



MINUTES
Twin Falls City Planning & Zoning
Commission
May 14, 2013-6:00 PM
City Council Chambers
305 3rd Avenue East Twin Falls, ID 83301

PLANNING & ZONING COMMISSION MEMBERS

CITY LIMITS:

Nikki Boyd Jason Derricott Tom Frank Kevin Grey Gerardo Munoz Chuck Sharp
Chairman

AREA OF IMPACT:

Lee DeVore Steve Woods

Vice-Chairman

CITY COUNCIL LIAISON

Suzanne Hawkins Rebecca Mills Sojka

ATTENDANCE

PLANNING & ZONING MEMBERS

PRESENT:

Derricott
Frank
Grey
Munoz
Sharp

ABSENT:

Boyd

AREA OF IMPACT MEMBERS

PRESENT:

DeVore
Woods

ABSENT:

CITY COUNCIL MEMBERS PRESENT: Hawkins, Mills-Sojka

CITY STAFF PRESENT: Carraway, Spendlove, Strickland, Vitek, Wonderlich

AGENDA ITEMS FOR CONSIDERATION AND PUBLIC HEARING

III. ITEMS OF CONSIDERATION:

1. Request for approval of the Preliminary Plat of the Westpark Commercial Subdivision #7-A PUD, consisting of 1 commercial lot on 2.5 (+/-) acres on property located at 1810 Washington Street North c/o Gerald Martens on behalf of Westpark Partners, LLC

IV. PUBLIC HEARING ITEMS

1. Request for the Commission's recommendation on a Zoning District Change and Zoning Map Amendment from C-1 PUD (Northbridge PUD and Northbridge #2 PUD) to C-1 PUD (Westpark Commercial #7 PUD) for 2.53 (+/-) acres to allow a commercial development consisting of a hotel and accessory uses on property located at 1810 Washington Street North, c/o Gerald Martens on behalf of Westpark Partners, LLC. (app. 2565)
2. Request for a Special Use Permit to operate a gas station and retail store operating 24 hours a day on property located at 883 Blue Lakes Boulevard North c/o Todd Meyers on behalf of Maverik, Inc (app. 2566)
3. Request for the Vacation of 15' x 125' alley (1875 sq. ft.) located west of 303 Shoshone Street North c/o EHM Engineers on behalf of First Federal Savings Bank (app. 2567)

I. CALL MEETING TO ORDER:

Chairman Frank called the meeting to order at 6:00 P.M. He then reviewed the public meeting procedures with the audience, confirmed there was a quorum present and introduced City Staff present.

Chairman Frank announced that Commissioner Ihler has resigned from the Commission.

II. CONSENT CALENDAR:

1. Approval of Minutes from the following meeting(s):

Public Hearing Minutes: **April 9, 2013 & April 23, 2013**

Work Session Minutes: **January 3, 2013, February 6, 2013, March 7, 2013,
April 3, 2013 & April 23, 2013**

2. Approval of Findings of Fact and Conclusions of Law:

- Hertz Local Edition (SUP 04-09-13)
- Kregels/Wildland, LLC (SUP 04-09-13)
- Sabia (SUP 04-09-13)

MOTION:

Commissioner DeVore made a motion to approve the consent calendar as presented. Commissioner Sharp seconded the motion.

UNANIMOUSLY APPROVED

Chairman Frank announced that Items III-1 and IV-1 will be presented by the applicant together. Staff will then provide a presentation for each item. A separate motion will be made on each item.

Commissioner Grey stepped down for the next two items.

III. ITEMS OF CONSIDERATION:

1. Request for approval of the Preliminary Plat of the Westpark Commercial Subdivision #7-A PUD, consisting of 1 commercial lot on 2.5 (+/-) acres on property located at 1810 Washington Street North c/o Gerald Martens on behalf of Westpark Partners, LLC

APPLICANT PRESENTATION FOR ITEMS III-1 & IV-1:

- Gerald Martens, EHM Engineering, Inc., is representing the applicants Westpark Partners, LLC. He introduced Jarrod Smith who represents Penbridge Capital, the group that wants to build the hotel. He then explained that this property requires two zoning actions in order for the project to move forward. The first step of the project requires that the lot be platted. Tonight the first request is for the Commission to approve the preliminary plat to create a subdivision consisting of 1 lot that is approximately 2.5 (+/-) acres.

