

March 16, 2021

7:00 p.m.

Planning Department
City Annex Building

MEMBERS PRESENT: Commissioners Brent Dixon, Gene Hicks, Lindsey Romankiw, Natalie Black, George Morrison, Joanne Denney, Margaret Wimborne, Arnold Cantu.

MEMBERS ABSENT: None.

ALSO PRESENT: Planning Director Brad Cramer; Assistant Planning Directors Brian Stevens; and Naysha Foster; and interested citizens.

CALL TO ORDER: Brent Dixon called the meeting to order at 7:00 p.m.

CHANGES TO AGENDA: None.

MINUTES: Hicks moved to approve the Minutes of the February 16, 2021 minutes, Denney seconded the motion. Dixon called for roll call vote: Black, yes; Cantu, yes; Denney, yes; Hicks, yes; Romankiw, yes. and it passed unanimously.

Public Hearing(s):

1. RZON 21-003: REZONE. Rezone from PB to LC.

Dixon opened the public hearing.

Applicant: Kurt Roland, Eagle Rock Engineering, 1331 Fremont Ave., Idaho Falls, Idaho.

Roland indicated that they want to rezone the 8-acre property. Roland showed where the property is located on the corner of Woodruff and Sunnyside. Roland stated that the LC zone is located on major intersections in the City and this intersection of Sunnyside and Woodruff is one of the busiest intersections in the City. Roland stated that across the street from the subject property is zoned LC. Roland would like to do something similar. Roland stated that the property is zoned PB and PB will not allow for gas stations, car washes, eating establishments or retail, and that is what would fit well on this property, and so they are proposing to change the zone to LC.

Cantu asked if the applicant is unsure of what they are going to develop on the property. Roland agreed that the owner has not decided how the property is going to lay out, but it would fit for a gas station, and they have had people interested in developing a gas station on that corner.

Stevens presented the staff report, a part of the record.

Hicks asked if the housing that could go on the property would be condo or individual housing. Stevens stated that would be up to the applicant and he does not know if the applicant intends to put housing on the property. Stevens stated that whatever is in the use table is what could go on this piece of property.

Black asked if Conditional Use Permits for this property would go to this Commission or the Board of Adjustment. Stevens indicated that CUPs would go to Board of Adjustment and not back to this Commission.

Dixon stated that this was rezoned away from R3A that allowed for both offices and residential, and zoned to PB which only allowed for offices, and then it ended up being medical services

which allows for offices and other things including hotels, but not regular residential, then the City-wide rezone brought it back to PB. Dixon asked why the City is wanting a zone that puts residential in when the last actual action on this property was to take residential out. Stevens stated that there is a lengthy history, and this was one of the first attempts in the State of Idaho for a neighborhood to rezone property that they didn't own, and Legislature allows that process to happen, although it has never successfully happened. Stevens stated that the MS zone was created so that they could get some of the retail uses in but appease the concerns of the neighborhood. Stevens stated that the City has changed, and the type of housing has changed, and there is a shortage of a variety of housing.

Cramer stated that they don't know what the developer wants to do in terms of housing, and Stevens is trying to express that the Comprehensive Plan Policies that exist today talk about these arterial corners as places that you would expect to find retail and higher density housing, so this area fits that designation. Cramer stated that in terms of missing middle housing the report that they did with Opticoast does talk about housing at intersections like this and identified this area as an area that would be ready. Cramer stated the developer isn't proposing anything, but the Comprehensive Plan does support housing. Cramer stated that the City preemptively rezoned the property when the zoning ordinance was redone, so the City has tried to see if the Comprehensive Plan supports the LC zone and housing is one of the things that LC allows and one of the things that LC supports, and retail is also supported by the Comprehensive Plan.

Wimborne stated that it is important to remember that with the rezone they have to consider all of the uses that are outlined in the zone, and Wimborne is a supporter of missing middle and there is a shortage of missing middle that is allowed in LC, but the applicant hasn't mentioned anything about housing. Wimborne stated that LC allows for vehicle repair and service centers, storage facilities, professional services, etc. Wimborne stated that the housing piece could go there, but the applicant hasn't said anything about it, and they need to consider the zone as a whole.

