MINUTES
Twin Falls City Planning & Zoning Commission
April 10,2012-6:00 PM
City Council Chambers
305 3rd Avenue East Twin Falls, ID 83301

PLANNING & ZONING COMMISSION MEMBERS

CITY LIMITS:

Wayne Bohrn **Chairman** Jason Derricott **Vice-Chairman** Tom Frank Kevin Grey Terry Ihler V. Lane Jacobson Chuck Sharp

AREA OF IMPACT:

Lee DeVore Steve Woods

CITY COUNCIL LIAISON

Rebecca Mills Sojka Jim Munn

ATTENDANCE

PLANNING & ZONING MEMBERS

PRESENT:	ABSENT:
Bohrn	Ihler
Derricott	
Frank	
Grey	
Jacobson	
Sharp	

AREA OF IMPACT MEMBERS

PRESENT:	ABSENT:
DeVore	
Woods	

CITY COUNCIL MEMBERS PRESENT: Mills Sojka

CITY STAFF PRESENT: Reeder, Strickland, Vitek

AGENDA ITEMS FOR CONSIDERATION AND PUBLIC HEARING

III. ITEMS OF CONSIDERATION:

1. Request for approval of the Preliminary Plat of Canyon Park Amended Subdivision-a PUD, consisting of 25 (+/-) acres and twelve (12) commercial lots on property located west and north of the 1800-1990 blocks of Blue Lakes Boulevard North, east and north of the 875-900 blocks of Canyon Springs Road and south of the Snake River Canyon Rim, c/o Gerald Martens-EHM Engineers, Inc. on behalf of Canyon Park Development, LLC - Tina Luper.

IV. PUBLIC HEARING ITEMS: NONE

I. CALL MEETING TO ORDER:

Chairman Bohrn 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 present.

II. CONSENT CALENDAR:

1. Approval of Minutes from the following meeting(s): **March 27, 2012**
2. Approval of Findings of Fact and Conclusions of Law:
   - Chick-fil-A (sup 03-27-12)
   - Freedom Auto Finders (sup 03-27-12)

III. ITEMS OF CONSIDERATION:

1. Request for approval of the Preliminary Plat of Canyon Park Amended Subdivision-a PUD, consisting of 25 (+/-) acres and twelve (12) commercial lots on property located west and north of the 1800-1990 blocks of Blue Lakes Boulevard North, east and north of the 875-900 blocks of Canyon Springs Road and south of the Snake River Canyon Rim, c/o Gerald Martens-EHM Engineers, Inc. on behalf of Canyon Park Development, LLC - Tina Luper

APPLICANT PRESENTATION:

Gerald Martens, EHM Engineers, Inc representing the applicant, stated Canyon Park is located on both sides of Highway 93 (aka Blue Lakes Boulevard North). The easterly side of Blue Lakes Boulevard North is called Canyon Park East which includes several retail stores and has been completely developed. The property on the west of Blue Lakes Boulevard North was platted into two portions Canyon Park West and Canyon Park North. Canyon Park West came through and began development with lots 1, 3 and 4 being developed and Lot 6 of Canyon Park North. Lots 1 and 3 of Canyon Park West have been sold and therefore are not being included in this preliminary plat request but will still comply with the existing PUD Agreement. Over the past few years there had been discussion of developing a high rise hotel within this development however with the construction of several hotels and the Canyon Crest Facility along Pole Line Road those plans were abandoned. This request includes the remainder of the undeveloped property of Canyon Park West and Canyon Park North as an amended plat combining the remaining lots and modifying some lot lines, it also includes Lot 4 of Canyon Park West and Lot 6 of Canyon Park North because those lots are still owned by the developer. The plat will be divided into 12 commercial lots is in compliance with the Comprehensive Plan and will meet zoning requirements under the C-1 CRO PUD Agreement. The plan is for this development to be a continuation of the existing development on the east side of Blue Lakes Boulevard North and will present a unique architectural design with the construction of a roundabout for traffic to move smoothly around the development. The roundabout is as large as the intersection of Blue Lakes Boulevard North and Bridgeview Boulevard approximately 180 ft across 20+ mph to keep traffic moving. The conditions for approval have been recommended by staff and the applicant does concur, and asks that the Commission approve request.