The plan is for this property to be its own lot and have its own PUD Agreement restricting to construction a hotel. A special use permit is required for a Hotel to be constructed which is part of the second request to be heard. He reviewed exhibits on the overhead showing the site plan, landscaping, hotel layout and explained accessibility to the site. In summary the first action required will be for the approval of the preliminary plat, and the second action will be for a recommendation of approval for the zoning change.

- Jarrod Smith, introduced himself. He stated he is the owner of Penbridge Capital a franchise with Marriott. They are a local firm with three hotels, with intentions of building another hotel in Twin Falls. This will be long term project, Penbridge Capital will be the owners and operators of the hotel. A neighborhood meeting was held May 1, 2013 without any opposition to the project. They are excited about being a part of Twin Falls.

STAFF PRESENTATION ITEM III-1:

Planner I Spendlove explained that he was going to combine the history for both requests and review some exhibits on the overhead. In February 1993 there were some changes to the zoning, and platting of subdivision. He explained the portion that will be platted is part to the Westpark Commercial Subdivision however the lot that will become its own subdivision has a portion of the property in two separate PUD Agreements half being in Northbridge PUD and the other half being part of Northbridge PUD#2. In 2008 Walgreens platted its own subdivision, created its own PUD Agreement and had the same process approved.

The plat request includes 2.53 (+/-) acres and requires Commission approval to move forward with final plat approval. During the preliminary plat review staff determined it meets the requirements that are needed to proceed with the development.

Planner I Spendlove state upon conclusion staff recommends the Commission approve the preliminary plat of the Westpark Commercial Subdivision #7- a PUD, as presented, and subject to the following conditions:

1. Subject to final technical review and amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and standards.
2. Subject to arterial and collector streets adjacent and within the property being dedicated to the City of Twin Falls and to be rebuilt or built to current City standards upon development or change of use of the property.
3. Subject to compliance with a "recorded" PUD Agreement, concurrent with approval of the final plat or prior to recordation of the final plat.
4. Subject to the deed being revised in Westpark Commercial Subdivision #3, Lot 4 to exclude this subdivision, if approved.

Presentation continued by Planner I Spendlove

IV. PUBLIC HEARING ITEMS

1. Request for the Commission's recommendation on a Zoning District Change and Zoning Map Amendment from C-1 PUD (Northbridge PUD and Northbridge #2 PUD) to C-1 PUD (Westpark Commercial #7 PUD) for 2.53 (+/-) acres to allow a commercial development consisting of a hotel and accessory uses on property located at 1810 Washington Street North, c/o Gerald Martens on behalf of Westpark Partners, LLC. (app. 2565)

STAFF PRESENTATION ITEM IV-1:

Planner I Spendlove state this portion of the presentation is in regards to the the Zoning District Change and Zoning Map Amendment again he reviewed the exhibits on the overhead and stated the construction of the building will be in conformance with City Code. The development is consistent with the area. Staff has requested that the landscaping will be seamless along the Washington Street North arterial between the Walgreens site and the Bach Storage Facility site to the north. A Master Development plan has been submitted with the PUD Agreement and the site will be constructed to comply with the Master Development Plan. At the preliminary PUD presentation the public and the Commission were informed that the signage for the Hotel would be a maximum of 100 sq. ft. monument sign. It was stated that the signage will be in compliance with the Northbridge PUD Agreement, currently signage has not been shown on the site plan, it will however have to comply with the PUD and City Code.

