



MINUTES
TWIN FALLS CITY PLANNING & ZONING COMMISSION
July 26, 2016 6:00 PM
City Council Chambers
305 3rd Avenue East Twin Falls, ID 83301

PLANNING & ZONING COMMISSION MEMBERS

CITY LIMITS:

Danielle Dawson Tom Frank Kevin Grey Gerardo “Tato” Muñoz Ed Musser Christopher Reid Jolinda Tatum
 Chairman **Vice-Chairman**

AREA OF IMPACT:

Ryan Higley Steve Woods

ATTENDANCE

CITY LIMIT MEMBERS

PRESENT

Dawson
 Frank
 Reid

ABSENT

Grey
 Muñoz
 Musser
 Tatum

AREA OF IMPACT MEMBERS

PRESENT

Higley
 Woods

ABSENT

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

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): **July 12, 2016 PH**
2. Approval of Findings of Fact and Conclusions of Law:
 - Wheeler Dealer (SUP 07-12-16)

Motion:

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

Unanimously Approved

III. ITEMS OF CONSIDERATION:

1. A **Preliminary Presentation** for the Commission’s recommendation on a request for an Amendment to the Latitude-42 PUD Agreement #272 to modify collector and arterial development requirements on property located at the northwest corner of Cheney Drive West and Field Stream Way c/o Gerald Martens on behalf of McCormick, Nelson, Slette, Robertson, Gibson, Konen, George and Dahl (app. 2803)

Applicant Presentation:

Dave Thibault, EHM Engineers, Inc., representing the applicants, stated the request is for a PUD Amendment to Latitude 42-PUD. This property has been preliminary platted, the PUD has been prepared and as part of that agreement conditions were placed by City Council and at that time the applicants failed to identify that they would like to deviate from the Master Transportation Plan and collector street widths for Cheney Drive West on the south boundary. He explained that Cheney Drive is planned for extension beyond Grandview Drive North. That extension was discussed with various other projects in the area and subdivisions.

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The reason for the request is because the PUD language has a specific condition that requires 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 of the property. Agreements have been made with adjacent land owners, they have had to negotiate right-of-way from the Twin Falls Reform Church and the Mobile Home Park. Mr. Wills was involved in these negotiations and re-platted his subdivision in order to allow Cheney Drive to extend west to Field Stream Way. In working with the Canyon Retirement Center and W, S & V Subdivision agreements have been made to allow Cheney Drive to extend west beyond Field Stream Way. Over the past several years these negotiations and discussions with City staff for development plans the roadway width has been planned for 38' which is less than the City standard and the Master Transportation Plan standard. The width was identified and depicted in the Master Development Plan within the PUD and they are requesting that the agreement come into conformance with all of the work and planning and designing of this project over the past several years. It will conform to what has been done already.

PZ Questions/Comments:

- Commissioner Woods asked what the current standard is for collector width.
- Mr. Thibault stated the plan show 38' of asphalt and the standard is either 44' or 48'.

Staff Presentation:

Planner I Spendlove stated this is a preliminary presentation he reviewed on the overhead the location of the property and staff will do a full review of the request at the public hearing. In 2011 City Council approved the request to rezone the property from C-1 to C-1 PUD. There were five conditions for approval, the condition being addressed in this request states "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 of the property". Currently there is a plat for the property in question it is a one lot plat and upon review of the final plat and the construction plans it was determined that this condition has not been met. The PUD Agreement was signed in April 2016 with the final plat being recorded in March 2016.

A preliminary PUD presentation to the Commission is required. No action is taken at this presentation meeting. A public hearing regarding this request will be heard at the regularly scheduled Planning & Zoning Commission public meeting **August 9, 2016**. Further analysis by staff will be given at that time.

PZ Questions/Comments:

- Commissioner Reid asked for clarification on the width of the road north of Fieldstone Professional.
- Mr. Thibault stated it has an approved width of 38' for that section as well as the section north of the W, S & V property. They are in the process of trying to get Cheney Drive constructed in anticipation of the Canyon Retirement Community development.
- Commissioner Woods asked what the width is for Field Stream Way.

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- Mr. Thibault stated he will have that information prepared for the public hearing.
- Commissioner Frank asked that the standard width be clarified in the public hearing presentation because he wants to know what the City is giving up if this is approved.
- Commissioner Higley asked for street widths to be identified throughout the area for a visual comparison.