STAFF PRESENTATION:

Zoning & Development Manager Carraway reviewed the exhibits on the overhead and stated this is a request for a preliminary plat approval it is a combination of two plats being re-platted and amended to meet the recently approved zoning change. The preliminary plat for the Canyon Park Amended Subdivision-a PUD includes 25(+/-) acres consisting of 12 lots and is zoned C-1 PUD as approved by the City Council for a mixed commercial development . This plat is an amendment to the Canyon Park West and Canyon Park North Subdivisions. The proposed realignment of Fillmore Street (private) and the roundabout was approved by the City Council April 9, 2012.

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. The plat is consistent with subdivision development criteria, is consistent with the approved zoning and is in conformance with the Comprehensive Plan.

Zoning & Development Manager Carraway stated upon conclusion should the Commission approve the preliminary plat of the Canyon Park Amended Subdivision – a PUD, as presented, staff recommends approval be 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 recorded cross-use/access agreements being provided prior to recordation of final plat.
3. Subject to compliance with a "recorded" PUD agreement, concurrent with approval of the final plat or prior to recordation of the final plat.
4. Subject to a note on the final plat regarding ownership and maintenance agreement of Fillmore Street (private).
5. Subject to a recorded maintenance and unrestricted access easement agreement along the proposed Fillmore Street (private).
6. Subject to dedication of road right-of-way along the east side of Canyon Springs Road.
7. Subject to the valley gutter being reconstructed at the west side of the intersection of canyon springs road and Fillmore Street.
8. Subject to an agreement between the Twin Falls Canal Company and the developer regarding the relocation and piping of Lateral #39.

P&Z COMMENTS/QUESTIONS:

- Commissioner Frank asked if there are any elevations to show what the development will look like.
- Mr. Martens stated the PUD Agreement contains extensive language on the architecture an basically says it will be similar in design, color and materials to the Canyon Park East development. Signage will be monument with same or similar architecture as Canyon Park East and there will not be any wall signs that face the canyon rim.
- Commissioner Frank asked the Assistant City Engineer about the roundabout and asked if it will allow for busses and large vehicles to travel through easily.
- Assistant City Engineer stated yes there are strict guidelines set for this roundabout to meet speed requirements and allowances.
- Commissioner Woods asked if there will be wall signage on the canyon rim side.
- Mr. Martens stated no there will be a monument sign for the development but not wall signs on the building facing the rim as a condition of the zoning approval.
- Commissioner Woods asked what the approximate distance is between the closest building and the canyon rim.

- Mr. Martens stated the nearest point to the rim it is approximately 130 ft. To be closer that 130 ft a geological study is required.
- Commissioner Woods asked for an explanation of a dry well.
- Mr. Martens explained the two types of dry wells and showed approximately where they will be located within the development.
- Commissioner Grey asked a second time if there are any elevations of the storefronts.
- Mr. Martens stated the architecture will be compatible and similar to the Canyon Park East, and the clients have not been completely determined, the developer for this project insists that the criteria meet the requirements of the PUD Agreement, they will be allowed some leeway with their storefront signs and their logo within the limitations of the PUD Agreement.

PUBLIC COMMENTS/QUESTIONS:

- Ruth Dixon asked if there will be entrances on the North and South end of the development.
- Cheri Condie stated she would like to know who is the planner that set up the design for the property. She stated that she would like for the development to be unique and would like to have this plan be reconfigured to be more pedestrian friendly. She thinks this is like a cookie cutter plan that can be found anywhere in the nation and would like for this to be more unique. She is concerned with the parking criteria and there should be better accessibility through this property.
- David Sparks 1999 Pole Line Rd E stated they live adjacent to the Canyon Rim Trail. When the hotel was being considered previously he thought there was a plan for a new visitor center. He is wondering if that is still the case. He is glad that there are investments in this property. He thinks what is important is the view to the north not the view to the south.

