

June 21, 2022

7:00 p.m.

Planning Department

City Annex Building

MEMBERS PRESENT: Commissioners Lindsey Romankiw, Kristi Brower, Arnold Cantu, Brent, Dixon, Glen Ogden (via Webex - late)

MEMBERS ABSENT: Joanne Denney, Margaret Wimborne, George Morrison

ALSO PRESENT: Assistant Planning Director Kerry Beutler; planner Caitlin Long, Brian Stevens, Assistant City Attorney Michael Kirkham, Esq. and interested citizens.

CALL TO ORDER: Lindsey Romankiw called the meeting to order at 7:00 p.m.

CHANGES TO AGENDA: Items 2 and 3 have been postponed until August 2, 2022 (Plat 22-019; PUD 22-001). Kirkham clarified that the applicant requested to have the item removed from the Agenda

MINUTES: Dixon moved accept the minutes of June 7, 2022 with the correction requested Cantu seconded the motion, and the motion passed unanimously.

Public Hearing(s):

1. ANNEX 22-008:” ANNEXATION/INITIAL ZONING. Annexation of 2.068 Acres with Initial Zoning of I&M.

Romankiw opened the public hearing.

Applicant: Steve Ellsworth, Ellsworth and Associates, 253 1st Street, Idaho Falls, Idaho.

Ellsworth is requesting annexation of county ground located on 33rd North, south of the Hatch Pit. Ellsworth stated that the property is just under two acres and is contiguous to a 2.7-acre parcel to the west zoned I&M owned by the applicant.

Beutler presented the staff report a part of the record.

Dixon asked about the Hatch Pit zone. Beutler stated that the Hatch Pit is zoned I&M. Dixon asked about the C1 in the County. Beutler indicated that the trucking business is a County C2 designation. Dixon listed the different City Zones in the area and concluded that there is not an identity in this area. Beutler agreed and stated that the purpose of the Comprehensive Plan and designating it General Urban was to formulate that identity as things annex, but this area is a mix. Dixon asked if the Hatch Pit has a long life ahead or is it near closure. Beutler stated that they do not have a time frame from the County, and it should be viable for the immediate future.

No one appeared in support or opposition.

Romankiw closed the public hearing.

Cantu moved to recommend to the Mayor and City Council approval of the Annexation of 1.9 acres part of the SE ¼ of Section 6, Township 2 North, Range 38 East, with initial zoning of I&M with Airport Overlay Controlled Development, Brower seconded the motion and it passed unanimously.

2. PLAT 22-019: PRELIMINARY PLAT. The Reserve at Snake River Landing. Removed from Agenda at the request of the applicant.

3. PUD 22-001: PLANNED UNIT DEVELOPMENT. The Reserve at Snake River Landing. Removed from Agenda at the request of the applicant.

Business:

4. PLAT 22-014: FINAL PLAT. Edgewater Division No. 1.

Applicant: No Applicant appeared.

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

Dixon asked about the dirt roads in the vicinity and asked if Milligan Road is built through that the existing property would still have access out of the east side of their property to access Milligan and then onto Snake River Parkway. Dixon asked about the access around the lower pond and asked if those need to have connectivity. Beutler agreed that there is a dirt road that services the industrial use. Beutler agreed that Milligan Road will continue to provide access and access to Snake River Parkway in the same alignment. Beutler stated that the other roads are service roads for the Snake River Landing Development. Beutler stated that a lot of the area is developed as a large storm water retention and so the other parcels are under the same control as the rest of Snake River Landing, so there is not any limitation to their access with the specific alignment of Milligan Road. As Milligan is established and improved heading north to connect to the northern section by the pier, they would all still have frontage onto the improved Milligan Road. Dixon confirmed that development of this plat would only extend to the eastern edge of the plat. Beutler agreed and stated that once you head east of this property, then you would be potentially looking at further development of Milligan Road, or as the City completes the expansion of Heritage Hills Park that has frontage on north side of Milligan, then the City would potentially extend the road east.

Dixon moved to recommend to the Mayor and City Council approval of the Final Plat for Edgewater Division No.1, as presented, Cantu seconded the motion, and the motion passed unanimously.

5. PLAT 22-018: FINAL PLAT. Parkway Division No. 1

Applicant: Bryan Lyon, Alliance Engineering. Wanting to do a multi-family development and this is the first step. Stood for questions.

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

Dixon moved to recommend to the Mayor and City Council approval of the Final Plat for Parkway Division No. 1, with the stipulation that the resolution of the shared use path along the canal be completed prior to going to City Council, as presented, Brower seconded the motion, and the motion passed unanimously.

6. PLAT 20-025: FINAL PLAT. Taylorview Homes Division No. 1 (Extension Request).

Applicant: No applicant as this is just an extension request.

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

Dixon moved to approve the Extension Request of the Final Plat for Taylorview Homes Division No.1., Brower seconded the motion, and it passed unanimously.

7. PLAT 21-023: FINAL PLAT. Southpoint Division No. 12. (Extension Request).

Applicant: No applicant as this is just an extension request.

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

Ogden asked if the portion that was going to be commercial is still owned by the same applicant. Beutler indicated that they do not track sales, but they believe the parcel has been sold. Ogden clarified that they would maintain right of way to access the parcel.

Cantu moved to approve the Extension Request of the Final Plat for Southpoint Division No. 12, Ogden seconded the motion, and it passed unanimously.

Next Meeting July 5, 2022.

Romankiw adjourned the meeting at approximately 7:40 p.m.

Respectfully Submitted

Beckie Thompson, Recorder