

July 5, 2022

7:00 p.m.

Planning Department

City Annex Building

MEMBERS PRESENT: Commissioners Joanne Denney, Glen Ogden, Brent Dixon, Kristi Brower, Lindsey Romankiw.

MEMBERS ABSENT: Margaret Wimborne, George Morrison, Arnold Cantu

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

CALL TO ORDER: Joanne Denney called the meeting to order at 7:00 p.m.

CHANGES TO AGENDA: None.

MINUTES: Ogden had one typo to change. **Ogden moved to accept the minutes of June 7, 2022, Dixon seconded the motion and the motion passed unanimously.**

Public Hearing(s):

1. RZON 22-009: REZONE. Rezone Approximately 2.821 acres from R2 to R3.

Denney opened the public hearing.

Applicant: Barry Bane, Connect Engineering, 2295 N. Yellowstone, Suite 6, Idaho Falls, Idaho. Bane stated that the property is over by Freeman Park and is approximately 2.8 acres and is currently zoned R2, and they want to rezone to R3. Bane stated that the property is designated as Urban Core in the Comprehensive Plan and the R3 designation is consistent with the Comprehensive Plan as Urban Core is one of the higher intensity parts of the designations. Bane stated that this area is a walkable area, with Freeman Park, Pathway along Greenbelt, Downtown is 15-minute walk. Bane feels that this change to R3 and a higher density would fit what Idaho Falls is wanting for more walkability. Bane stated that the surrounding zones are LC, and R2 and some R1, TN and R1 used as commercial, and this property as R3 would be a good down step from the LC to the south to the R2 surrounding. Bane held a neighborhood meeting and there was a handful of neighbors at the meeting. Bane stated that they had an open conversation, and the concerns were with traffic and density. Bane stated that they are seeking R3, rather than R2 is so they have the ability to go multiple stories high. Bane stated that the overall footprint of the development will be smaller with two taller buildings and add more green space. Bane stated that Fremont Ave, is a minor arterial which most of the traffic will be fed out on Higham or another street that goes to Fremont Ave. Bane stated that there is a decel lane off Fremont onto Higham, and there is a light at Science Center Drive. Bane stated that in discussions with staff and engineering, there are no major traffic concerns, and if it warrants a traffic study, at the time of final plat a traffic study will be done, and all improvements will be done at that time. Bane stated that right now they are just looking for a rezone. Bane feels that this will bring in much needed housing for the area.

Ogden asked if the access would come from Higham and Presto. Bane stated that they will plan for access to the back alley, as well as off Higham. Bane stated there will be multiple ways to get out to Fremont Street.

Bane added that the neighbors had concerns about parking, and they did show a conceptual layout, but where buildings and parking will go has not been decided. Bane stated that they will comply with all buffers, and landscape requirements.

Beutler presented the staff report a part of the record.

Dixon asked for clarification about how the property went from PB to R2 in 2018 as he understood they were trying to keep zoning with the same use when the City did the City-Wide Rezone. Beutler stated that in general in 2018 when the Ordinance changed, they tried to keep the same zoning designation, but that was not always possible, as some zones in 2018 were eliminated. Beutler stated that there were places in town that they did an in depth look at land uses, and land patterns and they changed the zone to R2. Dixon asked if they had a hearing for the use change. Beutler stated that they had hearings for each of the properties that the zoning designation changed and if the zone was eliminated the property owner had to be notified of the rezone request, and that was the case for this property. Dixon asked if the maximum building height is to the peak of the roof, or to the eaves. Beutler indicated that the height restriction is to the eaves, and potentially a 3-story building could be built in R2. Dixon presumed that if the applicant is asking for R3, they want to go higher than three stories. Beutler agreed that R3 would allow higher than three stories. Dixon asked in the future for staff to add LC to the table, since it is residential, to the table and notes. Beutler stated that if LC is developed as residential, it is developed to the R3A standards.

Ogden asked if R3 had a height restriction. Beutler stated that R3 has no height restriction, and the parking and storm drainage and site development standards are what limit the development.

