

August 1, 2023

7:00 p.m.

Planning Department

City Annex Conference Room

MEMBERS PRESENT: Commissioners Glen Ogden, Marsha McDaniel, Arnold Cantu, Dale Storer, Forrest Ihler, Bill Scott, Kristi Brower.

MEMBERS ABSENT: Scott Geddes, Margaret Wimborne

ALSO PRESENT: Planning Director, Wade Sanner, Assistant Planning Director Kerry Beutler, Planner Naysha Foster, and interested citizens.

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

MINUTES: Scott moved to accept the minutes of July 11, 2023, Brower seconded the motion. The motion passed unanimously.

Business:

1. PLAT 23-018: FINAL PLAT. Stanger Farms Commercial Addition First Amended.

Applicant: Jeff Freiberg, Freiberg Engineering, 946 Oxbow, Idaho Falls, Idaho.

Freiberg stated that this was initially platted in the 70's as a one lot subdivision and the old pizza hut building has been deeded out and is currently under the same ownership of Stanger Farms Division No. 1. They have submitted this plat as first amended Stanger Farms. They are wanting to add some new lots along the frontage along Anderson Street and Yellowstone. They are doing that because there is commercial interest in the properties along Yellowstone and Anderson. One of the comments that was back from the staff review was that Anderson Street needs an additional 10' of right of way. Right now, it is 80' and that is where the right of way is drawn, and City wants 100' right of way for BMPO and to do that they would grant the City additional 10' of right of way along Anderson. There are questions about access points and where they will be. There are some existing access points on Anderson and Yellowstone that need to be discussed. Freiberg has a meeting with City Staff to discuss access points and what to do with them, and whether they need an access agreement with other parties. They will get that ironed out before it is submitted for final review.

Storer confirmed there are 3 current access points along Anderson, and one on Yellowstone next to the fastener place. Storer asked if there has been discussion about eliminating access closest to the intersection on Anderson. Freiberg stated that is what is being discussed tomorrow. Freiberg stated that they have been working for some time and have discussed right in and right out only for Anderson. They will address that at the time of site plan review as they develop the individual lots. Freiberg asked about the construction that they are redoing the intersection and he is curious why they are not taking the new right of way out that the City is wanting with Freiberg's plat and why they are not giving that portion of right of way now. There was not an answer given to Freiberg.

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

Ihler asked about a study and plan done for Northgate/1st Street and asked if the study goes into this area. Foster stated that it stops south of this area.

Scott asked how much change can be done to the final plat once the final plat is approved. Foster stated that there can be minor adjustments, but not major changes. What is shown is what will go to City Council with possible adjustments for right of way. Scott asked if they could amend the plat again. Foster agreed they can amend the Final Plat again.

Ihler feels it is good to see interest in this area as this part of town is not up to date and it is good to see re-investment.

Ogden asked if they need to add the 10' of additional right of way into the motion.

Storer moved to recommend to the Mayor and City Council approval of the Final Plat for Stanger Farms Commercial Addition, First Amended, as presented with the additional 10' of right of way dedicated to the City along Anderson Street, Scott seconded the motion. Ogden called for roll call vote: McDaniel, yes; Scott, yes; Ihler, yes; Ogden, yes; Brower, yes; Storer, yes; Cantu, yes. The motion passed unanimously.

2. Resolution Validating Conformity of the Urban Renewal Plan for the Proposed Stanley Boge Urban Renewal Project with the City of Idaho Falls' Comprehensive Plan.

