

January 3, 2023

7:00 p.m.

Planning Department

City Annex Building

MEMBERS PRESENT: Commissioners Margaret Wimborne, Scott Geddes, Dale Storer, Bill Scott, Kristi Brower, Forrest Ihler, Marsha McDaniel, Glen Ogden

MEMBERS ABSENT: Arnold Cantu

ALSO PRESENT: Assistant Planning Director Kerry Beutler; planners David Peterson; Caitlin Long, Brian Stevens and interested citizens.

CALL TO ORDER: Kerry Beutler called the meeting to order at 7:00 p.m.

Election of Officers: Beutler indicated that they cannot do any business without a Chair and Vice-Chair, and due to moves and resignations, the Commission is left without a Chair and Vice-Chair. Beutler briefly explained the role of the Chair is to call the meeting to order and proceed through Agenda items. Beutler indicated that staff is here to support and help, and they have a script to follow so that the Chair is comfortable taking charge of the meeting. Beutler indicated they will need a motion nominating a chair and vice chair and if they could get consent from the individual being nominated that they are willing to serve, that would be good, and then a second would need to be presented on the motion. Beutler turned the meeting over to the Commissioners to nominate potential officers.

Ogden asked for the Commissioners to introduce themselves. Ogden has been on the Commission since May 2022.

Geddes has a business background from the west side of Idaho Falls.

McDaniel new to the Commission, works at INL and moved to Idaho Falls 3 years ago.

Wimborne is the director of communications for Idaho Falls School District, has been on Commission for 13 years and has served as chair and vice chair in the past.

Scott has lived in Idaho Falls for 45 years and is new to the Commission. Scott is retired, and happy to serve.

Storer has lived in the area for most of his life, he has been retired for 6 years and looks forward to working with Commissioners. Storer has a lot of experience and that is why he has agreed to serve on the Commission.

Brower has been on the Commission for 6 months and is the Chair of the Board of Adjustment, which is the appeals board for Planning and Zoning.

Ihler is new to Commission and has always had an interest in planning and zoning and growth and wanted to be a part of the process instead of just watching it happen.

Ogden asked if anyone has interest in serving as Chair or Vice Chair. Storer suggested Ogden. Ogden stated he is probably not the guy for the job. McDaniel suggested that Wimborne be Chair since she has served as Chair and Vice Chair, and there are so many new members. Wimborne is happy to serve as the Chair, and reiterated that it is not an arduous position, and anyone can do it. Scott is happy to serve in any capacity, and seconded Wimborne as Chair, and nominated Ogden

as Vice Chair, and Ogden agreed to serve as Vice Chair. Brower, seconded nomination of Ogden.

Beutler confirmed who moved and who seconded the Motion for Margaret Wimborne to be the Chair and Glenn Ogden to be Vice Chairman.

Scott moved to appoint Margaret Wimborne as Chairman with Glen Ogden as Vice-Chairman, Brower seconded the motion. Roll call: Ogden, yes; Geddes, yes; McDaniel, yes; Wimborne, yes; Scott, yes; Storer, yes; Brower, yes; Ihler, yes. The motion passed unanimously.

Chairman Wimborne took over the meeting.

MINUTES: Brower moved to accept the minutes of December 6, 2022, Scott seconded the motion. The motion passed unanimously.

Business:

1. PLAT 22-042: FINAL PLAT. Final Plat for Lambson Automotive.

Applicant: No one appeared.

