



Twin Falls Planning & Zoning Commission Minutes

Tuesday, January 26, 2021, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Council Chambers

Members -

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

Area of Impact: David Detweiler

1) Call In Instructions

2) Confirmation of Quorum/Call Meeting to Order

Chairperson Titus called the meeting to order at 6:02 PM

A quorum was present.

Members Present: Titus, Kelley, Musser, Bolton, Detweiler, Hansen

Staff Present: Spendlove, Strickland, Zollinger, Ebersole, Vitek, Hafer, Nope

3) Consent Calendar

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

Commissioner Musser seconded the motion.

Approved by a vote of 5-0-1

- a) Approval of Minutes from the following meetings: January 6, 2021 and January 12, 2021

4) Items of Consideration

- a) Request for consideration of the Preliminary Plat for the Fieldwood Subdivision No. 2, a PUD, approximately 1.49 (+/-) acres to develop five (5) lots on property located at 1085 Cheney Drive West c/o EHM Engineers, Inc. on behalf of Brad Wills. (PZ20-0144)

Staff Presentation:

City Planner Strickland presented the request for consideration of the Preliminary Plat for the Fieldwood Subdivision No. 2, a PUD, approximately 1.49 (+/-) acres to develop five (5) lots on property located at 1085 Cheney Drive West c/o EHM Engineers, Inc. on behalf of Brad Wills. (PZ20-0144)

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.

Approval of the Preliminary Plat will set many parameters for which the Final Plat must substantially conform to, including total number of lots, street layout, sidewalk connections, and other similar items.

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. 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

The subject property was approved for a zoning district change from R-4 PRO PUD to R-2 on September 21, 2020.

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Town Neighborhood". Staff has determined this request complies with the 2016 Comprehensive Plan.

As this area has developed it has become more residential in nature and staff does not anticipate this request, if approved, would create negative impacts to the surrounding properties.

Upon conclusion, 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:

Tim Vawser, EHM Engineers, representing applicant, presented the request for consideration of the Preliminary Plat for the Fieldwood Subdivision No. 2, a PUD, approximately 1.49 (+/-) acres to develop five (5) lots on property located at 1085 Cheney Drive West. He stated the property is zoned R2, with five (5) residential lots for duplexes.

PZ/Questions & Comments: none

Discussion Followed:

- Commissioner Kelley stated this request is straightforward as it fits nicely with the like surroundings.
- Commissioner Detweiler agreed stating duplexes fit well in the surroundings.

MOTION: Commissioner Kelley made a motion to approve the request for consideration of the Preliminary Plat for the Fieldwood Subdivision No. 2, a PUD, approximately 1.49 (+/-) acres to develop five (5) lots on property located at 1085 Cheney Drive West c/o EHM Engineers, Inc. on behalf of Brad Wills, PZ20-0114, as presented with staff recommendations. Commissioner Bolton seconded the motion.

Unanimously Approved by a vote of 6-0.

5) Public Hearings

- a) Request for an Amendment to Special Use Permit #PZ18-0088 to expand the Automobile Dealership on property located at 1725 Park View Drive c/o EHM Engineers, Inc. on behalf of Rydell Management Company. (PZ20-0142)

Staff Presentation:

City Planner Strickland presented the request for an Amendment to Special Use Permit #PZ18-0088 to expand the Automobile Dealership on property located at 1725 Park View Drive c/o EHM Engineers, Inc. on behalf of Rydell Management Company. (PZ20-0142)

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.

The property became part of the Canyon Properties PUD #229 in 2003. On November 27, 2018, the Planning & Zoning Commission approved SUP PZ18-0088 (see attached) with grouped landscaping.

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Commercial" therefore, staff has determined this request is in compliance with the 2016 comprehensive plan. Staff does not foresee the impacts of this expansion being detrimental to the neighboring properties.

