

May 5, 2015

7:00 p.m.

Planning Department
Council Chambers

MEMBERS PRESENT: Commissioners George Morrison, Brent Dixon, James Wyatt, Natalie Black, Margaret Wimborne, Darren Josephson, Joanne Denney, George Swaney.

MEMBERS ABSENT: Donna Cosgrove.

ALSO PRESENT: Planning Director Brad Cramer, Assistant Planning Director Kerry Beutler, Assistant City Attorney Michael Kirkham, and interested citizens.

CALL TO ORDER: Chairman Morrison called the meeting to order at 7:00 p.m.

Modification to Agenda: Morrison stated that the scheduled public hearings have been cancelled, as the Post Register didn't publish the legal ad on the required date. The public hearings will be re-advertised for the June meeting.

Minutes: Dixon moved to approve the minutes of April 7, 2015. Josephson seconded the motion and it passed unanimously.

Business:

1. Reconsideration of Avalon Subdivision. Michael Kirkham addressed the Commission regarding the procedure for reconsideration. No questions were asked. Cramer reviewed the changes to the plat, which included the conditions that all of the landscape lots adjacent to arterials include berms, trees and opaque fencing, all entrances include right and left hand turn lanes, and the commercial lot be removed and replaced. The condition regarding the commercial lot was remedied by replacing 4 large lots with a cul-de-sac and a 1.62 acre storm pond. The design is consistent with the comprehensive plan and the conditions the Commission required. Black asked if the storm pond has any landscaping or park like structures. Cramer deferred the question to the applicant. Dixon asked how much below grade the storm pond is and what the slope for the pond is. Cramer deferred the question to the applicant.

Kurt Roland, Eagle Rock Engineering, 1331 Fremont Ave., Idaho Falls, ID. Mr. Roland is representing the applicant. Roland stated that the pond is designed at a 4 to 1 slope and the pond is 4 or 5 feet deep. Roland stated there will be no landscaping or park like structures in the storm pond. Dixon stated that it appears the applicant has complied with the requirements.

Dixon moved to approve the Revised Preliminary Plat for Avalon Subdivision as presented. Denney seconded the motion and it passed unanimously.

Wimborne moved to approve the Reasoned Statement of Relevant Criteria and Standards. Josephson seconded the motion and it passed unanimously.

Cramer stated now that the plat and the written decision are approved, the decision will be signed on May 6, 2015, which will begin the 14 day time period for a request for reconsideration by an affected party.

2. Final Plat: Westland Heights, Division No. 3, 1st Amended. Beutler presented the staff report, a part of the record. Wimborne asked and Beutler agreed that the bank building would be built north of the ATM. Dixon asked and Beutler agreed that the white building on the aerial no longer exists. Black asked if there will be additional fencing and landscaping at the back of the property. Beutler stated it will depend on the how the bank develops. The ordinance reads that if there are more than 5 parking spaces adjacent to residential there is a requirement for buffering. Dixon asked if the property will have a very narrow alley and no buffering. Beutler stated it will depend on how the bank property develops and where the parking is located. Dixon asked about the setback requirements from residential. Beutler stated that the set back on C-1 is 30 feet from the front of the building.

Wimborne moved to recommend to the Mayor and City Council approval of the Final Plat for Westland Heights, Division No. 3, 1st Amended. Black seconded the motion and it passed unanimously.

3. Final Plat: Kingston Plaza, Division No. 1, 1st Amended. Beutler presented the staff report, a part of the record. Morrison asked if there will be any landscaping strips. Beutler stated that unless they make significant changes to the parking lot layout there will be no requirement to update the landscaping. Black asked if there are three separate owners in this area. Beutler stated he did not know who the owner of the separate lot (not being discussed) is.

Dixon moved to recommend to the Mayor and City Council approval of the Final Plat for Kingston Plaza, Division No. 1, 1st Amended, as presented, including the need for cross access agreements prior to the plat going to the City Council. Wimborne seconded the motion and it passed unanimously.

Morrison adjourned meeting at 7:40 p.m.

Respectfully Submitted,

Beckie Thompson, Recorder