

March 4, 2014

7:00 p.m.

Planning Department
Council Chambers

MEMBERS PRESENT: Commissioners Margaret Wimborne, George Swaney, Brent Dixon, Natalie Black, George Morrison and James Wyatt.

MEMBERS ABSENT: Leslie Polson, Kurt Karst, Doug Branson and Donna Cosgrove.

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:

January 7, 2014. Wimborne made the motion to approve the minutes as amended. Dixon seconded the motion and it passed unanimously.

February 4, 2014. Morrison made the motion to approve the minutes as amended. Wimborne seconded the motion and it passed unanimously.

Public Hearings:

Preliminary Plat for Eagle Ridge, Division No. 3: Beutler presented the staff report, a part of the record. The property is currently located within the county, but the property owner will be requesting annexation and initial zoning. The proposed subdivision has a large amount of frontage onto I-15. This area is a gateway into the City. Landscaping will be required according to the requested C-1 Zone. Staff requests restricting access from Pioneer Road so there would be an unbroken landscape strip visible from the freeway. In addition to the landscaping and access staff has also talked with the applicant about orienting the buildings so the rear of the building does not face the freeway. The applicant has indicated they are willing to address those issues with the final plat and annexation agreement. Dixon asked about the possibility of realigning the road so drivers know how to get to Panchari Drive. Beutler said the applicant is working on a traffic study that would indicate what the alignments should be. Dixon asked about the greenbelt designation in this area, as it is not on the river. Cramer indicated the plan shows the mixed use/greenbelt designation so that those uses will be compatible with the greenbelt and how things are developing there. It's not intended for this property to include the greenbelt. Wimborne asked

for clarification on the landscape buffer along Eagle Ridge Drive? Swaney opened the public hearing.

Jeff Freiberg, Freiberg Engineering representing the applicant, 946 Oxbow Lane. Freiberg indicated that the landscaping with the median and street lights along the Snake River Parkway will continue to the intersection of Pioneer Road. The orientation of the buildings could be toward the highway. The businesses will be professional type offices or something similar and will look nice from the road. Pioneer Road will include curb and gutter along the east side of the road, but to the west it will continue to flow into the freeway drainage. There will be a free-right to allow vehicles coming along Snake River Parkway to move onto Crane Drive and the intersection with Panchari Drive. The preliminary plat shows the preferred alignment of roads in this area after having discussions with the City Engineer. Black asked if the applicant had any objections about the requirement to continue the landscaping as described by staff. Freiberg indicated that the applicants are not opposed to the requirement. They feel that it should continue. Dixon asked how they had come to determine the lot sizes in the area. Freiberg indicated that there are several easements in the area that helped to make those determinations as well as proper intersection placement and ownerships. Discussion followed regarding the ownership in the area.

Debbie Jones-Yelmen 1581 South Pioneer Road. Jones-Yelmen asked if this was just preliminary or would there be other meetings. Swaney indicated that it was.

Swaney asked for further comments, hearing none he closed the public hearing and asked for comments from the Commission. Wyatt indicated that his architectural firm has a working relationship with Mr. Freiberg, but they are not working together on this project and that relationship would not affect his decision.

Wimborne moved to approve the Preliminary Plat for Eagle Ridge, Division No. 3 with the conditions that the building orientation be so the rear of the building does not face I-15, the landscape strip along Snake River Parkway include trees spaced at 30-foot intervals with a landscaped median and that the access be limited on Pioneer Road. Black seconded the motion and it passed unanimously.

Business:

Discussion: Planned Unit Development Ordinance Revisions. Beutler presented staff's status with revisions to the Planned Unit Development (PUD) language. The Commission then reviewed several existing or previously approved PUDs. Discussion followed regarding minimum PUD standards. Black talked about color choices and some of the extremes that have been done in the City. Dixon commented that the smaller size PUD should be restricted to redevelopment. Some of the existing PUD's are really too small to allow them to meet the intent of the ordinance. Discussion followed regarding open space and requiring usable open space vs just open grassed areas. Staff will work on some revised language addressing the items discussed.

Discussion: Ammunition Manufacturing. Cramer indicated that the City has been approached about the possibility of ammunition businesses wanting to locate within the City. The current ordinance language prevents the storage of explosives within the City. Staff would like to know if they should proceed with looking at changes to accommodate these types of businesses. Discussion followed regarding existing businesses that might currently store explosive items, gas tanks, fertilizer, etc. Cramer indicated that the fire code will address a lot of the issues with how things are stored and what is allowed within the City. Wimborne asked about the history of this section in the ordinance preventing these items. Cramer indicated it appears to be standard nuisance type uses or items that have been excluded. The Commission indicated that it could be worthwhile to research the issue to see if it should be allowed and determine what restrictions might be appropriate.

Meeting adjourned at 9:15 p.m.

Respectfully Submitted,

Kerry Beutler, Assistant Director