

February 1, 2022

7:00 p.m.

Planning Department

City Annex Building

MEMBERS PRESENT: Commissioners Brent Dixon, Joanne Denney, Arnold Cantu, George Morrison, Margaret Wimborne, Lindsey Romankiw

MEMBERS ABSENT: None.

ALSO PRESENT: Assistant Planning Director Kerry Beutler, planners Anas Almassrahy and Caitlin Long and interested citizens.

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

CHANGES TO AGENDA: Item # 4 has been postponed.

MINUTES: Cantu moved to approve the Minutes from January 4, 2022, Denney seconded the motion and it passed unanimously.

Business:

1. Election of Officers. Wimborne reported that they feel the recommendation to have a format where the Vice-Chair would become Chair and rotate through from each year. Wimborne reported the slate of officers as follows: Joanne Denney – Chair; Lindsey Romankiw – Vice-Chair; George Morrison- Treasurer. The nominees accepted the nomination.

Morrison moved to accept the slate of nominees with Joanne Denney as Chair; Lindsey Romankiw as Vice-Chair; and George Morrison as Treasurer, Wimborne seconded the motion. Dixon called for roll call vote: Cantu, yes; Morrison, yes; Denney, yes; Wimborne, yes; Romankiw, yes. The motion passed unanimously.

Dixon relinquished the Chair position to Denney, and she took over Chairing for the remainder of the meeting.

2. PLAT 21-036: FINAL PLAT. Final Plat for Snake River Landing Division No. 16.

Applicant: Laith Sheets, Horrocks Engineers, 2194 Snake River Parkway, Idaho Falls, Idaho. Sheets presented a 2-lot plat for Snake River Landing Division No. 16 located east of Pioneer Road and north of Sunnyside. Sheets presented that the property is a 5+ acre lot with one buildable lot and one non-buildable lot. This will dedicate the right of way for Pioneer Road. Sheets stated that it is a straightforward Plat.

Tana Barney, Ball Ventures, 2194 Snake River Parkway, Idaho Falls, Idaho. Barney indicated that one of the recommendations is the pathway along the canal and the recommendation from staff is to address that pathway. Barney would like to work with Community Development on the pathway. Barney stated that they plan to have commercial on this area and the platted area will be storage with a large storm pond to pick up the commercial south. Barney would rather not put the pathway on top of the canal and have people go to the dark corridor but would rather come in front of the building or are open to working with staff to find an alternate pathway.

Beutler indicated that the recommendation was worded such that it would allow the plat to proceed and then address the pathway easement in some fashion. Beutler stated that the shared

use path with Connecting Our Communities comes down along the canal and then the intention is to head south along Pioneer Road and connect with the pathway system proposed along Sunnyside. Beutler stated that there is a necessary connection, but there are options for fulfilling the connection.

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

Denney asked if the alternative path is acceptable to the Commissioners. Dixon suggested that the motion have a condition that the developer work with the planning staff to identify the location for the path through the property.

Wimborne is confident that the developer and staff can work together to resolve the pathway.

Wimborne moved to recommend to the Mayor and City Council approval of the Final Plat for Snake River Landing Division No. 16 with the condition that the developer address the shared use path along the canal, Dixon seconded the motion. Denney called for roll call vote: Romankiw, yes; Wimborne, yes; Dixon, yes; Morrison, yes; Cantu, yes. The motion passed unanimously.

Public Hearing(s):

3. PLAT 21-038: PRELIMINARY PLAT. Preliminary Plat Stone Creek Estates Division 4.

Denney opened the public hearing.

Applicant: Ryan Jacobson, 980 Pier View, Idaho Falls, Idaho. Jacobson is presenting division 4 of Stone Creek Estates. Jacobson stated that this property is 11 acres with 32 buildable lots, for residential single-family homes. Jacobson represents Fall Creek Homes. Jacobson has reviewed the Plat and they have worked with the engineers and staffs to comply with City Ordinance and complies with the Comprehensive Plan. Jacobson stated that this Preliminary Plat was approved in 2004 and they are asking for re-approval due to minor changes that have been made such as altered lot sizes (bigger) to fit the residential homes and match the surrounding areas. Jacobson added that the road has been modified from the previously approved plat to have the proper angle and connections. Jacobson stated that there is a requirement for a bridge to be constructed to connect this subdivision to Brookside and completing this division will be beneficial. Jacobson stated that there is only one road to come in and out of Stone Creek Subdivision and this will provide an additional road out. Jacobson stated that they had always intended to include the pathway and it is stated on the plat differently, but they will work with their engineers and staff to have the pathway lot.

Dixon asked if the lots are the same size as the division to the south. Jacobson confirmed that the lots are the same size and that is why they adjusted, so the lots were more comparable. Dixon asked if the path goes along Sand Creek or Little Sand Creek. Jacobson stated that it will be on the west side of the division and will continue on from Division 1, 2, 3 already have the pathway on the west. Dixon indicated that Little Sand Creek is on the west side.

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

Support/Opposition.

Dan Baran's, 4610 Blackstone, Idaho Falls, Idaho. Baran's asked if they are building a bridge across the canal heading east to 25th. Baran's would like a bridge built.