Applicant: City- Wade Sanner presented. Sanner gave background on IFRA. Per State Statute they are allowed to create redevelopment districts throughout the City. One element of that is it has to come to the Planning Commission to validate that the District that they are creating is in conformity with the Comprehensive Plan of the City. Sanner stated that this is the Stanley Boge District named due to the streets within the District. Sanner showed the boundaries of the District. Sanner gave a correction that the staff report stated urban core, but this is the industrial transect of the Comprehensive Plan. The Industrial Transect has manufacturing, warehousing, shipping and with those land uses you would have access to highway which is on the north side with US Hwy 20. Sanner showed the Comprehensive Plan, and this District is contained within the industrial area. Sanner showed actions that the Comprehensive Plan calls out: Economic Development with investment in older and deteriorating properties; and Community Design with appropriate infill in development. Sanner stated that the property is zoned industrial with one area zoned public in the middle and whether it becomes a park or whatever it is owned by the City of Idaho Falls. The rest are private property owners. 25% of the properties are vacant and this is a prime example of properties to get a hand on and potentially redevelop to grow the tax base. There is one retail property in the District, many industrial and vacant properties. Sanner showed pictures of the property showing primarily industrial use and vacant property. Sanner asked the Commission to decide if this conforms to the comprehensive plan.

Brower asked about the 4 residential properties and asked if it changes anything for them. Sanner stated that it doesn't change anything for them, it just allows IFRA to pump money into the properties, if those properties rezoned or redeveloped into something else.

Ogden stated that although the space is zoned industrial, are they grandfathered residential. Sanner assumed that the residential uses were there, and the area developed around them. Ogden asked if there are any requirements for the grandfather use to continue. Sanner stated that it will continue until the land use process is changed with a rezone.

McDaniel asked if all the individual landowners have to group together to apply for this designation. Sanner stated that IFRA agrees to the District, and then goes out to the property

owners and they draw up the area, and then IFRA initiates the Plan. McDaniel asked what the benefits are to the property owners. Sanner indicated that this allows them to tax increment financing, and they get a tax break for a time. Ihler asked if new developers get any benefit if they want to come in and have help with lava. Ihler asked what the benefit is for a new developer to build here. Sanner stated that the Idaho State Statute requires certain findings and there are some elements of the land features required to create a district. This area has significant basalt rock and is hard to develop due to geologic issues, and this opens them up to State dollars for help with development on infrastructure.

Scott asked if a property owner doesn't want to participate, is there a requirement to participate? Sanner indicated that no property owner is forced to participate. Scott asked if it is too early in the process to look at access and traffic. Sanner stated that there are traffic problems on the south side, but it is not part of the application tonight and that will be addressed as the area redevelops. Scott asked about the Agency using eminent domain for a street or something that is needed. Sanner deferred to Kirkham. Kirkham was unaware if they have the right. Storer indicated that only the City has that power (Legislative Body).

Ihler feels it is a good idea and likes to bring industrial business to this area instead of out in the County. Ihler feels this will attract bigger industrial developers. Ihler feels they could hopefully develop and extend the railroad spur. Ihler feels there is great opportunity and will be beneficial to the City.

Brower feels it is a good opportunity to use the basalt land that has been unusable.

Storer feels it is a good opportunity to connect to City infrastructure.

Sanner showed the utilities are along the streets.

Sanner stated that it is early to talk about streets, but as the properties subdivide and realign streets will be put in the area.

McDaniel Abstained due to INL buildings on the property.

RESOLUTION OF THE PLANNING COMMISSION FOR THE CITY OF IDAHO FALLS, IDAHO, VALIDATING CONFORMITY OF THE URBAN RENEWAL PLAN FOR THE STANLEY BOGE URBAN RENEWAL PROJECT WITH THE CITY OF IDAHO FALLS' COMPREHENSIVE PLAN.

Brower moved to recommend to the Mayor and City Council approval of the Resolution Validating Conformity of the Urban Renewal Plan for the Proposed Stanley Boge Urban Renewal Project with the City of Idaho Falls' Comprehensive Plan, Cantu seconded. Ogden called for roll call vote: McDaniel, Abstain; Scott, yes; Ihler, yes; Ogden, yes; Brower, yes; Storer, yes; Cantu, yes. The motion passed unanimously.

Next meeting September 5, 2023.

Adjourned at 7:30 p.m.

Respectfully Submitted

Beckie Thompson, Recorder