Planner I Spendlove stated upon conclusion should the Commission recommend the C-1 PUD zoning to the City Council as presented, staff recommends the following conditions

1. Subject to site plan amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and standards.
2. Subject to arterial and collector streets adjacent and within the property being dedicated to the City of Twin Falls and to be rebuilt or built to current City standards upon development or change of use of the property.
3. Subject to landscaping being consistent and meeting or exceeding the Master Development Plan, as well as City Codes 10-4-8.3(F) and 10-7-12, whichever is greater.
4. Should the monument sign need to be placed in a utility easement, the property owner shall demonstrate that there is no other viable location for a sign, provide written approval from the utility company or companies and provide a recorded document releasing the City of any liability for repair or replacement of a sign damaged by work occurring within the utility easement, as per 10-9-5(D) 2.

COMMISSIONER QUESTIONS/COMMENTS:

- Commissioner Munoz asked if there will be any restaurants with beer and wine sold on-site.
- Mr. Martens stated there will be a continental breakfast provided for guest but not a restaurant for the public and nothing that will require a beer or wine license.
- Commissioner Munoz asked if there will be an event center provided on-site.
- Mr. Smith explained that this is a small facility. They will have three large rooms available but it will not be an event center.
- Commissioner Woods asked why the lot is not square.
- Mr. Martens explained that the lot is not square because of right-of-way that was used for the road. He also explained that the signs are monuments signs and will meet the requirements per City Code.
- Commissioner Woods asked what the area designated along the east side of the building is and if the north access is secondary.
- Mr. Smith stated the space identified on the east was going to be an outside patio area for guests to eat breakfast outdoors.
- Mr. Martens explained the access to the north will be a shared approach and will meet design criteria for an access.
- Commissioner Woods asked about signage and light impacting adjacent properties to the west from the signs.
- Mr. Smith stated that the signs that will face the residential area on the west will be channel letter so it will not be a cartouche sign. The signs along the east and facing Pole Line will be a cartouche type sign and will be brighter.
- Mr. Martens also explained that the face of the building is approximately 100' from the street and would be approximately 200' from the residential area to the west. The light will be bright enough to read but it doesn't shine like a something use to light an area.

PUBLIC HEARING: OPENED

- Kevin Grey 601 Sparks Street representing the Los Lagos Home Owners Association. He thanked the applicant for holding the neighborhood meeting. They would ask that the parking lot be posted with signage that does not allow large trucks to park in the lot overnight due to noise and disturbance from the trucks running all night. The other request is that the areas facing the neighborhoods be bermed high enough to prevent headlights from projecting onto the residential homes.

PUBLIC HEARING: CLOSED

CLOSING STATEMENT:

- Mr. Martens stated the landscaping along an arterial such as Washington Street North requires a certain type of landscaping, tree, shrubbery and a 30" high berm. The uniformity that is being required by staff will happen and it should address the concerns of the neighbor.
- Mr. Smith stated he is not sure that Marriot will allow for signs to be posted; regarding no truck parking, the other hotels that are currently operating do not have this type of clientele. They will not turn down clientele however if there is an issue, it will be addressed so that it doesn't disturb the neighbors or the other guests in the hotel.

DELIBERATIONS FOLLOWED ITEM III-1: WITHOUT CONCERNS

MOTION III-1:

Commissioner Derricott made a motion to approve the Westpark Commercial Subdivision #7 Preliminary Plat request, as presented, with staff recommendations. Commissioner Woods seconded the motion. All members present voted in favor of the motion.

APPROVED, AS PRESENTED, WITH STAFF RECOMMENDATIONS

1. Subject to final technical review and amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and standards.
2. Subject to arterial and collector streets adjacent and within the property being dedicated to the City of Twin Falls and to be rebuilt or built to current City standards upon development or change of use of the property.
3. Subject to compliance with a "recorded" PUD Agreement, concurrent with approval of the final plat or prior to recordation of the final plat.
4. Subject to the deed being revised in Westpark Commercial Subdivision #3, Lot 4 to exclude this subdivision, if approved.

