



Twin Falls Planning & Zoning Commission Minutes

Tuesday, November 8, 2022, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

COUNCIL CHAMBERS

Members -

City Limits: Craig Kelley, Chairperson; Carolyn Bolton, Vice-Chair; 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 06:00 PM

A quorum was present.

Members Present: Kelley, Bolton, Campbell, Perez

Staff Present: Spendlove, Ebersole, Strickland, Martoma

2) Conflict of Interest Declaration

3) Consent Calendar

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

Commissioner Campbell seconded the motion.

Motion Approved by a vote of 3-0-1.

a) Approval of Minutes from the following meeting: October 25, 2022 & November 2, 2022

4) Items of Consideration - None

5) Public Hearings

a) Request for a recommendation to City Council for a rezone of property from C-1 CRO PUD to C-1 CRO on property located at 1671 Canyon Plaza Drive c/o Tom Scofield on behalf of North Canyon Medical Center. (PZ22-0155)

Staff Presentation:

City Planner Strickland presented the request for a recommendation to City Council for a rezone of property from C-1 CRO PUD to C-1 CRO on property located at 1671 Canyon Plaza Drive c/o Tom Scofield on behalf of North Canyon Medical Center. (PZ22-0155)

Per City Code 10-14-4 Zoning districts, zoning subdistricts and overlay districts shall be amended in the following manner:

(A) Requests for an amendment to this title shall be submitted to the commission which shall evaluate the request to determine the extent and nature of the amendment requested;
(B) If the request is in accordance with a comprehensive plan, the commission may recommend and the council may adopt or reject the ordinance amendment under the notice and hearing procedures as herein provided; and (Ord. 2012, 7-6-1981)
(C) If the request is not in accordance with a comprehensive plan, the request shall be submitted to the commission or, in its absence, the council which shall recommend and the council may adopt or reject an amendment to a comprehensive plan under the notice and hearing procedures provided in section [10-7-20](#) of this title. (Ord. 3091, 3-2-2015)

A public hearing shall be held before the Commission for a recommendation to City Council. After receiving the recommendation, the Council may amend the zoning district and the zoning map, amend with recommendations, or deny the request.

In 2014 this property was annexed and rezoned from R-1 Var CRO to C-1 CRO PUD. This area was designated as urban infill within the comprehensive plan at the time, which is similar to the mixed used designation in our current comprehensive plan. A mixed-use development was approved through the Planned Unit Development agreement process. The Planned Unit Development agreement provided a master plan for the development with references to the R-1 Var and C-1 zoning districts of the City Code with some modifications to try and design a plan that would blend well with the neighboring properties and future developments.

Currently, under the PUD Agreement there are two items to consider when making a recommendation on the rezone. The PUD has a modified list of land uses permitted within the area identified as C-1 within the master development plan and the maximum building height is limited to 35 feet.

The applicant is asking to rezone lots 9 & 10 of Block 4 of the Canyon Village Subdivision No. 3 to C-1 CRO removing the lots from the PUD Agreement. The reason for this request is to develop the two lots under the C-1 CRO zoning district. If approved, the PUD modified list of land uses would no longer apply to these two lots within the development and the maximum building height would be determined by the base zone.

The PUD modified the land uses for the C-1 designated area and has a maximum building height of 35' for the entire development in an attempt to maintain similar heights in the whole area during the original annexation/rezone request, and to anticipate what may be found in the surrounding area once developed.

The 2016 comprehensive plan supports high density mixed-used development that is compact and pedestrian oriented. This subdivision has gradually developed over the past few years and has demonstrated a mixed-use concept with residential areas to the south and professional offices just north of these homes. The professional offices provide a transitional buffer that will help to minimize the effects of more intense commercial land uses on the nearby neighborhoods.

The two lots are adjacent to a major arterial and are expected to be commercial in nature. The C-1 zoning designation is appropriate for properties situated along major arterial roads. The

applicant is proposing a 23,000 sq. ft medical facility. Within the PUD and the C-1 zoning district, this is an outright permitted use. The base zone of C-1, if approved, would allow for a maximum building height of 50 ft.

Staff has reviewed the request. The area has been designed with the intent of having commercial and other mixed uses along this corridor and staff does not foresee any unexpected impacts that would be associated with the approval of the rezone. As for the additional height that would be allowed by the C-1 development standards, the lots are not situated adjacent to the canyon rim. The maximum building height of 50' allowed would have very minimal impact, if any, on the canyon rim.

Upon conclusion, the Planning & Zoning Commission is charged with recommending a zoning designation for the property in question. The recommendation can be to approve, approve with conditions, deny or table the request for additional information. The recommendation will be forwarded to the City Council. After consideration of the recommendation from Planning & Zoning and taking public testimony, they will make the final decision on the request. Should they approve the request, an ordinance shall be prepared, signed and recorded, followed by a zoning map amendment to reflect the change.

Applicant Presentation:

Tom Scofield, applicant representative, presented the request for a recommendation to City Council for a rezone of property from C-1 CRO PUD to C-1 CRO on property located at 1671 Canyon Plaza Drive. He stated this request is to finish out for final vision of site.

