

February 5, 2019

7:00 p.m.

Planning Department

Council Chambers

MEMBERS PRESENT: Commissioners Margaret Wimborne, George Morrison, Gene Hicks, Natalie Black, Arnold Cantu, Lindsey Romankiw, George Swaney. (7 present 6 votes).

MEMBERS ABSENT: Joanne Denney, Brent Dixon

ALSO PRESENT: Planning Director, Brad Cramer, Assistant Planning Directors Kerry Beutler, Brian Stevens; and interested citizens.

CALL TO ORDER: Margaret Wimborne called the meeting to order at 7:00 p.m.

CHANGES TO AGENDA: None.

MINUTES: Morrison moved to approve the January 8, 2019 minutes, Cantu seconded the motion and it passed unanimously.

Business:

1. PLAT 18-033: FINAL PLAT. Silverleaf Estates Division 4. Stevens presented the staff report, a part of the record. Wimborne clarified that all the conditions that are required by the Airport Plan are going to be met. Stevens indicated that they will be met through real estate disclosure statements. Wimborne asked if this division meets all the conditions or is being grandfathered in. Cramer indicated that it is a mix of both, and the applicant has been in contact with the airport and FAA and they will be required to have a 74/60 permit. Cramer indicated that it is impossible for them to govern people per acre as required in the Airport Plan, so Staff has looked at census data for average household size per unit and multiplied that by the number of units per acre. Black asked if all the other phases have been built. Stevens indicated that they are under construction. Stevens indicated that moving forward there will be an overlay and projects that fall under that overlay will need to be discussed and make sure they are following all the requirements.

Applicant: No one was present.

Morrison moved to recommend to the Mayor and City Council approval of the Final Plat for Silverleaf Estates Division 4 as presented, Swaney seconded the motion and it passed unanimously.

2. PLAT 18-034: FINAL PLAT. Hidden Bridge Subdivision Division 1. Beutler presented the staff report, a part of the record. Morrison asked about the square footage of the lots. Beutler indicated that the lots are just over 2,000 square feet. Black asked if the back of the units will have a fence to block them from the pathway that goes along the canal. Beutler indicated that the homes sit lower than the path and the canal and deferred to applicant for fencing questions.

Applicant: Steve Elsworth, Elsworth and Associates, 253 1st Street, Idaho Falls, Idaho. Morrison asked about fencing. The developer indicated that there will be fencing between the homes and the canal. Black asked if they have looked at apartment buildings. Elsworth indicated that apartments are not allowed in this zone. Beutler indicated that the neighborhood will have more concern with apartments versus single family type home on its own lot.

Swaney indicated that this area has languished for development and this is the time for development, and this is consistent with the area and consistent with the need for housing. Morrison agreed that this area is ready for development. Black indicated that she appreciates developers doing infill in the area but is concerned with the size of the lots.

Swaney moved to recommend to the Mayor and City Council approval of the Final Plat for Hidden Bridge Subdivision Division1 as presented, Hicks seconded the motion and it passed unanimously.

3. PLAT 18-035: FINAL PLAT. Carriagegate Division No. 7. Stevens presented the staff report, a part of the record.

Applicant: Ryan Loftus, 10727 North Yellowstone, Idaho Falls, Idaho. Loftus stood for questions.

Morrison moved to recommend to the Mayor and City Council approval of the Final Plat for Carriagegate Division No. 7 as presented, Black seconded the motion and it passed unanimously.

4. PLAT 18-036: FINAL PLAT. Fremont Avenue Subdivision First Amended. Beutler presented the staff report, a part of the record. Hicks showed concern about the houses not having access to Fremont and having to use the alley to access their homes. Beutler indicated that many homes in traditional neighborhoods have vehicle access through the alley. Cramer added that the code specifically recommends that for infill alleys be utilized for vehicular access. Cramer indicated that the alley will be paved and upgraded. Morrison asked if the City will plow alleys. Beutler stated that alleys take lowest priority.

Applicant: Steve Elsworth, Elsworth & Associates, 253 1st Street, Idaho Falls, Idaho. Elsworth stated that they will be widening the alley to 24' and putting in curb and gutter. Elsworth stated that each unit will have a garage and there will be no parking in the alley. Black asked where visitors will park. Elsworth stated that the driveway will be off the alley and will have room for visitors.

Black stated that the neighbors were upset about this property and she stood up for the developers to the neighbors and indicated that the development will be great, but the high density being developed is not what she had envisioned and doesn't believe the developers are building what the City needs.

