

Planning Commission Minutes June 27, 2022, at 6 PM

1. **ROLL CALL** –Meeting was called to order by Chairman Robert Mann. A quorum was present.

PRESENT

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

ABSENT

Jay Moore

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

2. **Approval of Minutes:** Approval of minutes was tabled until next meeting.

3. **Comments from Citizens:**

None

Discussion:

4A. Wagon Wheel West construction plans:

Chris Brackett reminded commissioners that the Commission approved a subdivision plan for Wagon Wheel West at the October 25, 2021, meeting. However, when Chris saw the construction plans in early June he realized ESI had made major changes in street direction. Also, there are knuckle cul-de-sacs that are not allowed by ordinance. Therefore, he felt that this needed to be brought back to the attention of the Commission.

Blake Murray with ESI Engineering stated this was due to alleviating drainage from the detention pond. This will still be connected to Wagon Wheel Crossing/Clyde Carnes. Lots 35 and 42 will have drainage going through it. The houses will be built up by 1.5ft even though it is not officially in the flood plain but still has significant drainage. The previous development showed a drainage pipe connecting to Clyde Carnes and would have been very expensive. This development will have open ditches instead of 8x4 box culverts. Mr. Murray said the POA would have to manage the ditch maintenance. The Commission agreed that this needs to be carefully reviewed again and then have a public hearing at the July meeting.

Jill Toering lives in Twin Falls and noted that the first phase of Wagon Wheel SD has open ditches also. Norm Toering also spoke and thought the developer wanted to avoid the extra expense of culvert drainage.

4B. Multi-Family Design Standards Review:

The Moratorium on Multi-Family permits will end in July. Mayor Penn will ask the City Council at the July meeting to again renew the Moratorium for another six months. It is believed that the State has not had any changes to a recent state law concerning restricting cities' design standards for single-family residences. However, Steve Tennant will be asked to confirm that the state law hasn't changed, and

that multi-family development is still excluded from design standards restrictions so the Planning Commission can consider minor changes to our ordinance.

Judy Horne showed a variety of MF units with a variety of designs to improve the overall appearance as a starting point to think about any desired changes to the current MF design standards.

4C. Cul-de-sac Ordinance:

Keith Macedo discussed his concern for fire and other emergency service equipment accessibility in subdivisions with very long cul-de-sacs such as the Blue Sky area. He said that eventually, there will be a new subdivision built to the east of Blue Sky. He mentioned Fort Worth, Texas as having very few East/West roads and streets. This is one component of connectivity which the commission will be reviewing. He felt this is absolutely necessary due to the city's rapid growth. The current Ordinance discourages the Commission from approving cul-de-sacs in subdivisions. He felt there must be a valid, good reason why a cul-de-sac should be approved. Also the ordinance needs to be changed regarding how the setbacks in cul-de-sacs are measured.

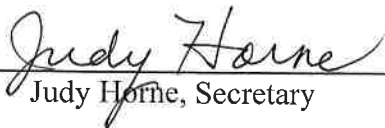
It was noted that lots of people like to live on a street with a cul-de-sac; also, it sometimes allows developers to have more building lots. Also, when Twin Falls and Blue Sky were developed, they were in the County.

Chad Ball moved to ask City Attorney to modify the ordinance Sec.15.08.02 – Measuring criteria, to reflect the measurement from the building set back rather than the street right-of-way. Included in this motion is to set a public hearing for the July 25 meeting. Keith Macedo seconded the motion and it passed unanimously.

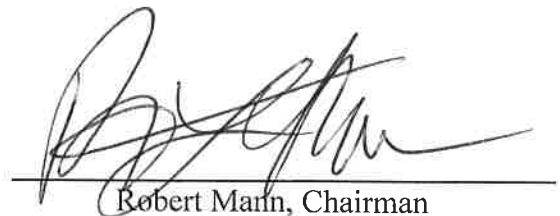
4D. Connectivity Within the City:

Connectivity will be included with the Cul-de-sac Ordinance discussion.

Adjournment: Having no further business, the in-person Planning Commission meeting was adjourned at 7:00 PM.



Judy Horne, Secretary



Robert Mann, Chairman