



MINUTES
TWIN FALLS CITY PLANNING & ZONING COMMISSION
January 13, 2015 6:00PM
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 "Tato" Muñoz Christopher Reid Jolinda Tatum
Chairman Vice-Chairman

AREA OF IMPACT:

Ryan Higley Steve Woods
Vice-Chairman

CITY COUNCIL LIAISON

Rebecca Mills Sojka

ATTENDANCE

CITY LIMIT MEMBERS

<u>Present</u>	<u>Absent</u>
Boyd	Muñoz
Derricott	
Frank	
Grey	
Reid	
Tatum	

AREA OF IMPACT MEMBERS

<u>Present</u>	<u>Absent</u>
Higley	
Woods	

CITY COUNCIL LIAISON(S):

CITY STAFF: Carraway-Johnson, Fields, Knope, Spendlove, Strickland, Wonderlich

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.

II. CONSENT CALENDAR:

1. Approval of Minutes from the following public meeting(s): **None**
2. Approval of Findings of Fact and Conclusions of Law: **None**

III. ITEMS OF CONSIDERATION:

1. Request for consideration of a **Preliminary Plat** for Northern Passage Subdivision #5, a re-plat of a portion of Northern Passage Subdivisions #3 & #4, consisting of **13 (+/-) acres** and will include **16** lots located at **the northeast corner of Federation Road, extended, and Grandview Drive North.** c/o Tim Vawser/EHM Engineers, Inc. on behalf of Northern Passage, Inc

* This item will be heard at the time as the public hearing for IV-3.

IV. PUBLIC HEARINGS:

1. Requests a **Special Use Permit** to establish and operate a mini storage facility on property located at 2716 Addison Avenue East c/o Forrest LeBaron (app 2667)

Applicant Presentation:

Forrest LeBaron the applicant stated he is here to request a special use permit to operate a mini-storage facility on property located at 2716 Addison Avenue East. He reviewed on the overhead the exhibits explaining that the property has two separate zoning designations C-1 and R-2. The front portion of the property has a home occupation-office/residence that they intend to use as the office for the mini-storage facility. The current request is for the C-1 portion of the property, provided the business grows there will be a request in the future to expand and rezone the back portion of the property. The intent is to purchase brand new cargo 40' containers in the same color and place them on the property. These being brand new and not moved around will provide secure storage. They are not very visible from the road and will all look uniform. The plan is to screen the property and grow the business from the north to the south. The hours will be 7:30am to 6:30pm with secured access to the property. There should not be much noise and approximately 10-15 cars per day will travel to and from the site. There is an auto-body shop to the east and to the west there is a heating and air conditioning business. This will be a quiet business and should have minimal impacts to the neighbors. He has had meetings with the neighbors to try and address their concerns because he wants to be a good neighbor. He asked that the Commission consider his request.

Staff Presentation:

Planner I Spendlove reviewed the request and exhibits on the overhead and explained Ordinance 2012 was passed in 1981 and this corridor was originally zoned with a 600' depth C-1 zone and on the map of the site there is an approximate location of the boundary between the C-1 and R-2 zone. The exact location of the boundary will have to be verified during the development review process. None of these storage units will be allowed to be placed on the R-2 zoned property to the south.

The applicant has supplied a narrative outlining the details of the proposed use of the property. The office hours of operation will be 9am – 5pm; Mon – Friday, or by appointment. The tenants will have access from 7:30am – 9:30pm every day.

Although the applicant proposes to have 300 pod rental units in his narrative, the site plan provided shows 169 Units. It may be the applicant's intent to have 300 units by the end of the project; however, this special use permit will only be looking at the C-1 zoned property and the number of proposed pods as they are shown on the provided site plan.

Per City code 10-4-4: Mini-storage units are not an allowed or allowed by special use in the R-2 Zoning District.

