

July 6, 2010

7:00 p.m.

Planning Division  
Council Chambers

**MEMBERS PRESENT:** Vice-Chair Kurt Karst and Commissioners Brent Dixon, Michelle Mallard, Gary Mills, Leslie Polson, Paul Savidis, George Swaney and Margaret Wimborne..

**MEMBERS ABSENT:** Chair Jared Peterson and Commissioners Jake Cordova and Donna Cosgrove.

**ALSO PRESENT:** Assistant Planning Director Brad Cramer, Current Planner DaNiel Jose and four interested citizen.

**CALL TO ORDER:** Secretary Polson called the meeting to order at 7:00 p.m. and reviewed the hearing procedures for the public.

**MINUTES: May 4, 2010.** Commissioner Dixon moved to approve the minutes of May 4, 2010. Motion seconded by Commissioner Mallard. Motion passed.

**Public Hearings:** Chair Karst conducted the remainder of the hearing.

**Planned Unit Development: Lot 7 and South 57.50' of Lot 6, Block 2, George Washington Estates, Division No. 2.** Cramer reviewed the staff report, a part of the record. Staff believes this request for an additional access onto Martha Avenue is a material change. The primary reasons the planned unit development (PUD) was originally approved was to provide a secondary access for emergency vehicles, limit the access points onto George Washington Parkway, and limit the possible flow of commercial traffic into residential development to the west. A graveled secondary emergency access is in place connecting Washington Parkway and Potomac Way. Agreements are in place for shared access with the properties to the west and north. The plat review committee recommends any additional access be across from the access to the south into Family First Medical. Also Idaho Falls Power notes an electrical switch cabinet is in the location currently proposed for the additional access on the site plan.

Dixon clarified allowing an additional access onto Martha Avenue toward the east will give this property the same access as developed to the south. Dixon inquired about the status of Potomac Way and Fountain Bleu Lane. The question is how much residential traffic may utilize Martha Avenue and Washington Parkway to get to Sunnyside Road. Cramer answered Potomac Way and Fountain Bleu are platted to allow connection and are waiting for development. Cramer believes residential access via St. Clair may be the preferred route due to a stoplight at St. Clair and Sunnyside Roads. The intersection of Washington Parkway and Sunnyside Road is classified as

level of service F during P.M. peak hour traffic. Polson clarified the access from residential is indirect.

Wimborne noted the access from Family First Medical to the south is close to the stop sign and asked if there are current problems with vehicle backup in that area. Cramer answered current problems were not mentioned.

The hearing was opened to the public.

**Austin Crystal – 342 Fire Thorn Drive.** Mr. Crystal believes changing the access further east will reduce the number of parking stalls below the number required by the zoning ordinance. There is a lot of usage from Washington Parkway to and from the nearby residential area. He understands the City prefers accesses be aligned but exiting the property will only be a problem if there are several cars waiting at the stop sign. From a business perspective Mr. Crystal wants the access to be as convenient and accessible as possible. He believes the access currently proposed in the southwest corner of the property will be more usable and attractive.

Polson asked if there is a need for a second access. Mr. Crystal replied the owner of the property is concerned people will drive past his property and create confusion trying to enter from other locations. Other dentists in the area have immediately accessible entrances. Polson noted there is an access to the north as well. Mr. Crystal said an insurance business will be on the north side of the building. People using the dental office will be accessing the office from Martha Avenue. Polson understands the need for good access but there are offices in nearby areas utilizing shared accesses. She asked for clarification on losing parking spaces. Mr. Crystal spoke with Mountain River Engineering several months ago and would have revisited the subject with them if he had been aware of the potential for moving the access. Mr. Crystal recalls several locations for the access were considered and the southwest corner was chosen to accommodate the required forty-five parking spaces. Other access locations provided forty-four spaces.

There were no further comments and the hearing was closed to the public.

Mills referred to a previous situation at John Adams Parkway and Woodruff where a separate access was requested. Mills does not believe the business has been hurt by a shared access. A professional business can do well with shared access.

Swaney asked about the parking requirement. Cramer answered dental offices are required to have five parking stalls per thousand square feet of building and three parking stalls per thousand square feet are required for the insurance portion. Cramer recalled a conversation with Mountain River Engineering indicating the challenge of finding an access location and meeting the parking requirements. Cramer is unaware of the proposed location being the only option. Idaho Falls Power has stated the switch cabinet will have to be moved at the expense of the developer. The developer may want to investigate this situation. The Commission members discussed moving

the proposed access. Swaney asked if the driveway can be right-turn only. Cramer said right-turn only will direct traffic toward the residential area.

