

IDAHO FALLS PLANNING COMMISSION

CITY OF IDAHO FALLS PLANNING DEPARTMENT

P.O. BOX 50220

IDAHO FALLS, IDAHO 83405-0220

April 1, ~~2010~~ 2014

7:00 p.m.

Planning Department
Council Chambers

MEMBERS PRESENT: Commissioners Margaret Wimborne, Donna Cosgrove, George Swaney, Doug Branson, Brent Dixon, Natalie Black, George Morrison, Kurt Karst and James Wyatt.

MEMBERS ABSENT: Leslie Polson.

ALSO PRESENT: Planning Director Brad Cramer, Assistant Planning Director Kerry Beutler, and interested citizens.

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

Minutes: None.

Public Hearings:

Annexation with Initial Zoning of C-1, and Final Plat for Eagle Ridge, Division No. 3: Beutler presented the staff report, a part of the record. Beutler also made corrections to the block numbering indicated within the staff report conditions to match that of the submitted plat. Beutler also discussed the buffering requirement for the residents to the south. He had visited with a property owner who indicated that they would prefer to have the landscaped buffer vs a fence. Cosgrove asked a question regarding the easement along the canal and the ownership. Beutler indicated that we would need to confirm with the applicant concerning the ownership. Dixon asked about what would be required of development on the west side of the freeway. This is an entry way and we should try and have the two areas match. Beutler indicated that the Planning Office is currently having conversations with developers regarding the development of those properties and the discussions have included landscaping in order to match the two sides of the freeway. Dixon also asked about the roadway classifications for the rights-of-way within the subdivision. Beutler referred to the staff report identifying those classifications. Swaney opened the public hearing.

Jeff Freiberg, Freiberg Engineering representing the applicant, 946 Oxbow Lane. Freiberg indicated that there is a maintenance access road for the canal company and they will work with them as part of the development. Cosgrove asked for further clarification regarding the ownership lines shown on the aerial. Dixon asked the purpose of requesting C-1 vs CC-1 zoning located in south in Snake River Landing. Freiberg referred to the zoning map and indicated that as part of the discussions with City staff that they had determined that C-1 would be the appropriate designation. Dixon asked staff which district was more restrictive. Cramer indicated that the C-1 Zone District is more restrictive in both uses and setbacks and explained further the differences between the zones.

Scott Nunes, Roberts Supply, 1000 Crane Drive. Nunes discussed concerns with the proposal to extend the landscape median down Crane Drive. They have limited yard space and want to ensure their customers can continue to get in and out of their property. Dixon asked Mr. Nunes to identify the location of the property.

Dixon asked staff why the portion of the canal is not included within the annexation. Beutler indicated that staff had made a note of that as well and would visit with the applicant to include that portion prior to the annexation going to council. Wimborne asked staff to explain the reasoning behind extending the landscaped median. Beutler explained that the traffic study had recommended that the median be extended onto Crane Drive as part of access management. Cosgrove asked if staff would work with adjacent business owners and their concerns about access along the road. Dixon asked about existing right-of-way in the area to accommodate the widening of Crane Drive. Freiberg indicated that they would work with staff on the annexation of the canal and that Crane Drive would have an 80 foot right-of-way in this area. Cosgrove asked about the staff recommendations regarding landscaping, building orientation, etc. listed in the staff report and whether the applicant does agree with those recommendations. Freiberg indicated that they had met with staff and did agree with those comments. Chairman Swaney asked for additional questions, hearing none he closed the public hearing.

Dixon moved recommend the Mayor and City Council approve the Annexation with Initial Zoning of C-1, and Final Plat for Eagle Ridge, Division No. 3 with the conditions listed in the staff report to include the updated block designations. Wimborne seconded the motion and it passed unanimously.

Conditional Use Permit for 7.54 Acres (Teresa Bunker Elementary School): Wimborne and Black recused themselves from the discussion and left the platform. Beutler presented the staff report, a part of the record. The permit is to cover proposed modifications to the existing school site to include a new loading/unloading area as well as a new staff parking lot on the east side of the lot. Beutler discussed the landscaping requirement between the proposed parking lot and the existing residences on the eastside. Beutler presented a revised landscape plan to the Commission that had been produced by the applicant to address concerns from an adjacent resident. The updated plan will include a mix of lower shrubs, hedge and trees. Cosgrove asked for clarification regarding the fencing heights of the residences. Beutler clarified the heights, the district's proposal and the concerns of the neighbors. Cosgrove asked if staff felt the new landscape plan would meet the ordinance and the neighbor's needs. Beutler indicated that staff felt it would. Dixon inquired of whether a variance would be required. Staff indicated a variance would not be required. Dixon asked further about the conditions along Bunker Lane. Beutler explained that there would be no change to the site along Bunker Lane. Dixon asked if all of the excess asphalt to the north would be removed as well. Beutler indicated that a portion of it would also be utilized for storm runoff. Swaney opened the public hearing.