DELIBERATIONS FOLLOWED ITEM IV-1: WITHOUT CONCERNS

MOTION IV-1:

Commissioner Sharp made a motion to recommend approval of the Westpark Partners, LLC Zoning District Change and Zoning Map Amendment request, as presented to the City Council. Commissioner Munoz seconded the motion. All members present voted in favor of the motion.

APPROVED, AS PRESENTED, WITH THE FOLLOWING CONDITIONS

1. Subject to site plan amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and standards.
2. Subject to arterial and collector streets adjacent and within the property being dedicated to the City of Twin Falls and to be rebuilt or built to current City standards upon development or change of use of the property.
3. Subject to landscaping being consistent and meeting or exceeding the Master Development Plan, as well as City Codes 10-4-8.3(F) and 10-7-12, whichever is greater.
4. Should the monument sign need to be placed in a utility easement, the property owner shall demonstrate that there is no other viable location for a sign, provide written approval from the utility company or companies and provide a recorded document releasing the City of any liability for repair or replacement of a sign damaged by work occurring within the utility easement, as per 10-9-5(D)2.

PUBLIC HEARING SCHEDULED BEFORE THE CITY COUNCIL JUNE 03, 2013

Commissioner Grey returned to his seat.

2. Request for a Special Use Permit to operate a gas station and retail store operating 24 hours a day on property located at 883 Blue Lakes Boulevard North c/o Todd Meyers on behalf of Maverik, Inc (app. 2566)

APPLICANT PRESENTATION:

Todd Meyers, the applicant, stated that the property in question is located at the southwest corner of Blue Lakes Boulevard North and Falls Avenue. The property is zoned C-1; Commercial Highway District. In the C-1 zone a C-Store is an outright permitted use however a gasoline station and to operate 24 hours a day requires a Special Use Permit. The property is surrounded by mixed uses consisting of banks, another gas station, a restaurant and offices. The current site has been the Masonic Temple for many years on this property. There is a large landscaping area along Blue Lakes Boulevard North. This property was developed prior to the current arterial landscaping requirements so the property will be brought up to current code standards upon development. There is a private drive that goes along the south and west property line; that is where the street access to the site is located. These are shared accesses. The property line along Blue Lakes Boulevard North is brought back far enough for future widening. The old building is where the canopy would be installed with drive isles and landscaping. The storage tanks will be located between the right of way along Blue Lakes Boulevard North and the canopy structure because it provides safer access and is least congested. He reviewed exhibits on the overhead showing an outdoor picnic area and bike rack area for customers with renderings for the building and site plan. He also provided a traffic plan

for the fuel truck deliveries and explained how they would be routed into and out of the property. As for the staff recommendations they have reviewed them and are willing to comply with the requirements as written. They have had a meeting with the Engineering, Planning & Idaho Department of Transportation with regards to having a right turn lane constructed along Blue Lakes Boulevard North and access. They are still working through the process.

STAFF PRESENTATION:

Planner I Spendlove reviewed the exhibits on the overhead and stated the City of Twin Falls building files only date back to 1982 for this lot. At that time it was the Masonic Lodge, as it is today. The location has been zoned C-1 at least as far back as the 1970's. There is no further zoning history for this location. In recent years, a local farmer has been selling his produce while in season in the northeast corner of the property, closest to the intersection. The property is located at 883 Blue Lakes Blvd North. The site is zoned C-1; Commercial Highway the C-1 zone is intended to allow for large or small commercial businesses to take place along major corridors.. The applicant has submitted a site plan showing the proposed use of the property. The existing building would be removed and a new 4800 +/- sq. ft. building would be built in its place, along with 10 gasoline pumps (20 vehicles), these features would be facing Blue Lakes Boulevard North. The reason for this request is because a Special Use Permit is required to operate a gasoline service station and a 24 hour convenience store. As per 10-4-8.3; Required Improvements: Site improvements shall meet or exceed the C-1 development requirements. Per City Code 10-7-12: Gate Way Arterial Landscaping is required along the frontage of Blue Lakes Boulevard. The submitted site plan shows the applicant fulfilling the gateway arterial landscaping requirement of a minimum 35 foot wide bermed landscaped area behind the curb/future curb along Blue Lakes Blvd N. A full landscape plan to include trees/bushes/berming will be reviewed at the time of building permit application to ensure compliance with all landscape requirements. All improvements required by City Codes 10-11-1 thru 8 shall be reviewed during the time of building permit; these improvements include total landscaping, screening, parking areas, refuse area and drainage/storm-water management. The outside trash container is shown on the submitted site plan as enclosed and out of public view.

