



Twin Falls Planning & Zoning Commission Minutes

Tuesday, April 10, 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 6:00 P.M. He then reviewed the public meeting procedures with the audience, confirmed there was a quorum present and introduced City Staff.

Members Present: Hansen, Dawson, Detweiler, Kelley, Musser, Munoz

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

2) Consideration of Amendments to Agenda

None

3) General Public Input

None

4) Consent Calendar

a) Approval of Minutes from the following meeting:

- March 27, 2018

b) Approval of Findings of Fact and Conclusions of Law:

- Alexa Lane (Pre-plat 03-27-18)
- The Springs at the Preserve (Pre-plat 03-27-18)

Motion:

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

Commissioner Dawson seconded the motion.

Unanimously Approved

5) Items of Consideration

a) Consideration of the **Preliminary Plat** for the Rio Vista Subdivision, approximately 28.84 (+/-) acres consisting of 38 lots on property located on the north side of the 1800-1900 blocks of Pole Line Road East. c/o EHM Engineers, Inc. on behalf fo Notch Butte Farms, LLC

Applicant Presentation:

David Thibault, EHM Engineers, Inc., representing the applicant stated he is here to request approval of the Rio Vista preliminary plat. This subdivision is part of a ZDA and they have been

working with staff to ensure it could move forward for approval. The property is located north of Pole Line Road East and it is a mixed-use development. Sewer and water will be provided for the development and a lift station will be constructed to service this plat as well as the Pillar Falls plat. Once constructed and inspected the lift station will be turned over to the City for ownership and maintenance. They ask that the Commission approve this request.

Staff Presentation:

Planner I O' Connor reviewed the request on the overhead and stated this property was agriculturally utilized until development appeared around it. A preliminary ZDA presentation was conducted for the Planning and Zoning Commission on July 26, 2016, the public hearing was held on Tuesday, August 9th, 2016, and the City Council Public Hearing occurred on September 12, 2016. The Annexation and associated Rezone to R-2, R-6, and C-1 CRO ZDA was recorded in March 2018.

This is a request for approval of a Preliminary Plat of the Rio Vista Subdivision, a ZDA, consisting of 28.8 +/- acres with 38 Lots; located on the north side of the 1800 & 1900 block of Pole Line Rd. E.

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 final 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 waste water services. The plat indicates that each lot will be connected to City of Twin Falls water and sewer systems. A guarantee of services comes when the City Engineer signs a will-serve letter after final and construction plans are reviewed

The plat is consistent with City Code in regards to subdivision development criteria, follows the applicable Zoning District - Rio Vista ZDA, and is in conformance with the current Comprehensive Plan, which designates this area as "Mixed Use."

Planner I O'Connor stated upon conclusion should the Commission approve the 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 the Rio Vista ZDA and all applicable city code requirements and standards.

Public Hearing: Opened & Closed Without Comments

Discussion Followed:

- Commissioner Hansen asked about the number of lift stations.

- Mr. Thibault explained there will be one lift station that supports the Pillar Falls and Rio Vista development, there will not be multiple private lift stations.
- Commissioner Munoz asked about future connections and payback.
- Planner I O'Connor explained that if the group that is constructing the lift station applies for payback there will be reimbursement for their costs as people connect to the system.
- Commissioner Detweiler asked about storm water retention.
- Mr. Thibault explained the retention has been calculated for residential however as commercial develops they will have to address retention for those sites.

Motion:

Commissioner Detweiler made a motion to recommend approval of the request, as presented, with staff recommendations. Commissioner Dawson seconded the motions. 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 the Rio Vista ZDA and all applicable city code requirements and standards.

6) Public Hearings

- a) Request for a **Recommendation** on a **PUD Amendment** to the Cedar Park PUD # 210 to allow a planned Residential 4-plex Development on one (1) lot within the C-1 Zoned Designated area as shown on the Master Development Plan, located at the North West corner of Meadow View Lane, extended, and Addison Avenue East c/o Dave Thibault/EHM Engineers, Inc. on behalf of Summit Development EHM, Engineers, Inc. (app. 2934)

Applicant Presentation:

David Thibault, EHM Engineers, Inc. representing the applicant explained that this request is to amend the Cedar Park PUD #210 for a portion of the property from Addison Avenue East extended northerly incorporating approximately 12 (+/-) acres. The change is to add 4-plex to the outright permitted uses within the C-1 area.

