



March 1, 2016

7:00 p.m.

Planning Department
Council Chambers

MEMBERS PRESENT: Commissioners Brent Dixon, James Wyatt, George Morrison, Joanne Denney, George Swaney, Darren Josephson, and Julie Foster.

MEMBERS ABSENT: Donna Cosgrove, Natalie Black, Margaret Wimborne

ALSO PRESENT: Planning Director, Brad Cramer; Assistant Planning Director, Kerry Beutler, Brent McLane and interested citizens.

WORK SESSION: Chairman Dixon introduced the concept of taking a half hour before the start of each meeting to work on planning issue that the Commission can never seem to get to. The concept would be for the Commission to provide staff with topics and they would then research and report on those topics for the Commission's input and discussion. Dixon then asked each member of the Commission of offer any suggestions. Common suggestions included further defining an Estate Zone, the requirement of neighborhood meetings prior to an application being submitted to the Commission, reviewing minimum requirements of zoning ordinances and how those relate to what is being constructed and proposed, infill and flexibility and ways the City could better direct growth.

CALL TO ORDER: Chairman Dixon called the meeting to order at 7:00 p.m. and reviewed the public hearing procedure.

CHANGE TO AGENDA: Dixon added the Reasoned Statement of Relevant Criteria for the First Evangelical Lutheran Church, to the Business section of the Agenda.

Minutes: Josephson moved to approve the minutes of February 2, 2016, Morrison seconded the motion and it passed unanimously.

Public Hearings:

1. ANNX16-002: ANNEXATION/INITIAL ZONING. Yellowstone Addition #3 & I-15.

McLane presented the staff report, a part of the record. Dixon asked about the depth of the property. McLane stated the buildable lot is under 1 acre. McLane deferred to applicant for further information. Dixon asked and McLane confirmed that utilities are in the area. Dixon asked and McLane discussed what buildings were in the area, including residential, and a few commercial properties. Dixon asked if Colorado will be upgraded. McLane indicated that the applicant will make a payment in lieu of construction of the road.

Dixon opened the public hearing.

Applicant:

Blake Jolley, 985 N. Capital Ave., Idaho Falls, Idaho. Jolley stated that the zoning of R-3A would be a buffer for the low density residential. Jolley indicated that the buildable lot is 165'.

Jolley stated there is a sewer trunk line that runs through the property and water is close. Jolley stated that the applicant will make a payment to the City in lieu of construction of the road. Foster asked what is planned for the property. Jolley indicated they were putting in residential units. Dixon indicated there was a letter received by the Planning and Zoning Department that had concerns with traffic. McLane stated that the traffic counts were not concerning to Public Works.

No one appeared in support of the application.

Opposition:

Greg Ferguson, 396 S. Colorado. Ferguson stated that he believes the R-3A is not consistent with the City's Comprehensive Plan. Ferguson stated he is concerned that the improvements to Colorado will not happen for a long time.

Applicant: Blake Jolley 985 N. Capital Ave., Idaho Falls, Idaho. Jolley stated that R-3A (high density residential) is in the area. Jolley stated that Public Works was concerned that if they widened Colorado and put curb and gutter, it could create an undue hazard without streetlights. Morrison commented that high density on the comprehensive plan does not have to be contiguous, just in the area.

Dixon closed the public hearing.

Swaney indicated that this area is an example of what was discussed in the work session with a county island surrounded by the City, and City is trying to develop and fill in areas within the City. Swaney stated that there is development occurring in the area and won't be very long before Colorado will be updated to City standards. Swaney believes approval is appropriate. Josephson asked where the trunk line is in the area. Cramer stated that City sewer exists in the entire neighborhood development. Dixon asked why they are requesting R-3A. McLane stated that the applicant asked for that, although what they are proposing does not require R-3A. Dixon asked what the existing County zone is most like compared to a City zone. McLane indicated RMH or R-1.

Swaney moved to recommend to the Mayor and City Council approval of the Annexation and Initial Zoning of R-3A for Lot 9, Block 2, Yellowstone Addition Division 3, a Portion of Lot 1, Block 1, Renaissance Center Division 1, a portion of Lot 9, Block 1, Exit 118 East Division 2 (I-15) as presented, Morrison seconded the motion and it passed unanimously.

2. PUD 16-002: PLANNED UNIT DEVELOPMENT. Happylandia Div. 1. McLane presented the staff report, a part of the record. Swaney stated that the concept PUD shows sidewalk, curb and gutter. McLane stated that is to show what the section will look like once developed and where the existing right of way is. Swaney clarified that the sidewalk as shown will not be developed at the time of the construction of the development. McLane stated that the monies that the applicant will pay to Public Works will cover a portion of the curb and gutter at a later date. Dixon asked what the width of the street is. McLane deferred to applicant. Dixon asked if the existing trees would be retained as part of the landscaping. McLane deferred to applicant. Wyatt asked how the money that is paid in by the applicant will be accounted for. McLane stated that the money is set aside in an account, not in a general fund, and cannot be used on any project except this section of street. Wyatt indicated that the parking lot is small to

have two access points. McLane stated that it is a local street and no access restrictions and Public Works has no issue with the access points. McLane stated that part of the parking requirement is being met with the existing drive for the house and adding a parking pad by the house to meet the two parking stall requirements.

Dixon opened the public hearing.

