



Twin Falls Planning & Zoning Commission Minutes

Tuesday, February 28, 2023, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

COUNCIL CHAMBERS

Members -

City Limits: Craig Kelley, Chairperson; Marilu Perez, Vice-Chair; Todd Rambur; Cortney Campbell; Grayson Stone

Area of Impact: David Detweiler

1) Confirmation of Quorum/Call Meeting to Order

Chairman Kelley called the meeting to order at 06:00 PM

A quorum was present.

Members present: Kelley, Perez, Campbell, Stone, Detweiler, Rambur

Staff Present: Spendlove, Ebersole, Strickland, Vitek, Nope

2) Conflict of Interest Declaration

There were no conflicts of interest with tonight's agenda items.

3) Consent Calendar

MOTION: Commissioner Detweiler moved to approved the Consent Calendar, as presented.

Commissioner Stone seconded the motion.

Unanimously Approved by a vote of 6 to 0.

a) Approval of minutes from the following meeting: February 14, 2023.

4) Items of Consideration

Planning and Zoning Director Spendlove addressed the commission as to the reason for the reconsideration of the Preliminary Plats heard at the January 24, 2023, Planning and Zoning Commission meeting.

- a) Reconsideration of the decision by the Planning and Zoning Commission at the January 24, 2023 meeting for the consideration of the preliminary plat for Clubhouse 12 at the Preserve, a PUD, Subdivision, approximately eight (+/-) acres consisting of 16 lots located at the northeast corner of Cheney Drive East and Clear Springs Loop c/o Harmony Design & Engineering on behalf of Mark Kelly. (PZ22-0175)

Staff Presentation:

City Planner Strickland presented the reconsideration of the decision by the Planning and Zoning Commission at the January 24, 2023 meeting for the consideration of the preliminary plat for Clubhouse 12 at the Preserve, a PUD, Subdivision, approximately eight (+/-) acres consisting of 16 lots located at the northeast corner of Cheney Drive East and Clear Springs

Loop c/o Harmony Design & Engineering on behalf of Mark Kelly. (PZ22-0175)

This is a "Request for Reconsideration". The process for reconsideration is for the Commission to reconvene during a normally scheduled meeting, to hear the request from the party asking for the reconsideration, and to either reaffirm the original decision, or modify the original decision based on the information presented. The commission will be advised to open the item for public comment as that is one of the listed reasons for reconsideration.

Per City Code 10-12-2-3

Commission's Findings:

The Commission shall review the preliminary plat and shall consider the objectives of this Title and at least the following:

- a. The conformance of the subdivision with a Comprehensive Plan.
- b. The availability of public services to accommodate the proposed development.
- c. The continuity of the proposed development with the capital improvement program.
- d. The public financial capability of supporting services for the proposed development; and
- e. The other health, safety or environmental problems that may be brought to the Commission's attention.

Action On Preliminary Plat: The Commission may approve, conditionally approve, disapprove, or table for additional information when acting on the preliminary plat.

The Clubhouse 12 preliminary plat is part of the Preserve PUD Master Development Plan and consists of 16 lots. The Preserve was previously platted in 2008. However, that approval period lapsed and must go through the process again. The overall Preserve Development consists of several phases. The applicant requested approval for the Clubhouse 12 preliminary plat consisting of 12 residential lots along with storm water retention lots and a portion of Cheney Drive to be extended east. This preliminary plat was unanimously approved by the Planning & Zoning Commission on January 24, 2023.

This preliminary plat complies with the standards as outlined in the City's General Subdivision Provision of Title 10, Chapter 12, Section 3. It is compatible with the 2016 Comprehensive Plan "Grow With Us" which designates this area as "Town Neighborhood/Mixed Use".

The reconsideration request is being sought for the following reasons outlined in a letter received by staff (see Attachment #1)

1. Failure to give legal notice;

Per City Code 10-12-2-3 The subdivider shall certify to the Administrator that he has notified all adjoining property owners of the proposed subdivision. Such written notification shall be mailed at least ten (10) days prior to the Commission meeting. Staff requires property owners within 300' of the property boundaries be notified of the meeting which exceed the number of adjoining property owners. The applicant was also required to post two (2'x3') sign at the south end of the proposed subdivision, and westward near the proposed entrance along Cheney Dr E. Both the signs as well as the letters met the requirement for notification.