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 an Amendment to Special Use Permit #PZ18-0088 to expand the Automobile Dealership on property located at 1725 Park View Drive. He stated the owners have had the opportunity to acquire more inventory and have found there is a greater need for their product. They have purchased an extra 4.67 acres, with no plans for a building at this point. The front part of the land will be hard surfaced for extra vehicle storage and display. He stated the reason for expansion of the approved landscaping from SUP PZ18-0088 is due to Canal Company rules.

PZ/Questions & Comments:

- Chairperson Titus asked where the extended land boundaries are.

- Mr. Vawser clarified the 4.67 acre expansion goes to the northern boundary of the original property, but will farm northern portion at this time.

Public Hearing: Opened and Closed without input

Discussions Followed:

- Commissioner Kelley is in favor of this request as an expansion of the original request.
- Commissioner Bolton agreed with Commissioner Kelley.
- Commissioner Musser has no issues with this request.

MOTION: Commissioner Bolton moved to approve the request for an Amendment to Special Use Permit #PZ18-0088 to expand the Automobile Dealership on property located at 1725 Park View Drive c/o EHM Engineers, Inc. on behalf of Rydell Management Company, PZ20-0142, as presented with staff recommendations.

Commissioner Musser seconded the motion.

Unanimously Approved by a vote of 6-0.

Change to order of Agenda: Public Hearing item #C heard prior to item #B

- b) Request for a recommendation to City Council for a Zoning District Change and Zoning Map Amendment from C1 PUD to C1 CRO ZDA for property located at 287 & 292 River Vista Place c/o EHM Engineers on behalf of Federation Pointe, LLC. (PZ20-0138)

Staff Presentation:

City Planner Zollinger presented the request for a recommendation to City Council for a Zoning District Change and Zoning Map Amendment from C1 PUD to C1 CRO ZDA for property located at 287 & 292 River Vista Place c/o EHM Engineers on behalf of Federation Pointe, LLC. (PZ20-0138)

Per City Code 10-6-1 The procedure for establishing a ZDA shall follow the procedure for zoning map amendments as set forth in chapter 14 of this title with the following addition: The planning and zoning commission shall complete a preliminary review of the proposed conceptual development plan at a meeting prior to the public hearing for a zoning district and zoning map amendment.

The property is currently zoned C-1 with a Canyon Rim Overlay. The western portion of the property exists under the River Vista PUD. Under the current proposal a portion of what is part of the River Vista PUD will be included in this ZDA.

The applicant is proposing to lay out the property in four (4) rows of town homes all served by private roads and each town home having their own driveway with a two-car garage. Three (3) rows of town homes will be three (3) stories while the fourth (4th) row will be two (2) stories in order to meet the height requirement relating to the canyon rim overlay.

The applicant is proposing to add landscaped buffers to the development which will include a fifteen (15') foot buffer from the property line adjacent to Canyon Crest Drive with the exception of vehicular turn-outs as well as a five (5') foot landscaped buffer between the

residential and commercial elements to the east and west of the development. Buffers may include sidewalk or other hard surfaces providing access to the Canyon Rim trails or other adjacent accessible routes.

Required parking will be provided by the driveways built for each of the units with the addition three (3) visitor parking spaces.

The applicant has declared a few modifications from the applicable City Code:

1. Modification to the C-1 and CRO, to allow zero lot line townhomes in groupings of three (3) or more.
2. Modification to the lot area requirement for lots to be no less than 680 sf.
3. Allowing each residential lot to contain 100% occupancy or to have a portion thereof be used for decks, driveways, and /or yard area.
4. Open space to have no minimum or maximum square footage and may include landscaping, access and utility corridors, lighting, and trash enclosures.
5. To allow no property line building setbacks to be required from residential lot lines. Setbacks from the subdivision boundary will be in conformance with the C-1 district.
6. To allow for horizontal projections, including cantilevered decks and eave projections to project over the Canyon Rim Setback line as defined by the Canyon Rim Study or over the interior lot lines into common area/ open space by a distance of and not to exceed eight (8) feet. To also allow for concrete patios to project into common area/ open space areas by a distance of and not to exceed ten (10) feet.

All site regulations will be checked by staff during the building permit process.

