



MINUTES
TWIN FALLS CITY PLANNING & ZONING COMMISSION
FEBRUARY 24, 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	Derricott
Frank	Tatum
Grey	
Muñoz	
Reid	

AREA OF IMPACT MEMBERS

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

CITY COUNCIL LIAISON(S): Mills Sojka

CITY STAFF: Carraway-Johnson, Nope, Spendlove, Strickland, Vitek, 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 meeting(s): **January 27, 2015PH & February 10, 2015 PH**
2. Approval of Findings of Fact and Conclusions of Law:
 - Morning Sun Subd. #8 (Pre-plat 02-10-15) • Canyon Village Subd, A PUD (Pre-plat 02-10-15)
 - Auto Oil (SUP 02-10-15) • Wal-mart Stores (SUP 02-10-15) • Mardi Catz Fun (SUP 02-10-15)
 - Twin Falls BLM (SUP 02-10-15) • Mountain America CU (SUP 02-10-15)

Motion:

Commissioner Munoz made a motion to approve the consent calendar, as presented. Commissioner Reid seconded the motion.

Unanimously Approved

III. ITEMS OF CONSIDERATION:

1. Request for approval of a **Preliminary Plat** for Sackett Farms Subdivision No. 2, 51.32 (+/-) acres consisting of 3 lots on property located east of the 500, 600, & 700 Blocks of Hankins Road North (aka 3200 East Road) c/o Tim Vawser on behalf of the Twin Falls School District #411

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Applicant Presentation:

Tim Vawser, EHM Engineers, Inc. representing the applicant stated for clarification there is a City lot that should be included in this plat. The property is located east of the 500, 600, & 700 Hankins Road North. This will allow for the construction of a new elementary school.

Staff Analysis:

Planner I Spendlove reviewed the request and stated the Twin Falls School District purchased the property in 1990 from Melvin Sackett. The land has since been leased for agricultural purposes. The Sacket Farm Conveyance Plat went through the public hearing process and was recorded in June 2008. This conveyance plat was for the purposes of selling a 2 acre lot to the City for a regional pressurized irrigation pump station. In August 2014, this area was accepted for annexation. In November 2014, this area was approved for a Comprehensive Plan Amendment from Agricultural to Medium Density, and a Water Service Boundary change to include this area. On February 9, 2015, the City Council approved a Zoning District and Zoning Map Amendment that changed this property from the R-1 VAR to R-2 Zoning District.

This is a request for a preliminary plat of the school district owned Sackett Farm Subdivision No. 2, consisting of 51 acres divided into 4 lots. The site is undeveloped and is located on Stadium Blvd East Extended. The purpose of the plat only containing three (4) lots is to facilitate the development of the Elementary School, and the building of Stadium Blvd East. A subsequent re-plat of the remaining lots will be required prior to residential development occurring. Such re-platting will be required to conform to the standards and requirements in City Code at that time.

This is the first step of the plat approval process. A preliminary plat is presented to the Planning and Zoning Commission. 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.

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 of the Sackett Farm Subdivision No. 2, as presented, and 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.

Public Comment: [Opened](#)

- Ray Boling, Highlawn Drive, stated he has three concerns, one is no sidewalks along Hankins Road, will the lateral be piped, and dust control while this construction takes place.

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Public Comment: [Closed](#)

Closing Statements:

Mr. Vawser said there will be sidewalk along the north side and there will be a control light, dust abatement is required, and there will not be anything done as for piping of the major lateral.

Deliberations Followed: [Without Concerns](#)

Motion:

Commissioner Grey made a motion to approve the request, as presented with staff recommendations. Commissioner Higley 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.

IV. PUBLIC HEARINGS:

1. Request for a [Special Use Permit](#) to allow a 864 sf expansion to an existing 1200 sf detached accessory building on property located at 4262 North 2656 East within the Area of Impact [c/o Jim & Connie Sharkey](#) (app. 2703)

Applicant Presentation:

Kevin Bradshaw, representing the applicant, stated the reason for the request is to expand an existing detached accessory. He reviewed on the overhead where the property is located, the applicant would like to add on an additional 864 sq. ft. to the 1200 sq. ft. accessory building. The parcel is approximately 1 acre and it will be used for storage of his personal items; it will not be used for business.

Staff Analysis:

Planner I Spendlove reviewed the request and stated this lot was created with the Rock Creek Point Subdivision in 2002. A single family dwelling was constructed on the property in 2004. The accessory building was constructed in 2005. The current owner purchased the property in October 2014.

The Applicant has supplied plans showing an existing 1200 sf detached accessory building being increased by 864 sf for a total of 2064 sf. The applicant described the increased area as space for lawn equipment, storage and a workbench. The existing shop will contain his motorhome and autos.

Per City Code 10-4-2: Detached accessory buildings within the SUI Zone greater than 1500 sf are required to obtain a Special Use Permit prior to being legally constructed. The proposed plan is showing an addition to an existing structure, this addition along with the existing building will create an accessory structure of approximately 2064 sf. Within this existing neighborhood this size is not uncommon.

Per City Code 10-11-1 thru 8: Required improvements include streets, water and sewer, drainage and storm water. These required improvements will be evaluated and all applicable code requirements will be enforced at the time of building permit submittal.

Accessory structures of similar size are common in this area. The design submitted is consistent with the existing house and the developed neighborhood. Staff does not foresee any impacts related to noise, glare, odor, or fumes being overly imposing to neighboring property owners.

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Planner I Spendlove stated upon conclusion should the Commission approve 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 construction of the detached accessory building to be consistent with the submitted drawings/elevations, as presented.
3. Subject to no business use or residential occupancy use within this structure.

