

March 19, 2013

7:00 p.m.

Planning Division
Council Chambers

MEMBERS PRESENT: Commissioners Natalie Black, Jake Cordova, Donna Cosgrove, David Hodder, Kurt Karst, George Morrison, Leslie Polson, George Swaney, and Margaret Wimborne.

MEMBERS ABSENT: Commissioners Branson, Dixon, and Whittier.

ALSO PRESENT: Planning Director Renée Magee, Assistant Director Brad Cramer, Recording Secretary Debra Petty, and 7 interested citizens.

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

MODIFICATIONS TO THE AGENDA: None.

MINUTES: None.

PUBLIC HEARINGS:

Rezone from C-1 with a PUD overlay to HC-1, Portion of Lot 6, Block 1, Sunnyside Retail at Snake River Landing, Division No. 1. Cramer presented the staff report, a part of the record. The parcel under consideration is located north and contiguous to Lot 5, Block 1, Sunnyside Retail, Division No. 1, which was rezoned to HC-1 in November, 2012. He said the request tonight is a housekeeping item and is consistent with the recent rezoning and the comprehensive plan.

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

Cordova moved to recommend to the Mayor and Council approval of the rezone from C-1 with a PUD overlay to HC-1 for a portion of Lot 6, Block 1, Sunnyside Retail at Snake River Landing, Division No. 1. Motion seconded by Morrison and passed. Aye: 9, Nay: Abstain: 0.

Rezone from R-3A to MS for the West 64,013 Square Feet of Lot 1-A, Block 2, Park-St. Clair, Division No. 1, 1st Amended. Cramer presented the staff report, a part of the record. The property is located on the northwest corner of Sunnyside and Woodruff Avenue. The MS zone is intended to be located in close proximity to hospitals.

Chair Wimborne opened the hearing to public comment.

Don Smith, 8714 W Ringbell, Boise, Idaho. Mr. Bell represents the owners of the parcel, Lynn and Jeff Krantz. The reason for the rezoning request is to expand business opportunities.

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

Cosgrove said the proposal is appropriate and compatible with surrounding uses and recommends approval.

Cosgrove moved to recommend to the Mayor and Council approval of the rezone from R-3A to MS for a portion of Lot 1-A, Block 2, Park-St. Clair, as presented by staff. Motion seconded by Black and passes. Aye: 9, Nay: 0, Abstain: 0.

Zoning Ordinance Amendment, Section 4-26.A.(2), Definition of “Open Space”. Magee said the provisions of the draft amendment adds to the definition of the term “open space” that it shall be for use of all residents, be for recreational use, and not include required setbacks or yards. As written the draft, now permits sidewalks to be included in the term “open space.” The draft ordinance has been reviewed by the city attorney.

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

Morrison appreciates the amendment to the ordinance and believes the commission will find it helpful.

Morrison moved to recommend to the Mayor and Council approval of the ordinance revising Section 4-26.A. (2), Definitions. Motion seconded by Polson and passed. Aye: 9, Nay: 0, Abstain: 0.

Business:

Final Plat for Snake River Landing, Division No. 3, 1st Amended. Cramer presented the staff report, a part of the record. The amended plat creates four lots from the existing two lots within the block.

Cordova moved to approve the final plat entitled Snake River Landing, Division No. 3, 1st Amended. Motion seconded by Morrison and passed. Aye: 9, Nay 0, Abstain: 0.

Election of Officers: Black moved to approve Cordova as Chair, Swaney as Vice-Chair, and Karst as Treasurer. Motion seconded by Morrison and passed. Aye: 9, Nay: 0, Abstain: 0.

Discussion: Revisions to the Planned Unit Development Provisions, Zoning Ordinance. Cramer said he is ready to begin revising the planned unit development provisions of the zoning ordinance. He will send out a questionnaire again and examples of PUD provisions from other communities and sources in preparation for future discussion by the commission.

Chair Wimborne opened the floor for comment. **Stephanie Foster, 155 E 25th Street, Idaho Falls.** Ms. Foster suggested developments in Idaho Falls be more varied and attractive.

The meeting adjourned at 7:50 p.m.

Debra Petty, Recording Secretary