



Twin Falls Planning & Zoning Commission Minutes

Tuesday, March 1, 2022, 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

Commissioner Bolton called the meeting to order at 06:02 PM

A quorum was present.

Members Present: Bolton, Perez, Hansen, Musser

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

2) Consent Calendar

MOTION: Commissioner Hansen moved to approve the Consent Calendar, as presented.
Commissioner Musser seconded the motion.

Unanimously approved by a vote of 4 to 0.

a) Approval of minutes from the following meeting: February 8, 2022

3) Items of Consideration

None

4) Public Hearings

a) Request for a recommendation to City Council for a Zoning District Change and Zoning Map Amendment for 6.4 acres from R-4 to CSI PUD and to expand the CSI PUD boundaries to include property located in the 1100 block of Fillmore Street c/o Theo Schut on behalf of the College of Southern Idaho (app. PZ21-0195)

Staff Presentation:

City Planner Strickland presented the request for a recommendation to City Council for a Zoning District Change and Zoning Map Amendment for 6.4 acres from R-4 to CSI PUD and to expand the CSI PUD boundaries to include property located in the 1100 block of Fillmore Street c/o Theo Schut on behalf of the College of Southern Idaho (app. PZ21-0195)

Per City Code 10-6-1.7(E) Approval of a ZDA shall be based on the following standards:

- The proposed uses shall not be detrimental to any surrounding uses; nor shall they be detrimental to the health, safety and general welfare of the public.
- Any variation from the underlying zoning district development requirements must be warranted by the design and amenities incorporated in the conceptual development plan.
- The underlying zoning district and the conceptual development plan shall conform to the comprehensive plan.
- Existing and/or proposed streets and utility services must be suitable and adequate for the proposed development. (Ord. 3082, 12-8-2014)

Per City Code 10-4-5 (B)

- Zoning Map Amendment: The commission, prior to recommending a zoning map amendment that is in accordance with a comprehensive plan to the council, shall conduct at least one public hearing in which interested persons shall have an opportunity to be heard. Notice for public hearings shall be provided as set forth in section [10-7-20](#) of this title. (Ord. 3091, 3-2-2015)

In 2018, the college came and created the CSI PUD to allow for additional building height and amend land uses to allow for residential halls/rooming houses as permitted uses for a specific project on the original CSI Campus. At the time, these 6.4 acres were excluded from the PUD amendment. This property remained under the R-4 Zoning District regulations for a number of years.

This is a request to amend the boundaries for the CSI PUD and to rezone the subject property from R-4 to CSI PUD. The plan is to allow for the expansion of the campus to provide additional educational facilities.

Upon submittal of a building permit, a review for required improvements will occur and new construction will trigger improvements along the Lincoln Street and Fillmore Street frontages. These improvements could include curbs, gutters, sidewalks and right of way dedication/construction.

The comprehensive plan has designated this area as CSI PUD and Mixed Use. The proposed plan for the property should fit within the surrounding area and is compatible with the Comprehensive Plan.

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

Applicant Presentation:

Jeff Harmon, Vice President of Finance/CFO, representing applicant, presented the request for a Zoning District Change and Zoning Map Amendment for 6.4 acres from R-4 to CSI PUD and to expand the CSI PUD boundaries to include property located in the 1100 block of Fillmore Street. He shared how CSI came to own the building. He stated the proposed use for the property and reason for adding the property to the CSI PUD. He discussed the access from

Lincoln St. and Fillmore St., stating there is no plan for a road to connect the streets, as it would take away from useable acreage.

PZ/Questions & Comments:

- Commissioner Musser asked if the zone change would allow for the additional building height.
- City Planner Strickland stated the last amendment to the PUD was specific to the project.
- Planning and Zoning Director Spendlove stated the allowed building height in the C1 zone is 50 ft. with an increased setback.
- Commissioner Hansen stated his interpretation of the PUD language.
- Commissioner Bolton asked if there are current plans for curbs, gutters, sidewalks. Is stated infrastructure will be reviewed at bldg permits and what to be reviewed.