Morrison stated that most of the things that LC would allow that the Commission would think are objectionable in this area, are probably not going to be things that are being considered. Morrison wants the Commission to think of the rezone itself and go from there.

Dixon agreed with Wimborne that they should look at all uses in the zone.

Support/Opposition:

Bryce Burtenshaw, 1554 Delmar Circle, Idaho Falls, Idaho. Burtenshaw sent an email that was distributed to the Commission. Burtenshaw appeared in person and read the email. Burtenshaw's backyard is up against the lot. Burtenshaw has talked to Mr. Murphy so some of his notes came from his conversation with Mr. Murphy and his intentions. Burtenshaw stated that Murphy was vague in his description. Burtenshaw stated that his email is based upon his conversation with Murphy. Burtenshaw objects to the rezone of the lot. Burtenshaw objects because there is always a risk when purchasing a home with undeveloped ground behind it. Burtenshaw stated that if you purchase a home that is zoned for multi-family or commercial development you can anticipate privacy issues and other nuisances. Burtenshaw purchased his home in 2004 and the empty lot behind the home had been rezoned to Medical Service Center now known as Professional Business. Burtenshaw knew the lot would be developed, but typical businesses are single story structures and operate between 8-5. Burtenshaw stated that multi-

family have multiple families or roommates that occupy the development throughout the day and weekend. Burtenshaw stated that Murphy has argued that the land is too valuable to sell as professional business. Burtenshaw stated that the Murphy's have been sitting on this land while everything has been being built around them. Burtenshaw stated that since 2003 the entire south side of Sunnyside has been built into medical professional buildings and now after 20 years the Murphys want to act on the vacant lot and rezone the parcel. Burtenshaw stated that homeowners make financial decisions for their property such as updating the home, selling, etc. Burtenshaw stated that they have made those decisions knowing the parcel behind the home was zoned for Professional Business. Burtenshaw stated that there is no transition or buffer provide for privacy. Burtenshaw stated that if the property rezoned, they would expect some form of privacy from the residential neighborhood such as a green space, walking path, roadway. Burtenshaw measured at 200 North Woodruff and 338 North Woodruff the easement from the fence line to the apartment building (Photo 1) and noticed the single structure residence lost privacy from the second story window. Burtenshaw is objecting to this. Burtenshaw is not opposed to development, but they are concerned about the visual privacy and sound nuisances. Burtenshaw stated that if a structure like Memorial and Broadway was built on this property it would be unpleasant for the neighbors, and a 30' easement is not enough. Burtenshaw stated that if the decision is to rezone to LC, they would like a legal written description prior to the rezone of a transition zone buffer zone that is consistent with the goals of the Comprehensive Plan. Burtenshaw read from the Comprehensive Plan Title Page 30 "Our Plan for Transition Areas or Residential Areas". Burtenshaw read from page 32 about developing a process in which the residents can tell what they value about their neighborhoods and any ideas they have for change ... Burtenshaw read from page 49 about buffering commercial from development including services from adjacent residential development... Burtenshaw stated that LC has a lot of things that could create noise pollution, visual pollution. Burtenshaw stated he is not opposed to development, and as a homeowner they have to make decisions on what they anticipated, and they always planned on Professional Business and they made decisions to stay based on that reason.

