

May 1, 2012

7:00 p.m.

Planning Division
Council Chambers

MEMBERS PRESENT: Commissioners Natalie Black, Doug Branson, Jake Cordova, Donna Cosgrove, Brent Dixon, David Hodder, George Morrison, Leslie Polson, George Swaney, Dee Whittier, and Margaret Wimborne.

MEMBERS ABSENT: Commissioners Kurt Karst.

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

CALL TO ORDER: Chair Wimborne called the meeting to order at 7:05 p.m. and reviewed the hearing procedures for the public.

MINUTES: April 17, 2012 Commissioner Cordova moved to approve the minutes of April 17, 2012, as presented. Motion seconded by Commissioner Cosgrove. Aye: 11, Nay: 0, Abstain: 0.

PUBLIC HEARINGS:

Wimborne and Black are both employed by School District 91 and recused themselves from the hearing for the conditional use permit for reconstruction of Dora Erickson Elementary School. Wimborne asked Cosgrove to chair the public hearing.

Conditional Use Permit for the Reconstruction of the Dora Erickson Elementary School: Dora Erickson Elementary School (Recessed from May 17, 2012). Magee reviewed the staff report, a part of the record. The zoning ordinance does not allow parking in the required 30 foot front setback in an R-1 zone. However, on April 26, 2012, the Board of Adjustment granted a variance to the front setback requirements to allow a parking lot and bus loop for the new school. Staff finds the plans meet the requirements of the ordinance and recommends approval of the conditional use permit for Dora Erickson Elementary School.

Magee said, after the existing school building is demolished, a cul-de-sac will be constructed at the east end of Cleveland Street. The existing school location will become green space. Three accesses are proposed to Garfield. One is for the bus loop: the other two accesses are for student drop off and parking. All accesses meet the requirements of the *Access Management Plan*.

To avoid rock outcropping and slope, the school will be constructed on the lowest area of the site. Some modification to the slope is necessary to site the school at the new location. Fifteen maple trees and six crabapple trees will be planted south of Garfield. Magee told Polson the existing chain link fence is owned by the school and will remain. Magee told Dixon the district will not replace the chain link fence with an opaque fence but will provide a seven foot wide landscape strip planted with cotoneaster, a dense evergreen hedge.

Magee said she understands the lighting proposed is induction lighting, a white light. This type of lighting will be used in the bus loop, parking lot, service area and mounted on the walls of the school. Foot candles are within recommended limits.

Staff told Dixon the school currently has 45 existing parking spaces. Seventy-seven spaces are proposed for the new school. Dixon noted a direct correlation between the size of the school and needed parking.

The hearing was open to public comment.

Dustin Hislop, Design West Architects, 255 S. 300 W., Logan, Utah. Hislop said, for the present, the parking lot south and adjacent to Cleveland Street will remain. He is not aware of any plans by the district to change the lot. He said induction lighting is low maintenance and has a longer life. The building is 32 feet in height and the wall mounted lighting is shielded and directed downward. He said construction of the school will be in tandem with the operation of the existing school. A fence will prevent children from accessing the construction site. Hislop told Dixon the large area on the northeast of the school south of the parking lot is a service area for the school. He said there are no modular pads proposed for the school.

Margaret Wimborne, 690 John Adams Parkway, Idaho Falls, ID. Wimborne is an employee of School District 91. She said the capacity of the school will not change dramatically. The pickup and drop off areas will be much safer for all.

Magee informed the commission the lighting engineer said high pressure sodium lighting is possible should they choose to consider it.

The hearing was closed to public comment.

Dixon said the lighting plan is better engineered than the lighting at the existing school. He believes the lighting near residential is minimal while providing safety for employees. Whittier said lighting from the new school would have to be placed very high to have an impact on adjacent residential.

Polson moved to approve the conditional use permit for a new elementary school at 940 Garfield as it meets all requirements. Motion seconded by Commissioner Morrison. Motion passed. Aye: 9, Nay: 0, Abstain: 0.

Wimborne and Black returned to the public meeting.

Annexation of 0.129 Acres with Initial Zoning of R-1 (Residential Single-Family and Final Plat (130 Cross Creek Drive): First Amended Fairway Estates, Division No. 17. Cramer reviewed the staff report, a part of the record. The property is located at the corner of Cross Creek Drive and the terminus of Eaglewood Drive and is zoned R-1. The property owner wants to increase the size of the lot to construct an accessory building. The lot size will increase by 27

percent. Staff finds the request complies with the subdivision ordinance and is consistent with the comprehensive plan. Staff recommends approval.

The hearing was opened to public comment.

Jim Patchin, Baseline Contractors, 985 Rim Rock Canyon, Shelley, Idaho. Patchin was available to answer questions. There were no questions by the commission.

The hearing was closed to public comment.

Commissioner Dixon moved to approve the annexation of 0.129 acres with initial zoning of R-1 and the final plat entitled First Amended Fairway Estates, Division No. 17. Motion seconded by Commissioner Cordova. Motion passed. Aye: 10, Nay: 0, Abstain: 0.

Polson recused herself from the Call hearing due to her relationship with the owner of the property.

Annexation of 1.385 Acres with Initial Zoning of RP-A (Residence Park) and Final Plat: First Amended Call Addition, Division No. 1. Cramer reviewed the staff report, a part of the record. The proposed zoning is RP-A. The owner is amending the final plat and proposing the annexation to construct a new home with access to city services. The contractor is under time constraints and already began construction on the site with a county building permit. Staff finds the proposed zoning in compliance with the comprehensive plan and, with existing variances issued in 2007, is in compliance with the subdivision ordinance and zoning ordinance.

Cramer confirmed for Wimborne the home is being constructed on Lot 2. He told Dixon the utility access is from the north and sewer and water already exist.

The hearing was opened to public comment.

Jim Patchin, Baseline Contractors, 985 Rim Rock Canyon, Shelley, Idaho, and Kevin Call, 3151 Hartert, Idaho Falls, Idaho. The surveying firm and owner were available to answer questions. Patchin confirmed the two easements are for utilities. Magee said, in the minutes and staff report for the original annexation, it is stated the easements (25 feet on each side of the property line) were created to provide access to the rear of the homes constructed immediately south of Sunnyside Road. The easement does not provide access to the private drive to the south of the Lot 2. Dixon wanted to assure this easement will not be used for future development to the south of Call Addition. Magee replied additional lots will have to be served by a public street: Lot 2, due to the variances issued in 2007, is the only buildable lot served by the eastern 25 foot easement. The easement also provides access to the garage in Bonneville County.

The hearing was closed to public comment.

Commissioner Cordova moved to approve the annexation of 1.385 acres with initial zoning of RP-A and the final plat entitled First Amended Plat of Call Addition, Division No. 1. Motion seconded by Commissioner Cosgrove. Motion passed. Aye: 9, Nay: 0, Abstain: 0.

Miscellaneous: Planning Commission will have a bus/van tour of areas existing just outside the boundaries of the comprehensive plan from 6:00 p.m. to 8:00 p.m. on Tuesday, May 15, 2012. This tour is in preparation for updating the comprehensive plan.

The meeting adjourned at 8:15 p.m.

Debra Petty, Recording Secretary