2. Failure to allow input from the public;

The Preliminary Plat approval process outlined in City Code does not explicitly require the

Planning and Zoning Commission to hold a Public Hearing. Preliminary Plats are listed as an Item of Consideration on the agenda and therefore have not been held to a Public Hearing standard. However, as an item of concern raised in this reconsideration request, the commission will take public comment at this meeting and review any public comment that was sent regarding this request (see attachments).

3. Failure of the preliminary plat to comply with the Amended PUD Agreement

This proposed subdivision is for the areas identified as "Rec Center" and "M" on the Conceptual Master Development Plan (Attachment #4) and listed within the written document to be developed per City Code 10-4-5 R-4 Residential Medium Density. The minimum lot area per single household dwelling shall be four thousand (4,000) square feet, seven thousand (7,000) square feet for a duplex and the lot area for multiplex dwelling units will increase over the duplex area by two thousand (2,000) square feet per dwelling unit or one thousand (1,000) square feet per unit above or below the ground level unit. The agreement also allows for attached single family lots ("zero lot line"). The lots shown on the submitted Preliminary Plat satisfy the Written PUD Document and associated City Code requirements.

4. Failure to comply with the City of Twin Falls ordinances.

Staff did not find any discrepancies between the proposed subdivision and city code requirements.

The Commission is tasked with evaluating this request based upon the information provided, specifically identifying the items brought up for reconsideration, and making a final decision.

Approval will allow the applicant to develop approximately 8 acres into 12 buildable lots and 4 unbuildable lots for open space/retention.

Should the Commission approve this request 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.

Applicant Presentation:

Mark Kelly, applicant, presented the request for the reconsideration of the decision by the Planning and Zoning Commission at the January 24, 2023 meeting for the consideration of the preliminary plat for Clubhouse 12 at the Preserve, a PUD, Subdivision. He displayed the conceptual site plan and clubhouse design. He stated the 12 residential lots, estate lot size. He stated he believes the area warranted larger lots, dropping the maximum allowed lot density.

PZ/Questions & Comments:

- Vice Chair Perez asked if new notification letters were mailed for this meeting.
- City Planner Strickland stated that city staff mailed new notification letters, and posted the notification signs.
- Chairman Kelley asked the applicant if the clubhouse is intended for the whole community.
- Mr. Kelly stated the clubhouse is intended for use of all homeowners in The Preserve.

- Chairman Kelley asked if the clubhouse part of original PUD.
- Mr. Kelly stated the clubhouse was planned for the original PUD and they may consider future clubhouses throughout The Preserve.
- Chairman Kelley asked for the size of the lots surrounding the clubhouse.
- Mr. Kelly stated the minimum lot size is 0.43 acres for the 12 lots in this subdivision.

Public Input: Opened

- Jenna Johnson, citizen, stated her concern is a change in phases of the original Preserve plan. She stated she would like the applicant to have consideration for neighbors that have been there for a long time. She asked that the commission consider traffic and construction issues, and how it affects current residents in their decision. She would like the applicant to add fencing to protect the animals in the area.
- Mr. Kelly replied that he isn't aware of the changes to the phasing, and not aware of specific phasing requirements. He addressed the fencing concerns.

Public Input: Closed

Discussions Followed:

- Commissioner Rambur stated he believes this subdivision falls within the Comprehensive Plan and is in favor of the request.
- Commissioner Detweiler stated he likes the design with the larger lots and less density. He stated he believes it is keeping with the integrity of the subdivision. He is in favor of the request.
- Vice Chair Perez likes the amenities on site, and is in favor of the request.
- Commissioner Stone agreed and stated the staff report did not show that the commission acted inappropriately with the last decision.

MOTION: David Detweiler moved to approve the reconsideration of the decision by the Planning and Zoning Commission at the January 24, 2023 meeting for the consideration of the preliminary plat for Clubhouse 12 at the Preserve, a PUD, Subdivision, approximately eight (+/-) acres consisting of 16 lots located at the northeast corner of Cheney Drive East and Clear Springs Loop c/o Harmony Design & Engineering on behalf of Mark Kelly (PZ22-0175), as presented, with staff recommendations.
Commissioner Rambur seconded the motion.

Unanimously Approved by a vote of 6 to 0.