City Staff finds the modifications from current code are not anticipated to create undue impacts to the surrounding properties nor to the nature of the canyon rim as the project is an infill development that mirrors the surrounding mixed use developments.

Upon conclusion should the Commission recommend approval of the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards

PZ/Questions & Comments:

- Commissioner Kelley asked for the buffer zone difference since the first presentation.
- City Planner Zollinger clarified the buffer zone difference from ten feet (10') to five feet (5'), on either side of the property line.
- Commissioner Kelley asked to outline the Canyon Rim Overlay boundary and where the overlap occurs.
- City Planner Zollinger clarified the Canyon Rim Overlay setback and which of the units patios will overlap into it.
- Commissioner Hansen asked about the accesses to this development.
- City Planner Zollinger stated the plans show one access point to the development for residents, with an access to Canyon Crest Drive for fire access only.
- Chairperson Titus asked for clarification on modification #5.
- City Planner Zollinger stated there are no conflicting setbacks and will conform to C1

setback.

- Commissioner Detweiler asked about access going through the parking lots and why is there not an access from the east side.
- City Planner stated it is a continuation of existing accesses.
- PZ Director Spendlove stated the applicant stated they are proposing that there is a right to the parking lot access through a private access agreement on that property and there is an issue with our Engineering department for an eastern access.
- Commissioner Bolton asked if there is written agreement to use existing access.
- PZ Director Spendlove stated the applicant has declared there is an existing agreement.

Applicant Presentation:

Tim Vawser, EHM Engineers, representing applicant, presented recommendation to City Council for a Zoning District Change and Zoning Map Amendment from C1 PUD to C1 CRO ZDA for property located at 287 & 292 River Vista Place. He introduced JJ McBride as a potential investor should this project goes forward. He clarified the changes since the preliminary presentation. The reason for the buffer change to 5' is for the fire aisle, inclusive with sidewalk. The variance of the number of buildings is requested due to unknown costs and may change to a lesser density. He stated they are still providing private easements. He addressed the access points. These are individual residences, sold as townhomes.

PZ Questions:

- Commissioner Hansen asked if the access between 278 & 284 River Vista Pl. is a private drive is or accessible for public use.
- Mr. Vawser stated he believes the the cul de sac was blocked off between the residences and the offices and will not be used for public use.

Public Hearing: Opened

- Larry Jones, citizen, stated his concern regarding needing an entrance to the development closer to the Canyon Crest Restaurant. He stated he does not believe have one access through the parking lot will work, as there are too many people going through the lot now.
- Mr. Vawser gave a closing statement and stated EHM can revisit with the Engineering department to address an eastern access.
- Chairperson Titus asked about # of units and if all will be sold as single-family dwellings.
- Mr. Vawser stated all 25 units will be sold as single-family dwellings.

Public Hearing: Closed

Discussions Followed:

- Commissioner Musser stated he believes this is an overall good project, but has concerns with the weft access, and would rather see a different access point.
- Commissioner Detweiler stated he does not like using cul de sac access through a business parking lot for this residential development.
- Commissioner Kelley believes the northern access is a good access, but not perfect. He stated he believes the project is good for this lot and is in favor of the request.
- Commissioner Bolton likes the request, but would like to see access on east side of property.

- PZ Director Spendlove stated this is a recommendation to City Council and the commission can add conditions of approval to be discussed at City Council.
- Commissioner Hansen stated he does not believe the request should be denied, but is worried about the access.
- Chairperson Titus likes the infill project and has no issue with Canyon Rim Overlay setback and with the buffer change. She stated her only concern is the access.
- Commissioner Kelley stated this is not an apartment complex, but are single-family dwellings, with not as many vehicles. He stated he does not believe this development will be adding more cars than are there now. He is okay with the request as is.
- Commissioner Hansen agreed he does not want the project to go away, as it is a good infill project.
- Chairperson Titus clarified she thinks access could still be a concern, but if there could be an alternative to the accesses that be looked in to.
- Commissioner Musser agrees this is a good project, and asked for help with adding a condition.
- PZ Director Spendlove helped with a possible condition from the Planning and Zoning Commission to City Council.
- Discussion ensued on the addition of a condition regarding the accesses.