This Special Use Permit will not apply to the area zoned R-2 and cannot be approved for that area. The applicant will need to successfully rezone that portion of the property from R-2 to C-1 prior to moving forward with any expansion of this particular business. The Rezone process will require public hearings with the P&Z Commission and the City Council. If the rezone is granted through the appropriate public

hearings and approvals, another public hearing would still be required with the Planning and Zoning Commission for any expansion of the storage unit rental business.

Per City Code 10-4-8.2: Mini-storage units are required to obtain a Special Use Permit prior to establishing the use due to potential impacts on neighboring properties.

This Special Use Permit, if granted, would only be applicable to the currently zoned C-1 portion of the lot. The exact boundary line will need to be determined on the Development Plan Review.

Typically, the greatest impacts are of a visual matter. Impacts to surrounding areas are not anticipated to greatly increase as it pertains to traffic, noise, or glare. However, the plan proposed by the applicant shows the use of shipping containers as the storage units themselves. This type of storage unit and plan has not been implemented within the City of Twin Falls as of this date. City Code does not differentiate between the types of material used to construct the storage units. The zoning code clearly identifies storage unit rentals as a permanent land use.

Staff's concern is that this type of construction could turn into more of a shipping yard if a future owner shifted the business plan to renting the containers for off-site storage. This would essentially change the nature of the business and consequently the degree of impact to surrounding properties. It would be reasonable to place conditions on this permit to address this concern. Some of those conditions may be a phased development plan, no stacking of containers, requiring containers to remain in place once set, and restriction on the uniform color of the units.

Per City Code 10-10: The required number of parking spaces is based on the office portion of the development. This will be assessed at the time of Building and/or Development review at a rate of 1 space per 250 sq. ft. for office use and minimum of 2 spaces if there is a residential use. Actual storage spaces do not require a parking space

Per City Code 10-7-12: Addison Ave East is a gateway arterial. This property will be required to meet those standards set forth in this code section at the time of Building Permit or Development Review.

Per City Code 10-11-1 thru 8: Required improvements include but are not limited to Curb, Gutter, Sidewalk, vehicle approaches, paved parking & maneuvering areas and drive aisles, storm water, enclosed trash container, screening and drainage will be required prior to operation of this business..

Typically the required improvements are reviewed at the time of Building Permit Submittal. Staff feels it would be beneficial to have a condition that requires a development review prior to the business being established. This development review will address the required improvements to ensure potential issues have been addressed prior to any site work or storage unit type business taking place. Some of the types of items to be addressed in this development review would include but not limited to: perimeter screening; height, type and materials, vehicle approaches and locations, curb, gutter,

sidewalk, paved parking & maneuvering areas and drive aisles, drainage, screened trash enclosure, lighting and storm water retention.

Possible Impacts: The applicant has stated that access to the units will be during normal business hours. Any increase in traffic, noise, odor, or glare is not anticipated to be significantly increased to unacceptable levels for neighboring land uses along Addison Ave E. Staff is concerned with the possibility that the essential character of the land use could change from storage unit rentals to something more along the lines of a shipping yard in the future. This change would be a change of use of the property and would require a re-evaluation of the use of the property. In order to more clearly determine when a change of use from storage unit rentals and some other type of business occurs, staff has proposed conditions that would attempt to address this issue. Further conditions could be placed by the Commission that limits the stacking to single story.

The potential visual impact of storage units is not completely known at this time. Examples have been provided by the applicant that show homogenous and color matching units. At first review it would seem that this would help to address the visual impact for those properties that have a clear line of sight to the rear of the property. This scenario will be limited as the property in question is some distance from Addison Ave E. The applicant will be required to screen surrounding Residential areas from this commercial development. The commission may require additional screening, or require a specific type and manner of screening, in order to mitigate the impacts to surrounding properties.

The issue of outside vehicle or RV storage has been addressed by the applicant in his narrative. In order to adequately enforce no RV Storage, it would be reasonable to place a condition on this permit that prohibits this use on the premises.

