

December 4, 2012

7:00 p.m.

Planning Division  
Council Chambers

**MEMBERS PRESENT:** Commissioners Natalie Black, Doug Branson, Jake Cordova, David Hodder, Kurt Karst, George Morrison, Leslie Polson, George Swaney, Dee Whittier, and Margaret Wimborne.

**MEMBERS ABSENT:** Donna Cosgrove and Brent Dixon.

**ALSO PRESENT:** Planning Director Renée Magee, Assistant Director Brad Cramer, Recording Secretary Debra Petty, and 30 interested citizens.

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

**MINUTES:** Commissioner Morrison moved to approve the minutes of November 13, 2012, with corrections as noted. Motion seconded by Commissioner Cordova. Aye: 10, Nay: 0, Abstain: 0.

**PUBLIC HEARINGS:**

Chair Wimborne, an employee of District No. 91, recused herself from the public hearing and turned the meeting over to Polson. Black recused herself from the meeting since she is also employed by District 91.

**Conditional Use Permit for the Construction of a Concessions and Restroom Facility at Skyline High School, Lot 1, Block 1, Skyline High Addition:** Cramer reviewed the staff report, a part of the record. He said the concession/restroom facility is located north of the ball fields thirty feet south of Pancheri Drive. The location was selected due to proximity of utilities. As it is sited on a slope, fill will be needed to create level ground for the structure. The pathway indicated on the site plan will be constructed in 2014. Cramer told Cordova the pathway is located on school property and has no additional setback requirements.

Chair Polson opened the hearing to public comment.

**Terry Leyland, 4554 W 17<sup>th</sup> Street, Idaho Falls, ID.** Mr. Leyland is a member and president of the Westside Athletic Club. He said the ball fields are well used by the community and the organization has received many requests for drinking and restroom accommodations. The project is paid entirely through donations. Polson confirmed the club is willing to relocate the trees and agreeable to the lighting as recommended by staff.

Chair Polson closed the hearing to public comment.

Staff confirmed for Karst future development along Pancheri includes curb, gutter and sidewalk. Karst hopes the improvements will eliminate illegal parking on Pancheri adjacent to the ball fields. Cordova said the no parking signs located along Pancheri are ignored by motorists. After an event, cars are backing out onto the road.

**Commissioner Cordova moved to approve the construction of a 624 square foot concessions and restroom facility at Skyline High School with the conditions the lights on the building or any pole lights be pressurized sodium and shielded downward and any disturbed trees be replaced or relocated. Motion seconded by Commissioner Branson. Motion passed. Aye: 8, Nay: 0, Abstain: 0.**

Wimborne and Black returned to the meeting.

**Conditional Use Permit in an R-1 Zone for the Development of a Public Archery Range on a Portion of Sandy Downs:** Cramer reviewed the staff report, a part of the record. He said the location for the 22 acre range is on the eastern side of Sandy Downs. The *2007 Parks Master Plan* indicates the area was planned for a 4-H facility, play area, water garden, outdoor pavilion and patio, stock yard and parking area; however, there is flexibility in the plan. Cramer said the commission is asked to take action on the concept and the site plan as shown is subject to change.

Cramer said items to be addressed by the applicant before submission of a final site plan include moving the entry gate 40-50 feet south of the property line as requested by city engineering, certification of the range by the National Field Archers Association, and relocation of the backstops on the south so the safety area remains within the boundaries of the range and does not interfere with the practice track. The purpose of this design is use the dune as a backstop. He said the commission has the option of approving or denying the request, approving with conditions as noted by staff, or requesting future review of the final site plan. Cramer confirmed for Whittier the unofficial recreation site is on the west side of the dune. Morrison was told, to prevent trespassing, the site will be fenced and posted with warning signs.

Chair Wimborne opened the hearing to public comment.

**Brent Martin, 2455 Blue Canyon Drive, Idaho Falls, Idaho.** Mr. Martin is the parks and cemetery superintendent for the city. He said South Fork Archers recently lost their existing location and are looking to relocate. Extensive research has been done to find a suitable area and the proposed location at Sandy Downs will work very well. There will be special events open to the public so close proximity to Idaho Falls works well for all. The majority of the development cost will be shouldered by the club with some contribution by the city. There will be a lease agreement between the club and city.