He reviewed the Engineering Comments: The City of Twin Falls Engineering Department has reviewed the application along with the Traffic Impact Study (TIS) prepared for and submitted by Maverik. Blue Lakes Blvd North is owned by the State and managed by the Idaho Transportation Department. Twin Falls City Engineering used the numbers provided by Maverik and in conjunction with ITD's Traffic Manual section 451.03 has determined that ITD shall require a right turn lane as warranted. Engineering feels this right turn lane is a benefit to the community and will help to offset the increased traffic impact Maverik will generate on the corner. However, since the staff report was generated there has been a meeting with all necessary parties and the City Engineering Department has accepted the traffic study as submitted and will not require the right turn lane because it is not warranted at this time. The Commission can strike condition #2 if they feel it is necessary.

Planner I Spendlove stated upon conclusion should the Commission grant this request as presented; staff recommends approval be subject to the following conditions:

1. Subject To Site Plan Amendments As Required By Building, Engineering, Fire, And Zoning Officials To Ensure Compliance With Applicable City Code Requirements And Standards.
2. Subject To Site Plan Amendments, as required by City Engineer and Idaho Transportation Department in regards to a potential right turn lane.

COMMISSIONER QUESTIONS/COMMENTS:

- Chairman Frank asked Assistant City Engineer Vitek to address condition #2 and provide further clarification.
- Assistant City Engineer Vitek read directly from the traffic study the verbiage explaining why the right turn lane is not warranted at this time. At this time the City Engineer has accepted this traffic study.
- Commissioner Sharp asked if the right turn lane is required will that impact the gateway arterial landscaping.
- Assistant City Engineer Vitek stated yes it will impact the landscaping, if at some point the right turn lane is required the lane will be installed and the property owner will not be required to bring the landscaping back into compliance.
- Commissioner Woods asked to review the exhibit for the fuel trucks entering and exiting the property and stated his concern is that if the trucks are going to enter the property from Blue Lakes Boulevard North will it require a wide right turn into the property. If this is the case would it be possible to limit deliveries to off hours. If the truck enters the property from Falls Avenue it will have to cross two lanes of traffic which is not optimal either.
- Planner I Spendlove stated that the City has not in the past addressed delivery times but the applicant may be able to address the routing of the fuel trucks.
- Mr. Meyers stated that there could be some restrictions for delivery to reduce congestion issues and reduce the liability issue for Maverik.
- Zoning & Development Manager Carraway stated this would be hard to enforce without a condition listed on the Special Use Permit by the Commission. The applicant will do what it takes to protect their interest.
- Commissioner Sharp stated that truck drivers are typically aware of the situation and he doesn't see this becoming an issue and by adding this type of condition to the permit would be a detriment. The truckers are going to plan their route.
- Zoning & Development Manager Carraway stated there are also traffic rules that will need to be followed.
- Commissioner Grey asked if this issue was taken into consideration with the curb cut that is shown.
- Assistant City Engineer Vitek stated the curb cut is existing and if they modify the curb cut they have to approach the state and the state will require the right turn lane.