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

1. Subject to the 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 a Development Plan being approved by City Staff, prior to any development taking place on the property.
3. Subject to a Phasing Plan being submitted and approved by City Staff prior to any development taking place on the property.
4. Subject to no "temporary" or off-site rental units being stored on this property.
5. Subject to all storage units located on the property being the same color hue.
6. Subject to no vertical stacking of units allowed.
7. Subject to required screening material being approved by City Staff prior to installation.
8. Subject to required trash receptacle plan, including screening materials, being approved by City Staff prior to installation.
9. Subject to no outside storage of vehicles or RV trailers being parked on the premises longer than 24 consecutive hours.

PZ Questions/Comments:

- Commissioner Frank asked about landscape buffering to the south and if the landscaping should be provided along the R-2 and C-1 boundary.
- Planner I Spendlove explained the applicant has provided a site plan with landscaping and was anticipating placement of the landscaping as the business expands. The screening will be required between C-1 and R-2 and code does allow a variety of materials to be used for screening.
- Commissioner Grey asked about Addison Avenue East improvements such as curb, gutter and sidewalk.
- Planner I Spendlove explained the improvement requirement would be reviewed for the property as well as adjacent areas to determine what would be required or if a deferral for improvements is necessary.
- Commissioner Woods asked about the height of the storage units and the height of the landscaping.
- Planner I Spendlove explained that when screening is required between residential and commercial often times the building is taller than 8 feet, the screen is not required to be 30' tall. It is not spelled out in the code the specific height of screening normally 6' would be average and a fence taller than that would require engineered plans.
- Commissioner Woods asked if the as presented statement in a motion locks the applicant into the design presented.
- Planner I Spendlove explained that the landscaping would need to be installed as presented and any additional landscaping required by code would have to be installed. There would have to be clarification from the canal company as to the location of landscaping along the canal area.
- Commissioner Boyd asked if the intent is to plant the landscaping when the business expands.
- Mr. LeBaron explained the trees shown are approximately 35' from the fence where the R-2 is actually located because the canal is live and that will all turn into vegetation. There is a portion of the property that will be nothing but vegetation, the canal and the easement. They do intend to install a 6' fence with slats in place. He stated he has spoken with Engineering about the property improvements and because there is no sewer in this location yet the curb, gutter and sidewalk will be installed once that becomes available. Currently the land area in the front is the drain field for the existing septic system. He has spoken to Engineering about widening the accesses to both sides of the property to make it up to code and once the time comes the curb, gutter and sidewalk will be installed.
- Commissioner Higley asked if the storage unit will be anchored to the foundation to meet the permanent building requirements for zoning.
- Mr. LeBaron explained the intent is to put in a concrete footing and as stem wall, the land is not perfectly level so through engineering the unit will be level and once they are placed the intent is to never have to move them. The units are made of quality materials and are well engineered to provide secure storage. They will all be one color; they will not be moved and will not be stacked. The biggest benefit is that in the future if someone wants to purchase the property for new development they can be moved and construction can begin without having to demo an existing structure. With the weight of the storage units there is not a need to anchor the units, there may be

Planning & Zoning Commission Minutes

January 13, 2015

something required for seismic standards, they do have some flex to them and weight approximately 8400 lbs. empty. They will not be moved without special equipment, with the 6" stem wall an anchor would be overkill.

- Commissioner Higley explained his concern is that in order for the units to be considered permanent it needs to be anchored in some fashion, homes are anchored, and manufactured homes are tied down, which is the difference between permanent and temporary.
- Mr. LeBaron explained that he has seen documentation where the units are tack welded but mostly gravity is the anchor.
- Commissioner Higley asked if the applicant would be opposed to anchoring the units.
- Mr. LeBaron explained they will do what is required and if putting in a tack weld meets the requirements that would not be an issue. He does not intend to move them and they are built to last.
- Commissioner Reid asked about lighting for the site.
- Mr. LeBaron explained the lighting will be downward facing and provided for safety.

