

January 6, 2015

7:00 p.m.

Planning Department  
Council Chambers

**MEMBERS PRESENT:** Commissioners George Swaney, Brent Dixon, George Morrison, James Wyatt, Margaret Wimborne, Natalie Black, Donna Cosgrove, Darren Josephson.

**MEMBERS ABSENT:** None.

**ALSO PRESENT:** 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. Chair Swaney welcomed Scout Troop 911 to the meeting.

**Minutes:** Morrison moved to have the December 2, 2014 minutes reviewed and corrected in whole by the staff and resubmitted to the Commission at a later date. Wimborne seconded the motion and it passed unanimously. In regards to the October 21, 2014 Minutes, Black indicated that on page 3 on the first paragraph that states “the original Motion as amended passed 3-1. Black opposed the motion because it was indicated that the sign would be equipped with automatic dimming capabilities.” Black stated that it is incorrect as she opposed the motion because she did not believe that the limitation on the hours for the sign was necessary due to the fact that the sign had automatic dimming capabilities. Cosgrove recommended that the October 21, 2014 minutes be sent back to staff for review of grammatical and typographical errors. **Cosgrove moved to not approve the minutes of the October 21, 2014 meeting and return the minutes to be reviewed and corrected in whole by staff and resubmitted to the Commission at a later date. Morrison seconded the Motion, and it passed unanimously.**

**Public Hearings:**

1. **Annexation of 0.843 Acres with Initial Zoning of R-3A:** Beutler presented the staff report, a part of the record. Dixon stated and Beutler agreed that the property is currently being used by a church. Dixon asked if a conditional use permit was required for a church in an R-3A zone. Beutler indicated it existing uses could continue but a conditional use permit would be required for a change to church uses. Beutler added, if the property owner decided to sell the property to somebody else and a change of use was requested that would start the process for having to get permits and proper approvals for that use.

Swaney opened the public hearing.

**Gordon Boyle, 3261 S. Boulevard, Idaho Falls, Idaho.** Applicant Boyle, represents Watersprings Ministries, Inc., (previously known as Calvary Chapel). Boyle stated that the annexation request was initialized by the fact that the City was going to come down and widen Hitt Road. Presently the plans show that the widening process would take place right at the north border of the property. The widening process stops prior to the church property. The applicant was hoping to participate while all the construction equipment were there, as it would be beneficial to the property owner and the general traffic flow. Boyle indicated that they were unable to participate unless the property had been annexed. Boyle further stated that it makes sense to include this section of property as it is currently a County island.

No one appeared to speak in support or in opposition of the application.

Swaney closed the public hearing.

Cosgrove stated that this application is very straight forward and very consistent with the existing land use and the long range plan of Watersprings Ministries, Inc. It fits in well with the City's plans of modifying Hitt Road. Dixon added that the annexation of the property will get rid of a county island. **Cosgrove moved for recommendation to the Mayor and City Council, annexation of 0.843 Acres with Initial Zoning of R-3A for property located in Section 33, T2N, R38E and known as 4250 S. 25<sup>th</sup> East, Idaho Falls, Idaho. Dixon seconded the motion and it passed unanimously.**

**Miscellaneous:**

**Bonneville County Planning Commission Report.** Swaney reported that Director Cramer came to the last meeting and spoke about several of the items that came before the Bonneville County Planning Commission. Director Cramer made a very good presentation about how there are large areas of commercial zoning equivalent to the zoning that was requested before the County available in Idaho Falls, to support the kinds of opportunities that businesses were looking for. These issues will be topics for future joint meetings. There was further discussion about topics and training for future joint meetings.

**Business:**

**1. Election of Officers.** Swaney thanked the Commission for the opportunity to have served the last year as Chairman and is happy to turn over the "gavel" to his predecessor. Black (Vice Chairman) thanked Chairman Swaney for being at every meeting. Swaney asked for volunteers to head up a subcommittee to come up with a slate of three officers, Chairman, Vice Chair and Treasurer for the next meeting in February. Morrison volunteered to head the subcommittee.

Swaney adjourned meeting at 7:40 p.m.

Respectfully Submitted,

---

Beckie Thompson, Recorder