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

PLANNING & ZONING COMMISSION MEMBERS
CITY LIMITS:
Wayne Bohrn Kevin Cope Jason Derricott Terry Ihler V. Lane Jacobson Jim Schouten Chuck Sharp
Chairman **Vice-Chairman**

AREA OF IMPACT:
Lee DeVore R. Erick Mikesell

CITY COUNCIL LIAISON
Rebecca Mills Sojka Jim Munn

ATTENDANCE

PLANNING & ZONING MEMBERS

PRESENT:	ABSENT:
Cope	Bohrn
Derricott	
Ihler	
Jacobson	
Schouten	
Sharp	

AREA OF IMPACT MEMBERS

PRESENT:	ABSENT:
DeVore	Mikesell

CITY COUNCIL MEMBERS PRESENT: Mills Sojka
CITY STAFF PRESENT: Carraway, Strickland, Vitek

AGENDA ITEMS FOR CONSIDERATION AND PUBLIC HEARING

III. ITEMS OF CONSIDERATION:

1. Consideration of the Preliminary Plat of WS&V Subdivision First Amended PUD, 19.31 (+/-) acres consisting of 5 lots and on property located between the 1300-1450 blocks of Field Stream Way and Creekside Way, c/o Doug Vollmer on behalf of W. S. & V., LLC.

IV. PUBLIC HEARING ITEMS: NONE

I. CALL MEETING TO ORDER:

Vice-Chairman Cope 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:

III. ITEMS OF CONSIDERATION:

1. Consideration of the Preliminary Plat of WS&V Subdivision First Amended PUD, 19.31 (+/-) acres consisting of 5 lots and on property located between the 1300-1450 blocks of Field Stream Way and Creekside Way, c/o Doug Vollmer on behalf of W. S. & V., LLC.

APPLICANT PRESENTATION:

Tim Vawser representing the applicant reviewed the exhibits on the overheard 19 (+/-) acres. The applicant would like to subdivide the property into 5 lots. There is some interest in a portion of this property and the intent is to provide a transition to the residential areas on the east and commercial./professional uses to the north.

STAFF PRESENTATION:

Zoning & Development Manager Carraway reviewed the exhibits on the overhead and stated this is a request for a preliminary plat approval. The property has been zoned R-6 PRO PUD which recognizes a mixture of uses such as professional offices, medical offices, religious facilities, schools, nursing homes, rest homes, medical resident halls and similar facilities. It is designated in the Comprehensive Plan for the same type of uses, there is a commercial PUD directly to the north of this property however the property across the street on Cheney has been designated with similar use.

The applicant's master development plan consists of dividing the property into five (5) areas which would average 3.9 acres in size. There would be two (2) main shared accesses to the area on Creekside Way and Field Stream Way and then internal circulation throughout the site. It is not indicated what the specific use of the proposed lots will be. There is not a minimum lot square footage requirement in the PUD for professional office uses; the lot is required to be of "sufficient size to provide for the building, the required setbacks, off street parking and landscaping." Residential uses are regulated per the code for R-6 lot area. A full review of required improvements will be made by the Building, Planning, and Engineering Departments for full compliance with minimum development standards prior to issuance of any building permits. The subdivision does include three (3) public right-of-ways on the east, north, and west perimeters of the property. The streets Field Stream Way, Cheney Drive West, and Creekside Way are each considered collector roadways. The roadways have been reviewed and right-of-way widths determined by the Engineering Department.

Cheney Drive West is not at a full collector width and so the developer will be required to post no "no parking" signs along the roadway. Any internal accesses between the lots will be privately constructed and maintained. As access to interior lots will be made through other lots then a cross-use or access agreement will be required between the lot owners to allow for travel throughout the subdivision. There are two (2) approaches on each roadway to the properties. Their use will also be part of a cross-use agreement.

There has been discussion with the developer regarding the type of sewer system that will be allowed. The sewer connection is in Pole Line Road and so services will have to be coordinated through the property to the north between the subject property and Pole Line Road. The

Engineering Department is requiring that a gravity sewer line system be used on both properties a pump station will not be allowed unless determined by the City Engineer.
As this subdivision is proposed to be a mix of residential and professional uses and exact use and occupancy of the lots is not known at this time then it is not possible to determine a parks requirement. As the uses may not be known until development then the Planning and Zoning Department felt that a note on the final plat should be required stating that the owners of the lots will be subject to a parks in-lieu fee that will need to be accepted and paid before development occurs on the lots.

The plat is consistent with other subdivision development criteria and is in conformance with the Comprehensive Plan which designates this area as appropriate for mixed uses of a residential and professional nature.

Zoning & Development Manager Carraway stated upon conclusion should the Commission approve the preliminary plat of the W S & V Subdivision a PUD, as presented, staff recommends the following 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 recordation of the final plat.
4. Subject to Cheney Drive West being allowed to be 38' from face-of-curb to face-of-curb with turn bays where necessary and posted "no parking" by the developer.
5. Subject to sewer lines being a gravity system unless determined by the City Engineer to be an unnecessary hardship.
6. Subject to a note on the final plat stating that the owners of the lots will be subject to a parks in-lieu fee that will need to be accepted and paid before development occurs on the lots.

PUBLIC HEARING: OPENED & CLOSED WITHOUT PUBLIC CONCERN

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

APPROVED, AS PRESENTED WITH THE FOLLOWING CONDITIONS

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6. Subject to a note on the final plat stating that the owners of the lots will be subject to a parks in-lieu fee that will need to be accepted and paid before development occurs on the lots.

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

VI. UPCOMING MEETINGS:

Next Planning & Zoning Commission public meeting is scheduled for **January 24, 2012**

VII. ADJOURN MEETING:

Chairman Bohrn adjourned the meeting at 06:11 pm

Lisa A Strickland

Lisa A Strickland
Administrative Assistant
Community Development Department