



Twin Falls Planning & Zoning Commission Minutes

Tuesday, November 19, 2019, 6:00 PM

203 Main Ave E
Twin Falls, ID 83301
Council Chambers

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 6:01 pm.

Members Attending: Titus, Bolton, Kelley, Detweiler, Hawkins

Staff Attending: Spendlove, O'Connor, Ebersole, Strickland, Cherry, Nope, Vitek

2) Consent Calendar

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

Unanimously Approved

- a) Approval of Minutes from the following meeting: October 30, 2019

3) Items of Consideration

- a) Request for approval of the Preliminary Plat for Rose Russell Subdivision approximately 6.89 (+/-) acres to develop one (1) lot located at 2469 Addison Avenue East. (PZ19-0129)

Staff Presentation:

City Planner Strickland presented the request for approval of the Preliminary Plat for Rose Russell Subdivision approximately 6.89 (+/-) acres to develop one (1) lot located at 2469 Addison Avenue East. (PZ19-0129)

As per Twin Falls City Code 10-12-2.3: 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.

This is a request for approval of the Preliminary Plat for Rose Russell Subdivision approximately 6.89 (+/-) acres to develop one (1) lot located at 2469 Addison Avenue East.

This preliminary plat complies with the standards as outlined in the City's General Subdivision Provision of Title 10, Chapter 12, Section 3, all regulations regarding C-1 zoning development standards, and the 2016 comprehensive plan. All general criteria for approval have been met, per

State Statute 50 - Chapter 13.

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:

Scott Allen, JUB Engineers, representing applicant, presented the request for approval of the Preliminary Plat for the Rose Russell Subdivision. This is a remnant parcel from another PUD. The land has been vacant for several years. There is no plan for development at this time.

PZ/Questions & Comments:

- Commissioner Detweiler asked what lots the commission is being asked to approve.
- Mr. Allen stated the approval is for one lot at 6.89 acres.

Discussions Followed: *without concerns*

Motion:

Commissioner Bolton made a motion to approve approval of the Preliminary Plat for Rose Russell Subdivision approximately 6.89 (+/-) acres to develop one (1) lot located at 2469 Addison Avenue East, as presented, with staff recommendations. (PZ19-0129)
Commissioner Kelley seconded the motion.

Unanimously Approved

- b) Preliminary Presentation for an Amendment to the ZDA for Elizabeth Estates c/o Gerald Martens. (PZ19-0131)

Staff Presentation:

City Planner O'Connor presented the Preliminary Presentation for an Amendment to the ZDA for Elizabeth Estates c/o Gerald Martens. (PZ19-0131)

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 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:

Tim Vawser, EHM Engineers, representing applicant, presented the request for an amendment to the ZDA for Elizabeth Estates. Complete the U shaped subdivision.

Discussions Followed:

- Commissioner Detweiler asked if there is a private entrance for Building 16.
- City Planner O'Connor reviewed the loop around the development. He stated that Building 16 uses existing driveway.
- Commissioner Detweiler asked if the landscape changes with amendment.
- City Planner O'Connor stated the landscape requirements remain the same as approved.

Public Hearing; Dec. 10

4) Public Hearings

- a) Request for a Zoning District Change and Zoning Map Amendment from C-1 PUD to C-1 ZDA for the Westpark Subdivision No. 11, located on 4.41 acres on Canyon Crest Drive c/o EHM Engineers, Inc. on behalf of Bach Homes. (PZ19-0120)

Staff Presentation:

City Planner O'Connor presented the Request for a Zoning District Change and Zoning Map Amendment from C-1 PUD to C-1 ZDA for the Westpark Subdivision No. 11, located on 4.41 acres on Canyon Crest Drive c/o EHM Engineers, Inc. on behalf of Bach Homes. (PZ19-0120)

The applicant is required to present a preliminary review to the Planning and Zoning Commission in which the commission may give suggestions and ask questions of the applicant about the proposed ZDA. A public hearing shall be held before the Commission for a recommendation to City Council to; amend the zoning district and the zoning map, amend with recommendations or deny the request.

