



MINUTES
TWIN FALLS CITY PLANNING & ZONING COMMISSION
June 23, 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

CITY COUNCIL LIAISON

Rebecca Mills Sojka

ATTENDANCE

CITY LIMIT MEMBERS

PRESENT

Boyd
 Grey
 Muñoz
 Reid
 Tatum

ABSENT

Derricott
 Frank

AREA OF IMPACT MEMBERS

PRESENT

Higley

ABSENT

Woods

CITY COUNCIL LIAISON(S):

CITY STAFF: Carraway-Johnson, Spendlove, Strickland, Vitek

I. CALL MEETING TO ORDER:

Vice-Chairman Grey 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): **None**
2. Approval of Findings of Fact and Conclusions of Law: **None**

III. ITEMS OF CONSIDERATION:

1. Consideration of a request from Peter Candy to reactivate Special Use Permit #1322.

Applicant Presentation:

Peter Candy, the applicant he is requesting a one year extension on SUP # 1322 granted June 24, 2014.

Staff Presentation:

Planner I Spendlove reviewed the request on the overhead and stated that Per City Code 10-13-2-2-I: “...Special uses which have not been established within one year of the date of issuance of the special use permit, may be reviewed by the commission to determine if the facts and circumstances have changed; the commission may call for a new special use permit application...”

Planner I Spendlove stated upon conclusion the Commission is tasked with reviewing the facts and circumstances of this case, along with the surrounding area, and determine if there have been substantial changes to the area to find that a new Special Use Permit shall be required at the time of development.

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Planner I Spendlove stated upon conclusion staff recommends that the Commission review and act on the attached request to reactivate Special Use Permit #1322 issues June 24, 2014.

P&Z Questions/Comments:

- Commissioner Munoz asked if the original conditions for the special use permit still apply.
- Planner I Spendlove explained yes the original conditions would still apply.
- Commissioner Grey asked the applicant if he is aware of the conditions and understands what is expected.
- Mr. Candy explained he is aware of the conditions and understands the requirements.
- Commissioner Munoz asked about the access locations on the property.
- Planner I Spendlove reviewed on the overhead the location of the accesses to the property.

Public Hearing: [Opened](#)

- Joyce Burkett, 1380 Silver Creek Way, requests that the quiet neighborhood feel be kept intact.

Public Hearing: [Closed](#)

Closing Statement:

- Mr. Candy explained this is going to be a quiet serene development and should have minimal impacts on the surrounding area.

Deliberations Followed: [Without Concerns](#)

Motion:

Commissioner Boyd made a motion to reactive Special Use Permit # 1322, as presented and as approved on June 24, 2014. Commissioner Reid seconded the motion. All members present voted in favor of the motion.

[Re-activated, As Presented, With The Following Conditions](#)

1. Subject to amendments as required by Building, Engineering, Fire and Zoning Officials to ensure compliance with all applicable City Code requirements and standards.
 2. Subject to compliance with the WS&V PUD #263 Amended, an R-6 PRO Planned Unit Development.
 3. Subject to Cheney Drive West Extended, from Grandview Drive to Creek Side Way, being built for the extent of each phase of the proposed development. To be constructed to acceptable current City Standards prior to issuance of any Final Certificate of Occupancy for the project.
-
2. Request for approval of a Preliminary Plat for Golden Eagles Subdivision #5, 37.26 (+/-) acres consisting of 2 commercial lots on property located on the west side of Harrison Street South and north of 3600 North Road [c/o EHM Engineers, Inc. on behalf of the Twin Falls School District #411](#)

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Applicant Presentation:

Tim Vawser, EHM Engineers, Inc. on behalf of the applicant stated this plat was originally a one lot conveyance plat and this request is to re-plate the property into two lots. They are requesting approval of the preliminary plat for the two lot subdivision.

Staff Presentation:

Planner I Spendlove reviewed the request on the overhead and stated the final plat of Golden Eagle Subdivision #4, a Conveyance Plat, was for the remainder of Golden Eagle Subdivision #3, consisting of 48 acres / 2 lots, which was approved and recorded in August 2014.

This preliminary plat is Lot 1 of Golden Eagle Subdivision #4, a Conveyance Plat. Development of either lot of a conveyance plat requires full development of site improvements for both lots prior to any development.

This Preliminary Plat is for Golden Eagle Subdivision #5, consisting of 38 (+/-) acres and two (2) lots. The site is zoned R-4 (Residential Medium Density). Lot 1 is planned for development of the new South Hills Middle School, consisting of 28 +/- acres. Lot 2, 10 +/- acres will be for future development. The site is located on the NW corner of Harrison St S and 3600 North (see Attachment #3 for detail)

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.

This request is in conformance with the Comprehensive Plan which designates this area as appropriate for Medium Density Residential, which encourages Public Schools to be located near residential areas.

Planner I Spendlove staff recommends the Commission approve the preliminary plat of the Golden Eagle #5 Subdivision, as presented, and subject to the following conditions:

1. Subject to final technical review and amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and standards.
2. Subject to the following Engineering Note: Public Right-of-Way storm drain water to be held onsite within a public easement.

