

October 6, 2020

7:00 p.m.

Planning Department

City Annex Building

MEMBERS PRESENT: Commissioners Natalie Black, Gene Hicks, Brent Dixon, George Morrison, Lindsey Romankiw, Joanne Denney, Arnold Cantu.

MEMBERS ABSENT: Margaret Wimborne

ALSO PRESENT: Planning Director Brad Cramer; Assistant Planning Directors Kerry Beutler; Naysa Foster; Brian Stevens; Michael Kirkham, Esq.; and interested citizens.

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

CHANGES TO AGENDA: None.

MINUTES:

Hicks moved to approve the September 15, 2020 Minutes, Morrison seconded the motion. Black called for roll call vote: Morrison, yes; Hicks, yes; Cantu, yes; Dixon, yes; Romankiw, yes. The motion passed unanimously.

Public Hearing(s):

- 1. ANNEX 20-016: ANNEXATION/INITIAL ZONING OF LM, Reeds Dairy – Withdrawn.**
- 2. PUD 20-005: PLANNED UNIT DEVELOPMENT. The Grove PUD - Withdrawn**
- 3. ANNEX 20-015: ANNEXATION/INITIAL ZONING. Annexation and Initial Zoning of RMH.**

Black opened the public hearing.

Applicant: Jeremiah Bigelow, 5035 E 34 North, Ririe, Idaho. Bigelow is requesting annexation on 41 acres that is west of the Pinewood Mobile Home Park. Bigelow indicated that the property is contiguous to the Pinewood Mobile Park, they have water and sewer from the City that was put in when they did the Lincoln Road in 2014-2015. Bigelow is intending to put in a mobile home park similar to Pinewood Mobile Park.

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

Black asked about the LC that was annexed earlier in the summer. Beutler showed the property to the west of the property.

Dixon stated that when the property to the west was annexed, he commented that LC and HC were not consistent with the Comprehensive Plan and the Comprehensive Plan needs updated with an amendment first. Dixon stated that the feedback he received was that LC allows residential, so it is ok. Dixon stated that this time the comment is that the Comprehensive Plan doesn't have a medium density and it is low density next to high density so that is medium density so that is ok. Dixon feels that they should amend the Comprehensive Plan to update what is going on in the area, rather than making excuses as to why the proposal fits with, he Comprehensive Plan.

Beutler stated that Comprehensive Plan doesn't follow property line and is broad strokes. Beutler stated that this area has both yellow and orange, so he feels it is consistent with the Comprehensive Plan. Beutler stated that the Comprehensive Plan identifies low density residential as 7 units per acre, and RMH allows 8 units per acre, so it is one unit higher, but not a significant amount.

Dixon stated that there was a large area of low density residential identified in the Comprehensive Plan and an annexation south of Lincoln road for commercial that took out part of the residential, then there was an annexation for the acreage to the west that was HC/LC and now this will take out the final 3rd of something that used to be 120-150 acres of low density residential, and the comment he hears is that it is all consistent and there was nothing changed. Dixon disagrees with that assertion.

Hicks stated that this is another 40 acres in the outskirts of the City and there are a lot of areas in the central area of the City that still has agricultural, that is in-fill and not being developed Hicks feels they have gone too far out and need to fix the center. Hicks is against this proposal not because of anything wrong with the proposal, but he feels it's wrong to stretch farther which will impact sewer, water and supporting services.

Beutler stated that they are within the City's Area of Impact line and it would make sense for this area to be annexed and get City services. Beutler stated that this property is adjacent to existing utilities. Hicks stated that his concern is that they are reaching too far out of the City and not doing fill-in and 40 acres in this area, will cost more money to maintain, and he is against going out until they fill in.

Morrison stated that you cannot force people to develop property and you have to follow the market.

Black suggested saving this for the Commissioners Discussion time.

No one appeared in person in support or opposition.

Applicant: Jeremiah Bigelow. Bigelow stated that they have annexed on the east, west and south of his property. Bigelow stated that they already have water and sewer and so it is not reaching out.

Black asked if there is a market for RMH. Bigelow stated that he purchased the property 20 years ago knowing that there would be a day that people would need more affordable housing. Bigelow stated that the housing prices are now so high that people need something affordable, so there is a need for mobile and manufactured houses.

Cramer indicated that he got a response from Henry Mowers who does not have a microphone to comment so he messaged his comments and Cramer read the comments.

Henry Mowers. Mower stated that with the current housing shortage, he feels it is a good idea to expand the mobile home park.

Black closed the public hearing.