Public Hearing: [Opened](#)

- Chairman Frank read into the record a letter submitted by Sawtooth Law and filed with the application.
- Evan Roth, Sawtooth Law, recapped the letter that was read into the record and reviewed the concerns of his client. He asked for clarification that the applicant would not be storing RV, ATV's and other personal materials on site unless they were stored in one of the units.

Public Hearing: [Closed](#)

Closing Statements:

- Mr. LeBaron stated he did speak with Mr. Naerebout about future intentions and currently there is no access to the back portion of the property except from the front so it would be unreasonable to plant vegetation along the R-2 and C-1 boundary that will eventually be torn out for expansion. As for RV parking he understands the neighbors' concerns about having open air RV parking. Originally the request included being able to park RV's on site so that he would be able to store his and his mom's RV at this location as well as other personal items, the intent was not to rent the site out for RV parking for a profit. Being screened he thinks he should be able to store his own personal items. The hope is that the back portion of this property zoned R-2 will be farmed. He stated he is willing to put a 6' slatted fence along the R-2 and C-1 boundary. He will do his best to be a good neighbor.
- Commissioner Frank asked for clarification from the applicant whether or not he would be willing to put a 6' slatted fence up along the R-2 and C-1 boundary.

Planning & Zoning Commission Minutes

January 13, 2015

Deliberation Followed:

- Commissioner Higley asked for a discussion on anchoring the containers to the foundation, because it is temporary as long as it is not anchored. Requiring the anchors establishes the need for a building inspection.
- Commissioner Woods agrees that they need to be secured.
- Commissioner Grey asked if pens system would work.
- Commissioner Frank stated he is not for the additional condition they are not going anywhere. This doesn't seem to be a reasonable condition.
- Commissioner Higley stated a tack weld or straps would be sufficient.

Motion Amendment 1:

Commissioner Higley made a motion to add the requirement that the containers will be permanently anchored to the foundation. Commissioner Woods seconded the motion. Commissioners Frank, Grey, Tatum, Derricott, Reid voted against the motion and Commissioners Woods, Higley and Boyd voted for the motion.

Motion Failed 5-3.

Deliberations Followed:

- Commissioner Woods explained that he is having difficulty with the encroachment of commercial and industrial activities into a residential area.
- Commissioner Higley the applicant is just making this request for the C-1 zoned area.
- Commissioner Grey stated the applicant may want to rezone the R-2 property to C-1 but that still requires the Commission's approval.
- Planner I Spendlove explained the request is for the 600' of commercial zoned area from the edge of roadway south of Addison Avenue East. The Comprehensive Plan Map shows the entire area as commercial/retail.
- Commissioner Woods clarified that the applicant is making this request for the C-1 zoned area and it is at the applicants own risk if his business plan is based on expanding the commercial zoning there is no guarantee that will be approved.
- Planner I Spendlove confirmed to rezone the back portion of the property it would require approval by City Council and approval of another Special Use Permit for the storage units by the Planning & Zoning Commission.
- Commissioner Reid stated he would like to make a recommendation that before a mini storage unit is placed on the property screening is installed.
- Planner I Spendlove explained screening is required to be installed on the boundary between R-2 and C-1.
- Commissioner Grey stated he thinks the applicant has gone above and beyond to address the neighbors' concerns, by meeting with them.

Planning & Zoning Commission Minutes

January 13, 2015

- Commissioner Frank recommended that if the condition is added requiring the landscaping be installed prior to any storage unit being placed on the property that the condition be clear as to the location and type of screening. The applicant already stated he would install a 6' slatted fence on the boundary line between the R-2 and C-1.

Motion Amendment 2:

Commissioner Reid made a motion that a 6' fence with slating along the R-2 and C-1 boundary be installed prior to any mini storage units being placed on the property. Commissioner Higley seconded. All members present voted in favor of the motion.

[Motion Passed](#)

Motion:

Commissioner Grey made a motion to approve the request, as presented, with staff recommendations and as amended by the Commission. Commissioner Reid seconded the motion.