Public Hearing: Opened

- Lynn Fleming, resident, expressed the neighborhoods concerns for lighting, as bright lights can shine into homes from time to time. She wants CSI to be aware of location of parking, fencing, and access into neighborhood. She stated drainage issues are concern.
- Jim Fleming, resident, stated he expects development and welcomes a building consistent with other CSI buildings.
- Katrina Thutt-Taylor, resident, stated her back yard faces the lot in question. She stated her concerns lighting, building height, noise and drainage system.
- Dallas Taylor, resident, concurred with the public testimony. He stated he would like the building to face the Renaissance Center to mitigate # of people walking past his yard.
- Applicant Jeff Harmon responded to public testimony. He addressed low cut-off lighting in all parking lots on campus. He stated the college is committed to the quality of construction of its buildings. Regarding safety concerns, the college has 24/7 security patrols.
- Commissioner Perez asked if this recommendation to City Council would allow CSI to build residences there, as now permitted.
- PZ Director Spendlove stated the previous PUD amendment was specific to where the residences could be placed. This amendment would not make residences an approved permitted use on this lot.

Public Hearing: Closed

Discussions Followed:

- PZ Director Spendlove stated the relationship with CSI and the city both being state entities. He stated the City of Twin Falls reviews the site and how CSI will put in the infrastructure but does not review the building permits. Building permits are reviewed by the State of Idaho.
- Commissioner Hansen asked about adding a condition for a screening requirement.
- Commissioner Perez stated she feels this is a good fit for the area and believes CSI addressed the public concerns. She will send a positive recommendation.
- Commissioner Musser stated the neighborhood brought valid points. He stated his is supportive unless it will disturb neighborhood.

- Commissioner Hansen stated he is in favor. He stated the applicant addressed neighborhood concerns. He believes this is a good infill project and expansion for CSI.
- Commissioner Bolton stated CSI and their representatives are intent on the consideration of the neighborhood and have addressed their concerns addressed. in favor.
- PZ Director Spendlove stated the normal screening code requirement is based on trade/manufacturing and residential. CSI has commitment to screening of perimeter of the property. He stated the commission could add a condition for screening, if feel necessary.
- Commissioner Musser stated it would be beneficial for screening, but not sure it is the time to do it.
- Commissioner Hansen stated this would be time as the city will not see building permit.
- PZ Director Spendlove stated the Planning and Zoning Commission can make a recommendation to City Council, with conditions. He stated the city will only look at code with regards to the site permit. He stated if a condition is added, city staff would review the site plan for screening.
- Commissioner Perez stated she is not convinced need for a screening requirement.
- Mr. Harmon stated there is no way to know what we will be there as there are no plans at this time for construction. He stated the buildings on campus are well thought out, look nice, and are a community asset. There will be no difference with this building.
- Commissioner Bolton stated she does not believe there is a need for a condition at this time.

Public Hearing reopened specific to Screening

- Katrina Thutt-Taylor stated she would appreciate screening between residences and college.
- Lynn Fleming, stated she appreciates the campus security and wants to maintain the value of their homes.
- James Fleming stated he would like a condition for screening added to recommendation.

Public Hearing Closed

Discussion:

- Commissioner Hansen stated he would like a condition added for screening on southern portion of property.
- PZ Director Spendlove assisted with condition language.
- Discussion ensued regarding adding the condition.

MOTION: Commissioner Hansen moved to add a condition that the southern property line that borders residential contains screening upon construction of the buildings that is equal to greater than the screening on the eastern side of the CSI campus.
Commissioner Bolton seconded the motion.

Unanimously Approved by a vote of 4 to 0.

MOTION: Curtis Hansen moved to approve the recommendation to City Council for a Zoning

District Change and Zoning Map Amendment for 6.4 acres from R-4 to CSI PUD and to expand the CSI PUD boundaries to include property located in the 1100 block of Fillmore Street c/o Theo Schut on behalf of the College of Southern Idaho (app. PZ21-0195), as presented, with staff and recommendations and added condition.
Commissioner Bolton seconded the motion.

Unanimously Approved by a vote of 4 to 0.

5) Upcoming Meeting(s)

- a) Tuesday, March 15, 2022
Tuesday, March 29, 2022

PZ Director Spendlove recognized Chairperson Titus and Commissioner Musser for their 6 years of service on the commission and that this is their last meeting with the commission.

6) Adjournment

The meeting adjourned at 06:54 PM

Kelli Ebersole

Kelli Ebersole, Administrative Assistant