- Mr. Meyer clarified that in their discussions with the Idaho Department of Transportation as long as they don't make any changes to the approach they will not have to go through them for permits. Any alterations would require the right turn lane.
- Commissioner Frank asked if there is an agreement with the adjacent property owners with regards to the approaches and maintenance of them.
- Mr. Meyer stated they would own to the center and they would have to work with the adjoining property owners on maintenance of the internal road. The tight turning circles and heat may make it where the roads have to be replaced with concrete to support the heavy trucks.
- Commissioner Grey asked about the existing trees and if they would remain on site.
- Mr. Meyer stated they intend to keep as many as possible.

PUBLIC HEARING: OPENED

- Fran Florence, 4129 Hidden Lakes Drive, stated he has worked with the Masonic Lodge during the process for selling the property and now through the special use permit process for the Maverik. The accesses are good for the property because they are further away from the intersection which makes it safer. He would request that this be approved.
- Mike Perry, 805 and 835 Blue Lakes Boulevard North, stated adjacent to his property the trees will probably not survive. He feels the turn lane off of Blue Lakes Boulevard North will not allow truck to make this turn because it is very tight and he feels the right lane will be necessary. He welcomes the project, but he is concerned about the room for turning into the site and the structural integrity of the access for handling the weight of the trucks.

PUBLIC HEARING: CLOSED

CLOSING STATEMENTS:

- Mr. Meyers stated the accesses along the private drive into the fuel station area will be widened for the trucks and customers to get into the fuel area easily. The approaches along the arterials will not be altered. They are aware of the requirements related to asbestos testing and will follow those guidelines prior to removing the existing building.
- Assistant City Engineer Vitek stated as long as the approaches are not altered along the arterials, the state will not have any comments for the project.
- Commissioner Woods asked if the truck drivers are Maverik employees or private driver.
- Mr. Meyers stated that 98% of the drivers are employed by Maverik.

DELIBERATIONS FOLLOWED:

- Commissioner Woods stated he is convinced that Maverik will address any issues that may create traffic issues related to fuel delivery.
- Commissioner Munoz stated that this is a Special Use Permit which can be brought forward for revocation if necessary. As for the second condition regarding the right turn lane is vague enough that he doesn't see a need to strike the condition.
- Commissioner Grey asked who would make the decision when it's time to install the right turn lane, and who would enforce that decision.
- Assistant City Engineer Vitek stated the City Engineer has determined the right turn lane is not needed at this time.
- Commissioner Grey asked if there is a provision for a right turn lane in front of Fred Meyers.
- Assistant City Engineer Vitek stated that the State would have to have a major construction project for the right turn lane to be installed.

MOTION:

Commissioner Grey made a motion to approve the request, as presented, with staff recommendations. Commissioner Sharp seconded the motion. All members present voted in favor of the motion.

APPROVED, AS PRESENTED, WITH THE FOLLOWING CONDITIONS

1. Subject To Site Plan Amendments As Required By Building, Engineering, Fire, And Zoning Officials To Ensure Compliance With Applicable City Code Requirements And Standards.
2. Subject To Site Plan Amendments, as required by City Engineer and Idaho Transportation Department in regards to a potential right turn lane.

Commissioner Derricott stepped down for this item.

3. Request for the Vacation of 15' x 125' alley (1875 sq. ft.) located west of 303 Shoshone Street North c/o EHM Engineers on behalf of First Federal Savings Bank (app. 2567)

APPLICANT PRESENTATION:

Tim Vawser EHM Engineering, Inc, representing the applicant, stated he is here to request a vacation of an alley. The property along the alley in question is owned by First Federal Savings Bank. The applicant has worked with the utility companies regarding the vacation request and has received their approval, with an agreement that any existing utilities will be moved at the expense of the applicant. The applicant has agreed to pay those costs and will be moving the utilities and dedicating an easement at the new location. The vacation is being requested so that a new building can be constructed to house their staff. He requested that the Commission recommend approval.

STAFF PRESENTATION:

Planner I Spendlove reviewed the exhibits on the overhead and stated the alley being requested for vacation was established as part of the Twin Falls Original Town Site. Development has occurred around the alley in the century since. This development included a vacation of an alley to the North as well. This previous vacation was due in part to the expansion of the Bank and the overall plan they had for the area.