Martin told Wimborne the overlap of backstops into the practice track is easily modified and the gate will be relocated to the south. The equestrian group using the track has been informed of the proposal and has no issue. Karst questioned the fencing material and what benefit the city receives for their investment. Martin said presently the fencing material is undetermined. The benefit to the city for their contribution is open shoot dates for the public. He told Polson the facility will be open seven days a week and hours of operation are limited to daylight hours.

**Joe Huskinson, 988 South 45<sup>th</sup> East, Idaho Falls, ID.** Mr. Huskinson is a member of South Fork Archers and involved with a number of archer organizations. He expressed his support for the proposal. Archery is the number one growing sport and less dangerous than fifteen other sports. The club will manage the range and provide liability insurance.

**Jared Scott, 4229 East 410 North, Rigby, Idaho.** Mr. Scott has an outdoor show in eastern Idaho focusing on family outdoor activities. The proposed location is great and meets his interest in providing activities for youth.

**Taylor Huskinson, 988 South 45<sup>th</sup> East, Idaho Falls, ID.** Ms. Huskinson said the sport is relatively inexpensive allowing participation by the entire family. Finding practice time is challenging with school and job related pursuits and even more so because they have to travel quite far for a practice range. The range will provide a safe environment.

Chair Wimborne closed the hearing to public comment.

As the proposal is merely a concept, Cordova asked staff, assuming the concept is approved, if staff feels comfortable working out the site plan issues without additional review by the commission. Cramer said it is possible. Cordova stated it may have been more practical to acquire a lease agreement prior to Planning Commission. Cramer concurred. He confirmed, if approved, the applicant has a limit of one year to begin construction or the conditional use permit is void.

Swaney said a lease agreement will resolve many issues and suggested approval be contingent on a lease agreement with the city. Cordova believes staff is able to resolve any issues during the site plan review. Karst said his biggest concern is fencing for the site. It should be a substantial fence such as hog wire. The applicant said this type of fencing is already used in many parts of the site.

**Commissioner Karst moved to approve the conditional use permit with the conditions final target locations be reviewed and approved by staff, target backstops not overlap the practice track, the gate be relocated as recommended by engineering, and perimeter fencing be installed around the site and be of a substantial material as found presently along 65<sup>th</sup> Street. Motion seconded by Commissioner Cordova and passed. Aye: 10, Nay: 0, Abstain: 0.**

**Rezoning of Lots 1, 2, 3, and 5, Block 1, Sunnyside Retail at SRL, Division No. 1:** Magee reviewed the staff report, a part of the record. She said just prior to the hearing, the applicant made a last minute request. He wishes to have the PUD overlay removed. His request now is to rezone Lot 5 HC-1. Zoning for Lots 1, 2, and 3 will remain C-1. This change reduces the amount of land to be rezoned and, therefore, does not impact the public notice. The request complies with the *Comprehensive Plan*. Polson asked if removal of the PUD reduces the ability of the Commission to review the site plan. Magee replied yes but she felt the adjacent development has set a precedence for future development. Karst confirmed for the record the applicant requested the last minute change to the zoning request.

Chair Wimborne opened the hearing to public comment.

**Jonah Namson, representative of Teton Toyota, 255 St. Clair, Idaho Falls, Idaho:** The new Teton Volkswagen dealership will be located adjacent to the current Teton facility and is an all glass building set back from the street. The organization considers it a destination facility as there is not another Volkswagen dealership between Bozeman, the Wyoming border, and Twin Falls.

Chair Wimborne closed the hearing to public comment.

**Commissioner Karst moved to approve the rezone request to remove the PUD overlay from Lots 1, 2, 3, and 5, and to approve HC-1 zoning for Lot 5, Block 1, Sunnyside Retail at SRL, Division No. 1. Lots 1, 2, and 3 will remain C-1. Motion seconded by Commissioner Cordova and passed. Aye: 10, Nay: 0, Abstain: 0.**

Chair Wimborne recused herself from the public hearing and turned the meeting over to Polson. Black recused herself from the meeting as she is also employed by District 91.

**Conditional Use Permit for the Reconstruction of the Longfellow Elementary School, Lot 1, Block 10, Home Ranch Addition, Division No. 7:** Cramer said adjacent homeowners requested the jog/walking path remain as well as the existing east-west orientation of soccer field. The applicant confirmed the jogging path and orientation of the soccer complex can remain. Lighting is pressurized sodium and complies with required foot candles. With changes to the north parking lot, cars will no longer back out onto the street. The landscaping for the parking lot will be expanded and the cars will not park in the thirty foot setback. The site plan meets the Bonneville Metro Planning Organization's site safety requirements for schools. A footbridge, currently under construction, provides a safer route for students across the Gustafson canal.

