



MINUTES
TWIN FALLS CITY PLANNING & ZONING COMMISSION
April 14, 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	
Grey	
Muñoz	
Reid	
Tatum	

AREA OF IMPACT MEMBERS

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

CITY COUNCIL LIAISON(S):

CITY STAFF: Carraway-Johnson, 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 meeting(s): 03-04-15 WS. 03-10-15 PH, 03-31-15 PH, 04-01-15 WS
2. Approval of Findings of Fact and Conclusions of Law:
 - Hoggarth Auto Sales (SUP 03-31-15)

Motion:

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

[Unanimously Approved](#)

Chairman Frank asked if any changes need to be made to the Agenda.

Zoning & Development Manager Carraway explained that staff has drafted a letter of support on behalf of the Commission at their request. In order for action to be taken on this item it needs to be added to the agenda.

Motion to Amend Agenda:

Commissioner Boyd made a motion to amend the agenda, as presented by staff. Commissioner Munoz seconded the motion.

[Unanimously Approved](#)

III. ITEMS OF CONSIDERATION: AMENDED

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1. Consideration of approval of a **Letter of Support** by the Commission to encourage and support walking paths developed in close proximity to public schools on behalf of Melody Bowyer.

Zoning & Development Manager Carraway-Johnson explained the request and asked for a motion to approve the letter.

Motion:

Commissioner Woods made a motion to approve the letter of support, as presented. Commissioner Boyd seconded the motion.

[Unanimously Approved](#)

Motion:

Commissioner Grey made a motion to have staff draft an additional letter in support of walking paths with larger developments. Commissioner Munoz seconded the motion.

[Unanimously Approved](#)

2. Consideration of an **Alternative Landscape Plan** for the new South Hills Middle School c/o Casey Huse, AIA/LCA Architects, P.A. on behalf of the Twin Falls School District. (app 2708)

Staff Presentation:

Zoning & Development Manager Carraway-Johnson stated on February 24, 2015 the Commission held a public hearing to consider requests for a special use permit for three (3) new public schools. Those schools are Pillar Falls Elementary located east of the intersection of Stadium Blvd and Hankins Road North, Rock Creek Elementary located at the north east corner of Federation Road, extended, and Grandview Drive North and South Hills Middle School located on the west side of the 1500 block of Harrison Street South. The Twin Falls School District included a request for consideration of an alternative landscape plan for each of the new schools. Upon conclusion of the public hearing and discussion the Commission voted to approve the special use permits for the new schools however they placed the following condition on all three (3) schools:

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.*

The schools are being developed in residential zoned districts. The code states for development of nonresidential uses within a residential district the site requires a minimum of 10% of the total site be landscaped. The development standards (10-11-2) states the minimum ratios for required trees and bushes of 1 tree per 500 sf and 1 bush per 100 sf of required landscaped area with 50% of them being evergreen. The city currently does not have guidelines established for standards or materials of ground cover.

Section 10-11-2(A)3 states "The commission may approve alternative plans or designs to allow innovative landscaping." The Commission is tasked with a decision on this presentation. There is no definition in the code for alternative or innovative landscaping.

On March 10, 2015 a presentation of an alternative landscape plan was presented to the commission for the two (2) new elementary schools. The plans were approved as presented.

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If the Commission feels the presentation meets the code as an “**innovative alternative landscape plan**” they are asked to approve the plan for the new South Hills Middle School, as presented.

Applicant Presentation:

- Scott Hansen, LCA Architects of Boise, displayed on the overhead the proposed alternative landscape design and explained the purpose for the request. He stated that the primary reasons for the alternative landscape proposal was due to safety, maintenance/cost, plant locations, to increase open areas and to increase density at street. He reviewed the site plan for the landscaping and then had a member from Breckon Landdesign review the plant choices.
- Josh Rennicer, Breckon Landdesign, reviewed the design approach and stated they worked with the University of Idaho Horticulture Department to find plants that would do well in the area and require low maintenance. The same plant materials are being used on the elementary schools with a few additional plant types which he reviewed on the overhead.

PZ Questions/Comments:

- Commissioner Woods asked about the low water grass and trees and shrubs, how is the watering going to be managed.
- Mr. Rennicer stated that they will meet with the school district so that water usage will be managed with timers and location specific water such as drip irrigation to ensure water conservation occurs correctly.
- Commissioner Derricott asked if the rendering shown in the packet is the same as the site plan.
- Mr. Hansen explained that the rendering was used to give a visual of what the campus might look like once the trees have grown. The site plan is specific to location and layout of the landscaping.
- Commissioner Wood asked about child tolerant types of plants or trees.
- Mr. Rennicer stated the selection of plants was based on low maintenance and hardiness.

Public Hearing: [Opened and Closed Without Comments](#)

Deliberation Followed:

Commissioner Munoz explained the presentation provided a clear idea of what the site will look like once it has developed, which helped tremendously.

Commissioner Grey explained that the reduction in landscaping has taken away from the park like feel and to reduce this he still thinks it's a mistake. He did think the presentation was done well however it is unfortunate that the feeling he gets is if a tree or plant dies the ideas it that is one less thing to manage. He thinks this discussion would have been better if there was a better definition of alternative landscaping in the code.

Commissioner Munoz explained that there are not many parks in the area that have this much landscaping so he thinks that it will be sufficient. He explained that he agrees the school do become like a park for the area and landscaping does enhance the area.

Motion:

Commissioner Woods made a motion to approve the request, as presented in the site plan, Commissioner Reid seconded the motion. Commissioners Boyd, Derricott, Munoz, Reid, Frank, Woods and Tatum voted in favor of the motion and Commissioner Grey voted against the motion.

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**Motion passed 7-1
Approved, As Presented, In the Site Plan**

IV. PUBLIC HEARINGS: NONE

V. GENERAL PUBLIC INPUT: NONE

VI. ITEMS FROM THE ZONING DEVELOPMENT MANAGER AND/OR THE PLANNING & ZONING COMMISSION: NONE

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

1. Public Hearing- **April 28, 2015**
2. Work Session- **May 6, 2015**

VIII. ADJOURN MEETING:

Chairman Frank adjourned the meeting at 06:52 PM

Lisa A Strickland
Administrative Assistant
Planning & Zoning Department

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