



Twin Falls Planning & Zoning Commission Minutes

Tuesday, March 13, 2018, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Members -

City Limits: Danielle Dawson, Vice-Chair; Craig Hawkins; Gerardo "Tato" Muñoz, Chairman; Ed Musser; Carolyn Bolton; Curtis Hansen; Craig Kelley

Area of Impact: Ryan Higley; David Detweiler

1) Confirmation of Quorum/Call Meeting to Order

Chairman Munoz called the meeting to order at 6:00pm, and reviewed the public hearing procedures, confirmed a quorum and introduce staff.

Members Present: Dawson, Hawkins, Munoz, Bolton, Hansen, Kelley, Detweiler, Higley

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

2) Consideration of Amendments to Agenda

None

3) General Public Input

None

4) Consent Calendar

Motion:

Commissioner Dawson made a motion to approve the consent calendar, as presented.

Commissioner Bolton seconded the motion.

Unanimously Approved

a) Approval of Minutes, Findings of Fact and Conclusions of Law for the following:

- 02-27-18 Minutes
- Quiroz (SUP Amended)

5) Items of Consideration

a) Preliminary presentation for request for a **PUD Amendment to the Preserve PUD #261** to reflect changes in proposed uses, project boundary, completion of Canyon Rim Trail, dedicating Trail Head Park and to allow project specific roadway standards on approximately 370(+/-) acres located at the southeast corner of Eastland Drive North and Pole Line Road East. c/o Gerald Martens on behalf of Connie Storrer (app. 2931)

Applicant Presentation:

Gerald Martens, representing the applicant, stated he is here to present to the Commission the initial conceptual plans to move forward with the Preserve PUD Agreement. The applicant has passed away and therefore it is now the Storrer Estate and will be represented by his wife and son-in-law, This project has been part of his dreams and it's sad that he won't be here to see it happen.

A master development plan for the property came through a few years ago and it was a mixed use development for the project. The dedication for the park and the trail have already been completed. Approximately 15 years ago he developed Morning Sun Subdivision that is now on phase 10. The subdivision was developed in phases and people liked the development of the project. Later the Wild Rose Development occurred because people wanted more open area for their homes. The vision for this project is a combination of Wild Rose and Morning Sun. The proximity of the trail and the canyon rim makes this property ideal for development. It will still be difficult to develop because of wetlands, ground water and old established vegetation; which will lend itself to having more open space. For many years there have been and will continue to be cattle and agricultural activities. He showed on the overhead the projected changes, with a reduction in density for the development. They are not going to touch the wetlands, there will not be any berming or fencing around the lots. The fencing will consist of iron fencing. He also showed the entrance plan for the project with a fence to keep the cattle from the rest of the development. The road will follow the land because excavation would be very difficult with the rock. There will be a pedestrian trail along the fence that contains the wetlands but allows for a trail around the natural environment. They will provide landscaping that is not traditional to City plans, but will be appropriate for the environment and will provide a since of arrival.

The first three phases will have a community mail location, so that there are not any mailboxes along the street and there will be a community center built in a future phase. The meadows of the preserve will be a medium density as part of the second phase, There will be ponds, springs and will be used for aesthetics and maintain the habitat. In phase three there will be a round about and Cheney will connect to Hankins Road. The pedestrian paths were shown on the overhead with multiple trail connections. The community center will have a mail center that can be driven up and will be a gathering place.

He reviewed the preliminary plat that shows, lot sizes, drainage, road plan, and the portion of the initial phase. The property is a mile wide and approximately a mile deep. The initial phase is very important and it will help to be successful. Creating communities within the preserve, he has seen this in other communities and a since of identity is very important. There will not be any neighborhood commercial planned for this project. They want the roadway to be as light on the land as possible.

PZ Questions/Comments:

- Commissioner Higley stated he would recommend the lots average from 1/3 to 1/2 acres.
- Mr. Martens explained with the topography, groundwater, wetlands the size and number of lots has been reduced.

Staff Presentation;

Senior Planner Spendlove, explained that this is an amendment to an existing PUD and then there will be an actual public hearing. There is not action today this is just a preliminary presentation for the commissioners and public to ask questions. From the regulatory side of the information this project dates back to around 2005 the amendment is to being changed to work with the PUD and to work around the property issues. At the next meeting there will be a

full staff report provided. The Planning & Zoning public hearing is scheduled for March 27, 2018.

Public Hearing: Opened

Larry Watson, 2654 Pole Line Road East, lives on property that he and his wife purchased approximately 47 years ago. His main concern is the traffic, and there has to be a way to stagger the traffic along Eastland and Pole Line Road East.

Public hearing: Closed

Closing Statement:

Mr. Martens explained there will be right in and right out and enough room for a future signal. Access to and from the property is what will make it a success. There are not alternative connection points for this property currently, but eventually there will be one from Cheney to Hankins Road.

Discussion Followed:

- Commissioner Munoz asked if the plans that have been made to change Eastland Drive will, help with the traffic.
- Assistant City Engineer Vitek explained the road will look like it is currently does, and the changes that need to occur are driven by traffic counts.

Scheduled For Planning & Zoning March 27, 2018 Public Hearing

6) Public Hearings

None

7) Upcoming Meeting(s)

- a)
 - March 27, 2018 Public Meeting
 - April 4, 2018 Work Session

8) Adjournment

Chairman Munoz adjourned the meeting at 6:47 pm.

Lisa A. Strickland, Administrative Assistant