P&Z Questions/Comments:

- Commissioner Munoz asked if the school plans to expand onto lot 2 if a special use permit process would be required.
- Planner I Spendlove explained yes a Special Use Permit would be required if the school wanted to expand.
- Commissioner Grey asked if the public right of way storm water conditions has been addressed.

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- Assistant City Engineer Vitek explained yes the applicant is aware of the condition and this issue has been resolved.

Public Hearing: **Opened and Closed Without Concerns**

Deliberations Followed: **Without Concerns**

Motion:

Commissioner Tatum made a motion to approve the request, as presented, with staff recommendations. Commissioner Boyd 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 the following Engineering Note: Public Right-of-Way storm drain water to be held onsite within a public easement.

IV. PUBLIC HEARINGS:

1. Request for the Commission to consider a PUD Agreement Amendment to the Fieldstone Professional PUD Agreement #271 to allow "Nursing Homes and Rest Homes" on Lots 1 through 5 Block 1 in the Fieldstone Professional Subdivision, A PUD, by Special Use Permit located at the south east corner of Fieldstream Way, extended and Cheney Drive West, extended. c/o Wills, Inc. (app. 2735)

Applicant Presentation:

Brad Wills, the applicant stated the request is for a recommendation to the City Council for an amendment to the Fieldstone Professional PUD Agreement. A Nursing Home or Rest Home is not allowed in the R-4 Zone, it would only be allowed in the C-1 Zone or an R-6 Zone. He thinks this would be a prime location for this use because it is close to the hospital, which is why he is making this request.

Staff Analysis:

Planner I Spendlove reviewed the request on the overhead and stated on February 11, 2014 the Preliminary Plat for the Fieldstone Professional Subdivision, A PUD was approved, as presented and subject to conditions and on February 23, 2015 the Fieldstone Professional Subdivision, A PUD was approved and later recorded on May 12, 2015. In May 2015, an application was received to amend the newly recorded PUD. A preliminary presentation was given to the Planning and Zoning Commission on June 9, 2015.

This is a request for PUD Amendment, on property described above. The amendment consists of one proposed change to Exhibit "C" in the PUD Agreement. This change, if granted, will add "Nursing Homes and Rest Homes" to the list of Special Uses located in Exhibit "C" of the PUD Agreement. Furthermore, the applicant is limiting this proposed use to Lots 1-5 Block 1 of the Fieldstone Professional Subdivision, A PUD.

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Amending the PUD to include Nursing and Rest Homes on the list of Special Uses will have negligible impact on the surrounding area when compared with the other uses already listed in the recorded PUD. The discussion about having professional offices and other services located in close proximity to the existing residential subdivision has been debated and approved through previous Public Hearings.

This addition to the list of Special Uses will require an additional public hearing, and approval by the Planning Commission Prior to any nursing or rest home business being legally established. At that time, the possible impacts of the specific business can be addressed and mitigated.

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

1. Subject to amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with all applicable City Code requirements and standards and the Fieldstone Professional PUD Agreement #271.

Public Hearing: [Opened](#)

Joyce Burkett, 1380 Silver Creek Way, stated she is not happy because originally this was supposed to be single family homes and she is concerned with the impacts this will have on the quiet neighborhood. She is also confused because on one map of the neighborhood there is a cul-de-sac at the end of Silver Creek Way, on another map Silver Creek Way goes all the way around through the neighborhood.

Closing Statements:

Mr. Wills reassured Ms. Burkett that there will be a cul-de-sac at the end of Silver Creek Way. He knew which development map she was referring to and assured the Commission that he will have that sign removed.

Deliberations Followed: [Without Concerns](#)

Motion:

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

[Recommended Approval To The City Council, As Presented, With The Following Conditions](#)

1. Subject to amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with all applicable City Code requirements and standards and the Fieldstone Professional PUD Agreement #271.

[City Council Public Hearing Scheduled July 20, 2015](#)

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

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

Zoning & Development Manager explained she made a presentation to the City Council regarding the Advisory Committee needed for the Comprehensive Plan update. The City Council gave some recommendations and requested that people chosen could possibly represent more than one interested party. They would like for the Advisory Committee to consist of a small group of citizens, two City Council members and two Planning & Zoning Commissioners. She explained that Logan & Simpson Design, Inc. would like to meet with this group around the time of the official “kick off”. Originally the proposed “Kick Off” date was proposed for July 8, 2015, however, that date has now been moved to July 15, 2015. Because of this change the regularly scheduled Planning & Zoning Work Session will remain scheduled for July 1, 2015. As soon the Advisory Committee is formed she will present this list to the City Council, for confirmation and appointment. She will keep the Planning & Zoning Commission informed as things progress.

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

1. Work Session-[July 1, 2015](#)
2. Public Hearing-[July 14, 2015](#)

VIII. ADJOURN MEETING:

Vice-Chairman Grey adjourned the meeting at 06:52 PM

Lisa A Strickland
Administrative Assistant
Planning & Zoning Department