This parcel part of an unplatted portion of the Northbridge No. 2 PUD. The Final Plat for Westpark No. 11, which encompasses the proposed development, has been approved but not recorded.

This is a request for a Zoning District Change and Zoning Development Agreement (ZDA) for The Bach Homes ZDA, in the Northbridge No. 2 PUD. The property, if approved, would be rezoned from C-1 & C-1 CRO PUD to C-1 & C-1 CRO ZDA.

The ZDA proposes to allow four-plexes as a permitted use, to prohibit certain uses, and allow for additional height not to exceed sixty feet (60'). The elevations provided do not show buildings sixty feet (60') high, however the developers would like to add in a little leeway, in case heights need to change due to the site. **North part in Canyon Rim Overlay.**

The Master Development Plan shows a Multi Family development with a mix of apartments similar to what is to the West, and four-plex units or commercial space along Canyon Crest Dr.

If the Commission determines the proposed request appropriate, you may recommend approval to the City Council, as presented, subject to the following conditions.

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to the recordation of Westpark No. 11 Final Plat.

Applicant Presentation:

Tim Vawser, EHM Engineers, representing applicant, presented the request for a Zoning District Change and Zoning Map Amendment from C-1 PUD to C-1 ZDA for the Westpark Subdivision No. 11, located on 4.41 acres on Canyon Crest Drive. He also introduced Nick Mason with Bach Homes as the applicant.

He explained this request is an extension of the River Crest Apartments with the focus of this request being on the apartments. The request is for two (2) variations, one being the lower density of some of the units and the sixty (60) foot height to build up the site to sewer out. Height is measured off the top of nearest curb. The new buildings will mirror what exists to the west.

PZ/Questions & Comments:

- Commission Kelley asked if there has been preliminary plat work done, due to the rock.
- Mr. Vawser stated they do not see any issues. He stated they will have to build up on the north end for the sewer.
- Commissioner Kelley asked the number of stories for each building.
- Mr. Vawser reviewed the elevations for the commission.
- Commissioner Titus asked if building L is an existing building.
- Mr. Vawser stated it is a proposed building.
- Commissioner Titus asked the height of the buildings existing in the complex.
- Mr. Vawser stated he believes some are at the maximum height.
- Commissioner Bolton asked for an aerial view of the site in relation to the Canyon Rim Overlay.
- City Planner O'Connor reviewed the aerial view with the Canyon Rim Overlay. He stated the complex sits approximately seven hundred (700) feet from the canyon rim.
- Commissioner Detweiler asked if there are vacant lots on other side of Canyon Crest Drive.
- City Planner O'Connor stated there are vacant lots across the street.
- Commissioner Titus asked for clarification of the request.
- City Planner O'Connor reviewed the request for lower density units be outright permitted, while being a high density complex.

Comment [KE1]:

Public Hearing: Opened

- Barry Thompson, representing HOA for East Hampton presented his concerns for the additional height request. He believes the buildings should remain to the confines of the overlay. He stated he has a concern for increased traffic and the intersection at Pole Line Rd and Canyon Crest Dr. He stated there is a concern with cars parking on both sides of the street because it is a narrow street. He stated that Washington St. is an arterial road and he would like the city to look at the road with future planning to improve the traffic for the area.

Public Hearing: Closed

Discussions Followed:

- Commissioner Kelley appreciates the traffic concerns, but believes there is no issue with this project and will approve this request.
- Commissioner Detweiler has a reservation on the additional height. He asked if the southern four (4) story building out of overlay. He believes sixty (60) feet is too tall for area.
- City Planner O'Connor stated it is out of overlay and in C1 zone fifty (50') feet allowed.

- Commissioner Hawkins does not have an issue with height as Twin Falls is a growing city and there is a need for affordable housing with new buildings having additional height for growth.
- Commissioner Kelley reiterated the just in case component of height request.
- City Planner O'Connor reviewed the elevations of the proposed buildings.