Black stated that when the Costco area was annexed the Commission didn't know it was Costco, and her concern was that they were spreading too far, and now that area is developed. Black feels like most of this area is developed and it feels completely within the City. Black stated that the

services are at the property. Black stated that the zoning is interesting and she didn't realize there was a market for mobile homes and the area next to it is a nice area and if that market is coming back then they should accommodate it because the need for housing is high and that is a natural area next to the other mobile home park.

Hicks added that the area to the south on the other side of Lincoln is farmland and a large parcel. Black stated that the property has been annexed. Hicks agreed, and indicated that most of it is still open area, and his concern is they are reaching too far and the City has a lot of County and/or open area that should have more consideration instead of reaching to the out skirts of the City.

Morrison agreed with Black.

Dixon stated that the discussion that was just had is the prime example of why they need to update the Comprehensive Plan, when there is a major change in the area. Costco coming in was a major change, the widening of Lincoln Road was a major change, and it enabled the area to have good access. Dixon is disappointed that they have gone away from the practice of updating the Comprehensive Plan before they look at specific properties for annexation in a way that is not consistent with the current Comprehensive Plan. Dixon stated that the widening of Lincoln and addition of Costco make the Comprehensive Plan Change appropriate, and a Comp Plan change that would enable the type of development that is being requested would be appropriate and he would support that. Dixon stated that if the Comp Plan had been changed then he would be supportive of this application, however he will vote against it because the Comp Plan has not been changed, and it should have been done first.

Black asked staff about the procedure with the Comprehensive Plan. Cramer stated that in the past and current practice is that when an application is not consistent with the Comp Plan that is the first public hearing that has to happen is to amend the map. Cramer stated that the reason they haven't done that here, is historically RMH zoning has been in low density designated areas because the closest that matches them is low density residential. Cramer stated that the Comprehensive Plan Map shows low density designation here. Cramer stated that when this area was modified as part of the Area of Impact discussions most of this area was shown as low density residential, including the existing mobile home park that is built. Cramer stated that it was modified as part of the area of impact in recognition that if the area at the intersection of Lincoln and Hitt developed as commercial, then the plans would call for commercial to transition to higher density residential, to lower density residential. Cramer stated that is happening on the map with the transition. Cramer stated that mobile home parks might be higher density than what is typically seen in low density residential, but the higher density next to the low density is consistent. Cramer asked what designation the Comprehensive Plan should be amended for this application, because there are only 3 choices for residential, Estate, low density, higher density. Cramer agrees that the Comp Plan needs updated but it is a long process to add a new designation.

Dixon stated that this is an ongoing frustration. Dixon stated that this is 1/3 of an area that is identified as low density, and the second third to the west of this parcel was recommended to be annexed and zoned HC and LC and the reason that it was given to be consistent with the Comp Plan was that the LC allowed residential. Dixon stated that the area south of Lincoln was annexed earlier in the year with LC and the reason was it was consistent with what is to the west. Dixon stated that the reason why they are chipping away at the low density and with this action

all low density will be gone. Dixon stated that this action is more consistent with the Comp Plan than the previous 2, but he feels like he needs to make a point and feels that they have totally gotten rid of the low density residential in the area without ever changing the Comprehensive Plan. Dixon feels that the whole broad stroke has been wiped out without a review of the Comprehensive Plan. Dixon believes that the change would have been merited if reviewed and he would have supported the change.

Hicks stated that west of this parcel is Woodruff, which has become a bottleneck from Lincoln to 1st Street because of a double lane road becoming a single lane road. Hicks asked if this Commission has any stroke to accommodate the increase in population with the roads. Cramer stated that in terms of planning, Woodruff is a planned arterial and everything north has been County up until 1 year ago. Cramer stated that when the City sees development, there are standards when traffic studies are required. Cramer stated that at the time of annexation the question is should the City take over jurisdiction of the land, can it service the land, is the requested zoning appropriate, and traffic and development questions come when development comes, and when a plat comes if it requires a traffic study, and anything recommended will be done.

Black stated that there is a huge demand for housing, and she has asked developers to look at in-fill in town to see if it is feasible before they spread out to do large developments. Black feels that this is within the City. Black stated that the Commission cannot request roads to be built, and the City Public Works needs to look at that when they assign building permits. Black stated that they need to look to their elected officials and give them the input.

Cramer stated that he is not saying that P&Z shouldn't be looking at transportation issues, but it's a timing issue. Lincoln is planned and built, Woodruff is planned and not built, and as development comes forward you will regularly look at roads and can ask for connections onto major streets. Cramer stated that they will get to see this property when it is platted and can discuss roads then. Cramer stated that it is not questions for the annexation and initial zoning hearing.