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

[Public Hearing Scheduled for Planning & Zoning August 9, 2016](#)

2. A **Preliminary Presentation** for the Commission's recommendation on a request for Annexation with a Zoning District Change and Zoning Map Amendment from SUI Aol to R2, R6 and C-1 CRO ZDA (Zoning Development Agreement) to allow a planned mixed use development for 28.84 (+/-) acres located on the north side of the 1800 & 1900 blocks of Pole Line Road East. [c/o EHM Engineers, Inc. on behalf of Notch Butte Farms, LLC](#) (app. 2804)

Applicant Presentation:

Dave Thibault, EHM Engineers, Inc., representing the applicants, stated they are requesting a zoning designation and annexation for property located east of Bridgeview Care Center and north of Pole Line Road East extending to the canyon rim. The Master Plan designed for this development identifies different areas with different development plans. Area 1 the Pole Line Road East frontage is anticipated to be commercial/retail/office with a small amount of residential. Area 2 northwest of Areas 1 will consist of residential townhomes/condominiums with and R-6 density. Area 3 northeast of Area 1 will consist of residential lots with an R-2 density and a gated access. Area 4 adjacent to the canyon rim will consist of hospitality/restaurant/office/residential. This will be a mixed use development; the property is currently not within the city limits so annexation is being requested. Upon review of the ZDA requirements the property is located within the Canyon Rim Overlay (CRO) and with the possibility of a hotel they would like to be allowed additional height within the CRO. The allowance would accommodate the hotel user and a convention center. They have also request the allowance for pressurized irrigation pumps and sanitary sewer lift stations be allowed. The single family residential portion in Area 3 will be constructed with a private road to allow for a gated access along the north and south end of the road. There are currently not any users, they have tried to anticipate development of the area.

Staff Presentation:

Planner I Spendlove stated this is a preliminary presentation he reviewed on the overhead the location of the property and staff will do a full review of the request at the public hearing. The zoning for the property has been in place for a while possibly from 1981 or when the Area of Impact agreement was developed. The property is zoned SUI and is outside of the city limits within the Aol. He reviewed the Master Development Plan and explained the layout of the agreement draft. The only other item to be addressed is the road entering into the development will need to be identified as a public road prior to the public hearing.

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A preliminary PUD presentation to the Commission is required. No action is taken at this presentation meeting. A public hearing regarding this request will be heard at the regularly scheduled Planning & Zoning Commission public meeting **August 9, 2016**. Further analysis by staff will be given at that time.

PZ Questions/Comments:

- Commissioner Woods asked that the plan show where the Canyon Rim Overlay is located on the Master Development Plan. He asked if some visual aids could be presented with some samples building sizes along the canyon rim. This will help to give some visual perspective as to what is currently seen along the rim and what could be there. For example a hotel could be twice as tall as what is there but setback further.
- Mr. Thibault explained he is willing to respond to this request but to have true elevations without knowing who the end user is could generate the wrong information.
- Commissioner Frank clarified if the request were approved Commissioner Woods like to see a “worst case scenario” an example of what that could look like compared to what is on the rim now. For example, a four story hotel.
- Commissioner Woods asked for clarification on the lift station with regards to back-up power.
- Mr. Thibault stated they have not designed anything as of yet but that a diesel generator is typically the plan for back-up power. They are attempting to coordinate with adjacent property owners to design a gravity feed sewer line so that it would connect directly to city services however if this is not possible they would like the option of having a lift station in the ZDA agreement.
- Planner I Spendlove explained that code addresses city operated lift stations however it does not address private lift stations. This was added just in case it is necessary for the development to occur.
- Commissioner Woods stated that because of public feedback calling for protection of the canyon, he thinks a hotel along the rim will be a “hotspot” he suggested possibly in Area 4 of the Master Development Plan that location of the hotel be swapped with the location of the parking lot.
- Commissioner Frank stated he is all for the mixed use concept, he has concerns with the traffic and access from the Bridgeview side of the property. He is also concerned with having two additional access points along Pole Line Road East that is on a hill. He also agreed that the possible hotel along the canyon rim is going to be a big discussion item and would like to hear a very convincing case as to why it would need to be on the canyon edge.

Public Comment: [Open and Closed Without Comment](#)

[Public Hearing Scheduled for Planning & Zoning August 9, 2016](#)

IV. PUBLIC HEARINGS: **None**

V. GENERAL PUBLIC INPUT: **None**

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

- Zoning & Development Manager Carraway-Johnson stated that a draft of the Comprehensive Plan Updates is now available for review and on August 3, 2016 at Noon in the Council Chambers there will be a public meeting with the Planning & Zoning Commission and the Comprehensive Plan Advisory Committee to discuss the draft. A survey will also be available online for the public to take as well regarding the Comprehensive Plan.

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

1. Work Session- **August 3, 2016**
2. Public Hearing-**August 9, 2016**

VIII. ADJOURN MEETING:

Chairman Frank adjourned the meeting at 06:50 PM

Lisa A Strickland
Administrative Assistant
Planning & Zoning Department