Kevin Klingler, Director of Operations, School District 91, 3523 S. Hammon Lane, Rexburg. Klingler verified that north of the proposed parking lot there would be a drainage area, but that there would be remaining asphalt north of that. He asked if the District could have an option of changing from a hedge to a fence between now and when the construction takes place. He also asked if the hedge height could remain constant rather than varying for maintenance purposes. Beutler indicated that the material could vary as long as it meets the minimum or the ordinance. The Commission could allow that flexibility in their motion if they desired. Swaney restated that they could provide for all of the options within their motion. Klingler indicated that they want to make it nice for the neighbors, but do want to make sure that it is easy for the District to maintain. Cosgrove asked about the bus drop off and the number of busses that would fit in the area at a time and if it would accommodate all the busses the

school will need. Klingler indicated that 90% of the time the busses that are required would be able to be staged within the bus loop. Wyatt asked about the access onto 16th Street and whether they considered having the parking against the building. Klingler indicated that there was an existing fire hydrant that helped determine where that access could be and how the parking lot was laid out.

Kris Bown, Design West Architect, 355 N. 300 W. Logan UT. Bown asked if the Commission had any questions for her. Cosgrove asked about facing the parking toward the building that was mentioned by Wyatt. Bown also mentioned the fire hydrant referenced by Klingler in determining that access. Dixon asked how that would affect the design. Bown indicated that it would make the vehicular movement awkward. The design was based on existing conditions. Klingler mentioned that having the cars adjacent to the school could cause distribution to the students.

Chairman Swaney asked for additional questions for the applicants. Hearing none he asked for any additional comments.

Joel Hubble, 1494 Terry Drive. Hubble asked about the drainage pond. He indicated that there had been some flooding in the area at one time and clarified that the fence was waist high. Klingler indicated that the retention area is for the new parking lot. Water should pool there instead of running off the site. Swaney asked if the design is for the water to run off and that there wouldn't be standing water. Klingler indicated that is the case. During the storm there might be, but during normal conditions there would not be.

Chairman Swaney asked for additional questions for the applicant or staff. Karst asked staff if there would be a final site plan review before construction. Beutler indicated that was the case. Karst clarified that the City Engineer would review that drainage. Beutler said that they would. With no additional questions Chairman Swaney closed the public hearing and turned the item over to the Commission for discussion. Karst said that he wasn't as concerned with the orientation of the parking because this was an elementary school and the parking lot would largely be vacant in the afternoons. He also indicated that his preference would be to require the landscaping as shown in the revised landscape plan submitted tonight. There are existing fences and if another fence is constructed it creates dead space and his recommendation would be to require the landscaping.

Cosgrove moved the Commission approve the Conditional Use Permit as described in the staff report with the condition that the buffer match the revised landscape plan without the option of an opaque fence. Karst seconded the motion and it passed unanimously. Karst made a motion to accept the Reasoned Statement with the exception that item #6 read "the minimum effective buffer shall include a seven foot wide planting strip with trees and ground cover as indicated on the revised landscape plan submitted to the Commission". Cosgrove seconded the motion and it passed unanimously.

Annexation and Initial Zoning of P-B for 0.437 Acres (Fountain Bleu ROW): Cramer presented the staff report, a part of the record. Cramer indicated that there is not a plat associated with this item, the applicant just intends to develop the road and not annex the adjacent property. Karst asked if this area would eventually be part of a subdivision plat. Cramer indicated that it would not be required. Dixon asked if the PUD overlay would also be included in the zoning designation the same as the surrounding properties. Cramer indicated that staff's feelings are that the PUD designation is no longer appropriate in this area in addition the right-of-way is too small to meet the PUD requirements. Dixon also asked if the developer would be paying to construct the roadway. Cramer confirmed that the developer would

construct the right-of-way. Cosgrove asked about the PUD designation and if that would be removed at a later date. Cramer indicated the designation would likely stay until the business park builds out and then could be removed. Swaney opened the public hearing.

Jeff Freiberg, Freiberg Engineering representing the applicant, 946 Oxbow Lane. Freiberg indicated that his client wanted to annex and build the right-of-way to provide some marketability to the property.

Swaney asked for further discussion, hearing none he closed the public hearing. He then asked for additional discussion from the Commission.

Dixon made a motion that Mayor and City Council approve the Annexation with Initial Zoning of P-B for 0.437 Acres (Fountain Bleu ROW). Cosgrove seconded the motion and it passed unanimously.

Business:

Final Plat for Snake River Landing, Division No. 10: Cramer presented the staff report, a part of the record. Cosgrove asked what the horseshoe shaped area within the aerial was. Cramer indicated that it was a water feature. Cosgrove indicated that she has additional questions for the applicant. Chairman Swaney asked for additional questions of staff. Dixon asked about the future alignment of White Water Drive to the east. Cramer referred to the aerial and indicated that it would continue east and connect with Milligan Road.