Support/Opposition

Greg Crockett, Esq., 428 Park Ave., Idaho Falls, Idaho. Crockett is appearing for the North Park Village HOA (Condo Project). Crockett appeared on behalf of the 42 units and 70+ residents that live in North Park Village. Crockett stated that North Park Village is condominium units, and they were platted in 1981. Crockett stated that North Park Village is currently zoned R2 which is the perfect fit for the entire neighborhood. Crockett stated that the proposal to the neighbors was five stories high. Crockett stated that five stories would make it the tallest building in Idaho Falls. Crockett stated that North Park Village is contiguous to this parcel and living next to a 5-story apartment does not accommodate much buffering. Crockett stated that R2 has thirteen units per acre, and R3 has 35 units per acre, which could have a potential of ninety-nine units on this site. Crockett stated that is remarkable for that neighborhood. Crockett stated that he does not feel this parcel deserves or should be rezoned to R3, as it does not fit the area. Crockett stated that the most iconic feature of the entire neighborhood is Freeman Park. Crockett stated that to park a “skyscraper” next to the park is incongruous. Crockett stated that this proposal does not fit, and North Park Village residents are asking that the Commission deny the request.

Dr. Brook, 1405 Presto #4, Idaho Falls, Idaho. Brook has lived there for 30 years. Brook finds it unfortunate that Green Giant could not build their corporate head quarters on this property, as that would have been acceptable and would have fit in the area. Brook stated that he is saddened to see the evolution of the Planning Board who initially were very helpful in doing some kind of planning that would respect Freeman Park to where they currently are. Brook stated that this is

the Board's only chance to think about what was said 4-5 years ago, when they encouraged the neighbors that they would have a good plan for this neighborhood.

William Meekin, 1405 Presto #3, Idaho Falls, Idaho. Meekin was here 3 years ago, and this is his third time standing before the Board. Meekin stated that this property is right on the edge of the town's pride and joy, the Greenbelt. Meekin thanked the Committee for the meeting with the developer where they laid out what the plan was and that was helpful. Meekin is not against development of the land so that we can all stop meeting together. Meekin thought the developer proposed an awesome development plan as their phase 1, which is quad plexes which fits in the R2 and the original scheme of what the property was proposed to originally be and be Phase 2 of North Park Village. Meekin stated that the quad plexes that the developer is proposing along the strip as Phase 1 would work perfectly in Phase 2 and be consistent with the original plan. Meekin drove around town to see what five story buildings he could find. Meekin found that Snake River Landing built three stories, new apartments on 1st street are 3 stories, Energy Drive has 2 story apartments, Broadway has 3 story apartments, INL Willowcreek is only 3 stories, with one building that looks like a big industrial plant and that is 4 stories. Meekin could not find anything that was five stories. Meekin stated that other than the office building US Bank, this will be the highest residential building, and nothing like it anywhere near it. Meekin does not feel that this fits in this area. Meekin understands that the grand plan states that it could be a possibility, but he does not feel that it fits. Meekin stated that his window looks out onto what is to be developed. Meekin asked the Commission to envision looking out their window and picture a 5-story building and ask themselves how excited they would be.

Carol Robinson, 1425 Presto #2, Idaho Falls, Idaho. Robinson has lived there for 23 years. Robinson has been to several meetings. Robinson is disturbed of the height of the proposed building, as well as the fact that the buildings on Fremont Street that have the rod iron fencing, make it hard to see traffic. Robinson is worried about garbage and sewer that she feels will happen with so many residents. Robinson is concerned about the lack of details in the presentation. Robinson would like to postpone the decision until the details are known, so that they can be commented on.

Applicant: Barry Bane, Connect Engineering, 2295 N. Yellowstone, Idaho Falls, Idaho. Bane stated that at this stage even if they wanted to share the details of the project at the rezone hearing, they cannot, and if they pulled up slides showing what they wanted to put in certain places, the City Attorney would tell them that it is not applicable for the rezone hearing, as the rezone has to apply to anything that can go in that zone. Bane stated that if they come back with a PUD that is the time that they can go over the details. Bane stated that they did share some details, but they cannot share a lot because they do not know exactly what they are going to put on the property until they get a rezone. Bane stated that sewer and garbage will be addressed on the site plan and that will be reviewed by sewer and sanitation. Bane stated that there is sewer and water stubbed in that site, and public works has no concerns on overloading the system. Bane stated that the Comprehensive Plan is to give a game plan of what might fit in the area, and the Comprehensive Plan shows this area as Urban Core, which does allow for R3 and R3 would fit that area, with the commercial close and Freeman Park. Bane stated that the Comprehensive Plan talks about how they need to change housing patterns and not spread out as the City grows as it is costly to provide services to the expanding geographic area. Bane stated that the growth patterns need to shift inward to create housing choices that interact with the established environment. Bane agrees that Freeman Park is iconic, and they feel that internal growth and

infill is important. Bane stated that potentially a five story could go on this property and the developer was open and up front in the meeting and indicated that they do plan to go taller. Bane stated that the R3 zone has the buffer that as you go taller you have to have a bigger buffer, so starting at 25' setback, for every foot that they extend the building upward, they have to have an additional 2' of setback, so an additional story on the building, would require another 20' of setback.