PZ/Questions & Comments:

- Commissioner Perez asked if changing zoning, will this change the plan for the medical facility?
- City Planner Strickland stated changing the zoning will not affect the plans for the medical center.
- Commissioner Campbell asked if the commission has seen this item previously.
- City Planner Strickland stated the height restriction in the canyon rim overlay Zoning Title Amendment was brought forward by the same applicant. She explained the previous request and how it affects the property in question. She explained the current request as related to this property.
- Planning and Zoning Director Spendlove reminded the commission that the previous request was not for a specific property, although this is the same applicant. He stated the commission is only to consider testimony given tonight for this request.
- Vice Chair Bolton asked about the location of the medical facility.
- City Planner Strickland explained the location of the facility.
- Vice Chair Bolton asked if the request is approved, would the buildings in the other zones of the PUD be allowed to go taller.
- City Planner Strickland stated the request is only related to the two lots in the northwest corner of the property.
- Commissioner Perez asked if there will be pedestrian access.
- Mr. Scofield explained how the public will access the facility and the master plan for the facility.
- City Planner Strickland stated the preliminary plat for this development has a lot of

sidewalks. She stated there are sidewalks from the road to get to the property and around the facility, carrying over from the professional offices to the residential area.

Public Hearing: Opened

- Jason Greenhalgh, neighboring business owner, asked what would keep someone else asking for a taller building. He asked about maintenance and shared access.
- Tyler Ellison, neighboring business owner, stated his concern for the additional height request, as he believes it is too close to the canyon rim and is opposed to the big building due to icing on street due to height and shadow.
- Mr. Scofield addressed the citizens questions. He explained how the Zoning Title Amendment affects the request for additional height. He explained that these streets are major streets in the city and density will need to be increased for growth.
- Vice Chair Bolton asked a clarifying question regarding the additional height request.
- Mr. Scofield explained the 3rd floor outdoor space.
- Planning and Zoning Director Spendlove explained how the height of buildings is measured. He stated this request is not on the building itself, but it is only on the rezone on the property. Does the C-1 zone meet the Comprehensive Plan in this area.
- JD Adams, applicant, stated the reason why he picked that property. Being close to the canyon rim trail would make easier for people to access and with public transportation moving forward, this is an optimal location.
- Commissioner Perez asked about the height and ice concern. How does the city manage this impact on the streets and surrounding areas.
- Planning and Zoning Director Spendlove stated the engineering group has reviewed and does not think it is an issue that they can't handle and explained how the city streets are maintained. He stated sidewalks adjacent to the property are the property owner's responsibility to get them shoveled.
- Commissioner Perez stated in the Comprehensive Plan, the Mixed-Use states they want high walkability and asked about the potential height and location of additional buildings in this development.
- Planning and Zoning Director Spendlove stated there is a setback and landscaping requirement.
- Commissioner Perez asked about the landscape requirement.
- City Planner Strickland stated the landscape requirement on Pole Line Road and Eastland Drive and center line setback requirement.
- Commissioner Perez asked if the Comprehensive Plan is binding, just the desired feel for the area. She asked if there is anything in code that enforces the desires of the Comprehensive Plan
- Planning and Zoning Director Spendlove stated she is correct, but the preliminary plat would have been viewed in sense of connectivity and how someone would get in and out of properties. He stated each building has a requirement for ADA accessible route required to the public way. This will be reviewed and enforced with the building permit. The commission is to consult the Comprehensive Plan and decide if the request is in conformance or not.
- Commissioner Perez asked if the commission would see the building come before them in a public meeting.
- Planning and Zoning Director Spendlove stated the commission won't see the building unless they go outside of code and need to come in for special use request.

- Commissioner Campbell asked to give them a pass on the elevator, but not change the zone.
- Planning and Zoning Director Spendlove stated No, the commission does not have the authority to violate code. The council has given the process for which someone can get extra height, and the applicant has gone through that process. He reminded the commission what they are voting on tonight, being removed from the PUD and only being required to follow the base code.
- Tyler Ellison asked if after the building is built, can anyone ask to pull out of the PUD.
- Planning and Zoning Director Spendlove shared the PUD removal request process.
- City Planner Strickland summarized the request in front of the commission tonight.

Public Hearing: Closed

Discussions Followed:

- Commissioner Campbell stated she believes this area was put into the PUD for reason and is not in favor of this request.
- Chairman Kelley asked the commissioners if this request is in compliance with the Comprehensive Plan.
- Commissioner Campbell stated she believes it fits the Comprehensive Plan but is not in the city's best interest.
- Chairman Kelley asked if the request fits in the C1 zoning district.
- Vice Chair Bolton stated the city has to grow up or grow out. She stated there are only so many acres in the city and the city is evolving. She stated she has heard the neighboring businesses concerns but is supportive of the request as she feels it is compliant with the Comprehensive Plan. She stated that public transportation is a big component and believes these arterial streets will be part of that plan and this type of development is important in these locations.
- Commissioner Perez stated the commission has to balance the public's thoughts and concerns, but the commission represents the whole city. She believes it is important to have different uses close to the canyon rim trail. She stated she is not concerned with the 50' height. She does not understand the desire to have a view of the canyon looking into a hole, and that the concern is to have public facilities within walking distance for residents.
- Chairman Kelley asked if the height request is a concern for the commission.
- Commissioner Campbell stated it is a concern for her.
- Chairman Kelley stated he believes in building up, not out. He reminded the commission they are only looking at the zoning tonight. He is okay with the zoning request.

MOTION: Vice Chair Bolton moved to approve the request for a recommendation to City Council for a rezone of property from C-1 CRO PUD to C-1 CRO on property located at 1671 Canyon Plaza Drive c/o Tom Scofield on behalf of North Canyon Medical Center. (PZ22-0155), as presented, with staff recommendations.
Commissioner Perez seconded the motion.

Motion Approved by a vote of 3-1.

6) Upcoming Meeting(s)

a) Tuesday, November 29, 2022

7) Adjournment

The meeting adjourned at 07:05 PM

Kelli Ebersole

Kelli Ebersole, Technician