Dixon asked about a comment in the chat and if the public hearing is closed should they even look at the comments. Michael Kirkham, Esq, stated that there were 2 comments from that member of the public and one came in after the hearing was closed, and so it is inappropriate to consider that comment unless you are going to reopen the hearing for the purpose of taking in the chat. Kirkham recommended going forward to give one last call out prior to closing public hearings and look at the chats.

Black kept the public hearing closed.

Morrison moved to recommend to the Mayor and City Council approval of the Annexation of Approx. 41 acres, SE ¼ Section 9, T2N, R 38 E with initial zoning of RMH. Cantu seconded the motion. Black called for roll call vote: Hicks, abstain; Dixon, no; Morrison, yes; Cantu, yes; Denney, yes; Romankiw, yes. The motion passed 4-1.

4. RZON 20-014: REZONE FROM I&M to HC for SkyVu Property.

Black opened the public hearing.

Applicant: Steve Heath, Connect Engineering, 1150 Hollipark Drive, Idaho Falls, Idaho. Heath stated that the property is located at the intersection of Yellowstone and Sunnyside and is the old Sky Vu Theatre. Heath stated that this property is commercial in the Comprehensive Plan Map, along with some parks. Heath stated that it is currently zoned I&M and they are wanting to rezone to Highway Commercial. Heath stated that it would fit the area well. Heath stated that there is a park being developed across the river, and park to the north. Heath stated that they will work with the staff through the process to ensure that it makes all requirements.

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

Dixon asked if the City has tried to acquire this property to add to the park to the north of the property, because the Comprehensive Plan does identify for park along the River.

Beutler stated that he does not know if the City has looked at this area for purchase, and there are a lot of available park areas on the system. Beutler stated that he met with Parks and Recs today and they indicated that they didn't need any additional land for development because they have south tourist park and a very large park across the river with Heritage Park.

Black asked if it is the owner requesting the zone change. Beutler stated he is unsure if the transaction has taken place.

No one appeared in support or opposition of the is application.

Black closed the public hearing.

Dixon stated that the interchange of I-15 to the west with the bridge across the river, making this an intersection of two highways with Yellowstone and the lead off from the Interstate, the Comprehensive Plan shows a combination of commercial and employment center and there is not manufacturing, and generally they have tried to keep the area near the river away from manufacturing and instead use it for other uses, including parks, commercial and residential. Dixon stated that based on staff's testimony, the City is ok with the actual park in this area only being the width of the existing walking path and not half the distance from the River to Yellowstone Highway. Dixon feels that HC makes sense and is in support.

Black agreed with Dixon's comments.

Morrison agrees that this could be a park to match the other side, but since it is by the highway HC would be ok.

Dixon moved to recommend to the Mayor and City Council approval of the Rezone from I&M to HC for 9.45 Acres, Section 25, T 2N, R 37 E, as presented. Morrison seconded the motion. Black called for roll call vote: Hicks, yes; Dixon, yes; Morrison, yes; Cantu, yes; Denney, yes; Romankiw, yes. The Motion passed unanimously.

5. RZON 20-016: REZONE. Rezone from R1 to R3 for Intersection of Dodson and Saturn.

Black opened the public hearing

Applicant: Barry Baine, Connect Engineering, 1150 Hollipark, Idaho Falls, Idaho. Baine stated that this property is on the corner of Saturn and Dodson. Baine indicated that the application indicated R3, but they are now asking for R2 that will accommodate a 4 plex. Baine stated that the area around is zoned R1. Baine stated that across the street is higher density with

R2 and R3. Baine stated that the R1 near this property is not actually R1 use, it has a PUD which is higher density. Baine stated that west of this property is a trailer park that is high density. Baine stated that rezoning this property is the best use of the property. Baine stated that the City is now allowing access off of Saturn, so the developer has secured a cross access for the drive. Baine stated that it would be impossible to develop as R1 because it is too big for a single family home on the whole thing as it exceeds the maximum lot size for R1 and then if it is split, it is too small for the minimum lot requirements for R1. Baine stated that it will be a good use of in-fill as the water and sewer infrastructure is already in place. Baine stated that R1 doesn't allow 4 plexes. Baine stated that the Comprehensive Plan shows this as low density, but everywhere around it is higher density, and the broad-brush strokes would allow the Comprehensive Plan to approve this. Baine stated that the developer is excited to develop on this property.

Black asked where the access to the property would come from. Baine showed the access that comes from a drive that would be shared with the trailer park that would come off of Saturn.

Dixon is still struggling to understand the applicant. Dixon asked for confirmation as to what is being requested R2 or R3. Baine clarified that the application states R3, but they are asking for R2 designation.