Denney closed the public hearing.

Ogden clarified that the vote tonight is on the zone change, and not the final site plan. Ogden asked if the residents will have a chance to speak on the final site plan or is this the only public hearing. Beutler stated that it depends how they develop, and if the property is developed according to R3 standards, then they would not need an additional public hearing, but if they chose a PUD then another public hearing would be required.

Dixon stated that this was originally changed from R1 to R2 in 1981 which allowed the first portion of the condominium project, and in 2000 the remaining portion was rezoned to PB, in 2005 there was a request to go from PB to R2A, then in 2018 it was zoned back to R2 and R2 was consistent with the existing residential to the north, and in 2020 it was requested to be LC and they recommended denial of LC and this property is now back. Dixon feels that they just keep asking until they wear out and give up. Dixon feels that R2 is on two sides of the property and a park on another and office building, and Dixon does not see what is wrong with R2. Dixon stated that they went to R3A on Riverside (Fremont) and the buildings they got were the exact same thing for the entire block, which is not attractive. Dixon does not see the need to go to higher density than what is already allowed. Dixon stated that this has come to the Commission, and it has been rejected before.

Dixon moved to recommend to the Mayor and City Council denial of the Rezone from R2 to R3 as presented, Ogden seconded the motion. Denney called for roll call vote: Romankiw, yes; Brower, no; Ogden, yes; Dixon, yes. The motion passed 3-1.

Brower opposed the motion because she feels that it is a lot of resistance to change and growth, and she does not see how rules are being broken to ask for R3.

2. ANNEX 22-009: ANNEXATION/INITIAL ZONING. Annexation of 8.899 Acres with Initial zoning of CC with Airport Controlled Development Overlay.

Denney opened the public hearing.

Applicant: Brad Brown, 719 W 4350 South, Riverdale, Utah. Brown likes Idaho Falls and this community with the passion it has for the great way of life. Brown is excited about his project that is on the edge. Brown is asking for annexation into the City with the zoning of CC, which is the zoning the staff recommended, and is the same zone as the property next to it. Brown worked closely with staff and took recommendations for what they felt the City needed to see. Brown stated that this property has different property owners, and he is working with them. Brown stated that this property is a confluence of a lot of infrastructure issues, and they are working through those with Ken Fugal and staff, and they have a good handle on those issues and are able to accomplish the City's goals. Brown feels that they can get a nice project to the City. Brown stated that Beutler can lay out all the specifics. Brown feels this project will add to the City.

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

Dixon clarified that there is a path on the east/south side of the canal, so there is no need for a pathway against the canal of the subject property. Beutler agreed and stated that they will have the connection across White Water Drive that would connect this project into the existing pathway system. Dixon confirmed that most of Pioneer is a County cross section, with Event Center Drive, South Utah, Snake River Parkway have been widened. Dixon asked what the width of Pioneer along this property would be. Beutler indicated that Pioneer is classified as a collector road and for this segment where it is adjacent to I-15, the road will have curb gutter and sidewalk on the development side, and the side next to the freeway there will be curb only. Dixon confirmed that the alignment of Pioneer Road has not changed. Beutler agreed and added that the bridge and road extension over White Water Drive it will become a typical intersection, whereas now, it curves around.

Support/Opposition:

Kittie See, 1333 S. Pioneer, Idaho Falls, Idaho. See owns the storage facility that is adjacent. See would like an explanation of what CC means. See asked for a definition of the zoning CC. See asked what uses are allowed in CC. Denney indicated that they cannot give that information at this time but will discuss that later.

Denney closed the public hearing.

Denney asked Beutler to define CC. Beutler indicated that the Central Commercial zone is a mixed-use zone, and it allows for residential, as well as commercial uses. Beutler stated that it would allow multi-family development, mixed use like Downtown with commercial on the ground floor, with residential above, as well as multiple commercial uses like offices, restaurants, lodging, retail. Beutler stated that it is basic/general commercial uses.