Staff Presentation:

Senior Planner Spendlove reviewed the request on the overhead and stated the Cedar Park PUD is a 132 acre planned commercial/residential mixed-use development. The Rezone/PUD was approved in 1997 after multiple public hearings following the process outlined in City Code. The PUD Agreement was signed and recorded in April 2004. There has been steady residential development, in compliance with the PUD Agreement, occurring to the north of this site since 2004. The undeveloped commercial portion has continued to be farmed without interruption up to this point.

On March 27, 2018 a preliminary presentation was made to the Planning Commission. There

was minimal comment on the matter when opened for public comment.

This is a request to amend the Cedar Park PUD #210 to allow a planned Residential Development consisting of 4-Plex Dwellings on one (1) large commercially zoned future lot within the C-1 Zoned Designated area as shown on the Master Development Plan. This area is located at the North West corner of Meadow View Lane extended (not currently constructed), and Addison Ave East. The applicant is wishing to develop a residential 4-plex planned development on future 4 +/- acre lot in the C-1 designated area.

Per Current City Code 10-4-8 Commercial Highway: Residential Developments with *Dwellings – multiple household (5 units or more)*, are a Permitted Use. Therefore, current code prohibits residential developments which consist of 4-Plex Buildings, they are required to have 5 units or more per building.

The change in PUD language will allow developments with four units per building. Current code does not implicitly cap the total number of dwelling units on C-1 Zoned property. Since this is only changing the layout/construction type of the buildings being proposed, staff does not foresee largely detrimental impacts to surrounding properties with the requested change.

Senior Planner Spendlove stated upon conclusion should the Commission recommend approval of the request, as presented, staff recommends the following conditions:

1. Subject to site plan amendments as required by Building, Engineering, Fire & Zoning Officials to ensure compliance with applicable codes and standards.
2. Subject to approval by the property owner(s) prior to recordation.
3. Subject to a signed PUD Amendment being recorded prior to any development or platting occurring on the property.

PZ Questions/Comments:

- Commissioner Munoz asked about ownership of the 4-plexes.
- Senior Planner Spendlove explained it will be one lot under one ownership.
- Commissioner Kelley asked about access to the development.
- Senior Planner Spendlove explained Meadow View will be constructed and this will be for discussion when the preliminary plat is presented for approval.

Public Hearing: Opened

- Eileen Vanholsten, owns a duplex on Whispering Pine Drive and she has questions about the water pressure.

Public Hearing: Closed

Discussion Followed:

- Assistant City Engineer Vitek, explained a water model has to be provided in the preliminary plat process to verify there will not be a negative impact created with the development of the plat. This subdivision will be required to tie into the system on

Meadow View South and a then it will turn and tie off to Carriage Lane line, and there should not be deterioration in the current water pressure in the area.

- Mr. Thibault explained they plan to design the subdivision according to code.

Motion:

Commissioner Dawson made a motion to recommend approval of the request, as presented, with staff recommendations. Commissioner Hansen seconded the motion. All members present voted in favor of the motion.

Recommended for Approval, As Presented, With the Following Conditions

1. Subject to site plan amendments as required by Building, Engineering, Fire & Zoning Officials to ensure compliance with applicable codes and standards.
2. Subject to approval by the property owner(s) prior to recordation.
3. Subject to a signed PUD Amendment being recorded prior to any development or platting occurring on the property.

Scheduled for City Council Public Hearing May 7, 2018

7) Upcoming Meeting(s)

Zoning & Development Manager Carraway-Johnson announced that this will be her last public hearing. She explained that she has had many challenges along the way but that it has been rewarding as well. She also announced the Jonathan Spendlove has been selected as her replacement.

- a) April 24, 2018 Public Hearing
May 2, 2018 Work Session

8) Adjournment

Chairman Munoz thanked Zoning & Development Manager Carraway-Johnson for her 27 years of service and explained that she has done a wonderful job. He adjourned the meeting at 6:35 pm.