Burtenshaw read a letter from his neighbor:

Don Eastman 1564 Delmar Circle, Idaho Falls, Idaho. To Whom it May Concern, my name is Don Eastman I am the homeowner of 1564 Delmar Circle, my property borders the 8-acre parcel on the north east corner of Sunnyside and Woodruff. This parcel is under discussion for rezoning from PB to LC. My family and I have some serious concerns with this property being zoned commercial. We purchased our home in 2017 and took into consideration that we were moving next to a vacant lot. We understood that it would and could be developed sooner or later. One reason we felt comfortable going forward with the purchase was the fact that the vacant lot was zone for medical offices which are open during normal hours and for the most part not on the weekends. Changing the zoning to LC changes that. They can put restaurants, gas stations, apartments, mixed use, the amounts of traffic and noise drastically increases during more hours of the day. Waste disposal can also be an issue dealing with. Smells from high usage, disposable containers. If this is developed into a 2-story building our backyard privacy is seriously at stake even with a 30' easement. If apartments are put up with my experience looking at homes in the past traffic in and out is a lot higher as well as noise issues at more hours of the day. We think very highly of our neighborhood and adding apartments with little buffer, will in my opinion be a hit to the value of our home. There is not enough separation between the two types of housing.

Looking at Idaho Falls Comprehensive Plan the City wants housing to be walkable for services. I don't think that fits here. Most retail services are not within reasonable walking distance and there are no bike lanes on any of the arterial streets. This can be seen as an issue at one of the busiest intersections in town, not to mention the increase in vehicular traffic if this is a retail space or multi-unit.

Dixon asked about the sound wall on Woodruff. Burtenshaw stated that sound walls are good, and it is an option if it is within the right height and those have to be taken into consideration. Burtenshaw acknowledges under the current zoning they could build a 3-story medical office building, but the difference is they would be closed at 5 or 6 at night. Burtenshaw stated that either way it is about some form of transition. Burtenshaw stated that streets would be a buffer and a bigger transition. Burtenshaw stated that right here has zero transition.

Lyn Branson, 1592 Delmar Circle, Idaho Falls, Idaho. Branson agreed with his neighbors and asked if anyone has done a traffic study in and out of the property. Branson stated that Bucks Gas station is hard to get in and out of at any time of day and if they do the same thing on the other side of the street he doesn't know where the roads are going to come. Branson feels it is crazy. Branson stated that if there is just a business that closes that would be great. Branson wants to know if someone will look at the traffic.

Dixon indicated that Bucks was developed in the County prior to annexation into the City and the access points there are closer to the corner than what would currently be allowed.

Lisa Burtenshaw, 1554 Delmar Circle, Idaho Falls, Idaho. Burtenshaw stated that there is commercial in the red (KJ's) so everything on that corner could have been professional, but Bucks already existed, so that use was grandfathered in. Burtenshaw stated that all the way to Hitt Road it is all medical/professional. Burtenshaw stated that the only thing that was taken away under medical services was a possibility of a hotel. Burtenshaw feels that that is another option that they can put on the property is a hotel. Burtenshaw stated that they don't have a lot of privacy from the neighbors on either side of their home, but they chose to live in a residential neighborhood, and those people are their neighbors, and they have a relationship with them, so they are pleasant to and back. Burtenshaw stated that they are concerned what the relationship would be with what might be built behind them for garbage, noise, etc. Burtenshaw reiterated that all the way to Hitt is Medical/professional.

Rick Spielman, 3180 Sunny Brook, Idaho Falls, Idaho. Spielman is the 3rd house north of Sunnyside since 1993. Spielman stated that the Murphy's and himself went through this 20 years ago and came to an agreement of how to develop the property when it was first rezoned. Spielman doesn't have a problem with development, but he is getting tired of weeds and seeds blowing in his yard. Spielman stated that the blower noise from KJ's carwash until 9-10 pm is bad. Spielman would be upset if they did something similar on this property as it would destroy his property value. Spielman stated that the homes are not cheap. Spielman has concerns about how it is developed.

Applicant: Kurt Roland, Eagle Rock Engineering, 1331 Fremont Ave., Idaho Falls, Idaho. Roland stated that they do not know what will be developed on the property and he was just throwing out suggestions of what could go on the property. Roland stated that they are not intending on putting high rises on the property. Roland stated that at this time they are not intending to put housing on the property. Roland stated that property owners have rights also,

and if people want to see the ground developed in a specific way, they can purchase the property. Roland stated that they will be good neighbors and plan it out sensibly.

