

August 6, 2013

7:00 p.m.

Planning Department
Council Chambers

MEMBERS PRESENT: Commissioners Natalie Black, Jake Cordova, Donna Cosgrove, George Swaney, Brent Dixon, Leslie Polson, and Margaret Wimborne.

MEMBERS ABSENT: Doug Branson, David Hodder, Kurt Karst, George Morrison, and Dee Whittier.

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

CALL TO ORDER: Chair Cordova called the meeting to order at 7:04 p.m. and reviewed the public hearing process.

MINUTES: The minutes from July 9, 2013, were not available.

BUSINESS:

Final Plat: IFSC Addition. Brad Cramer presented the staff report and reviewed the slides, both of which are part of the record. Lot 2 is currently undeveloped. Lot 1 has been developed and has existing buildings. There will be an additional access onto Lot 2 from Hoopes Avenue. Staff recommends a shared access and shared parking agreement for the subdivision. Staff found the plat to be in compliance with the subdivision ordinance.

Commissioners asked for the adjacent land uses to orient the parcel on 17th Street. Dixon asked if there was a cross-access agreement for the existing building on the northwest corner of Hoopes and 17th Street. Cramer replied he did not research this issue; however, the existing office building does use the 17th Street access. Dixon asked about the PB zoning in the northwest corner of the site since the remainder of the property is zoned R-3A. Magee responded the parcel was previously zoned R-1. PB was seen as a safer alternative since there are residences immediately north of the PB zoning and PB does allow medical office buildings.

Kim Leavitt, Harper-Leavitt Engineering, 985 North Capital Avenue. This parcel has not been developed but this will allow the parcel to develop as the remainder of the property. The use will be compatible to the area.

Dixon moved to recommend to the Mayor and Council approval of the final plat IFSC Addition with the condition a cross-access and shared parking agreement be recorded

against the plat. Polson seconded the motion, and it was approved unanimously.

PUBLIC HEARINGS:

Planned Unit Development: Lot 53, Block 11, St. Clair Estates, Division No. 13. 2nd

Amended. Cramer presented the staff report and reviewed the slides of the site, both of which are part of the record. The proposed land use is a dentist office. Access to the lot will be shared with the recently developed Rosemark Medical Center on the lot to the north. There is not sufficient space for Lot 53 to have a direct access to Potomac Way. The cross-access agreement with Rosemark has already been recorded. The original site plan did not have the required rear setback as discussed in the staff report. The setback must be twenty-five feet since the adjacent zoning is R-1. The applicant has submitted a new site plan with the twenty-five foot rear setback. The landscaping and photometrics plans do not reflect the adjustment to the rear setback. There are no more than 0.5 foot candles on the residentially zoned property.

Cosgrove asked about adjustments to the site plan to gain the necessary rear yard. Cramer replied the applicant lost one parking space. The eastern parking stalls were reduced in length to nineteen feet which is allowed by the ordinance. Wimborne clarified the access is to be shared with Rosemark.

Jay Rice, 2953 Shawn Court, Idaho Falls. He is the architect and has been working with the staff to develop this site plan. The proposed use is compatible with the adjacent land uses.

Wimborne moved to recommend to the Mayor and Council approval of the site plan and planned unit development for a dentist office on Lot 53, Block 11, St. Clair Estates, Division No. 13, 2nd Amended, as presented. Cosgrove seconded the motion, and it passed unanimously.

MISCELLANEOUS: Magee asked if any commissioners are able to participate at the citizen participation events. In addition to Community Night Out, the events will be at the Library on August 17 and at the Chukars game on August 19. Cosgrove volunteered to assist at Community Night Out. Magee asked the planning commission to “vote” on the projects and policies posters on the walls of the Chamber.

Cramer asked for a volunteer to serve as the liaison to the Bonneville Planning Commission. Polson has been serving for two to three years and her term ends in October. She stated it is important to have a representative. Cramer said there will be two commission meetings in September.

The meeting adjourned at 7:50 p.m.

Respectfully submitted,

Renee R. Magee