PZ Questions/Comments:

- Commissioner Woods asked how wide the new door will be on the addition and if paving would be required.
- Planner I Spendlove explained there may be a paving requirement and that will be determined at the time the building permit is reviewed.
- Mr. Bradshaw stated the door is 6 ft. wide.

Public Comment: [Opened & Closed Without Comments](#)

Closing Statements:

Mr. Bradshaw explained this item has also been presented to the Home Owners Association and they are in support of this request.

Deliberations Followed: [Without Concerns](#)

Motion:

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

[Approved, 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 construction of the detached accessory building to be consistent with the submitted drawings/elevations, as presented.
 3. Subject to no business use or residential occupancy use within this structure.
2. Request for a [Zoning District Change And Zoning Map Amendment](#) from C-1 PUD to C-1 for 7.5 +/- acres of undeveloped land located on the north side of the 2400 Block of Addison Ave East [c/o Joe Russell](#) (app 2704)

Applicant Presentation:

Dave Thibault, EHM Engineer, Inc., the development was approved to be rezoned as a C-1 PUD however there is not a signed PUD Agreement, leaving the property in limbo, the original PUD designation was to allow for auto dealership. His client is not that type of business and is asking that the property be rezoned to C-1.

Staff Analysis:

Planner I Spendlove reviewed the request and stated in 1995, an application was approved as C-1 PUD to allow development of an Auto Sales Business only. The ordinance was adopted that officially changed the

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zoning district. However, no PUD agreement was signed or officially implemented. Since that time, the property has had no further zoning history.

This is a request for a Zoning District Change and Zoning Map Amendment for approximately 7 Acres. The Comprehensive Plan and Future Land Use Map designate this area as Commercial/Retail. The areas immediately surrounding this parcel are currently zoned C-1 and C-1 PUD along Addison Ave East, with R-2 and R-4 to the North and West..

With the current zoning of C-1 PUD and no PUD Agreement in place, the applicant has requested a Zoning change to remove the limited development and which would allow for development to occur in accordance with C-1 Zoning District Standards as outlined in current city code. Developments that meet the minimum zoning code would simply apply for building permits and be reviewed for compliance with minimum codes and requirements.

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 designation of Commercial/Retail and 2- the extent and nature of changing the zoning of this property to C-1 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: [None](#)

Public Comment: [Opened & Closed Without Comments](#)

Closing Statements:

Mr. Thibault explained that the criteria for this request has clearly been met and asked that the Commission approve this request.

Deliberations Followed: [Without Concerns](#)

Motion:

Commissioner Woods made a motion to recommend approval of the request to the City Council, as presented, with staff recommendations. Commissioner Reid 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](#)
[City Council Hearing Scheduled March 30, 2015](#)**

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3. Request to [Vacate](#) the non-vehicular use of a 15' X 128' platted but undeveloped Drainage and Non-Vehicular Easement located between Lots 41 & 42, Block 1 of Settler's Ridge Subdivision No. 3. c/o Lance Fish on behalf of Settlers Ridge, LLC (app 2705)

Applicant Presentation:

Lance Fish, the applicant explained on the original plat there were two pathways going from the public walkway along Canyon Rim Road towards the park area. Subsequently a deal was made with the City of Twin Falls to construct a new irrigation system with another pathway to be constructed on this lot. Putting a public walkway between private homes and maintenance of the pathway is an issue. There are two pathways that cut out to the walkway along Canyon Rim Road and feel that is sufficient.

Staff Analysis:

Planner I Spendlove reviewed the request and stated in December 2004, the Planning and Zoning Commission heard a request for the Settler's Ridge Preliminary Plat. During that public hearing it was stated by City Staff that the plat needed to reflect this new requirement of connecting Cul-De-Sacs with surrounding pathways. During the Platting process this pedestrian pathway was placed in its current location and eventually the Final Plat for Settlers Ridge #3 was recorded. This is a request to vacate a pedestrian access easement located in Settlers Ridge #3. The easement was originally intended to grant access to the Canyon Rim walking trail to the North East.

The applicants' narrative states that the connection for the walking path is already planned for at alternative locations within the subdivision, and this particular path is therefore in excess of what is needed. Furthermore, the applicant feels this pathway will devalue the property and create privacy issues in the development, especially between these two undeveloped lots. The applicant does not feel there will be any negative impacts to adjoining properties.

The owners of said property are ready to construct this final phase of this development. Part of this phase includes constructing of Parkview Drive north into Canyon Rim Road (4200 North). After completion of this section, Canyon Rim Road will be closed for vehicle traffic at the intersection of Federation Road (near the gun club), and will turn into a pedestrian path.

Additional Information: The code section referenced by City Staff in 2004 is

City Code 10-12-3-7: Pedestrian Walkways:

"Right of way for pedestrian walkways in the middle of long blocks may be required where necessary to obtain convenient pedestrian circulation to schools, parks or shopping areas; the pedestrian easement shall be in accordance with section 10-12-3-13 of this chapter. Cul-de-sacs will be connected to other adjacent streets with cul-de-sacs within the proposed subdivision or existing subdivisions and to adjacent arterial or collector streets with paved pedestrian walkways at least ten feet (10') wide within fifteen foot (15') easements. (Ord. 2798, 8-2-2004)"

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.

