

March 3, 2020

7:00 p.m.

Planning Department

Council Chambers

MEMBERS PRESENT: Commissioners Joanne Denney, Lindsey Romankiw, Arnold Cantu, Natalie Black, Gene Hicks (5 present, 4 votes).

MEMBERS ABSENT: Margaret Wimborne, George Swaney, Brent Dixon, George Morrison,

ALSO PRESENT: Assistant Planning Directors Kerry Beutler; Brian Stephens, Naysha Foster and interested citizens.

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

CHANGES TO AGENDA: None.

MINUTES: Hicks' name needed to be added to the Members present. **Cantu moved to approve the February 4, 2020 minutes, Hicks seconded the motion and it passed unanimously.**

Public Hearing(s):

2. PUD 19-002: AMENDED PLANNED UNIT DEVELOPMENT. Snake River Townhomes. Foster presented the staff report, a part of the record.

Black opened the public hearing.

Applicant: Applicant was present but had nothing to add.

No one appeared in support or opposition of the application.

Black closed the public hearing.

Black commended the developer for their landscaping on other projects and as such she is ok with the request for the variance of the 10' landscape requirements along the private road system to maximize the open space.

Hicks asked about the garages for the units.

Black re-opened the public hearing.

Applicant: Brett Stauffer, Kartchner Commercial, 2298 South Foothill Road, Ammon, Idaho. Stauffer confirmed that there are 2 spaces (2 car garage) for each unit, plus 19 additional parking spots throughout the development.

Black closed the public hearing.

Hicks moved to recommend to the Mayor and City Council approval of the Amended Planned Unit Development for Snake River Townhomes as presented, Denney seconded the motion and it passed unanimously.

2. PUD 20-001: PLANEND UNIT DEVELOPMENT. Coachman Place PUD. Foster presented the staff report, a part of the record.

Black opened the public hearing.

Applicant: No applicant was present.

No one appeared in support or opposition to the application.

Black closed the public hearing.

Hicks asked about the street movements within and asked about parking that is available for the units. Hicks was concerned that the applicant was not present. Black indicated that the applicant has submitted the application to the City for review, and they do not have to come to the meeting. Hicks was concerned that there was no one to answer the questions.

Beutler stated that it is up to the commission how to proceed with the application, but once the applicant submits the application to the City it is the City's responsibility to move forward with the application.

Foster indicated that there are 106 parking stalls and it meets the minimum requirements of the City. Beutler indicated that the site plan shows numbers and circles for each row of parking. Beutler stated that the layout maximizes the on-street parking on Coachman.

Romankiw stated that this is a straightforward application, and this is a minor change to the PUD with lower density and a few minor changes.

Romankiw moved to recommend to the Mayor and City Council approval of the Coachman Place PUD as presented, Denney seconded the motion and it passed unanimously.

Business:

1. PLAT 20-002: FINAL PLAT. MK Simpson Center Division No. 2. Stephens presented the staff report, a part of the record.

Applicant: Jeff Freiberg, 946 Oxbow, Idaho Falls, Idaho. Freiberg addressed cross access Freiberg stated that they are constructing a building that is next to this building and there will be access across the 3 total sites when finished.

Cantu moved to recommend to the Mayor and City Council approval of the Final Plat for MK Simpson Center Division No. 2, Romankiw seconded the motion and it passed unanimously.

2. PLAT 20-003: FINAL PLAT. Snake River Landing Division No. 15. Stephens presented the staff report, a part of the record.

Applicant: Justin Scott, 901 Pier View Drive, Idaho Falls, Idaho. Scott stood for questions.

Romankiw moved to recommend to the Mayor and City Council approval of the Final Plat for Snake River Landing Division No. 15.

3. PLAT 20-004: FINAL PLAT. Brookside 7 Final Plat. Beutler presented the staff report, a part of the record. Black asked who is responsible for the bridge. Beutler stated that both property owners would be responsible for a portion. Beutler stated that Public Works is working with the developer and will outline that issue in the Development Agreement and there are a couple ways to manage the bridge, including having Brookside installing the bridge now and get reimbursement from the future developer, or have Brookside pay in lieu their proportionate share

of the bridge and the City would put the money in an account until the future development is ready and then the bridge could be constructed. Beutler confirmed that the Bridge will not be an outstanding issue.

Hicks confirmed that this is the final phase of Brookside.

Applicant: No applicant was present.

Denney moved to recommend to the Mayor and City Council approval of the Final Plat for Brookside 7 with the addition of a public multi-use pathway easement on the east side of the plat adjacent to Sandcreek, Cantu seconded the motion and it passed unanimously.

Miscellaneous:

Northgate/ 1st Street area wide plan presentation.

Beutler reminded the Commission that the City received a \$600,000 grant from the EPA and that Grant included some planning dollars. Staff has looked at focus areas and they have chosen to focus on the Northgate Mile Corridor and the 1st Street Corridor to do strategic neighborhood planning. Beutler stated that they have been interviewing stake holder groups and will continue to interview stake holders, and then tomorrow they will do a walking tour and a community engagement meeting at Pine Crest Golf Course.

