



Twin Falls Planning & Zoning Commission Minutes

Tuesday, November 17, 2020, 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) Call in Instructions

- a) To call in for Public Comment on the items on this agenda, please call 1-208-939-6718, Conference ID: 888 639 213#. Calls must be received between 6:00 pm - 6:10 pm and will be put into the queue to speak during the Public Hearing portion of the meeting.

2) Confirmation of Quorum/Call Meeting to Order

Chairperson Titus called the meeting to order at 6:00 pm.

A quorum was present.

Members Present: Titus, Kelley, Hansen, Musser, Detweiler, Perez

Staff Present: Ebersole, Hafer, Spendlove, Hart, Zollinger, Nope, Vitek

3) Consent Calendar

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

Commissioner Hansen seconded the motion.

Approved by a vote of 4-0-2.

- a) Approval of Minutes from the following meeting: October 13, 2020

4) Items of Consideration

- a) Preliminary Presentation for a request for a Zoning District Change and Zoning Map Amendment from R-4 to R-4 M-1 and C-1 Zoning Development Agreement for the 500-800 blocks of Grandview Drive South c/o EHM Engineers, Inc. on behalf of Grandview Falls, LLC. (PZ20-0088)

Staff Presentation:

Senior Planner Hart presented the Preliminary Presentation for a request for a Zoning District Change and Zoning Map Amendment from R-4 to R-4 M-1 and C-1 Zoning Development Agreement for the 500-800 blocks of Grandview Drive South c/o EHM Engineers, Inc. on behalf of Grandview Falls, LLC. (PZ20-0088)

Per Twin Falls City Code 10-6-1.7(B) Approval of a ZDA sub-district requires a preliminary presentation to the Planning and Zoning Commission for a review of the proposed changes prior to a public hearing. The Commission is allowed and may grant the public the ability to ask questions and give suggestions to the applicant about the proposed project during the preliminary presentation.

A public hearing shall be held before the Commission for a recommendation to the Council to amend the

zoning district and the zoning map, amend with recommendations or deny the request.

Property is currently vacant and was annexed into the city in 2006.

Staff analysis will be presented at the public hearing.

Staff makes no recommendation at this time. Staff will present a full analysis of the request at the public hearing-scheduled for Tuesday, December 8, 2020.

Applicant Presentation:

David Thibault, EHM Engineers, representing applicant, presented the preliminary presentation for a request for a Zoning District Change and Zoning Map Amendment from R-4 to R-4 M-1 and C-1 Zoning Development Agreement for the 500-800 blocks of Grandview Drive South. He stated that the property presently has a R4 zoning designation. He stated that the Future Land Use Map designates the property as industrial. The plan shows industrial area with a transition with buffer of residential. The request is for a mixed use blend of zones.

PZ Discussion:

- Commissioner Perez likes the transitional use of the property.
- Vice Chairman Kelley asked about the future plan.
- Senior Planner Hart clarified the future land use map and transition.
- Vice Chairman Kelley stated that planning for future land use is a good plan and likes the transition.
- Chairperson Titus asked staff to show the surrounding property zoning at the Public Hearing.

5) Public Hearings

- a) Request for a recommendation to City Council of an Annexation with a Zoning District Change and Zoning Map Amendment from R2 CRO to RM CRO ZDA for 11.08 (+/-) acres located at the southwest corner of Federation Road and Washington Street North c/o EHM Engineers, Inc. on behalf of Hepworth Family Landholdings, LLC. (PZ20-0104)

Staff Presentation:

PZ Director Spendlove presented the Request for a recommendation to City Council of an Annexation with a Zoning District Change and Zoning Map Amendment from R2 CRO to RM CRO ZDA for 11.08 (+/-) acres located at the southwest corner of Federation Road and Washington Street North c/o EHM Engineers, Inc. on behalf of Hepworth Family Landholdings, LLC. (PZ20-0104)

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 The council, prior to adoption, amendment or repeal of the plan or zoning ordinance, shall conduct at least one public hearing using the same notice and hearing procedures as the commission.

The property is currently zoned R-2 CRO, Residential Single Household or Duplex District with the Canyon Rim Overlay District. The property is undeveloped and is located south of the Sport Shooting Range along Federation Road.

No other pertinent zoning history is known at this time.

The applicant has proposed a handful of exceptions to the RM District as part of their ZDA Document. These changes focus on the following categories: Land Uses, Lot Area, Setbacks, Arterial Landscaping, and Other Development Criteria.

PZ Director Spendlove reviewed the proposed changes to the zoning. He explained what land uses would need to come to the commission as a Special Use Permit. He explained the proposed land uses changes. He stated the proposal for twenty-six (26) 4 plex units allowed, which is more than the base R4 zone allows. He explained the proposed reduced front yard and back yard setbacks and the landscaping changes to the perimeter along Federation and Washington.