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PZ Questions/Comments:

- Commissioner Woods asked for more clarification as to where the pathways connect.
- Planner I Spendlove explained on the overhead where the paths connect.
- Commissioner Grey stated after reading the code he thought each cul-de-sac would have a pathway to the public walkway, and if there is a path at location.
- Planner I Spendlove explained there are easements marked on the plat, but those are utility easements.
- Commissioner Boyd asked if there is Home Owners Association Agreement for the subdivision and the fencing of properties.
- Mr. Fish explained that some of the fencing requirements material is going to be changed to rod iron along the Canyon Rim.
- Commissioner Munoz asked if the fencing along the pathway could be rod iron material.
- Mr. Fish explained this will cause a safety issue and will not provide privacy for people walking along the property lines.
- Commissioner Boyd explained there are many ways to provide privacy and security, which may change the value of the property. Maintenance of this area would have to be negotiated at the time the lots are sold.
- Zoning & Development Manager Carraway-Johnson explained the history for how these pathways became platted. The area was platted in late 2004 an ordinance was adopted in the summer of 2004 allowed the commission to place pedestrian connections between long blocks. The issues were coming up because there were a lot of subdivisions being built and there connections for children to get to school. This subdivision Mr. Fish platted the two pathways in good faith with the ordinance. The one he is proposing to have the use vacated is very appropriate, the one on the north end should stay as that is the singular pedestrian pathway to exit.
- Commissioner Reid asked what the distance is between the top connection and the park.
- Mr. Vawser clarified the distance between the paths and the park is approximately 1400-1600 ft. There is also a 10' pedestrian pathway that the developer has constructed along Parkview Drive. The path on the outside goes all the way around to Canyon Rim Road. They are in the process of putting in irrigation and Park View Drive will be constructed in this phase of development completing the entire pathway in this area.
- Commissioner Munoz asked if the rod iron fencing facing the canyon will be installed by the developer or if it will just be required through the Home Owners Association.
- Mr. Fish stated it will be installed by the developer.

Public Comment: [Opened & Closed Without Comments](#)

Deliberations Followed:

- Assistant City Engineer Vitek explained that the pathways are not fluid and showed on the overhead how the pathways connect.
- Commissioner Munoz explained his concern was that a large privacy fence would be installed along the long pathway and with the developer installing rod iron fencing along that area he is not as concerned.
- Commissioner Frank explained that he has seen this type of design in other subdivisions and they become a maintenance issue and don't work so he understands the concerns.

Motion:

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Commissioner Woods made a motion to recommend approval of the request to the City Council, as presented, with staff recommendations. Commissioner Munoz 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.

City Council Hearing Scheduled March 30, 2015

4. Request for a **Special Use Permit** to construct a new elementary school with an alternative landscape plan on 9.5 +/- acres of undeveloped land located east of the 500, 600, & 700 Blocks of Hankins Road North (3105 Stadium Blvd). c/o Bradford J. Wills on behalf of the Twin Falls School District (app 2706)

Applicant Presentation:

Brad Wills, representing the applicant, he introduce the other representatives for the project. There are several presentations for the evening associated with the requests. The landscaping issue is part of all three requests and will be covered in this first presentation. This presentation is for the Pillar Falls Elementary School to be constructed at Hankins Road North and Stadium Boulevard. There will be a signal installed at this intersection and to make the fire access easier it will have a two lane access. All three designs for the schools will provide a circling driveway to avoid having cars back onto the street. The property is zone R-2 which requires a Special Use Permit for a school.

The second portion of this request is an alternative landscaping plan, the schools will be built in either an R-4 or R-2 zone. Grass is usually the landscaping material of choice, however according to code landscaping refers to trees and bushes. He has done a survey to see what is currently at the school sites around town and displayed his findings on the overhead. He stated he would have the landscape architect review the proposed changes.

Jon Breckon, Landscape Architect, explained the reason for reducing the number of trees and shrubs is because they are school properties and line of site is an issue, safety for the children and maintenance for the trees and bushes become costly. Trimming trees and shrubs takes much more maintenance than just mowing the lawn. They are going to be using a low water turf and irrigation will be provided via ditch water. Commissioner Frank asked Mr. Breckon to summarize why the reduction of trees and bushes is being proposed, he understands the cost reduction but is not clear on the safety concerns.

Mr. Breckon stated if approved it will save the school district on installation costs, maintenance costs in the future and will also provide safer schools for the district.

Brad Wills explained each of the schools have a design layout that has been created with the required amount of landscaping and a proposed amount of alternative landscaping and is being presented at this time for all three requests.

Commissioner Frank explained that the Commission will have to make a vote on the approval of each Special Use Permit request.

Staff Analysis:

Planner I Spendlove reviewed the request and stated the applicant has supplied a detailed description of the proposed Public Elementary School. The school will house students K-5th Grade. The school will be built for a capacity of six hundred fifty (650) students, and will have fifty (50) to sixty (60) employees. The operation of the school will be 7:30 AM - 4:00 PM, similar to other elementary schools in the district, and will generate an approximate three to four hundred (300-400) vehicle trips per day. As with other facilities in the district, extra activities will occasionally take place outside the normal hours. The applicant is also asking to be allowed an "alternative landscape" plan.

The design of the area shows Stadium Blvd, designated as a collector street, extending from Hankins Road North to the East end of the property. This will be the sole roadway into and out of the School property. It will be constructed as a Boulevard, this includes a center divider between the roadways. This design allows for two way traffic on either drive in case of emergency blockage on one side. The site design of the elementary includes an extensive parent drop off as well.

Per City Code 10-4: Residential Single Household or Duplex District: Public Schools require a special use permit to be legally established. The requirement for a special use permit for a public school is due to the large impact it has on surrounding properties. Some of those impacts are positive, and some are negative. There are many impacts in both of those categories that cannot be enumerated. For our purposes we will attempt to address the impacts that generally cause complaints from neighboring land owners. The most common complaint involves traffic, with light and noise as smaller contributors.

