



Twin Falls Planning & Zoning Commission Minutes

Tuesday, June 25, 2019, 6:00 PM

Members -

City Limits: Danielle Titus, Chairperson; Craig Kelley, Vice-Chair; Craig Hawkins; Ed Musser; Carolyn Bolton; Curtis Hansen; Marilu Perez

Area of Impact: Ryan Higley; David Detweiler

1) Confirmation of Quorum/Call Meeting to Order

Chairperson Titus called the meeting to order at 6:00 pm

A quorum was present.

Members present: Titus, Kelley, Hawkins, Hansen, Perez, Higley, Detweiler

Staff present: Ebersole, O'Connor, Cherry, Humble, Vitek

2) Consent Calendar

Commissioner Kelley made a motion to approve the consent calendar, as presented. Commissioner Higley seconded the motion.

Consent Calendar approved by a vote of 5-0-2.

a) Approval of Minutes from the following meeting: June 11, 2019

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

- Ray Perron Non-Conforming Building Permit
- Sky Homes LLC SUP

3) Items of Consideration

a) Preliminary Presentation for a request for an amendment to the Perrine Point #251 to allow multi-family units, amend landscaping requirements, and update the Pressure Irrigation agreement on property located at the NW corner of Falls Ave W. and Grandview Dr. N. c/o EHM Engineers, Inc. on behalf of Tres Gringos, LLC (PZ19-0048)

Staff Presentation:

City Planner O'Connor presented the Preliminary Presentation for a request for an amendment to the Perrine Point #251 to allow multi-family units, amend landscaping requirements, and update the Pressure Irrigation agreement on property located at the NW corner of Falls Ave W. and Grandview Dr. N. c/o EHM Engineers, Inc. on behalf of Tres Gringos, LLC (PZ19-0048)

Per Twin Falls City Code 10-6-1.4(E) Approval of a ZDA Sub-District requires a preliminary presentation to the Planning and Zoning Commission for a review of the proposed changes. The Commission is allowed and may grant the public the ability, to ask questions and give suggestions to the applicant about the proposed project during the preliminary presentation. A public hearing shall be held before

the Commission for a recommendation to the Council to amend the zoning district and the zoning map, amend with recommendations or deny the request.

Staff makes no recommendation at this time.

Applicant Presentation:

Gerald Martens, representing Tres Gringos, LLC, presented the request for a modification to the Perrine Point #251 PUD agreement to allow for an R-6 B Zone. He stated the original PUD plat was approved more than ten (10) years ago. There will be a redesign of the lots. He stated there will be private roads throughout the development instead of public roads, with modifications to the sidewalk and parking requirements. Mr. Martens also stated the canal will be piped, completed this fall prior to any occupancy. There is a plan to widen and improve the entrance at Grandview to four (4) lanes with turn lanes onto Grandview.

Blake Jolley, representing buyer, presented the plan to build townhouses to residential code. Mr. Jolley presented examples of the proposed units and the parking plan. He stated the units will be single story, easily accessible for wide range of people. He stated this development will help fill a need for affordable housing in the city.

PZ/Questions & Comments:

- Commissioner Higley asked if this property will be under one ownership.
- Mr. Jolley stated there is one owner for this section.
- Mr. Martens stated the boundary to the north, south, and west will be fenced. The east boundary will not be fenced.
- Commissioner Higley asked if there is common ground in the development.
- Mr. Jolley stated there is 50-60 ft. of green space behind units. Each unit has 8' x 8' patio.
- Commissioner Perez asked for clarification on the specifications for the individual buildings.
- Mr. Jolley stated there will be one bedroom/one bath units as well as 2 bedroom/1 bath units.
- Mr. Martens stated working with staff important aspect accesses (3) collector streets.
- Chairperson Titus asked for clarification on the amendment to the landscape requirements.
- Mr. Martens stated it was for clarification as stated on the amendment and is in line with the zoning district. This development will be highly landscaped with the perimeters fenced at back edge of sidewalks.
- Mr. Jolley stated there will be slightly over 9 one story units per acre.
- Commissioner Higley stated he thinks this is a great fit and addresses need in community.

