspective Planning and Consulting on behalf of property owner Market Lake Heritage Holdings.

The application, preliminary development plans, legal description, and supporting materials are available for public review at Roberts City Hall during regular business hours.

Mayor Berlin asked city staff to testify regarding he review of the application. Shirley Ledvina read the following staff report, prepared by April Galbraith, Clerk, aloud:

APPLICATION SUMMARY
The applicant has submitted a Preliminary Development Plan for the Roberts Townhomes Planned Unit Development on approximately 6.4 acres zoned R-3 Residential–Multi-Family.
The proposed development consists of 72 residential dwelling units within 18 four-unit buildings on individual lots, together with 18 separate storage garage units, common areas, landscaping, parking, and associated improvements.
The preliminary plans identify the following development details:

Development Detail	Proposed
Total property area	278,784 sq. ft. (6.40 acres)
Total dwelling units	72
Total four-unit buildings	18
Type A buildings	9 (36 units)
Type B buildings	3 (12 units)
Type C buildings	6 (24 units)
Residential density	11.25 units per acre
Total living space	105,168 sq. ft.
Storage space	4,320 sq. ft.
Combined living and storage space	109,488 sq. ft.
Open landscape	105,693 sq. ft. (39.15%)
Landscaping area provided	118,055 sq. ft.
Minimum landscaping per unit	150 sq. ft.
Total parking spaces provided	154
Construction phases	4

The three proposed building configurations provide different dwelling sizes. Type A units contain approximately 1,800 square feet each, Type B units contain approximately 1,520 square feet each, and Type C units contain approximately 922 square feet each, based on the two-floor measurements shown in the plans.
The development is proposed in four phases, with construction anticipated to begin in Fall 2027 and be completed by Fall 2031.
APPLICABLE DEVELOPMENT REQUIREMENTS
The property is currently zoned R-3 Residential–Multi-Family, which allows multi-family residential development subject to applicable City development standards.
The proposed development is subject to the City's Planning and Zoning requirements, including applicable provisions for Planned Unit Developments, utility infrastructure, access, parking, landscaping, and public improvements.