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

Black asked how many units could fit on this property with the landscaping. Naysha stated that they could fit approximately 6 units on this property.

Dixon stated that there is a mistake in the staff report, as it states east and south is the manufactured home park, and it should read west and south. Foster agreed and will update prior to City Council. Dixon understands that the mobile home park was grandfathered in and if it were built today, at the same site, it would require a higher density zone than the current R1 to be built. Foster clarified that the mobile home park was not established prior to annexation and was established around 1964 and was developed with a higher density than what would be allowed in an R1 zone. Dixon stated that although the Comprehensive Plan shows this area as lower density it is on the ground already higher density than across the street where R2 is zoned. Foster agreed and indicated that the mobile home park is 14 units per acre.

Support/Opposition:

Michelle Fletcher, 796 Saturn, Idaho Falls, Idaho. Fletcher wanted to do the PUD, but after hearing the arguments for R2 she understands the need and believes a four plex would be a good addition.

Tim Metcalf, 754 Saturn, Idaho Falls, Idaho. Metcalf is opposed to the change from R1 to R2 or R3. Metcalf doesn't feel that there has been any compliance with R1. Metcalf showed pictures of the property showing a semi-parking on the property, no lawn, no landscaping, garbage, broken asphalt, trash, etc. Metcalf stated that police, fire, and ambulance are at this location often. Metcalf stated that if this is supposed to be R1, what might be seen in R2. Metcalf doesn't feel that the property is being cared for. Metcalf stated that the sidewalk wasn't cleaned or plowed. Metcalf stated that he is concerned with the compliance that a four plex would have to city ordinances. Metcalf is opposed and feels that if they were going to make the property better, how come it looks the way it does now, and he feels they should make it better now.

Michelle Fletcher, 796 Saturn, Idaho Falls, Idaho. Fletcher asked if allowing these apartments would there be an HOA that would require better care for the area.

Applicant: Barry Baine, 1150 Hollipark, Idaho Falls, Idaho. Baine stated that the pictures show why they need a rezone so the property can be developed, because it cannot be developed as it is. Baine stated that rezoning would allow for development, and property management and HOA to take care of the grounds and the sidewalks. Baines stated that the owner hasn't had this property very long and it cannot be developed so it has become run down and rezoning would help to make the area look better.

Tim Metcalf, 754 Saturn, Idaho Falls, Idaho. Metcalf stated that the applicant indicated that it wasn't feasible to have flowers and stuff, but it was feasible to have the property taken care of with the other owner, and if the current owner didn't feel he could take care of it, then why did he buy it.

Applicant: Barry Baine, 1150 Hollipark, Idaho Falls, Idaho. Baine stated that the developer purchased the property to develop it, not grow lawn.

Black closed the public hearing.

Black stated that she lives near a vacant lot that is full of weeds and the City piles snow on it and it has now been approved, and she feels development is the best way to clear vacant lots that are uncared for. Black stated that a developer buys property to develop it, and the applicant has stated the reasons why R1 is not a good fit. Black stated that this will be perfect in-fill. Black feels a four plex would be a good addition and feels development will help the surrounding properties.

Morrison reminded everyone that the proposal is for rezone, and not what will be built there. Morrison is in favor of the rezone.

Hicks is in favor of the rezone.

Dixon moved to recommend to the Mayor and City Council approval of the rezone from R1 to R2 for approx. .374 acres in the SE ¼ of the SW 1/4 , of the SW ¼ of Section 13, Township 2 North, Range 37 E, as presented. Hicks seconded the motion. Black called for roll call vote. Hicks, yes; Dixon, yes; Morrison, yes; Cantu, yes; Denney, yes; Romankiw, yes. The motion passed unanimously.

6. RZON 20-015: REZONE. Rezone from R1 to TN for 3 Acres on Cassiopeia.

Black opened the public hearing.

Applicant: Barry Baine, Connect Engineering, 1150 Hollipark Drive, Idaho Falls, Idaho. Baine indicated that this property came before the Commission last year for a rezone to R2. Baine stated that this property is just north of the previous application. Baine stated that the R2 was not recommended for approval, so the owner did not move on to City Council. Baine stated that they have discussed how to develop this property and R1 is hard to develop as it sits. Baine stated that TN is the most stringent as far as rules and guidelines, but would allow the developer some flexibility over R1, but would keep it to the standards of the neighborhood. Baine stated that this area is zoned R1 and it has higher density with a PUD that has approximately 10 units per acre. Baine stated that the zone in the area is R1, but the use is mixed with high density and