Motion:

Commissioner Kelley recommend approval for a Zoning District Change and Zoning Map Amendment from C-1 PUD to C-1 ZDA for the Westpark Subdivision No. 11, located on 4.41 acres on Canyon Crest Drive c/o EHM Engineers, Inc. on behalf of Bach Homes, as presented with staff recommendations. (PZ19-0120)

Commissioner Hawkins seconded the motion.

Commission Discussion on Motion:

- Commissioner Detweiler stated he is not in favor of the additional height request.
- Commissioner Titus stated she is okay with fifty (50) feet height to match the rest of the area.
- City Planner O'Connor stated the height request is for the sewer needs. If there was a desire for the buildings on the front of the complex want to be built taller, the applicant would have to come back before the commission.
- PZ Director Spendlove stated if commission is concerned about the additional height, they can add an amendment stating the buildings stay as depicted on the elevations and also specify which buildings.

Second Motion:

Commissioner Bolton made a motion to amend the main motion to add a condition that all building heights will be as presented on site plan, located on 4.41 acres on Canyon Crest Drive c/o EHM Engineers, Inc on behalf of Bach Homes. (PZ19-0120)

Commissioner Detweiler seconded the motion.

Unanimously approved

Motion:

Commissioner Kelley recommend approval for a Zoning District Change and Zoning Map Amendment from C-1 PUD to C-1 ZDA for the Westpark Subdivision No. 11, located on 4.41 acres on Canyon Crest Drive c/o EHM Engineers, Inc. on behalf of Bach Homes, as presented with the additional condition. (PZ19-0120)

Commissioner Hawkins seconded the motion.

Unanimously approved

- b) Request for a Special Use Permit to allow the expansion of an existing Work Release Center on property located at 594 & 616 Washington Street South. (PZ19-0125) - **Withdrawn by Applicant**
- c) Request for a Special Use Permit to allow a drive through facility on property located at 213 Cheney Drive West c/o Gerald Martens on behalf of LIAO, LLC. (PZ19-0128)

Staff Presentation:

City Planner Cherry presented the Request for a Special Use Permit to allow a drive through facility on property located at 213 Cheney Drive West c/o Gerald Martens on behalf of LIAO, LLC. (PZ19-0128)

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 six (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.

The multi-tenant building which the proposed use will be located is currently under construction.

This is a request for a Special Use Permit to allow a drive through facility on property located at 213 Cheney Drive West. The subject property is located with the C-1 (Commercial Highway) Zoning District in the River Hawk Commercial PUD. The C-1 Zone requires a special use permit (SUP) for drive-through services.

The proposed drive-through will be accessory to a space within a multi-tenant building. The submitted site plans proposes a drive-through which provides approximately five (5) stacking spaces before the first stopping point and an escape lane which is nine feet (9') wide.

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:

Tim Vawser, EHM Engineers, representing applicant, presented the Request for a Special Use Permit to allow a drive through facility on property located at 213 Cheney Drive West c/o Gerald Martens on behalf of LIAO, LLC. The drive through is acceptable per city code. He stated the drive through will be along the back of the building, causing no traffic issues.

PZ/Questions & Comments:

- Commissioner Bolton asked about access to drive through to the east off Cheney Drive and how customers will exit the lot.
- Mr. Vawser explained customers would turn east to the turn outs on Cheney to make a U-turn to travel west on Cheney Drive.

Public Hearing: Opened and Closed without comment

Discussions Followed: *without concerns*

Motion:

Commissioner Kelley made a motion to approve the request for a Special Use Permit to allow a drive through facility on property located at 213 Cheney Drive West c/o Gerald Martens on behalf of LIAO, LLC, as presented with staff recommendations. (PZ19-0128)
Commissioner Bolton seconded the motion.

Unanimously approved

- d) Request for a Special Use Permit to allow a Detention Center on property located at 650 Addison Avenue West c/o Robert Beer on behalf of Twin Falls County. (PZ19-0132)

Staff Presentation:

City Planner Cherry presented the Request for a Special Use Permit to allow a Detention Center on property located at 650 Addison Avenue West c/o Robert Beer on behalf of Twin Falls County. (PZ19-0132)

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 records the building which will house the proposed Detention Center was built in 1950 as the Twin Falls Hospital.