Traffic: This impact involves multiple types of issues, including but not limited to vehicle traffic, bike safety, walking safety, and roadway speeds.

An increase in vehicle traffic is going to occur in the area due to the change in school boundaries and the desire of parents to drop their children off at the school. Although the school site plan shows a generous parent drop off area that can accommodate large volumes of parent vehicles, the applicant anticipates the daily vehicle count between three hundred and four hundred (300-400). Since this access is restricted to Stadium Boulevard, it is unlikely significant traffic congestion will back up onto Hankins Road North.

In addition to the full development of Stadium Blvd, a collector, a traffic light is anticipated to be warranted at the intersection of Stadium and Hankins due to the new school. A condition should be placed on this permit to ensure the light is in place, and installed to City Standards, prior to the Certificate of Occupancy being issued on the School Building. With the addition of this light, staff anticipates traffic to increase and stack on Stadium Blvd, particularly west of Hankins Road. Traffic will also increase on Hankins Road itself, and the patterns will change due to the new light forcing vehicles to stop, whereas previously the roadway was free flowing from Falls Ave to Addison Ave. This will consequently change the speed of traffic on Hankins Road itself.

Pedestrians: The area immediately around the proposed school is not anticipated to be developed prior to the school opening. However, the site plan submitted with the application shows a fully developed roadway (Stadium Boulevard) and associated sidewalk that will connect the school grounds to the intersection with Hankins Road where a new traffic light will allow the safe crossing of pedestrians. Also, pedestrian traffic in the Morning Sun subdivision is funneled towards Stadium, which then directs towards the safe crossing at the traffic light.

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Glare and Noise: The applicant stated that the design of the building and its location on a 10 Acre site will minimize the glare from windows and the noise associated with the operation of the school. The possible noise from elementary schools typically comes from children playing outdoors during the warmer months of the year. Since this takes place during the daytime, it is not anticipated to cause a significant disturbance to neighboring property owners that would require mitigating conditions. The glare from windows could be an issue, however it is anticipated and shown on the design that measures have been taken in order to minimize this impact.

Lights: The applicant did not address any lighting issues in their narrative. Staff does not feel that the lighting typically involved with a school causes a significant impact to neighboring property owners. Current City Code does address the requirement to have lighting face downward to preclude excessive light intrusion on neighboring properties. It is assumed the school will follow this requirement, and any other requirements set forth in current City Code.

Per City Code 10-10: Off Street Parking: Elementary School parking requirements are two (2) parking spaces per classroom. The requirement for parking spaces is reviewed at the time of building permit submittal. The site plan submitted appears to comply with this requirement, which will be confirmed at the time of building permit submittal.

Per City Code 10-11-1 thru 8: Required Improvements: All applicable codes and requirements will be assessed at the time of building permit submittal. However, with this Special Use Permit application, the school district has also petitioned for approval of an alternative landscaping plan.

Alternative Landscape Plan: The district is petitioning to have a reduction in the required number of trees and bushes. It was proposed to Staff that trees and bushes are a potential safety hazard to students. The district has stated that the reduction in trees will not be a reduction in grass area provided on site. The required numbers are 82 trees, and 411 shrubs. The district is asking to reduce the numbers to 44 trees, and 395 shrubs.

The reduction of trees and bushes is not anticipated to have a great impact on the surrounding area. The safety reasons for the reduction may be warranted as well. However, it would be beneficial to also have a decrease in the grass area on the school grounds. Due to our climate, grass requires large amounts of water to keep healthy. An alternative plan could serve as a way to reduce the amount of water usage by the district, which would also have a positive impact on the water system serving the site and the surrounding area. The Commission is tasked to determine if the proposed "alternative landscape plan" meets the intent of the code. The Commission may wish to review and approve an actual alternative landscape plan at a later meeting that addresses these issues, rather than approve a reduction in the tree and bush counts.

Planner I Spendlove stated upon conclusion should the Commission approve 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 the traffic light being installed at the intersection of Stadium Blvd and Hankins Road, per City Engineering standards, prior to the issuance of the Certificate of Occupancy for the main school building.
3. Subject to an "Alternative Landscape Plan" containing water-wise plants and ground cover being reviewed and approved by the Planning and Zoning Commission, prior to the school receiving their building permit.

PZ Questions/Comments:

- Commissioner Munoz asked if this was a public park what the landscaping requirement would be.
- Planner I Spendlove explained we have not reviewed a plan for a public park.
- Assistant City Engineer Vitek explained there are not any landscape plans for a park and the property is required to be donated.
- Commissioner Woods asked to be shown on the exhibit where the buses will be coming into the property.
- Planner I Spendlove showed on the overhead where the buses will be on the property.
- Commissioner Boyd asked if the parking is sufficient to meet the requirements.
- Clint Sievers, Hummel Architect explained how the count for parking stalls was calculated for each site and exceeds the requirements.
- Commissioner Boyd asked for clarification on the location of visitor parking.
- Clint Sievers explained there will be one way traffic along the drive to avoid traffic flow issues and there will be some overflow parking along Stadium Boulevard.
- Commissioner Grey asked if there would be signage that states no left turn.
- Clint Sievers explained they have not discussed directional signage at this point but if the Commission recommends that as a condition they would comply.
- Commissioner Higley explained at the Canyon Ridge High School there is drive similar to this that didn't work.
- Brady Dickinson explained that the driveway Commissioner Higley is referring to started out as a multi-directional drive and has now been converted to be a one-way drive to reduce traffic issues.
- Commissioner Frank asked how a reduction in trees and bushes would be a safety issue.
- John Breckon explained that too many trees and bushes obscure the line of site when trying to watch for children on the school grounds.
- Clint Sievers explained the concerns that administrators and teachers have is security as well as providing a larger space for physical activity classes. By reducing the number of trees and bushes in the play area it allows for a larger line of site making their jobs more efficient so that they don't have provide extra staff to supervise the play area.
- Commissioner Frank asked the landscape architect if he could provide a plan that meets the requirement without creating line of site issues on the playground areas.
- John Breckon explained he could develop a plan that meets the code and takes the other issues into account. It would be a maintenance issue but it is possible.
- Commissioner Frank stated the maintenance issues could also be addressed in the design and choice of materials.
- Commissioner Boyd asked if trees can provide a buffer to the adjacent properties.
- John Breckon explained that he would not agree that they are sound buffers, it would require a lot of trees to provide a buffer.
- Commissioner Boyd asked if safety and security is a real legitimate issue.
- Brady Dickenson explained that they want to reduce the opportunity for children and other people from hiding behind the trees. Children are also very hard on the trees and bushes so maintenance becomes an issue.
- Commissioner Boyd asked with the addition of the three new schools has there been any consideration in adding additional staff to maintain the properties.
- Brady Dickenson stated currently they don't have enough maintenance staff to keep up with the additional properties and this will create a challenge for the district.
- Brad Wills suggested that because all of the representatives for this project are present he would ask that the Commission make a decision on the alternative landscaping proposal tonight.

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- Commissioner Frank stated the staff recommendation is to review the alternative request and possibly approve the request on the condition that an alternative landscape design be approved prior to issuance of the building permit.
- Commissioner Reid explained he does have 4 children in elementary school and the trees are a safety concern. They become an additional jungle gym and children climbing on them can kill trees. The trees in the drop off and pick up area provide another place for children to hide and dart out into traffic unexpectedly especially once the trees mature. He thinks the design is great.
- Scott Henson, LCA Architects, explained that line of site has become a safety concern since the Columbine incident and providing a clear line of site for first responders so they can see the entire property without site obstructions has become important. He has spent a lot of time designing school throughout the northwest and the trend for reducing landscaping has increased. Administrators, Facility and other staff need to be able to see the grounds from all directions. Evergreen trees should not be planted on school grounds they provide a perfect place for a child or stranger to hide which is a huge concern.

Public Comment: Opened

- Lucy Wills, a counselor for the school district, in the past three years they have had to replace three trees because the children are hard on the trees. She stated it is a huge concern for children and people hiding around the trees.

Public Comment: Closed

Deliberations Followed:

- Assistant City Engineer Vitek explained he was invited to meet with the police department to discuss the site plans for the schools and children crossing.
- Commissioner Reid stated he doesn't have an issue with the landscaping request he thinks the design for drop off and pick up is fairly good.
- Commissioner Boyd explained drop off and pick up is always an issue and as for the alternative landscaping she is ok as well.
- Commissioner Woods explained that his concerns have been addressed as for the landscaping issues he thinks it is appropriate.
- Commissioner Frank explained that landscaping is a one shot deal and he would like to see more of an alternative plan. From the north and east the property is going to look like an institution landscaping softens the impact of the schools.
- Commissioner Munoz stated he asked about landscaping in the parks because the density that is being required of this applicant is not being met in most of the parks around the area. He would like to see some elevations of how this property would look from different directions with and without the trees and shrubs. He doesn't think necessarily the required amount has to be met but he would like to see more. It doesn't have to be all or nothing.
- Commissioner Grey stated the turf type chosen is good and the traffic plan for Stadium Boulevard is nice. He does appreciate the cost savings but doesn't buy the safety issue there could be a plan that meets the requirements and still addresses safety. He thinks that the impacts to the neighbors should be considered. The alternative plan rule has been applied to properties with hardships and existing buildings that don't have a place for landscaping. This property is wide open space and the need for planning needs to take place now. He asked if there have been issues with the trees at the new high school built a few years ago.
- Brady Dickenson explained that they have had to replace trees and most of it is because of the kids have broken them.

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- Commissioner Higley stated he doesn't like that some areas are bare and possibly planting trees along the perimeter of the property would be better.
- Commissioner Boyd stated that in today's world we want to be good stewards of the land and would prefer the landscaping to be managed because it is manageable rather than planting to meet requirements knowing that it won't be managed. The concern she has is that it seems the obvious location for the trees to be located is shown with no trees.
- Commissioner Munoz explained that the trees can provide a maintenance issue for the adjoining properties as well. He thinks there may be a hardship for the school district however this plan presented is not an alternative.
- Commissioner Woods explained that he thinks this is going to be an added expense for aesthetics.
- Brad Will explained the reason he is requesting a decision is because the bid is going out soon and they would like to have some answers.
- Commissioner Reid asked if there is a recommendation of changes and where they need to go.
- Commissioner Boyd asked if a 3D elevation would be helpful.
- Commissioner Frank explained elevations have been requested in the past on other requests.
- Commissioner Grey explained the applicant should come back with an alternative and better elevations. This could be reviewed at the next work session.
- Planner I Spendlove explained the condition does not require that the applicant come back through a public hearing to resolve this issue.