Long doesn't believe a bridge is going to be built. Dixon feels that if a bridge was built it would be built by whoever develops the other side of the canal.

Stan Garnier, 4250 S. 25th E, Idaho Falls, Idaho. Water Springs. Garnier stated that Water Springs has a football field across the canal with a healthy athletic program. Garnier stated that there is language in their agreement when they put the field in 2010 that they could put lighting in. Garnier stated that they are intending to put lighting in this Spring/Summer and wanted to make everyone aware of that as the development moves forward. Garnier stated that they have no plans to build bridge on their side. Garnier asked if the walking path is on the east side of the plat.

Denney closed the public hearing.

Morrison moved to approve the Preliminary Plat for Stone Creek Estates Division 4 as presented.

Dixon asked for clarification on the motion as to whether it included the pathway along Little Sand Creek. Morrison stated that it does and considered that as presented.

Dixon seconded the motion. Denney called for roll call vote: Romankiw, yes; Wimborne, yes; Dixon, yes; Morrison, yes; Cantu, yes. The motion passed unanimously

Romankiw suggested changing the Reasoned Statement of Relevant Criteria and Standards to clarify that on II Decision it reads "To include a pathway lot along Little Sand Creek to Old Stone Lane.

Dixon moved to accept the Reasoned Statement of Relevant Criteria and Standards with the requested change, Morrison seconded the motion. Denney called for roll call vote: Romankiw, yes; Wimborne, yes; Dixon, yes; Morrison, yes; Cantu, yes. The motion passed unanimously

5. RZON 21-020: REZONE. Rezone from HC to LC

Denney opened the public hearing.

Applicant: Rachel Whoolery, P.O. Box 327, Rexburg, Idaho 83440. Whoolery is representing the owners as the developer and designer/project manager. Whoolery presented that this property is across the street from Costco. Whoolery stated that Idaho Falls didn't want to have box stores near neighborhoods, so Costco is in a transition area that doesn't have a lot around it, and so now there is a new shopping area, but not housing that can walk to the shopping center. Whoolery is requesting a rezone from Highway Commercial to Limited Commercial in order to have a mix of commercial use buffering and go back into a multi-housing development. Whoolery stated that the neighbors are currently zoned LC, and they want to conform their zone to the neighbors to keep the development of the properties with similar uses. Whoolery feels that LC Zone can create a commercial and housing options. Whoolery reported that housing costs have risen 35% and a population growth on 13% in the last 10 years. Whoolery stated that the area is growing and not everyone can afford a stand-alone house. Whoolery is hoping to create

the middle housing that is missing in this area. Whoolery is hoping to have a mix of commercial and multi-family complexes. Whoolery stated that there is 23 acres to develop, and they can work with the green spaces and make it attractive. Whoolery stated that there are two existing access roads (Jonathan Ave. and Applewood Way). Whoolery is working with the neighbors to tie into other developments.

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

No one appeared in Support/Opposition.

Denney closed the public hearing.

Wimborne feels the applicant has looked at the area, and the zone is a good transition zone and compatible with the other uses. Wimborne feels that the applicant has taken time to look at how the other properties have developed so there is consistency.

Morrison feels this is a good idea to change the zoning as it will allow for housing within walking distance to stores and it will be an improvement over the HC zone.

Dixon stated that the Comprehensive Plan does identify the majority of this area for commercial as well as a portion of the area for higher density residential. Dixon stated that this zone makes good sense for residential rather than commercial because it is next to a park. Dixon believes that going forward as things develop around Costco the idea of using the land on the corner of Hitt and Lincoln as RV Parking will change, and they will find a higher use for the property. Dixon has some concern for the existing single family residential and the access via Jonathan Ave.

Wimborne moved to recommend to the Mayor and City Council approval of the Rezone from HC to LC for the NW 1/4 NE ¼, Section 16, T2N, R 38 and Lot 1 & 2, Block 1, Liberty Park, Cantu seconded the motion. Denney called for roll call vote: Romankiw, yes; Wimborne, yes; Dixon, yes; Morrison, yes; Cantu, yes. The motion passed unanimously

Beutler gave updates to the Commission: Beutler stated that there are 2 meetings in February with the next one on February 15, 2022; Beutler stated that the Comprehensive Plan is scheduled to go to city Council next week on February 10th. Beutler stated that they will not take action that night but would take action on the 24th of February. Beutler stated that Cramer and Beutler are working with the Mayors office and have done some interviews with potential volunteers to fill vacant seats on the Commission. Beutler stated that they have recommended for 2 additional people that would get 8 on the Commission. Beutler stated that the 9th position is reserved for someone that it outside of the City limits, but within the Area of Impact. Beutler stated that they also are in need of a Commissioner willing to serve on the County Planning Commission for the City. Beutler asked if anyone is willing and would contact him to discuss it.

Wimborne asked how the conversations went with the County on the Comprehensive Plan. Beutler stated that when

Next Meeting February 15, 2022

Denney adjourned the meeting at approximately 7:45 p.m.

Respectfully Submitted

Beckie Thompson, Recorder