MINUTES
Twin Falls City Planning & Zoning Commission
January 24, 2012-6:00 PM
City Council Chambers
305 3rd Avenue East Twin Falls, ID 83301

PLANNING & ZONING COMMISSION MEMBERS

CITY LIMITS:

Wayne Bohrn **Chairman** Kevin Cope **Vice-Chairman** Jason Derricott Terry Ihler V. Lane Jacobson Jim Schouten Chuck Sharp

AREA OF IMPACT:

Lee DeVore R. Erick Mikesell

CITY COUNCIL LIAISON

Rebecca Mills Sojka Jim Munn

ATTENDANCE

PLANNING & ZONING MEMBERS

PRESENT:	ABSENT:
Bohrn	
Cope	
Derricott	
Ihler	
Jacobson	
Schouten	
Sharp	

AREA OF IMPACT MEMBERS

PRESENT:	ABSENT:
DeVore	Mikesell

CITY COUNCIL MEMBERS PRESENT: Mills Sojka Jim Munn

CITY STAFF PRESENT: Carraway, Strickland, Vitek

AGENDA ITEMS FOR CONSIDERATION AND PUBLIC HEARING

III. ITEMS OF CONSIDERATION:

1. Consideration of a preliminary PUD presentation for a Zoning District Change and Zoning Map Amendment from R-2 to R-2 NCO PUD for 5.562 (+/-) acres to allow for a planned development consisting of a combination of neighborhood commercial uses and including a convenience store/gas station on property located at the northwest corner of Addison Avenue East and Eastland Drive North, c/o Todd Meyers, Maverik, Inc on behalf of Thomas J. Arledge and Cheryl A. Arledge (app. 2498)

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): **January 10, 2012**
2. Approval of Findings of Fact and Conclusions of Law:
   - W S & V (pre-plat 01-10-12)

MOTION:
Commissioner Schouten made a motion to approve the consent calendar, as presented. Commissioner Derricott seconded the motion.

UNANIMOUSLY APPROVED

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APPLICANT PRESENTATION:
Todd Meyers, representing the applicant, stated they would like to build another store here in Twin Falls. This does have to be a PUD which included 5 acres. He reviewed the site plan and exhibits on the overhead, The southern portion would consist of the Maverik and will have 5 gas pumps. There are two accesses being proposed that were approved through a previous agreement with the City. There will be two picnic areas to the north of the building. The landscaping is designed to meet the City requirements. The store will follow the current design with a stone veneer and natural color scheme.

STAFF PRESENTATION:
Zoning & Development Manager Carraway reviewed the exhibits on the overhead and stated this is a preliminary PUD presentation for a Zoning District Change and Zoning Map Amendment from R-2 to R-2 NCO PUD for 5.562 (+/-) acres to allow for a planned development consisting of a combination of neighborhood commercial uses and including a convenience store/gas station on property located at the northwest corner of Addison Avenue East and Eastland Drive North.

City Code requires a preliminary PUD presentation 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 27, 2011 Further staff analysis will be give at that time.

PUBLIC QUESTIONS/COMMENTS:

Paula Brown Sinclair stated she would like to know what the Comprehensive Plan has the southwest parcel area designated.

Zoning & Development Manager Carraway stated that this area is designated as Residential Business however the Comprehensive Plan Map is not lot specific and the City Council has the authority to determine interpret where the line starts and stops.

Paula Brown Sinclair stated she is sure that there was discussion about this and would like to make sure the history and the minutes discussing this parcel are included in the staff review for the public hearing.

PUBLIC HEARING SCHEDULED FOR FEBRUARY 14, 2012

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 **February 14, 2012**

VII. ADJOURN MEETING:

Chairman Bohrn adjourned the meeting at 06:10 pm

Lisa A Strickland

Lisa A Strickland
Administrative Assistant
Community Development Department