Kelly Hoops, Horrocks Engineers representing the applicant, 901 Pierview Drive, Suite 205, Idaho Falls. Hoops confirmed that the horseshoe shaped area is a water feature during the irrigation season. Cosgrove asked about the parking lot that has been developed on the property to the north and extends into a portion of the lot that is being platted tonight. Hoops indicated that it does. The properties have been developed to incorporate shared parking throughout all of the lots. Chairman Swaney asked for additional questions, hearing none he asked for a motion.

Wimborne moved to recommend the Mayor and City Council approve the Final Plat for Snake River Landing, Division No. 10. Cosgrove seconded the motion and it passed unanimously.

Final Plat for St Clair Estates, Division No. 13, 3rd Amended: Beutler presented the staff report, a part of the record. The area was originally platted as one large lot. Following the recording the property owner at the time split the property by meets and bounds descriptions. The applicants now are looking to correct the previous split by platting the property. Dixon asked about platting this lot in the middle of the parcel and leaving remainder pieces on either side. Beutler indicated that the applicant had made contact with each of those owners, but they were unwilling at this time to participate in the subdivision plat. Dixon asked if the City could renumber Lot 5 so that the sequence makes sense. Beutler said that they would follow up with the City Attorney and Surveyor. Karst asked if the City has required this because the property is about to be developed. Staff indicated that was the case. The Commission discussed the cross-access agreement. Chairman Swaney asked the applicant to approach the microphone at the request of the Commission.

Ryan Loftus, P.E., Aspen Engineering, Inc. representing the applicant, 10727 N. Yellowstone Hwy. Loftus indicated that they had approached the other owners of Lot 5 and none were willing to be party to the plat at this time.

Chairman Swaney asked for additional questions, hearing none he asked for a motion.

Dixon moved to recommend that the Mayor and City Council approve the Final Plat for St Clair Estates, Division No. 13, 3rd Amended as presented with the following condition: a cross access agreement to the north and south be submitted to staff prior to issuance of building permits. The Commission also requested that prior to going City Council the staff consult with the City Attorney regarding assigning a unique lot number to the remaining portions of Lot 5. Morrison seconded the motion and it passed unanimously.

Reasoned Statement of Relevant Criteria and Standards: Preliminary Plat for the Eagle Ridge Subdivision. Beutler presented the document. The Planning Commission approved this item at last month's Planning Commission meeting. The document should reflect the Commission's motion and discussion. Staff would ask for any modifications or an approval of the document. Swaney asked procedurally if anything would need to be changed as they had acted on the final plat tonight and some of the conditions were adjusted that were approved with the preliminary. Beutler indicated that changes would not need to address tonight discussion. The document should reflect the Commission discussion and motion at last month's meeting. Dixon indicated that it is difficult to act on this because it is not the night of the meeting and they don't have minutes from that meeting. Swaney asked if there was a time line critical to approval of this document or whether they could wait for the minutes to be completed. Cramer indicated that it is time sensitive because approval does start the clock for any appeals, etc. and recommended that the Commission act on the item.

Chairman Swaney asked for additional questions, hearing none he asked for a motion.

Wimborne made a motion to accept the Reasoned Statement for the Preliminary Plat for the Eagle Ridge Subdivision. Black seconded the motion and it passed unanimously.

Discussion: Proposed Scope of Work for Sign Ordinance Revisions. Cramer asked for input from the Commission as they go through the scope of work for revising the sign ordinance. Staff needs to confirm that this item is a priority for the Mayor and Council before it proceeds too far. That will be done at an upcoming Council work session. Cramer asked the Commission members think about whether they would be willing to participate in a subcommittee to discuss the issue and whether they think staff has addressed everything that should be looked at in the existing code. Dixon indicated that we need to look at addressing vehicles as signs, flashing lights in windows as well as temporary signs. We all so need to readdress motion on LED signs.

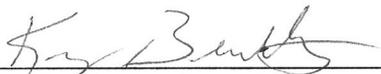
Miscellaneous:

1. **Bonneville County Planning Commission Report.** Swaney discussed the County Planning Commission that he attended. The County Commission and Planning Commission are very open to having a dialog. There are some issues that they would like to discuss and those could be addressed at some joint meetings, however, scheduling could be difficult. The County Commission did request maybe receiving or having access to the packets that the Commission receives each month. Cramer indicated that would be easy to do. Dixon asked about an agenda for this joint meeting. Cramer said that he didn't have a specific agenda yet. Swaney mentioned a couple of items that were discussed would be cell phone towers and annexation and buffering between zone districts. Dixon also mention road extensions. Discussion followed about possible dates and times. Wyatt said that he thought this was very important to

encourage the conversation. Cramer indicated that he would work with the County and would keep the Commission posted.

Meeting adjourned at 9:15 p.m.

Respectfully Submitted,



Kerry Beutler, Assistant Director