The submitted engineering materials reference the Idaho Standards for Public Works Construction (ISPWC), including Standard Drawing SD-301 for trench excavation, pipe bedding, backfill, compaction, and surface restoration.
Preliminary Development Plan approval does not authorize construction. Final engineering, utility design, and other applicable development requirements must be addressed before final approval.
STAFF REVIEW
City staff reviewed the Preliminary Development Plan application, proposed site layout, construction phasing, and accompanying development drawings.
The following observations and concerns were identified during staff review:
1. Parking
The City's parking requirement of 1.5 spaces per dwelling unit results in a minimum of 108 parking spaces for the proposed 72-unit development.
The preliminary plans identify 154 parking spaces, consisting of 72 driveway spaces, 72 designated parking stalls (including eight accessible stalls), and 10 guest parking spaces.
The proposed parking count exceeds the City's minimum requirement by 46 spaces. However, the applicant's plans identify 144 required spaces rather than 108.
Additionally, some of the eight accessible parking stalls are located directly in front of proposed residential units. The purpose of these designated spaces is unclear in relation to the proposed individual ownership of the dwelling units.
2. Garbage Collection
The preliminary plans identify shared dumpster facilities and 36 spaces for individual trash carts for the proposed 72 dwelling units.
The proposed garbage collection arrangement raises concerns regarding the need for shared dumpsters when the dwelling units are intended for individual ownership and individual trash service.
Additionally, the designated trash cart storage locations may be inconvenient for residents, potentially discouraging their use as intended. The plans also raise concerns regarding adequate space for placing individual trash carts out for collection on scheduled pickup days.
These concerns are relevant to the functionality of the proposed garbage collection arrangement and the long-term maintenance of the development.
3. Phase 3 Sewer Utilities
The preliminary utility plans show the Phase 3 sewer line terminating without a manhole.
This termination presents a concern regarding the proposed sewer design and its compliance with applicable City utility requirements and adopted Idaho Standards for Public Works Construction (ISPWC).
4. Clarification of Ownership Intent
Page 2 of the application states that each residential unit "can be purchased." This wording does not establish whether the units are intended for individual sale or may be retained as rental properties.
The distinction is relevant to the proposed development's ownership structure, garbage collection arrangements, and maintenance responsibilities.
5. Recreation Area and Common Open Space
The City's Planning and Zoning Ordinance requires a minimum of 150 square feet of recreational area per dwelling unit. The proposed 72-unit development therefore requires at least 10,800 square feet of recreational area.
The ordinance also requires a minimum of 10% of the gross PUD land area to be reserved for common open space and recreational facilities, equivalent to approximately 27,879 square feet for the proposed development.
The preliminary plans identify a 30-foot by 30-foot amenities pad, providing 900 square feet, along with 105,693 square feet of open landscape and 118,055 square feet of landscaping area provided.
Although the proposed landscaping exceeds the minimum PUD common open space requirement by area, the plans do not clearly identify which portions qualify as recreational area or common open space. Compliance with both requirements has not been established.
PUBLIC NOTICE AND COMMENT
Notice of the public hearing was mailed to property owners within 300 feet of the subject property on September 24, 2026.
Notice was published in the Jefferson Star on September 28 and October 3, 2026, and posted on the City's website.
The public hearing is scheduled for October 13, 2026, at 6:30 p.m. before the Roberts City Council.
Any written or verbal testimony received before or during the public hearing will become part of the hearing record.
STAFF SUMMARY
City staff has reviewed the Preliminary Development Plan for the Roberts Townhomes Planned Unit Development, consisting of 72 proposed dwelling units on approximately 6.4 acres zoned R-3 Residential–Multi-Family.
The preliminary plans identify sufficient parking by count; however, questions remain regarding the placement of accessible parking, proposed garbage collection arrangements and trash cart storage, the termination of the Phase 3 sewer line, and the intended ownership of the dwelling units.
Additionally, while the plans identify substantial landscaped areas, compliance with the City's recreation area and PUD common open space requirements has not been established.
These matters are presented for the City Council's consideration in evaluating the proposed development and determining whether the Preliminary Development Plan meets applicable City requirements.
ADDENDUM SUMMARY
Following preparation of the original Preliminary Development Plan Staff Report, City staff spoke with Ryan Singleton, the developer's engineer, regarding three specific items: accessible parking, shared dumpsters, and the Phase 3 sewer line. A revised preliminary development plan dated October 7, 2026, was subsequently submitted.
The following information supplements the original staff report.
UPDATED STAFF REVIEW
1. Accessible Parking
Mr. Singleton explained that the residential units located adjacent to the designated accessible parking spaces are intended to be ADA-accessible homes. The designated parking spaces are intended to serve those units.
2. Garbage Collection
Following discussions with City staff, Mr. Singleton advised that the proposed shared dumpsters have been removed from the development plan.
The revised drawing continues to reference a double dumpster enclosure in the sanitation note, which has not yet been updated to reflect this change.
3. Phase 3 Sewer Utilities
The revised preliminary development plan shows the Phase 3 sewer line extending to the manhole, addressing the termination concern identified in the original staff report.
STAFF SUMMARY
This addendum documents additional information provided regarding accessible parking, shared dumpsters, and the Phase 3 sewer line. The remaining observations and concerns identified in the original staff report were not addressed during this discussion and remain unchanged.
This addendum is provided for the City Council's consideration alongside the original Preliminary Development Plan Staff Report.

Mayor Berlin opened the floor for the applicate to give testimony regarding their Preliminary Development Plan.

Brad Cramer, with Perspective Planning and Consulting, located at 1742 Avalon, Idaho Falls, ID 83402, spoke. Brad stated the staff report covered the fundamentals regarding the project. He stated that regarding the concern of buying vs. rentals, it is his understanding the units will all be for purchase with no units intended for rentals.

Brad stated that, for the landscaping/recreational areas, he would be happy to mark those areas however the city would like. Currently, the ordinance requires 10% of the property to be landscaping; this project is about 40% common grounds.

Brad stated that this is a 4-phase project and as the phases are completed and they see issues, they can address with the city and adjust as needed.

