

July 5, 2011

7:00 p.m.

Planning Division
Council Chambers

MEMBERS PRESENT: Chair Margaret Wimborne, Commissioners Jake Cordova, Michelle Mallard, George Morrison, Paul Savidis and George Swaney.

MEMBERS ABSENT: Commissioner Natalie Black, Donna Cosgrove, Brent Dixon, Kurt Karst, and Leslie Polson.

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

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

MINUTES: March 15, 2011. Commissioner Cordova moved to approve the minutes of June 7, 2011, as presented. Motion seconded by Commissioner Savidis. Motion passed.

Public Hearings:

Relocation and Upgrades to Ravsten Stadium Scoreboard: Idaho Falls High School. Chair Wimborne recused herself from the hearing due to her position with the district. She turned the meeting over to Vice-Chair Mallard. Cramer reviewed the staff report, a part of the record. He said the old scoreboard, 180 square feet and 16-feet in height, at the south end of the stadium will be demolished and replaced with a new scoreboard, 288 square feet and 19-feet in height, at the north end of the stadium. The increase in size is to accommodate more sponsor advertisements. The sign will be approximately 800 feet from the rear yards of single-family homes on 8th Street. Light intensity could be a condition for approval, but staff does not perceive the sign as a lighting nuisance any greater than the stadium lighting.

The hearing was opened to the public.

Kerry Martin, 7370 S. 15th East: Mr. Martin is the athletic coordinator for District 91. The scoreboard is old. It is necessary to dig up the old footings to determine if they will adequately support a larger sign, so it is easier to construct the new sign in a different location. Sponsorships will pay the cost of the new scoreboard and lighting should not be a factor.

There were no other comments from the public, and the hearing was closed.

Cordova said most of the homeowners potentially impacted by the new scoreboard are very well buffered from school activities with fencing and landscaping. He believes it is a good way to generate revenue for the school.

Commissioner Morrison moved to approve the relocation and upgrades to the Ravsten Stadium scoreboard as presented. Motion seconded by Commissioner Cordova. Motion passed unanimously.1

Chair Wimborne returned to chair the meeting.

Private School in an HC-1 Zone: Lot 15, Block 1, Chaffin, Division No. 4. Cramer reviewed the staff report, a part of the record. Two buildings are on the parcel under consideration: 1600 Lincoln at the north end is proposed as an after-hours tutoring center, and 1602 Lincoln at the south end is proposed for the private Montessori school. Hours of operation are 8:30 a.m. to 3:00 p.m. with 3 staff and an enrollment of 30 students.

Cramer said engineering did an analysis of the turning radius for a variety of vehicle sizes that may navigate the parking lot. Only a large vehicle, 24-feet in length or more, such as a TRPTA bus, will find the lot a challenge: all others can easily make the required turn to drop students off at the sidewalk. Eight parking stalls are required for the school. The tutoring center requires an additional six stalls or a total of fourteen stalls. The site has only nine stalls. Lack of adequate parking limits the use of the tutoring center to after-hours, and staff recommends this be a condition for approval.

Wimborne questioned staff about the amount of traffic navigating the site. Cramer said traffic is concentrated at two times the day due to school hours. However, this concentration does not occur during peak hours of adjacent traffic. Commissioner Cordova noted among the allowed uses in the HC-1 zone are bars and they cannot operate within so many feet of a school. He is concerned approval of a private school, not ordinarily allowed in the zone, denies the right of a permitted use from operating in a zone created for that use. Cramer agreed approval of a conditional use permit, regulated by state statute, will eliminate a bar from operating in the vicinity of the school. Savidis asked if the children will have access to the open window wells at the rear of the building. Cramer deferred the question to the applicant.

The hearing was opened to the public.

Rhonda Smith, 40 N. 4500 East, Rigby, Idaho: Ms. Smith has a large number of clientele in Idaho Falls and has potential to increase enrollment if she is able to relocate her school to the area. A locked gate will prevent access to the rear of the building and to the window wells. Ages of students range from 3 to 14 years. The types of business near the proposed site have not changed in many years. She anticipates no significant change in uses for the future such as a bar. Child Supportive Services was located at the site for 10 years and there was no history of automobile accidents on Lincoln Road during that time. Maximum enrollment for CSS was 50 and her cap is 30 students. Approximate hours are 8:15 or 8:30 a.m. to 2:30 or 2:45 p.m. Students are transported by parents.