Morrison said the two proposed soccer fields would be nice but inconvenient for adjacent homeowners. Whittier said the field was put in by the soccer organization on school property. Two fields will create less than adequate playing area.

Chair Polson opened the hearing to public comment.

**Kent Craven, Design West, 721 South 500 East, Logan Utah.** Mr. Craven confirmed the existing soccer field will remain in its current configuration as well as the jog/walking path. The parking to the north is a better configuration.

**Lois Siepert, 469 Higbee Circle, Idaho Falls, Idaho.** Ms. Siepert said, although the District's chain link fence is in poor repair, she removed her adjacent privacy fence for a sense of openness. She would like approval based on the condition the fence is replaced along the southern properties. She is satisfied with the changes made by the applicant.

Chair Polson closed the hearing to public comment.

Karst said the fence should be replaced along the southern properties.

Chair Polson opened the hearing to public comment.

**Kent Craven, Design West, 721 South 500 East, Logan Utah.** Mr. Craven said it is necessary to maintain the budget for the project. Ownership of the fence has not been determined. Karst said schools are encouraged in residential zones but have an impact on residents. He believes there should be some mitigation in favor of adjacent homeowners.

Chair Polson closed the hearing to public comment.

Swaney said approving the conditional use permit with the condition the existing fence be replaced may not be realistic for the District. Cordova believes the District owns the fence and it should be replaced. Whittier said it is part of being a good neighbor. Cramer said the conditional permits for reconstruction of the other schools were approved with the fence as is.

**Commissioner Cordova moved to approve the conditional use permit for the reconstruction of Longfellow Elementary School with the conditions the size and orientation of the soccer field remain as it currently exists, the existing walking path remain, and the chain link fence along the south property line, if owned by the District, be repaired. Motion seconded by Commissioner Morrison. Motion passed. Aye: 8, Nay: 0, Abstain: 0.**

Wimborne and Black returned to the meeting.

**Amendment to Future Land Use Map of the Idaho Falls Comprehensive Plan:** Magee reviewed the staff report, a part of the record. She is presenting amendments to the plan in a series of the public hearings. The hearing tonight addresses the future land use map. The boundary of the map is being expanded to assure voluntary annexation may continue outside the City's area of impact. During recent surveys in the community, over 200 residents commented on this proposed land use map. The responses favored mixed land uses along the Snake River as found in Snake River Landing. The mix land use is also one answer to the gravel extraction areas on the City's borders. The concept of employment centers has been supported by the public. Grow Idaho Falls has stated the City needs more industrial land near rail lines. In response to the comment about gravel extraction, Karst said use of uncontrolled fill material in Snake River Landing has made many potential sites unbuildable. Magee said tax increment financing is one approach for site remediation within urban redevelopment areas.

Chair Wimborne opened the hearing to public comment. Seeing none, the hearing was closed to public comment.

**Commissioner Polson moved to recommend to the Mayor and Council approval of the amendment to the Future Land Use Map of the Idaho Falls Comprehensive Plan as presented. Motion seconded by Commissioner Cordova. Motion passed. Aye: 10, Nay: 0, Abstain: 0.**

**Business:**

**Westridge Addition Division No. 1, 3<sup>rd</sup> Amended:** Cramer reviewed the staff report, a part of the public record. He said this plat creates one smaller lot as part of a large commercial lot. Access is through the existing private road serving neighboring development. The applicant is providing an easement on his lot for connection to future development on the west. The final plat complies with the subdivision ordinance.

**Commissioner Cordova moved to recommend to the Mayor and Council approval of the final plat for Westridge Addition No. 1, 3<sup>rd</sup> Amended, as presented. Motion seconded by Commissioner Karst. Motion passed. Aye: 10, Nay: 0, Abstain: 0.**

**Miscellaneous:** Cramer asked if the commissioners had any suggestions for improving staff reports or public hearing presentations. The Commission suggested Friday, January 11, 2013, for the date of a training session. The next Planning Commission meeting is January 8, 2013.

The meeting adjourned at 9:30 p.m.

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Debra Petty, Recording Secretary