



Twin Falls Planning & Zoning Commission Minutes

Tuesday, December 14, 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) Confirmation of Quorum/Call Meeting to Order

Chairperson Titus called the meeting to order at 06:00 PM

A quorum was present.

Members Present: *Titus, Kelley, Bolton, Musser, Perez, Hansen*

Staff Present: *Spendlove, Nope, Vitek, Hart, Zollinger, Strickland, Ebersole*

2) Consent Calendar

MOTION: Vice Chair Kelley moved to approve the Consent Calendar, as presented.

Commissioner Musser seconded the motion.

Motion Approved by a vote of 5-0-1.

a) Approval of Minutes from the following meeting: November 30, 2021

3) Public Hearings

a) Request for a recommendation to City Council on the appropriate Zoning District for property proposed to be annexed with a C-1 zoning designation, located at the northwest corner of Kimberly Road and Hankins Road c/o EHM Engineers, Inc., on behalf of The Housing Company/Blake Jumper for MN&R Wood LLC. (PZ21-0174)

Staff Presentation:

IZ presented the Request for a recommendation to City Council on the appropriate Zoning District for property proposed to be annexed with a C-1 zoning designation, located at the northwest corner of Kimberly Road and Hankins Road c/o EHM Engineers, Inc., on behalf of The Housing Company/Blake Jumper for MN&R Wood LLC. (PZ21-0174)

Per City Code 10-15-1 Prior to annexation of an unincorporated area, the council shall

request and receive a recommendation from the commission on the proposed plan and zoning ordinance changes for the unincorporated area.

Per City Code 10-15-2 (A) The commission shall conduct at least one public hearing in which interested persons shall have an opportunity to be heard. The hearing shall not consider comments on annexation and shall be limited to the proposed plan and zoning changes. (Ord. 2012, 7-6-1981)

The properties are located within the Area of Impact and are undeveloped.
The subject properties are located within the area of impact and have a zoning designation of C-1.

The applicant intends to annex the property into the city to receive city utilities and to develop the property in accordance with the permitted uses of the C-1 Commercial Highway Zoning District. The applicant is proposing a multi-family residential development, which the C1 zoning district permits. The subject property and surrounding properties are all within the C-1 zoning district. The subject property and the proposed development would be compatible with surrounding properties and their uses and would act as a natural transition between various types of uses permitted in the C-1 zoning district.

The Commission is tasked with making a recommendation to the City Council on the zoning designation being requested by the applicant. The Commission's recommendation may be to approve the request as presented, request a different zoning designation, or deny the request, or request additional information be provided.

Applicant Presentation:

Tim Vawser, EHM Engineers, representing applicant, presented request for a recommendation to City Council on the appropriate Zoning District for property proposed to be annexed with a C-1 zoning designation, located at the northwest corner of Kimberly Road and Hankins Road. The request is for an annexation with a zoning overlay that is compatible with the future land use map. The buyers project fits in the C-1 zone, so a zoning change is not necessary. He stated the proposed project is for a housing development, similar to the Fieldstream Apts.

PZ/Questions & Comments:

- Commissioner Musser asked about alternate zoning to C-1 and why is the applicant not requesting residential zoning.
- City Planner Zollinger answered R-6 zoning is the equivalent for residential, but the C-1 zoning allows for multi-family residential of 5 units or more.
- Commissioner Hansen asked what the first step in development for this project is.
- Planning and Zoning Director Spendlove stated, depending on the project, if the

land use is permitted, the applicant may be able to go to building permits process.

- Planning and Zoning Director Spendlove reviewed commission's decision tonight is the appropriate zoning if the property is annexed.

Public Hearing: Opened and closed without input

Discussions Followed: without concerns

MOTION: Commissioner Hansen moved to recommend approval of the C-1 zoning for the property proposed to be annexed located at the northwest corner of Kimberly Road and Hankins Road c/o EHM Engineers, Inc., on behalf of The Housing Company/Blake Jumper for MN&R Wood LLC. (PZ21-0174), as presented with staff recommendations.