In 2012, Twin Falls County began the process of remodeling the hospital into office space for various county departments.

The building now serves as the Twin Falls County Annex which houses a variety of county functions and services, as well as other affiliated organizations and service oriented groups.

This is a request to allow a Detention Center on property located at 650 Addison Avenue West. The subject property is located within the Commercial Highway (C-1) and portions of the property are within the Canyon Rim Overlay (CRO) Districts. Due to the complication of the CRO District on a portion of the property, staff is recommending a condition to help clarify the land uses in that area.

The proposed Detention Center will be on the third floor of the Twin Falls County Building. Approximately 31,886 square feet will be utilized for Detention Center Operations. Per the applicant it is anticipated approximately eleven (11) persons will be housed at one time. The design of the facility will have the ability to house approximately seventeen (17) to twenty (20), depending on the situation.

A 4,500 square foot outdoor recreation area will also be provided in the Northeastern portion of

the property.

The Detention Center will operate twenty-four hours a day seven days a week. The Detention Center will be staffed by existing personnel in the County Building. It is important to note, the County has declared this will be a Youth Detention Facility. It is there desire to bring all the youth oriented services into one location in order to make that transition for the youth easier and more focused on services to help them succeed.

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.
2. Subject no portion of the building within the Canyon Rim Overlay being utilized directly for Detention Center operations.

Applicant presentation:

Bob Beer, representing applicant, presented the request for an a Special Use Permit to allow a Detention Center on property located at 650 Addison Avenue West c/o Robert Beer on behalf of Twin Falls County. (PZ19-0132)

He stated the detention center will occupy the vacant 3rd floor to alleviate overcrowding at the current facility. The detention center will join other youth services at the facility. The center will be on the 3rd floor, with the goal to have all juvenile services at the same facility on the same floor. The recreation area will be used on a daily basis, weather permitting. The area will be surrounded by a 12 ft. high chain link fence. He stated the area of the building in Canyon Rim Overlay will be used for secured storage. The detainees will be under 18 years old. There is no plan to house adult prisoners at facility.

PZ/Questions & Comments:

- Commissioner Bolton asked about the safe house on second floor being residential facility. Will it be used in conjunction with the detention center?
- Mr. Beer stated there are residential services at the facility now.
- Commissioner Bolton asked about south side plan.
- Mr. Beer reviewed plan for 3rd floor.
- Commissioner Bolton asked about exception to Canyon Rim Overlay.
- PZ Director Spendlove explained that city code does not allow for an SUP for the Overlay.
- Commissioner Kelley asked if this facility is for juvenile overflow.
- Mr. Beer stated the juvenile detention center will be moved to the new location to have everything under one roof for juveniles.
- Commissioner Hawkins stated he believes this is great idea to address the challenge of the County. He does not like that there is space that is not usable at this time.
- County Commissioner Hall stated the county will be back in front of the commission for a ZDA.

Public Hearing: Opened

- Letter from The Department of Water Resources stating concenrs shown to commission.
- Mr. Beer addressed the concerns in the letter.

Public Hearing: Closed

Discussions Followed:

- Commission Hawkins stated there are remedies to concerns in letter.
- Commissioner Kelley stated the County is taking consideration into the concerns. He believes that one building for all services is a good decision.
- Commissioner Bolton agreed, likes centralized location for juvenile services. She stated she believes County will take safety seriously and is in favor of this Special Use Permit.

Motion:

Commissioner Detweiler made a motion to approve the request for a Special Use Permit to allow a Detention Center on property located at 650 Addison Avenue West c/o Robert Beer on behalf of Twin Falls County, as presented with staff recommendations. (PZ19-0132)
Commissioner Hawkins seconded the motion.

Unanimously approved

5) Upcoming Meeting(s)

- a) Worksession: Wednesday, December 4, 2019
Tuesday, December 10, 2019
- b) 2020 PZ Meeting Calendar
One meeting in November and December to accommodate holidays.

6) Adjournment

The meeting adjourned at 07:37 PM

Kelli Ebersole

Kelli Ebersole, Administrative Assistant