Dixon moved to recommend to the Mayor and City Council approval of the Annexation of part of the SW ¼ of Section 24, T 2N, R 37 E, with initial zoning of CC with Airport Controlled Development Overlay, as presented, Brower seconded the motion. Denney called for roll call vote: Romankiw, yes; Brower, yes; Ogden, yes; Dixon, yes. The motion passed unanimously.

3. ANNEX 22-010: ANNEXATION/INITIAL ZONING. Annexation 4.88 Acres with initial zoning of R2.

Denney opened the public hearing.

Applicant: Brad Brown, 719 West 4350 South, Riverdale, Utah. Brown stated that he likes Idaho Falls. Brown stated that the Code requires distance between access points and the property adjacent is close but is not big enough to have the right amount of distance between access point. Brown has now acquired the adjacent properties to provide fire access and make it safe access points. Brown stated that this is on the north end of the City, and he is asking for the same zoning as the adjacent property which is R2 which fits within the Comprehensive Plan. Brown stated that there is infrastructure that will need to go in to service this area, so he is working closely with staff and engineers and adjacent developers. Brown stated that they would prefer to get all the property in the area, but they were unable, and can only get what they are showing.

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

Dixon asked the designation for 65th North. Long indicated that 65th North is an arterial. Dixon asked if there is any plan to connect that to the freeway or is that something that has bygone. Long stated that is ITD and they are not sure what those plans are. Dixon stated that the Comprehensive Plan Map has an island in the golf course that is to be developed as R2 or R3 and right now it is identified as natural or open space.

No one appeared in support or opposition.

Denney closed the public hearing.

Dixon moved to Recommend to the Mayor and City Council approval of the annexation of 4.88 acres part of the S ½ Section 30, T2N, R 38 E, with initial zoning of R2 with the Approach Surface and Controlled Development Approach Surface, with initial zoning of R2, as presented, Romankiw seconded the motion. Denney called for roll call vote: Romankiw, yes; Brower, yes; Ogden, yes; Dixon, yes. The motion passed unanimously.

4. PUD 22-003: PLANNED UNIT DEVELOPMENT. Bentley Townhomes Planned Unit Development.

Denney opened the public hearing.

Applicant: Barry Bane, Connect Engineering, 2295 N. Yellowstone, Idaho Falls, Idaho.

Bane has a PUD that is south of Lincoln and East of Woodruff. Bane stated that this property is 8.5 acres. Bane stated that there was a preliminary plat brought forward for the entire area and this is part of that preliminary plat, and then there was a final plat for Loock Multi-family division 1 and Quail Drive Division 1, which was the access to connect Lincoln and down to Bentley. Bane stated that this PUD is at the end of Bentley. Bane stated that as part of the final plat this property will include the improvements to Bentley Way. Bane stated that this lot is zoned LC which when it is developed as residential it falls under the R3A guidelines which allows for thirty-five units per acre, and this PUD application has one hundred homes for a density of just under 12 units per acre. Bane indicated that this site has amenities, including a playground area, event area, picnic table area. Bane stated that the PUD requires 1 amenity per 50 units and 100 units would require 2 amenities, and they are providing 3 amenities on the PUD. Bane stated that they are not seeking any variances on this PUD and all the setbacks are within the R3A zone requirements. Bane stated that they have provided the 25% common space which does not include any of the buffer or other landscape requirements. Bane stated that there is a lot more than 25% landscape area, but there is only the 25% common space area, and it will create a green area. Bane stated that the reason for PUD is so they can plat them as individual lots, with the interior roads being private. Bane stated that there will be a final plat coming forward with each individual lot platted. Bane feels this is a good area and will be close to WinCo, Costco, and other amenities in the area. Bane stated that this area is expanding and growing, and it will allow Bentley to stub to the east to eventually intersect with Hitt Road. Bentley stated that there will be a stub to the north that will allow access to the other lots north. Bane stated that they held a neighborhood meeting, and they had a few people turn out and they were concerned with traffic. Bane stated that whether this is developed as a PUD or commercial there is going to be traffic. Bane stated that as part of Quail Drive Division 1 Final Plat there were improvements suggested by the traffic impact study to, they end of Bentley and to the connection onto Lincoln, and that will be made with the Quail Drive Division 1 road improvements and those will be done prior to this PUD coming in, to include turn lanes and