The alley currently being proposed for vacation has been developed as a one-way drive aisle for the parking lot servicing 1st Federal Savings Bank. Over the years, the alley was converted into an access drive for the parking lot that services 1st Federal Bank. This function was in line with the intent of the original plan for the alley. This request to vacate the alley is part of a plan proposed by 1st Federal Bank to construct a new, larger, building on the corner of 3rd Ave N and Shoshone Street. Part of the new building will be built on the vacated alley. The requests for alley vacations in this part of town are not uncommon. Multiple locations have been granted alley vacations in the past. We do not anticipate substantial negative affects to occur in relation to this vacation request if it is approved. We have received all the required letters from the applicable utility companies stating their approval of the vacation of the tract. Some approvals were granted on a condition that currently installed utilities be moved into a new serviceable easement at the cost of the applicant. The applicant has stated in its narrative that all existing utilities will be moved at their own expense in order to facilitate the vacation. The vacation process requires a public hearing before the Planning and Zoning Commission. After receiving a recommendation from the Commission, the City Council holds an additional public hearing and if the request is approved an ordinance is adopted and published.

Planner I Spendlove stated upon conclusion should the Commission recommend approval of the request to the City Council as presented, staff recommends the following conditions:

- 1) Subject to site plan amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and Standards.
- 2) Subject to an easement being recorded for the relocated utilities.

COMMISSIONER QUESTIONS/COMMENTS:

Commissioner Sharp asked if where on the exhibits the utilities are being moved. Mr. Vawser displayed the exhibits on the overhead and showed on the site plan where the utilities will be relocated. He explained there will be 7 feet on each side for the trench for the easement.

PUBLIC HEARING: OPENED & CLOSED WITHOUT CONCERNS

DELIBERATIONS FOLLOWED: WITHOUT CONCERNS

MOTION:

Commissioner Sharp made a motion to approve the request, as presented, with staff recommendations. Commissioner Grey seconded the motion. All members present voted in favor of the motion.

**RECOMMENDED FOR APPROVAL TO THE CITY COUNCIL,
AS PRESENTED, WITH THE FOLLOWING CONDITIONS**

- 1) Subject to site plan amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and Standards.
- 2) Subject to an easement being recorded for the relocated utilities.

**PUBLIC HEARING SCHEDULED BEFORE THE
CITY COUNCIL JUNE 10, 2013**

Commissioner Derricott returned to his seat.

V. PUBLIC INPUT AND/OR ITEMS FROM THE ZONING DEVELOPMENT MANAGER AND/OR THE PLANNING & ZONING COMMISSION:

Zoning & Development Manager Carraway made the following announcements:

- Westpark Commercial PUD recommendation will be heard by the City Council on Monday June 10, 2013
- First Federal Savings Bank Vacation request will be heard by the City Council on June 10, 2013.
- Auger Falls will be closed for improvements after May 31, 2013
- The next Planning & Zoning Commission meeting will be on Wednesday, May 29, 2013 and there are 6 items scheduled.
- On Monday, June 17, 2013 the Twin Falls County will be hosting training for Commissioners provided by Jerry Mason from 1pm to 4pm. If anyone would like to attend please let her know so that the registration can be submitted.
- On June 8, 2013 from 7pm -10pm a Black Tie Affair sponsored by the Optimist Club will be held at the Canyon Springs Inn for Childhood Cancer.

VI. UPCOMING MEETINGS:

Next Planning & Zoning Commission public meetings:

Wednesday, May 29, 2013 Public Hearing Planning & Zoning Commission

Wednesday, June 5, 2013 Public Meeting Planning & Zoning Work Session

VII. ADJOURN MEETING:

Chairman Frank adjourned the meeting at 7:45 pm.

Lisa A Strickland

Lisa A Strickland
Administrative Assistant
Community Development Department

