



Twin Falls Planning & Zoning Commission Minutes

Tuesday, November 28, 2017, 6:00 PM

City Council Chambers
305 3rd Ave E
Twin Falls, ID 83301

Members -

City Limits: Tom Frank, Chairman, Kevin Grey, Vice Chairman, Danielle Dawson, Craig Hawkins, Gerardo "Tato" Muñoz, Ed Musser

Area of Impact: Ryan Higley, Steve Woods

1) Confirmation of Quorum/Call Meeting to Order

Members Present: Dawson, Woods, Frank, Musser, Higley, Grey, Munoz

Staff Present: Spendlove, O'connor, Carraway-Johnson, Strickland

2) Consideration of Amendments to Agenda

None

3) General Public Input

None

4) Consent Calendar

None

5) Items of Consideration

- a) A **Preliminary PUD Amendment Presentation** for an Amendment to CSI PUD #262-Section 2, to allow residence halls and rooming houses as a permitted use and to raise the maximum building height from 35' to 50' on property located at 315 Falls Avenue. c/o Spencer Cutler on behalf of the College of Southern Idaho (app. 2906)

Applicant Presentation:

Jeff Harmon, representing the College of Southern Idaho, would like to build a three story dorm on the CSI property, the PUD was originally restricted to a 35' height limit and this request is to amend the PUD document to allow for a 50' height. The development will occur south of North College Road and north of Falls Avenue East.

Staff Presentation:

CSI has a long history in the Magic Valley but has had a physical presence, at its current location, in Twin Falls since the early '60s. Prior to that, it was agricultural land. The campus has seen steady growth over the decades and has responded over time to such growth. The College of Southern Idaho-North Campus PUD Agreement #254 was adopted in 2008. This PUD rezoned the 87+/- acres north of North College Rd. In 2011 the current CSI PUD #262 was approved by the City Council. Currently the entire college grounds, referenced as Section 1; the campus north of North College Rd and Section 2; the campus south of North College Rd ,

are governed by PUD #262. This PUD was recorded in January 2012.

This is a preliminary presentation for a request to amend the CSI PUD #262. CSI PUD #262 is separated into two (2) sections; Section 1 is the campus north of North College Rd and Section 2 is the campus south of North College Rd. This proposed amendment is for Section 2; the campus south of North College Rd. The proposed amendment is to allow residence halls and rooming houses as a permitted use and to raise the maximum building height from 35' to 50' within Section 2 of the CSI campus.

City Code requires that the applicants make a preliminary presentation to the Commission and to the public. This presentation allows the Commission and the public to become familiar with the proposed planned development project prior to the actual public hearing. The Commission can also give suggestions to the applicants on the project outside of the hearing process. No action is taken at the presentation meeting.

A public hearing regarding this request will be heard at the regularly scheduled Planning and Zoning Commission public meeting **Tuesday, December 12th, 2017**. A complete staff report will be provided at that time.

Staff makes no recommendation at this time.

PZ/Questions & Comments:

- Commissioner Woods asked if this is for a specific site and the amendment is approved, the buildings can go as tall as 50' for any other building on the southern portion of CSI.
- Mr. Harmon stated the college does provide low light emission to protect the Herriot Center from light intrusions.
- Commissioner Munoz clarified that the residential development is allowed with a special use permit, this amendment will change it so that they are outright permitted.
- Senior Planner Spendlove explained that is correct.
- Commissioner Frank explained he can see that this will help address the college has outgrown the campus so growing up is a necessity and there will be a larger need in the future and 50' may not be enough.
- Commissioner Munoz asked if the building could be higher.
- Senior Planner Spendlove explained that this can be discussed at the public hearing.
- Commissioner Grey asked if a legible copy of the PUD could be provided in the public hearing packet.

Public Hearing: Opened & Closed Without Comment

Planning & Zoning Public Hearing Scheduled for December 12, 2017

- b) Request for consideration of a **Preliminary Plat** for the Locust Grove North Subdivision, approximately 2.04 (+/-) acres consisting of 3 lots on property located at 1629 Locust Street North. c/o EHM Engineers, Inc. on behalf of Walt Hess

Applicant Presentation:

Tim Vawser, EHM Engineers, Inc. representing the applicant stated that this request is for a commercial subdivision that is approximately 2(+/-) acres, the property is surrounded by C-1 and they will be dividing the property into three lots, They do not have any users as of yet they are just preparing for possible interested parties. The property is located along Locust Street North west of Home Depot.

Staff Presentation:

Planner I O'Connor reviewed the request on the overhead and stated this parcel was annexed into the city in 1965 and records indicate the residence was built in the early '70s. Before that, imagery showed agricultural uses. The property was rezoned from R-4 to C-1 in July 2015. In March 2017, the City Building Department issued a demolition permit for the residence on the property. The residence has since been removed.

This is a request for consideration of approval for the Locust Grove North Subdivision Preliminary Plat, consisting of three (3) commercial lots on 2.04 +/- acres located at 1629 Locust St. N. 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. Approval of a preliminary plat does not constitute a commitment by the City to provide water or wastewater services. A guarantee of services comes when the City Engineer signs a will-serve letter after final and construction plans are approved.

The plat is in conformance with subdivision development criteria and the Comprehensive Plan, which designates this area as "Mixed Use."

Staff recommends the commission approve the Preliminary Plat for the Locust Grove North Subdivision, as presented, and subject to the following condition:

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.

PZ/Questions & Comments:

- Commissioner Woods asked about the drainage in the area and if there is any development that will exaserbate this problem.
- Mr. Vawser, explained that this proeprty is in a portion of the flood plane, any modifications that are made will have to bring the property into compliance for maitaining the water. Development should not impact the adjacent proeprty.
- Commissioner Frank explained they will have to maintain stormwater onsite.
- Commissioner Grey asked about

Public Hearing: Opened and Closed Without Comment

Discussions Followed:

- Commissioner Grey asked about if access was going to be from Locust Street North
- Planner I O'Connor stated yes.
- Commissioner Munoz explained that he has not issues with the request.

Motion:

Commissioner Dawson made a motion to approve the request, as presented, with staff recommendations. Commissioner Musser 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.

6) Public Hearings

- a) Request for a **Special Use Permit** to operate a beauty salon as a home occupation on property located at 1624 Kimes Avenue. c/o Paige Allred (app. 2907) **TO BE RESCHEDULED**
- b) Request for a **Special Use Permit** to operate a professional office on property located at 2016 Addison Avenue East. c/o Dave Thibault, EHM Engineers, Inc. on behalf of Janice Seagraves Family Foundation (app. 2905)
RESCHEDULED FOR JANUARY 9, 2018

7) Upcoming Meeting(s)

Open house is on Friday, December 1, 2017 public is invited for tours. Next meeting is December 12, 2017 with six public hearings.

- a) December 12, 2017 Public Hearing
 - Zoning & Development Manager Carraway-Johnson stated that the City of Twin Falls will be having an Open house Friday, December 1, 2017 public is invited for tours, there will be a parade and a lighting of the tree.

8) Adjournment

Chairman Frank adjourned the meeting at 6:24 pm.