- b) Reconsideration of the decision by the Planning and Zoning Commission at the January 24, 2023 meeting of the preliminary plat for the Shady Creek at the Preserve, a PUD, Subdivision, approximately 52 (+/-) acres consisting of 78 lots located at Candleridge Drive and Cheney Drive East c/o Harmony Design & Engineering on behalf of Mark Kelly. (PZ22-0176)

Staff Presentation:

City Planner Strickland presented the reconsideration of the decision by the Planning and Zoning Commission at the January 24, 2023 meeting of the preliminary plat for the Shady Creek at the Preserve, a PUD, Subdivision, approximately 52 (+/-) acres consisting of 78 lots located at Candleridge Drive and Cheney Drive East c/o Harmony Design & Engineering on behalf of Mark Kelly. (PZ22-0176)

This is a "Request for Reconsideration". The process for reconsideration is for the Commission to reconvene during a normally scheduled meeting, to hear the request from the party asking for the reconsideration, and to either reaffirm the original decision, or modify the original decision based on the information presented. The commission will be advised to open the item for public comment as that is one of the listed reasons for reconsideration.

Per City Code 10-12-2-3

Commission's Findings:

The Commission shall review the preliminary plat and shall consider the objectives of this Title and at least the following:

- a. The conformance of the subdivision with a Comprehensive Plan.
- b. The availability of public services to accommodate the proposed development.
- c. The continuity of the proposed development with the capital improvement program.
- d. The public financial capability of supporting services for the proposed development; and
- e. The other health, safety or environmental problems that may be brought to the Commission's attention.

Action On Preliminary Plat: The Commission may approve, conditionally approve, disapprove, or table for additional information when acting on the preliminary plat.

The Shady Creek preliminary plat is part of the Preserve PUD Master Development Plan and consists of 78 lots. The Preserve was previously platted in 2008. However, that approval period lapsed and must go through the process again. The overall Preserve Development consists of several phases. The applicant requested approval for the Shady Creek preliminary plat consisting of 69 residential lots along with 10 storm water retention lots and a portion of Cheney Drive to be extended east. This preliminary plat was unanimously approved by the Planning & Zoning Commission on January 24, 2023.

This preliminary plat complies with the standards as outlined in the City's General Subdivision Provision of Title 10, Chapter 12, Section 3. It is compatible with the 2016 Comprehensive Plan "Grow With Us" which designates this area as "Town Neighborhood/Mixed Use".

The reconsideration request is based on the following:

1. Failure to give legal notice;

Per City Code 10-12-2-3 The subdivider shall certify to the Administrator that he has notified all adjoining property owners of the proposed subdivision. Such written notification shall be mailed at least ten (10) days prior to the Commission meeting. Staff requires property owners within 300' of the property boundaries be notified of the meeting which exceed the number of adjoining property owners. The applicant was also required to post two (2'x3') sign at the south end of the proposed subdivision, and westward near the proposed entrance along Cheney Dr E. Both the signs as well as the letters met the requirement for notification.

2. Failure to allow input from the public;

The Preliminary Plat approval process outlined in City Code does not explicitly require the Planning and Zoning Commission to hold a Public Hearing. Preliminary Plats are listed as an Item of Consideration on the agenda and therefore have not been held to a Public Hearing

standard. However, as an item of concern raised in this reconsideration request, the commission will take public comment at this meeting and review any public comment that was sent regarding this request (see attachments).

3. Failure of the preliminary plat to comply with the Amended PUD Agreement

After a more intense review of the PUD Documents staff found an apparent discrepancy between the written language and the Conceptual Master Development Plan. This proposed subdivision is for the areas identified as "B,C,D" and a portion of "E". These areas are identified as "estate lots" on the Conceptual Master Development Plan with an identified density of 2 units per acre. The written language in the PUD Document states: "the uses of areas designated as estate lots on Exhibit B" (conceptual master development plan) shall conform to the requirements of City Code 10-4-3 R 1-VAR"

It is City Staff opinion, that the Conceptual Master Development Plan was not intended to be viewed as a net density outcome (# of lots divided by acreage of those lots), but a gross density outcome (# of lots divided by acreage of the external subdivision boundary).

Additionally, it is our determination, that the written agreement is more specific in the standards to be followed during the review of the project through the subdivision process. Therefore, the number of lots shown on the Preliminary Plat is in conformance with the overall PUD Document. However, there is a needed modification in lot size as detailed in the following section.

4. Failure to comply with the City of Twin Falls ordinances.

Using the R-1 VAR standards the modification needed is found in Block 2: Lot 2 and 4 should be 0.42 acres while currently they are 0.40 acres; and Block 2: Lot 32 should also be 0.42 acres and is currently .38 acres. These types of items are typically reviewed during the Final Plat review and are covered by the typical condition placed upon Preliminary Plats.

