



Twin Falls Planning & Zoning Commission Minutes

Tuesday, May 24, 2022, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

COUNCIL CHAMBERS

Members -

City Limits: Craig Kelley, Chairperson; Carolyn Bolton, Vice-Chair; Shelley McEuen; Todd Rambur; Cortney Campbell; Marilu Perez

Area of Impact: David Detweiler

1) Confirmation of Quorum/Call Meeting to Order

Chairman Kelley called the meeting to order at 06:01 PM
A quorum was present.

Members Present: Kelley, Bolton, Campbell, McEuen, Detweiler, Rambur

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

2) Consent Calendar

MOTION Vice Chair Bolton moved to approve the Consent Calendar, as presented.
Commissioner Detweiler seconded the motion.

Unanimously Approved by a vote of 6-0.

- a) Approval of minutes from the following meeting: May 10, 2022

3) Items of Consideration

- a) Preliminary Presentation for the consideration of the zoning district change and zoning map amendment from R-4 to R-4 ZDA for property located at the 1200-1300 blocks of the east side of Harrison Street South, c/o EHM Engineers, Inc. on behalf of Idaho Land Holding, LLC. (app. PZ22-0035)

Staff Presentation:

City Planner Strickland presented the Preliminary Presentation for the consideration of the zoning district change and zoning map amendment from R-4 to R-4 ZDA for property located at the 1200-1300 blocks of the east side of Harrison Street South, c/o EHM Engineers, Inc. on behalf of Idaho Land Holding, LLC. (app. PZ22-0035)

Per Twin Falls 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.
- The property has no zoning history and is undeveloped.

The proposed development is for attached dwellings with 4 units per building. The site will contain 75 buildings equaling 300 residential units within the 34 acre development. The current uses in the area are agricultural and residential in nature with a mixture of lot sizes. The design of the development will require platting and is designed to provide townhouses with adequate open space with landscaping, play areas and walking/riding trails. The R-4 zoning allows for fourplex dwellings with an approved special use permit. The proposed plan is to have 4 dwellings per building outright permitted and to have each unit individually platted to allow for individual ownership. This presentation consists of a general overview of the proposed development. Staff makes no recommendations at this time, and analysis of the request will be presented at the public hearing.

Upon conclusion, the preliminary presentation allows the Commission to preview the request to ask questions and give suggestions to applicants about the proposed project. The Commission may also grant the public the opportunity to do the same. A public hearing is scheduled for June 14, 2022. At the public hearing, the Commission will hear the request, take public testimony, deliberate and make a recommendation to the Council. The Commission may recommend approval, recommend approval with conditions, recommend denial or table the request for additional information.

Applicant Presentation:

David Thibault, EHM Engineers, Inc., representing applicant, gave a preliminary presentation for the consideration of the zoning district change and zoning map amendment from R-4 to R-4 ZDA for property located at the 1200-1300 blocks of the east side of Harrison Street South. He reviewed the shared accesses and why Pheasant Rd is designed as it is shown. He talked about the density of the project and stated this is a development to create affordable housing (monthly rate for rent vs monthly mortgage rate would be less). He stated this development would be similar to Valencia Park, as it is the same owner. He stated there is a need to fill for this type of development and he shared the reasons for the lot design.

PZ/Questions & Comments:

- Vice Chair Bolton asked what the commission is looking at tonight.
 - City Planner Strickland explained the preliminary presentation process.
 - Vice Chair Bolton asked about zero setbacks.
 - Mr. Thibault stated the reason for asking for the zero-lot line is due to each unit being on its own lot and need the zero setback to have each unit on its own lot. He stated they are also asking for smaller lot size due to how they want to build the project, as they did at Valencia Park.
 - Vice Chair Bolton asked what qualifies as affordable housing.
 - Mr. Thibault explained how affordable housing projects are determined.
 - Commissioner Detweiler asked for clarification on the total lot size for the project and the area that is being requested to be rezoned. He also asked what will happen to the current houses on the property.
 - Mr. Thibault explained what property is excluded and what properties are in the area to be rezoned.
 - City Planner Strickland reviewed the phasing and the ZDA process.
- b) Request for the consideration of the preliminary plat for Twin Falls Harrison Subdivision, approximate 12 (+/-) acres consisting of 46 lots located at the Harrison Street and Clinton Drive intersection, c/o Civil Science, on behalf of Cal Kunkel (app. PZ22-0085)

Staff Presentation:

City Planner Zollinger presented the request for the consideration of the preliminary plat for Twin Falls

Harrison Subdivision, approximate 12 (+/-) acres consisting of 46 lots located at the Harrison Street and Clinton Drive intersection, c/o Civil Science, on behalf of Cal Kunkel (app. PZ22-0085).

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 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, the plat may be recorded, and lots sold for development.

The area to be called Twin Falls Harrison Subdivision was annexed into the City in 2021, (Application PZ21-0028), with a Zoning designation of R-4. The property was one single piece of property owned by the Eternal Life Church.