CLOSING STATEMENTS:

- Mr. Marten stated the plan was put together over several years with a couple of major users with extensive training, marketing and development experience for designing retail space. This is the best plan that would accommodate the property and what has already been developed and the needs of the users. Relocating the road is a big cost, this is an investment that will exceed 25 million dollars. The planning to date has been done by marketing departments and has been prepared by EHM Engineers. The parking criteria meets the City requirements, developers have a more stringent criteria and require more parking then what the City requires so we have to meet their demands as well. As for multiple entrances, it is not a practical for security reasons as well as marketing reasons people like to minimize the number of entrances to their facilities. When the hotel was being considered they were working on a land exchange with the state to relocate the visitor center so that the hotel could be closer to the highway, this is not an issue with this development so the visitor center will remain in its location. There will be an improvement to the visitor center access and additional landscaping will be added. The roundabout allows for better access to the visitor center and some additional parking for the trail with handicap access to the trail. They will be landscaping the trail to break up the visibility of the building, lighting will be along the back of the building and will enhance the safety along the trail for after hours use. They will be maintaining all of the landscaping adjacent to the trail and by PUD Agreement improvements will be made by the development when necessary.

DELIBERATIONS FOLLOWED:

- Commissioner Sharp stated he is pleased with the design and the additional parking for the trail users and better access to the visitor center. He likes the parking lay out and likes the idea.
- Commissioner Woods state that one of the reasons for the buildings being placed on this property is dictated by the utilities and the drainage as well as the terrain.
- Mr. Martens stated the utilities and the rocky terrain was a major dictating factor.
- Commissioner Frank stated it is a huge change for the community and he has difficulty with change but will probably vote for this to be approved.

MOTION:
Commissioner Frank made a motion to approve the request, as presented. Commissioner Woods seconded the motion. All members present voted in favor of the motion.

APPROVED, AS PRESENTED WITH THE FOLLOWING CONDITIONS

1. Subject to final technical review and amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with all applicable City Code requirements and standards.
2. Subject to recorded cross-use/access agreements being provided prior to recordation of final plat.
3. Subject to compliance with a "recorded" PUD agreement, concurrent with approval of the final plat or prior to recordation of the final plat.
4. Subject to a note on the final plat regarding ownership and maintenance agreement of Fillmore Street (private).
5. Subject to a recorded maintenance and unrestricted access easement agreement along the proposed Fillmore Street (private).
6. Subject to dedication of road right-of-way along the east side of Canyon Springs Road.
7. Subject to the valley gutter being reconstructed at the west side of the intersection of canyon springs road and Fillmore Street.
8. Subject to an agreement between the Twin Falls Canal Company and the developer regarding the relocation and piping of Lateral #39.

IV. PUBLIC HEARING ITEMS: NONE

V. PUBLIC INPUT AND/OR ITEMS FROM THE ZONING DEVELOPMENT MANAGER AND/OR THE PLANNING & ZONING COMMISSION:

Zoning & Development Manager Carraway stated there were five items on the April 9, 2012 City Council Agenda that were heard by the Planning & Zoning Commission. As an update the Rezone and Vacation request for the Canyon Park Development was approved with an additional condition that there be no signage on the back side of the buildings. A Zoning Title Amendment to change the zoning in the CB; Central Business and OT; Old Town zone that was unanimously approved. The public hearing for the Annexation of 37 (+/-) acres located adjacent to the Chobani Development was approved for the M-2 Zoning, and finally an appeal of a berming condition for a Special Use Permit issued to Spencer Williams to change a residence to a Chiropractic Office was upheld with this requirement being deferred until the property adjacent to the north came through for development.

VI. UPCOMING MEETINGS:

Next Planning & Zoning Commission public meeting is scheduled for **April 24, 201X**

VII. ADJOURN MEETING:

Chairman Bohrn adjourned the meeting at 6:55 pm

Lisa A Strickland

Lisa A Strickland
Administrative Assistant
Community Development Department