All members present voted in favor of the motion.

[Approved, As Presented, And As Amended By The Commission With The Following Conditions](#)

1. Subject to the 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 a Development Plan being approved by City Staff, prior to any development taking place on the property.
 3. Subject to a Phasing Plan being submitted and approved by City Staff prior to any development taking place on the property.
 4. Subject to no "temporary" or off-site rental units being stored on this property.
 5. Subject to all storage units located on the property being the same color hue.
 6. Subject to no vertical stacking of units allowed.
 7. Subject to required screening material being approved by City Staff prior to installation.
 8. Subject to required trash receptacle plan, including screening materials, being approved by City Staff prior to installation.
 9. Subject to no outside storage of vehicles or RV trailers being parked on the premises longer than 24 consecutive hours.
 10. Subject to a 6' fence with slating along the R-2 and C-1 boundary be installed prior to any mini storage units being placed on the property.
2. Requests a [Zoning District Change & Zoning Map Amendment](#) from R-1 VAR to R-2 for 51 (+/-) acres located on the east side of the 500, 600 and 700 blocks of Hankins Road North [c/o Brad Wills on behalf of the Twin Falls School District #411](#) (app. 2694)

Applicant Presentation:

Brad Will, representing the applicant, explained that this property was annexed this summer with plans for a school to be constructed on the northeast corner of the site. The remaining portion of the property

Planning & Zoning Commission Minutes

January 13, 2015

will be sold and for future planning the property will be developed as residential. They are here tonight to request that the property be rezoned to R-2. The surrounding properties to this site have large lot developments. The average density for the R-1 VAR and R-2 is around 3 lots per acre but the market will drive how the property is developed. There will be a preliminary plat provided later for this property so that the remaining property can be sold.

Staff Presentation:

Planner I Spendlove reviewed the request and exhibits on the overhead and stated the areas to the North and South were developed quite some time ago under a now defunct Rural Residential Zoning District, or R-1:43000 Zoning District. In 2004 the City renegotiated the Area of Impact Agreement. That agreement retired the RR and R-1:43000 zoning districts in favor of the comparable current zoning of AG (Agricultural) and SUI (Suburban-Urban Interface) that we have today. This was partially done to curb growth on the fringes towards City limits in favor of a more compact urban development pattern.

Twin Falls School District #411 has submitted a Preliminary Plat for this area that staff is currently reviewing. A copy of that Preliminary Plat is included in the attachments for your convenience. At this time the school is platting 3 total lots; one (1) for the proposed new elementary school itself, one (1) to the west of the school approximately the same size as the schools lot, and one (1) encompassing the remainder of the land towards the south. For the commission's information, as currently shown on the preliminary plat, no residential development is shown at this time.

This Rezone request would allow for future development to occur under the codes and standards as set forth in the R-2 Zoning District.

In reviewing a request for a Zoning District Change and Zoning Map Amendment the Commission has two (2) main tasks: **1-** to determine whether the request is in conformance with the Comprehensive Plan and **2-** to evaluate the request to determine the extent and nature of the amendment requested.

Planner I Spendlove stated upon conclusion the Commission is asked to make a recommendation on this request which shall automatically be scheduled for a public hearing before the City Council. The Commission's recommendation may be to deny the request, approve the request as presented or they may table the request and ask that additional information be provided for their review.

To make a positive recommendation to the City Council the Commission must determine that **1-** the request is in conformance with the Comprehensive Plan and **2-** the extent and nature of changing the zoning of this property to R-2 would be compatible with and not detract from the surrounding area.

If the Commission finds that 1 & 2 have been met then Staff recommends the Commission recommend approval of this request, as presented.

PZ Questions/Comments:

- Commissioner Woods asked for lot size clarification between R-2 and R-1 VAR.
- Planner I Spendlove explained that the R-2 allows for a minimum of 6000 sq. ft. for residential lot, and the R-1 VAR requires an 8000 sq. ft. minimum or a sliding scale associated with the average size of the surrounding lots.