MOTION: Commissioner Hansen moved to add a condition to add an additional access point on the eastern most boundary that would access Canyon Crest Drive.
Commissioner Detweiler seconded the motion.

Motion approved by a vote of 5-1.

MOTION: Curtis Hansen moved to recommend approval to City Council for a Zoning District Change and Zoning Map Amendment from C1 PUD to C1 CRO ZDA for property located at 287 & 292 River Vista Place c/o EHM Engineers on behalf of Federation Pointe, LLC, PZ20-0138, with the added condition and staff recommendations.
Commissioner Musser seconded the motion.

Unanimously approved by a vote of 6-0.

- c) Request for a recommendation to City Council for the vacation of platted easements on property located at 287 & 292 River Vista Place c/o EHM Engineers, Inc. on behalf of Federation Pointe, LLC. (PZ20-0137)

Staff Presentation:

PZ Director Spendlove presented the request for a recommendation to City Council for the vacation of platted easements on property located at 287 & 292 River Vista Place c/o EHM Engineers, Inc. on behalf of Federation Pointe, LLC. (PZ20-0137)

He explained the vacation process and which platted easements are being requested to be vacated with this request. Not involved in the private easement agreements between owners. Utility letters will be collected prior to presentation to City Council.

Per City Code 10-16-1: Vacations & Dedications require a public hearing before the Planning Commission where the public and the applicant will have the opportunity to make a presentation, ask questions, or voice their concerns. The Planning & Zoning Commission will make a recommendation to the City Council that the vacation be granted, or it may recommend a modification to the vacation, or it may recommend that the vacation be denied. The subject property exists under the River Vista PUD (recorded 2008) and is part of the Pinnacle Subdivision (recorded 1996).

Per the applicant the purpose of the proposed vacation of platted easements is to move forward with a Townhouse Development on the subject property. The applicant also stated that they will rededicate easements as needed through the platting process for the future development.

Should the Commission recommend approval to the City Council as presented, staff recommends approval be subject to the following conditions:

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Subject to the applicant providing written statements from all utility companies on company letterhead indicating whether or not they agree with vacating the requested easement prior to this item being heard by City Council.
3. Subject to the applicant providing legal descriptions for the platted easements per approval of the City Engineer prior to this item being heard by the City Council.

Applicant Presentation:

Tim Vawser, EHM Engineers, representing applicant, presented the request for a recommendation to City Council for the vacation of platted easements on property located at 287 & 292 River Vista Place. He stated that the Pinnacle Subdivision has drastically changed from the original map. He stated this request is only for the eastern portion of lots 10 and 11.

PZ/Questions & Comments: none

Public Hearing: Opened

- Don Gilster, citizen, stated a concern for the vacation of easements and their locations. He would like to see the easements remain as they are, and is against this request.
- Mr. Vawser gave a closing statement. He clarified the effect on Mr. Gilster's property. He stated there is one private easement on that property, and is working with the owners and is not part of this request.

Public Hearing: Closed

Discussions Followed:

- Commissioner Detweiler stated the easement is not being used by utilities at this time, and he is not opposed to this request.
- Commissioner Kelley agreed, as the private easements are not part of this request.
- Commissioner Bolton agreed, as the request is only for the utility easements.
- Chairperson Titus stated that all utility letters are required before the request goes to City Council.

MOTION: Commissioner Kelley moved to approve the request for a recommendation to City Council for the vacation of platted easements on property located at 287 & 292 River Vista Place c/o EHM Engineers, Inc. on behalf of Federation Pointe, LLC. (PZ20-0137), as presented with staff recommendations.
Commissioner Bolton seconded the motion.

Unanimously Approved by a vote of 6-0.

6) Upcoming Meeting(s)

- a) Wednesday, February 3, 2021 Worksession
Tuesday, February 9, 2021

7) Adjournment

The meeting adjourned at 07:22 PM

Kelli Ebersole

Kelli Ebersole, Administrative Assistant