Dixon asked staff about access. Stevens stated that access will be limited, and a traffic study may be required at the time of development. Stevens stated that would be determined on what use, and if they choose to make the necessary improvements outside of the traffic study. Stevens stated that could be an additional turn lane, but he thinks there might already be a turn lane available. Stevens stated that there is a likelihood of an approach on Sunnyside and north on Woodruff and those would be the only approaches pursuant to BMPO.

Shane Murphy, 5055 Wild Dunes, Idaho Falls, Idaho. Murphy stated that they will be good neighbors. Murphy stated that they are pro community. Murphy stated that there is not a plan yet and what happened back in the history in 2002 they had it zoned as R3A. Murphy stated that the property has been in the family for 55 years. Murphy stated that the apartments in the area were built in around the same time frame (2002) and the City came to Murphys and wanted to change the zone from R3A to MS which was created because they wanted to eliminate apartments because there was so much conversation about not wanting to have 3-4 story buildings. Murphy stated that they, as owners agreed to an MS zone and change that with the idea that there wouldn't be any apartments. Murphy stated that they likely will not go with apartments for development in this area because the value and demand. Murphy stated that if they opened the doors for slot retail and a small eatery people will come, and the neighborhood can ride bikes and enjoy these amenities that PB won't allow them to have the retail. Murphy stated that they will do a right turn only, and congestion in the development will be the key in doing the development so they don't run into any sort of problems. Murphy stated that in 2018 this property was rezoned to PB by the City. Murphy stated that that PB didn't allow for things that the MS zone allowed. Murphy stated with the MS Zone they could build a pharmacy, small retail, hotel/lodging. Murphy stated that in theory MS would have allowed a hotel on the property. Murphy is not trying to change the zone to upset the neighborhood but wants to preserve the property rights that were already in place.

Dixon asked if there was a zone available that allowed some of the things that MS allowed, but did not allow apartments, would that zone be acceptable. Murphy stated that they would consider it, and he cannot be the final voice as he is only a representative. Murphy stated that when he talked to Burtenshaw they discussed that this is on the most ideal corner for an apartment, as there is property that you can buy for 1/5th of this property and have a nice apartment complex. Murphy stated that they would discuss a different zone, as there is no plan to build apartments. Murphy stated that there was conversation about middle housing and live/work/play theory of having a residence above a retail. Murphy stated that could be something that is interesting for them to look into. Murphy reiterated there are no plans. Murphy stated that the development plans if the Murphys develop would be make it so that it is the highest best use, what does the neighborhood want. Murphy stated that if there was a gas station it would free up a lot of the congestion across the street. Murphy stated that if there was a CVS Pharmacy on the corner, how much of a benefit would that be to the neighborhood. Murphy stated that a PB zone would not allow that. Murphy stated that there has been conversation of putting in a nice pharmacy for all of the neighborhood to take advantage of.

Wimborne stated that this was MS and during the City-wide rezone it became PB, so Wimborne would like to hear from staff of what was allowed in MS that is not allowed in PB. Wimborne

asked if gas stations were allowed in MS. Stevens stated that he doesn't have the historic code, but he does know that pharmacy, motel, and likely a fuel station was allowed in MS. Cramer could look and respond if he has the information. Wimborne stated that when she looks at PB there are eating establishments, financial institutions, entertainment, and cultural facilities, so there are some of the commercial enterprises available. Wimborne asked for some clarity, as the City chose PB because at the time it seemed to resemble most closely what is currently there. Wimborne stated that they have gone back and done zone changes in other parts of the City, but Wimborne feels LC is a big jump based on the surrounding area with RE, R1 and the entire corridor being PB. Cramer responded that there is not a lot different and that is why when the City did the preemptive rezone and MS disappeared, PB seemed like a close fit. Cramer stated what was lost with MS is MS specifically allowed pharmacies of up to 15000 square foot and in PB you could not do that size of a pharmacy and that was specific so something like Walgreens or CVS or Riteaid could fit within the medical services zone, but not in PB, and a pharmacy in PB would have to be limited in size. Cramer stated that hotels and motels were allowed in MS but are excluded in PB. Cramer stated that gas stations were not allowed in MS. Cramer stated that there was a significant height restriction. Cramer stated that PB and LC have the same height restrictions with more than 2 stories for every additional foot of building height, the building has to be 2' away from adjoining residential use. Cramer stated that the buffering standards are more restrictive in the LC. Cramer stated that a PB zone requires the building to be 10' away from an adjacent residential or 7' if they build a 6' wall or fence, and LC has to be 20' away or 10' with an 8' masonry wall or opaque fence.

