MINUTES
Twin Falls City Planning & Zoning Commission
September 11, 2012-6:00 PM
City Council Chambers
305 3rd Avenue East Twin Falls, ID 83301

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

AREA OF IMPACT:
Lee DeVore Steve Woods

CITY COUNCIL LIAISON
Rebecca Mills Sojka Suzanne Hawkins

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: Hawkins, Mills-Sojka
CITY STAFF PRESENT: Spendlove, Strickland, Vitek, Weeks, Wonderlich

AGENDA ITEMS FOR CONSIDERATION AND PUBLIC HEARING

III. ITEMS OF CONSIDERATION:

1. A preliminary presentation for a PUD Agreement Amendment to the WS&V PUD to allow for the development of an apartment complex on 5(+/-) acres on property located on the west side of the 1300 North Block of Field Stream Way. c/o Doug Vollmer on behalf of WS&V (app. 2527)

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): **August 28, 2012**
2. Approval of Findings of Fact and Conclusions of Law:
   - Persian Kebab (SUP 08-28-12)
   - Digital Skylines-Verizon (SUP 08-28-12)

MOTION:

Commissioner Sharp made a motion to approve the consent calendar as presented. Commissioner DeVore seconded the motion.

UNANIMOUSLY APPROVED

III. ITEMS OF CONSIDERATION:

2. A preliminary presentation for a PUD Agreement Amendment to the WS&V PUD to allow for the development of an apartment complex on 5(+/-) acres on property located on the west side of the 1300 North Block of Field Stream Way. c/o Doug Vollmer on behalf of WS&V (app. 2527)

APPLICANT PRESENTATION:

Tim Vawser, EHM Engineers, Inc, representing the applicant stated this is a preliminary presentation for a PUD Agreement Amendment to the WS & V PUD to allow for the development of an apartment complex on 5 (+/_) acres located on the west side of the 1300 North Block of Field Stream Way.

He stated the purpose for the request is to designate this area for a multi-family project, which complies with the PUD agreement and zoning designation. There were a few restrictions or items in the PUD that would not allow the interested customer financing to move forward for development if these items could not be amended as follows:

- As the PUD exists it allows 1000 sq. ft accessory buildings with Special Use Permit approval. The PUD amendment would allow accessory buildings > 1000 sq. ft be if allowed associated with a residential development for use as a carport, garage or clubhouse.
- They would like to clarify development percentages, currently the PUD states between 15% and 85% had to be residential. Clarification as to whether or not this applies to each lot or the entire development is needed, so that the PUD can reflect the intent of the requirement.

- They are also requesting multiple buildings are allowed on one lot for the purpose of a residential development under one ownership. This allows for the financing to take place, the platting process would remove them from the financing process. This is IHA housing meaning it is not low-income housing but that provides for people that are within a certain income ranges.
- The final amendment is to also allow the use of wood, or cementitious materials (e.g. Hardi Board) in the construction of the buildings.

STAFF PRESENTATION:
Planner I Weeks reviewed the exhibits on the overhead and stated this is a request for a amendment to the WS &V PUD Agreement #263 to allow for the development of an apartment complex on 5(+/-) acres on property located at the west side of the 1300 North Block of Field Stream Way.

City Code requires a preliminary PUD presentation for an amendment be made to the Commission prior to the public hearing. The purpose of this presentation is to allow both the Commission and the adjacent property owners to hear from the developer what type of development is being planned for the property. No action is taken at this preliminary presentation however the Commission and the public can ask questions and make comments at this time prior to the public hearing.

Staff makes no recommendations at this time. A public hearing regarding this request will be heard at the regularly scheduled Planning & Zoning Commission public meeting on Tuesday, September 25, 2012. Further staff analysis will be give at that time.

COMMISSIONER QUESTIONS/COMMENTS: **NONE**

PUBLIC QUESTIONS/COMMENTS: **OPENED & CLOSED**

DISCUSSION FOLLOWED: **NONE**

PUBLIC HEARING SCHEDULED SEPTEMBER 25,2012

IV. PUBLIC HEARING ITEMS: NONE

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

Planner I Weeks, introduced Jon Spendlove, the new City Planner I. She also invited the Commission to attend the Seminar for the Historic Preservation Commission regarding the Warehouse District Design Guidelines September 13, 2012 6:30 pm at the Council Chambers.

City Council Liaison Hawkins also invited the Commissioners to attend the Strategic Planning Meeting scheduled October 18, 2012 1:00 pm at Premier Insurance.

VI. UPCOMING MEETINGS:

Next Planning & Zoning Commission public meeting is scheduled for **September 25, 2012**

VII. ADJOURN MEETING:

Chairman Bohrn adjourned the meeting at 6:15 pm

Lisa A Strickland

Lisa A Strickland
Administrative Assistant
Community Development Department