Motion 1:

Commissioner Boyd made a motion to approve the request, as presented, with staff recommendations 1 & 2. Commissioner Reid seconded the motion. No Second **Motion Failed**

Motion 2:

Commissioner Higley made a motion to approve the request, as presented, with staff recommendations. Commissioner Munoz seconded the motion. Commissioner Frank, Higley, Boyd, Grey, Munoz and Reid voted in favor of the motion with Commissioner Woods voting against the motion. **Motion Passed 6-1**

Discussion Followed:

- Commissioner Woods asked if it would be appropriate to make recommendations on what the Commission is looking for on the site plan.
- Commissioner Higley suggested that some examples be given.
- Commissioner Munoz explained that the zoning action sheets could be provided to the applicant with recommendations.
- Commissioner Grey explained more is what is being asked for, they need to provide more information about the types of trees and where they are located throughout the property with better elevations of what the site will look like with their proposal.

Approved, 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 the traffic light being installed at the intersection of Stadium Blvd and Hankins Road, per City Engineering standards, prior to the issuance of the Certificate of Occupancy for the main school building.
3. Subject to an "Alternative Landscape Plan" containing water-wise plants and ground cover being reviewed and approved by the Planning and Zoning Commission, prior to the school receiving their building permit.

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Chairman Frank called for a 10 Minute Break

5. Request for a [Special Use Permit](#) to construct a new elementary school with an alternative landscape plan on 9.5 +/- acres of undeveloped land located at the north east corner of Grandview Drive North and Federation Road extended (850 Federation Road) c/o Bradford J. Wills on behalf of the Twin Falls School District (app 2707)

Applicant Presentation:

Brad Wills, representing the applicant, stated this will be the site for the Rock Creek Elementary School located at the northeast corner of Grandview Drive North and Federation Road extended. They will be addressing the construction of Federation Road because it was a concern brought up by the City Council during the platting process. The design is fairly similar to the Pillar Falls Elementary design presented earlier. He presented an overlay of all of the lots platted in this location and the boundaries of what will be developed once the school is complete. In anticipation of the growth Gary Nelson made a commitment to construct Federation to the Columbia Drive intersection. Grandview Drive is an arterial and will have curb gutter and sidewalk installed. They have worked with the developers to install a composite fencing material along the residential properties. As for the alternative landscaping plan they will plan to bring back another plan for review.

Staff Analysis:

Planner I Spendlove reviewed the request and stated on February 9, 2015, the City Council approved a vacation of portions of Northern Passage #3 and #4, and approved the Final Plat of Northern Passage #5.

The applicant has supplied a detailed description of the proposed Public Elementary School. The school will house students K-5th Grade. The school will be built for a capacity of six hundred fifty (650) students, and will have fifty (50) to sixty (60) employees. The operation of the school will be 7:30 AM - 4:00 PM, similar to other elementary schools in the district, and will generate an approximate three to four hundred (300-400) vehicle trips per day. As with other facilities in the district, extra activities will occasionally take place outside the normal hours. The applicant is also asking to be allowed an "alternative landscape" plan.

The design of the area shows Grandview Drive, an arterial, and Federation Road, a collector, being built to acceptable standards only along the frontage of the school property. The site design of the elementary includes extensive and separate drop off locations for buses and parents.

Per City Code 10-4: Residential Single Household or Duplex District: Public Schools require a special use permit to be legally established.

The requirement for a special use permit for a public school is due to the large impact it has on surrounding properties. Some of those impacts are positive, and some are negative. There are many impacts in both of those categories that cannot be enumerated. For our purposes we will attempt to address the impacts that generally cause complaints from neighboring land owners. The most common complaint involves traffic, with light and noise as smaller contributors.

Traffic: This impact involves multiple types of issues, including but not limited to vehicle traffic, bike safety, and walking safety.

An increase in vehicle traffic is going to occur in the area due to the change in school boundaries and the desire of parents to drop their children off at the school. Although the school site plan shows a generous

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parent drop off area that can accommodate large volumes of parent vehicles, the applicant anticipates the daily vehicle count between three hundred and four hundred (300-400). As shown on the site plan, the school only plans to develop Federation Road to their exterior property boundary. This will leave the section of Federation Road heading east connecting to the developed residential subdivisions unconstructed.

Since cars will be unable to use Federation Road to access the school from the neighborhoods to the East, traffic will be detoured around via Canyon Rim Road, or Pole Line Road. This could cause some potential traffic issues on other connecting roadways not designed to handle the anticipated three to four hundred (300-400) daily vehicle trips.

Since this location is within and adjacent to approved Plats, those developer(s) would typically be required to construct the roadway at the time of development of these respective plats. Typically roadway construction occurs in phases along with phases of plats. Given the issues listed above, it would be appropriate to place a condition on this special use permit that requires Federation Road to be connected from the current terminus to Grandview Drive prior to the school opening.

No traffic light is currently anticipated at the intersection of Federation Road and Grandview Drive. A light may be warranted in the future.

Pedestrians: The area immediately around the proposed school is not anticipated to be developed prior to the school opening. Similar to the issue with car traffic, pedestrian traffic along Federation Road will have a section that is undeveloped. Students wishing to walk to school from the surrounding neighborhoods to the East will be forced to walk on dirt/grass trails to get to the school grounds. It would be appropriate to place a condition on this special use permit that requires a pathway to connect the portions of finished sidewalk along Federation Road.

Additional Information: During previous public hearings for the Vacation and Plat of this property, it was expressed by the Planning and Zoning Commission, and the City Council that Federation Road should be built to the extent that vehicles and pedestrians could access the school site from the surrounding neighborhoods to the East. During multiple City Council meetings, members of the Council stated that a condition should be in place for the construction of this section of roadway prior to the opening of the school. It was also stated by multiple Council Members that the Special Use Permit would be the most appropriate location for that condition.