Mayor Berlin asked if council had any questions.

Kyler asked about the garbage can storage and voiced concern about the residents having to store their containers away from their homes. Brad stated that due to the tight fit of townhomes it sadly does not allow for trash containers to be up against each unit. The roads are narrower and with the parking along the road, there isn't really room there for the containers. They are looking for areas that are more collective and if they need to add other areas closer to homes they can accommodate for that.

Brad then asked Elijah Benson from Mountainwest Engineering if he had anything to add. Elijah stated they were reviewing the garbage container issues that morning and they believe they had come up with some solutions in regards to the garbage container issues. They plan on coordinating with the sanitation company to find the best resolution.

Ben asked if there was another development that would be comparable to this project. Brad stated that there are a few and he would get those addresses over to the city.

Mayor Berlin opened the floor for favorable comments.

No testimony was given.

Mayor Berlin opened the floor for opposition comments.

The city had received a letter that Shirley read aloud:

This letter is from:
Crystal Anderson, 685 N 2876 E, Roberts, Idaho 83444

I am writing regarding the proposed planned unit development consisting of 72 townhome dwelling units on approximately 6.4 acres in the City of Roberts. I can't attend the public hearing, but I respectfully ask these comments be included in the public record. My primary concern is water. The area is already experiencing drought conditions, and residents are being encouraged to conserve water. Adding 72 new residential units could create significant additional demand on the community's water resources and infrastructure. I'd like the city to explain how it has determined there is adequate water supply and system capacity to serve these additional homes, particularly during periods of drought and peak summer demand. I'm also concerned about traffic and road impacts. Seventy-two homes could result in a substantial increase in daily vehicle trips in the surrounding area. There would be vehicles belonging to residents, visitors, delivery drivers, contractors, and service providers. I'd like the city to consider whether existing roads and intersections can safely and adequately accommodate that additional traffic. I'm also concerned about the scale of the proposed development and its effect on the character of our community. Seventy-two homes on approximately 6.4 acres

would represent a significant increase in residential density in a relatively small area. My concern is that this could substantially change the quiet, small-town character of the surrounding neighborhood. I understand that communities grow, and that responsible development is sometimes necessary. However, I believe new development should be consistent with the capacity of our water resources and infrastructure, and should take into consideration the existing residents and character of the community. For these reasons, I respectfully request the city carefully evaluate and document the water supply and infrastructure capacity, traffic impacts, and neighborhood impacts associated with the proposed development. Thank you for considering my concerns.

Sincerely,
Crystal Anderson

PS I do not support this development due to several significant concerns. I respectfully ask the city to provide evidence that there is adequate water supply and infrastructure capacity to support 72 additional homes, particularly given our current drought conditions. I also ask that potential increases in traffic, road safety concerns, and impacts on the quiet, small-town character of our community be carefully evaluated before any approval is granted.

Mayor Berlin opened the floor for the applicant for rebuttal.

Brad stated that he would defer the water questions for the engineer and city to respond to. For the concerns about traffic, Brad stated that there is a threshold for traffic studies to be conducted and studies have repeatedly shown that traffic will increase during peak hours by approximately 1 trip/unit. For this particular project, that would be approx. 72 trips within the 2-hour peak time.

Brad stated the threshold to have a new traffic study to be conducted is usually around 200 trips per peak hour. This project doesn't meet a threshold that he is aware of to warrant a traffic study to be conducted, however, if the city were to identify possible improvements that are needed, there could be a discussion at that time.

In regards to concern of the scale and character of the community, Brad stated, as a community grows it is going to change. That is why there are city codes and ordinances to help guide what that growth will look like. There is one design piece in the project that does help with privacy concerns, that most homeowners have. Along the south property line there is approx. 65 feet of space between the south property line and the first residential building. This allows for a nice transition between the single-family neighborhood and the multi-family residents.

Mayor Berlin stated the city has the compacity of taking care of the water and wastewater for double the residents that we currently have and asked Jaden Jackson, an engineer that has worked with the city if that was a fair assessment. Jaden confirm, yes it was.

Mayor Berlin closed the hearing at 6:58 p.m.

Mayor Berlin

City Clerk