Comprehensive Plan Compliance:

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

Analysis:

The applicant is proposing to subdivide 45 residential lots and 1 non-buildable lot designated for stormwater retention.

As stated on the subdivision documents, the applicant intends for this to be a duplex subdivision. Each residential lot will consist of 7,000sf or more, which would allow for duplexes to be constructed in accordance with the R-4 zoning district.

Access into the subdivision will be from Harrison Street South and Clinton Drive. Clinton Drive will be completed and connected to Harrison Street South.

Two new streets will be constructed, Honeycrisp Drive, and Grannysmith Way.

On December 9th, 1997, the Planning & Zoning Commission granted Special Use Permit # 518 to allow for the construction and operation of a religious facility. The Commission attached a condition to the property that when Harrison Street is developed, sidewalk will be constructed and the approach of the church be removed from its existing location along Orchard Drive and relocated to Harrison Street.

As shown on the subdivision documents, sidewalk will be constructed from the southern portion of the subdivision along Harrison Street to the intersection of Harrison Street and Orchard Drive.

The new approach for the Eternal Life Church will be shown on the construction plans.

The subdivision will be serviced by city utilities.

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:

Steven Anderson, rep app, presented the request for the consideration of the preliminary plat for Twin Falls Harrison Subdivision, approximate 12 (+/-) acres consisting of 46 lots located at the Harrison Street and Clinton Drive intersection. He stated the improvements to Harrison Street have been negotiated between the church and developer, with the developer paying for the road improvements.

PZ/Questions & Comments:

- Vice Chair Bolton asked about sidewalk installation extension and who is responsible for the cost of sidewalk.
- City Planner Zollinger stated it is an agreement between the developer and the church. He stated the sidewalk deferral along Orchard Avenue stays in place at this time.
- Vice Chair Bolton asked about storm water retention space and if a park will be included in this subdivision.
- City Planner Zollinger explained how the impact fee program has changed and the process for the city to get parks in desired locations, not using the storm water retention pond as the park. He stated there will be no park in this subdivision.

Discussions Followed: without concerns

MOTION: Vice Chair Bolton moved to approve the preliminary plat for Twin Falls Harrison Subdivision, approximate 12 (+/-) acres consisting of 46 lots located at the Harrison Street and Clinton Drive intersection, c/o Civil Science, on behalf of Cal Kunkel (app. PZ22-0085), as presented, with staff recommendations.

Commissioner McEuen seconded the motion.

Unanimously Approved by a vote of 6-0.

4) Public Hearings

- a) Request for a recommendation to City Council to allow for additional height beyond 50 feet on property located on 2nd Avenue South between Hansen Street and Shoshone Street c/o Bill Truax on behalf of Galena Opportunity, Inc. (PZ22-0051)

Staff Presentation:

Planning and Zoning Director Spendlove presented the request for a recommendation to City Council to allow for additional height beyond 50 feet on property located on 2nd Avenue South between Hansen Street and Shoshone Street c/o Bill Truax on behalf of Galena Opportunity, Inc. (PZ22-0051)

A request for additional height follows the public hearing process for zoning map amendments as described in subsection 10-14-5(B) and section 10-14-7 of City Code.

The Planning & Zoning Commission shall conduct at least one public hearing in which interested persons shall have an opportunity to be heard. The Commission shall then transmit its recommendation to City Council.

After receiving the recommendation, the City Council shall conduct a public hearing, and make a final decision on the request.

The current use of the property as Parking lots have been in place for over three decades. Special Use Permit PZ21-0158 was approved for the Garage Land Use and PZ-0159 was approved for extra height on neighboring properties, in November 2021.

The 2016 Comprehensive Plan “Grow With Us” designates this area as “Downtown” This request meets this designation and other comprehensive plan guidelines by encouraging development and infill, while also providing downtown housing options and their accessory, or related, land uses. City Staff has determined this request follows the City’s comprehensive plans.

Potential Impacts

The applicant and Staff do not anticipate detrimental impacts beyond reasonable levels based on the previously approved extra height limitations on the adjacent properties.

The commission may recommend to City Council that additional height be approved as requested, approved with modifications, tabled for additional information, or it may recommend that the request be denied.

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.
2. Subject to continued compliance with the application materials and drawings submitted by the applicant.
3. Subject to the maximum height of sixty (60) feet to include all mechanical and service equipment.

Applicant Presentation:

Gerald Martens, partner in property ownership, gave a presentation regarding the request for additional height beyond 50 feet on property located on 2nd Avenue South between Hansen Street and Shoshone Street. He stated he is part of the landowner group that contributed to this project. He stated he worked with the project owners to protect the parking for their tenants. He stated without the additional height, there will be no way to generate enough parking for the two new buildings, current buildings, and accommodate public parking. He shared they worked to have 2nd level access to their building.