Public Hearing: [Opened](#)

Public Hearing: [Closed](#)

Motion:

Commissioner Boyd made a motion to approve the request, as presented to the City Council.

Commissioner Grey seconded the motion. All members present voted in favor of the motion.

[Recommended For Approval, As Presented, To City Council](#)

[Public Hearing Scheduled for City Council February 9, 2015](#)

3. Requests [Vacation](#) of 13(+/-) acres of undeveloped property within a portion of Northern Passage Subdivisions #3 and #4, currently consisting of 46 single family lots and adjacent rights-of-way and easements to allow for the development of a new elementary school on property located at the northeast corner of Federation Road (extended) and Grandview Drive North [c/o Tim Vawser/EHM Engineers, Inc. on behalf of Northern Passage, Inc. \(app 2695\)](#)

*This presentation includes item III-1 and IV-3 for discussion with two motions to follow.

Applicant Presentation:

Tim Vawser, EHM Engineers, Inc, representing the applicant stated this is the first step in the development for a new elementary school. There were 4 separate phases platted within the Northern Passage Subdivision. A portion of phase 3 and 4 of the Northern Passage Subdivision need to be vacated in order for this development to move forward for the school and shall be re-platted accordingly.

PZ Questions/Comments:

- Commissioner Grey asked for clarification on the lots that are shown on the newly platted area.
- Mr. Vawser explained the lots shown around the school site will become 15 residential lots adjacent to the school.

Staff Presentation: IV-3

Planner I Spendlove reviewed the request and exhibits on the overhead and explained the vacation needed reviewed first in order for a re-plat to occur. This is a request to vacate 46 single family lots, multiple utility easements, as well as dedicated public right-of-way within a portion of the

recorded Northern Passage #3 and Northern Passage #4 Subdivisions. The vacation of roadways is needed to enable the creation of a suitably sized lot for the Future Elementary School. Although the vacation will create some dead end streets, this issue will be addressed during the future platting process for the school. The preliminary plat is being presented to the Commission this evening.

Staff is unaware of any currently installed utilities in the area of this vacation. We have received approval letters from all applicable utility companies. Vacation of platted subdivisions, including public easements and row, require a recommendation by the Commission followed by another public hearing and decision by the City Council.

Planner I Spendlove stated upon conclusion should the Commission recommend approval of the Vacation, as presented, staff recommends the following conditions.

1. Subject to the 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 submittal of all utility letters and any conditions that may be required prior to adoption of the ordinance.

PZ Questions/Comments:

- Commissioner Woods asked about traffic flow along Federation Road and Grandview Drive.
- Mr. Vawser explained the traffic will have access to Grandview Drive and will in the future have access to Federation once it is constructed. They have designed a looped traffic system to allow for smooth traffic flow into and out of the school property. There is a subdivision approximately ¼ mile away that would be required to finish the connection along Federation Road.
- Commissioner Woods clarified that worst case the traffic will be able to go North or South on Grandview Drive and in the future Federation Road will be constructed for another connection to and from this area.
- Mr. Vawser confirmed that was correct.

Public Hearing: [Opened](#)

Tracy Butcher 2679 E 3700 N explained she owns a business located at 1955 Grandview Drive North. She stated during harvest and planting season they are wondering how this development is going to impact the traffic. The west side of the road is not developed and it is a county road that will not support the additional traffic. Without the connection between Federation Road and Parkview Drive traffic is going to be challenging.

Public Hearing: [Closed](#)

Closing Statement:

- Mr. Vawser explained there are going to be some inconveniences during the construction of the site. Part of the City requirements is to build to centerline making the roadway better as an end result. The contractors will provide traffic control and flagging and he anticipates that the project will be done as quickly as possible. There will be contact with the public and surrounding property owners when the right-of-way is being constructed.
- Commissioner Frank recommended that the property owners keep in contact with the developer so that concerns can be addressed during this process.
- Planner I Spendlove clarified that a special use permit will need to be approved for the school to be constructed and encourages the public to attend those meetings as well to address site plan concerns.