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

Scott asked what kind of access to Pioneer Drive, as it is not indicated on the plat. Peterson stated that in the packet there should be a plat. Peterson stated there is a single access, and it will line up with the access on the other side. Scott asked about the pathway and the need to address the shared use path. Peterson stated that there is currently an existing shared pathway on the north side of Sunnyside, which stops at Pioneer, so the developer would be responsible for the portion of the shared path that is south of their property line, and there will be a pedestrian crossing. Scott asked who has to pass off on the crossing and pathway. Peterson stated that Public Works and City Engineer would pass off on the pedestrian crossing and pathway. Scott asked about the dotted blue line. Beutler stated that on the bottom of page 4 of the staff report, the dotted blue lines are the City limits, the green is existing paths and purple is recommended paths. Beutler stated this piece of property is near I-15 north bound label, and the blue lines are on this because this property was recently annexed and at the time this map was annexed this property wasn't annexed into the City. Beutler stated that the green line showing the existing pathway is what Peterson is referring to in Jackson Hole Junction, and the purple area is where pathways should be constructed and that will include this developer's segment and across the freeway. Scott asked if west of Vista Blvd is outside of the City. Beutler stated that at the time this map was created that was outside the City and is still outside the City limits. Scott asked if that property would be subject to annexation at some point. Beutler stated that it is eligible for annexation, but City Council has not asked for Staff to look at those types of annexations. Beutler stated that when they come with the plat, they are trying to get a general condition that the developer deal with the pathway as part of the Development Agreement associated with the subdivision plat and the technical engineering and design will be addressed with Public Works when they go to develop the property and at this point, they can deal with it in a general way with just a requirement for the applicant to address the pathway.

Storer stated that the southern end of the plat has 2 triangle shaped parcels that appear to be outside of the platted property. Storer asked why they are not platting to the edge of the right of

way. Peterson stated that the southern parcel does plat to the right of way because south of that parcel is the shared pathway, so there is an extended right of way off Sunnyside going north for the pathway. Peterson stated that on Pioneer Road any development on the west side will develop the right of way. Beutler stated that Bellin Road used to go over the Freeway and head south, so when Bellin went south before they re-did the Sunnyside interchange, which was part of County or State Right of Way, and the triangle piece is right of way that is platted and left over from when they made the change to the interchange. Beutler stated what is shown in the plat is the private property being platted, and outside of the plat is public property and some of it is left over right of way and some of it is dedicated right of way. Storer clarified that the owner doesn't own the triangle pieces but are left over right of way pieces. Storer suggested approving the final plat conditioned upon addressing the shared path, and his concern was the pieces were not in the plat, and they would not be subject to the development agreement, but since they are in the right of way it would resolve part of his concern. Storer asked if the City has ownership of the right of way. Beutler stated that he is unsure if they are State of City, but the development would be developed to City Standards because of the standard language in the Development Agreement. Beutler stated that the developer will work with Public Works to figure out how to do the pathway design, prior to going forward to City Council with the Development Agreement. Storer confirmed that the plat wouldn't be recorded until the process of approving the Development Agreement is taken care of. Beutler agreed and stated that the Development Agreement will speak in general terms, and the precise engineering and design will get done with the site development. Beutler stated that they will not forward the Plat to the City Council until the Development Agreement is signed.

Wimborne asked if the developer would need to address the intersection at Pioneer and the entrance to the interstate. Beutler stated they are still working with Public Works, and in order to make the pathway function and extend they need to deal with the crossing at Pioneer, and they would work with ITD for the freeway entrance. Beutler stated the outstanding question is what to do about the bridge crossing, as they do not want to dump pedestrians on the freeway overpass without a good and clear way to cross, and that will be addressed with ITD, and the developer would not be addressing that problem. Wimborne confirmed that the condition can be very general to address the shared path.

Storer confirmed that the Planning and Zoning will not see the development agreement, it only goes to City Council.

Scott moved to recommend to the Mayor and City Council approval of the Final Plat for Lambson Automotive with condition of addressing shared use path along Sunnyside, Storer seconded the motion. Wimborne called for roll call vote: Ogden, yes; Geddes, yes; McDaniel, yes; Wimborne, yes; Scott, yes; Storer, yes; Brower, yes; Ihler, yes. The motion passed unanimously.

Miscellaneous:

The Commissioners went into a training session with Staff.

Next Meeting February 7, 2023.

Respectfully Submitted

Beckie Thompson, Recorder