PZ/Questions & Comments:

- Commissioner Detweiler asked about parking for business owners currently downtown.
- Planning & Zoning Director Spendlove stated the public parking spots would be available for those businesses. He explained the P1 Parking Overlay district.
- Commissioner Detweiler asked how many parking spots are there currently.
- Planning & Zoning Director Spendlove stated the current lot has 50 parking spots, while the new lot will have over 300 spots. He spoke to the stacked parking discussion with the property owner.
- Vice Chair Bolton asked about the extra height request being less than the adjacent buildings.
- Planning & Zoning Director Spendlove replied the other two buildings were approved at 85-foot height.
- Commissioner Detweiler asked what is in the area between the buildings and parking lot. He asked if a Special Use Permit request will be brought to the commission for the landscaping.
- Planning & Zoning Director Spendlove stated the applicant is proposing pedestrian corridors on either side of the parking lot with the exits from the lot being into the alley.
- Planning & Zoning Director Spendlove clarified that Mr. Martens represents the property owner partnership for this request.

Public Hearing: Opened and closed without input

Discussions Followed:

- Vice Chair Bolton is in favor of this request, as the commission has already approved the taller height for the other buildings.

- Commissioner Rambur is in favor of the request. He stated he likes the growth downtown.
- Commissioner McEuen is in favor of the request. She stated it is nice to see opportunity for downtown.
- Chairman Kelley stated the parking lot needs height to function and likes that it will bring an extra 50 public parking spots.

MOTION: Commissioner Detweiler moved to approve the request for a recommendation to City Council to allow for additional height beyond 50 feet on property located on 2nd Avenue South between Hansen Street and Shoshone Street c/o Bill Truax on behalf of Galena Opportunity, Inc. (PZ22-0051), as presented, with staff recommendations. Commissioner Rambur seconded the motion.

Unanimously Approved by a vote of 6-0.

- b) Request for a Special Use Permit to allow for a drive-through on property located at 1241 Falls Avenue East c/o EHM Engineers, Inc. on behalf of The Human Bean Coffee Shop. (PZ22-0072) – ***withdrawn by applicant.***
- c) Request for a Special Use Permit for a sixty (60) foot Wireless Communication Facility with a utility owned structure greater than three (3) feet on property located at 169 Madrona Street c/o Horrocks Engineering, on behalf of TDS Metrocom, LLC. (PZ22-0076) - ***rescheduled to June 14, 2022***
- d) Request for a Special Use Permit to allow for a utility-owned structure greater than three (3) feet aboveground, on property located on 971 Carriage Ln c/o Tilson Technology Management, on behalf of TDS Metrocom, LLC. (PZ22-0089)

Staff Presentation:

City Planner Strickland presented the request for a Special Use Permit to allow for a utility-owned structure greater than three (3) feet aboveground, on property located on 971 Carriage Ln c/o Tilson Technology Management, on behalf of TDS Metrocom, LLC. (PZ22-0089)

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 decide 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.

Standards Applicable to Special Uses:

- Will, in fact, constitute a special use as established by zoning requirements for the zone involved.
- Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
- Will be designed, constructed, operated, and maintained to be harmonious and appropriate in

appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.

- Will not be hazardous or disturbing to existing or future neighboring uses.
- Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
- Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
- Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

This area is zoned R-2, Residential Single Household or Duplex District. The cabinet will be located on the southeast corner of Thomsen Park.

This request is associated with a large project proposed to take place within the city's right of way in order for Tilson/TDS to provide fiberoptic services throughout the city. The installation of a utility cabinet to house the equipment necessary to provide this service is similar to other cabinets used by utility service companies. The special use permit allows the commission the opportunity to look at the location, of the cabinet and address any visual impacts that may require mitigation. The staff has reviewed the request and does not foresee any issues with the proposed location of the cabinet.

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, Fire, Engineering, and Zoning Officials to ensure compliance with all applicable codes and standards.

Applicant Presentation:

Todd Naylor, applicant, stated he has nothing to add at this time.

PZ/Questions & Comments:

- Chairman Kelley asked if this is the same area as a prior request that was previously approved by the commission.
- City Planner Strickland explained the applicant has decided to move the node from the previously approved location on Carriage Ln and Elizabeth Blvd. to this new location.

Public Hearing: Opened and closed without input

Discussions Followed: without concerns

MOTION: Commissioner Detweiler moved to approve the request to allow for a utility-owned structure greater than three (3) feet aboveground, on property located on 971 Carriage Ln c/o Tilson Technology Management, on behalf of TDS Metrocom, LLC. (PZ22-0089).

Vice Chair Bolton seconded the motion.

Unanimously Approved by a vote of 6-0.

5) Upcoming Meeting(s)

- a) Wednesday, June 1, 2022 – Worksession – General Training
Tuesday, June 14, 2022
Tuesday, June 28, 2022

6) Adjournment

The meeting adjourned at 06:56 PM

Kelli Ebersole

Kelli Ebersole, Technician