



MINUTES
TWIN FALLS CITY PLANNING & ZONING COMMISSION
October 08, 2013 6:00PM
City Council Chambers
305 3rd Avenue East Twin Falls, ID 83301

PLANNING & ZONING COMMISSION MEMBERS

CITY LIMITS:

Nikki Boyd Jason Derricott Tom Frank Kevin Grey Gerardo "Tato" Munoz Chuck Sharp Jolinda Tatum
Chairman

AREA OF IMPACT:

Lee DeVore Steve Woods

Vice-Chairman

City Council Liaisons

Suzanne Hawkins Rebecca Mills Sojka

ATTENDANCE

CITY LIMIT MEMBERS

Present Absent

Derricott Boyd

Frank Grey

Munoz

Sharp

Tatum

AREA OF IMPACT MEMBERS

Present Absent

DeVore

Woods

CITY COUNCIL LIAISONS: Hawkins, Mill Sojka

CITY STAFF: Carraway, Spendlove, Strickland, Vitek, ~~Wonderlich~~

I. CALL MEETING TO ORDER:

Chairman Frank 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):

September 24, 2013

September 4, 2013 WS

August 1, 2013 WS

2. Approval of Findings of Fact and Conclusions of Law:

- Magic Valley Flight Simulation (SUP 09-10-13)

Motion:

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

Unanimously Approved

II. ITEMS OF CONSIDERATION:

1. Request to approve the preliminary plat for the Dunthorn Subdivision approximately 1.52 (+/-) acres for 4 residential lots located at the south west corner of 4th Avenue West and Oak Street c/o JUB Engineers on behalf of Raymond Perron

Applicant Presentation:

Ray Perron, the applicant, stated he is here tonight to request approval of the preliminary for the Dunthorn Subdivision. This property was originally platted and approved however the plat was never recorded. This process will finish the subdivision process and clean up the lot lines.

Staff Analysis:

Planner I Spendlove reviewed the request and the exhibits on the overhead along with the history of the property. He stated on October 21, 1991, Ordinance #2360 was approved for vacation of sewer line easements crossing property located at 939 4th Avenue West. In 2008 this property went through the subdivision process for a two (2) lot subdivision. This process was not completed and the proposed subdivision was not recorded.

This Preliminary Plat for the Dunthorn Subdivision includes 1.52 (+/-) acres and is zoned R-6 (Residential Multi-Household) MHO (Mobile Home Overlay) CRO (Canyon Rim Overlay) zone. The request is to plat four (4) lots. The site is located at the southwest corner of 4th Avenue West and Oak Street.

The proposed plat will divide an existing lot into two (2) lots and include two (2) additional developed residential parcels. The property is currently developed with three (3) single family dwellings and one (1) multi-family dwelling. The parcels are being subdivided into Lot 1 (6098 sq ft), Lot 2 (6098 sq ft), Lot 3 (8276 sq ft) and Lot 4 (45,738 sq ft). The minimum lot area requirement per single household dwelling shall be four thousand (4,000) square feet, six thousand five hundred (6,500) 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 proposed development is for single family residential subdivision that meets the minimum code standards.

The proposed subdivision is partially within the Rock Creek Canyon Rim Overlay. The existing building located at 939 4th Avenue West was constructed before the CRO District was adopted on May 20, 1996. The existing multi-family dwelling is a legal non-conforming building. Any expansion of the existing structure will require compliance with all current code requirements at the time of expansion.

The Twin Falls Fire Department Subdivision Code Review revealed a deficiency in fire flow. An upgrade of the water main will be required before any new construction will be allowed without installation of automatic fire suppression systems.

A full review of required improvements will be made by the Building, Planning, Fire and Engineering Departments for full compliance with minimum development standards prior to issuance of any building permits.

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This is the first step of the plat approval process. A preliminary plat is presented to the Planning and Zoning Commission. The Commission may approve the preliminary plat, deny it, or approve it with conditions. A final plat, that is in conformance with the approved preliminary plat and including any conditions the Commission may have required, is then presented to the City Council. Only after a final plat has been approved by the City Council and construction plans approved, may the plat be recorded and lots sold for development.

The plat is consistent with other subdivision development in the area, city code criteria and is in conformance with the Comprehensive Plan which designates this area as appropriate for Townsite.

Planner I Spendlove stated upon conclusion should the Commission approve this request, as presented, staff recommends 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.

Public Comment: No public present.

Closing Statement:

Mr. Perron stated that these are all existing buildings and there will not be any new buildings constructed.

Deliberations Followed: Without Concerns

Motion:

Commissioner Derricott 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

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.

III. PUBLIC HEARINGS:

1. Request for a Zoning Title Amendment to amend Twin Falls City Code 10-9-9(K) by permitting temporary real estate open house signs within public right-of-way under specific conditions c/o Greater Twin Falls Association of Realtors (app.2602)

WITHDRAWN TO BE RESCHEDULED

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

Planner I Spendlove reminded the Commissioners that the next public hearing will have a request by the City of Twin Falls for an annexation of City owned property along the Snake River Canyon and a Special Use Permit request for a drive through window. The next work session will have landscaping alternatives on the agenda for discussion.

V. UPCOMING PUBLIC MEETINGS: (held at the City Council Chamber unless otherwise posted)

1. Public Hearing-**October 22, 2013**
2. Work Session-**November 6, 2013**

VI. ADJOURN MEETING:

Chairman Frank adjourned the meeting at 6:11pm.

Lisa A Strickland
Administrative Assistant
Planning & Zoning Department