Applicant:

Blake Jolley, 985 N. Capital Ave., Idaho Falls, Idaho. Jolley stated that the existing home will stay and they will add 5 additional building pad sites for future new manufactured homes. Jolley stated the development will be done in a phasing manner with all utilities being put in with the first phase. Jolley stated they will utilize the existing trees as best they can. Jolley stated that the rear set back variance is to create as large of useable property in the front of the project versus the rear that is against the Interstate. Jolley stated that the development will have 6.6 units per acre which is below R-3A (35 units per acre) requirements. Jolley stated that the applicant attempted to discuss the project with the neighbors listed on the letter that was sent to the City and tried to visit with as many neighbors as he could. Jolley stated that the 2 parking stalls per unit is met with the parking lot and the parking spots will be designated per unit. Jolley stated that the units will be sold, not rented. Jolley indicated that Public Works requires the applicant to show what the cross section of the street would look like, if it were being built out so they can see how it will fit. Jolley stated the existing width of the asphalt varies but is approximately 24'-26' wide. Jolley stated that they will retain the mature trees if possible. Jolley stated that the two access points are to accommodate in and out traffic. Swaney asked what the distance from the east property line and the freeway. Jolley indicated he does not know the distance, but there are trees between the fence line and freeway.

No one appeared in support of the application.

Opposition:

Greg Ferguson, 396 S. Colorado, Idaho Falls, Idaho. Ferguson stated that the density requirements are too high for the neighborhood. Ferguson stated that there is no innovation or design to the PUD. Ferguson stated that most of the mature trees will be gone when the construction starts. Ferguson stated that a 1976 mobile home can be put on the lots.

Teisha Free, 1441 Houston, Idaho Falls, Idaho. Free stated she is the first house on Houston and her front door would face the PUD. Free stated that it is a small space and is worried about the safety of her children. Free stated other neighbors were not in favor of the PUD.

Swaney asked Staff what the R-1 density limit for this size acreage. McLane indicated that it would be 7 units.

Applicant: Blake Jolley, 985 N. Capital Ave., Idaho Falls, Idaho. Jolley reiterated that some trees will have to be removed to make the PUD possible, but they will try to keep as many mature trees as possible. Jolley stated that this area of the County has been in existence and they are not proposing anything different than what already exists. Jolley stated that the reduction in the setback is to allow tenants to have more room out front and not be near the Interstate. Jolley stated that R-1 allows 7 units per acre and this PUD is 6.6 units per acre. Jolley stated that

Public Works had no safety concerns with traffic. Jolley stated that they will provide a picnic style amenity for the PUD. Morrison clarified and Jolley agreed that the units will be new units. Jolley stated that the neighbors that the Applicant did visit with were not against the development, but were concerned with the type of neighbors they may have. Dixon asked what the footprint of the buildings will be. Jolley stated 30' x 60' will be the maximum footprint. Dixon asked about the optional porches that would make the building not fit on the foot print. Jolley stated that the foot print would be livable space and porch would be an aesthetic feature that could fit in the front yard. Jolley indicated there is a 20' utility easement that runs through the project. Dixon clarified there is an easement going vertically through the property and horizontally between the first and second pads.

Dixon closed the public hearing.

Morrison indicated that it will be a benefit that these properties will be sold rather than rented. Wyatt stated that the PUD that was brought last month, he was opposed to the rear set back because there were residential units next to it. Wyatt stated that this 15' set back doesn't concern him because of the freeway. Wyatt stated that he is concerned about the two access points out of the small parking lot. Dixon asked if it is possible for the Commission to restrict a PUD to new construction. McLane stated that cannot be a restriction due to HUD regulations. Dixon asked if they could widen the road in the area without putting in curb and gutter, which would allow more parking room for guests. Josephson asked if this PUD is the beginning of a manufactured lane. Dixon stated that the current County Zone is MH (Manufactured Home). Dixon stated that the PUD will be more attractive from the freeway than a cell tower. Swaney clarified that the Commission is recommending to City Council, not approving. Cramer clarified that the annexation area does not include the road. Cramer stated that the County prefers to not annex pieces of road.

Morrison moved to recommend to the Mayor and City Council approval of the Planned Unit Development, Happylandia Division No. 1, as presented, Josephson seconded the motion and it passed unanimously.

Business:

1. ANNX 16-001: ANNEXATION/INITIAL ZONING. Waters Edge Gap (Printcraft Press).

Beutler presented the staff report, a part of the record. Dixon asked if the annexation includes the informal alley that was discussed when the original annexation was done. Beutler indicated that there was no informal alley that was being used to access structures. Swaney and Dixon commented on the success on the development of the property along the lines that was approved by the Commission with the mature trees.

No applicant was present.

Swaney moved to recommend to the Mayor and City Council approval of the Annexation with initial zoning of GC-1 as presented, Wyatt seconded the motion and it passed unanimously.

2. REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS. First Evangelical Lutheran Church. Dixon stated that 1. Should say "Planning and Zoning Commission" not City Council. Dixon stated that 7. Should not say "will be constructed".

Morrison moved to approve the Reasoned Statement of Relevant Criteria and Standards with the change to item (1.) to state Planning and Zoning Commission, not City Council, and removal of item (7.), Foster seconded the motion and it passed unanimously.

Miscellaneous: Swaney acknowledged the presence of someone from Economic Development.

Dixon adjourned the meeting.

Respectfully Submitted

Beckie Thompson, Recorder