However, as they have been identified now, it would be prudent for the commission to require this as a condition of approval for the Shady Creek Subdivision.

The Commission is tasked with evaluating this request based upon the information provided, specifically identifying the items brought up for reconsideration, and making a final decision.

Should the Commission approve this request 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 Lots 2, 4 and 32, Block 2, being increased in size to meet the minimum R1-VAR Zoning Code requirement, to be enforced upon Final Plat approval.

Planning and Zoning Director Spendlove stated there was a typo on the acreage on the notification letters. The number of lots, meeting date and time were correct.

Applicant Presentation:

Mark Kelly, applicant, presented the request for the reconsideration of the decision by the Planning and Zoning Commission at the January 24, 2023 meeting of the preliminary plat for the Shady Creek at the Preserve, a PUD, Subdivision, approximately 52 (+/-) acres consisting of 78 lots located at Candleridge Drive and Cheney Drive East. He stated he will comply with adjusting the three lots that have been conditioned by staff for approval. He shared the

conceptual plan for this subdivision. He stated the subdivision will have pedestrian access for public use.

PZ/Questions & Comments:

- Vice Chair Perez asked to clarify the correct # of lots and asked if it is fewer than would be outright allowed per the PUD.
- City Planner Strickland clarified what the PUD allows versus what the applicant is proposing, 69 buildable lots, and 10 lots for open space or retention.
- Planning and Zoning Director Spendlove stated the applicant has to follow the written document per the zoning code and are in compliance with this request.
- Commissioner Rambur asked for clarification on the corrected lots.
- City Planner Strickland clarified the lots and gave the history of the platting process for this land.

Public Input: Opened

- Dave Thibault, representing Kent Taylor, stated the concerns for the connection to Carriage Lane and it being able to handle traffic load. He stated he was told that the Twin Falls Highway District did not have chance to review plat. He stated he believes this plat has right of way issues. He asked if a traffic study has been done.
- Kenny W. Spencer, Twin Falls Highway District, stated he has concerns regarding Carriage Lane and does not believe the plan works with the highway district standards.
- Jackie Farnsworth, citizen, referred to her property and asked if there will be easement between properties.
- Paul Ortmann, citizen, stated his concern for the roadways and traffic review. He stated he believes there will be access issues.
- Gary Babble stated his concern for traffic issues on Falls Avenue. He asked if the sub water and irrigation system has been considered.
- Tara Ortmann, citizen, stated her concern for city coming over into the area of impact. She stated she does not believe the long view of what to issues the city will inherit. She stated she believes the city will annex the remainder of the area of impact in that area.
- David Walker, citizen, explained the previous roadwork approved by the city. He shared this has been the plan since the trunk line for Chobani was installed, designed for higher density than the applicant is proposing.
- Wendy Davis, citizen, shared he concerns for compliance for the water features. She has had issues with the collecting point for water being at her property. She asked that this issue be taken into consideration, and that the subdivision won't change the lateral to cause back up into her yard.
- Commissioner Stone asked for city code to be displayed for review.
- Planning and Zoning Director Spendlove stated the referenced code section pertains to other entities reviewing the plat.
- Vice Chair Perez asked staff to clarify trunk line and lateral definitions.
- Planning and Zoning Director Spendlove clarified a trunk line is a main sewer line. He stated the one in question is owned by the city to serve URA project, which was Chobani. He stated a lateral is the gravity irrigation looking like a canal.
- Mr. Kelly replied to the citizens comments. He stated he has worked with the Twin Falls Canal Co. and all issues are being addressed appropriately. He stated the new

projects will have storm water retention, and is not anticipating having same ground water issues as Phase 1. He stated he worked with the city on the Carriage Ln., and redesigned due to the connection points, and is in compliance. He referenced the fencing concerns stating he is open to shared fencing on shared property lines, sharing expense with other property owner. He explained the utility design will be done with final engineering after preliminary plat process. The traffic analysis was done at the PUD creation, with there being 400 less units than the original approval. He referred to other connection points for the dispersion of traffic. He stated there will be no more impact than the original approved PUD.

