

July 6, 2021

7:00 p.m.

Planning Department

City Annex Building

**MEMBERS PRESENT:** Commissioners Brent Dixon, Arnold Cantu, Joanne Denney, Lindsey Romankiw, Natalie Black, Margaret Wimborne.

**MEMBERS ABSENT:** Gene Hicks, George Morrison

**ALSO PRESENT:** Planning Director Brad Cramer; Assistant Planning Directors Naysha Foster, Caitlin Long, and interested citizens.

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

**CHANGES TO AGENDA:** None.

**MINUTES:** Cantu moved to approve the Minutes from June 1, 2021 and June 15, 2021, Wimborne seconded the motion and it passed unanimously.

**Public Hearing (s):**

**1. RZON 21-010: REZONE: Rezone from HC to CC for Eagle Ridge Division No. 3.**

Dixon opened the public hearing.

**Applicant: Steve Khyme, 1765 N. Yellowstone Highway, Idaho Falls, Idaho.** Khyme indicated that they want to rezone the remaining portion of Eagle Ridge. Khyme stated that the objective is to accommodate the increasing demand for residential development and the development plan hasn't changed other than inquiry for multi-family in the area and intend to build a portion of the property out as multi-family.

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

**Support/Opposition:**

**David Price, 1200 Overland, Burley, Idaho.** Price is an owner in the project. Price indicated that they have people interested in higher density. Price finds it interesting there is contiguous property with the same zoning.

**Kevin Young, Young Autobody, 891 Pancheri, Idaho Falls, Idaho.** Young borders the back of the property asking to be rezoned. Young stated that all the business owners in the area share the same concerns that this was an industrial area, and there are industrial businesses throughout the area. Young wants the property to develop but is concerned that multi-family dwelling will create problems for businesses in the future with the new residents not liking the businesses in the areas. Young feels that residential backed up to commercial is always a problem. Young stated that the canal runs at such a different level, that Snake River Landing is well below this piece of property and seems like a different world when you are in the area.

Dixon closed the public hearing.

Cantu asked what is going on that property. Dixon indicated that they need to look only at the zone, and not what is intended to go there, but the applicant did indicate that the reason for the rezone was to have the potential for residential.

Black stated that it is interesting how things have changed because a few years ago there was multi-family residential across the interstate and it was changed because no one wanted to live near the interstate, so the demand for housing wasn't good there. Black doesn't see anything that she would object to with the rezone.

Denney agreed with Black that she doesn't have any opposition to it but does question whether people want to live in that area. Denney confirmed that this is part of the Greenbelt Mixed use area and close to other residential areas.

Romankiw agreed that Snake River Landing is well below this property and does seem like a different world from this piece of property. Romankiw indicated that this application does comply with the policies of the Comprehensive Plan, and the Zoning Ordinance.

**Romankiw moved to recommend to the Mayor and City Council approval of the Rezone from HC to CC of 28.949 Acres in the NE ¼ of the SW ¼ of Section 24, Township 2N, Range 37 E (Eagle Ridge Division No. 3. + 17.83 acres), Denney seconded the motion. Dixon called for roll call vote: Black, yes; Cantu, yes; Denney, yes; Romankiw, yes; Wimborne, yes. The motion passed unanimously.**

**2. RZON 21-011: REZONE. Comprehensive Plan Amendment from Lower Density Residential to Higher Density Residential and Commercial for area Near Lincoln Road.**

Dixon opened the public hearing.

**Applicant: Blake Jolley, Connect Engineering, 1150 Hollipark, Idaho Falls, Idaho.** Jolley indicated that the change in the area near Costco going down Lincoln has different thoughts happening in the area lends a need for a Comprehensive Plan Amendment. Jolley stated that the area is moving away from lower density to commercial and higher density housing. Jolley feels this fits the need of the city and the current trend of development.

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

Black clarified that this is rezoned already, and this will make it match the Comprehensive Plan. Cramer walked through the slides to answer questions about what has been zoned.