Dixon reviewed the area map and said a stoplight at Sunnyside is very close to the stoplight at Channing Way. Washington Parkway and Crestwood Lane were originally expected to connect to Township Road. Once Potomac Way is connected to Sunnyside Road there will be no reason for the residential people to the west to come over to Washington Parkway. Dixon believes the traffic in the area is a near term problem and this supports allowing another access. To the contrary, the property owner knew the plat required cross-access between properties and made the decision to put two businesses on the property. The access situation was created by the property owner. Moving the access should not affect the parking spaces if the access is adjusted one stall at a time. The original reason for cross access was the possibility the properties might develop with reverse frontage with parking in the rear and landscaping in the front. None have developed with reverse frontage. Allowing access onto Martha Avenue to align approximately with the access to the south of Martha Avenue will treat this property the same as the neighboring property. Dixon stated he supports allowing the additional access.

**Commissioner Dixon moved to recommend to the Mayor and Council a second access to Martha Avenue to be aligned with the existing access on the south side of Martha Avenue in a manner not to reduce the number of parking spaces on Lot 7 and South 57.50' of Lot 6, Block 2, George Washington Estates, Division No. 2. Motion seconded by Commissioner Wimborne. Motion passed, 6 to 1, with Commissioner Savidis opposing.**

**Business:**

**Final Plat: Second Amended Madsen Addition, Division No. 1.** Jose reviewed the staff report, a part of the record. The applicant wishes to develop Lot 5 into multi-family dwellings. The accesses for Lot 4 already exist and the proposed access for Lot 5 will be a private driveway from Margette Way. Margette Way is fully developed from Robb Street to Broadway.

The Commissioners discussed the zoning, lot lines, and need for a buffer between commercial and residential zones. Jose said the plat meets the criteria as written in the subdivision ordinance. Savidis clarified the same owner owns all three lots. Mr. Madsen stated the plat meets the requirements and has been reviewed and signed off.

**Commissioner Mallard moved to recommend to the Mayor and Council approval of the 2<sup>nd</sup> Amended Plat of Madsen Addition, Division No. 1, as presented. Motion seconded by Commissioner Polson. Motion passed unanimously.**

**Background Studies:** Cramer said the Local Land Use Planning Act requires comprehensive plans to address fourteen points. The social and economic profile reviewed by the Commission several months ago covers some of the required points. The background studies cover more of the required points. The background studies give a snapshot of the current infrastructure, public

facilities, services such as health care and education, and resources available to the community. The background studies have not been updated since 1993. Cramer asked the Commissioners to make comments or note anything not adequately addressed.

Cramer pointed out the City has grown 61% over the last twenty years in terms of number of acres annexed. Most of the parks being developed are storm ponds and often do not have equipment or facilities. Dixon replied the smaller ponds tend to be deeper holes and do not accommodate playground equipment very well. Larger ponds provide more opportunity to develop into park facilities. Jose said the comprehensive plan suggests storm water ponds be tiered to allow for a higher elevation to accommodate park structures. Dixon said if every developer builds his own pond there is generally not enough area for play equipment and trees around the perimeter. Karst clarified a suggestion for consideration at the next comprehensive plan update is to consolidate smaller ponds into larger ponds. Dixon added underground piping will be required. Cramer noted the Commission has jurisdiction to address this issue at the preliminary plat stage. Savidis stated there are individual considerations for each development. Karst said the comprehensive plan allows the Commission to encourage more usable ponds when feasible.

Karst asked how closely development aligned with the comprehensive plan. Cramer said he could revise the information on changes in zone coverage. Karst would like to see if annexations and new zonings were consistent with the comprehensive plan. Dixon noted several zones were rarely used. Karst questioned if this situation should be revisited in ten years to determine if RP, R-2, R-2A, and RMH are useful zones. Cramer said GIS was not available in 1987 when the map was determined and there is a margin for error in terms of whether as much RMH acreage was lost as indicated. Cramer said revisiting is possible but noted people with RP love it.

Dixon suggested commercial storm ponds next to residential is a buffer from commercial and provides a park. Karst responded generally commercial storm ponds are private property and maintained by the property owners.

Polson asked if the comprehensive plan is applicable to the area of impact. Bonneville County is in the process of updating its comprehensive plan. Cramer said the area of impact may come into play.

Dixon questioned if policies have promoted compact growth with good fill-in or urban sprawl. Dixon believes urban densities should be used within an area of impact. The county should be preserving agriculture and limiting urban sprawl by allowing development only in areas of impact. Savidis added there is also a problem with connecting roads through county subdivisions.

The meeting adjourned at 8:30 p.m.

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Donna Carlson, Recording Secretary