The public hearing for this item will be on July 9, 2019.

- b) Request for consideration of a Preliminary Plat for the Westpark Subdivision No.11, located on 4.41 acres on Canyon Crest Drive c/o EHM Engineers on behalf on David Shotwell. (PZ19-0052)

Staff Presentation:

City Planner Cherry presented the request for consideration of a Preliminary Plat for the Westpark Subdivision No.11, located on 4.41 acres on Canyon Crest Drive c/o EHM Engineers on behalf on David Shotwell. (PZ19-0052)

The Commission may approve, conditionally approve, deny or table for additional information when acting on the preliminary plat. If tabled, approval or denial shall occur at the regular meeting following the meeting at which the plat is first considered by the Commission. The action and the reasons for such

action shall be stated in writing by the Administrator and forwarded to the applicant. The administrator shall also forward a statement of the action taken and the reasons for such action together with a copy of the approved preliminary plat to the Council for its information and record.

Per City and County records, the subject property is undeveloped.

This is a request for approval of the Preliminary Plat Westpark Subdivision No. 11, consisting of two (2) lots on a 4.41 acre (+/-) property located at the eastern end of Canyon Crest Drive.

This plat complies with the standards as set forth in the City's General Subdivision Provision of Title 10, Chapter 12, Section 3, all regulations regarding C-1 and CRO Overlay zoning development standards, the Northbridge No. 2 PUD and the 2016 Comprehensive Plan. All general criteria for approval have been met, per State Statute 50-13.

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

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.

Should the Commission approve this request as presented, staff recommends approval be subject to 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.

Applicant Presentation:

Gerald Martens, EHM Engineers, representing applicant, presented the request for the preliminary plat dividing it into one or two parcels.

PZ/Questions & Comments:

- Commissioner Hansen asked if there are plans to extend Vermont St.
- Mr. Martens stated it is an easement and they would like to preserve easements. Pedestrian access will be relocated to Canyon Crest Dr. to the south.
- City Planner Cherry stated the city does not plan to extend Vermont St. at this time.

Public Hearing: Opened and Closed without input

Discussions Followed: without concerns

Motion:

Commissioner Hansen made a motion to recommend approval of the request, as presented, with staff recommendations. Commissioner Hawkins seconded the motion.

Unanimously approved

4) Public Hearings

- a) Request for a Special Use Permit to allow a home occupation on property located at 259 Pheasant Rd. West #25 on behalf of Diana and Michael Blaylock. (PZ19-0055)

Staff Presentation:

City Planner Cherry presented the request for a Special Use Permit to allow a home occupation on property located at 259 Pheasant Rd. West #25 on behalf of Diana and Michael Blaylock. (PZ19-0055)

The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application.

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

Per County and City records, the townhome complex where the subject property is located was built in 1979.

This is a request to allow a Home Occupation for a Home Bakery business located at 259 Pheasant Road West #25. The subject property is located within the R-4 (Residential Medium Density) Zoning District.

The applicant(s) intends to operate regularly Monday through Saturday 8:00 A.M. to 8:00 P.M. The applicant intends to serve approximately ten (10) to twenty (20) customers monthly. However, the applicant has stated that during holiday months they could potentially serve up to forty (40) customers per month.

Staff determines that the applicant's request is in accordance with City Code and City Comprehensive Plans.

If the Commission approves this request as presented, then staff recommends the following conditions:

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.

Applicant Presentation:

Diana and Michael Blaylock presented their request to open a home bakery on property located at 259 Pheasant Road West #25.

PZ/Questions & Comments:

Public Hearing: Opened and Closed without input

Discussions Followed:

- Commissioner Perez asked what will happen if neighbors complain about the bakery after the SUP is approved.
- City Planner Cherry stated they would address any issues with the applicant at that time.

Motion:

Commissioner Kelley made a motion to recommend approval of the request, as presented, with staff recommendations. Commissioner Hawkins seconded the motion.

Unanimously approved

5) Upcoming Meeting(s)

a) Tuesday, July 9, 2019 at 6:00 pm

6) Adjournment

The meeting adjourned at 6:44 pm.

Kelli Ebersole, Administrative Assistant