The developer will rebuild Federation Rd. and widen Washington St. N. and add a 10' wide trail extension to the north side of Federation Rd., extending the length of the property.

Staff believes the layout of this project makes for a decent transition between existing competing land uses: Outdoor Sport Shooting Range (aka Gun Club) to the North, existing single family residential to the west, and Commercial Retail to the East.

The potential detrimental impacts on surrounding areas will be largely mitigated with the 6 ft. masonry screening wall, and primary access to these properties from Arterial and Collector Roadways.

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:

Tim Vawser, EHM Engineers, representing applicant, presented the request for a recommendation to City Council of an Annexation with a Zoning District Change and Zoning Map Amendment from R2 CRO to RM CRO ZDA for 11.08 (+/-) acres located at the southwest corner of Federation Road and Washington Street North. He explained the proposed uses are in line with the Canyon Rim Overlay, with the commercial portion being a buffer to the residential portion. He explained road access to the development. The request for setback changes are due to giving up a portion of land for expansion of Federation Rd and Washington St N. He explained there is screening between the development and the single-family homes to the west. He explained the proposed residential project is similar to the four plexes on Harrison St.

PZ/Questions & Comments:

- Commissioner Hansen asked to show where the gun club sits and where the trail would be built.
- PZ Director Spendlove clarified the location of the gun club and where the trail will be built.
- Commissioner Hansen asked about NW corner of property.
- Mr. Vawser stated the piece is not part of the request and is a private residence.
- Commissioner Perez asked the maximum height requirements for four plexes.
- PZ Director Spendlove stated in the R2 and R4 zones the maximum height is thirty-five (35) feet height and explained how the height is measured and explained the Canyon Rim Overlay height requirements.
- Mr. Vawser stated the developer took it into consideration with this project.
- Commissioner asked if the four plexes are two story.
- Mr. Vawser clarified the pinwheel design of the four plexes.
- Chairperson Titus asked about the landscaping along the trail extension.
- Mr. Vawser stated it is more of a drainage area and not planned to be landscaped at this time.
- Assistant Engineer Vitek stated the detached trail from the roadway is for safety and the northside location was chosen to be continuous. Engineering is in agreement with 6" burrow ditch on the site map.
- Chairperson Titus asked if the drive loop through the residential is a two-way drive and for setback clarification.
- Mr. Vawser stated it is a two-way drive with fire access and clarified the setback request.
- Assistant Engineer Vitek stated there are no engineering conflicts.
- Commissioner Hansen asked about the extension of the trail, and if there have been reported incidents between current trail and the gun club. He asked if there is a plan to extend the trail past

this point.

- PZ Director Spendlove stated he is not aware of any incidents.
- Commissioner Musser asked for clarification on the commission's recommendation to City Council.
- PZ Director Spendlove clarified that the commission is voting on a recommendation of the proposed zoning changes, not the Annexation request.
- Chairperson Titus asked why the developer went with fourplexes instead of other residential types.
- Mr. Vawser stated the developer has built many units of this type and has found this pinwheel model works. He stated there is a level of security and upkeep of the property with someone living on site to maintain the development.
- Commissioner Perez asked if the previous developments have the exterior wall and how it has worked.
- PZ Director Spendlove clarified the screening is required by code.
- Mr. Vawser stated they are open to working with neighbors for an agreeable buffer.

Public Hearing: Opened

- Kim Fultz, citizen, is opposed to this request.
- Amy Wendler, citizen, is opposed to this request.
- Michael Wendler, citizen, is opposed to this request.
- Michael Danielson, citizen, is opposed to the request.
- Chuck Whitney, President of the Gun Club, supports the commercial zoning change, with conditions. He stated he is opposed to the residential zoning change, as presented.
- Heather Melton, citizen, is opposed to this request.
- Kirk Melton, citizen, is opposed to this request.
- Logan Campbell, citizen, is opposed to this request.
- Jenny Campbell, citizen, is opposed to this request.
- Marilyn Tarkalson, citizen, is opposed to this request.
- Kerrie O Bray, citizen, is opposed to this request.
- Alan O Bray, citizen, is opposed to this request.
- James Fulton, citizen, is opposed to this request.

Mr. Vawser gave a closing statement and addressed the citizen's concerns.