No one appeared in support or opposition.

Dixon closed the public hearing.

Dixon noted that it was his comments at prior meetings to do the Comprehensive Plan before the rezone.

Wimborne stated that this area has developed in a way that they hadn't imagined and now it will require the commission to make sure they are updating things to reflect those changes and moving from the lower density to the higher density makes sense.

**Wimborne moved to recommend to the Mayor and City Council approval of the Comprehensive Plan Amendment, Lower Density to Higher Density Residential and Commercial, Black seconded the motion. Dixon called for roll call vote: Wimborne, yes; Romankiw, yes; Black, yes; Cantu, yes; Denney, yes. The motion passed unanimously.**

### **3. RZON 21-012: REZONE FROM HC to LC for area near Lincoln Road.**

Dixon opened the public hearing.

**Applicant: Blake Jolley, Connect Engineering, 1150 Hollipark, Idaho Falls, Idaho.** Jolley stated that this is the second part to the Comprehensive Plan Amendment. Jolley stated that they feel that LC in the back of the HC would be more advantageous and the highest use of the property as you come off Lincoln Road, so they are requesting to shrink the HC area and rezone that portion to LC.

Cramer presented the staff report.

Dixon commented that HC does not allow single family dwellings and LC does so if this change were to go forward it would make it consistent with the Comprehensive Plan.

No one appeared in support or opposition.

Dixon closed the public hearing.

Wimborne feels the application makes sense with the HC next to Lincoln and LC connected to the bigger LC section.

**Wimborne moved to recommend to the Mayor and City Council approval of the Rezone from HC to LC for Approximately 19.84 Acres of Section 9, Township 2 North, Range 38 East, Black seconded the motion. Dixon called for roll call vote: Wimborne, yes; Romankiw, yes; Black, yes; Cantu, yes; Denney, yes. The motion passed unanimously.**

#### **Business:**

### **4. PLAT 21-021: Final Plat for McNeil Business Park Division No. 2, 1<sup>st</sup> Amended.**

**Applicant: Clint Jolley, HLE, 121 South Park Ave, Idaho Falls, Idaho.** Jolley stated that the request will take in one lot and a portion of 2 other lots, and they are trying to clean it up to one lot to be built on in the future.

Dixon asked what happens with the sliver of a lot on the south end. Jolley indicated that it is still deeded to the person to the south, and they are only correcting their client's property to maintain one lot instead of a lot and 2 portions. Dixon asked if the other portion (south) is going to be platted. Jolley stated that it is still a portion of the person to the south's property.

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

Dixon asked if leaving that small portion to the south out will cause a problem, because right now it is platted and then it won't be. Long does not believe there will be a problem.

Black asked if this property came before the Commission last year for residential, Long indicated that there was a rezone that was denied.

**Denney moved to recommend to the Mayor and City Council approval of the Final Plat for McNeil Business Park Division No 2, 1<sup>st</sup> Amended, Romankiw seconded the motion. Dixon called for roll call vote: Cantu, yes; Black, yes; Wimborne, yes; Denney, yes; Romankiw, yes. The motion passed unanimously.**

### **5. PLAT 21-020: FINAL PLAT. Final Plat for Southpoint Division No. 11.**

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

Roland stated that there are 37 total lots with 34 buildable lots zoned R1 consisting of 14 acres of ground. Roland stated that Division 10 is under construction, and this is north of Division 10.

Dixon asked if this provides another linkage to the east, and Roland confirmed that it does.

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

**Black moved to recommend to the Mayor and City Council approval of the Final Plat for Southpoint Division No. 11, Denney seconded the motion. Dixon called for roll call vote: Denney, yes; Romankiw, yes; Black, yes; Cantu, yes; Wimborne, yes. The motion passed unanimously.**

#### **6. PLAT 21-023: FINAL PLAT. Final Plat for Southpoint Division No. 12:**

**Applicant: Kurt Roland, 1331 Fremont, Idaho Falls, Idaho.** Roland stated that there are 56.5 acres with 34 lots with 31 of them buildable. Roland stated that this is south of Division 10 consisting of R1, R3 and LC.