restriping. Bane stated that on the east there is the Sandcreek Canal, and they have left plenty of space for the canal maintenance as well as a 30' easement for power. Bane indicated Power plans to put a main power line down there and it will also include a 30' public utility easement for power. Bane stated that the City has talked about getting a walkway easement, and the plan is on the south side, which borders the Meppen Canal, and there is a plan for a pathway along the Meppen Canal. Bane stated that this property does not go all the way to the canal bank, and there is property that is owned by the canal company and there is space from the backyards of the current residential development to the proposed development. Bane stated that the land that the canal company owns has been in talks with the City for putting a pathway along the canal. Bane stated that they have been in discussions with the City for the easement that will be shown on the final plat. Bane stated that they are planning to build in three phases.

Dixon asked if the canal to the east is significant. Bane stated that it is Crow Creek Canal and is significant. Bane stated that the canal goes down and dumps into the Meppen Canal, and it is a 42" pipe for the canal. Bane stated that it is planned to stay. Bane added that the neighborhood meeting brought up that the land that is owned by the dealership, but not developed, is flood irrigated from the canal and it flows from the south, so they plan to have a connecting pipe from the irrigation pipe to the property so they can still have their water rights to water the property.

Dixon asked about the reason for the traffic flow where Division 2 does not go to Bentley. Bane stated that they have gone through one review and the fire recommended that configuration. Dixon asked if Division 3 does not have access Bentley because of access points being too close together. Bane stated that it's not needed and no one wanted that many access points off Bentley. Bane stated that they tried to line up the far access with the future street to the north, and they are trying to appease engineering. Dixon went through the amenities for each Division. Dixon commended the developer on putting in the major amenities on the first two divisions.

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

Dixon asked if Bentley is extended without any of the streets to the north developed is it too long for fire. Foster stated that it meets the requirements of the subdivision code, and there is going to be requirements for temporary turn arounds, but because those access points in the PUD they provide the fire access. Dixon was concerned that if Bentley were blocked you could not get there for fire, and he is asking if the public road goes to far without a second way to get to people. Foster stated that it is 1300' and Fire has reviewed this, and they have no comments.

Ogden asked about the traffic study. Foster stated that it is under review. Bane stated that there has not been a traffic study done this specific development, the traffic study was done for the Loocke in the area, and that is where the improvements came from to Lincoln and to Bentley, but the final plat is in review with engineering and if there is a recommendation, they will follow them. Ogden asked if the traffic study would include having a light at Woodruff and Bentley. Bane stated that he is unsure if the traffic study discussed a light, but that is City Engineering question.

Support/Opposition:

Mitch Loveland, Stones Kia, 1220 N. Woodruff, Idaho Falls, Idaho. Loveland has a written prepared talk. Loveland owns Stones Kia along with his brother Blake. Loveland stated that Stones Kia was the first development on the property approximately 5 years ago. Loveland stated

that they built the extension of Bentley Ave., to access the dealership. Loveland stated that as a company they are in favor of the planned development as it will help to increase access from Lincoln as well as increase the number of potential buyers. Loveland does support future growth but does have reservations about traffic at Woodruff and Bentley. Loveland stated that the influx of residents will increase traffic and congestion on Woodruff and Bentley. Loveland stated that Wackerli's have purchased the property and built a new facility and since they have opened there has been an increase in traffic. Loveland is concerned that the intersection of Bentley and Woodruff will become dangerous, and they do not feel the intersection will be able to accommodate traffic from new residents in an orderly fashion. Loveland stated that it is currently hard to access Woodruff from Bentley if you are going south. Loveland is open to solutions, but the only solution that would adequately fix the problem is the construction of a traffic light. Loveland feels that a traffic light at Woodruff and Bentley would maintain order and if that is not provided, they will have a major problem as the development grows and traffic increases. Loveland stated that vehicles trying to enter Woodruff from Bentley will block the entrance to the dealership. Loveland stated that all these issues will cause an adverse effect to the business in the future. Loveland would like the developer to create a plan to address the concerns. Loveland believes that if they are allowed to move forward without addressing the issues, there will be issues down the road that will affect the businesses on Woodruff and the residents of the development.