Lisa Burtenshaw, 1554 Delmar Circle, Idaho Falls, Idaho. Burtenshaw asked about the access point and asked if it would be right behind the neighborhood. Burtenshaw stated that there is an open canal right behind the neighborhood. Burtenshaw stated that the access to the development would be right behind the residence.

Stevens stated that if you measure 660' from the intersection it would be where one access point could be. Stevens stated that roads are buffers and that has been pointed out by Burtenshaw's husband. Stevens stated that the other access would be on Sunnyside. Murphy had discussed a right out, and that would come at the time of site plan. Stevens stated that right now they are looking at uses in the table and whether or not they agree with those.

Burtenshaw stated that they would have 2 access points into 8 acres that could potentially have 200 people on the property.

Dixon stated that the spacing of access points is set by BMPO and the size of an access is a different matter. The size of the access is dealt with at a later point depending on the actual layout.

Dixon explained that after the zoning request moves forward if someone wants to develop the property then they will bring in a plat and the plat is specific with access points and will show how traffic moves throughout the lots. Dixon explained that this hearing is only to discuss what could be allowed and not a specific development. Dixon explained that there would be additional hearings through Planning and Zoning and City Council.

Dixon closed the public hearing.

Black stated that she likes the zone and would like to see this area developed and it is on the corner of a minor and principal arterial, so it is made to pick up the traffic load. Black stated that her only issue is that a car wash could be put in LC and she is not agreed to have new car washes next to existing housing. Black indicated that a car wash is a CUP and would not come back to this body. Black has seen several car washes go up next to existing housing. Black stated that LC opens up the possibilities much more than professional business for businesses that they want to see on this corner.

Morrison stated that they are trying to infill, and infill will be driven by market needs. Morrison can't imagine that they would need another car wash in town, and he would hate to see a car wash on this lot. Morrison understands that there wouldn't be much transition between the development and the housing. Morrison stated that sometimes they search for zones that would meet the needs for everybody, but it is usually impossible to find that. Morrison has mixed emotions on LC on this piece of property.

Hicks moved to recommend to the Mayor and City Council approval of the Rezone from PB to LC of approximately 8 acres at the corner of Sunnyside and Woodruff (SW ¼, Sec 28, T 2N, R 38 E, as presented, Romankiw seconded the motion. Dixon called for roll call vote: Black, yes; Cantu, no; Denney, yes; Hicks, yes; Morrison, yes; Romankiw, yes; Wimborne, no. The motion passed 5-2.

Cantu stated that after listening to the resident's concerns he cannot support this motion and at some point, they have to take into consideration the citizens of Idaho Falls.

Wimborne stated that she worries that it is a big jump from PB to LC and the staff picked PB because it was aligned with MS and it fits what is in the area.

Business:

2. PLAT 21-005: FINAL PLAT. Final Plat for Jennie Lee Townhomes.

Applicant: Blake Jolley, Connect Engineering 1150 Hollipark Drive, Idaho Falls, Idaho.

Jolley stated that they previously brought forth a PUD that was approved and this is the follow up step to present the final plat so they can continue the process and get the project going. Jolley stated that it is a multiple lot plat with common areas. Jolley stated that there are two access points into the plat.