Swaney stated that sometimes they have to deal with the reality of what is available, and economics will support, and he would rather see a well-planned R3A set of homes than the property continuing to languish and not develop, and the developer expects a return on his investment and they must do what is economically practical in this circumstance.

Black indicated that she did not attend the panel but heard that the comments from the panel were that the City is not building what the community wants. Hicks indicated that he was at the meeting and the major comments were that the City is not building the kind of property that the people moving in are asking for higher priced properties with larger lots and not low-cost housing. Hicks stated there needs to be a balance. Wimborne reminded the Commissioners that

this plat is before the Commission and it meets the subdivision ordinance and the density is lower than what is allowed in the zone.

Hicks moved to recommend to the Mayor and City Council approval of the Final Plat for Fremont Avenue Subdivision First Amended, as presented, Morrison seconded the motion and it passed unanimously.

5. PLAT 18-037: FINAL PLAT. Taylor Crossing on the River 10. Stevens presented the staff report, a part of the record. Hicks asked if there isn't a cross access agreement would it be detrimental to the overall project. Stevens stated that through the site development review they encourage it, but there is access to a road from each lot. Black asked if the Commission can require cross-access. Stevens stated that the Commission cannot require it, but it will be encouraged in the site plan review. Beutler indicated that the new zoning ordinance is clearer that they need to address inner-connectivity at the time of site plan to make sure there is good circulation and connection.

Applicant: No one appeared.

Morrison moved to recommend to the Mayor and City Council approval of the Final Plat for Taylor Crossing on the River 10, Hicks seconded the motion and it passed unanimously.

6. PLAT 17-034: FINAL PLAT. Carlyle – Erma Subdivision Division 4. Wimborne reminded the Commission that the packet included is the staff report from February 6, 2018, and the application was recommended for approval to the mayor and city council unanimously, the plat has not changed from what was presented, and there are no conflicts with the current ordinances, however the governance ordinance has changed for the City since the recommendation. No staff presentation. Stevens stood for questions. Black asked if there is new information about a traffic light at Bentley and Woodruff. Stevens indicated that will be part of the ongoing site plan and there will be a traffic study and the light will be warranted when the traffic counts are high enough.

Applicant: No one present.

Swaney moved to recommend to the Mayor and City Council approval of the Final Plat for Carlyle-Erma Subdivision Division 4 as presented, Romankiw seconded the motion and it passed unanimously.

Public Hearing:

7. RZON 18-020: REZONE. Amendment to the Comprehensive Zoning Ordinance.

Wimborne indicated that this change is to allow the Conditional Use Permits to be heard by the Board of Adjustments. Cramer presented the staff report, a part of the record.

Wimborne opened the public hearing.

No one appeared in support or opposition.

Wimborne closed the public hearing.

Morrison moved to recommend to the Mayor and City Council approval of the Amendment to the Comprehensive Zoning Ordinance to allow Conditional Use Permits to

be heard by the Board of Adjustments, Hicks seconded the motion and it passed unanimously.

Miscellaneous:

Discussion regarding Airport Overlay District. Cramer indicated that the moratorium is now in place and was passed on January 28, 2019, and the uses identified in the moratorium are not being considered for permits or new development plans. Cramer stated that triggered the clock to have the Code and the Comprehensive Plan Changes done before the 6 months on the moratorium expires. Cramer stated the goal is to have the changes before the Planning Commission as a public hearing next month and then go to City Council in April and if it is passed then the moratorium would be removed for Zone 2 with the Code in place and leave zone 1 in place while they work through the planning issues. Cramer indicated that they followed the 2010 Airport Master Plan to draft the Code. Cramer indicated that there is a press release coming out tomorrow, and an open house is scheduled for February 12. Cramer went page by page and highlighted important areas. Cramer stated that getting the 74/60 permit for a large development is going to get complicated and they are trying to work with the Airport to do a batch permit to get a permit for all of the lots and Rick Cloutier is working on that with the FAA.

Wimborne asked if there will be any other open houses prior to the code coming to the Commission. Cramer stated that there will not be another open house on the code.

Discussion regarding Amendment of Comprehensive Plan, designations around the Airport. Cramer stated that they will have a stake holder meeting on amending the Comprehensive Plan to the north on February 21. Cramer asked the Commission who to specifically notice for the meeting. There was general discussion regarding notice, and the consensus was that over inviting was the way to go. Wimborne asked how they are involving the County in the process. Cramer indicated that he has emailed them a summary of what is going on and has asked for an appointment to discuss the changes and would like to go to the P&Z Commission to consider adopting the same ordinance or something similar. Swaney indicated that the next meetings are February 27 and March 6.

Respectfully Submitted

Beckie Thompson, Recorder