- Vice Chair Perez asked about the improvement questions.
- Mr. Kelly stated they went with larger Right of Way to meld with Carriage Ln, per the city's recommendation.
- Planning and Zoning Director Spendlove stated in reference to annexation process, the City of Twin Falls does not annex property, but property owners have the right to ask to be annexed. He stated the City of Twin Falls has no plans to annex the areas in question.
- Vice Chair Perez asked if properties must be neighboring to city limits to be annexed.
- Planning and Zoning Director Spendlove clarified properties must touch city limits to be able to be annexed.
- Planning and Zoning Director Spendlove addressed the Carriage Lane right of way questions. He stated it is under the jurisdiction of the Twin Falls Highway District. He stated that curb, gutter, and sidewalk standards will need to be met on property in city limits.
- Commissioner Detweiler asked if Twin Falls Highway District has looked at the plat yet.
- Planning and Zoning Director Spendlove stated, per the testimony, the highway district has not reviewed the plat.
- Chairman Kelley asked what is the commission considering tonight.
- Planning and Zoning Director Spendlove stated the commission is charged with making a decision on the Preliminary Plat, that is inside city limits. The highway districts and city standards will be considered before anything is built. He stated that Cheney Drive will have a traffic signal at Eastland Drive, and is in the works as an engineering project now. He stated it will be paid for with impact fees.

Public input: Closed

Discussions Followed:

- Commissioner Stone stated city staff is competent and believes before the project breaks ground, the applicant will have to go through building permit process.
- Chairman Kelley stated the commission is tasked to focus on what is in front of them. The other issues will be worked out before proceeding with final plat. He stated the commission only is deciding on the area going up to line in city limits, and does not feel they can force their will on someone else's jurisdiction.
- Commissioner Detweiler stated he believes the issues will work itself out. He stated that although there is a traffic concern on Carriage Lane, he only counts 20 units that may use that access. He stated he does not believe it is enough of an issue to stop the project. He stated the subdivision will have multiple accesses and has less density than outright allowed.
- Commissioner Rambur stated the applicant stated he will review the three lots in

question and will be in compliance with staffs recommendation.

- Chairman Kelley asked who has jurisdiction of the Falls Avenue and Carriage Lane intersection.
- Planning and Zoning Director Spendlove stated it is under Twin Falls Highway District's jurisdiction.
- Vice Chair Perez asked about adding a fence condition now.
- Planning and Zoning Director Spendlove stated the commission could add a condition if they can tie in the reasonableness of adding it.
- Chairman Kelley spoke to the annexation process and stated Falls Avenue and Carriage Ln intersection is outside of their jurisdiction.
- Commissioner Detweiler stated the design is up to city standards.
- Commissioner Campbell stated her concern for traffic is satisfied as not all units will be using Carriage Lane access. She asked in any of the other times the commission has seen this project was a traffic study completed.
- Planning and Zoning Director Spendlove stated not that he is aware of, but the developer must meet minimum code, and the state looks at the plat at meeting the minimum code that the city has established. City Council approved the original PUD with the information in front of them.
- Commissioner Detweiler stated fencing should be the responsibility of the animal owners.
- Commissioner Campbell agreed that fencing is the job of the animal owners.

MOTION: Commissioner Detweiler moved to approve the reconsideration of the decision by the Planning and Zoning Commission at the January 24, 2023 meeting of the preliminary plat for the Shady Creek at the Preserve, a PUD, Subdivision, approximately 52 (+/-) acres consisting of 78 lots located at Candleridge Drive and Cheney Drive East c/o Harmony Design & Engineering on behalf of Mark Kelly. (PZ22-0176), as presented, with staff recommendations. Commissioner Rambur seconded the motion.

Unanimously Approved by a vote of 6 to 0.

5) Public Hearings

- a) Request for a recommendation to City Council on an Amendment to the Vista Rim ZDA to modify overall design theme, building materials, and height restrictions on property located at 292 Canyon Crest Drive c/o Andrew Erstad, erstad Architects on behalf of John Odom. (PZ22-0177)

Staff Presentation:

Planning and Zoning Director Spendlove presented the request for a recommendation to City Council on an Amendment to the Vista Rim ZDA to modify overall design theme, building materials, and height restrictions on property located at 292 Canyon Crest Drive c/o Andrew Erstad, erstad Architects on behalf of John Odom. (PZ22-0177)

Per City Code 10-6-1, the Planning & Zoning Commission shall complete a preliminary review of the request prior to a public hearing. Following the public hearing, the Commission shall

forward a recommendation to the City Council. After receiving a recommendation from the Planning & Zoning Commission, the City Council shall require a Public Hearing to be held. Following the public hearing, the Council shall act on the proposed item.