low density and Baine feels that TN is a medium density and would fit. Baine indicated that the Comprehensive Plan doesn't have medium density designation, so they feel that the medium density of TN would fit in this area with both low and high density. Baine stated that after the denial the developer wanted to have a meeting to discuss with the neighbors, and Covid slowed that down, and they were unable to hold that meeting, and they did go and knock doors and talk to residents. Baine stated that he talked to 12 neighbors in the area, and some of them were in the PUD and they were for the development. Baine stated that some of the homes he talked to was more of an education discussion about TN as it is hard to understand, and he tried to show people how the TN zone will require the development to conform to the neighborhood. Baine stated that the neighbor's concerns were density and traffic, and that is always a concern with any development. Baine indicated that he discussed with the neighbors the walkways that would be required and that would be helpful for the area. Baine stated that the development will help the storm water issues for the area. Baine believes this is a good spot for infill development that is already served by public utilities. Baine stated that this property is R1, but is being used as a commercial lease, and the TN Zone would be an upgrade from the current commercial use. Baine stated that the property has access to Saturn and Dodson that goes through the PUD with the private drive. Baine stated that TN zone provides residential zone that is characterized by the traditional neighborhood pattern, with the small lots, residents, and housing types. Baine stated that the parking that is required would push them to do an alley way or some way to have parking in the middle to alleviate the on-street parking. Baine stated that the TN zone requires them to integrate the established characteristics of the existing neighborhood. Baine stated that TN is different from R2 because it forces the development to conform to the neighborhood characteristics. Baine stated that the neighbors were concerned with the development changing the view of their neighborhood and the TN Zone is set up to help the new development become part of the neighborhood. Baine stated that TN does allow commercial, but it is strict and stringent and so no commercial use would be allowed other than what is currently there.

Hicks asked if there has been an interface with the neighborhood. Baine stated that they decided to not do a neighborhood meeting, but he did go and knock on doors and was able to talk with some neighbors in the area.

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

Black asked what the maximum density that could be on this lot. Beutler indicated that the maximum density is 15 units per acre, and this is 3 acres, but you have to account for parking, etc. Beutler stated that there are so many potential ways to develop in TN that it is hard to say what would fit.

Dixon asked about the TN requiring the streetscape to match what is existing, and asked what existing streetscape this would be matching, whether it be Cassiopeia, Saturn, Lola, or the Townhouses on Dodson. Beutler stated that page 5 of the staff report it states specifically that the streetscape is having detached sidewalks. Beutler directed to page 6 of the report, item 3 that discusses about infill development and the form restrictions.

Support/Opposition:

Abby Howell, 776 Grace Ave., Idaho Falls, Idaho. Howell asked if the TN Zone is a new zone that is put in specifically to trick public to make it the same as R2. Black stated that the zone was redone 2 years ago. Black stated that the Commission has been working to try to

understand the zone too. Black stated that developers have attempted to put it in areas that the Commission disagrees with and have turned down the applications. Black stated that the zone is to help with some of the infill to give options where it is difficult to get development in some areas. Beutler added that they developed the TN Zone to try to preserve existing neighborhoods. Beutler stated that neighborhoods that were subdivided into the 50's and zoned R1 and R1 didn't match with what was on the ground, as setbacks were larger, lot sizes were different, and so developing a Traditional Neighborhood they try to see what is actually on the ground in the neighborhood and develop some standards so that when development occurs it would be compatible with the adjacent neighborhoods. Beutler stated that it is utilized in areas that have a mix of densities and often those densities don't match with the existing zone. Howell asked if the TN zone would allow the commercial buildings to stay and be used as a business. Beutler stated that the TN zone does allow commercial uses, and they would be restricted to existing structures. Cramer added that if there is a business in operation, it can stay in operation regardless of whether it is TN or R2, and if the business changes, the TN would allow the building to be used for a different commercial use.

Henry Mowers (Chat): Mowers stated that this is too deep into the R1 single family homes, and affects far too many residents, including my own residence. With the continued higher density on the lot on Saturn now approved, I would argue the highest and best use of this property to be single residential homes consistent with the homes surrounding area. Meet the demand for single family homes in the area and maintain the pride in ownership and integrity in the neighborhood and enjoyment of the already existing homeowners. Mowers is opposed to higher density than that in the area. Single family use can be done here without changing zone. Petitioner states it is being used as commercial, but I've seen no activity suggesting land use. I believe Traditional Neighborhood is misleading to the layman and if fully understood would likely be opposed by many of the neighbors.