Commissioner Musser seconded the motion.

Unanimously Approved by a vote of 6-0.

4) Items of Consideration

- a) Request for approval of the preliminary plat for the Kenyon Meadow Subdivision, approximately 16.87 (+/-) acres consisting of 103 lots located at the 1500-1600 block of Kenyon Road South, c/o EHM Engineers, Inc. on behalf of BMB Development (app. PZ21-0171)

Staff Presentation:

City Planner Strickland presented the request for approval of the preliminary plat for the Kenyon Meadow Subdivision, approximately 16.87 (+/-) acres consisting of 103 lots located at the 1500-1600 block of Kenyon Road South, c/o EHM Engineers, Inc. on behalf of BMB Development (app. PZ21-0171)

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 plan.

Approval of the Preliminary Plat will set many parameters for which the Final Plat must substantially conform to. Including the 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, the plat will be recorded, and lots sold for development.

The property was annexed in 2007 and has remained undeveloped.

The 2016 Comprehensive Plan "Grow With Us" designates this area as Town Neighborhood. The staff has determined a residential development in this area is in conformance with the comprehensive plan and will be compatible with the ongoing development in the area.

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:

David Thibault, EHM Engineers, Inc., representing applicant, presented the request for approval of the preliminary plat for the Kenyon Meadow Subdivision, approximately 16.87 (+/-) acres consisting of 103 lots located at the 1500-1600 block of Kenyon Road. He stated this project type is new to area. He stated the request is for a higher density development, meeting the minimum lot size requirement in the R-4 zone. He stated this project is in conformance with the Comprehensive Plan. He stated the access points will be at the collector street, Kenyon Road and at 3600 E(South Hills Drive).

PZ/Questions & Comments:

- Commissioner Hansen asked about the lot lines and required distance between homes.
- Planning and Zoning Director Spendlove answered setback on the side yard is 5 feet to the property line or the homes must be 10 feet apart. He stated the front and rear setbacks are 20' each.
- Chairperson Titus asked about unplanted portion circled in the map.
- City Planner Strickland stated the unplanted portion is not part of request.

Public Hearing: Opened

- Ann Bentley, citizen, shared her concern of no green space/park in this subdivision.
- Mr. Thibault addressed her concern.

Public Hearing: Closed

Discussions Followed:

- Commissioner Musser asked about closest park to the area.
- Planning and Zoning Director Spendlove answered the city's Parks Master Plan has a park in the area. He explained the new parks impact fee program and

how the parks director will choose needed parks in area. He stated the Parks Master Plan is available for view. He stated the parks are determined on the preliminary plat. He pointed out the park area at Pheasant Meadows dedicated to the city for a park with walkways.

- Commissioner Bolton asked if other neighborhoods in town where the density is similar to this project.
- Planning and Zoning Director Spendlove gave examples of areas of density.
- Commissioner Hansen stated even though this meets the minimum requirement for setbacks, is this what is wanted for the area.
- Chairperson Titus asked for clarification on parks. What is in the commission's jurisdiction?
- Planning and Zoning Director Spendlove stated there is limit on a commission's decision, as dictated by the State. He stated the commission can't change the minimum code requirement.

MOTION: Vice Chair Kelley moved to approve the Request for approval of the preliminary plat for the Kenyon Meadow Subdivision, approximately 16.87 (+/-) acres consisting of 103 lots located at the 1500-1600 block of Kenyon Road South, c/o EHM Engineers, Inc. on behalf of BMB Development (app. PZ21-0171), as presented, with staff recommendations.

Commissioner Bolton seconded the motion.

Motion Approved by a vote of 5 to 1.

5) Upcoming Meeting(s)

a) Tuesday, January 11, 2022

6) Adjournment

The meeting adjourned at 06:33 PM

Kelli Ebersole

Kelli Ebersole, Administrative Assistant