This property was originally part of the Northbridge #2 PUD that was ratified in 1994. Over the years, this particular piece has not been developed. However, multiple parcels in the area have seen various rezones and PUD's take place, as well as buildings constructed for offices, homes, convention centers and restaurants. Most recently, the Vista Rim ZDA went through the public hearing process to create a residential townhome development in 2021.

The changes being sought by the applicant are as follows: modified overall design theme (including building materials and architectural elements), height limitations to match the newly updated Canyon Rim Overlay (50' maximum for areas beyond 150' from the Canyon Rim).

The overall design theme changes are a significant enough departure from the original approval that City Code requires a reassessment and approval by the Council. The elevations submitted by the applicant show an earth tone color palette with browns and grays, which is similar to other developments in the area. These designs would not appear to be detracting, or out of place in this area.

The City Code for height limitations in the Canyon Rim Overlay was recently changed to read as follows:

..." Within the CI Zoning District: No building shall exceed the maximum building height of twenty-five feet (25') in height measured at fifty linear feet (50') from the canyon rim and rising evenly to thirty-five feet (35') in height measured at one hundred linear feet (100') from the canyon rim, and thereafter rising evenly to fifty feet (50') in height measured at one hundred fifty linear feet (150') from the canyon rim." ...

The applicant is seeking to use this new change to allow for the 3-story buildings, as shown on their Conceptual Master Plan, to be constructed up to ~39'. It should be noted, due to this development being within a ZDA, the building heights will be set at the elevations as shown within this application. Approval of this provision will not permit a building of 50' in height to be constructed on this property. However, it will allow their submitted elevations possible to be constructed.

Staff believes this request to be in general compliance with the currently adopted Comprehensive Plan.

The Commission is tasked with making a recommendation to City Council. The Commission may recommend one of the following: approval as presented, approval with conditions, denial; or the Commission may table the item to seek additional information.

If the Commission recommends approval, Staff recommends the following condition:

1. Subject to site plan amendments as required by Building, Engineering, Fire, or Zoning Officials, to ensure compliance with applicable Codes and Standards.

Applicant Presentation:

Nick Olmstead stated the request for the height allowance to 39' is to add character and exceed design standards. He stated the gabled roof instead of a shed roof brought up height allowance, and they don't plan going to maximum allowed height, and will stay around 39' in height. He stated the window design proportion has been changed to a vertical rectangle from the L design.

PZ/Questions & Comments:

- Vice Chair Perez asked how closely does the applicant have to comply to their drawings.
- Planning and Zoning Director stated the plans have to be pretty close to what is presented per the ZDA requirements. The P&Z administrator (Jonathan) approves the plans with building permits for compliance. If the plans are too far from a departure from what is presented, it will come back to commission for review, but the height can't be any taller than what is presented.
- Commissioner Detweiler asked about the design of the lower windows.
- Commissioner Campbell asked the reason for the change in design.
- Mr. Olmstead spoke to the design change and the inspiration for the materials and reason for the choices.

Public Hearing: Opened and closed without input**Discussions Followed:**

- Vice Chair Perez likes the design and is not concerned with the extra height allowance, as it is in agreement with new zoning code.
- Commissioner Detweiler is okay with design change, as it now fits with code, and they are not not applying it to the building closest to the canyon rim.
- Commissioner Campbell addressed the design and proximity to the canyon rim.
- Chairman Kelley stated the design fits with the Comprehensive Plan.
- Commissioner Campbell asked if the applicant could build higher without coming back to the commission.

Planning and Zoning Director Spendlove stated the applicant will have to comply as is stated in the Zoning Development Agreement, as it restricts to what is presented to the commission.

MOTION: David Detweiler moved to approve the request for a recommendation to City Council on an Amendment to the Vista Rim ZDA to modify overall design theme, building materials, and height restrictions on property located at 292 Canyon Crest Drive c/o Andrew Erstad, Erstad Architects on behalf of John Odom. (PZ22-0177), as presented, with staff recommendations.

Vice Chair Perez seconded the motion.

Unanimously Approved by a vote of 6 to 0.

6) Upcoming Meeting(s)

- a) Wednesday, March 1, 2023 Worksession - canceled

Tuesday, March 14, 2023 - canceled
Tuesday, March 28, 2023 - 3 items

7) Adjournment

The meeting adjourned at 07:59 PM

Kelli Ebersole

Kelli Ebersole, Technician