Planner I Spendlove stated upon conclusion should the Commission approve the request, 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 an "Alternative Landscape Plan" containing water-wise plants and ground cover being reviewed and approved by the Planning and Zoning Commission, prior to the school receiving their building permit.
3. Subject to Federation Road being constructed to accommodate and convey car traffic between the current terminus and Grandview Drive. Such construction to be reviewed and approved by City Staff, and completed prior to issuance of any Certificate of Occupancy for the School.

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4. Subject to sidewalk being installed on the north side of Federation Road to accommodate and convey pedestrians between the current terminus and Grandview Drive. Such construction to be reviewed and approved by City Staff, and completed prior to issuance of any Certificate of Occupancy for the School.
5. Subject to a fence being installed along Grandview Drive to prevent parents from being able to drop children off along that side of the road.

PZ Questions/Comments:

- Commissioner Grey asked about the fence and how that would prevent the people from stopping and dropping off children.
- Assistant City Engineer Vitek explained it should just provide a deterrent. The condition is an effort to try and prevent parents from dropping the kids off at the side of the road because the road widens in this area.
- Commissioner Grey asked if a temporary barricade would provide the same deterrent.
- Assistant City Engineer Vitek explained that doesn't meet traffic standards so he would prefer not to put up barricades.

Public Comment: [Opened & Closed Without Comments](#)

Closing Statements:

Brad Wills explained there may be a need for some clarification on the location of the fence and suggested this be included in the landscape review process.

Assistant City Engineer Vitek explained the fence would need to be along Grandview Drive North starting at Federation going north. He has no problem with this being included in the landscaping discussion.

Deliberations Followed:

- Commissioner Boyd explained that this will end up being a 3' chain link fence.
- Assistant City Engineer Vitek explained he doesn't think the convenience in the area would allow for chain link.
- Commissioner Frank asked if the school has an issue with putting up a fence.
- Mr. Wills explained that this has been brought up several times from the City Engineer prior to this meeting so this is not a surprised condition he did ask however that it be considered with the landscaping discussion.

Motion:

Commissioner Grey made a motion to approve the request, as presented, to include staff recommendations 1-4. Commissioner Boyd seconded the motion. All members present voted in favor of the motion.

[Approved, 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 an "Alternative Landscape Plan" containing water-wise plants and ground cover being reviewed and approved by the Planning and Zoning Commission, prior to the school receiving their building permit.
3. Subject to Federation Road being constructed to accommodate and convey car traffic between the current terminus and Grandview Drive. Such construction to be reviewed and approved by City Staff, and completed prior to issuance of any Certificate of Occupancy for the School.

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4. Subject to sidewalk being installed on the north side of Federation Road to accommodate and convey pedestrians between the current terminus and Grandview Drive. Such construction to be reviewed and approved by City Staff, and completed prior to issuance of any Certificate of Occupancy for the School.

6. Request for a [Special Use Permit](#) to construct a new middle school with an alternative landscape plan on 37.5 +/- acres of undeveloped land located west of the 1400, 1500 & 1600 Blocks of Harrison Street South (1550 Harrison Street South) c/o [Bradford J. Wills on behalf of the Twin Falls School District \(app 2708\)](#)

Applicant Presentation:

Brad Will, representing the applicant, stated this a request for the South Hills Middle School to be constructed on property located west of the 1400, 1500 & 1600 Blocks of Harrison Street South. He reviewed on the overhead the site design for the school with a larger drop off area and a bus only loop. A sports field was added along with an additional parking area that will be gated off so that use only occurs when necessary. The kids will be coming from different directions and the plan is to have parents use the approach along Harrison Street to access the school. The landscaping will be another item to consider for this request as well but he asked that the Special Use Permit be approved.

PZ Questions/Comments:

- Commissioner Higley asked why the school was placed further north instead of further south on the property.
- Mr. Will explained originally there was an agreement that the School District owed the City 11 acres of parkland. They purchased 40 acres and planned to give the City the 11 acres along 3600 North, building the school along that road would require extensive construction of the road. The City didn't want I so another land exchange took place at another location. The school district decided to retain the property in the event another elementary school is needed in the future.

Staff Analysis:

Planner I Spendlove reviewed the request and stated this property is part of the Golden Eagle Subdivision #4, which was a Conveyance Plat. A new plat has been submitted in order finish the process which would then allow the School to begin construction. This new plat will be Golden Eagle Subdivision #5. Currently staff is reviewing this plat, working with the developer and school district to find solutions to multiple issues that have arisen. It is anticipated that this plat will be scheduled in the near future. No further pertinent zoning history is known at this time.

The applicant has supplied a detailed description of the proposed Public Elementary School. The school will house students 6th – 8th Grade. The school will be built for a capacity of one thousand (1,000) students, and will have seventy (70) to eighty (80) employees. The normal operation hours of the school will be 7:30 AM - 4:00 PM, similar to other middle schools in the district, and will generate an approximate four to five hundred (400-500) vehicle trips per day. As with other facilities in the district, extra activities will occasionally take place outside the normal hours. The athletic fields will have public sporting events but will not have nighttime lighting.

The design of the area shows Harrison Street South being built to collector street standards along the frontage of the school property. The site design includes extensive and separate drop off locations for buses and parents. The applicant is also asking to be allowed an "alternative landscape" plan.

Per City Code 10-4: Residential Medium Density District: Public Schools require a special use permit to be legally established.

