

April 7, 2020

7:00 p.m.

Planning Department

Council Chambers

**Notice: Due to Governor Little's proclamation on March 19, 2020 and the Stay-At-Home Order given on March 25, 2020, the doors to the meeting were locked, but notice was given to the public on how to participate via any of the following ways: Submit comments in writing; participate via internet through a Webex meeting; participate via phone through Webex meeting; and watch the meeting via live stream on the City's website.**

**MEMBERS PRESENT:** Commissioners Natalie Black, Arnold Cantu, Joanne Denney, Margaret Wimborne, Lindsey Romankiw, Gene Hicks, Brent Dixon, George Morrison (8 present, 7 votes).

**MEMBERS ABSENT:** George Swaney

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

**CALL TO ORDER:** Natalie Black called the meeting to order at 7:00 p.m.

**CHANGES TO AGENDA:** None.

**MINUTES:** Cantu moved to approve the March 3, 2020 minutes, Morrison seconded the motion and it passed unanimously.

**Public Hearing(s):**

**1. RZON 19-016: REZONE. Highland Park and Park Village Addition R2 (Mixed Residential) and PB (Professional Business Office) to R3A.** This Application was withdrawn.

The next item did not start until 7:45p.m. pursuant to the way the hearing was noticed.

Black called a recess until 7:45 p.m.

Black called the meeting back to order at 7:45 p.m.

**2. PLAT 20-008: PRELIMINARY PLAT. Manchester Estates Preliminary Plat.** Beutler presented the staff report, a part of the record.

Black asked how they number of lots increased. Beutler stated that there was a slight change to the internal street system, and this new design has less street right of way being dedicated from the previous plan so that created the ability to include a few more lots.

Black opened the public hearing.

**Applicant: Kurt Rolland, Eagle Rock Engineering.** Rolland stated that they increased the subdivision lots by 2 or 3 lots. Rolland stated that the developer wanted to re-do the plat to be a good neighbor.

Morrison thanked the developer for making the change and being a good neighbor for the neighborhood.

### **Support of application:**

Beutler indicated there were no written comments submitted for this application.

**Greg Hansen, Rockwell.** Hansen is glad that they can represent the plat in a way that the community will appreciate.

**Paul Johnson, Rockwell.** Johnson agreed with Beutler's presentation.

**Larry Aagesen, 4340 Stonebrook, Idaho Falls, Idaho.** Aagesen lives across from the proposed development and the new plat has eliminated most of the concerns they had with the proposed development and appreciate the submission of the modified plan.

No one appeared in opposition of the application.

Black closed the public hearing.

Wimborne recused herself due to her position with the District.

**Morrison moved to approve the Preliminary Plat for Manchester Estates as presented, Romankiw seconded the motion and it passed unanimously.**

**Cantu moved to accept the Reasoned Statement of Relevant Criteria and Standards, Hicks seconded the motion and it passed unanimously.**

**3. Plat 20-016: PRELIMINARY PLAT. Narrows Division 2 Preliminary Plat.** Stephens presented the staff report, a part of the record. Black confirmed were Latah Road will continue through. Stephens took more time to familiarize the Commissioners with the area, and how the plat will be positioned. Dixon confirmed that Lot 1 and 2 have double frontage. Dixon asked if those lots will be allowed to access Fremont. Stephens indicated that they will only have access to Latah. Black asked where lot 4 is that is dedicated for the walking path.

Black opened the public hearing.

**Applicant: Kurt Rolland, Eagle Rock Engineering.** Rolland showed on the aerial where the walking path is and it is not along the Snake River. Rolland showed on the aerial and showed along Fremont that there is about 100' before you get to the road from the property and that is why there is no access to Fremont.

Black asked if this property will have additional walkways and landscaping. Rolland stated that they don't know what will go on the site, but they will follow the City's requirements.

Dixon asked if there will be sufficient access to the properties to the south beyond this plat.

Stephens indicated that they do have concerns, and they have asked the applicant to address those concerns. Stephens believes they are working towards getting a secondary access if possible, and if not the City will likely work with them to see the property developed with a less than ideal access plan.

Cramer indicated that the existing Narrows division 1 and onto division 2 shows a 24' wide emergency access and cross access easement that is already recorded. Cramer stated that it likely will not be a right of way out to Higham, but there is an access easement. Cramer stated that in the previous division there was an east west connector between the easement and the loop road

and Latah. Cramer stated that the access is being planned for, it just doesn't look like a right of way at this point in the platting process.

Dixon asked about the east west road that was shown originally at the southern edge of lot 3 and this plat will take that road out. Cramer stated that road has been vacated. Dixon confirmed that it was vacated to provide the Narrows Road. Cramer confirmed that the Narrows road is an easement that exists that will not be taken out. Cramer stated that this phase doesn't show the east west connector that will connect a loop road back to Latah with emergency access through the easement. Cramer stated that staff has been clear that access has to be provided to the southern properties.

Rolland stated that the south boundary shows a 30' dedication and the developer of the other property will dedicate another 30' so there will be a 60' right of way on the southern boundary of the property. Rolland stated that there are two different owners of the properties.

Dixon stated that the assumption is that based on what the property owner to the south needs, they will form a loop drive by turning south at Narrows drive because the easement doesn't go to the river. Rolland stated that Narrows drive will keep going south and loop around and come back to Latah and a connector road will exist between Latah and the Narrows.

Black asked why they are keeping the PUD Overlay. Stephens stated that they will likely have the property rezoned to remove the PUD overlay.

No written comments were submitted.

**Rocky McDowell**, McDowell is a potential business looking to purchase one of the lots in this area for a Cross-Fit Gym. McDowell wants to make sure they have highways/avenues in this area so people can get to the business. McDowell is excited and wants to see this go through.

Black asked McDowell if he feels like the questions about access were answered. McDowell stated that he has a small question about the zoning question that was brought up and he doesn't want to add time to the ability to move forward with the project, but the access is clear.

Black closed the public hearing.

Dixon is confused why they would want to rezone, and believes the current zoning is consistent with the one lot in the area. Black stated that she was only questioning the PUD overlay. Dixon believes that it is an awkward area, and the reason for the PUD Overlay was because it is an entry to the City and they wanted to have a bit more control over that the PUD allows to make sure what goes in makes sense.

Wimborne stated that they can revisit that if it comes to the Commission with the zoning request, and for now it is only the preliminary plat for consideration.

Dixon is only concerned with maintaining City street sections or do they need to have private roads with smaller street sections and they would need to keep the PUD overlay for that.

Dixon believes the plat make sense the way it is laid out. Dixon believes commercial makes sense in the area because you can build on grade and won't need basements.

Wimborne thinks its great they are seeing development.

Morrison believes this is great development that is close to Downtown and the greenbelt.

**Wimborne moved to approve the Preliminary Plat for Narrows Division 2 as presented, Hicks seconded the motion and it passed unanimously.**

**Morrison moved to accept the Reasoned Statement of Relevant Criteria and Standards, Dixon seconded the motion and it passed unanimously.**

**4. RZON 20-001: REZONE. Rezone from LC to HC.** This item was rescheduled to April 21, 2020.

There was discussion about the upcoming meeting and the format.

Black adjourned the meeting at approximately 9:00 p.m.

**Respectfully Submitted**

**Beckie Thompson, Recorder**