Tyler Potter, Wackerli Auto, Idaho Falls, Idaho. Potter has the same belief as Loveland's that the intersection at Bentley and Woodruff will be a continuous problem with the growth. Potter is not opposed to the growth in the area. Potter feels that without a solution ahead of time it will create a problem. Potter stated that morning traffic in that intersection is already a problem. Potter stated that towards Gas and Grub the intersection backs up almost to the dealership already. Potter stated that turning lanes are blocked by cars already. Potter stated that they need a solution ahead of time for future residents, and the construction traffic will be a problem.

Steve Wackerli, Wackerli Subaru, Idaho Falls, Idaho. Wackerli stated that he agrees with Loveland and Potter and feels there is a current congestion problem and an additional 100 units and then moving forward with the master plan of 800+ units coming off Lincoln or Woodruff the City needs to look at it as there is a current problem. Wackerli stated that making a left hand turn onto Woodruff is almost impossible. Wackerli stated that Jewel Electric built a new building, and they are having problems taking left hand turns as well. Wackerli stated that there is an issue with the drainage for watering his property that is flood irrigated. Wackerli has not seen a provision from the developer on how they will get water back to his 5.5 acres to water. Wackerli stated that the property is gravity fed from the ditch and if there is not a pump to get the water back up it will not work. Wackerli feels that he will be land locked unless there is a provision for electric water pumps onto his property. Wackerli showed how the property flows and drains.

Applicant: Barry Bane, Connect Engineering, 2295 N. Yellowstone, Idaho Falls, Idaho. Bane stated that drainage for the property will be submitted on the site plan and that will be submitted to the City and the City will review the plan. Bane stated that is more details than are available in the PUD concept. Bane stated that the Traffic Impact Study on the area showed improvements to be done are an additional turning lane of Lincoln and then restriping both Bentley and Lincoln to have an in and out and left and a right turn. Bane stated that the Traffic Impact Study is being followed and it has been approved with Public Works and the City Engineer. Bane stated that a light on Woodruff and Bentley will be up to the City to determine if that is needed. Bane stated

that the connection of Quail Drive to the north, the traffic does have multiple ways to enter and exit the project and as development continues to the east and to the northeast, the road network will help disburse the traffic. Bane agrees that there will be more traffic with the development.

Dixon asked for clarification on what property the traffic study was conducted for. Bane stated that the traffic impact study that came in was not specific to this property, but was for the three different division multi-family that is going in. Bane stated that they had submitted a final plat for Bentley Drive to Planning and Zoning and Public Works and he cannot speak for those divisions, but Public Works has not asked for a traffic impact study on this property. Bane stated that they asked on Quail Drive Division 1 that those improvements that were recommended be put in place. Quail Drive goes north and south on the west side of the property. Bane stated that there is another road on the east of the property that would go as things develop. Bane stated that they are planning on connectivity to Lincoln and to the east.

Beutler addressed Bentley Way. Beutler stated that the intersection of Bentley and Woodruff Ave, is planned to be a lighted intersection, and that plan has been in place since the Preliminary Plat which covers the entire area. Beutler stated that the light on that intersection will depend on when it warrants that there be a light installed. Beutler stated that it will depend on trip generation, and public works is looking at it with each development in this area.

Denney closed the public hearing.

Ogden asked if it is possible to put the plat approval on hold until a light is there. Ogden stated that he has visited Bentley and almost been hit every time going south. Ogden stated that the road curves and cars come fast down Bentley. Ogden stated that once there is construction equipment going in and out of Bentley there will be a big problem at the intersection if there is not a light. Ogden asked how to get the light before this starts to develop.

Denney stated that the point is that it has to be developed to trigger it happening.

Ogden does not feel it's a smart decision.

Dixon trusts that the irrigation drainage will be addressed with staff, and he does not feel it needs to be discussed.

Dixon would like the light to go in as it is projected to be needed, as opposed to after there has been accidents and they realize it is needed. Dixon knows that is not up to the developer and that is on the City.

Dixon moved to recommend to the Mayor and City Council approval of the PUD for Bentley Townhomes, with a further recommendation that staff bring to the City Council's attention the concerns that have been brought up about traffic, so the City can take appropriate action, Ogden seconded the motion. Denney called for roll call vote: Romankiw, yes; Brower, yes; Ogden, yes; Dixon, yes. The motion passed unanimously.