Dixon appreciates the set back from the existing R1, including the parking and travel lane, and some landscaping. Dixon asked if the set back along Jennie Lee is 15'. Jolley clarified that it is 15' to the lots, but the homes are sitting inside that, and then there is a 10-15' before you get to the structure.

Foster presented the staff report, a part of the record.

Black asked if the PUD has an amenity. Foster indicated that this is the final plat, and so it won't show the amenity, and only shows property boundaries and easements. Foster clarified that the PUD has already been approved, and it did provide an amenity in the common area in the center of the plat.

Dixon stated that high density up against low density usually has a buffering problem, and the applicant in this case has provided a good off set with how they have laid out the project on the east side. Dixon stated that on the other end of 17th Street you can see Walgreens and they have some major buffering between Walgreens and the residential nearby. Dixon suggested that they look at those examples and think about if there is something that they need to re-look at as far as buffering goes. Dixon stated that this plat provides a lot of buffering against the existing residential.

Wimborne stated that this project is a testament to the outreach efforts to the community as the developer in January before the PUD came before P&Z the developer had meetings with the neighbors and was able to incorporate a lot of that input into the design and that has been reflected in the plat before the Commission.

Dixon recalls that the neighbor's comments were positive which is different from the previous hearings on that property.

Wimborne stated that this parcel was before them recently and they approved the zone change and also the planned unit development.

Wimborne moved to recommend to the Mayor and City Council approval of the Final Plat for Jennie Lee Townhomes, Hicks seconded the motion. Dixon called for roll call vote: Black, yes; Cantu, yes; Dixon, yes; Hicks, yes; Morrison, yes; Romankiw, yes; Wimborne yes. The Motion passed unanimously.

3. PLAT 21-006: FINAL PLAT. Final Plat for Park Place Division No. 6.

Applicant: Justin Scott, Horrocks Engineers, 2194 Snake River Parkway, Idaho Falls, Idaho. Scott stated that Division 6 has 13 buildable lots and 15 total lots. Scott stated that the property is just over 5 acres. Scott stated that Park Place Division No. 6 will connect the divisions to the North, (Park Place 4). Scott stated that this Division will be key in connecting Maggie Drive and servicing those that live north. Scott stated that this Division will connect the residential collector to direct residents to the south.

Dixon asked if this is approved, is there anything that would prevent it from being the next division developed in Park Place as opposed to the one that was approved last meeting. Scott stated that the one that was discussed in the last meeting (March 2) there was discussion that this one would be developed prior to that preliminary plat that was approved, or in conjunction therewith. Scott stated that it will either be simultaneously or first, so people have access to Maggie Drive.

Foster presented the staff report, a part of the record.

Morrison moved to recommend to the Mayor and City Council approval of the Final Plat for Park Place Division 6, Denney seconded the motion. Dixon called for roll call vote: Black, yes; Cantu, yes; Denney, yes; Hicks, yes; Morrison, yes; Romankiw, yes; Wimborne, yes. The Motion passed unanimously.

Dixon asked if there is something that talks about noise pollution, pertaining to car washes and the noise they produce. Cramer stated that there is a couple of things, including a general statement about noise pollution and a certain amount of decibels that a business has to stay below at their property line, and car washes have a list of standards that attempt to mitigate those standards including the exit and the blower doors have to be pointed away from residential which would make a car wash challenging on the property that was discussed tonight, unless they put it clear out at the intersection.