Dixon asked about the arrow shaped lot to the west. Roland stated that it is a storm pond that will create a pass through for foot traffic. Dixon asked how wide the street that meets up with York is and asked if it is wide enough to have left and right turn lanes. Roland stated that they will be putting right and left turn lanes and also on 65<sup>th</sup> South they will put in turn lanes.

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

**Wimborne moved to recommend to the Mayor and City Council approval of the Final Plat for Southpoint Division No. 12, Black seconded the motion. Dixon called for roll call vote: Cantu, yes; Romankiw, yes; Black, yes; Denney, yes; Wimborne, yes. The motion passed unanimously.**

#### **Miscellaneous:**

**Comprehensive Plan Update.** Cramer reported that they are finalizing their second round of outreach to the Community and will be launching a follow up survey next week and holding a public workshop on July 27. Cramer stated that they are wanting to make sure that they heard the public correctly and ensure the public knows they were heard, and so they have used the ideas and language that they were given through the neighborhood meetings and surveys. Cramer stated that they are structuring the plan to include an accountable implementation plan, so they are taking the key themes, including housing, community health, transportation connectivity, and through the community outreach and through reviewing other documents they are identifying issues related to each of the key themes, and taking those themes back to the community and ask them what actions to prioritize and support. Cramer stated that the public workshop will be structured similarly and as soon as they see that they've done things correctly they can finalize the policies and goals and actions and have a plan ready for public review by September 1. Cramer will be sending out the survey draft to the advisory committee and the commission for feedback before it is launched. Cramer indicated that he wants to have a plan before the Commission before October to review.

Dixon asked if the action plans are part of the Comprehensive Plan, or more part of the implementation of the plan. Cramer stated they are both as they are included in the document as

the action plan and is the final chapter of the plan. Cramer stated that the current plan lacks a real action plan, so they will be assigning rough timelines and costs within the plan.

Dixon asked what the general timeline of these things is. Cramer stated that they haven't done that and will do it in August after they determine what is staying and what is being removed. Cramer indicated that they would make minor tweaks each year to see what is happening and revise according so the plan stays current and reflective of what is happening in the community.

Wimborne appreciates the second round of community outreach and the way the people can provide general feedback and specific neighborhood feedback.

Cramer stated that they asked people to supply their email address if they wanted to stay involved and they had 700 responses and the vast majority provided an address, so they have 100's of people ready to be sent directly, plus press releases, so they are hoping for a good response to this outreach.

Black asked about 1<sup>st</sup> Street, as she has called the public works director to see what the plan is for the divider between Lomax and 1<sup>st</sup> Street. Black indicated that she was told that public works is considering taking 1<sup>st</sup> Street and Lomax back to one-way streets. Cramer stated that because of the construction there is only one way traffic through 1<sup>st</sup> and Lomax so it is an experimentation. Cramer added that the Northgate and 1<sup>st</sup> Street Plan, that was one of the recommendations that the City explored was having 1<sup>st</sup> Street go East and Lomax west and you can move traffic better. Cramer stated that in order to do the street upgrades that the plan called for with the trees, bulb outs, etc., they needed more right of way and the traffic engineers told them that if they do one-way streets you gain just enough right of way to do those things that the plan calls for. Cramer stated that they will talk to the community before they make final decisions. Black asked if that could be put in place now with the current construction. Cramer stated that it is only one way because of the construction, but that is not final, as more construction would have to take place to finalize the plan. Cramer added that they had developed the current construction project long before the 1<sup>st</sup> Street Plan, and what they were able to do is work in the underground infrastructure, so in the future when funding is available to make the upgrades the infrastructure is there, so there won't need to tear into roads as much for water lines, and power.

Next meeting July 20, 2021.

Dixon adjourned the meeting at approximately 8:00 p.m.

**Respectfully Submitted**

**Beckie Thompson, Recorder**