Michelle Fletcher, 795 Saturn, Idaho Falls, Idaho. Fletcher stated that the PUD is under R1 and does fall into the low-density category and she feels it is in the best interest to develop this land into the R1 status. Fletcher stated that the current owner is seeking to rezone after already being denied R2, and no changes to the land have been made, and the concerns still remain the same with the access roads, the schools, and the churches. Fletcher showed a video of the neighborhood and what the PUD density looks like. Fletcher stated that Idaho Falls needs quality housing, and the 3-acre lot could provide up to 18 homes under the current zone. Fletcher surveyed the community and over 20 people agreed with maintaining the R1. Fletcher would like it to stay R1, and not be changed to a higher density zone with the intent of building a higher quality town home, then the ability would be lost to deny the density of 17 lots per acre, and the land would be exploited for a short term profit. Fletcher stated that the lot is unique and very desirable. Fletcher stated that they should look to R1 and the PUD rather than opening it up to a medium density. Fletcher stated that R2 and TN are medium density categories, compared to PUD R1 and low density. Fletcher would like the Commission to push to build single homes so they can attract people moving in with great jobs and support the community. Fletcher showed a video of the neighborhood and what the PUD density looks like. Fletcher stated that two neighbors have put their houses up for sale to avoid the higher density possibility of the development. Fletcher had a written survey, and Kirkham agreed that it can be accepted into the record for the Commission to review. Cramer asked if this has been emailed to the Commission.

Fletcher stated that she was not informed of the zone change. Cramer stated he would double check as he has a list of the names it was sent to.

Jerry Jane, 1568 Lola, Idaho Falls, Idaho. Jane stated that this was turned down last year, and nothing has changed on the ground, and the fact remains that the applicant is asking for a proposal that would allow an increased density in the 3-acre area. Jane stated that the R1 designation is throughout the area. Jane stated that the trailer park is non-conforming, but the area around the north, east, and west of the proposed development is R1 and that is conforming with the Comprehensive Plan. Jane stated that it is the same applicant as last year and the same owner being Corner Stone Properties, LLC. Jane stated that it is a large property management company that has holdings around the country, and they want to maximize their profits and that comes before the public benefit of the citizens of Idaho Falls. Jane feels it is in the public interest to keep the property R1. Jane is concerned about traffic and the Arrington property that is being sold with an asking price of \$500,000. Jane stated that the business and office that is there in the shed and he understands that they can continue to operate the business, although he hasn't seen any activity. Jane is concerned that they would put a driveway onto Lola Street. Jane wants to keep it single family housing, and a low-density area.

Kacey Wegner, 1511 Lola Street, Idaho Falls, Idaho. Wegner stated that her front window's view is the big metal shed on the subject property. Wegner stated that her house was moved from Broadway and onto the cul-de-sac. Wegner bought the home in 2011 and there were no apartments, and the 3-plexes were built after they moved in. Wegner stated that after they had lived there 3 years and the apartments were built their car had been broken into 2x, the car was stolen. Wegner clarified that she is not blaming the apartments, but feels it gave access to Dodson that had a lot more traffic. Wegner stated that there are children that walk-through Lola and through Dodson to get to school because the crosswalk is from Saturn off of Dodson. Wegner stated that there are children almost hit daily. Wegner is concerned that if more children are in the area it will be a bigger problem. Wegner stated that people have skidded out of control in the winter hitting the bump going from Lola to Dodson. Wegner stated that if the development is only going to use Cassiopeia that is a lot of traffic for a small area. Wegner feels the subject property is an eye sore, but it needs to be developed into houses. Wegner stated that people have spent time and money fixing the older homes in the area to look nice. Wegner stated that it is not fair to the people that are building and fixing homes to have the developer put in town homes and multi-family residences as it doesn't benefit anyone. Wegner stated that the community is to the west, the apartments they know nothing about except when the cops come to the apartments. Wegner wants to know how many people per acre could be put in the development with the TN Zone. Wegner is opposed to the rezone and feels that the R1 can be developed in this area. Wegner stated that the neighborhood is not a gridded street pattern.

Sora Torres, 1569 Cassiopeia, Idaho Falls, Idaho. Torres is concerned about the traffic and will the new development decrease the value of their homes as opposed to individual houses that would make it better. Torres stated that the traffic right now is bad and if you go from her house to Saturn to turn left onto Grandview you can get stuck for over ½ hour. Torres stated that 40 apartments would make the traffic worse. Torres has a cousin with 5 children on Lola and the children walk to school, so they are concerned. Torres stated that Cassiopeia is straight, and the rest of the streets are winding, not gridded. Torres asked if parking will be on Cassiopeia. Torres stated that if there is going to be parking allowed on Cassiopeia she doesn't want to continue to live in the area. Torres likes her neighbors and loves her area and would hate to see a change.