Miscellaneous:

Comprehensive Plan Update. Cramer asked how long the Commissioners want to continue the meeting tonight. There was a consensus to end at 9 p.m. Cramer indicated that he will share this activity with the Commission, and they can work on it in the next two weeks and turn it in like homework. Cramer explained that they are going to try to use place types instead of definitions like low density, high density, as he feels that has been an error. Cramer stated that the description of density such as 8+ is high and anything less is low and that is not good planning. Cramer wants to explore place types and describe what a place looks like instead of what a density is. Cramer stated that in the survey they are asking the community to take they ask what are the key things that you look for in shopping for a home and that is part of place making activity. Cramer wants to understand what people care about and describe those places. Cramer stated that density causes angst, and it is misunderstood. People don't understand density, but they do understand how an area functions and feels and the context of where it exists. Cramer asked the Commission for words such as large yards; gathering; etc. Cramer stated that after they describe places then they will find the places on the map (Google Earth), and have the Commissioners create places that fit the description such as "large yards". Cramer instructed the Commissioners to block out the area on the map and drop a place marker on the map and create a note that states what it describes (i.e. large yards).

Wimborne asked if this is a Commission wide map or does each Commissioner have their own map. Cramer indicated that everyone will see what you are doing, and it could get tricky with overlapping areas. Cramer stated that they can do anything in the world, not just Idaho Falls.

Hicks gave Cramer a place of St. Charles, Missouri along the east side of the river. Hicks likes the walkway, parkway, concession stands. Cramer marked the map with a place mark, and noted "Great River walk, mix of uses, shops, river access".

Cramer asked the Commission if they can do this activity in the next 2 weeks. Dixon asked if there are any limitations. Cramer stated that the idea is to focus first on places within Idaho Falls, and then if there are examples of, they hope Idaho Falls would be you can go to those examples outside of Idaho Falls. Cramer stated that ultimately, they will go through this a number of times and create the land use map over the next 6 or 7 months. Dixon asked about the scale of something how big does the area need to be, single lot, single block, larger. Cramer stated that there is no scale, and whatever the Commissioners feels fits the description.

Black had Cramer go to Kate Curley Park, and stated that it is a nice park in the middle of housing. Cramer marked the park with green, and noted it is a "neighborhood park, not too big, middle of housing, walkable, no sports field, rare, mature trees, amenities, easily accessible." Cramer saved that park and asked the Commission to think of another place that meets this description in Idaho Falls. Black stated that there is one behind Clair E. Gale on the corner by the

golf course. Morrison stated that Central Park off of Holmes. Cramer circled those parks, called it a neighborhood park.

Wimborne stated that as the City grows our parks are not keeping up and they are calling storm ponds with playgrounds parks.

Cramer stated this is what he wants the Commission to do. Cramer asked the Commission to figure out if this works well, then why don't we have this in other areas, and that will lead to the policies that lead to the codes that lead to the requirements. Cramer stated that as they describe things that jump out, describe them, such as the storm ponds, and say no trees, no amenities, useless space, and then map those around the town. Cramer asked the Commissioners to take some time and describe some places and map them out.

Wimborne asked how the neighborhood meetings are going for Imagine IF. Cramer stated that they are going better than expected and have had good attendance averaging between 25-40 people. Cramer stated that on the survey they were hoping for statistical validity which meant 300 responses and as of this morning there is 533 responses and have statistical validity City wide, but in each geographic area for the neighborhood. Cramer stated that they can now take a statistically valid survey and combine it with the non-scientific discussion and look for crossroads. Wimborne indicated that she sent the survey link to the government teachers and student council advisors so hopefully the youth can give input. Black invited them to Idaho Falls High School to set up a kiosk or something to get information out to students. Stevens agreed that they could set up a kiosk to take the survey. Black asked if the Commissioners are supposed to fill out the survey. Cramer told them they are welcome to take the survey. Black stated that she stayed quiet at the neighborhood meeting because she felt she was there as an observer of the Commission, rather than a neighborhood person. Cramer stated that they can participate as a citizen if they wish, but they only have asked City Council to stay quiet if they come, and not try to engage as a Council member. Dixon stated that they have to be careful that they don't have so many Commissioners that they have a quorum. Dixon had his wife listen to the meetings, but he wasn't in the room.

Cramer indicated that April would have 2 meetings.

Dixon adjourned the meeting at approximately 9:00 p.m.

Respectfully Submitted

Beckie Thompson, Recorder