

Planning Commission Minutes April 25, 2022 at 6 PM

1. ROLL CALL – Meeting which was available in person and with Zoom on-line service due to Corona Virus pandemic, was called to order by Chairman Robert Mann. A quorum was present.

PRESENT

Robert Mann, Chair
Gerry Harris, Vice Chair
Chad Ball
Judy Horne
Keith Macedo
Jay Moore
Howard Carter
Bobby Wilson

ABSENT

City Employees Present: Melissa McCarville, City Business Manager; Rick Bramall, City Building Inspector; Chris Brackett, City Engineer; Fire Chief, Bill Hellard

2. Approval of Minutes: March 28, 2022 meeting minutes were approved with the correction to page 1. The vote should have read 6-1 with Chad Ball voting no.

3. Comments from Citizens:

Jill Toering, 306 Claybrook – She asked why connectivity was needed for all neighborhoods? She said that the City will approve new subdivisions with nothing but a cul-de-sac but are OK with making through streets of old established neighborhoods. She further stated that the residents of Twin Falls bought homes in this subdivision because the street design is quiet and safe. Where the proposed connection is in Twin Falls she asked that a gate which Fire Department could access be built instead of putting the street through to the new Wagon Wheel Subdivision.

Norm Toering, 306 Claybrook – He asked why the cell tower behind the church on Main Street is showing the antennas since it is supposed to be a covered monopole. Rick Bramall will go investigate it and will reply back to Mr. Toering.

Public Hearings:

4A. Conditional Use- Fireworks City property owned by Meramec Specialty Co. located at 380 W. Main St as presented by Meramec Specialty Co.:

Dave Stewart was present to discuss the request on behalf of Kevin Bailey.

Public Comment: None.

Chairman Robert Mann called for question to approve the Conditional Use for 380 W. Main St. and upon roll call vote motion passed unanimously.

4B. Rezoning from R-2 to R-O property owned by Pops Holdings LLC; property location 175 W. Vine St.; presented by Mike Thompson:

Mike Thompson was present to discuss the request.

Melissa McCarville read the following memo recommending the approval of this Rezoning.

Item 4B:

Current zoning for this property is R-2; which allows smaller single family lots. The land use plan indicates Urban Residential for this area; these areas consist of higher density than in the Rural Residential and Medium Residential Future Land use categories. Their maximum densities range from 5.81-10.89 units per acre. Minimum lot sizes are between 0.16-0.09 acres. Homes in this category may be single-family residential or multifamily. These residential areas are often located closer to commercial areas because they usually need more utility and traffic infrastructure to handle the increased demands on these services from high development densities. So the request, while not directly in keeping with the future land use plan is compatible with the category, since parking lots would be required in areas where multi-family units are developed.

This area appears to be in zone A for FEMA flood plain. Zone A indicates areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply. So, development of this property for residential purposes would be difficult.

The only adjacent property owner comment received, was in favor of the rezoning. Staff recommends approval for this rezoning.

A Grading Permit must be obtained prior to construction. The parking area construction can't make any flooding problems worse and may actually improve the drainage/flooding in that area.

Mike Thompson said he has been talking with area property owners including Karen Murdock and also Allan Shannon who owns property at 162 Hill Street.

Public Comment:

The study by FEMA regarding floodways and floodplain has been finished but the report has not been done yet and sent to the City.

It was explained that the only issue tonight is rezoning and when a Large Scale Development is presented, it will be carefully reviewed by City Engineer Brackett. All this would be done before any work could be done. Rezoning the property from R-2 to R-O actually protects area residents more because multi-family housing can't be built in R-O zone. Also, the area is so small that nothing very large could be built there.

The City has an easement Mike Thompson would like to purchase if it can be vacated by the City.

Chairman Mann called for the question and upon roll call, the motion to allow a rezoning variance for 175 W. Vine St. passed unanimously.

4C. Final Plat for Summerfield Subdivision Phase I; Location - on the west side of Hunter St. and west of Summerfield Phase I; owned by DRP Holdings, LLC; Presented by Jorgensen & Associates:

Charles Zardin was present to discuss the request. Chris Brackett read his memo as follows:

“The Final Plat for the Summerfield Subdivision Phase I has been reviewed and it is our option that the Planning Commission’s approval should be conditional on the following comments.

1. On April 27, 2020 the Planning Commission approved this development with the following condition. "The Developer and City Staff have come to an agreement for the required offsite improvements for this development. This agreement is only binding if the Planning Commission agrees to the offsite improvements as follows.

- f. The City (Planning Commission) agrees to waive the payment in lieu for park land dedication for *all phases* of this development."

Due to this condition of Phase I, there will be no requirement for parkland dedication for this development.

2. All public improvements must be completed, and a Final Inspection scheduled. All punch list items must be completed and accepted prior to final approval of the final plat.
3. A one- year 100% Maintenance Bond to the City of Farmington for all public improvements with the exception to the water and sanitary sewer improvements must be provided prior to the signature on the Final Plat. The engineer must submit an itemized cost of these improvements for approval prior to obtaining the bond.
4. If the sidewalk construction is to be delayed until the home construction, then the developer shall provide an escrow account in accordance with Sec. 9.20.03. The engineer shall provide a cost estimate for the construction of the sidewalk for approval.
5. If the installation of the Street Lights has not been completed at the time of Final Plat signatures, then the developer shall provide the paid invoice from the electric company for these lights.
6. Provide one original and 6 copies of the recorded plat to the City."

Mr. Zardin had no issues with Mr. Brackett's requirements.

Chad asked what was covered under #2 in the memo. Mr. Brackett said they made all street improvements to Wilson St. and Hunter Street. Also, a new sidewalk was installed all the way to the bridge. The commissioners remembered that the developer had agreed to show a crosswalk and put up warning signs since there will be lots of pedestrians going to the park's west entrance. Also, the median island height near an entry was approved by the Fire Department for accessibility.

In other discussion it was noted that there are at least two more phases planned. The developer has spent much more money on these improvements than a payment-in-lieu-of park.

There were no comments from the public.

Having no further discussion, Robert Mann called the question to approve the Final Plat subject to Chris Brackett's memo. Upon roll call, the motion was approved unanimously.

At the next work session, someone from the Chamber group that is promoting our area for medical technology development and manufacturing will suggest things the Planning Commission should be thinking about related to this.

Adjournment: Having no further business, the on-line/in-person Planning Commission meeting was adjourned at 6:30 PM.



Judy Horne - Secretary



Robert Mann - Chair