Greg Laville, 831 Lola, Idaho Falls, Idaho. Laville stated that the TN and R2 are similar except the TN allows commercial. Laville has lived at his address for 6 years and when they were shopping for their home the realtor verified that the area across the street was zoned for single family units. Laville stated that after looking through the staff report, the only justification he can find for TN is because it is a great place for in-fill, and that isn't a good enough reason for him. Laville stated that since they were here last year, there have been 75 units built on Skyline and Broadway, 13 new buildings at the end of Saturn off of Pancheri, and 3-6 buildings in Snake River Landing, there is room for more buildings in other places. Laville stated that the additional traffic could be handled better in other places because they don't have to drive through an established neighborhood. Laville stated that on page 2 of the Staff report, 3rd paragraph states the change to TN would be a less intense use of the property. Laville disagrees and asks how 44 housing units can be less intense than a parking lot for trailers which is what the property has been being used for. Laville read from page 4 of the staff report – that staff is unaware of the creation of potential nuisances as a result of this development. Laville feels that 44 units when there is room for 18 houses, would result in increased traffic which is a concern, additional noise and crowding, additional cars on the streets. Laville feels that people are moving to this area for affordable living, and they are not moving here because of duplexes and 4-plexes. Laville understands that some different housing is needed, but 125 units have been added to the west side of town since last year. Laville stated that the property on Cassiopeia should remain R1 and build single family residents.

Greg Shield, 754 Grace, Idaho Falls, Idaho. Shield is opposed to the development and feels it is terrible to put high density next to a historic home. Shield feels it should remain R1 to maintain the culture of the neighborhood. Shield feels the high density on Saturn is appropriate, but not for this lot.

Beutler read emails that were received:

Randall Wheeler. Wheeler stated Idaho Falls is experiencing an increase in population which does increase the need for housing. Wheeler stated that high density housing in the area would not be beneficial to the people in the existing homes and would increase traffic that would cause safety issues for the children and schools in the area. Wheeler stated that leaving the property zoned R1 would be consistent with the surrounding areas and zoning and ensure good quality homes to be built. Wheeler asked that they deny TN.

Lee Maybe. Maybe is the current owner adjacent to the north west corner of the property. Maybe stated that the TN zone is a refreshing approach and is not opposed to townhome or family concept but is opposed to apartment type densities. Maybe has concerns over the shared property line that need to be addressed with design work on the property.

Applicant: Barry Baine, 1150 Hollipark, Idaho Falls, Idaho. Baine commended the neighbors for coming out. Baine stated that he can tell there is pride in the neighborhood. Baine stated that this property has been vacant for over 50 years in an R1 status and if it were viable and profitable to do an R1 development, it would have already been done as an R1 development. Baine stated that with lot restrictions, lot sizes etc., 18 homes are not attainable, and it would be closer to 14 homes, or 6 homes on ½ acre lots. Baine stated that the R1 PUD is medium density and low density is 7 units or less. Baine stated that Traditional neighborhood is concerned medium density. Baine stated that the PUD is a nice place and that is what the developer feels that the TN does is allow for similar types of housing and doesn't allow for higher density.

Baine stated that apartments could be built, but single-family townhomes can be built on the property. Baine stated that it is hard to say how many units could be built in the area so they have to vote off of the maximum density which is 45, but the setbacks, parking requirements, etc., so all of the concepts that Baine has worked up is closer to the 32 units (approx. 10 units per acre). Baine stated that the property owner does want to profit off the property, but they still have to conform to the rules and guidelines of the TN zone. Baine stated that the current owners are a local company located out of Rigby. Baine stated that a couple in the PUD townhomes knew before purchasing their townhome that TN was a possibility and still purchased their home. Baine feels that the TN Zone will bring affordable housing to the area, and a different type of housing. Baine stated that a lot of people are wanting smaller lots and less maintenance or an HOA that takes care of things. Baine agreed with the comment that the additional townhomes style coming to Idaho Falls is a trend and a desire. Baine stated that parking on the street would be available on the street whether this is TN, R1 or another zone because it's a public street. Baine stated that safety is an issue, and they will work with the City to improve the streets and sidewalks to create better connectivity. Baine stated that he would advocate for a speed bump, but the City has to make that call. Baine noticed on Fletcher's video that there wasn't much traffic, and they know traffic is always an issue and a struggle. Baine feels that the TN is different from R2 and they have tried to cater more towards the neighbors with the TN.