There were no other comments and the public hearing was closed.

Commissioner Savidis expressed concerns about the location of the proposed school and limitations which will be placed on adjacent uses due to the school. Wimborne concurred.

Commissioner Swaney moved to approve a conditional use permit to allow a private school on Lot 15, Block 1, Chaffin, Division No. 4 as presented. Motion seconded by Commissioner Morrison. Commissioner Savidis amended the motion to include the staff recommendation the tutoring center not operate during school hours. Commissioner Cordova seconded the amended motion. Amended motion passed. Motion passed 5 to 1. Wimborne is opposed for the reasons stated as to location and limitations on potential uses.

Rezone from R-1 to R-2A: Portion of Lot 1, Block 2, Lakewood Aspens. Magee presented a copy of an email from Thomas Mannschreck, Thomas Development, expressing concerns for access to the site and read his comments into the record. She reviewed the staff report, a part of the public record. The future land use map of the Comprehensive Plan designates the area as higher density, which includes homes, apartments, and condominiums at 8 to 35 units per acre. R-2A zoning allows density to 25 units per acre. The parcel to the immediate north developed as single-family homes with densities less than 7 units per acre. The original plan for this parcel was the same.

Magee suggested a rezone to R-2 is more compatible than rezoning to R-2A. If the site is constructed at maximum density, the property could include up to 32 dwelling units and, according to a traffic study, generate up to 37 p.m. peak hour trips. 12th Street is designed as a collector. As noted in the email by Mr. Mannschreck, the site has only one point of access.

Theoretically, if approved, an R-2 zoning may have 22 dwelling units per acre; R-2A, 32 dwelling units. It is unlikely these densities will be reached due to parking, landscaping, and common area requirements. The applicant is aware of the limitations of the site.

The hearing was opened to the public.

Lance Mortensen, 415 State Line Road, Freedom, Wyoming: Mr. Mortensen is the managing partner of Freedom Partners. He has built over 2,500 residential housing units in the past 30-years. The prior proposal was not a fiscally viable plan and he is working on purchasing the property from the bankruptcy court. They wish to be approved for R-2A zoning to allow flexibility in design, and he understands limitations of the site. The cul-de-sac will remain, and the site properly fenced to prevent access to the single-family development.

Larry Christensen, 2145 Pend Oreille Circle: Mr. Christensen is opposed to the proposed rezone request for a number of reasons. Primarily, the number of vehicles generated by the schools, churches, and high-density housing in the area are in direct competition with the number of children. He believes it is not a safe environment for children. There is no place for the children to go. The city should step up to the plate and create a park with the land.

Mr. Christensen said the last project proposed driveways 10-12 feet in length with a single lane road. Parking was insufficient. There is a lengthy and dangerous school zone from the apartments to Woodruff. He has grandchildren and it is difficult for him to send them out to play near the street. The previous

owner did not want responsibility for maintaining Pend Oreille and gave up rights to the private street. The basalt lava in the area is very shallow and has resulted in damage to buildings in the area. The rezone is not wise. Police are continually called to the area. When you crowd people into a small area, a slum is created.

There were no other comments. The hearing was closed.

In response to Cordova's question, Magee replied open space requirements in a PUD are 20%.

Commissioner Swaney moved to recommend to the Mayor and City Council approval of the rezone from R-1 with PUD overlay to R-2A with PUD overlay for a portion of Lot 1, Block 2, Lakewood Aspens as presented. Motion seconded by Commissioner Cordova. The motion passed 3 to 2. Commissioners Mallard and Savidis are opposed to approval to rezone to R-2A and believe R-2 zoning is a better choice.

Miscellaneous:

American Planning Association (APA) Membership: Magee said memberships are available to the commission at a cost of \$50 each and include the *Planning* magazine. She asked the Commission members to contact Deb Petty in the Planning Department if they are interested in becoming a member of APA.

The meeting adjourned at 8:05 p.m.

Debra Petty, Recording Secretary