



Twin Falls Planning & Zoning Commission Minutes

Tuesday, September 12, 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; Robyn Weatherford

Area of Impact: David Detweiler

1) Confirmation of Quorum/Call Meeting to Order

Chairman Kelley called the meeting to order at 05:59 PM

A quorum was present.

Members Present: Kelley, Rambur, Perez, Weatherford, Campbell, Stone

Staff Present: Spendlove, Ebersole, Green, Wells

2) Conflict of Interest Declaration - None

3) Consent Calendar

MOTION: Commissioner Stone moved to approve the Consent Calendar, as presented. Commissioner Rambur seconded the motion.

Roll call vote showed all members present voted. Approved 6 to 0.

a) Approval of minutes from the following meeting - August 22, 2023

4) Items of Consideration - None

5) Public Hearings

a) Request for a vacation of Magic Road right of way, and adjacent easements, on property located within Block 4 of the Perrine Point Subdivision c/o Gerald Martens on behalf of Tres Gringos, LLC. (PZ23-0053)

Staff Presentation:

Planning and Zoning Director Spendlove presented the request for a vacation of Magic Road right of way, and adjacent easements, on property located within Block 4 of the Perrine Point Subdivision c/o Gerald Martens on behalf of Tres Gringos, LLC. (PZ23-

0053)

All procedures will follow the process as described in TF City Code: 10-16-1

Vacations & Dedications require a public hearing before the Planning Commission where the public and the applicant will have the opportunity to make a presentation, ask questions, or voice their concerns. The Planning & Zoning Commission will make a recommendation to the City Council that the vacation be granted or it may recommend a modification to the vacation, or it may recommend that the vacation be denied.

The Perrine Point Subdivision Plat was originally approved in 2008. Other portions of this plat were vacated in 2019 making way for the Scenic West Townhomes project. Other development has occurred on portions of the subdivision in recent years; residential homes further North, and the Basecamp Convenience Store directly East of Block 4.

Vacating the Magic Road Right of Way only within Block 4 has limited impact on the overall road network of the immediate area. Other East-West connections will remain northward and southward of this location. City Staff also believe during the re-plat of this area a new lot configuration will still contain an East-West route in some form that will allow the overall connectivity of the area to be sufficient. To ensure pedestrian connectivity a condition of approval has been provided by City Staff.

Vacating the Platted Easements does not have any impact on current City infrastructure. The requisite letters from current utility providers have been received and are attached. City Staff believes all known impacts to current utility providers have been mitigated.

The commission is tasked with recommending approval, approval with conditions, denial or you may table for more information. Should the Commission recommend approval, Staff recommends the following conditions.

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Subject to Block 4 being re-platted, identifying necessary access and utility easements to be determined by City Engineer, prior to any development occurring on the property.
3. Subject to the current sidewalk along Magic Road remaining, or a new pedestrian path being dedicated and constructed through Block 4 during the Re-Plat process.

Applicant Presentation:

Tim Vawser, EHM Engineers, Inc., applicant representative, presented the request for a

vacation of Magic Road right of way, and adjacent easements, on property located within Block 4 of the Perrine Point Subdivision. Block 4 will have a new layout with a private road and new building placement. He stated the applicant agrees with staff conditions.

PZ/Questions & Comments:

- Commissioner Perez asked for data on how often this area is used to get east and west.
- Planning and Zoning Director Spendlove stated only the sidewalk is built now. He stated he believes it will be used in the future to get to the upcoming neighborhood commercial to the east. He discussed conditions regarding sidewalk placement.

Public Hearing: Opened and closed without input

Discussions Followed:

- Commissioner Rambur has no issues and agrees with staff conditions.
- Commissioner Perez agrees and is in favor of the request.
- Commissioner Weatherford agrees, stating her concern for pedestrian access was addressed.

MOTION: Commissioner Stone moved to recommend approval to City Council of the request for a vacation of Magic Road right of way, and adjacent easements, on property located within Block 4 of the Perrine Point Subdivision c/o Gerald Martens on behalf of Tres Gringos, LLC. (PZ23-0053), as presented, with staff recommendations. Commissioner Rambur seconded the motion.

Roll call vote showed all members present voted. Approved 6 to 0.

- b) Request for a vacation of Perrine Court rights of way, and adjacent easements, on property located within Block 18 of the Perrine Point Subdivision, c/o Gerald Martens on behalf of Tres Gringos, LLC. (PZ23-0057)

Staff Presentation:

Planning and Zoning Director presented the request for a vacation of Perrine Court rights of way, and adjacent easements, on property located within Block 18 of the Perrine Point Subdivision, c/o Gerald Martens on behalf of Tres Gringos, LLC. (PZ23-0057)

All procedures will follow the process as described in TF City Code: 10-16-1.

Vacations & Dedications require a public hearing before the Planning Commission where the public and the applicant will have the opportunity to make a presentation,

ask questions, or voice their concerns. The Planning & Zoning Commission will make a recommendation to the City Council that the vacation be granted or it may recommend a modification to the vacation, or it may recommend that the vacation be denied.

The Perrine Point Subdivision Plat was originally approved in 2008. Other portions of this plat were vacated in 2019 making way for the Scenic West Townhomes project. Further development has occurred on portions of the subdivision in recent years, a City Pressure Irrigation Station directly North, and residential homes further North and East.

Vacating the Perrine Court right of way has little to no impact on connectivity to these lots long-term. During the re-plat of the property, a new lot configuration will establish the necessary access routes to the future lots per City Code. A condition of approval has been suggested to ensure this occurs. Vacating the Platted Easements has limited impact on current City infrastructure. A City owned pressure irrigation station was recently constructed directly north of this area. Additional items will be required of the developer for easements, future main lines, and access to this station. A condition of approval has been suggested to ensure this occurs.

The requisite letters from current utility providers have been received and are attached. City Staff believes all known impacts to current utility providers have been mitigated.

The commission is tasked with recommending approval, approval with conditions, denial or you may table for more information. Should the Commission recommend approval, City Staff recommends the following conditions.

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Subject to Block 18 being re-platted, identifying necessary access, utility, and pressure irrigation easements to be determined by City Engineer, prior to any development occurring on the property.

Applicant Presentation:

tv, eh, app rep, presented the request for a vacation of Perrine Court rights of way, and adjacent easements, on property located within Block 18 of the Perrine Point Subdivision. Transfer of property from block 4 to block 18 to the city for Pressurized Irrigation station, for more storage capacity and a regional station. He addressed access to Pressurized Irrigation station for the city.

PZ/Questions & Comments:

- Commissioner Campbell asked for a PI station definition.
- Mr. Vawser stated it means pressurized irrigation station.

Public Hearing: Opened and closed without input

Discussions Followed:

- Commissioner Campbell has no issues with the request.
- Commissioner Rambur is in agreement.

MOTION: Commissioner Stone moved to recommend approval to City Council of the request for a vacation of Perrine Court rights of way, and adjacent easements, on property located within Block 18 of the Perrine Point Subdivision, c/o Gerald Martens on behalf of Tres Gringos, LLC. (PZ23-0057), as presented, with staff recommendations. Commissioner Weatherford seconded the motion.

Roll call vote showed all members present voted. Approved 6 to 0.

6) Upcoming Meeting(s)

- a) Tuesday, September 26, 2023

7) Adjournment

The meeting adjourned at 06:19 PM

Kelli Ebersole

Kelli Ebersole, City Planner