Motion: IV-3

Commissioner Tatum made a motion to recommend approval of the vacation request, as presented, to City Council with staff recommendations. Commissioner Boyd seconded the motion. All members voted in favor of the motion.

Recommended For Approval, As Presented, With The Following Conditions

1. Subject to the 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 submittal of all utility letters and any conditions that may be required prior to adoption of the ordinance.

Staff Analysis: III-1

Planner I Spendlove reviewed the request and exhibits on the overhead and stated this is a request for approval of the Preliminary Plat of Northern Passage Subdivision, #5 a re-plat of a portion of Northern Passage Subdivision #3 and #4.

The Commission may approve the preliminary plat, deny it, or approve it with conditions. A final plat, that is in conformance with the approved preliminary plat and including any conditions the Commission may have required, is then presented to the City Council. Only after a final plat has been approved by the City Council and construction plans approved, may the plat be recorded and lots sold for development.

Approval of a preliminary plat does not constitute a commitment by the City to provide water or waste water services. The plat indicates that each lot will be connected to City of Twin Falls water and sewer systems. A guarantee of services comes when the City Engineer signs a will-serve letter after final and construction plans are reviewed. It is also indicated on the Preliminary Plat that the site will be on a pressure irrigation (P.I.) system.

Planning & Zoning Commission Minutes

January 13, 2015

The plat is consistent with other subdivision development criteria and is in conformance with the Comprehensive Plan which designates this area as appropriate for medium density residential use.

Planner I Spendlove stated upon conclusion should the Commission approve the preliminary plat for Northern Passage #5, as presented, staff recommends 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 approval and publication of an ordinance for the Vacation of a portion of Northern Passage Subdivisions #3 & #4.

Public Hearing: Opened & Closed Without Comment

Deliberations Followed:

- Commissioner Grey confirmed that Federation Road will not be constructed prior to this development being constructed. He asked if there is any way to address this issue.
- City Engineer Fields explained Federation Road is not required until the development is ready to sell lots. In the process of budgeting for different projects lots of items are considered however constructing road that is to be built by a developer competes with other decaying and existing roads that need improvement. Before houses are built the road gets built and she feels that this area will not be undeveloped for very long with the new school being constructed.
- Commissioner Woods stated the positive side is that the school will not be at full capacity when it first opens.

Motion: III-1

Commissioner Derricott made a motion to approve the preliminary plat, as presented, with staff recommendations. Commissioner Woods seconded the motion. All members present voted in favor of the motion.

Approved, As Presented, With 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 approval and publication of an ordinance for the Vacation of a portion of Northern Passage Subdivisions #3 & #4.

**Planning & Zoning Commission Minutes
January 13, 2015**

V. GENERAL PUBLIC INPUT: [None](#)

VI. ITEMS FROM THE ZONING DEVELOPMENT MANAGER AND/OR THE PLANNING & ZONING COMMISSION:

Zoning & Development Manager Carraway-Johnson stated the Vacation along with the Final Plat for Northern Passage Subdivision #5 will be heard at the February 9, 2015 City Council meeting.

Commissioner Frank reminded the Commissioners that interviews have been scheduled for the RFQ applicants for the Comprehensive Plan Update on February 4, 2015.

Zoning & Development Manager Carraway-Johnson clarified there may not be storage of personal items on commercially zoned property.

Commissioner Woods requested a large map that shows city limits, area of impact and water boundary line.

VII. UPCOMING PUBLIC MEETINGS: (held at the City Council Chamber unless otherwise posted)

1. Public Hearing-[January 27, 2015](#)
2. Work Session-[February 4, 2015](#)

VIII. ADJOURN MEETING:

Chairman Frank adjourned the meeting at 8:10 PM.



Lisa A Strickland
Administrative Assistant
Planning & Zoning Department