Ryan Gibbons, Stantec. Gibbons is a land use planner and urban designer and focuses on urban redevelopment strategies. Gibbons works for Stantec and has been hired to manage the Brownfields Grant. Gibbons intended to give an overview of where they are at with the Area Wide Planning Component. Gibbons gave a presentation showing the focus area and the three areas that they have broken the area into. Gibbons gave the EPA definition of Brownfield as “Any property that has received of confirmed environmental hazards.” Gibbons explained that Brownfield sites can be existing buildings (lead-based paint, asbestos, etc.) and unutilized sites. Gibbons stated that the City has 3 types of tools to help Brownfield: Regulatory tools (zoning); capital projects (roads, sewers); and marketing (recruiting). Gibbons showed pictures of current projects that Stantec is working on in Bremerton, Washington. Gibbons stated that the 1st Street area has existing neighborhoods, parks, and schools already in place and that entire amenity package will incentivize the redevelopment of the area. Gibbons showed pictures showing creative ways to reuse places, and spaces (checkers board, pocket parks, etc.) Gibbons stated that the next steps are market analysis to figure out who they are planning for. Gibbons gave the Community Engagement Schedule, beginning with Stake Holder interviews, developers, real estate, schools, and non-profit (Habitat for Humanity. Second, they will engage the general public with a walking tour. Gibbons stated that they will come up with some strategies for the Commission to respond to and then they will develop a plan with recommendations. Gibbons stated that there has been a lot of discussion with the circulation of first street. Gibbons stated that the planned Police Department got the stake holder interviews excited as it shows stability. Gibbons stated that there are a lot of business owners in the area, but they are not organized. Gibbons stated that staff talked with him about roadway studies and improvements, and they want to figure out how to have a greater impact. Gibbons stated that Public Works has a plan to upgrade the water lines and resurface the street, and they discussed that if they are going to go to that expense, they should pause and have a bigger conversation to see if you can incorporate other ideas that the neighbors have. Gibbons stated that they discussed identifying the activity

nodes and the core areas for 1st Street and the Fred Meyer area. Gibbons indicated that developers stated that there is a perception issue and it is a forgotten area. Gibbons stated that one developer had an emotional attachment to the area and is willing to help. Gibbons stated that the real estate people stated that the area is forgotten, and Gibbons put it back on them and told them they can spur the interest for the area through marketing. Gibbons stated that the property owners were concerned about future street improvements shutting down portions of streets and not giving access to their stores.

Black stated that she is interested in fixing the area as she lives off of 1st Street. Black will be in a future meeting. Black stated that there is a need for more housing. Black has a picture in her head that next to Bowlero to have a beautiful apartment building with a swimming pool in the center. Black stated that would bring people to the area and it already house the schools in place. Black stated that on Lomax and Yellowstone they have started to fix up the old Rexall Drug. Black stated that the area behind the Drugstore needs to be a hotel. Black stated that a hotel close to the Greenbelt and the road to Yellowstone Park. Black stated that they need restaurants along Northgate Mile. Black stated that there is enough room to outdoor seating, unlike other areas Downtown where there is not much room. Black stated that 1st Street needs a way to get to the Greenbelt. Black stated that if they did fun areas for kids headed to school like the checkerboard on a vacant lot.

Hicks stated that with Costco in proximity to the area, it should help with small stores and restaurants for that area. Hicks believes Costco will be a draw for people to develop in that direction to get the people coming from the North and East that don't want to drive all the way downtown.

Gibbons stated that developers and realtors stated that commercial is changing and there will be less brick and mortar. Gibbons stated that 1st Street needs to be the experience based commercial because there is not a lot in the town. Gibbons stated that they need to capitalize on the neighborhoody feeling because they cannot compete with the clusters of retail that go around a Costco.

Black stated that next to Bowlero if they cannot do the apartment, they could use the big space to do Food Trucks. Black talked to Downtown Development about doing Friday night Food Trucks around the Greenbelt with music. Black feels the area is unattractive with no landscaping. Black stated that when the City redoes the water line, they need more sidewalk and landscaping.

Denney stated that the motel next to the Golf Course gets a lot of tourists on the way to Yellowstone, and it would be great to have things for them to do once they get out of the bus. Denney believes that area could be more enticing for tourists with some shops and food places. Denney stated that she came in on that road when she first came to Idaho Falls and it was not a good first impression.

Black stated that there are businesses in the area that have been there forever, and they need help to improve the look, so the perception is not bad. Black stated that Northgate Mile is very industrial looking and 1st Street just needs some help.

Beutler indicated that the Community meeting is at 6:30 at the Pinecrest Golf course club house.

Black stated that the schools have the capacity.

There was discussion about how they advertised including press release, invitations, etc.

There was discussion about good restaurants in the area. Black stated that the City needs to be good about incentive because this area will not be getting many more chain stores.

Black adjourned the meeting at approximately 8:30 p.m.

Respectfully Submitted

Beckie Thompson, Recorder