PZ questions:

- Vice Chairman Kelley asked for setback change locations.
- PZ Director Spendlove clarified the reduced setback request.
- Vice Chairman Kelley asked about the zoning on the east side of Washington St. N.
- PZ Director Spendlove clarified the zoning and type of residences on the east side of Washington St N.
- Commissioner Hansen asked about parking on Washington St. N. and Federation Rd.
- PZ Director Spendlove clarified the parking in the surrounding areas.
- Assistant Engineer Vitek stated with the widening of Washington St. N. there would be parking allowed, with no parking allowed around the corner radius.
- Commissioner Detweiler asked about no recreation area and if there is a requirement for a park area. He asked where the storm water retention area is.
- PZ Director Spendlove stated these types of items comes through the plat process and will come back before the commission. He pointed out the nearby parks within a mile of the development.
- Commissioner Detweiler asked if all the parking for fourplexes is located inside the development.
- PZ Director Spendlove stated per code the requirement is two (2) spaces per unit. The parking requirement will be reviewed at the building permit process.
- Commissioner Perez asked about property taxes.
- PZ Director Spendlove stated every property pays taxes.
- Commissioner Perez asked how schools are planned with growth.
- PZ Director Spendlove stated the school district is notified with every Planning and Zoning request

and we did not hear from the district regarding this request.

- Chairperson Titus asked the additional residential density request.
- PZ Director Spendloves clarified the land area required per code.

Public Hearing: Closed

Discussions Followed:

- Vice Chairman Kelley stated his concern with the requested setbacks and density.
- Commissioner Musser likes the mixed use project. He stated he believes the residential density is too high and does not like the screening wall and reduced setbacks. He stated he would rather see the residential zoned R2.
- Commissioner Perez does not like idea of screening wall. She stated with the widening of the streets, it will help mitigate traffic concerns.
- Commissioner Hansen stated he does not see traffic increase on Federation Rd. and okay with the potential increased traffic on Washington St. N. with the widening of the road. He stated that the schools have a five (5) year plan to address growth. He would like to see the setbacks kept to twenty (20) foot requirement and would like to see the residential density in limited to current code. He stated he would like to see a crosswalk on Federation Rd. to the Canyon Rim trail.
- Commissioner Detweiler stated his concern with the residential density. He stated he likes multi use development and is okay with the two-story buildings.
- Chairperson Titus likes the infill project. Her concerns are the setbacks on the western and southern boundaries and would like to see the twenty (20) foot setback requirement remain in place. She stated she is okay with the development setup but is not sure if the density is appropriate.
- Commissioner Perez stated she likes higher residential density because of the accessibility to the trail, making less need for cars to use services.
- PZ Director Spendlove reviewed the concerns of the commission. He stated the crosswalk and connection concerns will be addressed at the plat process.

Motion #1:

Commissioner Hansen made a motion to add Condition-Subject to maximum dwelling units being limited to the R4 densities, per city code.

Vice Chair Kelley seconded the motion.

Motion approved by a vote of 5-1

Discussion ensued about keeping to the residential zoning at R-2.

- Chairperson Titus stated she believes there is already a transition on the other side of Washington St. North. She stated that the R2 is established on the west side of Washington St. North, and is unsure if the new development should be brought across the street or if it is a continuation of the east side.
- Vice Chairman Kelley asked which zoning designation fit in the Comprehensive Plan.
- Chairperson Titus stated she believes R-2 and R-4 with the Comprehensive Plan as growth.
- Commissioner Perez stated the properties adjacent to the proposed development would be the areas impacted. She stated there is no real reason for tenants to go to existing neighborhood to the West. She stated she does not believe the residential density would have a huge impact to neighboring properties, with the commercial being a buffer and help to help to buffer noise from the Gun Club.
- Chairperson Titus stated the commercial is a transition for the busy street corner and agrees the screening wall separates connection.
- Commissioner Hansen stated screening is required by code. He stated he believes the commercial is a perfect fit and believes the 4 plexes are a good mix of housing bringing a strong diverse community.
- Chairperson Titus reiterated her concern with the setbacks on western and southern boundaries.

Motion #2:

Commissioner Hansen made a motion to add Condition – Subject to the rear yard setback along the west and southern boundaries remaining at twenty (20) feet, per city code.
Commissioner Musser seconded the motion.

Motion approved by a vote of 6-0.

Motion:

Vice Chair Kelley made a motion to recommend to City Council an Annexation with a Zoning District Change and Zoning Map Amendment from R2 CRO to RM CRO ZDA for 11.08 (+/-) acres located at the southwest corner of Federation Road and Washington Street North, c/o EHM Engineers, Inc. on behalf of Hepworth Family Landholdings, LLC., as presented with conditions.(PZ20-0104)
Commissioner Detweiler seconded the motion.

Unanimously Approved by a vote of 6-0

6) Upcoming Meeting(s)

- a) Tuesday, December 8, 2020 at 6:00 pm
- b) 2021 Meeting Calendar

7) Adjournment

The meeting adjourned at 08:21 PM

Kelli Ebersole

Kelli Ebersole, Administrative Assistant