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The requirement for a special use permit for a public school is due to the large impact it has on surrounding properties. Some of those impacts are positive, and some are negative. There are many impacts in both of those categories that cannot be enumerated. For our purposes we will attempt to address the impacts that generally cause complaints from neighboring land owners. The most common complaint involves traffic, with light and noise as smaller contributors.

Traffic: This impact involves multiple types of issues, including but not limited to vehicle traffic, bike safety, and walking safety.

An increase in vehicle traffic is going to occur in the area due to the change in school boundaries and the desire of parents to drop their children off at the school. Although the school site plan shows a generous parent drop off area that can accommodate large volumes of parent vehicles, the applicant anticipates the daily vehicle count to be around four to five hundred (400 - 500).

As shown on the site plan, the school will be building Harrison Street South to collector street standards on their half of the roadway. The main entrances for the bus and parent drop offs will be located on Harrison Street South, which is a collector and is in close proximity to 3600 North aka Hwy 74. Although 3600 North Road is an arterial, it has not been constructed to those standards and has not seen the traffic volume that will be associated with this new use.

Another concern is the back entry located on Southwood Avenue. Staff concern is this area is designated as the "employee and event parking lot" which potentially will be used as an informal/impromptu pick-up/drop off area for parents. It is located on the West side of the school and within a quiet neighborhood. Typically, traffic volumes in this neighborhood would be relatively low without the school being established. It has been witnessed in other locations throughout the city that these types of situations have led to an increase in traffic throughout these neighborhoods. Some parents may be unwilling to drive to the main entrance of the school and instead choose the "path of least resistance" to drop off or pick-up their children at a convenient location away from the heavy trafficked areas. The Commission may wish to consider placing a condition on this permit to require traffic calming measure to be established along the possible back entrance route to this location in order to address the impacts on those neighborhoods.

No traffic light is anticipated at the intersection of Harrison Street South and 3600 North at this time. A light may be warranted in the future.

Pedestrians: The area immediately surrounding this school is somewhat established towards the north and the west. Pedestrians within these areas will have reasonable options for walking to the school. Those areas to the East and South have limited options. Middle Schools have a larger service area and that greater area is not well served with suitable pedestrian pathways to the school. Some of the significant barriers include large roadways such as Washington Street South and 3600 North aka Hwy 74. These deficiencies speak to a more systematic issue that the School District, the City and future developers will need to work collaboratively at solving.

Addition Information: We do not currently have a final plat for this property. A condition should be in place requiring final plat approval, and any associated conditions to be met prior to issuing any building permit.

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Planner I Spendlove stated should the Commission approve this request as presented; staff recommends approval 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 traffic calming measures being installed along the route to the back entry, by the School District no later than July 1, 2019; such measures to be determined, if any, by the Twin Falls City Traffic Safety Commission.
3. Subject to an "Alternative Landscape Plan" containing water-wise plants and ground cover being reviewed and approved by the Planning and Zoning Commission, prior to the school receiving their building permit.
4. Subject to recordation of the Golden Eagle Subdivision #5 Final Plat and any associated conditions placed upon the plat approval and the special use permit approval being met, prior issuance of a building permit.

Additional Information:

Planner I Spendlove explained the date of July 1, 2019 for condition was chosen to give the school and city staff some time to determine traffic flow and if there are any issues that require calming measures.

PZ Questions/Comments:

- Commissioner Grey asked if there are any traffic studies planned along Washington Street South.
- Assistant City Engineer Vitek explained that is state highway and staff is not aware of any plans for a light or changes to the area.
- Commissioner Munoz asked if there would be a PA System installed for the sports area.
- Brady Dickerson explained yes there will be a PA System for the sports area. There are not any lights on the field so it would be speakers attached to the press box building.
- Zoning & Development Manager Carraway-Johnson explained a Special Use Permit is currently required by code for any outside PA System.
- Commissioner Reid asked if there is a one way in and one way out access to the parking area.
- Mr. Wills explained yes it is for all students and staff. The buses will have their own entrance
- Assistant City Engineer Vitek explained there is also a dedicated right turn lane planned in the design. which will provide an area for deceleration to turn into the school.

Public Comment: [Opened & Closed Without Comments](#)

Discussion Followed:

- Commissioner Woods clarified that the decision regarding the landscaping is still to be determined.
- Commissioner Frank confirmed.
- Commissioner Higley stated he thinks perhaps the Commission could make a recommendation as to a percentage of landscaping they would like to see.

Motion:

Commissioner Woods 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.

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Approved, 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 traffic calming measures being installed along the route to the back entry, by the School District no later than July 1, 2019; such measures to be determined, if any, by the Twin Falls City Traffic Safety Commission.
3. Subject to an "Alternative Landscape Plan" containing water-wise plants and ground cover being reviewed and approved by the Planning and Zoning Commission, prior to the school receiving their building permit.
4. Subject to recordation of the Golden Eagle Subdivision #5 Final Plat and any associated conditions placed upon the plat approval and the special use permit approval being met, prior issuance of a building permit.

V. GENERAL PUBLIC INPUT:

- Zoning & Development Manager Carraway-Johnson congratulated the Commissioners on the renewal of their terms.
- Commissioner Woods asked about the approval of the public notice amendment.
- Zoning & Development Manager Carraway-Johnson state the City Council did approve the amendment and the Ordinance is scheduled for approval at the March 2, 2015 City Council meeting.

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

1. Work Session- [March 4, 2015](#)
2. Public Hearing-[March 10, 2015](#)

VII. ADJOURN MEETING:

Chairman Frank adjourned the meeting at 9:22pm.

Lisa A Strickland
Administrative Assistant
Planning & Zoning Department