Business:

5. PLAT 20-020: FINAL PLAT for Taylorview Townhomes Division 2.

Applicant: Barry Bane, Connect Engineering, 2295 N. Yellowstone, Suite 6, Idaho Falls, Idaho. Bane stated that there is a Taylorview Townhomes Division 1, that goes east/west, and this is a continuation of that final plat. Bane presented that the property is just under five acres and is proposing 18 buildable lots. Bane presented that they are giving a right of way along the east side of the project with a 60' right away. Bane presented that the road will connect to Division 1 and stub west for future connectivity.

Dixon asked if this is platted for twin homes. Bane stated that this is zoned R1, so it could be anything in R1. Bane believes that they are duplexes. Bane stated that Division 1 is four plex townhomes with individually platted PUD. Division 2 is platted for duplexes.

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

Dixon asked about the northwest edge of the plat with the stub for Eliza Joy Lane going west, and Clifton Way stubbed in coming south and that is within 50 yards of each other, but no connectivity. Foster stated that the connectivity is not going to be right away.

Ogden moved to recommend to the Mayor and City Council approval of the Final Plat for Taylorview Townhomes Planned Unit Development, Romankiw seconded the motion. Denney called for roll call vote: Romankiw, yes; Brower, yes; Ogden, yes; Dixon, yes. The motion passed unanimously.

6. PLAT 22-017: FINAL PLAT for Loock Subdivision Division No. 2.

Applicant: Barry Bane, 2295 N. Yellowstone, Idaho Falls, Idaho. Bane stated that Division 1 included Quail Drive which is the road going north south and the first lot to the north of this. Bane stated that this lot that is being proposed will be done in Division 1 and this is just platting the lot. Bane stated that this plat has a cross access easement so that the back lot is not land locked and it has connectivity. Bane stated that the back lot is Division 3 of this entire thing, but if there is a sale of property there is a cross access agreement. Bane has worked with staff, public works, engineering on Quail Drive Division 1, and Division 2 is a 4-acre plat on LC property.

Dixon asked if Division 1 is to the North and includes all of the LC. Bane agreed that Division 1 is to the north, and Division 1 is the L shaped LC property and all of Quail Drive to Bentley. Dixon asked if the property that was seen earlier in the hearing is Division 3. Bane clarified that the property earlier (Bentley Townhomes PUD) is a different ownership. Dixon asked if Division 1 and 2 are both high density residential. Bane agreed that it does conform with the LC zone. Bane stated that Division 3 on the preliminary plat is the parcel east of the current subject parcel.

Long presented the staff report.

Romankiw moved to recommend to the Mayor and City Council approval of the Final Plat for Loock Subdivision Division No. 2, Brower seconded the motion. Denney called for roll call vote: Romankiw, yes; Brower, yes; Ogden, yes; Dixon, yes. The motion passed unanimously.

7. PLAT 22-022: FINAL PLAT. Bentley Way Division No. 2.

Applicant: Barry Bane, Connect Engineering 2295 N. Yellowstone, Suite 6, Idaho Falls, Idaho. Bane clarified that they are going to now call this Division No. 1. Bane stated that there was confusion in the lot to the north and this lot and determining which one is Division 1 and Division 2. Bane stated that this will be the first part of the Bentley area that is developed. Bane stated that on improvements drawings this property will be Bentley Way Division No. 1. Bane stated that this plat is 8.5 acres and includes the continuation of Bentley Way and a big single lot plat at this time. Bane stated that they will plat the road and single lot plat, so it doesn't hold up the improvements for Bentley Way. Bane stated that the improvement drawing shows a dedicated right of way and the stub that will go north for Bugatti Way on the preliminary plat. Bane stated that the storm water will be taken from the site and the road. Bane stated that they are working with the city on the details and hope to get it approved and get the roads in.

Ogden asked if they should address canal issues for the water on the property to the west. Bane stated that it will come with the site plan as the engineering for this plat is just the engineering for Bentley Way, and the site plan will have the engineering for the internal stuff to access the canal, and they will show that on the site plan.

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

Dixon asked the City's opinion on whether they need to have an irrigation easement on the plat. Foster agreed with the applicant and that will be required with the site plan. Foster stated that the site plan is more detailed than what the Commission sees with a PUD or plat.

Ogden moved to recommend to the Mayor and City Council approval of the Final Plat for Bentley Way Division No. 1., Romankiw seconded the motion. Denney called for roll call vote: Romankiw, yes; Brower, yes; Ogden, yes; Dixon, yes.

Next Meeting August 2, 2022.

Respectfully Submitted

Beckie Thompson, Recorder