Dixon asked staff about the bottom of page 5 and entry ways and pathway connections where all structures will have one primary entry that faces the street and a pathway that connects the entry with the sidewalk and exceptions are allowed for units that face a common open space (courtyard), and page 6 with building mass to scale and form 3(a) for in-fill development or additions to existing structures, the building shall not exceed the tallest height or greatest width of other residents on both sides of the street within the same block. Dixon is looking at the width of the residents on the same street on Cassiopeia and comparing that to the width of the 3-plexes that are on Dodson Drive which is not part of the public street, so he doesn't consider it part of the block, but when he looks at the existing residences, they are not as wide as the 3-plex. Dixon asked if City Council approved 4-plexes in R1 which would be wider than the 3-plexes, so the TN zone and that building mass scale and form for in-fill development limit the width such that it would prevent 3-and 4 – units in a building, or could they just turn them sidewalks and make it a courtyard and end up having a much larger building than anything on the street.

Cramer indicated that the change to R1 to allow for 4 attached townhomes was not approved, and was withdrawn because of the Opti Coast Design Report, and they wanted to explore that report before they made any changes and 2 units attached is allowed in R1.

Beutler stated that they would still look at the widths on Cassiopeia and Lola and the lots and see what they are, but they would be limited according to the Code, and cannot be wider than the greatest width on both sides. Beutler stated that would limit the type of structure that could be built. Dixon asked if the TN Zone is more likely to result in new structures similar to the existing structures, than keeping it at R1 considering what is allowed in R1 where you can have duplexes and there are no duplexes in the area right now as far as Cassiopeia and Grace and Lola. Beutler stated that the intent of the TN they were working with neighborhoods that had a mix of density so the zoning that was there didn't reflect what was on the ground, so you are going for look with form and so even if it is an increase in density largely it would look very much the same.

Black closed the public hearing.

Black stated that this is difficult, and they have been working with developers to understand how they can help development in the City. Black stated that they hear the issues with traffic, and it is everywhere in town. Black stated that no one wants high density and every single development that was discussed with higher density they had a room full of people who were opposed to the development. Black stated that this property has been vacant for many years. Black stated that they have talked about in-fill and housing has gotten so expensive with materials price. Black stated that developers want to make money, but they need to make housing that residents can afford. Black wants to purchase a townhome that is moderately priced, moderately sized and it cannot be found. Black stated that the developers are trying to create affordable housing, not low-income housing. Black feels that this area is perfect for in-fill. Black stated that they need to be flexible with in-fill. Black stated that she wants housing that fits, and she feels TN can make it fit better than R-2 because there are restrictions. Black stated that TN was made so they can be flexible and help the developer and the current residents. Black stated that they need to accommodate a wide variety of people.

Morrison stated that the TN Zone fits perfectly to fill this space and is in favor.

Dixon is trying to understand if TN will allow for higher density than R1 in this area. Dixon stated that the comment about it not being feasible to build R1 is unclear as to why its not feasible because you could easily divide this into 10 or 12 lots, with street on both sides. Dixon is sensitive to the idea of not changing the character of the neighborhood because higher density should not be in the interior of neighborhoods pursuant to the Comp Plan. Dixon stated that if this is going to result in higher density it seems like it is contrary to the basic idea of the Comp Plan. Dixon stated that if it is going to be similar density but a different set of rules that govern how it is developed that are more of the look and feel, then given some of the peculiarities of this location where Lola ends in a cul-de-sac and some other things, then it might provide the flexibility. Dixon stated that if the intent is to have TN to allow for higher density then he is not in favor because they are putting higher density in the core of low-density neighborhood rather than on the edges.

Morrison doesn't think that the zoning or putting multi-family housing in the neighborhood changes the nature of the neighborhood and feels that it would fit in with the neighborhood.

Morrison moved to recommend to the Mayor and City Council approval of the Rezone from R1 to TN for approx. 3 acres N ½ SW ¼ SW ¼, Section 13, T 2N, R 37 E, as presented, Denney seconded the motion. Black called for roll call vote: Hicks, yes; Dixon, No; Morrison, yes; Cantu, yes; Romankiw, yes; Denney, yes.

Dixon opposed the motion because it is confusing as to whether TN would allow higher density here, and if it would then it is in appropriate because it is in the interior of the neighborhood and the Comprehensive Plan indicates that higher density should be on the perimeter next to connectors and the other higher density that is to the south of this property has direct connection to Skyline or Saturn.

Beutler reminded that there will be another meeting on October 20, 2020. Beutler stated that there is a digital training on the 16th.

Black adjourned the meeting at approximately 10:15 p.m.

Respectfully Submitted

Beckie Thompson, Recorder